

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL JULY 1, 2024

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on July 1, 2024, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

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

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

- a. Approval of June 17, 2024, City Council Meeting Minutes
- b. Applications for Council Approval
- c. Claims List
- d. - Resolution affixing a date for a public hearing to consider a text amendment to Section 177.09 of the Zoning Code regarding bicycle parking requirements
- e. - Resolution approving pay request no. 2 to Gerard Tank & Steel for the Water Tower Project in the amount of \$323,589.00
- f. - Resolution recommending awarding the City Hall Access Control and Security Camera Project to Convergent Technologies in the amount of \$22,804.96
- g. - Resolution approving pay request no. 13 to KLC Construction LLC for the 15th Street and NE 88th Street/32nd Street, SE and Jorie Way Water Main Project in the amount of \$15,722.50
- h. - Resolution authorizing staff to approve a contract with Rieschink Drilling Co. for the installation of a temporary well that will be used for the RO Treatment equipment pilot study in the amount of \$20,000
- i. - Resolution establishing an electrical easement between the City of Bondurant and MidAmerican Energy Company for a 10-foot easement across the front of 78th St. Lift Station Property
- j. - Resolution approving action to order construction and authorize staff to

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.

solicit quotes for a tiling project for parcel of land 231/00001-007-030 (Bondurant HY 65 Land LLC)

- k. - Resolution accepting the Bravo Greater Des Moines ICON Public Art Grant Agreement for funding to assist with installing the Puddle Pavilions project at Eagle Park
 - l. - Resolution accepting the Bravo Greater Des Moines Public Art Grant Agreement for funding to assist with installing the Garden project at the ARTocka Trail Loop
 - m. - Resolution approving Amendment No. 1 in the amount of \$9,650 to the Shive-Hattery Professional Services Agreement for the 1st Street, SW Parking Improvement Project
 - n. - Resolution affixing a date for a public hearing to consider adopting the Parks, Trails, & Greenways Master Plan
 - o. - Resolution approving the 16th Street, NE intersection realignment concept to serve as guidance for an anticipated Fiscal Year 2028 construction project
 - p. - Resolution approving Change Order No. 1 for McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$92,795.80
 - q. - Resolution approving pay request no. 1 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$99,178.96
 - r. - Resolution to cure a Scrivener's Error related to the deed associated with the Real Property Charitable Donation Agreement for land associated with the future Chichaqua Valley Trail Extension project east of Highway 65 south of the Bondurant Industrial Park
 - s. - Resolution approving Overhead electric primary extension to provide 200-amp 120/240-volt power for parking lot at First St SW in the amount of \$20,954.64
 - t. - Resolution appointing Louise Jennings to the Animal Management Committee
- 6. Guests requesting to address the City Council
 - a. Polk County Sheriff's Department Report
 - 7. Action Items
 - a. Appointment of Council Member to the Animal Management Committee
 - 8. Discussion Items -

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**Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/85220252195>*

- a. Update on Central District Planning
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.

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BONDURANT CITY COUNCIL
Minutes
June 17, 2024
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Angela McKenzie, Council
Member Bob Pepper, Council Member Matt
Sillanpaa

Absent: Council Member Chad Driscoll

City Officials Present: City Administrator Marketa Oliver, City Clerk
Shelby Hagan, Public Works Director John
Horton, Fire Chief Aaron Krueder, Assistant
Fire Chief Tony Rauterberg, City Engineer
Greg Roth, Library Director Jill Sanders

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Consent Agenda:

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

a. Approval of June 3, 2024, City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

d. Receive & File - Library Board Meeting Minutes of May 1, 2024 &
Director's Report

e. Receive & File - Bondurant Emergency Services May 2024 Monthly
Report

- f. Receive & File - Bondurant Emergency Services Facility Bid Package #2 - Precast (Supply Only) in the amount of \$712,439
- g. R-240617-123- Resolution approving Pay Request No. 1 to Gerard Tank & Steel for the Water Tower Project in the amount of \$697,752.68
- h. R-240617-124- Resolution authorizing the Mayor to execute an amendment #1 in the amount of \$25,120 to the Agreement with OPN Architects for Commissioning Services related to the Bondurant Emergency Services Facility
- i. R-240617-125- Resolution appointing Jacob Huxford to the City's Tree Board
- j. R-240617-126- Resolution regarding approval of a waiver of review of the Parcel 2024-88, a Plat of Survey located in unincorporated Polk County within two miles of Bondurant's City Limits
- k. R-240617-127- Resolution approving additional Civic Campus Phase I easement and right-of-entry documents for the Myers 1 Certified Site area and authorizing payment for such land rights in the amount of \$66,159
- l. R-240617-128- Resolution approving Pay Request No. 2 to Brothers Cleaning Corporation DBE Brothers Concrete for the Bondurant City Park Reconstruction Project in the amount of \$286,770.96
- m. R-240617-129- Resolution of endorsement for the City of Bondurant's grant application request to the Iowa DOT's State Recreational Trails Grant Program for funding to assist with constructing the east extension of the Chichaqua Valley Trail in the area east of Highway 65 and south of the Bondurant Industrial Park
- n. R-240617-130- Resolution affixing a date for a public hearing to consider a text amendment to Section 177.09 of the Zoning Code regarding bicycle parking requirements.
- o. R-240617-131- Resolution approving amendment no. 2 to the professional services agreement with Veenstra & Kimm for the design of the Certified Site/Civic Campus Area Improvements Project in the amount of \$170,200

- p. R-240617-132- Resolution approving action to order construction and set date of public hearing for plans, specifications, and recommendation of award of contract for the 1st Street SW and 3rd Street SE Parking Projects
 - q. R-240617-133- Resolution approving IMWCA Renewal
Motion by Cox, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa. Nays: None. Absent: Driscoll. Motion carried 4-0.
6. Guests requesting to address the City Council
7. **Public Hearing**
- a. Public hearing on the proposed plans, specifications, form of contract, estimate of cost for the Park Side Trail Connection Project
Mayor Elrod opened the public hearing at 06:05 PM.

City Administrator Oliver provided an update on the project, announcing that the city received favorable bids from twelve bidders for the initiative to connect neighborhoods.

Mayor Elrod closed the public hearing at 06:07 PM.
 - b. Public Hearing to consider adoption of the Pavement Management Program
Mayor Elrod opened the public hearing at 06:07 PM.

Public Works Director Horton provided background information regarding the Pavement Management Program.

Mayor Elrod closed the public hearing at 06:14 PM.
8. Action Items
- a. R-240617-134- Resolution approving the amended Featherstone Townhomes Plat 1 Final Plat
Caleb Smith, Hubbell Realty Company, presented the amended Final Plat to the council.

Motion by Cox, seconded by McKenzie, to Approve R-240617-134. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa. Nays: None. Absent: Driscoll. Motion carried 4-0.

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

- b. R-240617-135- Resolution adopting the City of Bondurant Pavement Management Program
Motion by Pepper, seconded by Cox, to Approve R-240617-135. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa. Nays: None. Absent: Driscoll. Motion carried 4-0.
 - c. R-240617-136- Resolution authorizing City staff to release the Zoning, Subdivision, and Sign Code update Request for Proposals
Motion by Cox, seconded by Pepper, to Approve R-240617-136. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa. Nays: None. Absent: Driscoll. Motion carried 2-0.
 - d. R-240617-137- Resolution awarding the contract for the Parkside Trail Connection Project storage tank to RW Excavating Solutions LC. in the amount of \$467,721.18
Motion by Cox, seconded by Pepper, to amend the resolution removing "storage tank" and Approve R-240617-137. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa. Nays: None. Absent: Driscoll. Motion carried 4-0.
9. Discussion Items -
- a. Chamber Liaison
Council Member Cox volunteered to be the Chamber liaison.
 - b. Timing for Construction of Additional Detention Pond for Civic Campus
Public Works Director Horton updated the council on the timing for the detention pond. City Engineer Roth provided more insight on the project and discussed cost.
 - c. Update and discussion on City Park Project
City Administrator Oliver provided an update on the City Park Project, noting that twelve weeks of construction remain. The splash pad will be included in phase two. The council discussed various aspects of the different phases.
10. Reports / Comments and appropriate action thereon:
- a. Mayor
WRA meeting tomorrow, and MPO meeting on Thursday.
 - b. Council Members
Cox - DART, EPIC, and Library Board meeting updates.
Sillanpaa - Chamber, P&Z update, and Hillbilly Bike Ride event report.
McKenzie - ICON update.
Pepper - MWA meeting on Wednesday.
 - c. Administrator
Grant updates, Truman Drive update, Water Tower lifting ceremony.

- d. Directors
 - Sanders - Department update.
 - Murray - Parks & Recreation Board meeting update, Census hiring event on Wednesday.
 - Horton - Project updates.
 - Kreuder - Department update.
- 11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
 - Motion by Pepper, seconded by McKenzie, to Move into Closed Session at 07:20 PM. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa. Nays: None. Absent: Driscoll. Motion carried 4-0.
 - Mayor Elrod closed the Closed Session at 07:49 PM.
- 12. Adjournment
 - Motion by Pepper, seconded by Cox, to adjourn at 07:50 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on June 17, 2024, 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



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
ALTUS BREWING COMPANY LLC	Reclaimed Rails Brewing Company	(515) 864-1001		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
101 Main Street Southeast		Bondurant	Polk	50035
MAILING ADDRESS	CITY	STATE	ZIP	
101 Main Street Southeast	Bondurant	Iowa	50035	

Contact Person

NAME	PHONE	EMAIL
Steve Wheeler	(515) 864-1001	wheelles75@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0049649	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
May 3, 2024	May 2, 2025	

SUB-PERMITS
Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Joshua Obrecht	Bondurant	Iowa	50035	Owner	28.00	Yes
Jake Neels	Coralville	Iowa	52241	Owner	10.00	Yes
Jeremy Boka	Altoona	Iowa	50009	Owner	28.00	Yes
Steve Wheeler	Pleasant Hill	Iowa	50327	Owner	16.00	Yes
Steve Boka	Muscatine	Iowa	52761	Owner	10.00	Yes

Insurance Company Information

INSURANCE COMPANY

West Bend Insurance Company

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE

Special Event Application

Please complete this form and submit along with applicable fees to the City Clerk's Office, 200 2nd St NE, Bondurant, IA 50035 at least 30 days prior to proposed event. If you need additional space to describe your event, please attach additional pages to this application. Advertising your event prior to receiving a signed Special Event Application is discouraged.

(Please Print)

Event Name Football Game Watch Block Party Date(s) of Event 9/7/2024
Location Shiloh Rose PKWY SW to Eva Point Dr SW (see map)
(Applicants must attach a map of the event layout that includes details like tent locations, portable restroom locations, sound stage, etc.)
Setup Time 9 AM Starting Time 10 AM Ending Time 10 PM

(Please Print)

Organization Hosting Event Multiple Home Owners
Contact Person Joe Miller Day Phone 515-231-9867
Email joemiller1985@gmail.com
Addl. Contact _____ Day Phone _____
Email _____

Type of Event:

Check all that apply.

- | | | |
|---|--|---|
| ☐ Parade | ☐ Fundraiser | ☐ Walk/Run Event |
| ☐ Fair/Festival | ☐ Outdoor Concert | ☒ Block Party |
| ☐ Bicycle Event | | |
| ☐ Other (please explain) _____ | | |

Describe the Event (please attach additional pages if necessary): Block Party to watch
Iowa/ISU Football game

City Properties: Trailhead/The Depot | Lake Petocka | City Park | BRSC

200 Second Street, Northeast | PO Box 37 | Bondurant, Iowa 50035
(515) 967-2418 | (515) 967-5732 Fax | info@cityofbondurant.com

Event Details:

(provide estimated counts)

Estimated Attendance

Trash Containers

Portable Toilets

(circle what applies)

Open to the general public?

Tents

Inflatable Houses/Toys

Amplified Music

Alcoholic Beverages

Banners/Signs

YES / NO

YES / NO

YES / NO

YES / NO

YES / NO

YES / NO

Vendors:

(provide estimated counts)

Individual food and beverage vendors must obtain a *Temporary Event License* from the Iowa Department of Inspections and Appeals. The Event organizer will be responsible for this information. Failure to do so may result in fines or closing of the vendor.

• Number of Vendors

• List of Vendors and/or Type of Vendor

- Permits for *Mobile Food Vendors* are required for food truck vendors per City Ordinance (Chapter 125). Current application and license must be on display in the Mobile Food Unit.
- Banners/Signs may be placed along roadways to guide people to your event, but in no way may be affixed to trees, street signs, park signs or City buildings. Signs are to be removed immediately following event. Grounds markings are allowed, however spray paint is prohibited—chalk or signage would be more appropriate. Failure to do so will result in maintenance fees and/or fines according to littering ordinances.
- Trash and debris cleanup: depending on the event attendance, a dumpster may be required. Park trash cans are for daily park users. Event attendance over 75 will require additional trash cans. Metro Waste Authority offers Event Recycling Stands that should be considered.

Special Provisions: (city provided—for example: trash containers, barricades, etc.)

Is there any special assistance that you will need the City to provide?

☐

Yes

☒

No

Will you need to borrow barricades from the City?☐

Yes

☒

No

(This is available for not-for-profit organizations and residents. Businesses must provide their own barricades. **If yes, indicate on your event layout map the location of the barricades.** Barricades will be dropped onsite during business hours and picked up at the same location after the event. The street shall be opened for vehicular traffic no later than the concluding time of the event. The Special Event applicant is responsible and will be billed for all damages or lost barricades. The fee for damaged or lost barricades may be up to \$300.)

Will you need to close the street for your event?☒

Yes

☐

No

(Closure of all streets require City Council approval. **If yes**, indicate on your event layout map the location of the street closures and obtain signature from all property owner impacted by the street closure.)

Will you need portable restrooms?

☐

Yes

☒

No

(See required amount enclosed in the application guidelines on pg. 2. If yes, they are at your expense.)

Provide details about the event garbage collection plans:

We will use our home garbage cans

Will you charge admission / registration fees:

☐

Yes

☒

No

If yes, is this for profit or not for profit? _____ A special event application fee may apply.

Will there be product for sale on site?

☐

Yes

☒

No

(If yes, product liability insurance may be required for sales of food and drinks. Please contact the Polk County Health Department for details.)

Will alcohol be served or sold?

☐

Yes

☒

No

BYOB

A liquor permit and Dram Shop Insurance are required for the sale of alcohol to the public during any event (required whether an admission fee is charged or not). City Council approval is required for the sale or service of alcohol. If alcohol is served, additional security may be required. Off-duty Polk County Sherriff deputies may be hired to provide additional security. Contact Polk County Sherriff Office at 515-286-3333.

Will you be using outdoor tents great than 200 square feet?

☐

Yes

☒

No

Will you be using an outdoor canopy greater than 400 square feet?

☐

Yes

☒

No

Will you be using inflatable rides or devices?

☒

Yes

☒

No

Maybe

(If yes, location of the inflatable must be shown on the event layout map that must be submitted with this application.)

Will your event interfere with vehicle traffic?

☒

Yes

☐

No

(If yes, provide a map of the route and how traffic control will be administered. Contact Polk County Sherriff Office for traffic/crowd safety 515-286-3333) Impacted homes have agreed to inaccessible road. Others can drive around block

Will your event require a first aid booth, fire/rescue units present during the event?

☐

Yes

☒

No

Will you be shooting off fireworks?

☐

Yes

☒

No

(If yes, a fireworks permit is required. Contac the City Clerk's office at 515-630-6983)

Will you be posting temporary signage?

☐

Yes

☒

No

(If yes, a temporary sign permit and fee may be required. Contact the Planning and Development Department at 515-630-6985. Also, please indicate on your event layout map the location of the signs.)

Will you need access to a water source?

☐

Yes

☒

No

(Additional charges may apply. If yes, what is the water to be used for?) _____

Will you be using amplified sound?

☐

Yes

☒

No

(If yes, a \$20 fee for a day or less or \$40 for more than a day is required at the time this application is submitted in order to obtain a noise permit)

Provide a description of the sound equipment that will be used during the event: Normal TV speakers,

& portable personal speaker for music

Will you need access to electricity?

☐

Yes

☒

No

(If yes, please explain. Additional fees may apply)

Electricity is limited and in most cases will need to be provided by the applicant.

Electrical cords provided in rec & roll trailer & we will connect to home

I hereby certify the included statements are true and correct, to the best of my knowledge, and that false statement(s) may be grounds for denial of this application. It is understood that activities at all times during the event shall comply with all applicable City ordinances. It is further understood the individual and the organization or association will be responsible for any and all damages arising as a result of this event, and, if this application is approved by the City, the applicant shall be required to execute a Special Event Permit—Hold Harmless Agreement waiving any and all claims which the applicant may have as a result of this event against the City of Bondurant, Iowa, its officials, agents, employees, or board members. It is further understood a certificate of public liability insurance will be required before conducting the proposed event.

An event for which a Permit has either not been obtained or which is in violation occurs will be subject to a municipal infraction up to \$750.

I have read the Special Event Application guidelines and requirement for issuance of the permit. I understand the conditions under which it is issued and agree to comply with these conditions for this event. I, or the organization I represent, have met or will meet all requirements established by the City. Further, I understand that if all requirements are not met, the Special Event Permit can be canceled by the City at any time including at the state of or during the event. If this event is sponsored by an organization, I hereby certify I have the legal authority to represent the applicant and/or the participants. It is further understood the City of Bondurant has the authority to grant or deny permission for this event.

Signature Joe Miller

Date 6/24/2024

Printed Name Joe Miller

City Official Signature _____ Date _____

The Privacy Act of 1974 requires that each individual asked or required to furnish personal information be advised of the following: Authority: 5 P.L. 93-579

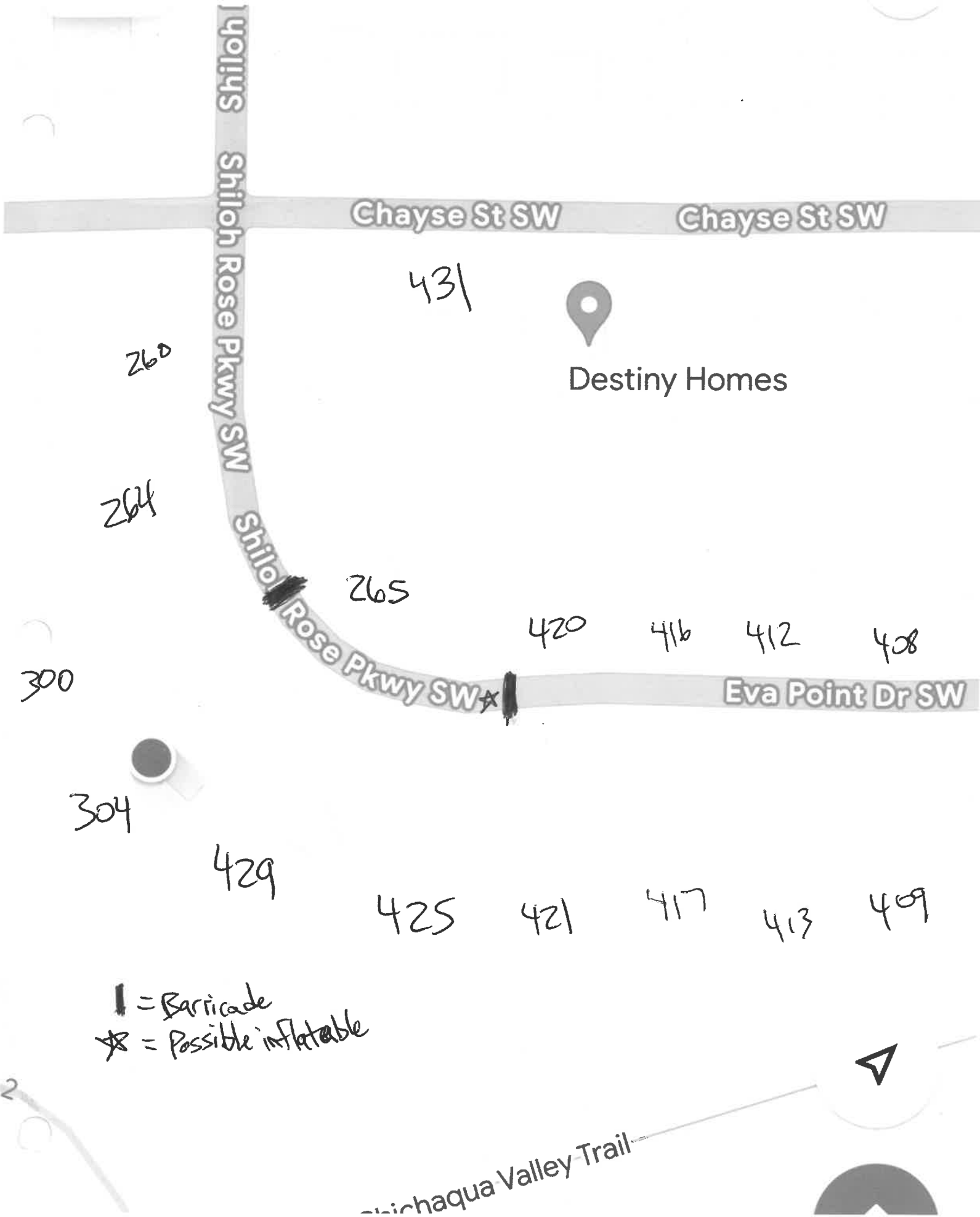
Purpose: To provide a contact in connection with permit activities.

Routine Uses: Permit is issued under the direction of the City Administrator. The names and address of those who obtain the permit are not reported, but are kept on file at the City of Bondurant to provide point of contact in case of emergency.

Check List and Fee Table to Calculate your application fee:

(no charge for not for profits, schools, and/or school organizations and city/county and/or city/county organizations)

☐ Noise Permit Fee	\$20/a day or less \$40/more than a day		Please make check payable to The City of Bondurant.
☐ Temporary Sign Permit Fee	\$10/ 30 days		
☐ Certificate of Insurance with City names as additional insured		n/c	
☐ Map of event area layout			
☐ List of signatures and addresses of the impacted households by a street closure			



- 304 Shiloh Rose PKwy SW - Joe Miller - ~~Joe Miller~~
-
- 205 Shiloh Rose Pkwy SW - Emily Kanwal - Emily Kanwal
-
- 429 Eva Point Dr. SW - Nolan Muerch - ~~Joe Miller~~
-
- 425 Eva Point Dr SW - ~~Bridget Dause~~ - Brittany Dause
-
- 420 Eva Point Dr SW Heather Cousins ~~Joe Miller~~



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Nicole Schneider	Nik's Topsy Trailers	(515) 291-8834		
ADDRESS OF PREMISES		PREMISES SUITE/APT NUMBER	CITY	COUNTY
2 Main Street Southeast			Bondurant	Polk
				50035
MAILING ADDRESS	CITY	STATE	ZIP	
296 T ave	Boone	Iowa	50036	

Contact Person

NAME	PHONE	EMAIL
Nicole Schneider	(515) 291-8834	thewhimsicalwinetrailer@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Retail Alcohol License	5 Day	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
July 13, 2024	July 17, 2024	

SUB-PERMITS

Special Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Sole Proprietor

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Nicole Schneider	Boone	Iowa	50036	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Founders Insurance Company

POLICY EFFECTIVE DATE

July 13, 2024

POLICY EXPIRATION DATE

July 18, 2024

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE

Tax Abatement Applications
July 1, 2024
City of Bondurant

Name	Address	Closing Date	Cost
Kevin & Rachel Waul	301 11 th Street, NW	9/2/2022	\$419,652



Check Register

Packet: APPKT00919 - 06/13/2024 FOR MEETING ON 07/01/2024

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1715	A KINGS THRONE LLC	06/13/2024	Regular	0.00	230.00	63775
2022	ABSOLUTE SCIENCE	06/13/2024	Regular	0.00	750.00	63776
2705	AMAZON CAPITAL SERVICES	06/13/2024	Regular	0.00	1,126.85	63777
	Void	06/13/2024	Regular	0.00	0.00	63778
	Void	06/13/2024	Regular	0.00	0.00	63779
1661	AWE ACQUISITION INC	06/13/2024	Regular	0.00	3,697.00	63780
0048	BAKER & TAYLOR	06/13/2024	Regular	0.00	1,357.58	63781
0776	BAKER ELECTRIC INC	06/13/2024	Regular	0.00	35,480.00	63782
2199	BENTLEY RIDGE TREE FARM & NURS	06/13/2024	Regular	0.00	414.75	63783
2377	BOB'S SEPTIC & PORTABLE RESTROO	06/13/2024	Regular	0.00	905.00	63784
0577	CAPITAL CITY EQUIPMENT	06/13/2024	Regular	0.00	80.61	63785
2504	CAPITAL ONE	06/13/2024	Regular	0.00	1,931.41	63786
2653	COMISKEY GLASS	06/13/2024	Regular	0.00	2,562.00	63787
2739	CONTRACTOR SOLUTIONS	06/13/2024	Regular	0.00	220.08	63788
2735	CULTUREALL	06/13/2024	Regular	0.00	250.00	63789
1580	D & K PRODUCTS	06/13/2024	Regular	0.00	507.50	63790
2737	DES MOINES AIRPORT AUTHORITY	06/13/2024	Regular	0.00	17,395.00	63791
2525	DINGES FIRE COMPANY	06/13/2024	Regular	0.00	213.01	63792
1779	ELM USA, INC.	06/13/2024	Regular	0.00	103.95	63793
2137	JESTER INSURANCE SERVICE	06/13/2024	Regular	0.00	53.00	63794
0985	IOWA STATE UNIVERSITY-TREA OFC	06/13/2024	Regular	0.00	589.08	63795
1525	GANNETT MEDIA CORP	06/13/2024	Regular	0.00	684.10	63796
1569	GROUT MUSEUM DISTRICT	06/13/2024	Regular	0.00	388.05	63797
2577	HOOPLA	06/13/2024	Regular	0.00	2,914.74	63798
2598	IOWA STATE UNIVERSITY	06/13/2024	Regular	0.00	200.00	63799
2078	KADETH INC	06/13/2024	Regular	0.00	3,313.75	63800
2642	KONICA MINOLTA BUSINESS SOLUTI	06/13/2024	Regular	0.00	282.11	63801
2079	LIBRARY FURNITURE INTL INC	06/13/2024	Regular	0.00	3,750.00	63802
1238	LOGOED APPAREL & PROMOTIONS	06/13/2024	Regular	0.00	33.63	63803
0286	METRO WASTE AUTHORITY	06/13/2024	Regular	0.00	44,789.32	63804
0599	MICROMARKETING LLC	06/13/2024	Regular	0.00	716.98	63805
2846	NELSON PIONEER FARM & MUSEUM	06/13/2024	Regular	0.00	100.00	63806
1858	OVERDRIVE INC	06/13/2024	Regular	0.00	7,917.16	63807
0325	P & P SMALL ENGINES	06/13/2024	Regular	0.00	37.62	63808
1134	PETTY CASH	06/13/2024	Regular	0.00	196.66	63809
0342	POLK COUNTY PUBLIC WORKS	06/13/2024	Regular	0.00	14,289.19	63810
1628	QUICK SUPPLY CO.	06/13/2024	Regular	0.00	224.00	63811
2205	TIM READ	06/13/2024	Regular	0.00	250.00	63812
2350	MEGAN SCHINCKE	06/13/2024	Regular	0.00	64.00	63813
0876	SCHNEIDER GRAPHICS, INC.	06/13/2024	Regular	0.00	305.17	63814
1504	SHIVE-HATTERY INC	06/13/2024	Regular	0.00	4,655.00	63815
2607	SIGLER COMPANIES, INC	06/13/2024	Regular	0.00	452.74	63816
1411	STIVERS FORD LINCOLN	06/13/2024	Regular	0.00	49,938.00	63817
0564	STOREY KENWORTHY/MATT PARRO	06/13/2024	Regular	0.00	187.47	63818
1534	STRATUS BUILDNG SOLUTIONS IOW	06/13/2024	Regular	0.00	851.56	63819
2814	CARLENE SUHR	06/13/2024	Regular	0.00	21.00	63820
2769	TAMMY M SMITH	06/13/2024	Regular	0.00	75.00	63821
2845	THE JOLLY POPS, LLC	06/13/2024	Regular	0.00	500.00	63822
0805	U.S. POSTAL SERVICE	06/13/2024	Regular	0.00	120.00	63823
2313	UNIQUE MANAGEMENT SERVES, INC	06/13/2024	Regular	0.00	23.30	63824
0525	US CELLULAR	06/13/2024	Regular	0.00	304.43	63825
2706	VALEO NETWORKS	06/13/2024	Regular	0.00	3,163.10	63826
	Void	06/13/2024	Regular	0.00	0.00	63827
	Void	06/13/2024	Regular	0.00	0.00	63828

Check Register

Packet: APPKT00919-06/13/2024 FOR MEETING ON 07/01/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	Void	06/13/2024	Regular	0.00	0.00	63829
0144	DES MOINES WATER WORKS	06/24/2024	Bank Draft	0.00	22.00	DFT0003143
0144	DES MOINES WATER WORKS	06/24/2024	Bank Draft	0.00	48,890.27	DFT0003144
0387	TREASURER - STATE OF IOWA	06/06/2024	Bank Draft	0.00	8,529.93	DFT0003145
0387	TREASURER - STATE OF IOWA	06/06/2024	Bank Draft	0.00	2,066.87	DFT0003146
2757	GOOGLE LLC	06/05/2024	Bank Draft	0.00	22.90	DFT0003147
0772	FRANCOTYP-POSTALIA INC	06/05/2024	Bank Draft	0.00	500.00	DFT0003148
2433	WEX BANK	06/04/2024	Bank Draft	0.00	3,771.09	DFT0003149
2433	WEX BANK	06/04/2024	Bank Draft	0.00	-15.55	DFT0003150

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	74	50	0.00	208,614.90
Manual Checks	0	0	0.00	0.00
Voided Checks	0	5	0.00	0.00
Bank Drafts	8	8	0.00	63,787.51
EFT's	0	0	0.00	0.00
	82	63	0.00	272,402.41

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2024	272,433.51
			<u>272,433.51</u>



Check Register

Packet: APPKT00920 - 06/13/24 FOR MEETING ON 07/01/24

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2705	AMAZON CAPITAL SERVICES	06/13/2024	Regular	0.00	2,636.34	63830
0035	ANKENY SANITATION	06/13/2024	Regular	0.00	519.73	63831
0073	BRICK GENTRY P.C.	06/13/2024	Regular	0.00	6,567.50	63832
	Void	06/13/2024	Regular	0.00	0.00	63833
2232	OPG-3 INC	06/13/2024	Regular	0.00	3,255.00	63834
2847	THE UNIVERSITY OF OKLAHOMA	06/13/2024	Regular	0.00	1,895.00	63835
1069	FIRST NATIONAL BANK OMAHA	06/07/2024	Bank Draft	0.00	2,495.34	DFT0003137
2348	GODADDY.COM, LLC	06/03/2024	Bank Draft	0.00	22.17	DFT0003138
1731	IOWA FINANCE AUTHORITY	06/03/2024	Bank Draft	0.00	17,136.35	DFT0003139
0416	POSTMASTER	06/04/2024	Bank Draft	0.00	596.82	DFT0003140

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	5	0.00	14,873.57
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	4	4	0.00	20,250.68
EFT's	0	0	0.00	0.00
	9	10	0.00	35,124.25

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2024	35,124.25
			<u>35,124.25</u>



Check Register

Packet: APPKT00921 - 06/13/24 FOR MEETING ON 7/1/24

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2600	AIRGAS USA, LLC	06/13/2024	Regular	0.00	76.88	63836
2705	AMAZON CAPITAL SERVICES	06/13/2024	Regular	0.00	942.86	63837
	Void	06/13/2024	Regular	0.00	0.00	63838
2687	AT&T MOBILITY	06/13/2024	Regular	0.00	519.05	63839
1537	BOUND TREE MEDICAL LLC	06/13/2024	Regular	0.00	9,750.56	63840
2525	DINGES FIRE COMPANY	06/13/2024	Regular	0.00	495.93	63841
0144	DES MOINES WATER WORKS	06/13/2024	Regular	0.00	285.00	63842
2605	DOUG ELROD	06/13/2024	Regular	0.00	48.33	63843
2848	EQUIPMENT MANAGEMENT COMPA	06/13/2024	Regular	0.00	1,040.00	63844
0459	GALLS LLC	06/13/2024	Regular	0.00	153.00	63845
2223	IMAGE 360	06/13/2024	Regular	0.00	287.12	63846
0904	INTERSTATE BATTERY	06/13/2024	Regular	0.00	55.95	63847
2837	KATIE KLUS	06/13/2024	Regular	0.00	145.90	63848
2676	TIFFANY LUING	06/13/2024	Regular	0.00	119.58	63849
0842	MENARDS - ALTOONA	06/13/2024	Regular	0.00	78.73	63850
0251	MICROBAC LABORATORIES, INC	06/13/2024	Regular	0.00	70.00	63851
0308	MUNICIPAL SUPPLY, INC.	06/13/2024	Regular	0.00	10,295.65	63852
2031	MARKETA OLIVER	06/13/2024	Regular	0.00	1,611.93	63853
2192	OMNI EMS	06/13/2024	Regular	0.00	613.52	63854
2629	OPN ARCHITECTS	06/13/2024	Regular	0.00	114,702.03	63855
1457	O'REILLY AUTO PARTS	06/13/2024	Regular	0.00	121.99	63856
1628	QUICK SUPPLY CO.	06/13/2024	Regular	0.00	59.50	63857
1504	SHIVE-HATTERY INC	06/13/2024	Regular	0.00	9,015.00	63858
2495	SOMEWHERE IN THE MIDDLE COFFE	06/13/2024	Regular	0.00	107.80	63859
2239	UPHDM OCCUPATIONAL MEDICINE	06/13/2024	Regular	0.00	71.25	63860
1161	VEENSTRA & KIMM, INC.	06/13/2024	Regular	0.00	159,989.44	63861
	Void	06/13/2024	Regular	0.00	0.00	63862
2595	VENDNOVATION, LLC	06/13/2024	Regular	0.00	50.00	63863
2231	VERIZON WIRELESS	06/13/2024	Regular	0.00	2,254.03	63864
0433	WILLIAMSONS REPAIR	06/13/2024	Regular	0.00	1,307.54	63865
2743	ZACHARY FREEDOM	06/13/2024	Regular	0.00	200.00	63866
2304	EBS	06/10/2024	Bank Draft	0.00	5,000.00	DFT0003151
2538	IOWA LAND RECORDS	06/12/2024	Bank Draft	0.00	85.00	DFT0003152

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	51	29	0.00	314,468.57
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	2	2	0.00	5,085.00
EFT's	0	0	0.00	0.00
	53	33	0.00	319,553.57

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2024	319,553.57
			<u>319,553.57</u>



Check Register

Packet: APPKT00922 - 6/14/24 FOR MEETING ON 7/1/24

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2510	CENTRAL IOWA MECHANICAL	06/14/2024	Regular	0.00	2,885.00	63867
2849	DAVID ROSS	06/14/2024	Regular	0.00	39,328.75	63868
2821	ONE SOURCE SOLAR	06/14/2024	Regular	0.00	42,085.00	63869
0876	SCHNEIDER GRAPHICS, INC.	06/14/2024	Regular	0.00	547.26	63870
2706	VALEO NETWORKS	06/14/2024	Regular	0.00	1,570.73	63871

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	7	5	0.00	86,416.74
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	7	5	0.00	86,416.74

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2024	86,416.74
			86,416.74



Check Register

Packet: APPKT00933 - FINAL PAYABLE PACKET IN FY24

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2809	BROTHERS CLEANING CORPORATIOI	06/21/2024	Regular	0.00	286,770.96	63872
1228	CINTAS CORPORATION #762	06/21/2024	Regular	0.00	73.44	63873
2075	CORE & MAIN LP	06/21/2024	Regular	0.00	41.70	63874
2246	ETECH	06/21/2024	Regular	0.00	1,570.73	63875
1525	GANNETT MEDIA CORP	06/21/2024	Regular	0.00	1,083.48	63876
2850	GERARD TANK & STEEL INC	06/21/2024	Regular	0.00	697,752.68	63877
2362	GOVERNMENT FINANCE OFFICERS A	06/21/2024	Regular	0.00	170.00	63878
0226	IOWA LEAGUE OF CITIES	06/21/2024	Regular	0.00	3,795.00	63879
2852	IOWA TITLE COMPANY	06/21/2024	Regular	0.00	1,000.00	63880
0251	MICROBAC LABORATORIES, INC	06/21/2024	Regular	0.00	70.00	63881
0738	DES MOINES AREA MPO	06/21/2024	Regular	0.00	8,710.00	63882
2691	POLK COUNTY SHERIFF	06/21/2024	Regular	0.00	70,272.25	63883
2017	RDG PLANNING & DESIGN	06/21/2024	Regular	0.00	5,623.56	63884
0460	SAFETY COALITION OF CTRL IOWA	06/21/2024	Regular	0.00	297.29	63885
2847	THE UNIVERSITY OF OKLAHOMA	06/21/2024	Regular	0.00	1,895.00	63886
2673	THORPE CONTRACTING, LLC	06/21/2024	Regular	0.00	16,850.00	63887
2498	TIM VORLAND PHOTOGRAPHY	06/21/2024	Regular	0.00	375.00	63888
	Void	06/21/2024	Regular	0.00	0.00	63889
1813	UNITYPOINT CLINIC-OCCUPATI MED	06/21/2024	Regular	0.00	84.00	63890
2853	WILSON & EGGE, P.C.	06/21/2024	Regular	0.00	250.00	63891

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	22	19	0.00	1,096,685.09
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	22	20	0.00	1,096,685.09

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2024	1,096,685.09
			<u>1,096,685.09</u>



Payroll Check Register

Checks

Pay Period: 6/3/2024-6/16/2024

Packet: PYPKT00570 - 06/03-06/16/2024 PAID 06/21/2024

Payroll Set: CITY OF BONDURANT, IA - 01

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



Payroll Check Register

Direct Deposits

Pay Period: 6/3/2024-6/16/2024

Packet: PYPKT00570 - 06/03-06/16/2024 PAID 06/21/2024

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADKISSON, JENNIFER	3145	06/21/2024	870.22	105110
BAILEY, BOYCE E	7104	06/21/2024	1,318.36	105111
BERGESON, JOHN W	7121	06/21/2024	1,928.90	105112
BRIGGS, ASHTON S	1511	06/21/2024	777.72	105113
BRUCE, EMMA	3141	06/21/2024	700.59	105114
CARPENTER, JOHN C	5129	06/21/2024	1,541.52	105115
COLLISON, PATRICK F	5103	06/21/2024	2,292.96	105116
CORY, JOHN P	7120	06/21/2024	1,592.66	105117
CRITTENDEN, MATTHEW	1567	06/21/2024	1,193.48	105118
DE LOS SANTOS, JUAN DAVID	7128	06/21/2024	1,176.84	105119
DOMINGUEZ, MATTHEW P	1513	06/21/2024	644.36	105120
ELLIOTT, KYLE	1568	06/21/2024	884.04	105121
GANNAWAY, COURTNEY	1597	06/21/2024	969.45	105122
GILSON, DUSTY ALAN	7124	06/21/2024	1,761.43	105123
HAGAN, SHELBY L	5118	06/21/2024	2,573.25	105124
HARMISON, TROY G	1503	06/21/2024	1,754.86	105125
HIGGINS, DAVID P.	7105	06/21/2024	1,452.74	105126
HORTON, JOHN C	7112	06/21/2024	3,355.84	105127
HORTON, JOHN C	7112	06/21/2024	100.00	105127
HOWIESON, DANIEL	1572	06/21/2024	544.70	105128
HUFF, TIMOTHY J	1559	06/21/2024	1,870.06	105129
JESS, JENE' N	5123	06/21/2024	3,420.83	105130
JOHNSON, ANNASTASHA	5130	06/21/2024	1,385.09	105131
KENT, RONALD D	7115	06/21/2024	1,093.68	105132
KING, CHRISTINA M	3143	06/21/2024	629.51	105133
KLINKER, KRIS	7116	06/21/2024	706.92	105134
KLINKER-FELD, MICHELL M	3135	06/21/2024	2,152.94	105135
KLUS, KATIE	5134	06/21/2024	1,689.43	105136
KREUDER, AARON M	1441	06/21/2024	3,586.23	105137
KRUSE, OSCAR	1586	06/21/2024	425.15	105138
LUING, TIFFANY A	5133	06/21/2024	1,896.64	105139
LUNDQUIST, BRADLEY D	1555	06/21/2024	875.84	105140
MARSHMAN, CRAIG A	5125	06/21/2024	1,640.62	105141
MASON, KYLE	1598	06/21/2024	1,007.46	105142
MILLER, BRODY E	1582	06/21/2024	1,526.10	105143
MURRAY, MARGARET	5126	06/21/2024	2,951.38	105144
OLIVER, MARKETA S	8403	06/21/2024	300.00	105145
OLIVER, MARKETA S	8403	06/21/2024	3,598.29	105145
PEZLEY, ISAAC J	5132	06/21/2024	2,234.66	105146
RAUTERBERG, ANTHONY	1599	06/21/2024	2,647.64	105147
REYNOLDS, RAY A	1537	06/21/2024	1,010.31	105148
RICCIO, ANTHONY F	1583	06/21/2024	744.15	105149
SANDERS, JILL C	3128	06/21/2024	3,212.61	105150
SCHINCKE, MEGAN	3137	06/21/2024	125.00	105151
SCHINCKE, MEGAN	3137	06/21/2024	1,033.91	105151
SCHINCKE, MEGAN	3137	06/21/2024	443.11	105151
SEXTON, WILLIAM M	7125	06/21/2024	250.00	105152
SEXTON, WILLIAM M	7125	06/21/2024	1,098.02	105152
SPOERRY, DANIELLE M	1527	06/21/2024	1,319.82	105153
SUHR, CARLENE E.F.	3144	06/21/2024	1,405.90	105154
SUMMERS, AANNA N	1575	06/21/2024	1,636.40	105155

Employee	Employee #	Date	Amount	Number
SUMMERS, ALAN C	1534	06/21/2024	1,908.78	105156
WELTHA, CLAYTON	1566	06/21/2024	952.05	105157



Payroll Check Register

Report Summary

Pay Period: 6/3/2024-6/16/2024

Packet: PYPKT00570 - 06/03-06/16/2024 PAID 06/21/2024

Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	53	78,212.45
Total	53	78,212.45



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

Item No. 5.d.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider a text amendment to Section 177.09 of the Zoning Code regarding bicycle parking requirements

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: At the direction of the Planning and Zoning Commission, city staff presented a text amendment to require the inclusion of bicycle parking in all new residential and nonresidential developments. Staff researched the zoning codes of other Des Moines' metropolitan communities as well as other communities across Iowa and drafted the following text amendment. The proposed text amendment will require one bicycle parking or storage spot for every twenty vehicular parking spaces proposed in any new site plan up to a maximum of ten bicycles. The proposed text amendment allows the applicant to propose a bicycle rack, parking space or other type of bicycle storage.

We had to reset the public hearing notice due to conflicts with the publication deadlines and the newspaper's holiday schedule.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-138
2. Proposed Bike Parking Text Amendment

CITY OF BONDURANT
RESOLUTION NO. 240701-138

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING TO CONSIDER ZONING
CODE TEXT AMENDMENTS TO SECTION 177.09. OF THE ZONING CODE
REGARDING BICYCLE PARKING REQUIREMENTS.

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

That the City Council of the City of Bondurant, Iowa hereby proposes to consider the following Ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
BONDURANT, IOWA, 2002, BY AMENDING SECTIONS 177.09. OF THE ZONING
CODE REGARDING THE TOPIC OF BICYCLE PARKING REGULATIONS

A public hearing will be held on July 15, 2024, at 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, at which the Council will hear objections or support to said proposed Ordinance.

The Clerk is hereby directed to publish Notice of said Hearing, as by law required.

Passed this 1st day of July 2024,

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				
Peffer				
McKenzie				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will meet at 6:00 p.m. on July 15, 2024, in the Bondurant Community Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to consider text amendments to the following sections of the Zoning Code: 177.09. regarding bicycle parking regulations. All interested parties are encouraged to attend.

177.09 OFF-STREET PARKING AREA REQUIRED. In all districts, in connection with every industrial, business, institutional, recreational, or any other use, there shall be provided, at the time any building or structure is erected or is enlarged or increased in capacity, off-street parking spaces for automobiles in accordance with the following requirements:

1. Automobile sales and service garages: one (1) space per 200 square feet of gross floor area.
2. Business and professional offices: one (1) space per 200 square feet of gross floor area.
3. Bowling alleys: five (5) spaces for each alley plus one (1) space per 300 square feet of gross floor area used for purposes other than alley space.
4. Schools:
 - A. One (1) space for each eight (8) seats in a principal auditorium.
 - B. When no auditorium is involved, one (1) space for every two (2) employees.
5. Convenience stores: one (1) space per 150 square feet of gross floor area.
6. Dance halls, assembly halls: one (1) space for each 200 square feet of floor area used for dancing or assembly.
7. Dwellings:
 - A. Single-family dwelling - two (2) parking spaces accessible to the street;
 - B. Duplex family dwelling - four (4) parking spaces accessible to the street;
 - C. Multi-family dwelling - for each one (1) bedroom unit - 1½ parking spaces; for each two (2) bedroom unit, or larger - 2 parking spaces.
8. Funeral homes, mortuaries: one (1) parking space for each five (5) seats in the principal auditorium.
9. Hotels and motels: one (1) space for each room to be rented plus additional space (in accordance with other sections of this chapter) for restaurant or other facilities.
10. Medical or dental clinic: five (5) spaces for each staff doctor or dentist.
11. Restaurants, bars, or night clubs:
 - A. One (1) space per fifty (50) square feet of gross floor area devoted to patron use within property. In addition, one (1) parking space must be provided for each person regularly employed or intended to be

regularly employed on the premises during the maximum working shift.

- B. All food and beverage service drive-thrus shall provide a minimum of eleven (11) vehicle queuing spaces per drive-thru, 5 of which must be located ahead of the ordering station if separate from the pick-up window. All other drive-thru and pick-up windows shall have a minimum of 4 vehicle queuing spaces. Queuing spaces shall be a minimum of 12 feet wide and 20 feet long and must be located within any driveway or parking lot drive aisle and cannot block any designated parking spaces.
- 12. Hospitals: two (2) spaces per bed or one (1) space per 150 square feet of gross floor area, whichever is greater.
 - 13. Nursing care institutions: three (3) spaces for every five (5) beds. Multi-family units developed or sponsored by a public or nonprofit agency for limited income families or the elderly require only one (1) space per unit.
 - 14. Movie theaters: one (1) space for every four (4) seats.
 - 15. Social, fraternal clubs, lodges and similar uses: one (1) space per 300 square feet of gross floor area.
 - 16. Churches: one (1) space for every 80 square feet of worship area plus one (1) space for every two (2) employees with sufficient space for safe and convenient loading and unloading.
 - 17. Banks: one (1) space per 200 square feet of area within main building plus reservoir land capacity equal to five (5) spaces per window (10 spaces if window serves two stations).
 - 18. Wholesale: one (1) space per 400 square feet of gross floor area.
 - 19. Retail sales and rental of goods, merchandise and equipment:
 - A. No storage or display of goods outside fully enclosed building: one (1) space per 200 square feet of gross floor area.
 - B. Low volume traffic with no storage or display of goods outside fully enclosed building: one (1) space per 400 square feet of gross floor area.
 - C. Storage and display of goods outside fully enclosed building allowed:
 - (1) High volume traffic generation: one (1) space per 200 square feet of gross floor area.
 - (2) Low volume traffic generation: one (1) space per 400 square feet of gross floor area.

20. Manufacturing plants, testing laboratories, bottling plants: one (1) space for each 1.5 plant employees plus one (1) space for each managerial person plus one (1) visitor parking space for each ten (10) managerial personnel or one (1) space for each 500 square feet of gross floor area used for manufacturing, whichever is greater.
21. Warehousing: one (1) space per employee.
22. Sports arenas and auditoriums other than in schools: one (1) space for each six (6) seats.
23. Car wash: one (1) space per employee plus one (1) space for manager plus space equaling five times the vehicle capacity of the wash.
24. Dry cleaner or Laundromat: one (1) space per 200 square feet of gross floor area.
25. Nursery schools or day care centers: 1space/2employees + 1 space/5children
26. Commercial greenhouse operation: one (1) space per 200 square feet of gross floor area.
27. Fitness center: one (1) space per 200 square feet of gross floor area.
28. If a building contains two or more differing uses, the parking requirement shall be determined by the addition of the parking requirements for each use.
29. Bicycles: For multi-family residential and all nonresidential forms and functions, bicycle racks or other form(s) of bicycle storage shall be provided to accommodate at least one (1) bicycle for every twenty (20) parking spaces, provided, up to a maximum of ten (10) bicycles.

In case of any building, structure or premises the use of which is not specifically mentioned herein, requirements for a use which is so mentioned and to which said use is similar shall apply. In cases not specifically covered, the City Administrator is authorized to determine the parking requirements using a similar use as a guide.



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

Item No. 5.e.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution approving pay request no. 2 to Gerard Tank & Steel for the Water Tower Project in the amount of \$323,589.00

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #2 in the amount of \$323,589.00 related to the Water Tower Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from May 31st through June 15th, 2024, for the project. The Water Tower project is progressing. The Tower Shaft is complete, and the contractor will be onsite to begin the concrete-lined bottom of the tank and tank support beam. Then the construction of the tank itself will begin in early July.

The latest schedule from the contractor shows that they still plan to have the tower in service sometime in December of this year, which is still on schedule, and we were anticipating it to be operational by the summer of 2025.

FUNDING SOURCE: SRF Funds

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-139
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 240701-139

RESOLUTION APPROVING PAY REQUEST NO. 2 TO GERARD TANK AND STEEL
FOR THE WATER TOWER PROJECT IN THE AMOUNT OF \$323,589.00

WHEREAS the Water Tower Project Pay Request No. 2 was submitted on June 18th, 2024; AND

WHEREAS the pay request no. 2 is for work completed through June 15th, 2024, on the Water Tower Project; AND

WHEREAS City Staff and engineers from Veenstra & Kimm have reviewed the pay application for accuracy.

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

Passed this 1st day of July 2024,

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				



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

June 18, 2024

Marketa Oliver
City Administrator
City of Bondurant
200 Second Street NE
P.O. Box 37
Bondurant, Iowa 50035

BONDURANT, IOWA
WATER TOWER - REBID
PARTIAL PAYMENT ESTIMATE NO. 2

Enclosed is a copy of Partial Payment Estimate No. 2 for the Water Tower project under the contract between the City of Bondurant and Gerard Tank & Steel. Partial Pay Estimate No. 2 is for the period ending June 15, 2024, in the amount of \$323,589.00.

If you have any questions or comments concerning the project, please contact the writer at 515-669-7768.

VEENSTRA & KIMM, INC

A handwritten signature in blue ink, appearing to read 'Callin Hornsby', is written over a faint, larger signature.

Callin Hornsby

CRH
428106

cc: Steph Melhus – Gerard Tank & Steel (electronic)



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515 225 8000 // 800 241 8000
www.v-k.net

Date: **June 11, 2024**

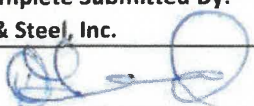
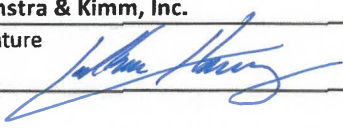
PAY ESTIMATE NO. 2.

Project Title	Water Tower City of Bondurant, Iowa			Contractor	Gerard Tank & Steel, Inc. 1540 East 11th Street, PO Box 513 Concordia, KS 66901		
Original Contract Amount & Date	\$4,438,273.10	10-Jul-23	Pay Period	31-May-24	to	15-Jun-24	
BID ITEMS							
Bid Item No.	Specification Section / Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1	1,000,000 Gallon Composite Water Tower						
1.1	Rommed Aggregate Piers	LS	1	\$ 81,000.00	\$ 81,000.00	100.00%	\$ 81,000.00
1.2	Foundation	LS	1	\$ 510,350.00	\$ 510,350.00	99.00%	\$ 505,246.50
1.3	Concrete Support Shaft	LS	1	\$ 811,000.00	\$ 811,000.00	50.00%	\$ 405,500.00
1.4	Fabricated Steel - Delivered	LS	1	\$ 844,308.10	\$ 844,308.10	0.00%	\$ -
1.5	Steel Erection	LS	1	\$ 1,112,200.00	\$ 1,112,200.00	0.00%	\$ -
1.6	Field Coating	LS	1	\$ 440,000.00	\$ 440,000.00	0.00%	\$ -
1.7	Electrical	LS	1	\$ 185,000.00	\$ 185,000.00	0.00%	\$ -
1.8	Miscellaneous Start up	LS	1	\$ 32,000.00	\$ 32,000.00	0.00%	\$ -
2	7" PCC Driveway	SY	1,175.0	\$ 135.00	\$ 158,625.00	0	\$ -
3	18" RCP Culvert	LF	55	\$ 40.00	\$ 2,200.00	55	\$ 2,200.00
4	18" RCP FES	EA	2	\$ 1,000.00	\$ 2,000.00	2	\$ 2,000.00
5	72" High Chain Link Fence	LF	720	\$ 52.00	\$ 37,440.00	0	\$ -
6	72" High Chain Link Fence Double Gate	EA	2	\$ 1,300.00	\$ 2,600.00	0	\$ -
7	PVC Water Main in Open Cut - 16"	LF	465	\$ 110.00	\$ 51,150.00	465	\$ 51,150.00
8	Hydrant	EA	1	\$ 9,000.00	\$ 9,000.00	0	\$ -
9	Gate Valve - 16"	EA	2	\$ 14,000.00	\$ 28,000.00	2	\$ 28,000.00
10	Site Improvement	LS	1	\$ 4,000.00	\$ 4,000.00	0.00%	\$ -
11	Seeding - SUDAS Type 2	ACRE	2	\$ 3,000.00	\$ 6,000.00	0	\$ -
12	Exterior Decorative Lighting	LS	1	\$ 121,400.00	\$ 121,400.00	0.00%	\$ -
CO 1	Intall Level Control Valve and Bypass Valve Facilities	LS	1	\$ 181,000.00	\$ 181,000.00	0.00%	\$ -
TOTAL ORIGINAL CONTRACT					\$ 4,619,273.10		\$ 1,075,096.50

V-K Job No. 428106

SUMMARY			
		Original Contract Price	Value Completed
Bid Items Subtotal		\$4,438,273.10	\$ 1,075,096.50
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Value Completed
CO 1	Intall Level Control Valve and Bypass Valve Facilities	\$ 181,000.00	
TOTAL ALL CHANGE ORDERS		\$ 181,000.00	\$ -
Revised Contract Price		\$ 4,619,273.10	\$ 1,075,096.50
		Total Materials Stored	\$ -
		Value of Completed Work and Materials Stored	\$ 1,075,096.50
		Less Retained Percentage (5%)	\$ 53,754.83
		Total Earned Less Retainage	\$ 1,021,341.68
PREVIOUSLY APPROVED PARTIAL PAYMENTS			
Less Estimate(s) Previously Approved		Pay Estimate No.1	\$ 697,752.68
		Pay Estimate No.2	
		Less Total Pay Estimates Previously Approved	\$ 697,752.68
Percent Complete	23.3%	Amount Due This Estimate	\$ 323,589.00

The amount \$323,589.00 is recommended for approval for payment in accordance with the terms of the contract.

Quantities Complete Submitted By: Gerard Tank & Steel, Inc.	Recommended By: Veenstra & Kimm, Inc.	Approved By: City of Bondurant, Iowa
Signature 	Signature 	Signature
Title Secretary/Treasurer	Title Project Engineer	Title Mayor
Date 6/11/2024	Date 6/18/2024	Date



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

Item No. 5.f.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution recommending awarding the City Hall Access Control and Security Camera Project to Convergent Technologies in the amount of \$22,804.96

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Public works staff solicited quotes for the addition of an access control door security system and security monitoring cameras for the City Hall Building. Three proposals were received from two different local companies to provide the system to allow access control to the business office area of City Hall as well as monitoring cameras for the entire facility.

Of the proposals received, there are two different control systems that were evaluated, and staff have determined, with the addition of the new Emergency Services Facility getting ready to start construction, that it would be of benefit to have the same system city wide. After evaluating both systems, it is a staff recommendation to use the Genetec Platform. This is the same system that is utilized by the Polk County Sheriff for their facilities.

Staff would also recommend the approval of a 5-year maintenance contract that was offered by Convergent Technologies for maintenance and technical support of the system in the amount of \$1,758.00/year. This support package can be canceled at any time during that time frame if it is deemed unnecessary as well.

FUNDING SOURCE: Budgeted Building Expenses

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-140
2. Scope of Work
3. Customer Support Plan Proposal

CITY OF BONDURANT
RESOLUTION NO. 240701-140

RESOLUTION AWARDING THE CONTRACT FOR ACCESS CONTROL AND VIDEO
MONITORING PROJECT ON CITY HALL TO CONVERGINT TECHNOLOGIES IN THE
AMOUNT OF \$22,804.96

WHEREAS in April of 2024, the City of Bondurant received the proposals for the addition of access control and camera monitoring on City Hall; AND

WHEREAS the City of Bondurant accepts the proposal of the work as follows:

The proposal is to include the addition of four camera monitors and associated equipment, as well as all equipment and electrical connections for three access-controlled door locations, and access to the Genetec Control Monitoring Software.

WHEREAS the City Council approves the proposal for addition of access control and camera monitoring on Bondurant City Hall to Convergent Technologies; AND

WHEREAS The City Council approves the five-year maintenance contract for system maintenance and technical support in the amount of \$1,758.00/yr.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Access Control and Camera Monitoring Project on Bondurant City Hall Project is awarded to Convergent Technologies in the amount of \$22,804.96.

Passed this 1st day of July 2024,

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				

April 25, 2024

City of Bondurant
City of Bondurant
200 Second Street NE Box 37 Bondurant, Iowa 50035
Attention: John Horton

Quotation: DL19668348P
RFP#:
License/Cert

Reference: City Hall - Genetec - Access Control and Video

On behalf of Convergent's global network of colleagues, I would like to personally thank you for providing Convergent with the opportunity to present this proposal addressing your electronic security needs. We are confident that this proven solution is both comprehensive and customized to meet your needs today, and in the future.

Convergent's reputation for service excellence is backed by a foundational commitment to our core value of service, and we have been recognized as the #1 Systems Integrator by SDM Magazine. This recognition reflects the strong relationships Convergent has developed with the industry's top technology manufacturers, and our history of success with providing exceptional service to our customers.

Our guiding principle has always been to be our customers' best service provider. Our dedicated and certified team of professionals strives to uphold our customer-focused, service-based mission to make a daily difference for our customers. After achieving a successful on-time and on-budget project installation, Convergent will provide you with the industry's best ongoing service, including our 24/7 customer portal iCare, designed to track service work orders, project progress, and provide you with detailed metric reporting for continuous improvement.

The following security proposal is specifically designed to meet your needs. As your single point of contact, please feel free to contact me with any additional questions you may have. Thank you again for trusting Convergent as your partner.

Scope of Work

VIDEO

Convergent Technologies will provide, install and program a Surveillance System to monitor and record activity at your facility.

Surveillance Theory of Operation

All cameras will be recorded on motion detection based on the area of interest per customer request. Cameras on the network will utilize **the customer provided network and POE switches to operate the cameras**. All recordings will be local on the recording server. The camera system will record presence awareness only unless otherwise noted on camera detail.

Camera Locations & Detail

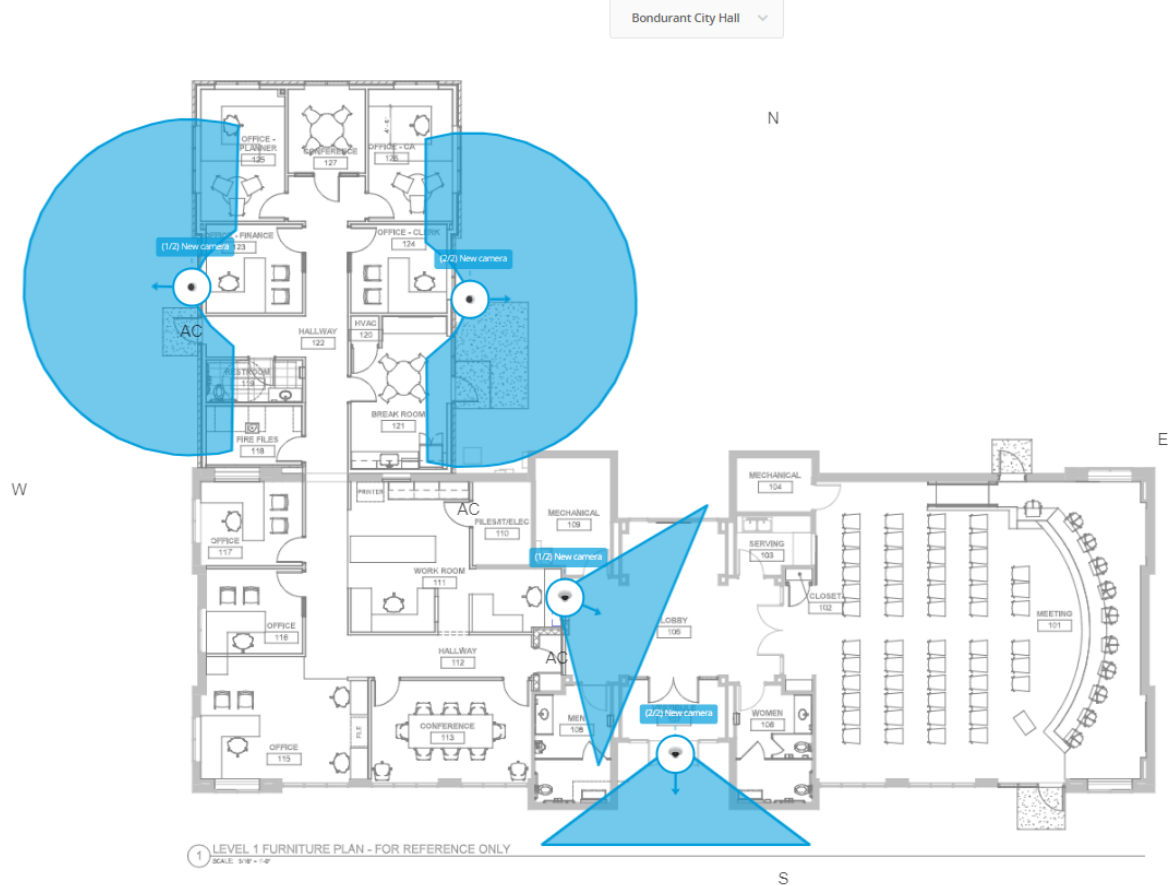
A total of **(4)** cameras will be installed throughout your facility. Camera types and locations.

- Maintenance Building

- (1) Fixed Exterior Dome Camera – Above main entrance doors.
- (1) Fixed Exterior Dome Camera – Above exterior west employee door.
- (1) Fixed Exterior 180-degree panoramic dome camera – Rear building.
- (1) Fixed Interior dome camera – Above cashier window to cover lobby.

If cameras are communicating on a network provided by the customer

1. I.P. Address, Subnet Mask and Gateway information are required for each camera.
2. The cameras listed above will require static IP address which shall be provided by the customer.
3. Customer to provide network with enough bandwidth to handle the camera load along with daily tasks of internal data usage on premises.



Head End Location

- Connect to new Genetec VMS.
- Poe Switch to be provided by City of Bondurant.

Programming

- Convergent Technologies shall provide all necessary labor to configure, test, & commission the cameras and recording server.

Training

- Convergent Technologies shall provide training for key personnel.

Cabling

- Wire, cable and installation of wire and cable shall be completed by Convergent.
- Conduit that is required for wire runs shall be provided and installed by others.

ACCESS CONTROL

Convergent Technologies will provide, install and program an Access Control System, which will function as the primary method to control access to your facility.

Door Locations & Detail

A total of **3** doors will be secured by the access control system. Each door will be outfitted with a new card reader, door contact, electric lock and request to exit motion device unless otherwise noted below. Door handles, crash bars, latches, deadbolts, keyed cylinders, and any other latching hardware are not included in this proposal unless otherwise noted below.

- West employee entrance door.
- Files/IT/Elec door.
- Employee entrance door from main lobby.

Head End Location

- **One (1)** control panels are required for the system. The panels shall be installed in the following locations:
 - Files/IT/Elec #110 room.
- The control panels will require 120V AC hardwired connection. This to be done by a qualified licensed electrician and shall be provided by the customer.
- Dedicated network jack, I.P. Address, Subnet Mask and Gateway information are required for communication. The control panel will require network connection with static IP addresses, which shall be provided by the customer.

Programming

Convergent Technologies shall provide all necessary labor to configure and program the system. The customer is responsible for defining access levels, time zones, personnel data, etc., along with the input of any other user-defined data.

Training

Convergent Technologies shall provide a qualified trainer to train key personnel. Included in our contract price is an initial training session to instruct you on the basic operation of your system. Additional or repeat training sessions are available upon request and shall be invoiced at our standard labor rate.

Cabling

- Wire, cable and installation of wire and cable shall be completed by Convergent.
- Conduit that is required for wire runs shall be provided and installed by others.

Device Hardening (reduce cyber risk)

- Disable unused & non-essential device features
- Disable unused network comms (e.g., services, ports)
- Change default passwords
- Update firmware including patches

PLEASE REVIEW THIS DOCUMENT CAREFULLY. It relates to the safe and proper operation of the security devices being installed for your organization ("Customer").

Customer has been advised of Convergent's Device Hardening services. The Device Hardening services and procedures may vary depending on the specific devices involved,

but typically include: disabling unused and non-essential device features and associated network communications capabilities (e.g., services, ports); changing default passwords to new passwords that meet complexity requirements; and updating firmware to latest available versions that incorporate available patches from the device manufacturer. **These are one-time services** - ongoing support is required. Please ask your Convergent point of contact for more details on the specific device hardening services available for your devices. **These services reduce the risk of cyber vulnerabilities for the devices being installed.**

Convergent cannot guarantee the security of the devices it installs or of Customer's IT environment, and no networked system can be completely secure. Convergent cannot guarantee that the systems or services will be error free or operate without interruption. However, these services reduce the risk of cyber vulnerabilities for the devices being installed. Please note that these services are intended to address specified potential cyber vulnerabilities of certain devices Convergent has installed - they do not address any other aspect of Customer's IT environment or practices, which remain Customer's responsibility.

Materials

Line	Qty	Part	Description	Manufacturer
1	Licensing			
2	0.00	SCS-Base_1Y	Genetec Security Center SaaS Base Package. Includes five (5) Security Desk client connection, five (5) Mobile client connections, five (5) Web client connections, Alarm Management, Advanced Reporting, System Partitioning, Incident Reports, and Dynamic Map Support for one tenant. Active Directory, Threat Level, Import Tool and Visitor Management modules are also included as well as Plan Manager for up to 25 entities, and Advanced Plan Manager for GIS Map servers, and Sipelia Base.	genetec
3	0.00	SCS-1R_1Y	Subscription for one reader connection to access Security Center.	genetec
4	0.00	SCS-1C_1Y	Subscription for 1 camera connection	genetec
5	Head End			
6	1.00	ALT-TROVE2M2S X	Trove2M2 enclosure w/ Mercury backplane	Altronix
7	1.00	ALT-AL600ULXB	POWER SUPPLY/CHARGER,UL,115VACINPUT BOAR	Altronix
8	1.00	ALT-ACM4CB	4 OUTPUT ACCESS POWER CONTROLMODULE - CO	Altronix
9	1.00	SY-CLOUDLINK-G2	Synergis™ Cloud Link with 4GB of RAM, 16GB Flash, second generation, installed with Synergis™ access control firmware, four RS-485 ports, PoE.	genetec
10	1.00	SY-LP1502-SCS	Mercury Intelligent Controller, Linux Based, 8In/4Out/2Rd - no reader connections included. Can be used for SaaS, Education package and replacement	genetec

Line	Qty	Part	Description	Manufacturer
11	1.00	SY-MR52-S3-SCS	Mercury MR52 2-reader interface module Series 3 (8 inputs, 6 relays, PCB only) - no reader connections included. Can be used for SaaS, Education package and replacement	genetec
12	1.00	PW-PS1270	12V 7AH SLA BATTERY F1	Power-Sonic
13	doors			
14	2.00	SY-20NKS-T1-000000	SIGNO 20, BLK/SLVR, PIG, CRD PFL T1-SEOS, BLE:ON, WIEG, LED:RED, FLSH:GRN, BZR, SRF:ON, IPM:OFF, VEL:OFF, TAP	genetec
15	1.00	20KNKS-00-000000	HID SIGNO PROFILE 00 - MULTI-TECH READERS with BLE, MOBILE READY Signo20K, Mullion w/Keypad, 13.56mHz & 125kHz, OSDP/Wiegand, Pigtail, Mobile Ready, BLE (NON-STOCK ITEM)	HID
16	3.00	GI-19912W	1 STEEL DR REC DPDT WHT	G.R.I. Telemark Corp.
17	3.00	BOS-DS160	PIR REQUEST TO EXIT SENSOR WITH SOUNDER	Bosch Security and Safety Systems
18	1.00	9400-606	9400-60612/24 VDC, 9400 SERIESSTRIKE, SLIM LINE	HES
19	3.00	HE-1500C630	COMPLETE ELECTRIC STRIKE KIT 630 FINISH	HES
20	Cameras			
21	1.00	AXC-02371001	AXIS M3215-LVE	AXIS
22	1.00	AXC-02373001	AXIS M3085-V	AXIS
23	2.00	AXC-02060001	AXIS P3818-PVE Fixed Dome Camera	AXIS
24	Cable			
25	1.00	4461060CT	4 Element Composite Cable Plenum Grn Jkt CT Print	Windy City Wire
26	1.00	5566060	23-4P Unshielded Solid Plenum Cat6 Grn Jkt	Windy City Wire
Total Project Price				\$ 22,804.96

Clarifications and Exclusion

1. All work proposed herein, shall be performed during normal business hours Monday through Friday 8:00 am - 5:00 pm.
2. Low voltage wiring shall be installed via open air code approved methods.
3. Provision or installation of conduit, wire, boxes, fittings or other electrical installation materials unless specifically listed under Inclusions or Bill of Materials.
4. Permits or associated fees are not included.
5. Customer to provide static IP addresses and network connections at panel locations.
6. Customer to provide a secured staging & storage area for project related materials.
7. Pricing assumes that electronic Auto CAD files are available from customer for our use in creating submittal drawings.
8. Fifty percent (50%) of the proposed sell price shall be payable to Convergent for project mobilization. Mobilization shall be invoiced and due upon customer acceptance of this proposal.
9. Proposal does not include sales tax unless otherwise noted.
10. Anything in the Contract Documents notwithstanding, in no event shall either Contractor or Subcontractor be liable for special, indirect, incidental or consequential damages, including commercial loss, loss of use, or lost profits, even if either party has been advised of the possibility of such damages.
11. Convergent reserves the right to negotiate mutually acceptable contract terms and conditions with customer by making mutually agreeable changes to the formal contract included in the Bid Documents.
12. Customer acknowledges that supply-chain and shipping difficulties may result in unavoidable delays in deliveries of materials despite timely placement of orders and efforts by Convergent and its suppliers to avoid such delays. Customer agrees to provide Convergent with reasonable extensions of time to the extent of any such delays and Convergent agrees to make reasonable efforts to avoid or minimize such delays. Customer further acknowledges that the above-referenced supply-chain and shipping difficulties may result in unanticipated increases to Convergent's proposal pricing on products covered by this quote or any resulting agreement and that such increases may occur between the time this quote is provided, or any resulting contract is executed and the time when Convergent actually purchases the products covered by this quote or a resulting agreement. Customer agrees that it will pay any such increase in Convergent's initial pricing of obtaining the products above the proposal pricing upon which the quote or agreement was based, by change order or otherwise, and Convergent agrees that it shall make commercially reasonable efforts to minimize any such increase.

REVIEW IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION PRIOR TO USING A CONVERGINT-INSTALLED SOLUTION: See the "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION" documentation, available at convergent.com/terms.

Performance Items

Items Included	
Items Excluded	
120 VAC Power and Fused Disconnect Switch	120 VAC Power Receptacles
Additional Lighting Requirements for Cameras	Applicable Taxes
Attend General Contractor Project Meetings	Attend Owner Project Meetings
Authority having Jurisdiction permit drawing (requires customer CAD)	Cable
Ceiling Tiles and Ceiling Grid Repairs	Connection to Building Fire Alarm Panel
Correction of Wiring Faults Caused by Others	Door wiring typical connections
Electrical Installation Permit	Electrified Door Locking Hardware
Engineering and Drawings	Equipment rack layout drawing
FA Permit and Plan Review Fees	Fire Stopping (Excludes Existing Penetrations)
Fire Watch	Floor Coverings for Lifts
Floor plan with device placement and numbering (requires customer CAD)	Freight (prepaid)
Horizontal Core Drilling	Installation of Bridle Rings
Installation of CCTV Cameras	Installation of Conduit, Boxes and Fittings
Installation of Control Equipment Enclosures	Installation of Control Panels
Installation of Intercom Systems	Installation of Intrusion Panels
Installation of Low Voltage Wire	Installation of Network Cabling to Card Readers
Installation of Network Cabling to IP Cameras	Installation of Network Cabling to IP Intercoms
Installation of Specialty Backboxes	Installation of Terminal Cabinets
Installation of Video Recorders (DVR/NVR)	Installation of Wire and Cable
Installation of Wire Hangars	Lifts
Loading Software on Customer Provided Computer	Low Voltage Permits
Material (listed in the BOM)	Mounting/Termination of Proposed Devices
On-Site Lockable Storage Facility	One-Year Warranty on Labor
One-Year Warranty on Parts	Operations & Maintenance Manuals
Owner to Provide DHCP Lease Reservations for Network Connected Devices	Owner to Provide Static IP Addresses
Owner Training	Panel Wall Elevation drawing (may require customer CAD)
Panel wiring with point to point connections	Patch and Paint
Payment & Performance Bonds	Project Management
Record Documentation (As-Built)	Riser drawing with home run wiring
Servers by Convergent	Servers by Others
Specialty Backboxes	Submittal Drawings
System Engineering	System is Design-Build
System Meets Plans/Drawings	System Programming
Terminal Cabinets	Termination of Control Equipment Enclosures
Testing of all Proposed Devices	Vertical Core Drilling
Wire	Workstations by Convergent
Workstations by Others	



Total Project Investment:

\$ 22,804.96

Thank you for considering Convergint for your Security needs. If you have any questions or would like additional information, please don't hesitate to contact me immediately. If you would like to proceed with the scope of work as outlined in this proposal, please sign below and return to my attention.

Sincerely,

Daniel Lynch

Convergint
Daniel Lynch

By signing below, I accept this proposal and agree to the Terms and Conditions contained herein

Customer Name (Printed)

Date

Authorized Signature

Title

Throughout this Proposal, including these Terms and Conditions and any attachments, (together, "Agreement") the term "Convergent" refers to the Convergent Technologies affiliate operating in the state/province in which the Work is being performed and "Convergent Related Parties" means Convergent and its contractors, subcontractors, third party product manufacturers or providers.

SECTION 1. THE WORK

This Agreement takes precedence over and supersedes any and all prior proposals, correspondence, and oral or written agreements or representations relating to the work set forth in the attached scope of work ("Work"). This Work commences on the start date and will be performed pursuant to the schedule specified in the attached scope of work and, subject to any change orders or addendums, represents the entire agreement between Convergent and Customer.

This Agreement is made without regard to compliance with any special sourcing and/or manufacturing requirements, minority or disadvantaged supplier requirements, or similar government procurement laws. Should such requirements be applicable to this Agreement, Convergent reserves the right to modify and/or withdraw its Agreement.

Customer understands that Convergent is an authorized distributor or reseller and not the manufacturer or developer ("OEM") of software, hardware and equipment (collectively, "Third Party Products") purchased by Customer and certain services are delivered to Customer by such OEM.

No monitoring services, including UL listed monitoring, are included in the Work. Any such services shall be governed and provided by a separate agreement.

Convergent agrees in accordance with the mutually agreed project schedule:

- To submit shop drawings, product data, samples and similar submittals if required in performing the Work;
- To pay for all labor, materials, equipment, tools, supervision, programming, testing, startup and documentation required to perform the Work in accordance with the Agreement;
- Secure and pay for permits and governmental fees, licenses, and inspections necessary for proper execution and completion of the Work, unless local regulations provide otherwise; and
- Hire subcontractors and order material to perform part of the Work, if necessary, while remaining responsible for the completion of the Work.

Customer agrees in accordance with the mutually agreed project schedule, and at no cost to Convergent:

- To promptly approve submittals provided by Convergent;
- To provide access to all areas of the site which are necessary to complete the Work;
- To supply suitable electrical service as required by Convergent;
- To remove site obstacles and job safety hazards;
- To promptly participate and approve acceptance testing, if applicable;
- Upon completion of commissioning or agreed to acceptance criteria, to promptly provide sign-off establishing job closeout; and
- That in the event of any emergency or systems failure, reasonable safety precautions will be taken by Customer to protect life and property during the period from when Convergent is first notified of the emergency or failure and until such time that Convergent notifies the Customer that the systems are operational or that the emergency has cleared.

THE WORK AND/OR THIRD PARTY PRODUCTS ARE DESIGNED TO HELP REDUCE, BUT NOT ELIMINATE RISKS OF LOSS RELATING TO CUSTOMER'S PREMISES OR THIRD PARTIES. THE AMOUNTS BEING CHARGED BY CONVERGENT ARE NOT SUFFICIENT TO GUARANTEE THAT LOSS OR DAMAGE WILL DECREASE OR BE ELIMINATED. Customer acknowledges that proper safety and security requires a layered approach of people, processes, safety, and technologies. The Work, including Third Party Products, provided by Convergent is not sufficient to ensure overall safety and security. Customer acknowledges and agrees that it is responsible for its overall safety and security, including testing and maintenance of the Third Party Products (except to the extent contracted to Convergent by written agreement). Customer acknowledges and agrees that it has a duty of care and is solely responsible for its compliance with applicable laws, rules, and regulations, including but not limited to export and re-export restrictions and regulations, privacy and data protection regulations, applicable OEM instructions, terms and conditions, EULAs, and proper product usage.

Risk of loss, including any Third Party Product comprising the Work, shall pass to Customer as the Work is completed and the materials are incorporated into the Work at Customer's site subject to any end user license agreements. If or Third Party Products are earlier stored on Customer's site pursuant to agreement between Customer and Convergent, risk of loss with respect to such or Third Party Product shall pass to Customer upon delivery to Customer's site.

SECTION 2. PRICING

Pricing and amounts proposed shall remain valid for 30 days unless otherwise specified. Price includes only the Third Party Products listed based on Convergent's interpretation of plans and specifications unless noted otherwise. Additional Third Party Products, unless negotiated prior to order placement, will be billed accordingly. Sales taxes (or as applicable GST, PST, VAT or similar tax) and any other taxes assessed on Customer shall be added to the price upon invoice to Customer.

SECTION 3. INVOICE REMITTANCE AND PAYMENT

Customer agrees to pay Convergent fifty (50%) percent of the total price as a mobilization fee at the time of executing this Agreement.

If the Work is performed over more than one month, Convergent will invoice Customer each month for the Work performed during the previous month. Customer agrees to pay the amount due to Convergent as invoiced, within thirty (30) days of the date of such invoice. If the Work is completed in less than one month, Customer agrees to pay Convergent in full after the Work has been completed within thirty (30) days of the date of invoice. Invoices shall not be subject to a project retention percentage and payment to Convergent shall not be conditioned on payment by an upstream party. If Customer is overdue in any payment, Convergent shall be entitled to suspend the Work without liability until paid, charge Customer an interest rate 1 and 1/2% percent per month (or the maximum rate permitted by law, whichever is less), and may avail itself of any other legal or equitable remedy. Customer shall reimburse Convergent costs incurred in collecting any amounts that become overdue, including attorney fees, court costs and any

other reasonable expenditure.

SECTION 4. WARRANTY

Warranties for Convergent's services and Third Party Products are described in the Limited Warranty for Products and Services available at <https://www.convergent.com/terms/>, which is in effect as of the effective date of this Agreement and is incorporated by reference as if set forth herein in full.

SECTION 5. CHANGES

Without invalidating this Agreement or any bond given hereunder, Customer or Convergent may request changes in the Work with a change order signed by both parties. If Customer orders (i) any changes to the Work (e.g. change in objective, deliverables, tasks or hours), (ii) changes to schedule (extension or acceleration), or (iii) causes any material interference with Convergent's performance of the Work, Convergent shall be entitled to an equitable adjustment in the time for performance and in the Price, including a reasonable allowance for overhead and profit.

SECTION 6. FORCE MAJEURE

Neither Customer nor Convergent shall be liable for any delay or failure in the performance of their respective obligations pursuant to this Agreement due to circumstances beyond their reasonable control ("Force Majeure") and without the fault or negligence of the party experiencing such delay. A Force Majeure event shall include, but not be limited to: acts of God, pandemic or epidemic, diseases, quarantines, unavoidable casualties, concealed conditions, acts of any civil or military authority; riot, insurrections, and civil disturbances; war, invasion, act of foreign enemies, hostilities (regardless of whether or not war is declared), rebellion, revolution, terrorist activities; strikes, lockouts or other labor disputes; embargoes; shortage or unavailability of labor, supplies, materials, equipment or systems; accident, fire, storm, water, flooding, negligence of others, vandalism, power failure, installation of incompatible equipment, improper operating procedures, source current fluctuations or lighting, transportation contingencies; laws, statutes, regulations, and other legal requirements, orders or judgments; acts or order of any government or agency or official thereof, other catastrophes or any other similar occurrences. If performance by either party is delayed due to Force Majeure, the time for performance shall be extended for a period of time reasonably necessary to overcome the effect of the delay and Convergent shall be entitled to an equitable adjustment of the Price.

SECTION 7. INSURANCE

In lieu of any Customer insurance requirements, for Services performed in the United States, Convergent shall maintain the following insurance coverages during the term of this Agreement and upon request, shall provide certificates of insurance to the Customer:

Worker's Compensation	Statutory Limits
Employer's Liability	\$1,000,000 per occurrence/aggregate
Commercial General Liability	\$1,000,000 per occurrence
	\$2,000,000 general aggregate
Automobile Liability	\$1,000,000 per occurrence/aggregate
Excess/Umbrella Liability	\$3,000,000 per occurrence/aggregate

Commercial General Liability policy shall name the Customer as "additional insured" on a primary/noncontributory basis with respect to liability arising out of the Services, as applicable, but only to the extent of liabilities falling within the indemnity obligations of Convergent pursuant to the terms of this Agreement. Convergent shall not provide loss runs or copies of its insurance policies. Convergent shall provide to the Customer no less than thirty (30) days' notice prior to the termination or cancellation of any such insurance policy. For services performed in Canada, Convergent shall maintain similar insurance coverage dependent upon the local requirements in Canada and upon the insurance available under Convergent's insurance program. All required insurance coverage shall be reasonable in the circumstances and compliant with local regulations.

SECTION 8. INDEMNIFICATION

To the fullest extent allowed by law, Convergent shall indemnify and hold Customer harmless from and against claims, damages, losses, and expenses (excluding loss of use) attributable to bodily injury, sickness, disease or death, or to destruction of tangible property, but only to the extent caused by the negligent acts or omissions of Convergent or Convergent's employees or subcontractors while on Customer's site.

If Convergent is providing products or services for intrusion detection, detection of specific threats to people or property (including weapons, gunshot, or drone detection), mass notification, ballistics or explosives protection, or processing of biometric, health, financial, or government identifier data (collectively, "Special Offerings"), then to the fullest extent allowed by law (i) Convergent's indemnification obligations under the Agreement do not apply whatsoever and Convergent and Convergent Related Parties have no liability to Customer for any losses or damages caused by any Special Offerings; and (ii) Customer shall indemnify, defend, and hold harmless Convergent and Convergent Related Parties, from and against all claims, demands, actions, liabilities, damages, and costs (including reasonable attorneys' fees) relating to Special Offerings provided by Convergent, except to the extent of Convergent's gross negligence installing such Special Offerings. Any waiver of damages or limitation of liability contained in the Agreement and as modified herein shall not apply to Customer's indemnification, hold harmless and defense obligations herein.

SECTION 9. LIMITATION OF LIABILITY

EXCEPT AS PROVIDED HEREIN, TO THE FULLEST EXTENT ALLOWED BY LAW: (A) IN NO EVENT SHALL EITHER CONVERGENT, CONVERGENT RELATED PARTIES, OR CUSTOMER BE LIABLE UNDER OR IN CONNECTION WITH THIS PROPOSAL FOR SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE, LIQUIDATED OR CONSEQUENTIAL DAMAGES, INCLUDING COMMERCIAL LOSS, LOSS OF USE OR LOST PROFITS, EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND (B) THE AGGREGATE LIABILITY OF CONVERGENT AND CONVERGENT RELATED PARTIES ARISING OUT OF OR RELATED TO THIS AGREEMENT SHALL NOT EXCEED THE AMOUNTS PAID BY CUSTOMER TO CONVERGENT UNDER THIS AGREEMENT. THE EXISTENCE OF MORE THAN ONE CLAIM WILL NOT ENLARGE THIS LIMIT. THE LIMITATION SET FORTH IN THIS SECTION SHALL APPLY WHETHER THE CLAIM IS BASED ON CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE) OR OTHER LEGAL THEORY.

SECTION 10. COMPLIANCE WITH LAW, SAFETY, & SITE CONDITIONS

Convergent agrees to comply with all laws and regulations applicable to its provision of the Work. Customer will comply with all applicable laws and agreements applicable to its use and operation of the Work. Convergent shall comply with all safety related laws and regulations and with the safety program of the Customer, provided such program is supplied to Convergent prior to beginning Work.

If during the course of its Work, Convergent encounters conditions at the site that are subsurface, differ materially from what is represented in the contract documents, or otherwise concealed physical conditions, Convergent shall be entitled to an extension of time and additional costs for the performance of its work.

If Convergent discovers or suspects the presence of hazardous materials or unsafe working conditions at Customer's site where the Work is to be performed, Convergent is entitled to stop the Work at that site if such hazardous materials, or unsafe working conditions were not provided by or caused by Convergent. Convergent in its sole discretion shall determine when it is "safe" to return to perform the Work at Customer's site. Convergent shall have no responsibility for the discovery, presence, handling, removing or disposal of or exposure of persons to hazardous materials in any form at the Customer's site. To the fullest extent allowed by law, Customer shall indemnify and hold harmless Convergent from and against claims, damages, losses and expenses, including but not limited to, reasonable attorney's fees, arising out of or resulting from undisclosed hazardous materials or unsafe working conditions at Customer's site.

SECTION 11. PERSONAL DATA & SECURITY

Convergent's obligations and liabilities regarding Processing of Personal Data and information security shall be limited solely to Processing performed by Convergent's personnel. Processing by OEMs or Third Party Products are governed by any applicable OEM end user licensing agreements or terms and conditions. Customer represents and warrants that it will comply with all applicable Data Protection Laws. Although certain products delivered by Convergent may be capable of processing Biometric Information, Personal Health Information, financial information, or government identifiers ("Sensitive Information"), Customer acknowledges that Convergent is not Processing Sensitive Information (or to the extent it is Processing Sensitive Information, it is doing so strictly in accordance with Customer's instructions) and Customer is solely responsible for compliance of all such Processing with Data Protection Laws. To the fullest extent allowed by law, Customer shall indemnify, defend and hold harmless Convergent from and against all claims, demands, actions, liabilities, damages, and costs (including reasonable attorneys' fees) asserted by a third party arising out of or relating to failure to comply with applicable Data Protection Laws including but not limited to those related to Sensitive Information. Customer acknowledges it has reviewed Convergent's Privacy Policy available at <https://www.convergent.com/privacy-policy/>. "Personal Data", "Process(ing)", "Biometric Information", and "Personal Health Information" shall be interpreted in accordance with, and shall include analogous terminology as used in, applicable laws and regulations relating to data privacy, information security, data protection, data breaches, cross-border data flows, and/or the rights and obligations of persons or entities regarding personal information ("Data Protection Laws").

To the extent Convergent provides cybersecurity services, such services are provided "as is" without warranties or representations of any kind, whether express or implied. Convergent will follow Customer-specified policies to access (including remotely access) Customer information systems; however, Convergent will not be responsible for technical problems that may occur resulting from Convergent following Customer's instructions or for information security losses or harms to the extent that they are not due to the fault of Convergent. Customer-authorized changes to Customer information systems are at Customer's own risk and Customer acknowledges it is responsible for the overall security of its information systems.

SECTION 12. INTELLECTUAL PROPERTY

Convergent shall retain title and ownership of all intellectual property rights relating to the drawings, technical documentation, or other technical information ("Documentation") delivered under this Agreement. The OEMs shall retain title and ownership of all intellectual property rights relating to the Third Party Products and will grant any license and right to use in connection with the Third Party Product through the OEM's end user license agreement or other terms and conditions. Customer shall not use any Documentation supplied by Convergent for any purposes other than those directly related to this Agreement or for the use and/or maintenance of the Third Party Product.

SECTION 13. PRICE ADJUSTMENT

Convergent may automatically adjust the price, with five (5) days prior written notice, if based on: (a) changes by its vendors to the cost of materials or Third Party Products to be delivered and/or labor costs related to personnel responsible for performing the Work, (b) macroeconomic conditions, such as taxes, tariffs or duties, natural disasters, labor shortages/strikes, etc., (c) market conditions such as price volatility or availability limitations, or (d) other events not within Convergent's control that impact the cost of performing the Work. The adjustment shall be consistent with applicable market indexes, where available, third-party sources or other evidence. Convergent reserves the right to add periodic surcharges, including without limitation, adjustments for the then current price of fuel, such surcharges to be specified and invoiced by Convergent.

SECTION 14. TERMINATION

If a party materially breaches this Agreement, the other party shall provide written notice of the breach and a reasonable time to cure the breach, but in no event less than 30 days. If the breaching party fails to cure the breach within the specified time period, the non-breaching party may terminate this Agreement upon 15 days written notice to the other party. If Convergent notifies Customer of a material breach pursuant to this paragraph, Convergent may temporarily suspend its work without liability until Customer cures the breach.

SECTION 15. GOVERNING LAW AND DISPUTES

The parties agree that this Agreement shall be governed by the laws of the state/province where the Work is located, and venue for disputes shall be located in that state/province.

In the event of any dispute between Convergent and Customer, Convergent and Customer shall first attempt to resolve the dispute in the field, but if that is not successful, then in a meeting between authorized officers of each company. If settlement attempts are not successful, unless the dispute requires injunctive relief, then the dispute shall be decided exclusively by arbitration. Such arbitration shall be conducted in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association (if the Services are performed in the United States) or Arbitration Rules of the ADR Institute of Canada, Inc. (if the Services are performed in Canada) currently in effect by a single arbitrator and shall be a final binding resolution of the issues presented between the parties. The prevailing party shall be entitled to recover its reasonable attorneys' fees and costs. Any award by the arbitrator may be entered as a judgment in any court having jurisdiction.

SECTION 16. MISCELLANEOUS

The parties have required that this Agreement be written in English and have also agreed that all notices or other documents required by or contemplated in this Agreement be written in English. Les parties ont requis que cette convention soit rédigée en anglais et ont également convenu que tout avis ou autre document exigé aux termes des présentes ou découlant de l'une quelconque de ses dispositions sera préparé en anglais.

Any changes to this Agreement shall be in writing signed by both Customer and Convergent.

In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.

Customer waives all claims against Convergent arising from or related to suspension of work pursuant to this Agreement.

Customer and Convergent are independent contractors, and nothing in this Agreement creates any agency, joint venture, partnership, or other form of joint enterprise, employment, or fiduciary relationship between them. Nothing contained in this Agreement shall be deemed to create a relationship of employee or employer between the parties, and neither party shall be entitled to any benefits that the other party provides for its own employees, including workers compensation and unemployment insurance. Each party shall have exclusive control over its own employees, agents, and subcontractors, its labor and employee relations, and its policies relating to wages, hours, working conditions, or other conditions.

Neither party to this Agreement shall assign this Agreement without the prior written consent of the other party hereto. Notwithstanding the foregoing, Convergent may assign this Agreement without notice or consent (i) to any of its parents, subsidiaries or affiliated companies or any entity majority owned by Convergent; or (ii) in connection with a merger, acquisition, reorganization, sale of all of the equity interests of Convergent, or a sale of all or substantially all of the assets of Convergent to which this Agreement relates.

Notices shall be in writing and addressed to the other party, in accordance with the names and addresses of the parties as shown above. All notices shall be effective upon receipt by the party to whom the notice was sent.

In no event will Convergent be obligated to comply with any project labor agreements or other collective bargaining agreements.

A waiver of the terms hereunder by one party to the other party shall not be effective unless in writing and signed by a person with authority to commit the Customer and Convergent. No waiver by Customer or Convergent shall operate as a continuous waiver, unless the written waiver specifically states that it is a continuous waiver of the terms stated in that waiver.

The Sections regarding invoicing, warranty, indemnity, and disputes shall survive the termination of this Agreement.

By signing this Agreement, Customer acknowledges that it reviewed the Important Product Safety and Service Information at <https://www.convergent.com/terms/>.

Convergint
4601 NW Urbandale Dr STE 120
Urbandale, Iowa 50322
Phone: (515) 964-0812
www.convergint.com

City of Bondurant
200 Second St NE
Bondurant, IA 50035

Dear John,

Thank you for considering Convergint as your service provider of choice. I am pleased to provide you with this Customer Support Program (CSP) proposal to assist you in maintaining your system. Our goal is to work with you to maintain the integrity of the system and equipment, minimize downtime, and assist you in providing a safe and secure environment.

Convergint is committed to providing long-term customer satisfaction and support for new and existing systems and equipment. CSP agreements enable you to maximize your investment in your assets through:

- Optimizing the performance and integrity of your security equipment, thus extending the life of the systems.
- Performing comprehensive testing of systems and equipment to ensure and validate system integrity and functionality.
- Identifying system deficiencies or facility modifications that may impact equipment and system performance.
- Providing the experience of trained and/or factory-certified technicians for the ongoing service of your systems.
- Providing testing and inspections with service documentation to demonstrate compliance with requirements.

Thank you for the opportunity to provide your organization service!

Sincerely,

Kat Schill | CSP Estimator | Convergint Technologies

Direct: 515-564-5166 Office: 515-964-0812, E: kat.schill@convergint.com

CUSTOMER SUPPORT PLAN PROPOSAL – Essential (Genetec)

Date: 4/25/2024

Proposal: KS07681867CSP

Covered Site(s):
200 Second St NE
Bondurant, IA 50035

Attn: John Horton

We are pleased to provide this proposal for your consideration. This quotation is valid for THIRTY (30) days.

CSP VALUE

Multi-Year Program Commitment

Convergint is committed to establishing long-term agreements at mutually agreed pricing. When a customer agrees to purchase a multi- year support program from Convergint, the annual cost will remain as is set forth in this proposal for the entire duration unless equipment is added or removed.

Preferred Pricing

Predictable costs by means of pre-established labor rates and material costs in accordance with Convergint's published rates and associated discounts.

Service Documentation

Each system-testing and service call will be documented utilizing an inspection report and/ or work order completed by our assigned Service Specialist. The Specialist's job will not be complete until their testing and/ or service call is formally documented and presented to a designated customer representative.

Preferred Priority Service Response

As a Convergint CSP customer, you will be given priority for emergency service calls. Non-emergency service calls will be responded to promptly following our standard service response times which can be provided by your Convergint representative.

Trained and Qualified Resources

A professional team of certified and qualified personnel deliver services performed by Convergint. Field technical personnel are also equipped with the proper tools and information necessary to perform their jobs.

Telephone Support and Consultation

Telephone diagnostic support is available for all CSP customers. Our on-call technicians will provide diagnostic and troubleshooting support to help reduce your costs by trying to resolve issues prior to our arrival.

CSP PACKAGES

Detailed below are the three CSP package options offered by Convergent. Clarification on which packages are included in this proposal will be provided in the Covered Systems and Equipment section of this proposal.

ESSENTIAL SUPPORT PACKAGE

To reduce the risk of cyber-attacks, Convergent recommends a software service to keep your system safe and operating with optimal performance. Convergent cannot guarantee the security of the devices it installs or of Customer's IT environment, and no networked system can be completely secure. Convergent cannot guarantee that the systems or services will be error free or operate without interruption. However, these services reduce the risk of cyber vulnerabilities for the devices being installed. Please note that these services are intended to address specified potential cyber vulnerabilities of certain devices Convergent has installed - they do not address any other aspect of Customer's IT environment or practices, which remain Customer's responsibility. As part of the Essential Support package, Convergent will provide the following services:

Manufacturer Software Support

Convergent's CSP provides customers with a software support plan that allows them to keep pace with software revisions as they become available from the manufacturer. Such revisions will keep systems operating with the latest technology and provide a worry-free way to keep systems current. Covered software is identified in the equipment list of this proposal. A valid manufacturer support contract is required for most systems to access new version updates.

Camera and Access Hardware Firmware Updates

Convergent specialists will install the latest firmware updates (according to the scheduled frequency below), to enhance security and expand hardware functionality. Convergent will apply critical security updates as specified by the manufacturer or CVE database as soon as they become available. This provides the best possible protection against system exploitation.

Cloud Back Up

Convergent will provide secure off-site backups for your covered systems' configuration files, making them readily available in the event of a system failure.

IoT Cyber Hygiene

Convergent will utilize a Privileged Access Management (PAM) application to manage and audit device passwords used to secure systems installed in customer facilities. Passwords will be created and updated once annually to meet or exceed industry practices in accordance with NIST Cybersecurity Framework to help protect systems from unauthorized access.

Convergent's PAM is a standalone, AES-256-bit encrypted, cloud-based database accessed only through two-factor authentication. There is no integration or direct connection between Convergent's database of passwords and systems on premises.

Remote Online Support

Convergent has several options for remote support. We will work with your IT staff to come up with a secure method that meets your requirements. This will result in a quick turnaround and less system downtime. If firmware and software updates cannot be completed remotely, a service specialist will be dispatched to your site.

Annual Business and Technology Reviews

Convergent ensures alignment with our customers through regular business reviews. These meetings are an opportunity to collaboratively highlight our progress by providing updates, reviewing risks, and addressing areas for improvement. Also, these engagements provide a platform for discussing roadmap activities to include technology initiatives.

iCare Access

This value-added online service tool includes real-time status, metric and custom report, access to “My Document Library” (i.e. document sharing platform), administrative privileges, and customized email notification. Through the iCare portal, service ticket information and reporting can be accessed in real time.

LEVEL 1 SUPPORT PACKAGE

As part of the Level 1 Support package, Convergent will provide the following services:

Preventative Maintenance

According to the scheduled frequency below, Convergent will provide system preventive services for components listed within the equipment list contained herein. All preventive maintenance testing will be performed in accordance with manufacturer's recommendations and will address areas that can adversely affect system performance. Preventive maintenance will include a visual inspection and functional test of system components. Includes battery replacement in panels and devices.

LEVEL 2 SUPPORT PACKAGE

As part of the Level 2 Support package, Convergent will provide the services included with the Level 1 Support package as well as the following additional services:

Parts Discount

10% Discount on standard service parts for equipment covered by this agreement.

Comprehensive Service Labor

To help manage financial risk associated with system service and repair, this option is intended to provide comprehensive labor coverage upfront for:

1. Service Calls
2. System Troubleshooting & Diagnostics
3. Component Repair Labor

This includes all travel and on-site labor on routine service on specified covered equipment during regular business hours of 8am- 5pm, M-F. Convergent will cover labor on all repairs of equipment. Customer will

ADDITIONAL SERVICE OPTIONS AVAILABLE (NOT INCLUDED)

receive preferred hourly rate on time and material service calls.

System Health Monitoring Software

Convergent will provide a Health Monitoring Dashboard that allows end-users to have a better understanding of the overall performance of their network. This is enabled by software installed on the IoT network which identifies devices (e.g., cameras) and collects data about those devices for analysis.

Remote System Monitoring Service

Convergent will utilize software to monitor system for critical issues remotely.

Quick detection of system shutdowns, loss of power, hard drive issues and memory usage.

Makes sure critical Windows services keep running. In addition to health monitoring, software gives Convergent remote desktop capability to troubleshoot system issues, resolve and reduce system downtime.

Device Barcoding – Asset Management

Convergent's web-based reporting includes the process of applying registered barcodes to security devices such as cameras, video recorders, card readers, control panels, head-end equipment, and other system devices. Within 24 hours following the inspection visit, an on-line database and associated report of the system test is available for viewing, downloading, printing, or emailing. This maintenance information can be retrieved anywhere using a standard internet browser. Convergent's web-based reporting system provides immediate documentation to building owners and managers that their security systems are being tested and inspected according to manufacturer's requirements and in a timely manner.

Alarm Monitoring / Virtual Keypad

Provides customers with monitoring services and 24/7 facility alarm protection. Utilizing a third-party monitoring service, Convergent provides customers with fully redundant monitoring services resulting in a reliable monitoring network. Through an online portal, customers have access to activity logs, monthly reports and can administer account information from a secured internet connection. Global accounts available to administer multiple systems across your business.

In addition to our monitoring service, Virtual Keypad solution allows you to manage your users that arm/disarm your system. End users will be able to access system programming through web portal or mobile app. A network or cellular connection is required to access Virtual Keypad cloud. This service also allows Convergent remote capability to troubleshoot and resolve issues without dispatching a service specialist onsite, for quicker service and less cost to customer.

COVERED SYSTEMS AND EQUIPMENT

INCLUDED SOFTWARE SUPPORT PLAN

The following systems are included as part of this **Essential CSP package** provided in this quotation.

Line	Annual Freq	Description
1	2	Video System (4 cameras)
2	2	Access Control System (3 doors)
3	1	Genetec Licensing

CLARIFICATIONS AND EXCLUSIONS

Please reference the clarifications, qualifications, and exclusions noted below.

1. Convergent shall be provided unobstructed access to all devices in the building during the system test and inspection.
2. Convergent reserves the right to propose an annual adjustment to the CSP program cost if additional devices or appliances are added to the system during the term of the agreement.
3. Testing of the system does not include troubleshooting of pre-existing system conditions (ground faults, etc.).
4. The customer agrees to provide any necessary equipment to reach inaccessible or limited access equipment. A separate waiver, provided by Convergent Technologies, must be signed prior to operating customers lift.
5. Printouts of the existing system databases shall be made available to Convergent for validation of point count and device type.
6. All currently installed devices will be included in the inspection.
7. This proposal pricing is based on a 5 Year Customer Support Program package deal. Rates are subject to change if services are individualized.

Convergent's Responsibilities

- a) Company will, once annually, inspect, adjust, clean, lubricate as required, and test the operation of the Equipment.
- b) Company will provide the necessary corrective maintenance (the "Corrective Maintenance") upon Customer request to correct a malfunction and will place the Equipment in operating condition, subject to the Exclusions contained in Section 3. Unless the Corrective Maintenance service call is covered by this Agreement, Customer will be billed separately pursuant to the customary billing rates of Company in effect at that time.
- c) Company will replace parts and/or assemblies in order to return the Equipment to its operating condition, subject to the Exclusions in Section 3. The parts replaced will relate only to the Equipment covered by this Agreement.
- d) Company will provide on-site service for the Equipment during normal business hours, excluding Federal Holidays.

Customer Responsibilities

- a) Customer agrees to cooperate in the care of the Equipment and to promptly notify Company in the event of any malfunction in the operation of the Equipment. Requests for service are accepted by phone or online at iCare.convergent.com.
- b) Customer agrees to give Company employees and representatives full and free access to the Equipment for the purpose of performing the required service hereunder. It is the responsibility of Customer to provide a safe working environment and safe access to Equipment for technicians. The final determination of a safe working environment will reside with the technician.
- c) Customer agrees to maintain at its expense, any software licensing agreements and installed software media required for the operation and or diagnostics of the Equipment.

- d) Customer agrees that when service must be provided when cash, negotiable securities, and other valuables are readily accessible, Company employees and representatives shall always be accompanied by Customer's employee or representative.
- e) Customer agrees that additional equipment of like nature may be added to this Agreement at the same pricing rates as included herein and prorated to match the applicable coverage dates. Equipment coming out of warranty will automatically be added to your contract to prevent lapse of coverage.
- f) Payment is acceptance of terms of this agreement.
- g) Customer agrees to obtain and pay for all permits and licenses, and to discharge any fines, imposed by any governmental body or agency relating to the Equipment, its operation or malfunction.
- h) Customer acknowledges that it is its sole responsibility to determine the nature and extent of alarms and other security devices and measures necessary to protect its Equipment and other property, which is not in the possession of Company. Company shall not be liable for losses made possible or arising out of Customer's or any of its contractor's failure to provide, maintain, use or properly monitor and respond to alarms and other security devices necessary to protect Customer's Equipment and other property.
- i) Customer will indemnify and defend Company, its officers, employees, representatives and agents against and hold them harmless from, without limitation, any and all liabilities, losses, costs, damages, claims, expenses, attorneys' fees, expenses of litigation, judgments and encumbrances brought, suffered or incurred by Company or third parties attributable to the acts or omissions of Customer, its employees, officers, agents, representatives or agents, while engaged in the performance of their duties under this Agreement.

Exclusions

- a) In the event of a failure of the Equipment to function due to: burglary, storm, power surge, power failure, fire, flood, war, riot, civil commotion, other acts of God, rodent/insect issues, settling of walls or foundation, abuse or usage of Equipment for purposes other than designed and/or intended or work performed by other than Company employees or representatives, Company shall have no obligation to perform any services whatsoever. Necessary repairs created by these conditions shall be billable to the Customer in full pursuant to the customary billing rates of Company then in effect.
- b) Problems related to network issues, communication issues, source voltage problems and other issues not directly related to Equipment components, circuitry or software are not covered under the terms of this Agreement.
- c) Consumable items are not included under this Agreement, such as carriers, print heads, batteries and other items consumed during normal use of the Equipment.
- d) When in Company's evaluation, the Equipment or any major sub-system or major component thereof as so classified by Company 1) becomes worn out due to normal wear and tear or, 2) becomes obsolete or outdated due to advances in technology, Company will submit to the Customer a cost estimate for its replacement. If the Customer does not authorize such replacement (the cost of which is outside of this Agreement,) Company may terminate the portion of this Agreement which covers the affected Equipment.
- e) Company will not be responsible for failure or delay, or the consequences thereof, in rendering service occasioned by any circumstances beyond its reasonable control.
- f) The Annual Agreement Fee does not include costs for parts or labor incurred by Company for relocating equipment, changing set-up, changing original features or functions, modifications, or any major overhaul of the Equipment. If any Equipment is relocated, altered, or serviced by persons

other than Company representatives during the term of this Agreement, then Company shall have the right to inspect the Equipment for any damage which may have occurred, and Company shall have the right to charge customer for parts and labor required to repair such Equipment at its prices and rates then in effect. If Customer refuses such inspection or repair, then Company has the option to delete such Equipment for coverage hereunder.

- g) This Agreement covers only the services detailed herein that Company is expressly agreeing to undertake. Any service not expressly provided by Company herein is specifically not covered under this Agreement. If Company is requested to provide emergency service outside the times set forth above, which service Company shall have the right to elect or not elect to undertake in its sole discretion, Customer agrees to pay Company overtime rates for hours worked or traveled during such times.
- h) Proposed pricing will remain valid for 30 days.

STANDARD SERVICE RATES			
Current Labor Rates	Business Hours (8:00am to 5:00pm)	After hours (Monday- Saturday)	Sunday & Holiday
Essential Support	Included	N/A	N/A
CSP Level 2 Rates	Included	\$ 187.50	\$ 250.00
Preferred Discount *	20% off base electronic labor rate		
Standard Rates	\$ 154.00	\$ 231.00	\$ 308.00
Electronic Rates	\$ 164.00	\$ 246.00	\$ 328.00

* Preferred discounted T&M service rate (for labor not covered under a CSP) calculated utilizing our base electronic labor rate.

- Emergency service and T&M work will be subject to a 1 hour minimum.
- Same day emergency requests are subject to afterhours rates.
- Rates are subject to change without notice and application at the time of service.
- Truck charges do NOT apply to CSP Level 2 covered sites.

AGREEMENT DETAILS

CUSTOMER SUPPORT PLAN PRICING	
CSP Start Date	TBD
CSP Duration	5 Years

ESSENTIAL SUPPORT PACKAGE

PRICE PER YEAR

200 Second St NE Bondurant, IA 50035	\$1,758.00
--------------------------------------	------------

TOTAL ANNUAL COST

All Sites	\$1,758.00
Sales Tax	Price excludes applicable sales tax
Payment Schedule	The CSP will be invoiced annually in the first month of the agreement period unless mutually agreed otherwise.

* CSP prices are subject to an annual 3% increase to account for inflation.

BILLING CONTACT

Please provide all applicable billing information and point of contact for coordination and questions.

Customer Name _____	Attn _____
Address _____	Work Phone _____
Suite (If Applicable) _____	Cell Phone _____
City, State & Zip _____	Email _____

This pricing is valid for 30 calendar days from the date of this proposal. To accept this proposal, please sign and date below and return to Convergent.

By signing below, I accept this proposal and agree to the Convergent CSP Terms and Conditions Version 1.08 dated October 2020 contained herein.

_____	_____
<i>Customer Name</i>	<i>Date</i>
_____	_____
<i>Authorized Signature</i>	<i>Printed Name and Title</i>

1. Throughout this CSP Proposal, the term, "Convergent" refers to the Convergent Technologies' affiliate operating in the state/province in which the work is being performed, specifically, "Convergent Technologies LLC" or "Convergent Technologies LTD".
2. This CSP Proposal takes precedence over and supersedes any and all prior proposals, correspondence, and oral agreements or representations relating to the services set forth in the attached scope of work ("Services"). The signed CSP Proposal represents the entire agreement between Convergent and Customer (the "Agreement") and may only be amended by a written document signed by both Convergent and Customer.
3. The term of this Agreement will begin on the Services commencement date as specified in the attached scope of work ("Start Date") and continue for the period of time as specified in the attached scope of work ("Duration"). At the end of the Duration of this Agreement, the Agreement will renew automatically from year to year until terminated by either party with written notice to the other party thirty (30) days prior to the renewal date. If the customer chooses to cancel before the contract has expired, they will pay any cost incurred prior to cancellation as well as 50% of remaining contract balance. Convergent reserves the right to modify the annual CSP Program Cost with notice to Customer prior to the end of any term of this Agreement. In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force.
4. This Agreement assumes the systems covered are in maintainable condition. If repairs are found necessary upon initial inspection by Convergent, a separate proposal for repair will be submitted for approval. Should this separate proposal be declined, all non-maintainable items will be removed from this Agreement and the CSP Program Cost adjusted accordingly.
5. Customer agrees at no cost to Convergent:
 - a. To provide access to all areas of the facility for the equipment identified in and/or relating to the List of Covered Equipment (as specified in the attached scope of work);
 - b. To supply electrical service as required by Convergent; and
 - c. That in the event of any emergency or systems failure, reasonable safety precautions will be taken by Customer to protect life and property during the period of time from when Convergent is first notified of the emergency or failure and until such time that Convergent notifies the Customer that the systems are operational or that the emergency has cleared.
6. It is understood that repair, replacement and emergency service provisions apply only to the systems and equipment covered by this Agreement and identified in the List of Covered Equipment. Repair or replacement of non-maintainable parts of the systems such as, but not limited to, unit cabinets, insulating materials, electrical wiring, structural supports and other non-moving parts, is not included in this Agreement.
7. If UL Listed Monitoring is purchased, Customer shall be required to provide the account setup information contained in the Convergent Technologies Monitoring Service Agreement. Customer will also be required to execute the Convergent Technologies Monitoring Service Agreement prior to the implementation of monitoring service.
8. In the event that the systems, equipment or components included in the List of Covered Equipment are modified, repaired, have a peripheral device attached to them, or are adjusted (hardware or software) by someone other than a Convergent representative after the Start Date of this Agreement (hereinafter "Modification Event"), Convergent shall have the right to exercise any or all of the following options in response to this Modification Event:
 - a. Require that the Covered Equipment impacted by the Modification Event be subject to reacceptance testing by Convergent;
 - b. Require removal of the Covered Equipment impacted by the Modification Event from the List of Covered Equipment, so that the Services hereunder will not apply to such equipment;
 - c. Require termination of this Agreement upon thirty (30) days notice to Customer, at Convergent's option.
9. In the event that Convergent discovers or suspects the presence of hazardous materials, or unsafe working

conditions at Customer's facility where such Services are to be performed, Convergent is entitled to stop providing its Services at that facility if such hazardous materials, or unsafe working conditions were not provided by or caused by Convergent. Convergent, in its sole discretion, shall determine when it is "safe" to return to providing its Services at Customer's facility. Convergent shall have no responsibility for the discovery, presence, handling, removing or disposal of or exposure of persons to hazardous materials in any form at the Customer's facility. Customer shall indemnify and hold harmless Convergent from and against claims, damages, losses and expenses, including but not limited to, reasonable attorney's fees, arising out of or resulting from undisclosed hazardous materials, or unsafe working conditions at Customer's facility.

10. Neither Customer nor Convergent shall be responsible or liable for, shall incur expense for, or be deemed to be in breach of this Agreement because of any delay in the performance of their respective obligations pursuant to this Agreement due solely to circumstances beyond their reasonable control ("Force Majeure") and without the fault or negligence of the party experiencing such delay, provided that the party experiencing the delay shall promptly give written notification to the other party within five (5) days after such party has learned of the Force Majeure event. A Force Majeure event shall include, but not be limited to: accident, fire, storm, water, flooding, negligence, vandalism, power failure, installation of incompatible equipment, improper operating procedures, source current fluctuations or lighting.. If performance by either party is delayed due to a Force Majeure event, the time for that performance shall be extended for a period of time reasonably necessary to overcome the effect of the delay. Any Services required by Convergent due to reasons set forth in this Force Majeure Section shall be charged to Customer in addition to any amounts due under this Agreement.

11. This Agreement shall be governed and construed in accordance with the laws of the state/province in which the Services are being performed. Customer acknowledges that applicable law or regulation may limit Customer's rights and impose obligations with respect to information or data obtained using software capable of obtaining what may in certain circumstances be characterized as biometric information (individually and collectively, the "Software") and agrees that Customer is solely responsible to ensure its own compliance with such laws or regulations. Customer shall completely indemnify, defend (including pay attorneys fees and disbursements), and hold harmless Convergent, its affiliates, and any employees, agents, contractors or representatives of any of the foregoing from and against any and all losses, liability, damages, penalties, expenses, claims, demands, actions, or causes of action, judgments (finally awarded) or settlements (individually and collectively, "Liabilities") arising from or related to any intentional or negligent acts or omissions of Customer or any of its agents, affiliates, employees, or representatives arising from or related to the Software, any hardware, software, or other services associated with the Software, or the use of any of the foregoing by or on behalf of Customer, including but not limited to those arising from or related to Customer's failure to comply with applicable laws or regulations related to its use of the Software or any hardware, software, or other services associated with the Software, including but not limited to the Customer's failure to obtain any necessary consents from affected individuals or provide any necessary disclosures or protections with respect to the information of such individuals under any applicable privacy or data security law, but excluding matters for which Convergent has agreed to indemnify Customer from and against third party claims for copyright and trade secret infringement under the terms of the End User License Agreement for the Software between Convergent and Customer. Notwithstanding the foregoing, Customer and Convergent agree that Liabilities suffered by a third party (other than an affiliate of Convergent) which are an element of loss subject to indemnification under this paragraph shall be deemed direct damages

12. Customer agrees to pay the amount due to Convergent as invoiced, within thirty (30) days of the date of such invoice. If Customer is overdue in its payment to Convergent, Convergent has the right to suspend performing the Services hereunder, and charge an interest rate of 1 and 1/2% percent per month, (or the maximum rate permitted by law), and may avail itself of any other legal or equitable remedy. Sales taxes, (and in Canada GST/PST) and any other taxes assessed on Customer shall be added to the price upon invoice to Customer. Title to the Work, including any materials comprising the Work, shall pass to Customer as the Work is completed and the materials are incorporated into the Work at Customer's site. If materials are earlier stored on Customer's site pursuant to agreement between Customer and Convergent, title with respect to such materials shall pass to Customer upon delivery to Customer site.

13. Any equipment or products installed by Convergent in the course of providing the Services hereunder shall only carry such warranty as is provided by the manufacturer thereof, which Convergent hereby assigns to Customer without recourse to Convergent. Upon request by Customer, Convergent will use all reasonable efforts to assist Customer in enforcing any such third party warranties. This warranty excludes remedy for damage or defect caused by abuse, modifications not executed by Convergent, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. NO FURTHER WARRANTIES OR GUARANTIES, EXPRESS OR IMPLIED, ARE MADE WITH RESPECT TO ANY GOODS OR SERVICES PROVIDED UNDER THIS AGREEMENT, AND ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED.

14. Convergent shall indemnify and hold Customer harmless from and against claims, damages, losses and expenses, (including, but not limited to, reasonable attorney's fees), attributable to bodily injury, sickness, disease or death, or to destruction of tangible property, but only to the extent caused by: a) the negligent or willful acts or omissions of Convergent or Convergent's employees or subcontractors while on Customer's site, or b) the malfunction of the equipment supplied by Convergent, or c) Convergent's breach of this Agreement.

IN NO EVENT SHALL EITHER CONVERGINT OR CUSTOMER BE LIABLE TO THE OTHER PARTY HERETO FOR SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING COMMERCIAL LOSS, LOSS OF USE OR LOST PROFITS, EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT SHALL CONVERGINT BE LIABLE TO CUSTOMER FOR ANY AMOUNTS IN EXCESS OF THE AMOUNTS PAID BY CUSTOMER TO CONVERGINT.

It is understood and agreed by the parties hereto that Convergent is or may be providing monitoring and or intrusion products which are designed to provide notification of certain events but are not intended to be guarantees or insurers against any acts for which they are supposed to monitor or inform. As required by the monitoring and intrusion industry and the manufacturers thereof, Convergent's indemnification obligation pursuant to Section 13 herein, does not apply to the extent the loss indemnified against is caused by any monitoring or intrusion product or software provided by but not manufactured by Convergent. Convergent shall have no liability to Customer for any losses to the extent such losses are caused by the monitoring or intrusion product or software. Customer shall indemnify, defend, and hold harmless Convergent, from and against all claims, lawsuits, damages, losses and expenses by persons not a party to this Agreement, but only to the extent caused by such monitoring or intrusion product or software provided by but not manufactured by Convergent.

15. Convergent shall have the following insurance coverage during the term of this Agreement, and shall provide certificates of insurance to the Customer prior to beginning work hereunder:

Worker's Compensation	Statutory Limits
Employer's Liability	\$1,000,000 per occurrence /aggregate
Commercial General Liability	\$1,000,000 per occurrence \$2,000,000 general aggregate
Automobile Liability	\$1,000,000 per occurrence/aggregate
Excess/Umbrella Liability	\$4,000,000 per occurrence/aggregate

All insurance policies carried by Convergent hereunder shall be primary to and noncontributory with the insurance afforded to Customer, and shall name the Customer as "additional insured", with respect to liability arising out of work performed by Convergent, as applicable, but only to the extent of liabilities falling within the indemnity obligations of Convergent, pursuant to the terms of this Agreement. Convergent shall provide to the Customer no less than thirty (30) days notice prior to the termination or cancellation of any such insurance policy.

16. In the event of any dispute between Convergent and Customer, Convergent and Customer shall first attempt to resolve the dispute in the field, but if that is not successful, then in a meeting between authorized officers of each company. If settlement attempts are not successful, then the dispute shall be subject to and decided by mediation or arbitration. Such mediation or arbitration shall be conducted in accordance with the Construction Industry Mediation or Arbitration Rules of the American Arbitration Association currently in effect and shall be a final binding resolution of the issues presented between the parties.

17. Neither party to this Agreement shall assign this Agreement without the prior written consent of the other

party hereto. Convergint may assign this Agreement to any of its parents, subsidiary or affiliated companies or any entity majority owned by Convergint.

18. Notices shall be in writing and addressed to the other party, in accordance with the names and addresses of the parties as shown. All notices shall be effective upon receipt by the party to whom the notice was sent.
19. A waiver of the terms hereunder by one party to the other party shall not be effective unless in writing and signed by a person with authority to commit the Customer or Convergint and delivered to the non-waiving party according to the notice provision herein. No waiver by Customer or Convergint shall operate as a continuous waiver, unless the written waiver specifically states that it is a continuous waiver of the terms stated in that waiver.
20. Sections regarding invoicing, warranty and indemnity shall survive the termination of this Agreement

Convergint Technologies' CSP Terms and Conditions Version 1.08 Dated Oct 2020



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

Item No. 5.g.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution approving pay request no. 13 to KLC Construction LLC for the 15th Street and NE 88th Street/32nd Street, SE and Jorie Way Water Main Project in the amount of \$15,722.50

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend approval of pay app #13 in the amount of \$15,722.50 related to the 15th Street and NE 88th Street/32nd St SE and Jorie Way Water Main Project.

This pay application reflects work that has been completed from April 1st, 2024 to June 21st, 2024. This has been reviewed by Public Works and Engineers from Veenstra & Kim.

FUNDING SOURCE: SRF Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-141
2. Pay Request No. 13

CITY OF BONDURANT
RESOLUTION NO. 240701-141

RESOLUTION APPROVING PAY REQUEST NO. 13 TO KLC CONSTRUCTION LLC.
FOR THE 15th STREET and NE 88th STREET/32nd ST SE and JORIE WAY WATER
MAIN PROJECT IN THE AMOUNT OF \$15,722.50

WHEREAS the 15th Street and NE 88th Street/32nd Street, SE and Jorie Way Water Main Project Pay Request No. 13 was submitted on June 23rd, 2024; AND

WHEREAS the pay request #12R1 is for work completed from April 1st, 2024, through June 21st, 2024, on the 15th Street and NE 88th Street/32nd Street, SE and Jorie Way Water Main Project; AND

WHEREAS City Staff and engineers from Veenstra & Kimm have reviewed the pay application for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 13 to KLC Construction LLC. in the amount of \$15,722.50 hereby approved.

Passed this 1st day of July 2024,

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				



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

June 24, 2024

Marketa Oliver
City Administrator
City of Bondurant
200 Second Street NE
P.O. Box 37
Bondurant, Iowa 50035

BONDURANT, IOWA
15TH STREET SE & NE 88TH STREET WATER MAIN
32ND STREET SE & JORIE WAY WATER MAIN
• PARTIAL PAYMENT ESTIMATE NO. 13

Enclosed is a copy of Partial Payment Estimate No. 13 for the 15th Street SE & NE 88th Street Water Main and 32nd Street SE & Jorie Way Water Main project. Partial Pay Estimate No. 13 is in the amount of \$15,722.50.

If you have any questions or comments concerning the project, please contact the writer at 515-669-7768 or at chornsby@v-k.net.

VEENSTRA & KIMM, INC.

Callin Hornsby

CRH
428109

cc: Megan Loynachan – KLC Construction (electronic)
John Horton – City of Bondurant (electronic)

MATERIALS STORED SUMMARY			
Description	Number of Units	Unit Price	Extended Cost
12" C900 Pipe	0	\$ 44.25	\$ -
12" C900 Certalok	0	\$ 59.05	\$ -
Hydrant	0	\$ 3,926.62	\$ -
12" Valve	0	\$ 3,016.66	\$ -
6" Valve	0	\$ 959.91	\$ -
Misc. Water Main Items	0.0	\$ 20,006.67	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
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TOTAL MATERIALS STORED			\$ -

SUMMARY			
		Contract Price	Value Completed
Original Contract Price		\$1,995,059.00	\$ 1,920,878.24
Approved Change Orders (list each)			
TOTAL ALL CHANGE ORDERS		\$ -00.	\$ -00.
Revised Contract Price		\$ 1,995,059.00	\$ 1,920,878.24
Materials Stored		\$	-00.
Value of Completed Work and Materials Stored		\$	1,920,878.24
Less Retained Percentage (5%)		\$	96,043.91
Net Amount Due This Estimate		\$	1,824,834.33
Less Estimate(s) Previously Approved	No.1	\$ 237,508.32	
	No.2	\$ 52,527.10	
	No.3	\$ 57,887.93	
	No.4	\$ 129,750.79	
	No.5	\$ 272,325.07	
	No.6	\$ 211,010.20	
	No. 7	\$ 229,185.60	
	No. 8	\$ 220,265.70	
	No. 9	\$ 191,301.50	
	No. 10	\$ 172,373.36	
	No. 11R2	\$ 15,890.05	
	No. 12R1	\$ 19,086.21	
Less Total Pay Estimates Previously Approved		\$	1,809,111.83
Amount Due This Estimate		\$	15,722.50
The amount \$ 15,722.50 is recommended for approval for payment in accordance with the terms of the contract.			
Quantities Complete Submitted By:		Recommended By:	Approved By:
KLC Construction, LLC		Veenstra & Kimm, Inc.	City of Bondurant
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	Signature:
Name: <i>Keith Tynan</i>		Name: <i>Callin Hornsby</i>	Name:
Title: <i>Owner</i>		Title: <i>Project Manager</i>	Title:
Date: <i>6/23/24</i>		Date: <i>6/24/2024</i>	Date:

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Pay Estimate 13			
						Quantity	Paid	Invoiced SM	Installed SM
1	16" Water Main in Open Cut	LF	5	\$ 1,000.00	\$ 5,000.00	5	\$ 5,000.00		
2	12" Water Main in Open Cut	LF	19,242	\$ 69.00	\$ 1,327,698.00		\$ -		
3	12" Water Main Directionally Bored	LF	1,253	\$ 137.00	\$ 171,661.00		\$ -		
4	12" Tapping Sleeve and Valve	EA	2	\$ 18,000.00	\$ 36,000.00		\$ -		
5	16" Gate Valve	EA	1	\$ 20,000.00	\$ 20,000.00		\$ -		
6	12" Gate Valve	EA	34	\$ 6,000.00	\$ 204,000.00		\$ -		
7	16"x12" Reducer	EA	1	\$ 2,900.00	\$ 2,900.00		\$ -		
8	Hydrant Assembly	EA	17	\$ 6,000.00	\$ 102,000.00		\$ -		
9	Granular Surfacing	TONS	10	\$ 60.00	\$ 600.00		\$ -		
10	Field Tile - 8" & Smaller	LF	200	\$ 80.00	\$ 16,000.00	10.00	\$ 800.00		
11	Seeding - SUDAS Type 2	ACRE	22	\$ 1,600.00	\$ 35,200.00		\$ -		
12	Erosion Control	LS	1	\$ 66,000.00	\$ 66,000.00		\$ -		
13	Traffic Control	LS	1	\$ 8,000.00	\$ 8,000.00	0.05	\$ 400.00		
Add	Pay Est 8 Overpayment Reduction	LS	1	\$ (20,000.00)	\$ (20,000.00)		\$ -		
Add	Withheld for Compaction Testing	LF	-369.04	\$ 69.00	\$ (25,463.76)	150.00	\$ 10,350.00		
Value of Completed Work and Materials Stored									
Amount Paid (Less 5% Retainage)							\$ 16,550.00	\$ -	\$ -
Total Amount Paid (Less 5% Retainage)							\$ 15,722.50	\$ -	\$ -
							\$		15,722.50



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

Item No. 5.h.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution authorizing staff to approve a contract with Rieschink Drilling Co. for the installation of a temporary well that will be used for the RO Treatment equipment pilot study in the amount of \$20,000

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend approval for staff to enter a contract with Rieschink Drilling Co. to install a temporary test well for use during the City's RO Treatment pilot study that will begin in the late summer of 2024.

This will include installing a 5 inch well to have a capacity of approximately 25 to 35 MGD and will remain in service for approximately 90 days. As a reminder, this pilot study is a requirement of the Iowa DNR for them to approve our plans for the Water Treatment plant and equipment.

FUNDING SOURCE: SRF Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-142
2. John Horton Well Pilot Study

CITY OF BONDURANT
RESOLUTION NO. 240701-142

RESOLUTION AUTHORIZING STAFF TO APPROVE CONTRACT WITH RIESCHINK
DRILLING CO. FOR THE INSTALLATION OF TEST WELL FOR THE RO EQUIPMENT
PILOT STUDY IN THE AMOUNT OF \$20,000

WHEREAS the cost estimate for the construction of the test well and equipment rental was submitted back in February of 2024; AND

WHEREAS Staff would recommend approval to enter into a contract with Rieschink Drilling Co. for the test well and equipment for the RO pilot study; AND

WHEREAS Engineers from Veenstra & Kimm and City Staff have reviewed the proposal for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, Authorize Staff to enter a contract with Rieschink Drilling Co. for the RO pilot study test well and equipment in the amount of \$20,000

Passed this 1st day of July 2024,

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				



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

February 23, 2024

John Horton
Public Works Director
City of Bondurant
200 Second Street NE
P.O. Box 37
Bondurant, Iowa 50035

BONDURANT, IOWA
WATER TREATMENT PLANT
WELL PILOT STUDY

The writer requested Andrew Rieschick of Rieschick Drilling Co. to provide a budget estimate for the installation of a temporary well that could be used as the water supply for the pilot study. The writer indicated the well would need to have a capacity of 25 to 35 MGD and would remain in service for 90 approximately days.

Andrew Rieschick has indicated the budget cost for a 5 inch well would be \$20,000. This cost would include installation and development of the well, installing and removing the pumping equipment and the rental cost for the pumping equipment for 90 days.

Although the writer has not requested our exact proposal from Rieschick Drilling Co., the budget estimate should suffice as the City is planning and evaluating the overall cost of the pilot study for the new water treatment plant.

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or bveenstra@v-k.net.

VEENSTRA & KIMM, INC.

H. R. Veenstra Jr.

HRVJr:crt
428100



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

Item No. 5.i.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution establishing an electrical easement between the City of Bondurant and MidAmerican Energy Company for a 10-foot easement across the front of 78th St. Lift Station Property

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve the resolution to create a 10-foot electrical easement for Mid-American energy to be able to place electrical underground in front of the 78th St. East Lift station Property, pending discussion and agreement of appropriate payment.

This project is in conjunction with the improvements that are being made for the Civic Campus and Certified Site area improvements.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-142 proposal from Mid-American Energy for electrical easement for relocation near 78th St. East Lift station-MO
2. Proposed Electric Easement for the City of Bondurant
3. Easement Location Map

CITY OF BONDURANT
RESOLUTION NO. 240701-142

RESOLUTION ESTABLISHING AN ELECTRICAL EASEMENT BETWEEN THE CITY
OF BONDURANT AND MIDAMERICAN ENERGY COMPANY FOR A 10-FOOT AREA
IN FRONT OF 78th STREET LIFT STATION PROPERTY

WHEREAS the easement proposal was submitted to the city on May 14th, 2024, AND.

WHEREAS the easement is necessary to help facilitate the upgrades that Mid-American Energy is undertaking in this area in conjunction with the Civic Campus/Certified Site Area Improvements: AND

WHEREAS MidAmerican Energy is requesting a 10-foot by approximately 60-foot long underground electrical easement in front of the 78th St. Lift Station; AND

WHEREAS this easement will not interfere with any of the operation or functionality of the Lift Station; AND

WHEREAS City Staff have reviewed the proposal.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the proposal for underground electrical easement from Mid-American Energy is hereby approved, pending discussion and agreement of appropriate payment.

Passed this 1st day of July 2024,

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				

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

**MIDAMERICAN ENERGY COMPANY
ELECTRIC EASEMENT**

Folder No.	<u>126308</u>	State of	<u>Iowa</u>	
Work Req. No.	<u>2958805</u>	County of	<u>Polk</u>	
Project No.	<u>A1145</u>	Section	<u>29</u>	
		Township	<u>80</u>	North
		Range	<u>22</u>	West of the 5 th P.M.

This MidAmerican Energy Company Electric Easement (this "Easement") is made this ____ day of _____, 2024, by and between **the City of Bondurant, Iowa**, ("Grantor"), and **MIDAMERICAN ENERGY COMPANY**, an Iowa Corporation, its successors and assigns ("Grantee") (individually referred to at times as "Party", or collectively the "Parties").

RECITALS

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

Parcel F in the SE¼ of Section 29, f the Township-80-North, Range-22-West of the 5th P.M., Lying South of the Southerly line of the former right-of-way of the Chicago Great Western Railroad Company, in the City of Bondurant, Polk County, Iowa.

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

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

1. **Electric Easement.** Grantor does hereby establish, give, grant, and convey to Grantee a perpetual, non-exclusive easement under, upon, through and across the Easement Area, described on **Exhibit A** attached hereto, to construct, attach, reconstruct, operate, maintain, inspect, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including: wires, conduit, duct, transformers, switching equipment, measurement and monitoring equipment, and further including other reasonably necessary equipment incident thereto except that no poles can be placed within the easement area (collectively "Facilities"), together with the right to survey the Property and the right of ingress and egress to and from same and all the rights and privileges incident and necessary to the enjoyment of this Easement. Additionally, if Grantor provides or installs duct or conduit for said Facilities, this grant

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

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

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

Signature Page Follows

IN WITNESS WHEREOF, this Easement is executed as of the date first above written.

Dated this ____ day of _____, 2024

City of Bondurant, Iowa

Signed: _____

Printed: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

This record was acknowledged before me on _____, 2024,

by _____ as _____ of

City of Bondurant, Iowa.

Signature of Notary Public

EXHIBIT "A"

Legend

— - Subject Property Line & ROW

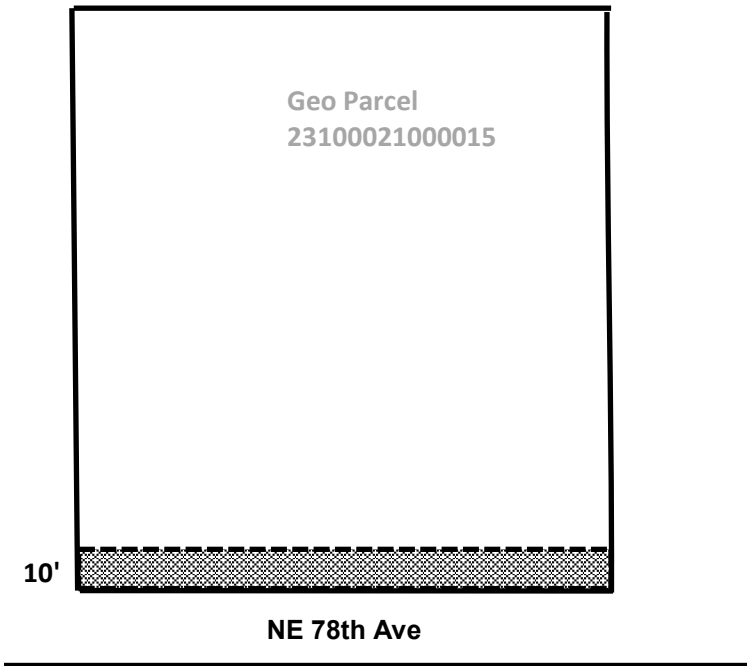
 - Easement area

Parcel Legal Description:

Parcel F in the SE¼ of Section 29, f the Township-80-North, Range-22-West of the 5th P.M., Lying South of the Southerly line of the former right-of-way of the Chicago Great Western Railroad Company, in the City of Bondurant, Polk County, Iowa.

Easement Area

The South 10 Feet of said parcel.



Customer: City of Bondurant, Iowa

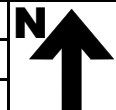
Address: 7908 NE 88th

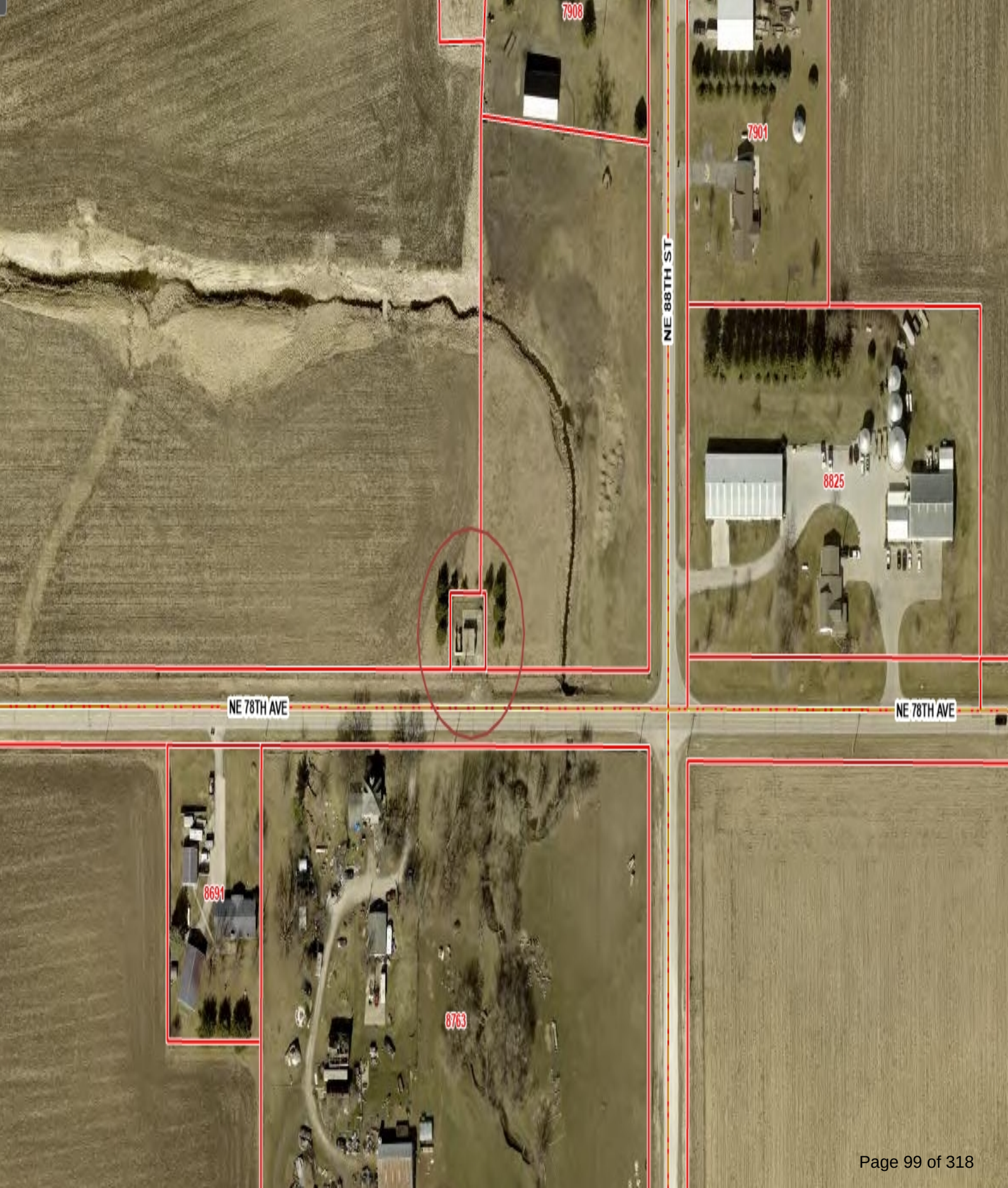
City: Bondurant State: Iowa

Scale: Not to Scale

Folder No. 126308

Date: 03/07/24





7908

7901

8825

8763

8691

NE 78TH AVE

NE 88TH ST

NE 78TH AVE



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

Item No. 5.j.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution approving action to order construction and authorize staff to solicit quotes for a tiling project for parcel of land 231/00001-007-030 (Bondurant HY 65 Land LLC)

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff have been working on a project to remediate a drainage issue on a parcel of land owned by Bondurant HY 65 Land LLC that is along Hwy 65 just north of 32nd St. SW here in Bondurant. We have a plan set and are ready to solicit quotes for this project.

Staff recommend approval of this resolution to proceed to solicit quotes for this project in hopes of having this completed this fall once the crops are removed or earlier if the cost to cure crop damage is reasonable. The engineers' estimate for this work is in the range of \$40 to \$45K to complete this work.

FUNDING SOURCE: Stormwater Fund/Economic Development

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-144 approving order of construction and authorize staff to solicit quotes for tiling project July 1st 2024
2. Midwest Underground Supply Drainage
3. Tiling Project Location Map

CITY OF BONDURANT
RESOLUTION NO. 240701-144

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND AUTHORIZE
STAFF TO SOLICIT QUOTES FOR TILING PROJECT ON PARCEL OF LAND
231/00001-007-030 (BONDURANT HY 65 LAND LLC)

WHEREAS the City Council orders construction for the Tiling Drainage Project; AND

WHEREAS quotes will be solicited and brought back to Council for final approval; AND

WHEREAS the work will take place in fall or earlier, if the cost to cure crop damage is reasonable.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the action to order construction and authorize staff to solicit quotes for the tilling drainage project on parcel 231/00001-007-030 is hereby approved as presented.

Passed this 1st day of July 2024,

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.

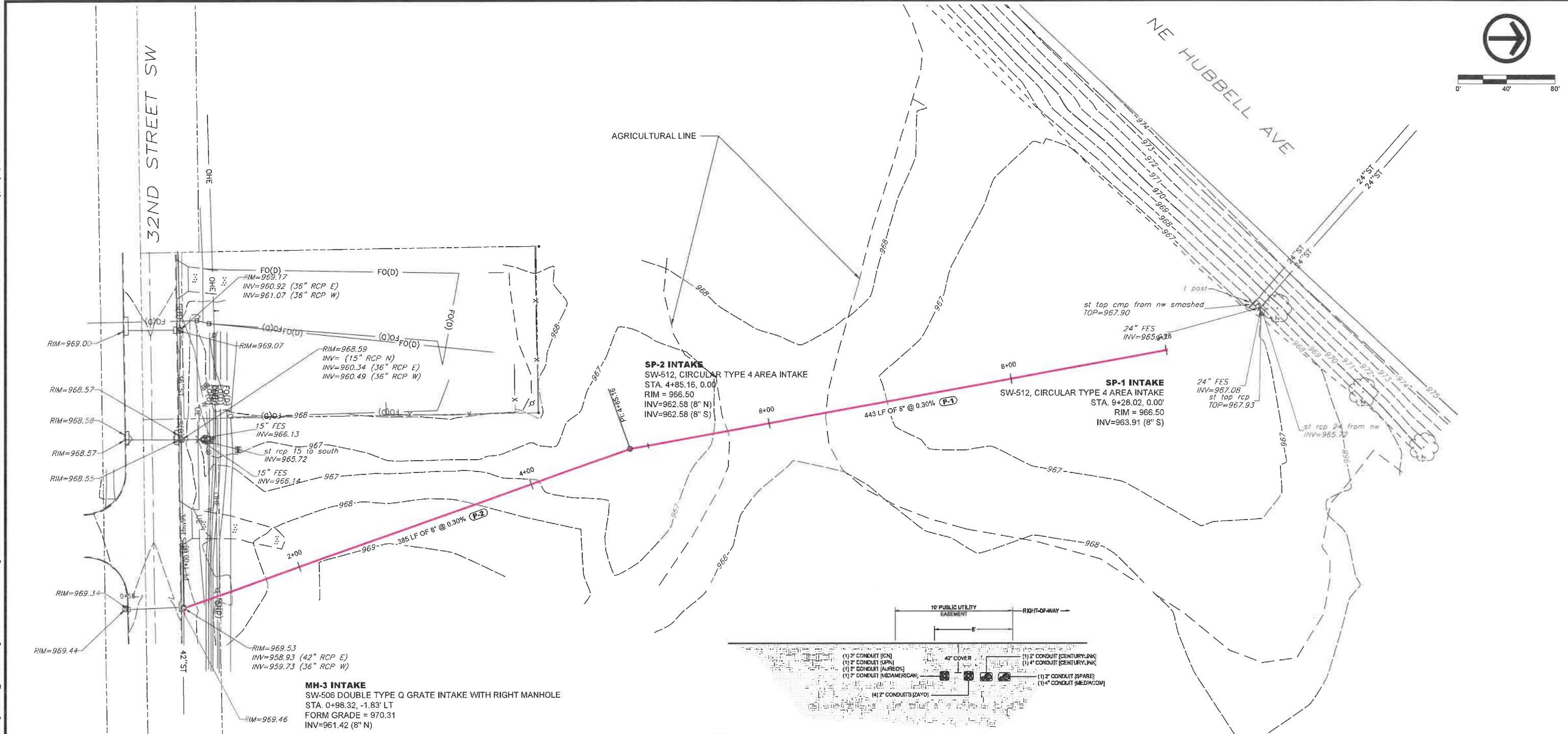
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

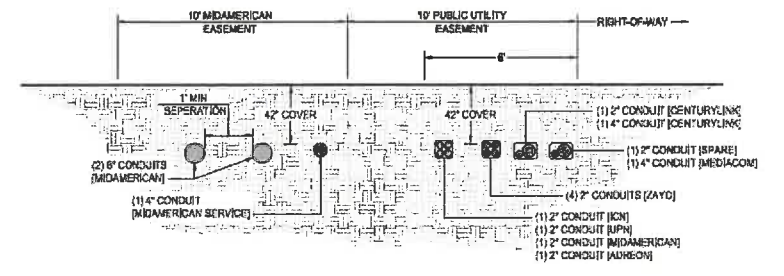
Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

PLOTTED: Tuesday, May 7, 2024 9:16:22 AM

XREFS: 428113 Survey Base & 428113 Topo
FILE PATH: wdmshare\0400\0428-Bondurant\0428-0113_Midwest_Underground_Supply_Drainage\CADD\ProfDrawings\428113-SITE PLAN.dwg



1 TYPICAL UTILITY EASEMENT SECTION - 32ND ST - [STA 100+00 to STA 109+08]
NOT TO SCALE



2 TYPICAL UTILITY EASEMENT SECTION - 32ND ST - [STA 109+08 to STA 141+00]
NOT TO SCALE

DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	BJL
		CHECKED	GRJ
		APPROVED	GJR
		DATE	XX-XX-XXX
		ISSUED FOR	REVIEW

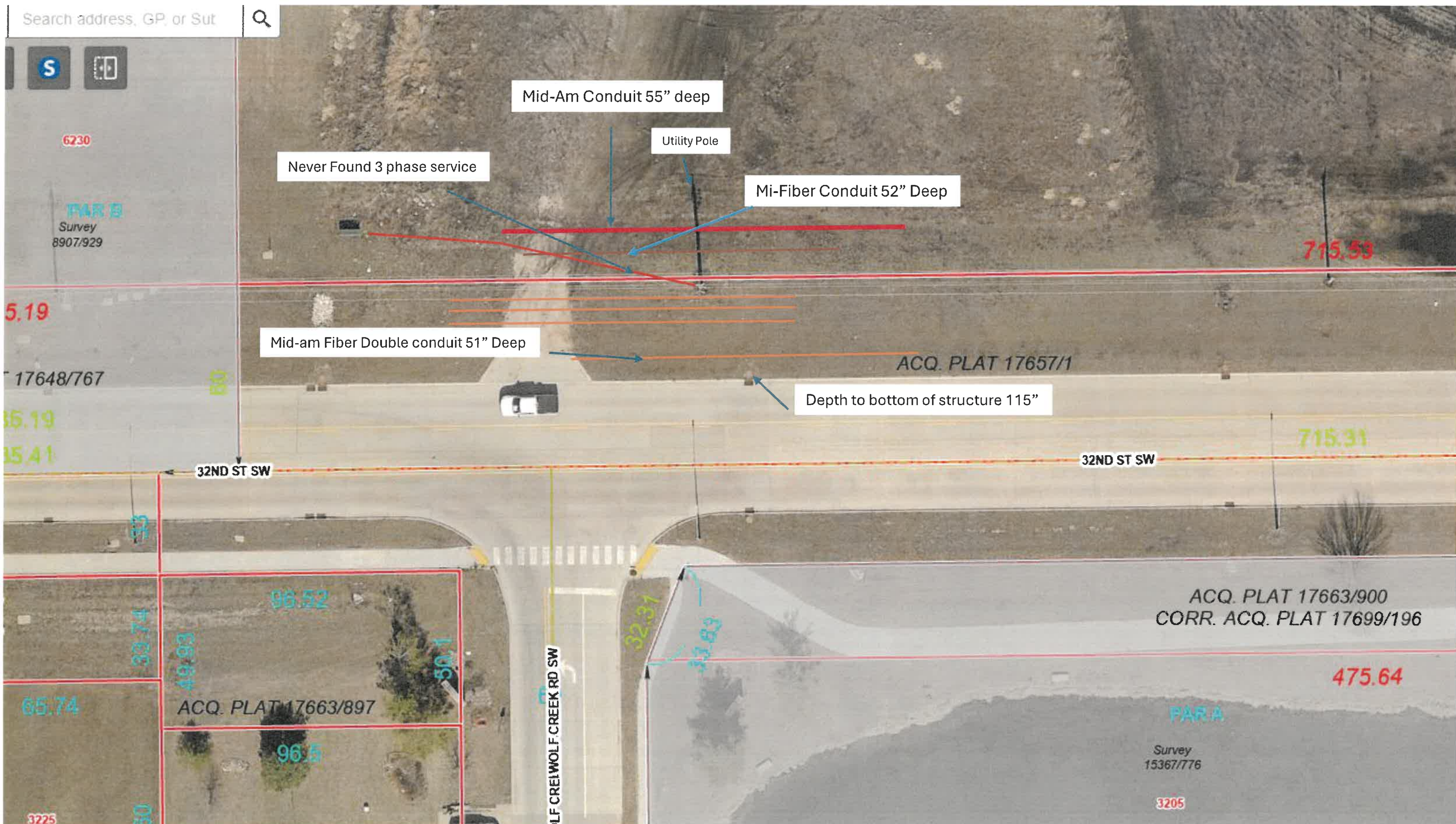


MIDWEST UNDERGROUND SUPPLY DRAINAGE
CITY OF BONDURANT

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

SHEET NO.
1
PROJECT 428113

Page 103 of 318



MOOREHEAD MEADOWS
INDUSTRIAL PARK

PRAIRIE DR SW

65

1105

OW
DEVELOPMENTS

3001

3007

NE HUBBELL AVE

330

65

1104

6230

32ND ST SW



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

Item No. 5.k.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution accepting the Bravo Greater Des Moines ICON Public Art Grant Agreement for funding to assist with installing the Puddle Pavilions project at Eagle Park

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: In March 2024, the Bondurant City Council approved a resolution of endorsement for the City of Bondurant's grant application to the Bravo Greater Des Moines ICON Public Art Grant Program for funding to assist with installing the attached Puddle Pavilions concept along Mud Creek in Eagle Park. The City of Bondurant is thrilled to be the recipient of a \$24,850 grant under this ICON Public Art Grant to install Puddle Pavilions. In order to accept this grant award, the City must sign and return the attached grant agreement by August 5, 2024.

Installation of the proposed Puddle Pavilions project is consistent with Opportunity 1C of the Art, Culture, & Wayfinding Master Plan, which reads: Add art installation in/at Mud Creek in Eagle Park to encourage interaction with the water. Images of the Puddle Pavilions project were included in the Art, Culture, & Wayfinding Master Plan.

I/Thee, the artist group that will be installing the projects along the ARTocka Trail Loop, will also be installing this Puddle Pavilions project in Spring of 2025. The ICON Public Art Grant represents 50% of the overall project cost.

The Parks & Recreation Board reviewed the Puddle Pavilions concept during their June 20, 2024, meeting and voted to recommend approval of the concept and project.

FUNDING SOURCE: Grants/LOSST

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-145
2. Artist Concept

3. Bravo Icon Grant Agreement

CITY OF BONDURANT
RESOLUTION NO. 240701-145

RESOLUTION ACCEPTING THE BRAVO GREATER DES MOINES ICON PUBLIC
ART GRANT AGREEMENT FOR FUNDING TO ASSIST WITH INSTALLING PUDDLE
PAVILIONS ALONG MUD CREEK IN EAGLE PARK

WHEREAS the City of Bondurant has been notified it will receive \$24,850 in grant funding through the Bravo Greater Des Moines ICON Public Art Grant Program for funding to assist with installing the Puddle Pavilions concept by I/Thee along Mud Creek in Eagle Park; AND

WHEREAS this project is consistent with Opportunity 1C of the Art, Culture, & Wayfinding Master Plan; AND

WHEREAS it is anticipated this project will be installed in Spring 2025; AND

WHEREAS Bravo Greater Des Moines requests that the City return an executed grant agreement by August 5; AND

WHEREAS the Parks & Recreation Board voted on recommended approval of the Puddle Pavilions project during their meeting on June 20, 2024.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Bravo Greater Des Moines ICON Public Art Grant Agreement for the Puddle Pavilions Project is hereby approved, and staff is authorized to sign the agreement

Passed this 1st day of July 2024,

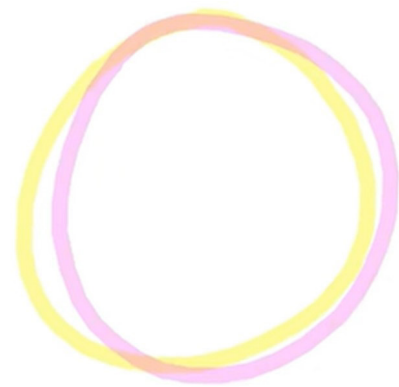
By: _____
Doug Elrod, Mayor

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.

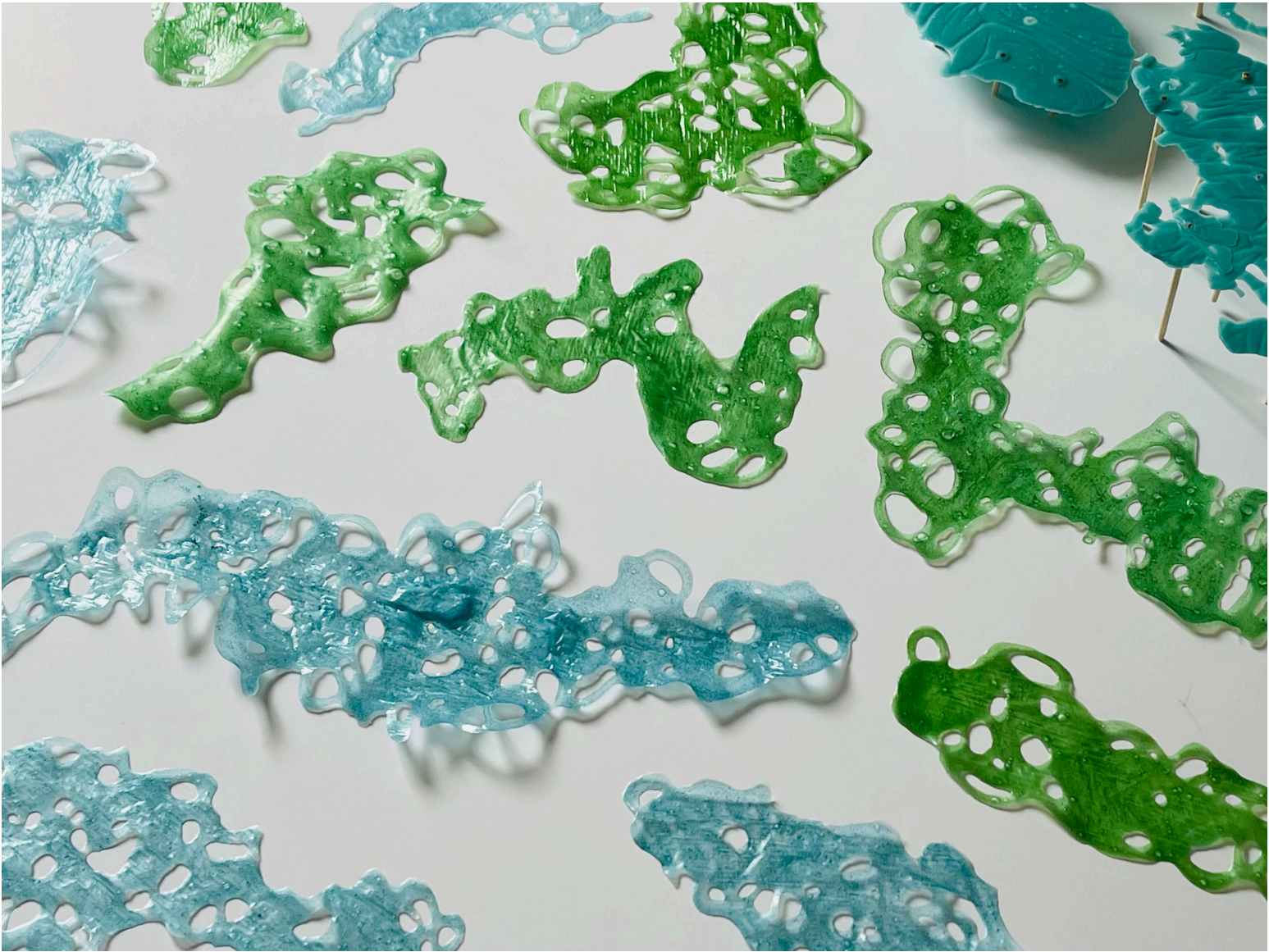
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

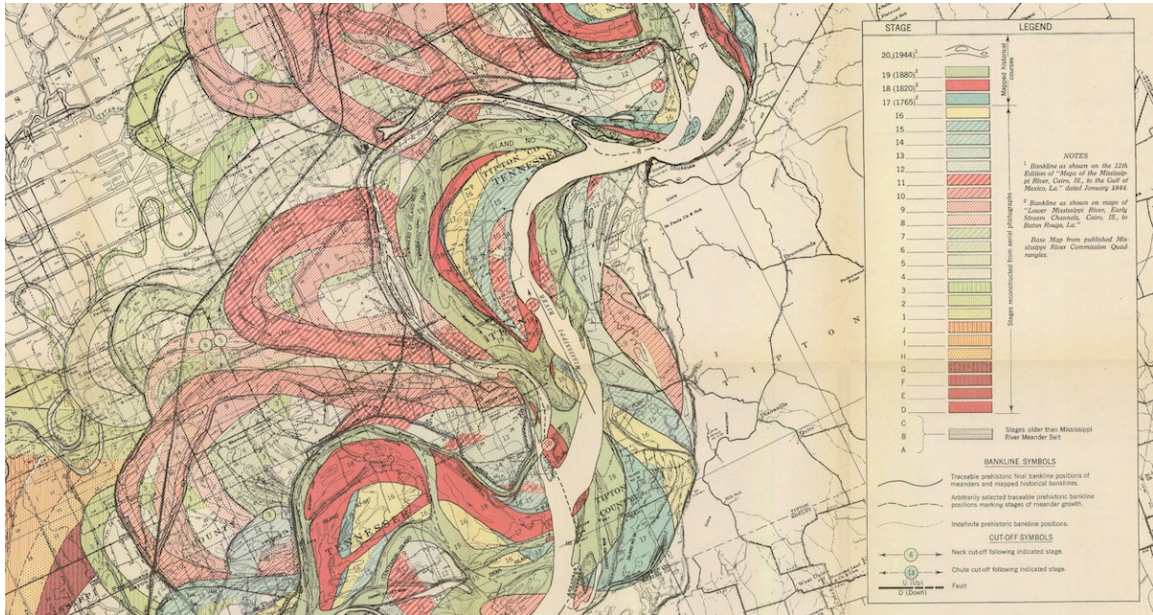


i/thee is a family and friends design
collaborative with projects around the world.
Our designs celebrate the co-sentience of
everything in the environment; living and
non-living; past and present;
I and thee.



Puddle Pavilions

The concept envisions a trio of sculptural forms harmoniously integrated along Mud Creek and the existing footpath. Utilizing cast resin panels and earth-cast concrete elements, these structures manifest as a bench, a table, and a canopy. Each of the three forms serve both as functional installations and aesthetic expressions, grounding visitors in the environment. The ethereal cast resin canopies hover above earth-cast concrete seating structures - resembling a solidified river frozen in time. The project, with its poetic approach, not only provides practical seating and gathering spaces but also becomes a physical record of ephemeral geological processes, etching the memory of the landscape into the clouds; transcending spatio-temporal limits with its presence.



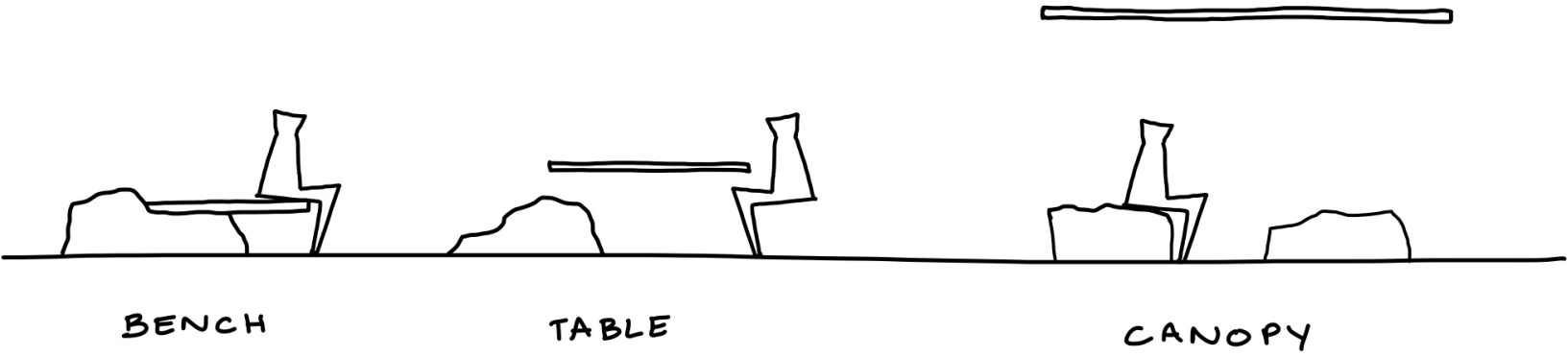
Meander Map of the Mississippi River over 2,000 years

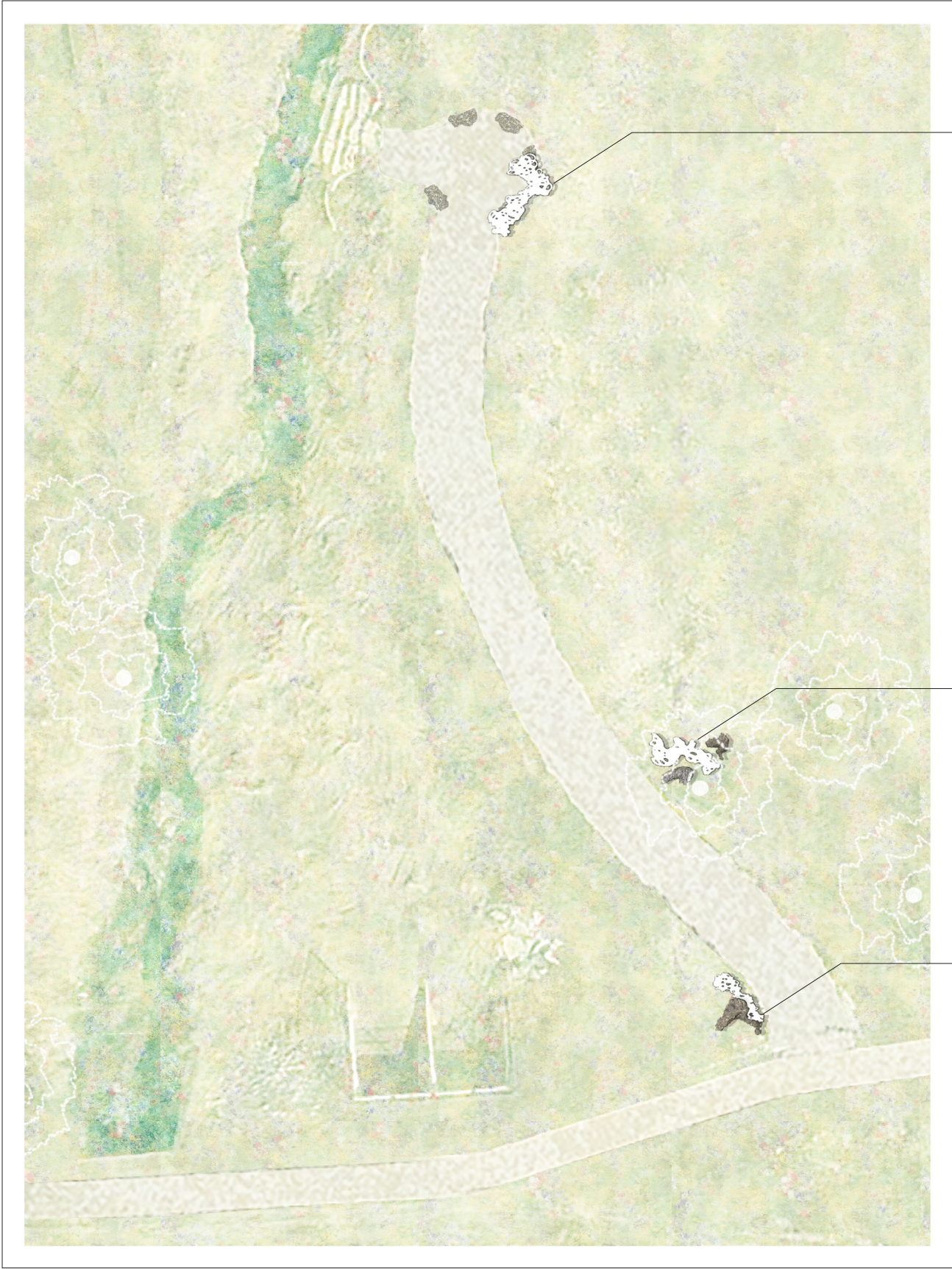


Komorebi (Japanese):
A dance of Light and Shadow



Puddle Pavilion
An elevated creek floating above the ground,
choreographing Shadow's dance.

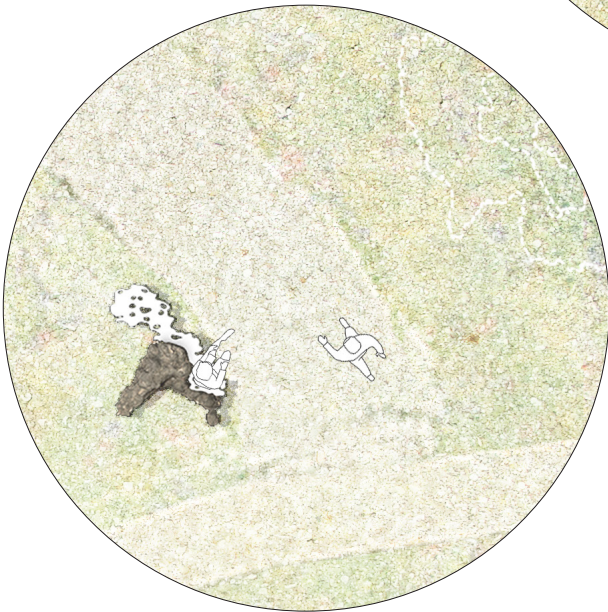
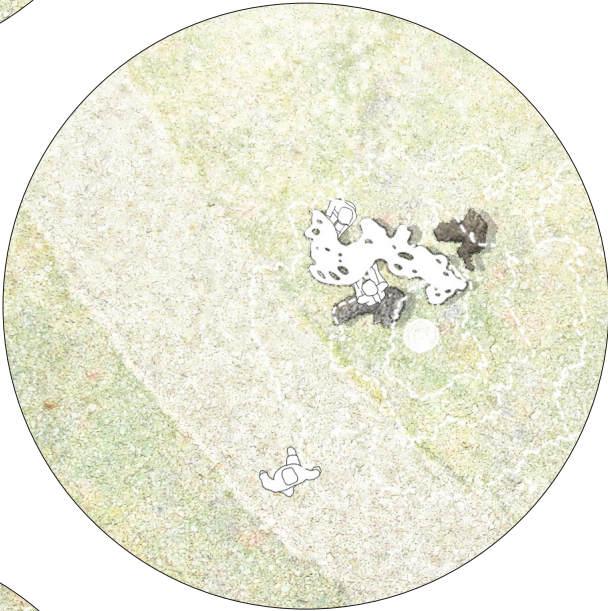
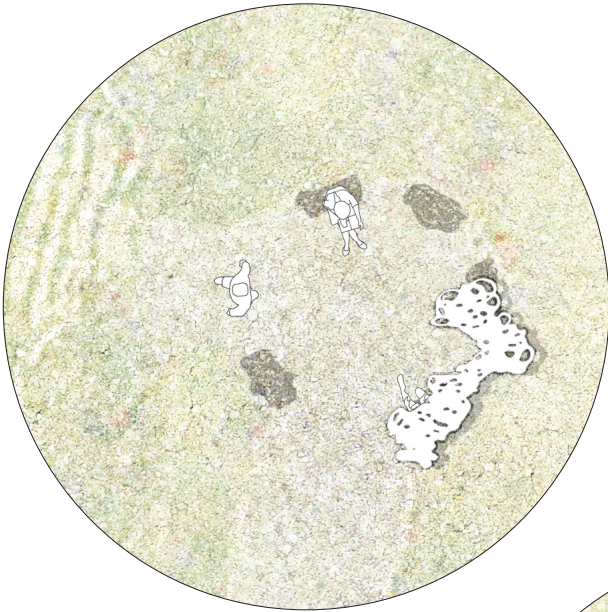




canopy

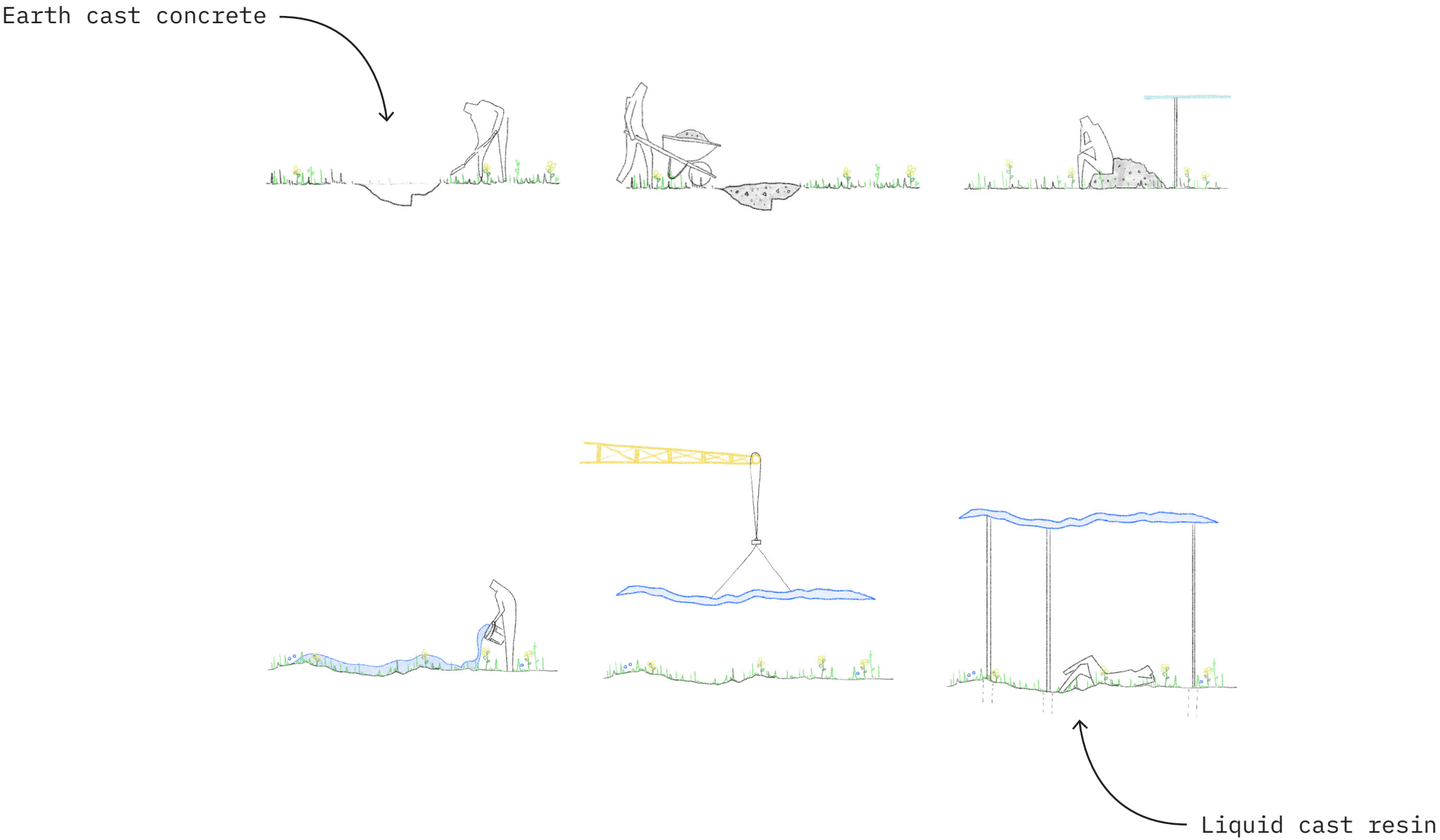
table

bench

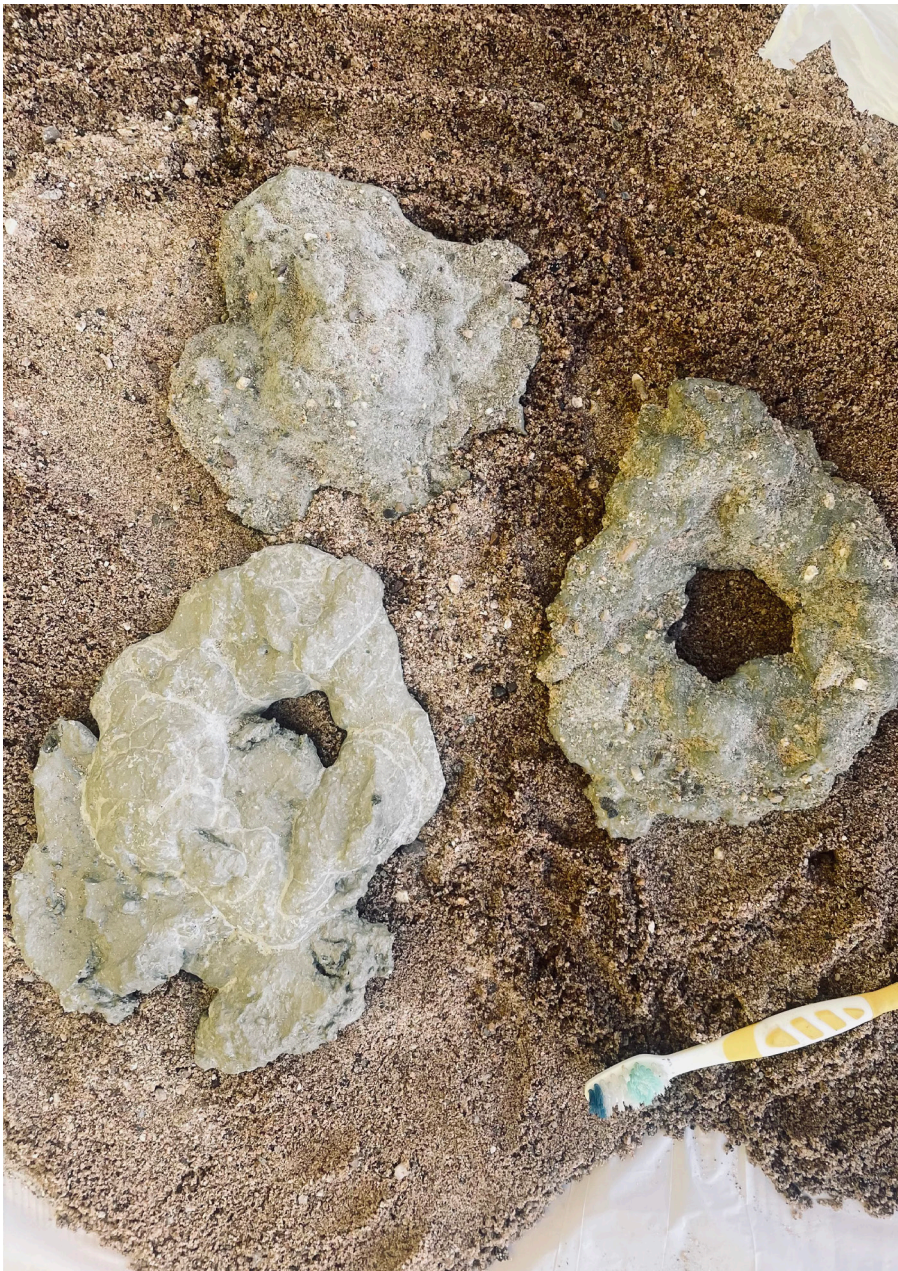




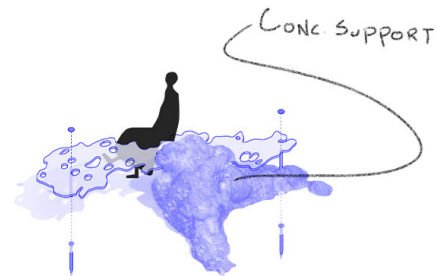
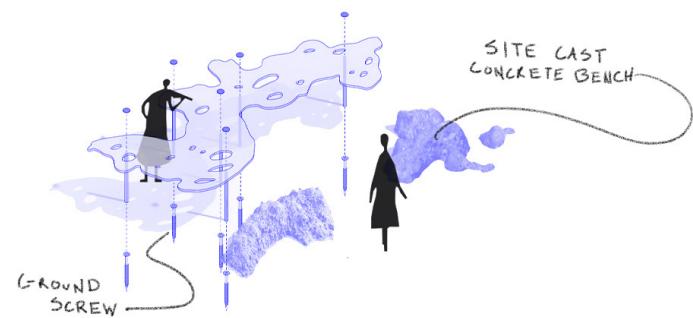
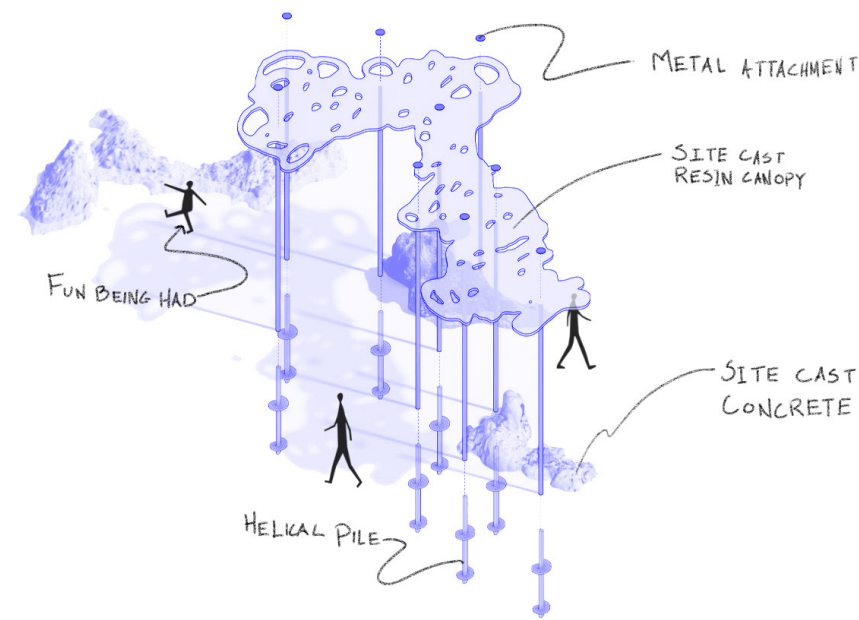




Liquid Cast Bio-Resin



Earth Cast Concrete



Budget & Material

Eath Cast Concrete	
Estimated concrete:	\$2,400
Estimated rebar:	\$500
Fabrication & install:	\$2,500
Site Cast Resin	
Cast bio-urethane:	\$10,000
Fabrication & install:	\$3,000
Hollow section tubes:	\$5,000
Foundation	
Helical pile:	\$10,000
Ground screw:	\$1,000
Hardware:	\$1,000
Install:	\$4,000
Equipment:	\$1,500
Transportation:	\$1,800
Accommodations:	\$2,000
Design fee:	\$5,000
Total	\$49,700

Thanks

Application: City of Bondurant

Tiffany Luing - tluing@cityofbondurant.com
Bravo/ICON Water Trails Public Art Grant

Summary

ID: GC24-00000000006
Last submitted: Apr 2 2024 03:45 PM (CDT)

GC24 Bravo/ICON PAG Agreement

Incomplete

GC24 Bravo/ICON Public Art Grant Agreement

This GC24 Bravo/ICON Public Art Grant (PAG) Agreement must be signed and fully submitted by 3:00 on August 5, 2024. Failure to execute the Agreement by this date may result in forfeiture of the grant award.

RECIPIENT

Bondurant

PROJECT TITLE

Puddle Pavilions at Eagle Park

GRANT AWARD

\$24,850

FUNDING TERM

July 1, 2024 - June 30, 2025

PROJECT COMPLETION TERM

July 1, 2024 - June 30, 2026

Failure to adhere to the terms herein may result in forfeiture of the grant award and may impact the eligibility of Bondurant (“Recipient”) for future funding from Bravo Greater Des Moines (“Bravo”).

Section 1 – ELIGIBILITY

Recipient represents and warrants that it is in good standing with Bravo and is a municipality with a current 28E Agreement with Bravo and ICON. An organization is in good standing with Bravo if it:

- Fully and completely meets all requirements in this Agreement;
 - Accurately represents its project and its activities in all documents submitted to Bravo. This includes, but is not limited to grant application, final reports, mid-year evaluations (if applicable), financial reports and any other information requested by Bravo;
 - Continues to meet the grant eligibility criteria;
 - Submits grant information, documents and reports on or before the due date
-

Section 2 – FUNDING

2.1 Funding Source The source of funding for the Bravo/ICON PAG Program is Bravo's local government partners, the cities of Altoona, Ankeny, Bondurant, Carlisle, Clive, Des Moines, Grimes, Indianola, Johnston, Norwalk, Pleasant Hill, Polk City, Urbandale, Waukee, West Des Moines and Windsor Heights and Polk County pursuant to 28E Agreements.

2.2 Receipt of Funds All payments under this Agreement are subject to the possession by Bravo of enough funds for the GC24 Bravo/ICON PAG Program. Any termination, reduction or delay of funds from Bravo's local government partners to Bravo may, in Bravo's sole discretion, result in the termination, reduction or delay of Bravo/ICON PAG funds to Recipient and/or termination of this Agreement.

2.3 Use of Funds Recipient hereby agrees that grant funding will be used within the funding term and for the awarded Project as described in the original application for funding or, if applicable, as described in the grant award notification provided to Recipient by Bravo. All grant funds not expended in a manner agreed to by Recipient and Bravo may result in the return of funds to Bravo. The project must be completed within the project completion term outlined above.

2.4 Cost Variation In the event that the actual project cost is less than the Total Project Cost amount specified in this Agreement, the Grant award may be reduced by the same ratio as the difference between the actual costs and the Total Project Cost specified in this Agreement divided by the Total Project Cost. Any Grant funds disbursed in excess of the reduced amount may need to be returned to Bravo.

Example: If the total amount spent to complete the Project is less than the Total Project Cost specified in this Agreement, Bravo shall calculate the amount of Grant funds to be returned as follows:

1. The actual amount spent on the project within the Funding Term is subtracted from the Total Project Cost specified in the Agreement to determine the change in the Project cost.
2. The change in the Project cost is divided by the Total Project Cost specified in the Agreement.
3. This percentage is multiplied by the original Grant Award.
4. The product is the amount of the Grant Award that Recipient must return to Bravo.

2.5 Prior Costs Grant funds may not be used to pay for expenditures made or costs incurred outside the dates of the Funding Term.

2.6 Disbursement of Funds Full payment of Grant funds will be made upon execution of this Agreement.

Section 3 – REPORTS

Upon the request of Bravo, Recipient shall prepare and submit reports as specified below. Additional progress reporting may be required during the duration of this Agreement.

1. Midterm Report shall be provided by January 15, 2025.
 2. Final Report shall be provided within 30 days of the project completion OR by July 15, 2026.
-

Section 4 – COVENANTS OF RECIPIENT

4.1 Affirmative Covenants Until the terms of this Agreement are fulfilled, Recipient covenants to Bravo that:

(a) **Notice of Proceedings** Recipient shall promptly notify Bravo of the initiation of any claims, lawsuits, bankruptcy proceedings or other proceedings brought against Recipient that would adversely impact the Project.

(b) **Indemnification** Recipient shall indemnify, defend and hold harmless Bravo and its officers, employees and agents from and against all losses, liabilities, penalties, fines, damages and claims, including but not limited to taxes and all related costs and expenses, including but not limited to reasonable attorneys' fees and disbursements and cost of investigation, litigation, settlement, judgments, interests and penalties arising from or in connection with the following:

1. Any claim, demand, action, citation or legal proceeding arising out of or resulting from the Project;
2. Any claim, demand, action, citation or legal proceeding arising out of or resulting from a breach by Recipient of any representation or warranty made by Recipient in this Agreement;
3. Any claim, demand, action, citation or legal proceeding arising out of or related to occurrences that Recipient is required to insure against as provided for in this Agreement; and
4. Any claim, demand, action, citation or legal proceeding that results from an act or omission of Recipient or any of its agents in its capacity as an employer of a person.

4.2 Negative Covenants Throughout the Funding Term of this Agreement, Recipient shall not, without prior written disclosure to Bravo and prior written consent of Bravo:

(a) **Recipient's Interest** Assign, waive or transfer any of Recipient's rights, powers, duties or obligations under this Agreement.

(b) **Property/Collateral** Sell, transfer, convey, assign, encumber or otherwise dispose of any of the real property for the Project.

(c) **Restrictions** Place or permit any restrictions, covenants or any similar limitations on the real property for the Project.

(d) **Removal of Project Property** Remove from the Project site all or any part of the Project property.

(e) **Recipient Operation** Materially change the scope or use of the Project or the nature of the business and activities being conducted or proposed to be conducted by Recipient as described in Recipient's application, unless the change is approved in writing by Bravo. Bravo shall determine the materiality of the change.

Section 5 – DEFAULT; REMEDIES & TERMINATION

5.1 Notice of Event(s) of Default Recipient shall promptly notify Bravo upon becoming aware of an actual or imminent Event of Default by Recipient.

5.2 Events of Default Each of the following shall constitute an Event of Default under this Agreement:

(a) **Material Misrepresentation** Any representation, warranty or statement made or furnished to Bravo by, or on behalf of, Recipient in connection with this Agreement to induce Bravo to make a Grant to Recipient shall be determined by Bravo to be incorrect, false, misleading or erroneous in any material respect when made or furnished.

(b) **Noncompliance** Recipient fails to comply with any of the terms contained in this Agreement or documents executed pursuant to this Agreement.

(c) **Recipient Changes** A material change in Recipient's eligibility, as defined in Section 1, that occurs without prior written disclosure to Bravo.

(d) **Misspending** Recipient expends Grant funds for purposes not described in the GC23 Public Art Grant Application as approved by Bravo.

(e) **Insolvency or Bankruptcy** Recipient becomes insolvent or bankrupt, or admits in writing its inability to pay its debts as they mature, or makes an assignment for the benefit of creditors, or Recipient applies for or consents to the appointment of a trustee or receiver for Recipient or for the major part of its property; or if a trustee or receiver is appointed for Recipient or for all or a substantial part of the assets of Recipient and the order of such appointment is not discharged, vacated or stayed within sixty (60) days after such appointment; or if bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings or other proceedings for relief under any bankruptcy or similar law or laws for the relief of debtors are instituted by or against Recipient and, if instituted against Recipient, are consented to, or, if contested by Recipient, such proceeding is not dismissed by the adverse parties or by an order, decree or judgment within sixty (60) days after such institution.

(f) **Insurance** Loss, theft, damage or destruction of any substantial portion of the Project property occurs for which there is either no insurance coverage or for which, in the opinion of Bravo, there is insufficient insurance coverage.

(g) **Conveyance of Responsibilities** Recipient assigns, waives or transfers any of Recipient's rights, powers, duties or obligations under this Agreement without written permission of Bravo.

(h) **Conveyance of Property** Recipient sells, transfers, conveys, assigns, encumbers or otherwise disposes of any real property of the Project without written permission of Bravo.

5.3 Notice of Default Bravo shall issue a written notice of default providing therein a thirty (30) day period during which Recipient shall have an opportunity to cure. Notwithstanding this Section 5.3, if Bravo determines cure is not possible or feasible, Bravo may immediately deem Recipient in default without prior written notice or opportunity to cure.

5.4 Remedies Upon Default Upon the occurrence of any Event of Default, Bravo shall have the right to terminate this Agreement and to require immediate repayment of the full amount of funds disbursed to Recipient under this Agreement without presentment, demand, protest, notice of protest, notice of intention to accelerate or other notice of any kind, all of which are expressly waived by Recipient.

5.5 Termination for Convenience In addition to termination due to an Event of Default or no allocation of PAG funds, this Agreement may be terminated in whole, or in part, when Bravo and Recipient agree that continuation would not produce beneficial results commensurate with the future disbursement of funds.

5.6 Procedure Upon Termination If this Agreement is terminated, Bravo may, in its sole discretion, allow reimbursement for costs expended up to the date of termination as determined by Bravo. Recipient shall return to Bravo all unencumbered Grant funds within one week of receipt of Notice of Termination.

Section 6 – MODIFICATION

This Agreement may only be amended through written prior approval of Bravo. Examples of situations where amendments are required include, but not limited to, extensions for completion of Project activities and changes to the Project including alternation of approved activities or inclusion of new activities. If the proposed amendment substantially alters the circumstances under which the Project funding was originally approved or if it is not in alignment with and does not uphold the investment priorities of Bravo, grant funds may need to be returned.

Section 7 – RECOGNITION

Recipient shall permanently recognize Bravo and ICON in its donor acknowledgment for the financial contribution to the Project.

SIGNATURE

Authorized Representative



Date

(No response)



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

Item No. 5.I.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution accepting the Bravo Greater Des Moines Public Art Grant Agreement for funding to assist with installing the Garden project at the ARTocka Trail Loop

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: In March 2024 the Bondurant City Council approved a resolution of endorsement for the City of Bondurant's grant application to the Bravo Greater Des Moines Public Art Grant Program for funding to assist with installing the Garden project at the ARTocka Trail Loop. The City is thrilled to be the recipient of \$50,000 under this grant program.

Implementation of the Garden project is consistent with Opportunity 2A of the Art, Culture, & Wayfinding Master Plan, which reads: add a series of art installations to the ARTocka Trail Loop.

The Garden installation will be the second of five proposed art projects at the ARTocka Trail Loop. Each installation represents a "room" at the trail loop to better activate the entire lake. The first project, being constructed in Summer 2024, will be the Dining Room, which will create creative communal seating along the trail loop. The Garden will look to extend the shoreline of Lake Petocka by creating a meandering dock with floating gardens and a kayak launch. In addition to this \$50,000 in grant funding through Bravo Greater Des Moines, the City has also received \$20,000 through AARP to help implement this project. A preliminary concept of the Garden is shown below and is still in the process of being refined by the artist group I/Thee. It is anticipated the overall project budget for the Garden will be approximately \$250,000.

Preliminary Concept - The Garden

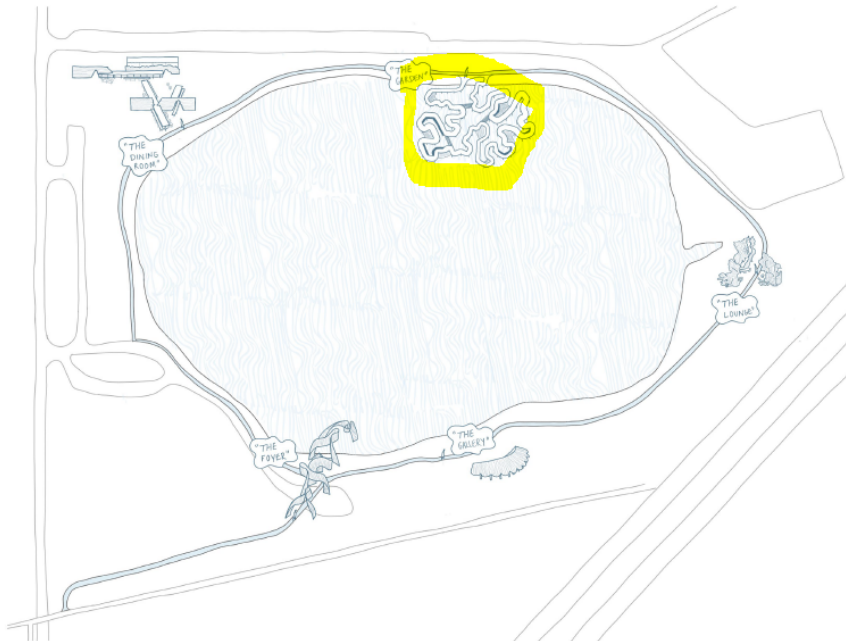


The Garden

The garden is a fractal shaped boardwalk that meanders through a series of sculpted floating gardens. The installation is designed using a differential growth algorithm that mimics undulating forms found in nature, combining traditions of land art and parametric design to create an experiential work of art. Here, the design triples the 77 foot segment of shoreline into a nearly 250-foot boardwalk, allowing local residents to take greater advantage of Lake Petocka. The Garden creates a more dynamic experience of the water's edge through the series of the floating gardens that weave between a boardwalk and float out into the lake. The boardwalk provides new amenities in the form of seating, a kayak launch, and a fishing outpost for the community.

ARTocka Trail Loop - Dining Room Location

ARTOCKA ART TRAIL MASTER PLAN



FUNDING SOURCE:

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-146
2. Bravo Art Grant Agreement

CITY OF BONDURANT
RESOLUTION NO. 240701-146

RESOLUTION ACCEPTING THE BRAVO GREATER DES MOINES PUBLIC ART
GRANT AGREEMENT FOR FUNDING TO ASSIST WITH INSTALLING THE GARDEN
AT THE ARTOCKA TRAIL LOOP

WHEREAS the City of Bondurant has been notified it will receive \$50,000 in grant funding through the Bravo Greater Des Moines Public Art Grant Program for funding to assist with installing the Garden concept by I/Thee at the ARTocka Trail Loop; AND

WHEREAS this project is consistent with Opportunity 2B of the Art, Culture, & Wayfinding Master Plan; AND

WHEREAS it is anticipated this project will be installed in 2025; AND

WHEREAS Bravo Greater Des Moines requests that the City return an executed grant agreement by August 5; AND

WHEREAS the Parks & Recreation Board voted on recommended approval of the I/Thee ARTocka Trail Loop concept during the Art, Culture, & Wayfinding Master Plan creation and adoption process.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Bravo Greater Des Moines Public Art Grant Agreement for the Garden project is hereby approved, and staff is authorized to sign the agreement

Passed this 1st day of July 2024,

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				

Application: City of Bondurant

Tiffany Luing - tluing@cityofbondurant.com
Public Art Grant

Summary

ID: GC24-00000000019
Last submitted: Mar 26 2024 09:49 AM (CDT)

GC24 PAG Agreement

Incomplete

GC24 Public Art Grant Agreement

This GC24 Public Art Grant (PAG) Agreement must be signed and fully submitted by 3:00 on August 5, 2024. Failure to execute the Agreement by this date may result in forfeiture of the grant award.

RECIPIENT

Bondurant

PROJECT TITLE

The Garden

GRANT AWARD

\$50,000

FUNDING TERM

July 1, 2024 - June 30, 2025

PROJECT COMPLETION TERM

July 1, 2024 - June 30, 2026

Failure to adhere to the terms herein may result in forfeiture of the grant award and may impact the eligibility of Bondurant ("Recipient") for future funding from Bravo Greater Des Moines ("Bravo").

Section 1 – ELIGIBILITY

Recipient represents and warrants that it is in good standing with Bravo and is a municipality with a current 28E Agreement with Bravo. An organization is in good standing with Bravo if it:

- Fully and completely meets all requirements in this Agreement;
 - Accurately represents its project and its activities in all documents submitted to Bravo. This includes, but is not limited to grant application, final reports, mid-year evaluations (if applicable), financial reports and any other information requested by Bravo;
 - Continues to meet the grant eligibility criteria;
 - Submits grant information, documents and reports on or before the due date
-

Section 2 – FUNDING

2.1 Funding Source The source of funding for the PAG Program is Bravo's local government partners, the cities of Altoona, Ankeny, Bondurant, Carlisle, Clive, Des Moines, Grimes, Indianola, Johnston, Norwalk, Pleasant Hill, Polk City, Urbandale, Waukee, West Des Moines and Windsor Heights and Polk County pursuant to 28E Agreements.

2.2 Receipt of Funds All payments under this Agreement are subject to the possession by Bravo of enough funds for the GC24 PAG Program. Any termination, reduction or delay of funds from Bravo's local government partners to Bravo may, in Bravo's sole discretion, result in the termination, reduction or delay of PAG funds to Recipient and/or termination of this Agreement.

2.3 Use of Funds Recipient hereby agrees that grant funding will be used within the funding term and for the awarded Project as described in the original application for funding or, if applicable, as described in the grant award notification provided to Recipient by Bravo. All grant funds not expended in a manner agreed to by Recipient and Bravo may result in the return of funds to Bravo. The project must be completed within the project completion term outlined above.

2.4 Cost Variation In the event that the actual project cost is less than the Total Project Cost amount specified in this Agreement, the Grant award may be reduced by the same ratio as the difference between the actual costs and the Total Project Cost specified in this Agreement divided by the Total Project Cost. Any Grant funds disbursed in excess of the reduced amount may need to be returned to Bravo.

Example: If the total amount spent to complete the Project is less than the Total Project Cost specified in this Agreement, Bravo shall calculate the amount of Grant funds to be returned as follows:

1. The actual amount spent on the project within the Funding Term is subtracted from the Total Project Cost specified in the Agreement to determine the change in the Project cost.
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2.6 Disbursement of Funds Full payment of Grant funds will be made upon execution of this Agreement.

Section 3 – REPORTS

Recipient shall prepare and submit reports as specified below in the form and content specified by Bravo. Upon the request of Bravo, additional progress reporting may be required during the duration of this Agreement.

1. Midterm Report shall be provided by January 15, 2025.
 2. Final Report shall be provided within 30 days of the project completion OR by July 15, 2026.
-

Section 4 – COVENANTS OF RECIPIENT

4.1 Affirmative Covenants Until the terms of this Agreement are fulfilled, Recipient covenants to Bravo that:

(a) **Notice of Proceedings** Recipient shall promptly notify Bravo of the initiation of any claims, lawsuits, bankruptcy proceedings or other proceedings brought against Recipient that would adversely impact the Project.

(b) **Indemnification** Recipient shall indemnify, defend and hold harmless Bravo and its officers, employees and agents from and against all losses, liabilities, penalties, fines, damages and claims, including but not limited to taxes and all related costs and expenses, including but not limited to reasonable attorneys' fees and disbursements and cost of investigation, litigation, settlement, judgments, interests and penalties arising from or in connection with the following:

1. Any claim, demand, action, citation or legal proceeding arising out of or resulting from the Project;
2. Any claim, demand, action, citation or legal proceeding arising out of or resulting from a breach by Recipient of any representation or warranty made by Recipient in this Agreement;
3. Any claim, demand, action, citation or legal proceeding arising out of or related to occurrences that Recipient is required to insure against as provided for in this Agreement; and
4. Any claim, demand, action, citation or legal proceeding that results from an act or omission of Recipient or any of its agents in its capacity as an employer of a person.

4.2 Negative Covenants Throughout the Funding Term of this Agreement, Recipient shall not, without prior written disclosure to Bravo and prior written consent of Bravo:

(a) **Recipient's Interest** Assign, waive or transfer any of Recipient's rights, powers, duties or obligations under this Agreement.

(b) **Property/Collateral** Sell, transfer, convey, assign, encumber or otherwise dispose of any of the real property for the Project.

(c) **Restrictions** Place or permit any restrictions, covenants or any similar limitations on the real property for the Project.

(d) **Removal of Project Property** Remove from the Project site all or any part of the Project property.

(e) **Recipient Operation** Materially change the scope or use of the Project or the nature of the business and activities being conducted or proposed to be conducted by Recipient as described in Recipient's application, unless the change is approved in writing by Bravo. Bravo shall determine the materiality of the change.

Section 5 – DEFAULT; REMEDIES & TERMINATION

5.1 Notice of Event(s) of Default Recipient shall promptly notify Bravo upon becoming aware of an actual or imminent Event of Default by Recipient.

5.2 Events of Default Each of the following shall constitute an Event of Default under this Agreement:

(a) **Material Misrepresentation** Any representation, warranty or statement made or furnished to Bravo by, or on behalf of, Recipient in connection with this Agreement to induce Bravo to make a Grant to Recipient shall be determined by Bravo to be incorrect, false, misleading or erroneous in any material respect when made or furnished.

(b) **Noncompliance** Recipient fails to comply with any of the terms contained in this Agreement or documents executed pursuant to this Agreement.

(c) **Recipient Changes** A material change in Recipient's eligibility, as defined in Section 1, that occurs without prior written disclosure to Bravo.

(d) **Misspending** Recipient expends Grant funds for purposes not described in the GC24 Public Art Grant Application as approved by Bravo.

(e) **Insolvency or Bankruptcy** Recipient becomes insolvent or bankrupt, or admits in writing its inability to pay its debts as they mature, or makes an assignment for the benefit of creditors, or Recipient applies for or consents to the appointment of a trustee or receiver for Recipient or for the major part of its property; or if a trustee or receiver is appointed for Recipient or for all or a substantial part of the assets of Recipient and the order of such appointment is not discharged, vacated or stayed within sixty (60) days after such appointment; or if bankruptcy, reorganization, arrangement, insolvency or liquidation proceedings or other proceedings for relief under any bankruptcy or similar law or laws for the relief of debtors are instituted by or against Recipient and, if instituted against Recipient, are consented to, or, if contested by Recipient, such proceeding is not dismissed by the adverse parties or by an order, decree or judgment within sixty (60) days after such institution.

(f) **Insurance** Loss, theft, damage or destruction of any substantial portion of the Project property occurs for which there is either no insurance coverage or for which, in the opinion of Bravo, there is insufficient insurance coverage.

(g) **Conveyance of Responsibilities** Recipient assigns, waives or transfers any of Recipient's rights, powers, duties or obligations under this Agreement without written permission of Bravo.

(h) **Conveyance of Property** Recipient sells, transfers, conveys, assigns, encumbers or otherwise disposes of any real property of the Project without written permission of Bravo.

5.3 Notice of Default Bravo shall issue a written notice of default providing therein a thirty (30) day period during which Recipient shall have an opportunity to cure. Notwithstanding this Section 5.3, if Bravo determines cure is not possible or feasible, Bravo may immediately deem Recipient in default without prior written notice or opportunity to cure.

5.4 Remedies Upon Default Upon the occurrence of any Event of Default, Bravo shall have the right to terminate this Agreement and to require immediate repayment of the full amount of funds disbursed to Recipient under this Agreement without presentment, demand, protest, notice of protest, notice of intention to accelerate or other notice of any kind, all of which are expressly waived by Recipient.

5.5 Termination for Convenience In addition to termination due to an Event of Default or no allocation of PAG funds, this Agreement may be terminated in whole, or in part, when Bravo and Recipient agree that continuation would not produce beneficial results commensurate with the future disbursement of funds.

5.6 Procedure Upon Termination If this Agreement is terminated, Bravo may, in its sole discretion, allow reimbursement for costs expended up to the date of termination as determined by Bravo. Recipient shall return to Bravo all unencumbered Grant funds within one week of receipt of Notice of Termination.

Section 6 – MODIFICATION

This Agreement may only be amended through written prior approval of Bravo. Examples of situations where amendments are required include, but not limited to, extensions for completion of Project activities and changes to the Project including alternation of approved activities or inclusion of new activities. If the proposed amendment substantially alters the circumstances under which the Project funding was originally approved or if it is not in alignment with and does not uphold the investment priorities of Bravo, grant funds may need to be returned.

Section 7 – RECOGNITION

Recipient shall permanently recognize Bravo in its donor acknowledgment for the financial contribution to the Project.

SIGNATURE

Authorized Representative



Date

(No response)



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

Item No. 5.m.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution approving Amendment No. 1 in the amount of \$9,650 to the Shive-Hattery Professional Services Agreement for the 1st Street, SW Parking Improvement Project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution approves Amendment 1 in the amount of \$9,650 to the Shive-Hattery Professional Services Agreement originally approved by City Council in February 2024 for the 1st Street SW public parking project. The original Professional Services Agreement was in the amount of \$17,700. The additional services of Amendment 1 include electrical services and lighting design, additional pavement design for the food truck area and 1st Street SW road section, and the combining this 1st Street SW planset together with the 3rd Street SE parking project.

City Council approved a resolution authorizing construction of the 1st Street SW and 3rd Street SW parking projects during their June 14, 2024 meeting. It is anticipated City Council will consider awarding a contract for constructing of these parking projects during their July 15, 2024 meeting. Together, these two public parking projects will create 31 public parking spaces in downtown Bondurant.

FUNDING SOURCE: TIF/LOSST/Grant

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-147

CITY OF BONDURANT
RESOLUTION NO. 240701-147

RESOLUTION APPROVING AMENDMENT NO. 1 TO THE PROFESSIONAL
SERVICES AGREEMENT WITH SHIVE-HATTERY IN THE AMOUNT OF \$9,650 FOR
ADDITIONAL WORK ASSOCIATED WITH THE 1ST STREET SW DOWNTOWN
PARKING PROJECT

WHEREAS in February 2024 City Council approved a Professional Service Agreement with Shive-Hattery in the amount of \$17,700 for design work associated with the 1st Street, SW Public Parking Project; AND

WHEREAS Amendment No. 1 to this Professional Services Agreement, in the amount of an additional \$9,650, includes the following additional scope of work not originally included in the agreement: electrical and lighting design, design work associated with work not in original scope related to the food truck pavement pad and 1st Street, SW panel reconstruction, and for combining this plan set with the 3rd Street SE parking project; AND

WHEREAS, Policy 15C of the Building Bondurant Comprehensive Plan reads: Increase opportunities for additional on-street parking; AND

WHEREAS, in order to address Policy 15C, the City of Bondurant has been awarded \$20,000 from a Prairie Meadows grant (via Bondurant Development Inc.) to construct additional downtown-area public parking; AND

WHEREAS, the 1st Street, SW right-of-way west of Grant Street, South has been identified as an area where additional on-street parking can be established; AND

WHEREAS 16 new parking spaces in the 1st Street, SW right-of-way west of Grant Street South will be created as a result of this project; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that Amendment No. 1 to the 1st Street, SW Professional Services Agreement with Shive-Hattery in the amount of \$9,650 in hereby approved, pending review of legal counsel.

Passed this 1st day of July 2024,

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. 5.n.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider adopting the Parks, Trails, & Greenways Master Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Katie Klus, Communication & Events Coordinator
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: The attached resolution affixes a date for a public hearing on July 15, 2024 to consider adopting the Parks, Trails, & Greenways Master Plan. The Parks & Recreation Board voted to recommend adoption of this plan during their June 20, 2024 meeting.

The plan, created in partnership with the University of Iowa's Iowa Initiative for Sustainable Communities (IISC) Program, considers both recent parks/trails/greenways enhancements within the community and opportunities where additional parks/trails/greenways improvements can be made to better meet the growing needs of the community. The original Parks, Trails, & Greenways Master Plan was completed in 2013 when Bondurant's population was around 4,000 residents, contrasting with the current estimated population of approximately 10,000 people.

Community engagement was an important factor as part of the Parks, Trails, & Greenways Master Plan update process. Throughout the eight-month planning phase, the public had multiple opportunities to offer input via platforms such as surveys, event booths, and stakeholder discussions. This public feedback was utilized by the students when crating the plan's recommendations.

The vision statement included as part of the Parks, Trails, & Greenways Master Plan is: Bondurant champions accessible recreation, safe pathways for multi-modal transportation, and a shared sense of belonging for generations to come.

The four overarching goals of the Parks, Trails, & Greenways Master Plan that relate back to the vision statement include:

1. Goal 1 - Implement practical strategies to promote Bondurant's status as a regional leader in parks, trails, and greenways development.
2. Goal 2 - Develop a comprehensive network of interconnected parks, trails, and greenways that meet the needs of all residents.
3. Goal 3 - Preserve Bondurant's "hometown feel" through proactive planning for smart growth.
4. Goal 4 - Enhance Bondurant's natural landscape to provide an enjoyable aesthetic experience for all residents and preserve environmental sustainability.

The Implementation Table on Page 76 of the plan factors in the vision statement and overarching goals when listing recommended short-term, medium-term, and long-term projects and ongoing initiatives.

The Parks, Trails, & Greenways Master Plan includes several park concepts to facilitate implementation efforts at several existing undeveloped parks in Bondurant, including Sankey Summit Park, Harvest Meadows Park, Featherstone Park, Bluejay Landing Park, District Corridor Park, and Meadow Brook Park.

The Parks, Trails, & Greenways Master Plan complements other recently-adopted plans of the community, including the Art, Culture, & Wayfinding Master Plan, the Central District Stormwater Improvements Master Plan, the Civic Campus Master Plan, the City Park Master Plan, the Eagle Park Master Plan, and the Building Bondurant Comprehensive Plan.

FUNDING SOURCE: Grants/GO/TIF/Stormwater

STAFF RECOMMENDATION: Staff recommends that the Parks & Recreation Board recommend approval to City Council for adoption of the Parks, Trails, & Greenways Master Plan.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-148
2. FINAL Parks, Trails, & Greenways Master Plan

CITY OF BONDURANT
RESOLUTION NO. 240701-148

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING TO CONSIDER
ADOPTING THE PARKS, TRAILS, & GREENWAYS MASTER PLAN

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to adopt the Parks, Trails, & Greenways Master Plan.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 15th day of July, 2024 at 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed adoption of the Parks, Trails, & Greenways Master Plan.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 1st day of July, 2024.

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				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on July 15, 2024, in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear public comments on the proposed adoption of the Parks, Trails, & Greenways Master Plan. All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



Bondurant Parks, Trails, and Greenways Master Plan 2024

Melanie Comer Kenna Bell Farnaz Fatahi-Moghadam Maddie Stoen Benjamin Whisnant

Acknowledgments

The Parks, Trails, and Greenways Master Plan Update team with the University of Iowa School of Planning and Public Affairs would like to thank the following groups and individuals for their guidance throughout this project. Their expertise helped tremendously in the creation and development of this master plan update.

The City of Bondurant, Iowa

Maggie Murray; *Planning and Community Development Director*
Isaac Pezley; *City Planner*
Marketa Oliver, *City Administrator*
Bondurant Parks and Recreation Board

Iowa Initiative for Sustainable Communities

Travis Kraus; *IISC Director and Faculty Advisor*
Jennifer New; *Community Engagement Specialist*

The University of Iowa

Scott Spak; *Faculty Advisor*

The City of Newton, Iowa

Brian Dunkelberger; *City Planner and Alumnus Mentor*



Executive Summary

When you ask someone to describe Bondurant, the term “hometown feel” inevitably comes up in the first few sentences; walking through the vibrant farmers’ market or running into friends on the Chichaqua Trail confirms this to be true. This sense of belonging remains strong even through Bondurant’s unprecedented population growth and new development – a feat likely impossible without the City’s ongoing commitment to creating new opportunities for residents to connect with their environment and to each other.

Parks, trails, and greenways are an integral component of Bondurant’s identity and smart growth. Among many benefits outlined in this plan, they offer spaces to gather, recreate, commute, and enjoy the outdoors. Building from past and concurrent plans, this 2024 Parks, Trails, and Greenways Master Plan update serves as a guide to further develop a comprehensive network that meets the needs of all residents. This plan centers resident engagement to recommend community-specific strategies that promote accessible recreation, environmental stewardship, safe pathways for multi-modal transportation, and a shared sense of belonging for generations to come.

Introduction

In partnership with the Iowa Initiative for Sustainable Communities (IISC), four graduate students from the University of Iowa’s School of Planning and Public Affairs created this Parks, Trails, and Greenways (PTG) Master Plan update for the City of Bondurant in the academic year 2023-2024. Bondurant partnered with IISC to create a document that encompassed innovative strategies to improve and plan for the future of the PTG system.

The City of Bondurant faces a unique situation that presents exciting possibilities for PTG planning. Bondurant’s population has grown 90.8% between 2010 and 2020 and continues to expand, which brings various opportunities for its provision of sufficient parks and recreation amenities. With an increasing population comes an increasing need for accessible green space within the city boundaries, which can be achieved through intentional planning for sustainable development.

While Bondurant’s most recent PTG plan was created in 2013, numerous individual parks plans -- such as the Eagle Park Master Plan, the City Park Master Plan, the Art, Culture, and Wayfinding Master Plan, and the Central District Stormwater Master Plan – have added to PTG planning and development in recent years. Additionally, after Bondurant was redesignated as an Iowa Great Place in 2022, the City partnered with the Bondurant Community Foundation to develop updated goals and objectives for the PTG system. This plan builds from those existing frameworks, centering feedback from community members and other stakeholders in the process.



Figure 1. Photo of the Parks, Trails, and Greenways Master Plan update group.

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INTRODUCTION

THE PLAN

GUIDING PRINCIPLES

VISION STATEMENT

GOALS AND OBJECTIVES

HISTORY

DEMOGRAPHICS

The Plan

The 2024 Parks, Trails, and Greenways Master Plan begins with an overview of the plan’s guiding vision, goals, and objectives. This leads into a summary of the historical, demographic, and financial background needed to understand the long-term context of Bondurant’s PTG development.

Next, the community engagement section explains the many initiatives used to ensure this plan reflects the unique needs and perspectives of Bondurant residents. These engagement efforts – including stakeholder analyses, community surveys, interviews, and outreach events – are used to enrich the plan’s narrative, inspire park and wayfinding concepts, and serve as a basis for recommended community engagement during future PTG development. Direct quotes from Bondurant residents are also highlighted throughout each section.

Existing and proposed PTG projects are then mapped and outlined. By mapping existing conditions and proposed PTG development, this plan helps ensure practical, accessible, and sustainable allocation of resources over the next five, ten, and fifteen years.

The plan concludes with implementation recommendations for Bondurant’s PTG system, including a revision to the Subdivision Ordinance and a park amenity catalogue divided by cost and priority levels. Among many additional resources, the implementation section provides future land use maps, concept designs for undeveloped parks, wayfinding features, sustainability initiatives, and potential funding and other resources to assist the City with recommended projects.

Finally, evaluation recommendations – separated by process, impact, and outcome – are outlined to help ensure effective decision-making and ongoing community engagement throughout future PTG development. Future recommendations are split into short, medium, and long-term goals that Bondurant can reference to help achieve their ideal PTG system as efficiently as possible.

Guiding Principles

The development of the 2024 Parks, Trails, and Greenways Master Plan builds from the guiding principles identified in the Building Bondurant Comprehensive Plan. These guiding principles were:

- Welcoming Community
- Sustainability + Resiliency
- Mobility + Connectivity
- Neighborhood Development
- Quality of Life
- Arts + Culture
- Parks + Recreation
- Economic Development + Growth

In addition to these guiding principles, this plan includes best practice research on similar parks and recreation master plans. These master plans include:

- Webster City Parks and Recreation Master Plan
- Peosta Forward! Comprehensive Plan and Parks & Trails Master Plan
- City of Overland Park Comprehensive Park System Master Plan
- City of Iowa City Parks Master Plan

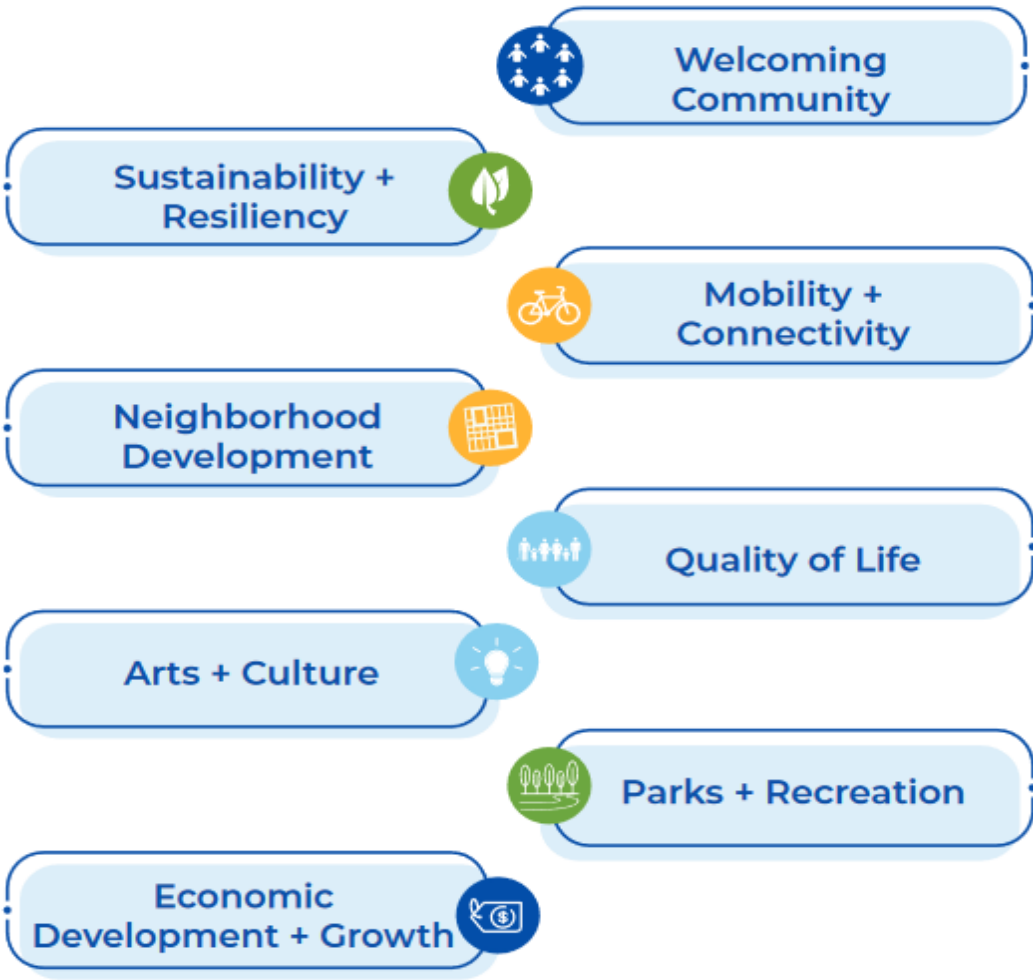


Figure 2. PTG Master Plan Guiding Principles

Vision Statement

Bondurant champions accessible recreation, environmental stewardship, safe pathways for multi-modal transportation, and a shared sense of belonging for generations to come.

Goals and Objectives



GOAL 1: IMPLEMENT PRACTICAL STRATEGIES TO PROMOTE BONDURANT'S STATUS AS A REGIONAL LEADER IN PARKS, TRAILS, AND GREENWAYS DEVELOPMENT

Objectives:

- Prioritize development and maintenance of existing Parks, Trails, and Greenways
- Expand awareness of Bondurant's Parks, Trails, and Greenways system among current residents of the Des Moines metro

GOAL 2: DEVELOP A COMPREHENSIVE NETWORK OF INTERCONNECTED PARKS, TRAILS, AND GREENWAYS THAT MEETS THE NEEDS OF ALL RESIDENTS

Objectives:

- Provide safe and efficient routes for pedestrians, cyclists, and other non-motorized transportation that connects all areas of the city
- Expand trails and greenways through natural, residential, and business areas to decrease commutes along state highways and create safe routes for bicyclists and pedestrians
- Ensure that parks, trails, and greenways are accessible and desirable
- Improve creative wayfinding infrastructure to increase knowledge of routes, facilities, and amenities



GOAL 3: PRESERVE BONDURANT'S "HOMETOWN FEEL" THROUGH PROACTIVE PLANNING FOR SMART GROWTH

Objectives:

- Use the PTG system as a creative storytelling tool to improve residents' connection to place
- Develop programming and marketing designed to facilitate community events for residents of all ages and abilities
- Develop neighborhood "themes" designed by and for their residents to sustain a sense of community as the city grows

GOAL 4: ENHANCE BONDURANT'S NATURAL LANDSCAPE TO PROVIDE AN ENJOYABLE AESTHETIC EXPERIENCE FOR ALL RESIDENTS AND PRESERVE ENVIRONMENTAL SUSTAINABILITY

Objectives:

- Center neighborhood-based programming such as tree plantings, prairie restoration, and community gardens designed to build community and conserve natural landscape
- Identify existing and potential greenways such as converted alleyways, empty parcels, parks, and trails



History

*In a plan focused on land use, it is crucial to acknowledge that Bondurant holds historical significance as the ancestral territory of the Ioway, Sauk, and Meskwaki tribes, who have an enduring connection to this land. Over 3,000 Native Iowans live in Polk County today.*¹

Following the forced displacement of the Sac and Fox Tribe of the Meskwaki Nation from Iowa to Kansas and Nebraska, Polk County was established in 1846.¹ Just over a decade later, Alexander C. Bondurant moved from Illinois to Iowa to expand his land ownership.² Alexander purchased 320 acres of land northeast of the Des Moines City Center before donating 30 acres of his own farmland to construct a new church. In 1884, Alexander officially founded the town of Bondurant, making room for just under 300 residents to call it their home. Alexander constructed the first school in 1885, drawing more residents to the town.

Much of Bondurant’s success is based on Alexander’s vision for future growth. In 1892 -- during the height of the expansion of the Chicago Great Western Railway -- Alexander donated land to the railroad company. In return, the company created a rail station and named it Bondurant.² After donating another forty-four acres of land for prospective business owners to start their companies, Bondurant continued to grow steadily. The town of Bondurant was officially incorporated into Polk County in 1897, and it continues to expand and thrive today.

PTG planning within the City of Bondurant has evolved immensely since the beginning of its incorporation. In 1968, Bondurant’s first Comprehensive Plan was created. In its short section on parks, planners noted that the city’s only park, Park, contained only a children’s playground.³ This plan described the attitudes of residents towards the parks and

recreation system, stating that 50.3% of adults and 60.8% of youths considered the recreational facilities and town entertainment below average or poor. Residents requested amenities such as shuffleboard courts, a swimming pool, horseshoe pits, and ping pong tables. At the time, Bondurant was known for being what some call a “bedroom community,” one where residents live but do not work; 47.6% of residents were employed outside of the city, often commuting to Des Moines for their jobs. The 1968 Comprehensive Plan described their budget as too constrained to create new parks, and that sufficient funding would require attracting additional residents to help boost the tax base.

Thirty-three years later, Bondurant’s second Comprehensive Plan was published. This 2001 Comprehensive Plan was the introduction of parks and trails planning in Bondurant. While creating this plan, Bondurant’s Parks and Recreation department hosted a focus group of nine residents, asking them to name the strengths and weaknesses of the existing park facilities, recreational programs, and youth activities, and visions for the future of these systems.⁴ The focus group identified strengths of park facilities as having designated green areas, lakes and fishing, and sports fields and courts. Weaknesses included the lack of trail connections, poor shore stabilization at the lake, and limited parking at sports fields and parks. The overall goals focused on increasing the PTG system’s interconnectivity throughout the city.

“I moved here when Bondurant was much smaller. It seems hard to believe that it was like that; I remember my backyard was all cornfields. It was truly just a bedroom community – you know, you came here to sleep. So, it is great to see us growing. But the {hometown feel} is still so core to who we are. We want to keep that.”

Bondurant published its next Comprehensive Plan in 2012. In this plan, Bondurant described the difference between Neighborhood Parks, Community Parks, and Specialty Parks, denoting the scale and uses desired for each category.⁵ The themes and goals of this Comprehensive Plan closely resembled those of the 2001 Comprehensive Plan.

Generally, residents desired new parks and trails, and hoped to improve the connections between them. One factor that set this plan apart from previous plans was its statement that Bondurant’s parks should be defining features of the city rather than simply plots of leftover land saved for green spaces. This marked the beginning of a stated desire for Bondurant to be known for its parks, trails, and greenways.

The first PTG Master Plan for Bondurant was published in 2013 and outlined the state of the PTG system as it existed in the early 2010s. This plan highlighted each existing park, indicating which parks were improved or unimproved along with proposed park developments.⁶ This was also the first plan to discuss greenways, adding a new factor to consider in the planning process. Additionally, this plan incorporated multi-level development needs, including existing, future, and potential parks at both community and neighborhood scales.

The most recent Comprehensive Plan from 2022 contains a detailed chapter about Bondurant’s existing parks and trails system, including resident perspectives and desires for the future. This plan identified existing park and trail locations and levels of service to the public, including a walk-time analysis and park acres per person.⁷ Proposed future park and trail locations were identified and delineated as serving low, medium, and high-density residential areas. This chapter provides a framework for proper implementation through a series of goals, policies, and action items. Goals for this plan included maintaining a high-

quality parks and recreation system, ensuring responsiveness to residents and trends, and promoting Bondurant as a trail and recreation community.

After analyzing the history of PTG planning in Bondurant, it is clear there has been a rapid increase in PTG planning and achievements over recent years. As any new planning efforts are informed by past decisions and resident desires, these historical trends in resident requests and PTG improvements will aid in determining priority items throughout the current planning process. This plan focuses on updating and maintaining the existing PTG system and planning for future improvements throughout the community.



Figure 3. Photo of the Bondurant Regional Trailhead - site of the original train depot that established Bondurant as a city (SVPA, 2023).

Demographics

Bondurant has unique growth characteristics that set it apart from other cities in Iowa. The city has grown rapidly in the past decade, showing a population increase of 90.8% from 2010-2020, a rate drastically higher than the 4.7% growth rate of Iowa overall.⁸ The population growth rate is so rapid that Bondurant will conduct a special Census in 2024. Today, the total population is an estimated 9,402 residents. The median resident age is 31.3, indicating a relatively young population for the city compared to the state of Iowa’s 38.9 median age.⁹ Race demographics show a predominately white population at 91.6%, followed by 6.6% Black, 0.9% Asian, and 0.9% of residents identifying as two or more races.¹⁰

Projected Population Growth in Bondurant

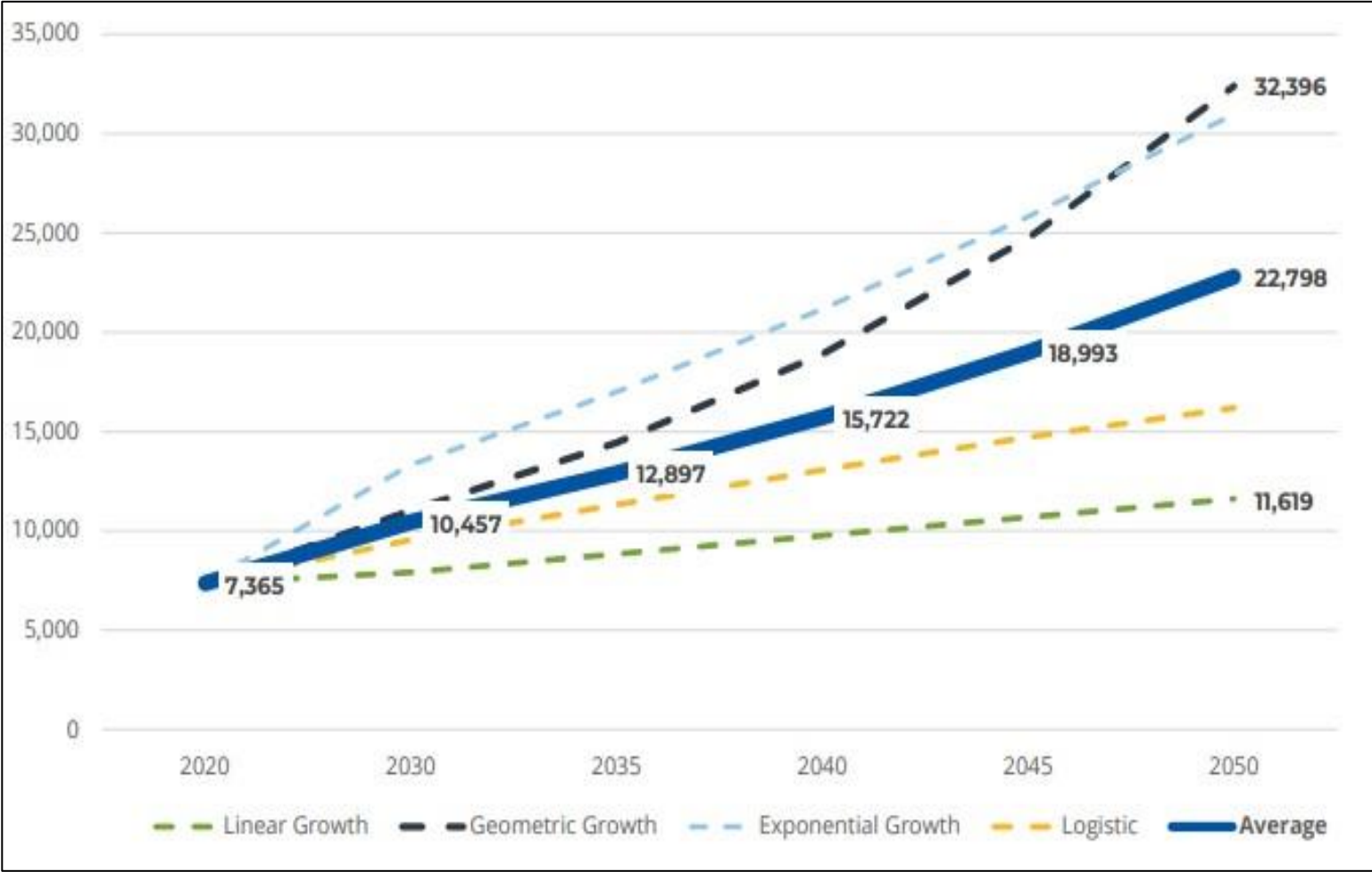


Figure 4. Projected Population Growth in Bondurant (Confluence Inc., 2021).

Educational attainment in Bondurant denotes a comparatively high proportion of residents with bachelor's degrees; 38.2% of Bondurant residents over twenty-five years old have bachelor's degrees, while the Iowa state average is 21.5%.¹¹ Median household income in Bondurant is \$106,821, with a 0.8% unemployment rate and a poverty rate of 6%.¹²

Of the 2,379 households in Bondurant, 95.3% are one-unit structures, meaning single-family homes are the predominant housing type throughout the city. 2,154 households -- or 90.5% --are owner-occupied, compared to 225 --- or 9.5% -- renter-occupied units. The median housing value for this area is \$235,800, while the state median is \$194,600.¹³ Median gross rent follows a similar trend: \$1,083 per month in Bondurant, and \$891 per month in the state of Iowa.

Overall, Bondurant's demographics indicate an affluent and rapidly growing community with strong employment opportunities and social success indicators.

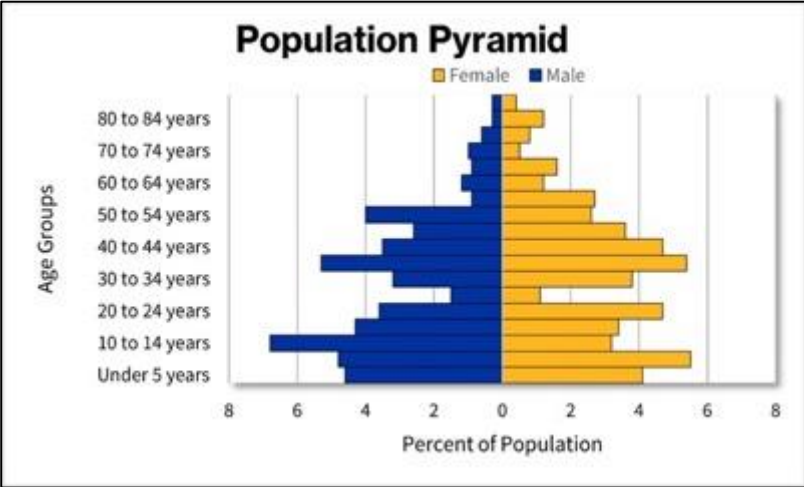


Figure 5. Population Pyramid of Bondurant (U.S. Census Bureau, 2020).

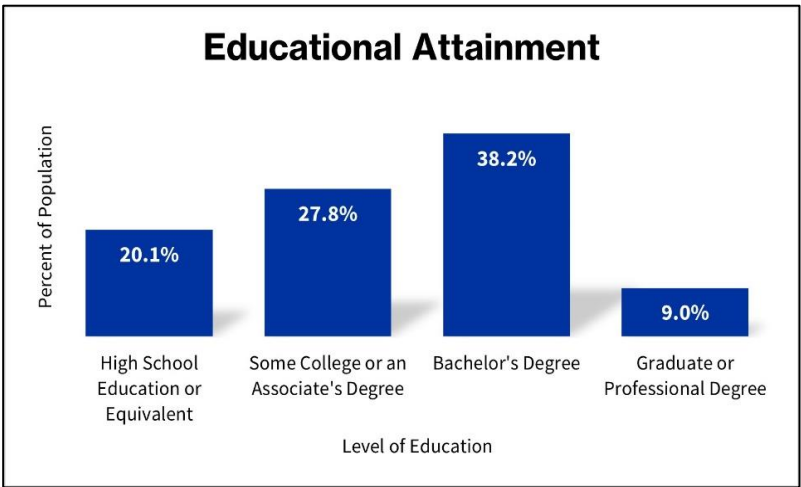


Figure 6. Educational Attainment in Bondurant (U.S. Census Bureau, 2021).

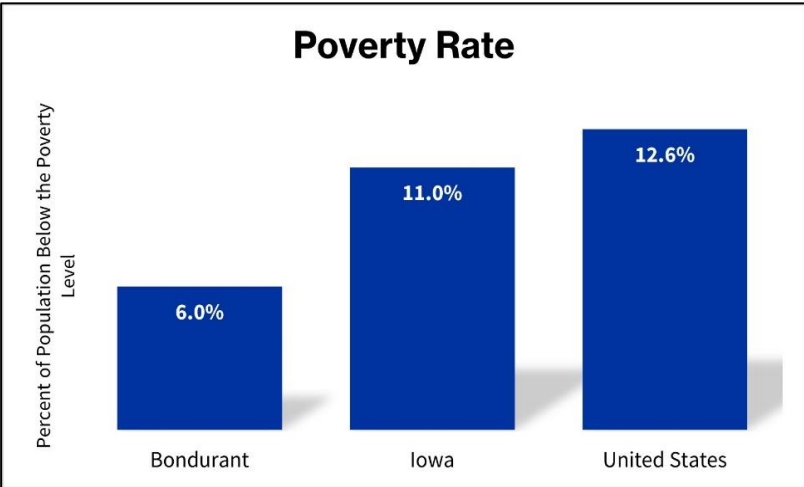


Figure 7. Poverty Rate in Bondurant versus Iowa and the U.S. (U.S. Census Bureau, 2021).

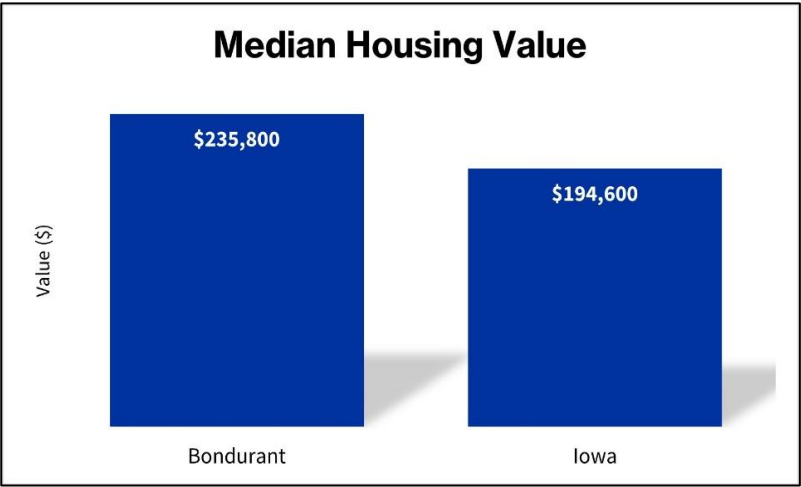


Figure 8. Median Housing Value in Bondurant versus Iowa (U.S. Census Bureau, 2021).



COMMUNITY ENGAGEMENT

Bondurant Farmers’ Market

The project team held their first public engagement event at the Bondurant Farmers’ Market at City Park on October 18th, 2023, from 5-7pm. The event was advertised on the city’s website and Facebook page, as well as on a local business’s Instagram. The recurring farmers’ market is a family-friendly event that attracts community members of all generations. It was also an opportunity to see City Park come to life: the team was greeted by sounds of kids playing basketball on the park’s central court, local artists performing music on the grass, and community members greeting each other as they perused the local vendor booths. It was a great example of how Bondurant’s parks can be utilized to bring together art, play, and support of local businesses.

The focus of this initial community engagement opportunity was to introduce the project to Bondurant and share access to a survey for residents to complete. In addition,



Figure 9. University of Iowa students at the Bondurant Farmers’ Market.

community members completed brief interviews designed to gather preliminary information about their relationships to Bondurant’s parks, trails, and greenways. Interviews were recorded and transcribed, and initial findings were incorporated into questions included in the online survey before it was published on October 21st, 2023. Finally, contact information was

collected from four participants interested in completing more in-depth interviews later in the project. Quotes from these interviews are featured throughout the narrative of this plan, and in wayfinding and park design concepts.

One recurring point of feedback from residents was that cleanliness and maintenance of parks and trails should be addressed in the plan. Three of the six respondents stated that cleanliness was the most important determinant in choosing which parks to visit, and one mentioned their concern about a lack of funding for park and trail maintenance. Safety and walkability were also listed as most important by two respondents.

Interviewees indicated that Lake Petocka and City Park were most frequented by themselves and other residents of Bondurant, followed by the Chichaqua Trail and Eagle Park. In addition to cleanliness and proximity, most desired features included play equipment for children, structured exercise activities such as volleyball and disc golf, and the feeling of being surrounded by nature. The current PTG system is often used by residents as a means for routine recreation: one survey participant noted that they choose a different trail to walk every Monday morning, and another enjoys walking to the Farmers’ market each week throughout the warmer months.

“We try to be at City Park every Wednesday for the farmers’ market. We eat dinner from the food trucks and just enjoy the outdoors with friends. The kids have a blast, they look forward to it all week. That’s probably our favorite part about Bondurant -- all the events that City Park provides, how open and welcoming the community is.”

Bondu Spooktacular

Bondurant held its annual Halloween festival at City Park on October 21st, 2023. Each fall, the Bondu Spooktacular brings together residents of all ages with games, activities, costume contests, and trick-or-treating. In collaboration with the Bondurant Parks and Recreation Department, planners collected survey responses from residents as they enjoyed the lively community bonding event held in one of the city's most popular parks.

During this second community engagement opportunity, residents provided beneficial insight to inform PTG planning in Bondurant. For example, one resident mentioned a desire for more connectivity across the trail network, specifically between Bondurant and Altoona. As an avid biker, they expressed concerns about safety: To reach the regional trails in Altoona, their only route option requires biking along unsafe roadways. Other respondents mentioned that although they live outside city limits, they still enjoy frequenting Bondurant's parks, trails, and greenways. These responses highlight the opportunity to improve trail connectivity across the city to encourage safe, alternative routes for all to enjoy.



Figure 10. Tabling at the Bondu Spooktacular

Stakeholder Interviews

Eleven interviews were conducted with community stakeholders throughout January-February 2024. Stakeholder groups included representation from the Iowa Department of Natural Resources, Bondurant Little League, Bondurant Planning & Zoning Commission, Parks and Recreation Board, Friends of Chichaqua Valley Trail, Wolf Creek Park, Sankey Summit Park, Prairie Point View Park, Wisteria Heights Park, and Lincoln Estates Park.

The goal of these virtual interviews was to gain a better understanding of how these groups currently use the PTG system, what their programming and development priorities are, and to discuss their ideas for the updated master plan. This interview process provided insight into some of the patterns, priorities, and possibilities for PTG development.

Most stakeholders mentioned a need for more safety and connectivity across Bondurant’s parks, trails, and greenways system. They recommended improvements to signage and wayfinding infrastructure, regulations for trail connections and rights-of-way to ensure natural landscape along the trail system, and improved amenities along the trails system; specifically, restrooms, water fountains, seating, and lighting.

Additionally, stakeholders expressed that improved green infrastructure should be a development priority and could be achieved through projects such as increased tree cover, native prairie restoration, community gardens, and open green space. They suggested utilizing current community groups (such as the Girl Scouts) to help with community-led maintenance of green infrastructure projects.

Finally, the theme of shared identity came up frequently throughout these interviews. The plan addresses this feedback by outlining suggestions such as developing unique park features and amenities for each neighborhood, establishing clear park categories, and prioritizing accessibility and outreach for community events.

Nature Biographies

In addition to the stakeholder interviews, community members who indicated interest in follow-ups through the survey were later invited to participate in semi-structured “nature biography” interviews. Of the thirty-one initial responses, four residents completed one-hour long nature biographies.

The main goal of these conversations was to elicit free-flowing, personal reflections about residents’ relationships to outdoor spaces throughout their lives. Responses provided longer anecdotes which informed creative future planning aspects of this plan; for example, interviews provided insight into neighborhood-specific needs, and to the larger implications of the accessibility and purpose of parks, trails, and greenways in Bondurant.

Residents’ stories weave throughout the narrative of this plan, and inspire wayfinding and signage concepts, and neighborhood-based park designs. The implementation section also outlines opportunities to continue similar qualitative research strategies to promote community engagement in the PTG system.

Open House

The open house was held on March 24, 2024, from 1-4pm at Reclaimed Rails Brewery. This event provided an opportunity for residents to give feedback on design concepts, trail maps, and budget outlines for this plan. The event was advertised through Bondurant’s Instagram, Facebook, and website throughout the two weeks prior. About fifteen residents attended throughout the day.

Immediately upon entering, visitors were invited to fill out a short survey about budget and amenity recommendations for small, medium, and large park sizes. As only ten surveys were submitted, results are not indicative of community-scale preferences; however, results showed a preference for large-scale playground systems, parking lots, and park benches.



Figure 11: Residents providing feedback on park concepts.

Additionally, 20% of respondents indicated interest in a community garden, which is consistent with the 18% preference indicated by the community-wide survey results. After completing the survey, participants were asked to view a map of existing, proposed, and future planned trails across the city. Residents added color-coded stickers and 3mm tape to

indicate desired amenities and trail connections (Figure 12).

Finally, residents walked through a gallery of four park design concepts including Bluejay Landing, Meadow Brook, Sankey Summit, and District Corridor Park (Figure 9). They placed green and red stickers on specific sections of the designs to denote their approval or disapproval. They were also invited to place sticky notes with more detailed comments on each map, and shared ideas and recommendations with each of the planners.

Feedback was generally positive, and suggestions primarily focused on a need to design parks that are desirable and accessible for all age groups. The main takeaway from the open house was that community engagement will remain an essential component of future parks, trails, and greenways planning. To help facilitate continued community engagement, this plan outlines suggestions for future engagement strategies in the implementation section.



Figure 12: Residents interacting with trails map

Community Survey and Stakeholder Engagement

The Bondurant PTG survey officially opened online during the Bondu Spooktacular on October 21st, 2023, and closed on January 31st, 2024. The primary goal of this survey was to gain insights into the connections between Bondurant residents and their PTG system. It aimed to identify the specific parks and trails that residents frequent, and the reasons behind their choices. The survey also asked about people’s feelings toward parks and what factors mattered most when choosing a park to visit. The survey was developed using Esri’s Survey 123 platform, and a complete copy is included in the appendix.

The survey included multiple choice questions designed to gauge respondents’ favorite parks, barriers to park access, and reasons for choosing which park to attend. It also included a qualitative question in which respondents were asked to describe the qualities they appreciated in their favorite parks.

After the survey closed in January, in-depth discussions and interviews were conducted with key stakeholders such as the Bondurant Soccer Club and administrators from the local community school district. These conversations provided more specific, in-depth insights into how these stakeholders utilized the existing PTG system, and how they would like to benefit from its expansion.

Survey Results

There were 220 total survey responses throughout the three months it was open to the public. The demographic breakdown of the survey respondents is as follows:

- 69% of respondents were women
- Age breakdown was representative of the population
 - 7% were between the ages of 18 and 29
 - 40% were between the ages of 30 and 39
 - 29% were between the ages 40-49
 - 12% were between the ages 50-59
 - 9% were between the ages 60-69
 - 3% were 70 years old or older
- 98% of respondents live in Bondurant
 - 39% have lived in Bondurant 5 years or less
 - 27% have lived in Bondurant between 6 and 10 years
 - 11% have lived in Bondurant between 11 and 15 years
 - 23% have lived in Bondurant for 16 years or more
- 86% of respondents are married
- 81% of respondents have children

Some of the key findings of the survey include barriers to accessing parks and trails, priorities for choosing which park to go to, and how people feel going to parks and trails in Bondurant.

35% of respondents stated that they did not have any barriers to accessing the parks. Of the 65% that did have barriers, 37% said that locational awareness of where parks are was the main barrier. 32% listed lack of time as a barrier, 33% listed distance, and 11% responded that parks are not accessible overall.

Respondents were also asked to score what priorities they consider when choosing which park to visit. These priorities were scored on a scale of 1 to 5, where 1 was the least important priority, and 5 was most important priority. The top priorities were that the park has the amenities that people want (average score of 4.42 out of 5) and that they can walk there (average score of 4.14 out of 5). Less important priorities for respondents include park proximity to businesses and the downtown area (average score of 2.78 out of 5), and if the park has activities for preteens and teenagers (average score of 2.64 out of 5).

The survey asked how safe, welcoming, and enjoyable the parks and trails are to residents. Respondents ranked how they felt on a scale of one to five, one being extremely unwelcomed, unsafe, and unenjoyable, and 5 being extremely welcomed, safe, and enjoyable. 88% of respondents said they felt either somewhat or extremely safe in parks, and 80% said they felt either somewhat or extremely safe on the trail network. 77% of respondents said they either felt somewhat or extremely welcomed in the Bondurant parks, and 72% stated they felt either somewhat or extremely welcomed on the trails. As for how enjoyable parks are, 79% said parks are either somewhat or extremely enjoyable, and 78% said the trails are either somewhat or extremely enjoyable. These numbers are largely positive, breaking the, down by age tells a different story. As people age in Bondurant, they begin to feel less welcomed, and parks are as enjoyable compared to the younger population. For example, 40% of Bondurant respondents aged 50-59 did not feel welcomed in the parks, compared to less than 10% of young adults. This information indicates a need for more intergenerational activities, particularly for older adults.

It is important to note that only 23% of respondents were 50 years old or older, which is a small percentage of the total population. However, as Bondurant and its residents continue to grow and age, these results are still important to consider in future PTG planning.

All survey results can be found in the appendix.

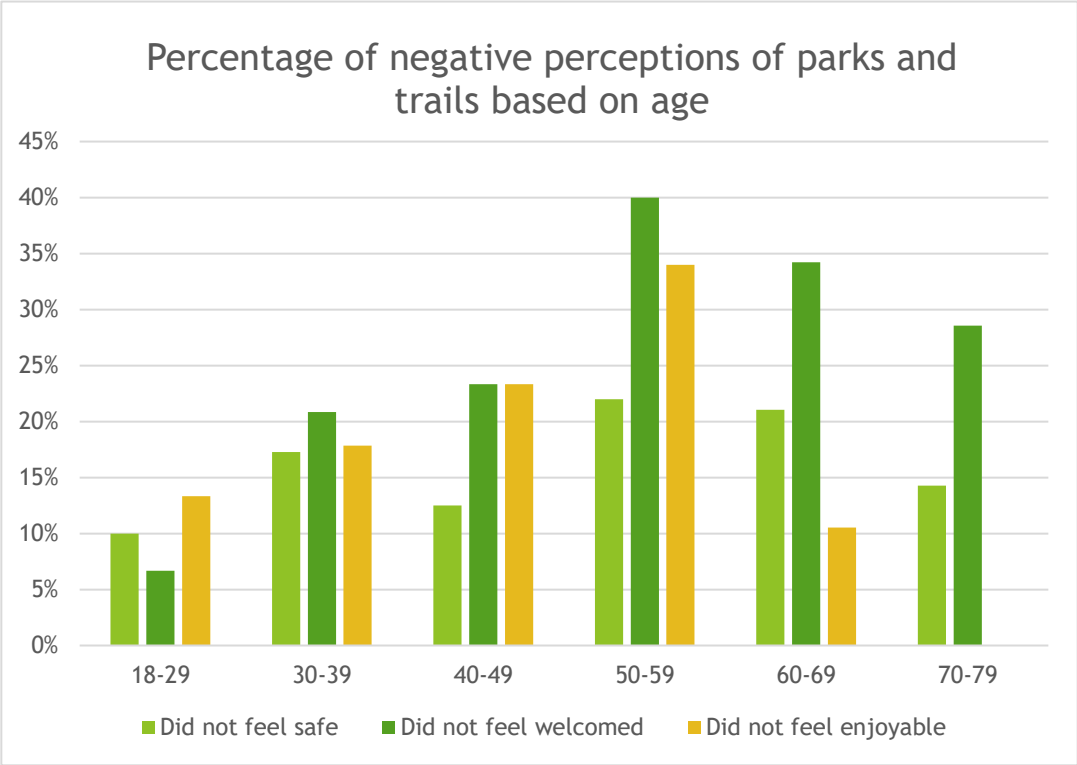


Figure 13. Percentage of Negative Perceptions of Parks and Trails Based on Age



PARKS

EXISTING CONDITIONS
PLANNED PROJECTS
PARK ASSET MAPPING
RECOMMENDATIONS

Existing Conditions

Two main components were examined to better understand the existing conditions of parks in Bondurant. First, community survey responses outline overall perceptions of parks within the city. Second, data from technical analyses portray the state of existing conditions. The Community Survey and Stakeholder Engagement sections of this plan provide a detailed overview of community perceptions of parks in Bondurant.

This section of the plan builds upon the technical analyses performed by the City in the Parks & Recreation Chapter of the Bondurant Comprehensive Plan. These analyses include:

- Total Park Acres Per 1,000 Residents
- Service Area / Buffer Map by Park Type
- Walk-Time Analysis

Existing Conditions: Total Park Acres Per 1,000 Residents

In 2022, Bondurant had approximately 155 acres of parkland for residents with an additional 11.02 acres planned for future parks. Based on the National Recreation and Park Association, the typical park and recreation agency offers one park for every 2,386 residents served, or 10.6 acres of parkland per 1,000 residents. In 2022, based on Bondurant’s 2020 population, the City’s level of service (LOS) was approximately 21.1 acres per 1,000 residents with a future LOS of 22.6 acres per 1,000 residents.

Due to a population increase as well as the planned development of future parks, the LOS for Bondurant was recalculated for this 2024 PTG Master Plan, with particular attention to the LOS for the city given the addition of future park acreage. Based on Bondurant’s 2020 population, both the current and future LOS far exceeds the recommended LOS of 10.6. Additionally, based on estimated population projections and no additional parkland being added to Bondurant’s PTG system, the existing LOS will exceed the recommended LOS of 10.6 through the year 2035.

The higher-than-average LOS for Bondurant coincides with the overall positive perception of the PTG system, supporting the high quality of life and desire for continued growth. This perception was noted by many residents through community survey responses. Even with the high LOS, the City should continue proactively developing parks to further exceed the recommended LOS as the population grows.

Park Name (Existing)	Acres	Category
Bluejay Landing Park	5.59	Neighborhood
Bondurant Regional Sports Complex	45.82	Special Use
Collison Soccer Park	9.5	Special Use
Bondurant Regional Trialhead	0.67	Special Use
City Park	1.7	Community
Eagle Park	39.1	Community
Efnor Estates Park	0.5	Neighborhood
Gateway Park (Porch Swings & Fireflies)	1.3	Special Use
Lake Petocka & Pawtocka Dog Park	34.93	Community
Lincoln Estates Park	0.38	Neighborhood
Mallard Pointe park	0.46	Neighborhood
Meadow Brook Park	0.41	Neighborhood
Park Side Park	3.74	Neighborhood
Sankey Summit Park	4.03	Neighborhood
Renaud Ridge Park	0.48	Neighborhood
Wisteria Heights Park	1.32	Neighborhood
Wolf Creek West Fishing Pond	3.87	Neighborhood
Wolf Creek Park	1.47	Neighborhood
TOTAL	155.27	--
Park Name (Future)	Acres	Category
Prairie Point View Park	1.57	Neighborhood
Harvest Meadows Park	6.94	Neighborhood
Featherstone Park	2.51	Neighborhood
Grain District Silo Redevelopment	1.27	Community
Central Park	116	Community
District Corridor Park	10.09	Community
Elementary School Park	10.2	Community
TOTAL	148.58	--

Existing Population (2020)	7,365	--
Existing Level of Service (LOS)	21.1	--
Future Level of Service (LOS)	41.3	--
Level of Service by Type	Acres	Level of Service
Neighborhood Park (Existing)	22.3	3.0
Neighborhood Park (Future)	33.3	4.5
Community Park (Existing)	75.7	10.3
Community Park (Future)	213.3	29.0
Special Use Park	57.3	7.8
Total (Existing)	155.3	21.1
Total (Future)	303.9	41.3
Level of Service (LOS) Recommendations	Recommended LOS	Existing LOS
Neighborhood Park	1.25 to 2.0	3.0
Community Park	5.5 to 8.0	10.3
Special Use Park	--	7.8
TOTAL	10.5	21.1

Figure 14. The table on the left lists the existing and future parks, acreage of each park, and the park type. The table above depicts the level of service (LOS)

Existing Conditions: Service Area / Buffer Map by Park Type

Service area analyses provide communities with a visual representation of how well-served the community is. This service analysis highlights the service coverage of different types of parks in the city compared to the location of residential parcels. Neighborhood parks provide service to residents within a ¼ and ½ mile. Community parks service a larger area, typically within 1 mile. As special use parks provide unique services to the community, their service area can vary beyond residents across various areas of city. Figure 13 shows a map of the service area coverage of parks in Bondurant.

The service area of Bondurant's parks covers most of the community; nearly all residential parcels within the city limits are within ½ mile of a neighborhood park. However, the service area analysis does indicate a lack of access to community parks for residents who reside in the southern portion of the city.

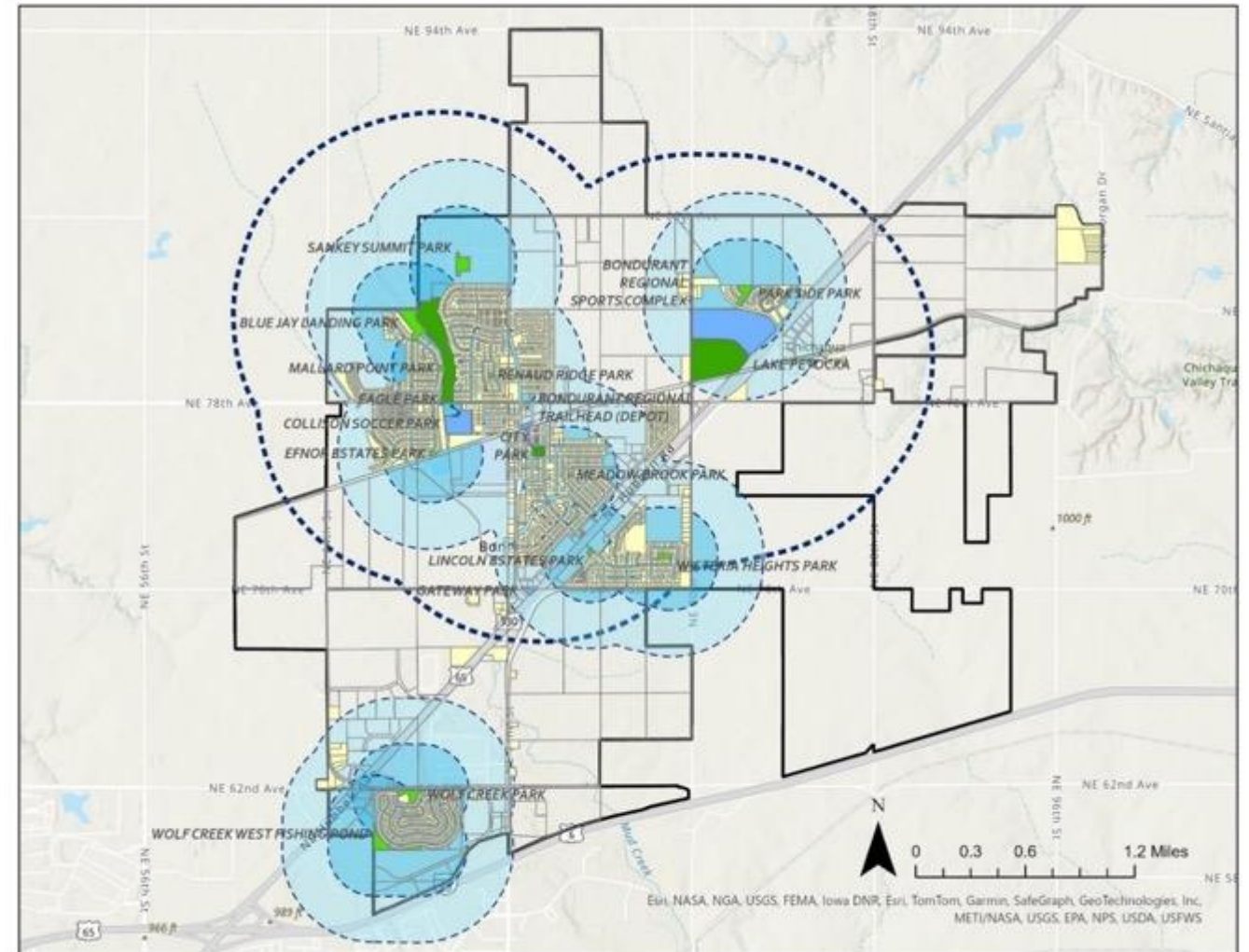


Figure 15. Service area analysis by park type in Bondurant.

Existing Conditions: Walk-Time Analysis

Walk-time analyses offer an additional level-of-service measurement of parks to residents; specifically, they indicate the proportion of a community who lives in walkable distance to a nearby park or trail. A “reasonable walk time” is generally between 5 and 15 minutes. The Bondurant Comprehensive Plan includes a full walk-time analysis (Figure 16). This walk-time analysis shows that most residents live within a 5 to 15-minute walk of a neighborhood park.

According to the 2022 Bondurant Comprehensive Plan, there were about 2,600 existing residential parcels in Bondurant. Approximately 69% of these residential parcels reside within a 5-minute walk of a neighborhood park. Around 92% are within a 10-minute walk, and approximately 96% are within a 15-minute walk to a neighborhood park.

- City Limits
- Park
- Trail
- 5-Minute Walk Time
- 10-Minute Walk Time
- 15-Minute Walk Time

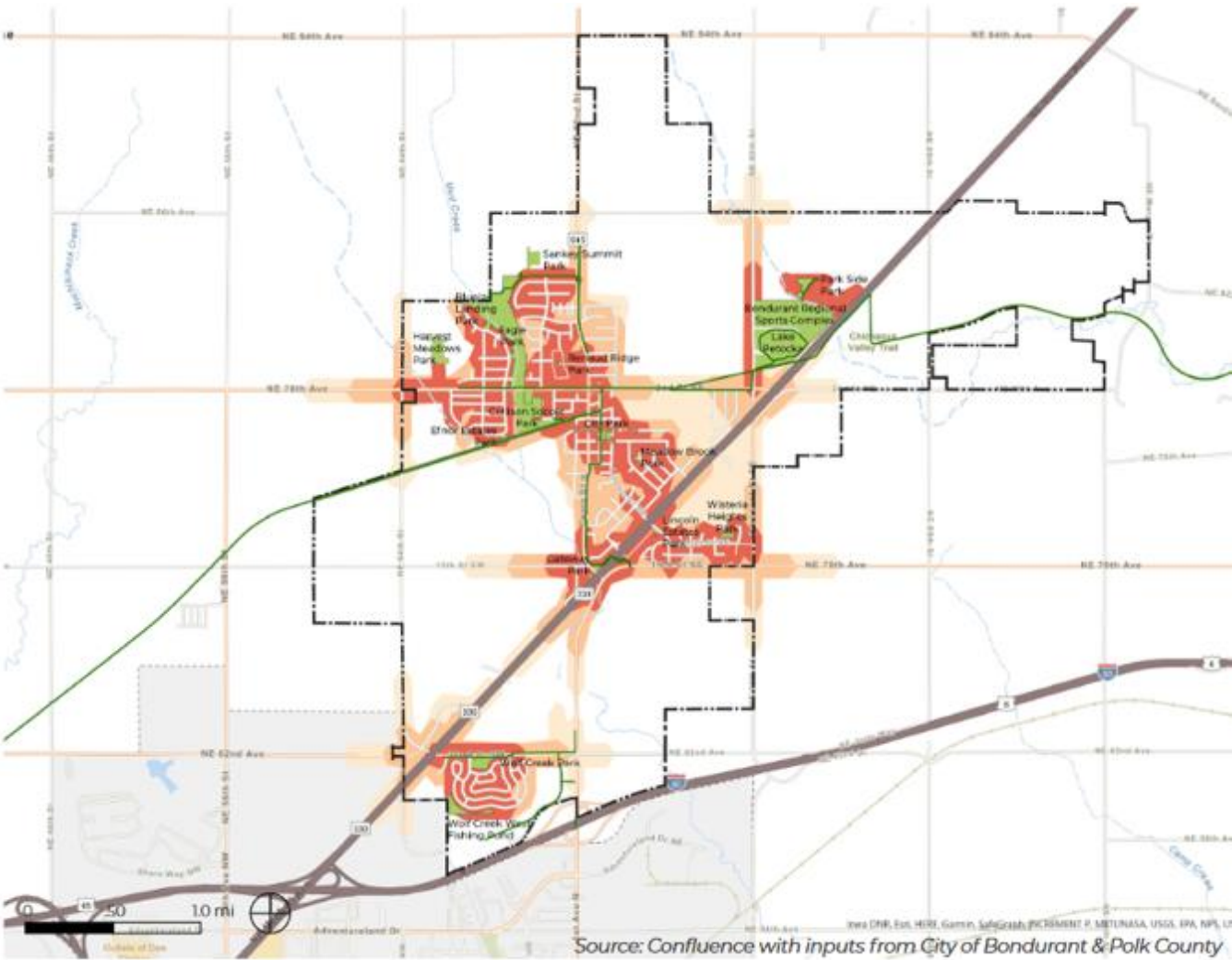


Figure 16. Source by Confluence with inputs from City of Bondurant & Polk County for the 2022 Bondurant Comprehensive Plan.

Planned Projects

Central District Stormwater Improvements Master Plan

The Central District Stormwater Improvements Master Plan was developed by SMITHGROUP in partnership with the City of Bondurant to address flooding associated with Mud Creek, improve circulation along a realigned and improved Grant St. S, serve as a catalyst for future growth, and create a new, 116-acre regional public park space.¹⁴ The proposed master plan was adopted in November 2022 by the Bondurant City Council.¹⁴ As part of the proposed project, the City plans to develop a 36-acre stormwater management basin, a community building space, a new regional skate park, a playground, splashpad, non-motorized watercraft access, swimming access, and more than three miles of new trails and paths.¹⁴

The planning process included community outreach efforts such as stakeholder interviews and public input meetings. The key stakeholders involved in the planning process included local businesses and employers, adjacent landowners, community groups, and Bondurant community members.¹⁴ Through small-group interviews, these stakeholders were able to provide input that influenced this plan. Additionally, the City hosted three public input meetings: The first meeting focused on providing context about the purpose of the planned stormwater improvements; the second meeting presented three design concepts for the stormwater improvement and recreation areas; and the third meeting showcased the final design concept for the Central District Stormwater Improvements Master Plan.¹⁴

The City plans to include several key amenities within the new, 116-acre regional park space. For example, residents indicated a desire for a new, recreational lake – one larger than Lake Petocka.¹⁴ They also requested more walking paths and improved connectivity through the Chichaqua Valley and Gay Lea Wilson regional trails.¹⁴ The City also plans to

include a community building and outdoor event space, which will serve as a catalyst for future mixed-use growth, a regional skatepark at the northside of the proposed project area, and multiple amenities such as a splash pad, a small nature-based playground, and a larger regional destination playground.¹⁴ The Stormwater Improvements Master Plan will not only address flooding issues, but also improve trail connectivity and add another park to serve as an attractive addition to the PTG system.

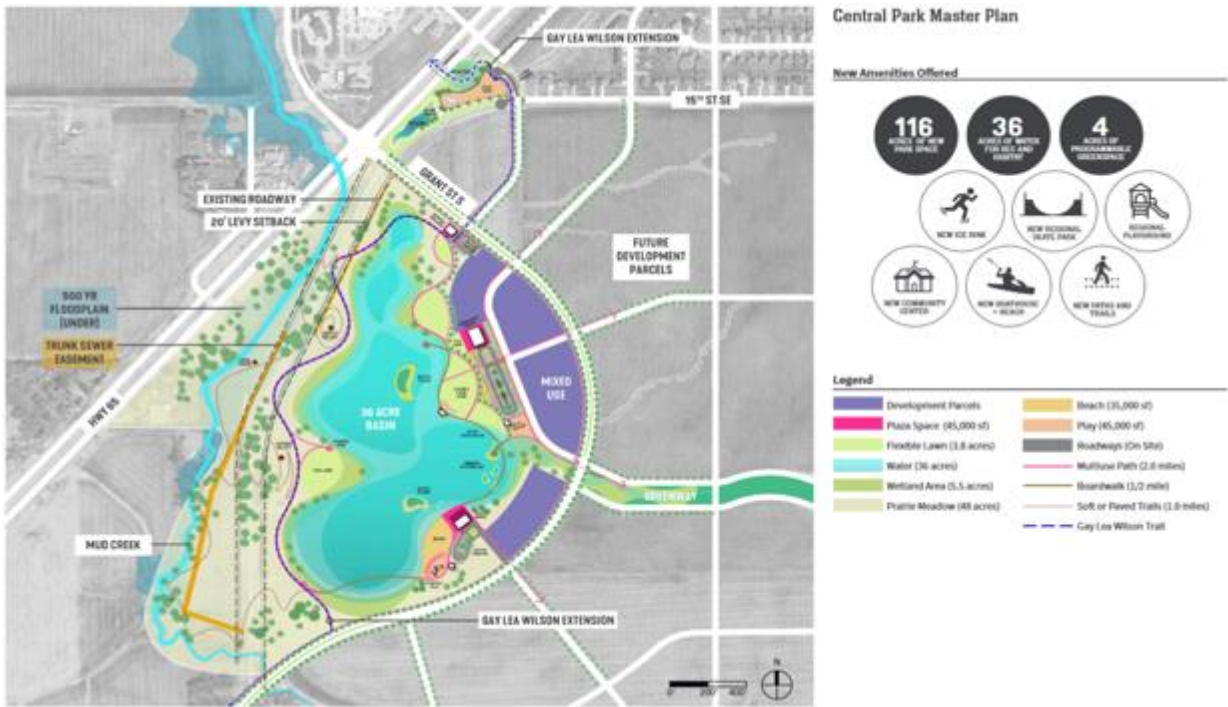


Figure 17. Central Park Master Plan

Civic Campus Master Plan

The Bondurant Civic Campus Master Plan was developed by the City in partnership with Confluence, Kirkham Michael, and SVPA Architects in April 2023. The purpose of the Civic Campus Master Plan is to centralize City services to meet the current and future civic demands of the growing Bondurant community¹⁵. The campus development plans to provide centralized sites for emergency services, public works, law enforcement, City Hall, commercial development, medical offices, and additional civic uses.¹⁵

The planning process for the Bondurant Civic Campus Master Plan comes directly from Goal 28 of the Building Bondurant Comprehensive Plan¹⁶. The six month-long planning process was guided by a Steering Committee consisting of key members of Bondurant’s civic services.¹⁵ By applying the policies of the Comprehensive Plan and working with the Steering Committee, the City was able to create a Civic Campus Master Plan that will shape the future of civic services in Bondurant.

The City plans to improve connectivity along the regional Chichaqua Valley Trail by adding new pedestrian pathways.¹⁵ In addition to trail connectivity, the City plans to increase the overall tree canopy by prioritizing large, branching trees and additional landscaping along roadways.¹⁵ To address runoff and flooding, the development process will include an on-site wet detention basin with walking pathways surrounding it.¹⁵ While the Civic Campus does not include new, dedicated parkland, the plan proposes improvements to Bondurant’s overall trail system.



Figure 18. Civic Campus Master Plan Design. Source: Civic Campus Master Plan.

City Park Master Plan

In consultation with the RDG planning and Design Firm, the City of Bondurant created the City Park Master Plan in 2021. The plan was adopted by the Bondurant City Council in July of 2021 with the intent of “clear and concise direction for the future of City Park.”¹⁶ The City Park Master Plan served as a plan to update the existing park space. Located near downtown Bondurant, City Park’s amenities include a shelter with seating, playground equipment, basketball courts, and bathrooms.¹⁶

The planning process involved multiple public outreach events including a survey and public presentation of the plan.¹⁶ Key stakeholders were later identified, and a Steering Committee was created to guide the planning process.¹⁶ Finally, a community open house was held to present the draft plan to the public.¹⁶

Following community engagement efforts, a design concept for updating City Park was developed and further refined during the schematic programming process, including a series of implementable phases. With the proposed update to City Park, the City plans to add a splash pad, more seating, a new shelter, new playground area, an amphitheater, a future ice skating ribbon, and more natural foliage.¹⁶ The new design aims to create a welcoming space for residents of Bondurant while providing locations for recreation and multi-use.¹⁶

“City Park is our favorite. We love grabbing dinner downtown and just walking to the farmers’ market right after.”



Figure 19. City Park Master Plan Design. Source: City Park Master Plan.

Eagle Park Master Plan

Eagle Park is in a flood hazard area and is considered one of Bondurant’s major greenways. As it is in the process of redevelopment, the city’s goal is to make Eagle Park an area where people can interact with nature in a way that educates and preserves the natural habitat of the species who live there.

Through the Eagle Park redevelopment process, the City plans to include:

- Walking trails
- Mud Creek access point
- Stormwater wetlands near the access point
- Solar-powered charging benches along the walking path
- Native planting areas
- Butterfly garden
- Trees
- Wayfinding and interpretive signage
- Disc Golf Course



Figure 20. Native Planting Areas

In November 2021, the city was awarded a REAP City Parks and Open Spaces Grants as well as a MidAmerican Energy Company’s Trees, Please! Grant. These awards totaled over \$100,000 in funding toward the Eagle Park project, including assistance with approximately 26 tree plantings throughout Eagle Park.



Figure 21. Eagle Park Master Plan

Grain District Downtown Redevelopment Plan

In consultation with ISG, the City of Bondurant adopted the Grain District Downtown Redevelopment Plan in March 2024. The Grain District Downtown Redevelopment Plan will extend downtown Bondurant east along 2nd Street NE. The redevelopment will include an extension of the Chichaqua Valley Trail, mixed-use retail and commercial district redevelopment of the grain silos, a recreational facility and residential community of townhomes. Additional features included in the Grain District redevelopment include a sculpture garden, and a unique public space.

The Grain District redevelopment prioritizes pedestrian access by extending residential and downtown walkways, having planted streetscapes, and curb extension at intersections. The Grain District redevelopment also introduces stormwater management strategies that include:

- Residential Stormwater Detention
- Stormwater Feature and Underground Storage
- Permeable Pavement
- Stormwater Retention Pond



Figure 22. Grain District Downtown Redevelopment Plan

Art, Culture & Wayfinding Master Plan

In consultation with Group Creative Services, the City of Bondurant adopted the Art, Culture, & Wayfinding Master Plan in March 2024. This plan includes several projects – such as murals, sculptures, events, landscaping, placemaking, and programming – designed to creatively build local culture throughout Bondurant’s rapid growth. The designs, projects, and other recommendations within this plan will further enhance Bondurant’s PTG system; for example, native plantings, creative trail lighting, wayfinding signage, and art installations will be added to the PTG system because of this plan. One of their art concepts, *Planting Bondurant*, is a wayfinding project that also includes urban tree plantings throughout the city. The plan includes a tree palette with ecologically and culturally appropriate tree species recommendations.

The community engagement portion of the planning process – which was central to project -- included an online survey and idea wall, 16 one-on-one interviews with community leaders, a City staff focus group, meetings with the Parks and Recreation Board, booths at community events, site visits, and best practice research.

The Art, Culture, and Wayfinding Master Plan also outlines neighborhood-specific strategies to facilitate placemaking and community cohesion, such as neighborhood-level arboretums, “pop-up” parks, garage galleries and front porch concerts, and enhancements to Bondurant’s “Rec n Roll” trailer. This 2024 Parks, Trails, and Greenways Master Plan builds from Group Creative Services’ recommendations to add additional wayfinding structures and community-based programming, which can be found in the Implementation section.



Figure 23. The Group Creative Services and Confluence Art, Culture, and Wayfinding Master Plan

Park Asset Mapping

Each park in Bondurant provides unique amenities. To help visualize where these amenities are located throughout the city, this plan provides an amenity map (Figure 22) and individual baseball cards for each park. The baseball cards can be used by city staff as a quick reference for which amenities exist in each park. Baseball cards can also be published for the public to improve wayfinding and marketing materials.

Through the community survey, 50 residents indicated that locational awareness was a barrier to accessing the parks and amenities throughout Bondurant. Providing these baseball cards to the community can help increase locational awareness and utility across the community.

A snapshot of these amenity maps and baseball cards are provided on the following pages (Figures 24-26). The comprehensive collection is included in the appendix.

Park	Amenities
Bluejay Landing Park	Undeveloped Open Space
Bondurant Regional Sports Comp	Bathrooms, Soccer Fields, Open Greenspace, Wayfinding, Parking Lot, Trees and Bushes, Drinking Fountains, Waste Bins
Bondurant Regional Trailhead	Benches, Bathrooms, Trail Connection, Open Greenspace, Streetlights, Bike Racks, Paved Path, Wayfinding, Trees and Bushes, Drinking Fountains, Waste Bins, Clock
City Park	Shelter, Bathrooms, Book Library, Wayfinding, Benches, Drinking fountain, Basketball Court, Swing Set, Play Set, Gardens, Streetlights Dog Litter Bags, Trees and Bushes, Open Greenspace
Collison Soccer Park	Swing Set, Play Set, Benches, Bathrooms, Soccer Fields, Open Greenspace, Shelter Trees and Bushes
Eagle Park	Benches, Prairie, Trail Connection, Open Greenspace, Fishing, Bike Racks, Paved Walking Path, Wayfinding, Parking, Trees and Bushes
Efnor Estates	Swing Set, Play Set, Benches, Trail Connection, Open Greenspace, Streetlights, Shelter, Trees and Bushes
Gateway Park	Swing Set, Gardens, Trail Connection, Public Art, Wayfinding, Nature Play
Lake Petocka & Pawtocka Dog Par	Benches, Bathrooms, Baseball field, Prairie, Open Greenspace, Fishing, Walking Path, Trees and Bushes, Exercise Equipment, Book Library, Waste Bins, Grill, Parking Lot, Wayfinding, Shelter
Lincoln Estates Park	Swing Set, Play Set, Benches, Bike Racks, Shelter, Parking Lot, Trees and Bushes, Waste Bins
Mallard Pointe Park	Swing Set, Play Set, Benches, Bathrooms, Open Greenspace, Shelter, Trees and Bushes, Drinking Fountain, Waste Bins, Book Library, Water Pump
Meadow Brook Park	Undeveloped Open Space
Park Side Park	Undeveloped Open Space
Sankey Summit Park	Undeveloped Open Space
Renaud Ridge Park	Swing Set, Play Set, Benches, Prairie, Dog Litter Bags, Bike Racks, Shelter, Butterfly Garden, Wayfinding, Trees and Bushes
Wisteria Heights Park	Swing Set, Play Set, Benches, Open Greenspace, Shelter, Trees and Bushes, Sandbox, Waste Bins, Book Library
Wolf Creek West Fishing Pond	Fishing, Prairie, Open Greenspace, Benches
Wolf Creek Park	Swing Set, Play Set, Shelter, Waste Bins, Open Greenspace, Parking Lot, Benches, Trail Connection

Figure 24. List of existing amenities in each Bondurant park



Figure 25. Example of the Park Asset Map for City Park with a Legend. The approximate location of park amenities are identified on the map.



Figure 26. Examples of the baseball cards that can be utilized by the city.

Recommendations

Continue to exceed the overall park level of service for total park acres in Bondurant.
Continue development of under or unprogrammed parks in Bondurant.

Population projections can show the park demand estimates between 2030 to 2050. As indicated in the 2022 Bondurant Comprehensive Plan, Figure 25 shows the projected park acre demand estimates for Bondurant based on 2030, 2040, and 2050 population growth scenarios. Using the existing Bondurant level of service, park demand estimates were created for each of the population scenarios.

Neighborhood Parks

By 2050, Bondurant will likely need between 5 to 47 acres of additional neighborhood park acres to meet the growing park demand across the population scenarios.

Community Parks

By 2050, Bondurant will likely need between 23 and 189 additional community park acres to meet park demand.

Total Park

Bay 2050, Bondurant will likely need between 64 and 461 additional total park acres to meet park demand.

To maintain a level of service above the national average, Bondurant will need to consider adding additional park acreage to their park system to meet the projected growing demand

Population Scenario	2030	2040	2050
Low Growth Scenario	7914	9767	11619
Average Growth Scenario	10457	15722	21163
High Growth Scenario	11619	22798	32396

	Total			
Existing Total Park Level of Service	19.1 acres/1000			
Neighborhood Park Level of Service	2.0 acres/1000			
Community Park Level of Service	8.0 acres/1000			
Neighborhood Park	Existing Acres	Acre Demand 2030	Acre Demand 2040	Acre Demand 2050
Low Growth Scenario 2050	18.13	16	20	23
Average Growth Scenario 2050	18.13	21	31	46
High Growth Scenario 2050	18.13	27	42	65
Neighborhood Park Needed Acres by 2050	Between 5 and 47 acres			
Community Park	Existing Acres	Acre Demand 2030	Acre Demand 2040	Acre Demand 2050
Low Growth Scenario 2050	70.07	63	78	93
Average Growth Scenario 2050	70.07	84	126	182
High Growth Scenario 2050	70.07	107	169	259
Community Park Needed Acres by 2050	Between 23 and 189 acres			
Total Park Acres	Existing Acres	Acre Demand 2030	Acre Demand 2040	Acre Demand 2050
Low Growth Scenario 2050	158.12	151	187	222
Average Growth Scenario 2050	158.12	200	300	404
High Growth Scenario 2050	158.12	255	404	619
Total Park Needed Acres by 2050	Between 64 and 461 acres			

Figure 27. Total Level of Service and Park Acreage Demand based on Population Projections 2030-2050

Planned Projects

As previously stated, Bondurant has several ongoing projects including:

- Central District Stormwater Improvement Master Plan
- Civic Campus Master Plan
- City Park Master Plan
- Eagle Park Master Plan
- Grain District Downtown Redevelopment Master Plan
- And Several IISC Partnered Projects

The City should continue to implement and complete these ongoing projects that will further grow the already flourishing park, trails, and greenways system. In addition to implementing these master plans, the city should continuously explore opportunities to create special use and community parks based on resident feedback. Furthermore, the city should continue to explore recreational and educational uses at the existing community parks.

Park Amenities: Current Needs and Amenity Catalogue

As noted in the Park Asset Mapping section, Bondurant’s current parks system includes amenities that prioritize different age groups, interests, and hobbies. However, to be fully equitable in provisioning, the parks and trails system should consider the needs and desires of residents from all areas of the city. To best address these needs, a catalogue of amenities is provided with costs associated to best identify the base cost of any future park developments within Bondurant.

The following amenities are identified as being priority items that should be located within each park and along each trail:

- Lighting
- Trees
- Shrubbery
- Benches
- Drinking Fountains
- Restrooms (trails and some key parks)
- Trash Receptacles
- Signage

The following amenities are identified as commonly used park amenities that would likely be used in new developments:

- Full-sized playground structures
- Swing Sets
- Shelters
- Picnic Tables
- Outdoor Exercise Equipment
- Outdoor Grill

The following amenities are specialty amenities that could be placed within parks as more unique additions:

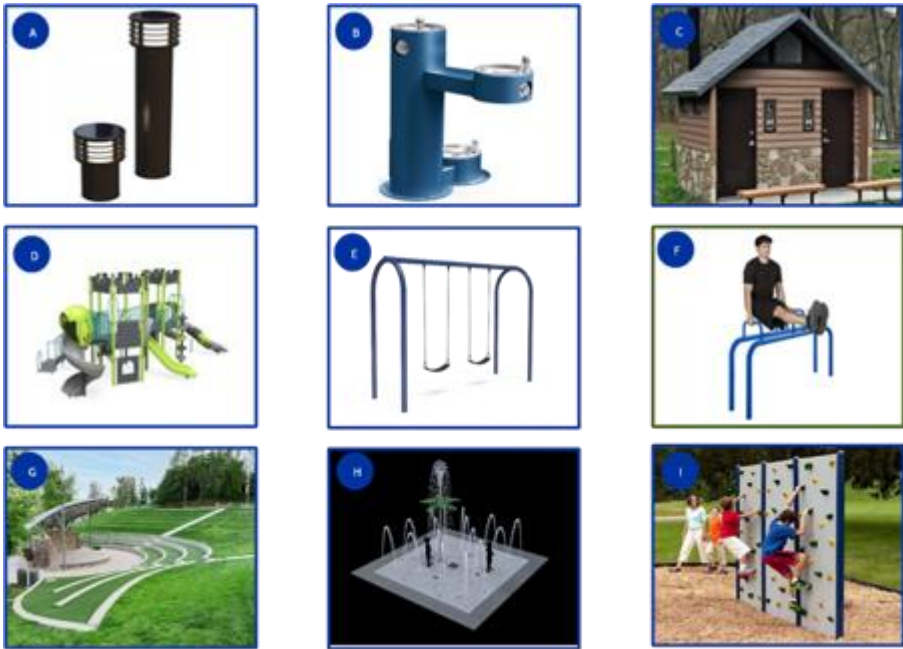
- Rock Walls
- Sports Courts
- Amphitheaters
- Splash Pads or Water Features
- Parking

	AMENITY	COST	PRIORITY
A	SOLAR LIGHTING	LOW	HIGH
	TREES	LOW	HIGH
	BENCHES	LOW	HIGH
B	DRINKING FOUNTAIN	LOW	HIGH
	TRASH RECEPTACLES	LOW	HIGH
	SIGNAGE	LOW	HIGH
C	RESTROOMS	HIGH	MEDIUM
D	FULL-SIZED PLAYGROUND STRUCTURES	MEDIUM	MEDIUM
E	SWING SETS	LOW	MEDIUM
	SHELTERS	MEDIUM	MEDIUM
	OUTDOOR GRILL	LOW	MEDIUM
F	PICNIC TABLES	LOW	MEDIUM
	OUTDOOR EXERCISE EQUIPMENT	MEDIUM	MEDIUM
	SPORTS COURTS	MEDIUM	LOW
G	AMPITHEATERS	HIGH	LOW
H	SPLASH PADS OR WATER FEATURES	HIGH	LOW
I	PARKING LOT	MEDIUM	LOW
	ROCK WALL	LOW	LOW

Figure 28. Amenity catalogue showing the prices and priority levels for key park and trail amenities.

Amenity Catalogue

The figure to the right shows a catalogue of park and trail amenities organized by priority level for the PTG system. This a la carte amenities list may be used to determine which amenities are suitable for each park or trail in Bondurant. The high priority items are amenities that every park should have. Identified as highly desired items by community members, these high priority amenities should be included in each park or trail. Medium priority amenities are amenities that some parks can or should have, but not all. Low priority amenities are those that should be installed on a case-by-case basis where they are found to be heavily desired by residents and should not often exist in many parks.



Community Gardens

The City should explore opportunities to incorporate Community Gardens into the parks and recreation system while continuing to develop under or unprogrammed parks.

Community gardens play a crucial role in enhancing the well-being of individuals and fostering a sense of unity within the broader community. These gardens offer a wide variety of benefits that extend from personal health to communal connections. For individuals, community gardens serve as a valuable source of fresh fruits and vegetables, addressing issues of accessibility and affordability often faced in traditional grocery stores. Gardening in these communal spaces not only provides nourishment but also encourages physical activity, contributing to improved physical health for individuals within the community.

Beyond the individual level, community gardens become a hub for social interaction and cohesion on a city-wide scale. The act of gardening brings people together, creating a shared space where community members can collaborate, share experiences, and build connections. This sense of connection goes beyond the mere act of planting and harvesting; it extends to a broader feeling of belonging and shared responsibility for the well-being of the community. In essence, community gardens serve as more than just places to grow food—they are vital components that strengthen the social fabric of communities, fostering a sense of togetherness and collective purpose.

As the city continues to grow, the need for new parks and amenities will grow with it. The updated 2024 Parks, Trails, and Greenways plan identified needs in the parks and trails network within Bondurant through community outreach. Part of the outreach included asking residents what amenities they hope to see in the future and in Bondurant. 18% of respondents stated they would like to see community gardens or edible forests within the community.

Establishing community gardens in Bondurant will bring a variety of benefits to the people that live there, and the community. As Bondurant continues to grow, establishing community gardens will help ensure everyone has access to healthy fruits and vegetables, as well as bring a way for people to come together to preserve Bondurant’s close-knit community.

Recommended Parks for Community Gardens

Outdoor planting requires enough space, sunlight, water, and good soil. Because of this, undeveloped parks or parks with a lot of open space would be ideal areas for community gardens. Currently, there are 21 parks in the community, with 6 of those being undeveloped. To understand which parks would be best suited for a community garden, a set of criteria was used on each of the parks. Parks were eliminated if they did not have the space to accommodate community gardens, or if they had a plan for the development. Additionally, if parks were in flood hazard areas, at risk for floods they were eliminated from consideration. Special consideration was given to parks in higher density areas, and areas that were farther apart from other proposed community gardens. Given this criterion, parks adequate for a community garden include Featherstone and Harvest Meadows Park. The location would be suitable for a garden once the subdivision is developed.

Meadow Brook was eliminated from consideration as they are a site for stormwater drainage, as this could lead to excess water in the area, which could be harmful for plants. Wisteria Heights was eliminated due to its location and being close to stormwater drainage. After a location is confirmed and development begins for Harvest Meadows Park, it would be suitable for community gardens.

For the initial pilot of the community gardens, the plots could be in the same location, or spread out across both parks, based on available space and needs within the community.

See the Appendix for further information regarding community gardens.

Park Name	Flood Hazard Area?	Adequate Space?	Other Notes
Sankey Summit Park	No	Yes	
Bluejay Landing Park	Yes	No	
Eagle Park	Yes	No	
Renaud Ridge Park	No	No	
Mallard Pointe Park	Yes	Yes	
Collison Soccer Complex	No	No	
Efnor Estates Park	Yes	No	
Regional Trailhead	No	No	
City Park	No	No	
Meadow Brook Park	No	Yes	
Park Side Park	Yes	No	
BRSC	Yes	Yes	
Lake Petocka Park	No	No	
Lincoln Estates Park	No	Yes	
Wisteria Heights Park	No	Yes	Enclosed space
Gateway Park	No	No	
Wolf Creek Park	No	No	
Wolf Creek Fishing Pond	No	No	
Featherstone Park	No	Yes	
Harvest Meadows Park	No	Yes	Plot undetermined
District Corridor Park	No	No	

Figure 31. Recommended Park Features for a Community Garden

Expand neighborhood parks in Bondurant as the community grows.

Revision of the Subdivision Ordinance

To be proactive in expanding the neighborhood parks in Bondurant, the city should review and update as needed the City’s parkland dedication ordinance to ensure adequate space for new neighborhood parks , greenbelts, and trails. Currently, the means of acquiring new park land within subdivisions in Bondurant is dictated by the existing subdivision ordinance: **180.06 Public Parkland Dedication**. As new subdivisions are built, developers can choose whether to dedicate space to public parkland that is thus controlled by the city or opt to pay a “fee-in-lieu” of dedication. This ordinance reads:

***“Requirement.** The development of any property for residential purposes **shall be required to dedicate public parkland**. No new plats or site plans for residential development shall be approved unless the provisions of this section are complied with.”*

The current subdivision ordinance does not account for cohesiveness in park design or planning for future growth, affecting the equitable distribution of parks. To further regulate and promote the dedication of adequate park space as Bondurant grows and adapts, revisions to the existing parkland dedication ordinance are suggested based on APA Award Winning Cities such as St. Paul, MN and Columbus, OH. These revisions will help improve connectivity, park size and placement, and overall development.

Proposed Changes

- 1. Requirement for all plans including parkland dedications to **pass through the Parks and Recreation Board**.
- 2. Parkland dedication should be **required for mixed-use developments that include residential uses**.
- 3. **Relaxed bulk regulations** for planned unit developments opting for **parkland dedications over fees-in-lieu** or **parkland abutting existing parks** such as height reductions, setback reductions, etc.
- 4. **Dimensional requirement alterations**, either:
 - a. Increase in street frontage requirements from 10% to 20%.
 - b. Require multiple street frontages for parks.
- 5. Requirement for proposed subdivisions with parkland dedications to have **direct trail connections** to the proposed parks.
- 6. Requirement for all **fees-in-lieu** paid by developers to **be dedicated to the development and maintenance** of park space nearest to the development by the City.

Develop neighborhood-level themed park programming and designs by and for residents to maintain a sense of community.

Concept Mapping for Parks

The six currently undeveloped parks in Bondurant include Sankey Summit Park, Bluejay Landing Park, Harvest Meadows Park, District Corridor Park, Featherstone Park, and Meadow Brook Park (Figure 32). The following park concept maps recommend developments centered around neighborhood-specific themes.

These designs were created based on responses from surveys, interviews, and community engagement, and include specific amenities desired by residents from each individual neighborhood. Each park design also includes features desired by various age groups and abilities and are intended to facilitate an inclusive park space for all.

While these designs may be implemented as proposed in this plan, they could also serve as a basis or inspiration for future park designs as resident needs and interests evolve throughout the neighborhood park development timeline.

“There is so much opportunity for imagination within the playscape.”

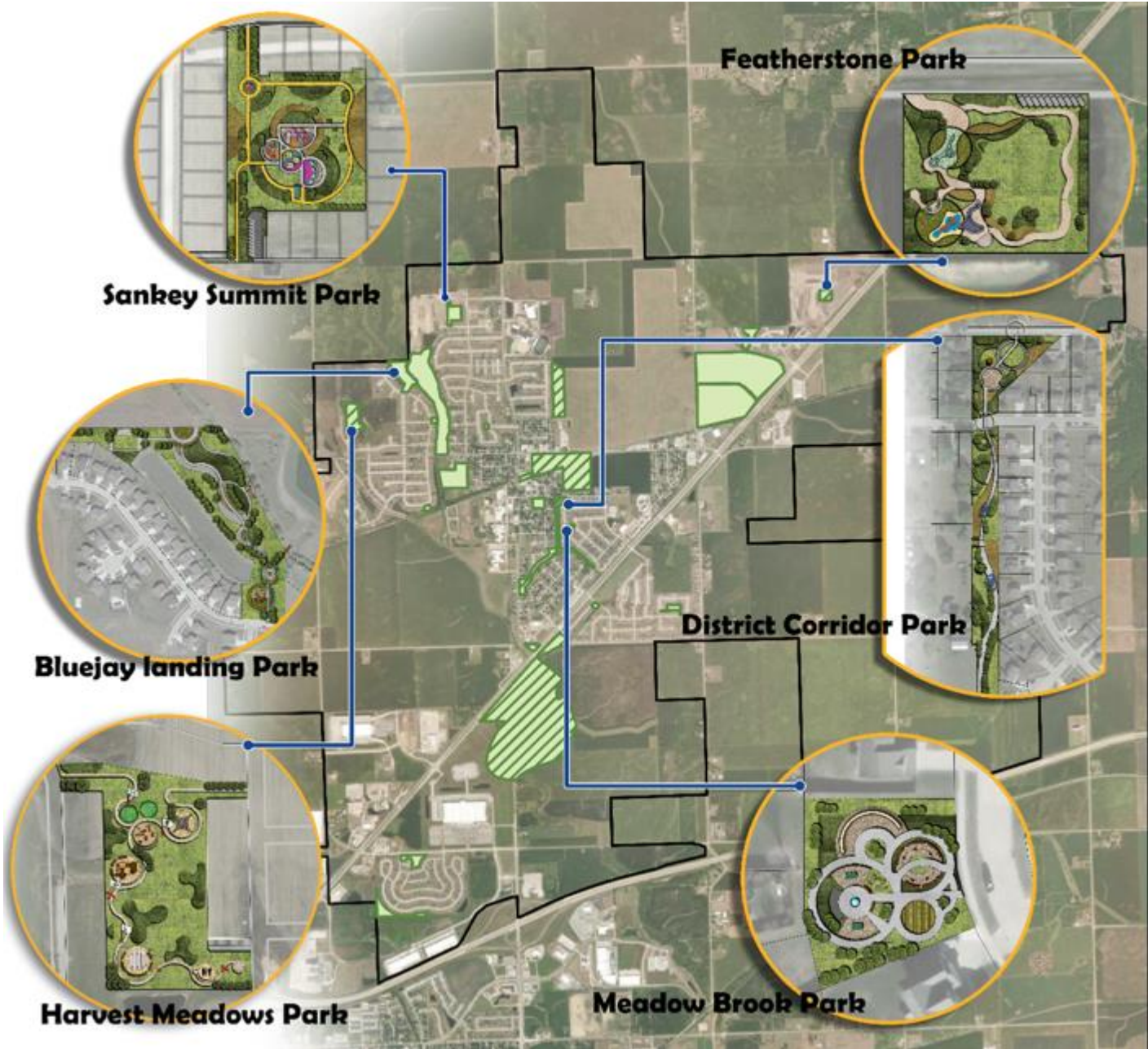


Figure 32. Locations of Undeveloped Parks

Bluejay Landing Park

Bluejay Landing Park covers 5.6 acres in the Mallard Pointe neighborhood. The design concept centers greenery – including Iowa prairie and other native plantings – and an unpaved trail. A bridge could connect Eagle Park, which would also provide creek access.

This park design features playground an exercise equipment in the southern portion of the park, which is in the 1% flood hazard area.

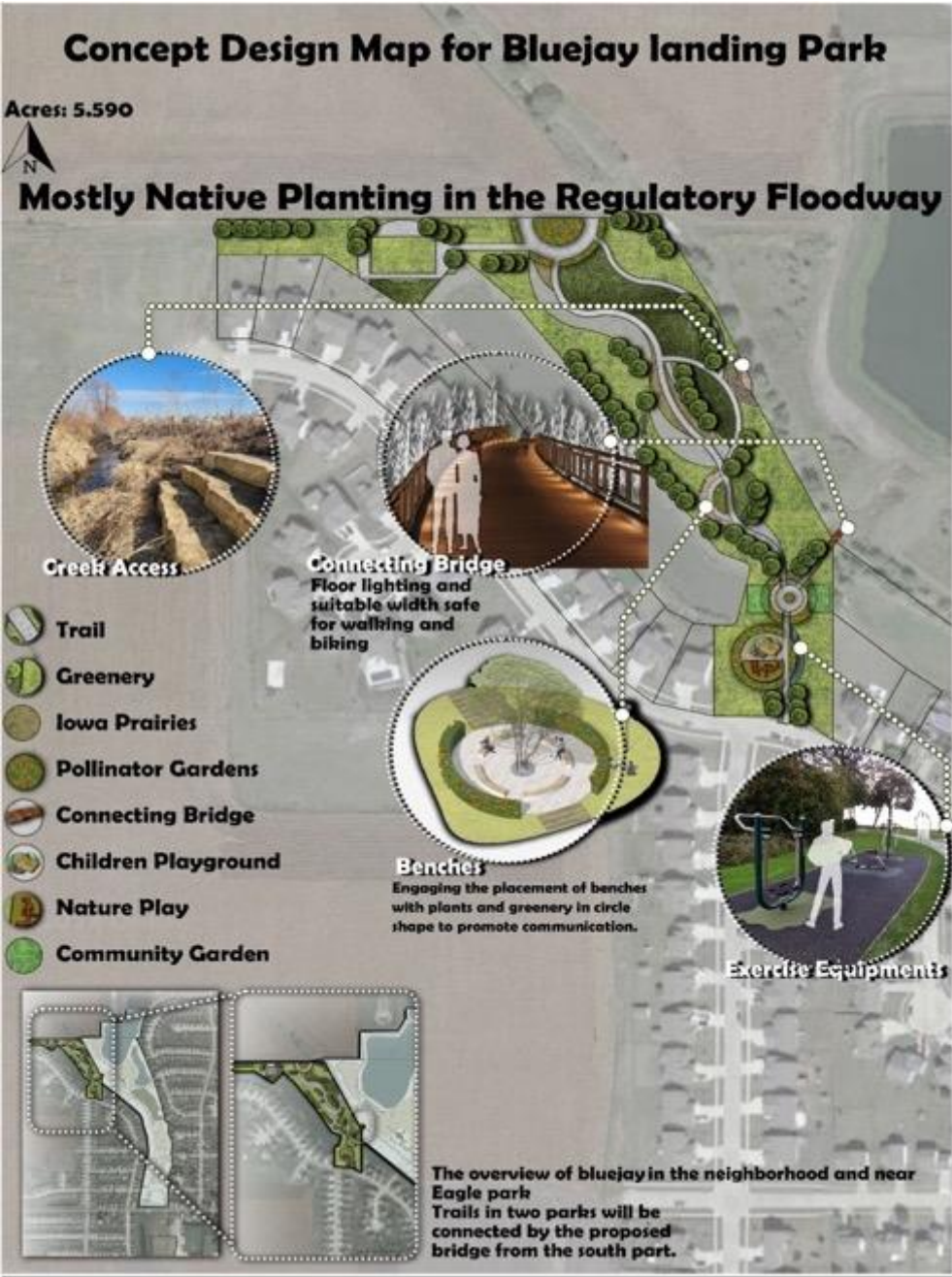


Figure 33. Bluejay Landing Park Design Concept

Sankey Summit Park

Sankey Summit Park is a 4.3-acre park in the Sankey Summit neighborhood. This design concept incorporates a fairytale theme with amenities designed for all ages, including a yellow brick road, miniature garden, portable hammocks, and a pink castle playground.

The design features two entrances (north and south) with a special art symbol in the entrance corridor to help to help visitors recognize the park.

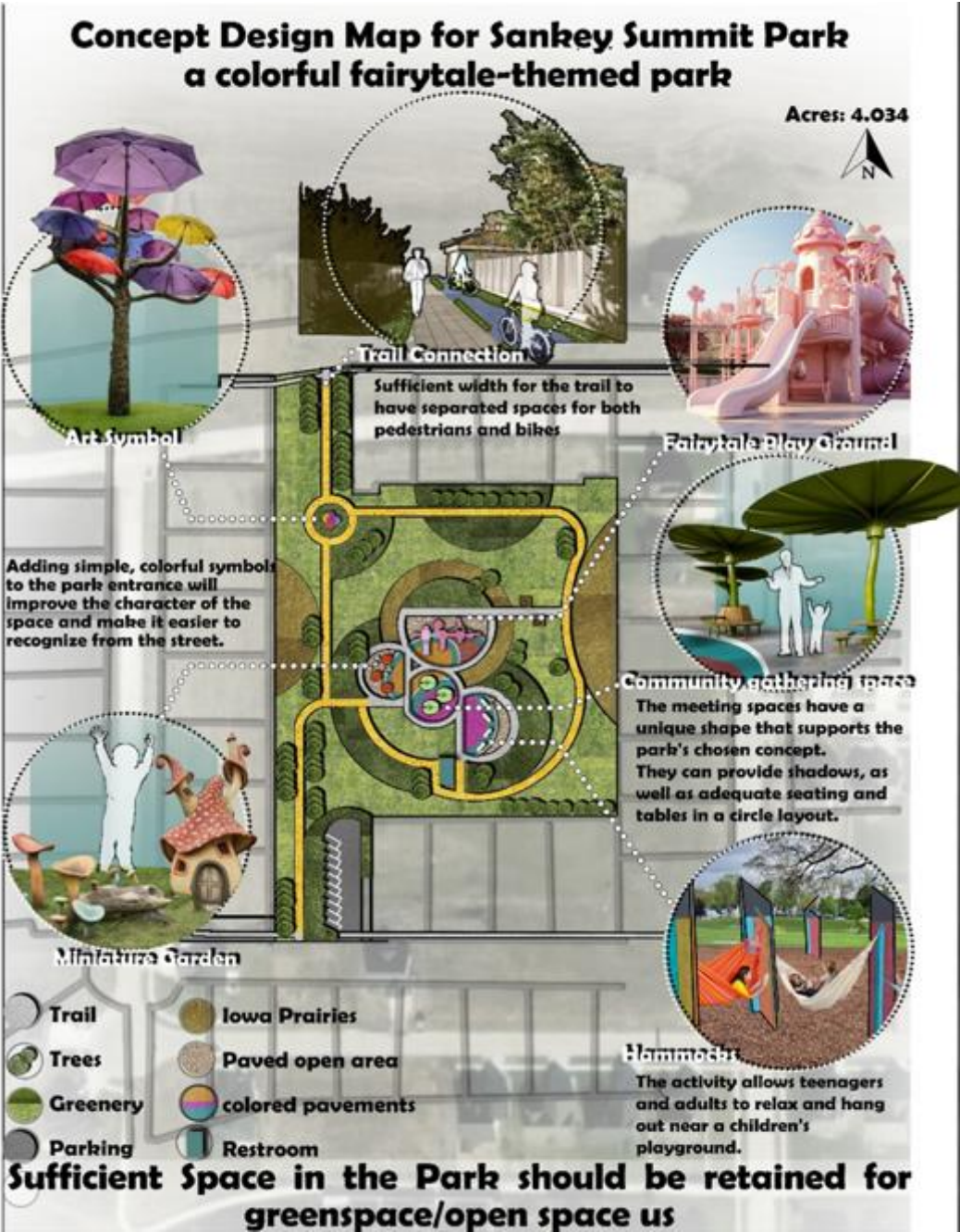


Figure 34. Sankey Summit Park Design Concept

Harvest Meadows Park

Harvest Meadows is a 6.94-acre park in the Harvest Meadows neighborhood. The proposed pirate theme includes a winding trail with pirate-themed wayfinding, a playground with a pyramid net tower, and corn hole. Seating is also incorporated throughout the park, and additional proposed amenities include parking lots, a restroom, and a community garden.

“When my kids were little, they would request different parks depending on what they wanted to do. They didn’t know the names of the playgrounds, so they just said, “the one with this slide!” or, “the one with this swing!”

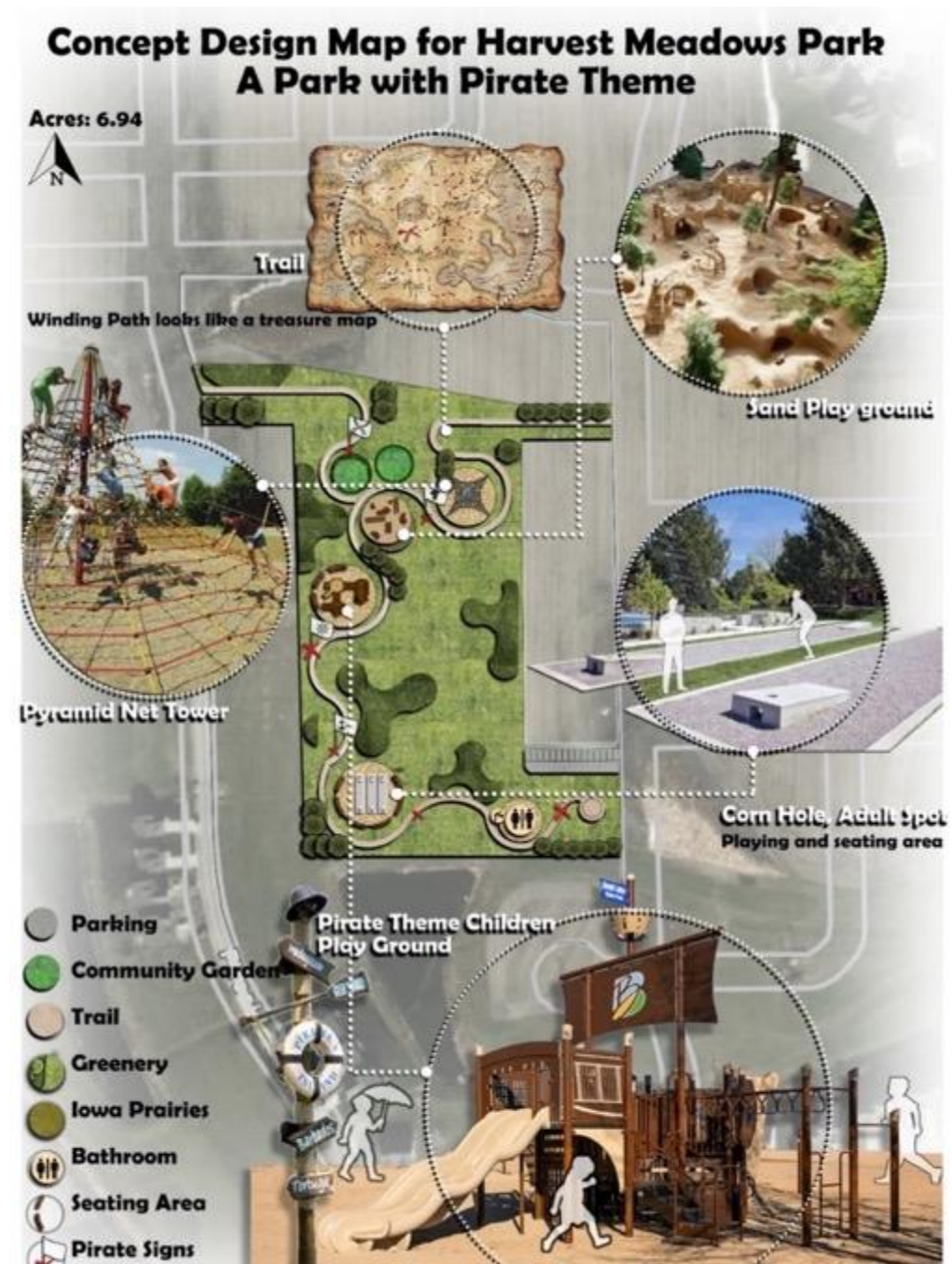


Figure 35. Harvest Meadows Park Design Concept

Featherstone Park

Featherstone Park a 2.05-acre park in the Featherstone neighborhood. This design concept is zoo themed, including unique and colorful animal structures and playscapes. This park also provides educational opportunities with informational signage about animals, habitat, and more.

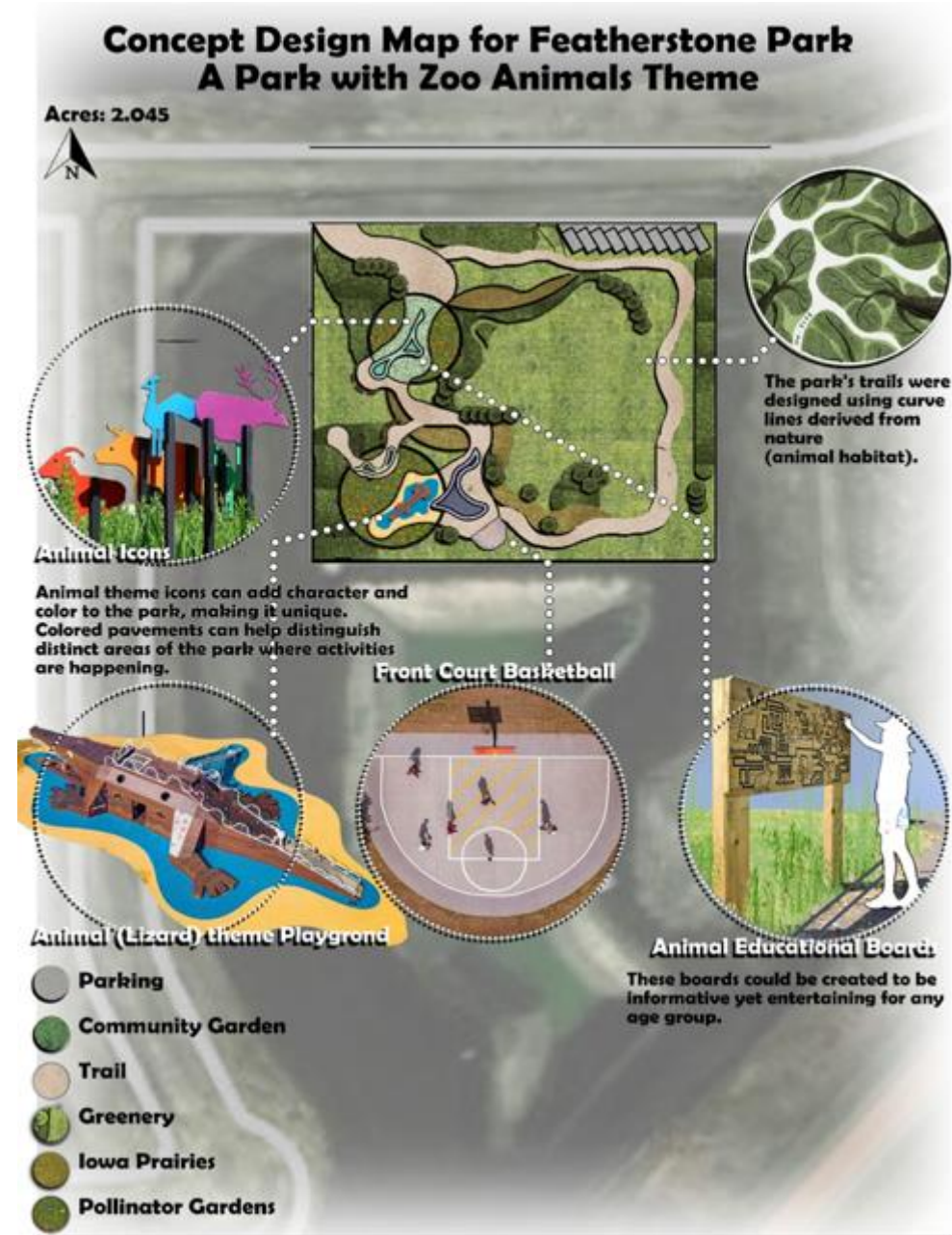


Figure 36. Featherstone Park Design Concept

District Corridor Park

District Corridor is a separated into two parts, with a total area spanning 3.1-acres. In the future, this park will be connected to the regional trail from south to west. It also coincides with the Grain District Redevelopment project.

This concept proposes a painted crosswalk to attract attention and encourage safety for pedestrians as they traverse the otherwise disconnected park sections. The southern portion includes a curved trail with greenery, while the north portion features a community gathering area with a shelter and exercise equipment.

“We're very much a driveway community. If you drive through the neighborhoods, you'll always see groups of people out in their driveway, whether it's a fire pit, or just people hanging out. And I think the trails and park systems have helped bring that together a little bit, because you'll see people gathering at the parks as well.



Figure 37. District Corridor Park Design Concept

Meadow Brook Park

This is a .5-acre park located in the Meadow Brook neighborhood. Different elements for all age groups create an inviting park for all generations, including a community garden, toddler playset, exercise equipment, and two ping pong tables.

A rock wall concept is also included, which would serve for more than just recreation; for example, the rock wall could be a seasonal exhibition space for local artists, while also providing an aesthetically pleasing buffer between the park and nearby residential area.



Figure 38. Meadow Brook Park Design Concept

Strive to have most Bondurant residents live within a reasonable 5 to 10-minute walk to a park.

Subdivision Ordinance Update

As previously stated, the subdivision ordinance should be updated to reflect additional opportunities to establish neighborhood parks. This will help guarantee that most subdivision developments have a neighborhood park and ensure that all residents live within ¼ to ½ mile from a park. This update to the subdivision ordinance will also help ensure approximately 96% of Bondurant residents are within a 5-to-15-minute walk of a park or open space. A fully revised subdivision ordinance can be found in the Appendix.

Future Locations of Regional and Community Parks

The following map depicts possible locations for future regional and community open spaces within Bondurant's future planning boundary. One-mile radius buffers incircle identified points on the map. The buffer identifies a 1-mile service area around the possible location to indicate increases to service area coverage by additional community parks. The points do not indicate exact locations but signify a general area where a regional or community open space should exist.

The City should explore opportunities to establish additional community parks that serve as regional destinations. As the city boundary continues to expand outwards, the City should evaluate the service area coverage to identify potential gaps in the total coverage. Additionally, the City should investigate opportunities to utilize green infrastructure and natural features when establishing locations for future regional and community open spaces. Figure 39 on the following page shows the future regional and community open spaces and the possible changes to the overall service area coverage.

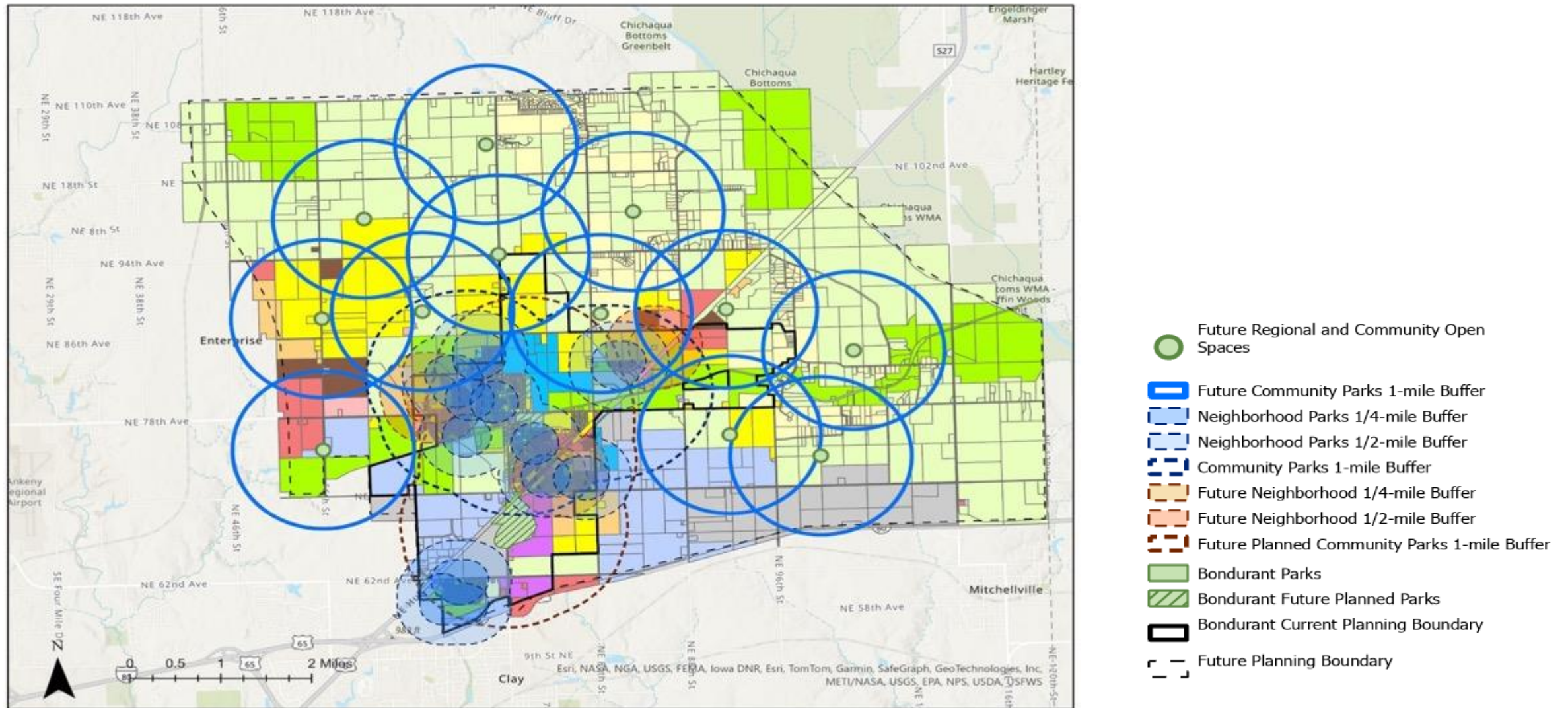


Figure 39. Regional and Community Open Spaces



TRAILS, GREENWAYS, AND WAYFINDING

EXISTING CONDITIONS

RECOMMENDATIONS

Existing Conditions: Trails

Figure 12 portrays the service area coverage between the city's residential parcels and the paved trail system. Also visible are the quarter-mile, half-mile, and one-mile buffer zones surrounding the trail system.

Geospatial analysis of Bondurant's trail system highlights effective east-west connectivity and weak north-south connectivity. The southernmost subdivision of Bondurant has no connection to the Chichaqua Valley Trail and limited access to the trails in Altoona.

The Central District Stormwater Management Master Plan outlines future development of the Gay Lea Wilson trail to extend south toward Altoona from the proposed project location. The Civic Campus Master Plan also looks to establish additional north/south trail connectivity on the community's eastern developed edge. Finally, the City constructed a Park Side to BRSC trail connection in 2024 that will help link the existing Park Side and Featherstone neighborhoods to the BRSC/Lake Petocka area.

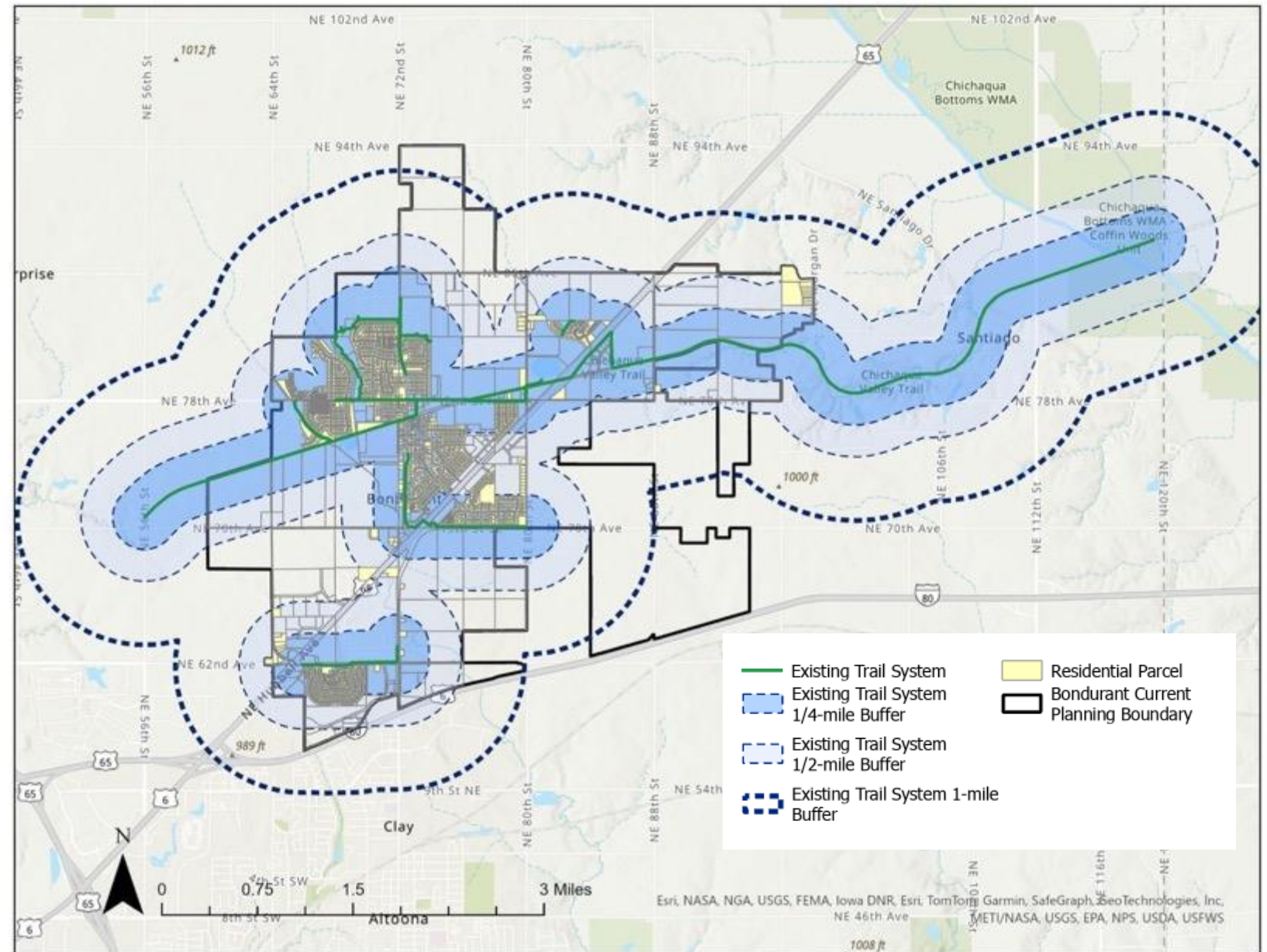


Figure 40. Service area coverage between the city's residential parcels and the trail system.

Existing Conditions: Greenways

Greenways serve as natural transportation corridors and can be opportunities for multiple uses such as biodiversity corridors, railways, and connections between parks, neighborhoods, and commercial spaces. Geospatial analyses of existing greenways in Bondurant show that there are very few delineated greenways within the city. Currently, Bondurant’s only two established greenways include Eagle Park and District Corridor Park. The 2013 PTG Master Plan shows a potential adaptation to the District Corridor Park as locating a greenway trail system that connects to the Gay Lea Wilson East regional trail. This trail connection would expand connectivity throughout the central region of Bondurant if implemented.



Figure 41. Eagle Park, one of Bondurant’s existing greenways.

“One thing that I love about Bondurant is that it is very walkable. I can walk to the library, the coffee shop, the farmers’ market. And there are different ways for me to get to places -- I just realized some new paths recently, which I was very excited about. I grew up in a place where I had to drive everywhere, so this is a cool opportunity.”

Several potential locations for greenways are delineated through future land use maps in the Implementation section. Recommended locations include areas with open green spaces in existing neighborhoods and in undeveloped areas across the city. While greenways serve multiple purposes for transportation – both for humans and wildlife – they are also suitable locations for stormwater management if located within existing floodplains.



Figure 42. Greenways Map based on 2013 Parks, Trails, and Greenways Master Plan

Recommendations

Connect new and older parks with trail or sidewalk connections and expand trails in Bondurant in accordance with the Future Trails Plan

Updated Future Trails and Sidewalk Map

Throughout community outreach efforts, residents of Bondurant indicated various weaknesses across the current trails and sidewalk system; however, the main concern was a lack of connectivity across the whole network. For example, while the Chichaqua Valley Trail runs from west to east through the city, there are limited north to south connections along the trails and sidewalks.

Existing trails are located across the Bondurant-Farrar Junior High School and High School as well as south of the downtown business district, ending at NE Hubbell Rd. Residents who live south of NE Hubbell Rd highlight frequently mentioned feeling disconnected from the rest of the PTG system due to the incomplete trail network. Additionally, recreational bikers who live in the city noted their only option is to bike along shared roadways, indicating a potential safety hazard.

Using this community feedback and considerations from the Parks & Recreation chapter of the Building Bondurant Comprehensive Plan, this plan provides an updated Future Trails and Sidewalk Map for the City of Bondurant (Figure 40). The map includes both existing and proposed trails and consider several key factors. First, the City has approved several master plans outlining various PTG development projects throughout Bondurant’s recent growth. This plan’s Future Trails and Sidewalk Map incorporates Trails and sidewalks that were approved within those recently adopted master plans. Additionally, sidewalk information from approved subdivision plats have been added.

Through the adoption of new streets in the city, there is an opportunity to add trails along the new roadways as well as along identified greenways. For example, during the Open House, bikers in the community identified key areas where trails should run parallel to roadways throughout the city. The City should coordinate trail expansions with the development of new major roadways, stream corridors, and utility ROWs. The updated Future Trails and Sidewalk Map addresses the discontinuity between residents south of the city and the overall trails system and helps planners prepare for continued growth in the future. Additionally, the updated map ensures sidewalks and trails efficiently connect all new and older parks to provide safer transportation options.

As identified within the Trails and Sidewalk Map, Bondurant’s trails are classified as either Regional Trails, Inner-City Trails, or Inner Park Trails. Regional trails connect multiple cities and towns across the region. For example, the Chichaqua Valley Trail runs west to east through the city, and the Gay Lea Wilson Trails run north to south. The updated Future Trail and Sidewalk Map also identifies opportunities to connect Bondurant’s trail network to Altoona, Ankeny, and Mitchellville. As Inner-City Trails connect parks and subdivisions within the city, development of this network should be prioritized to help improve system connectivity. Lastly, Inner Park Trails exist solely within a singular park. The walking loop around Lake Petocka is a prime example. The City plans to establish additional Inner Park Trails throughout its adoption of the Central District Stormwater Management Master Plan.

“I feel like what has really made me want to stay in Bondurant is that, because of the trails, things are more accessible and fun. For example, I don’t know if I would drive to the farmers’ market. But if on a Wednesday we can just walk there and grab a bag of popcorn and hang, like, why not?”

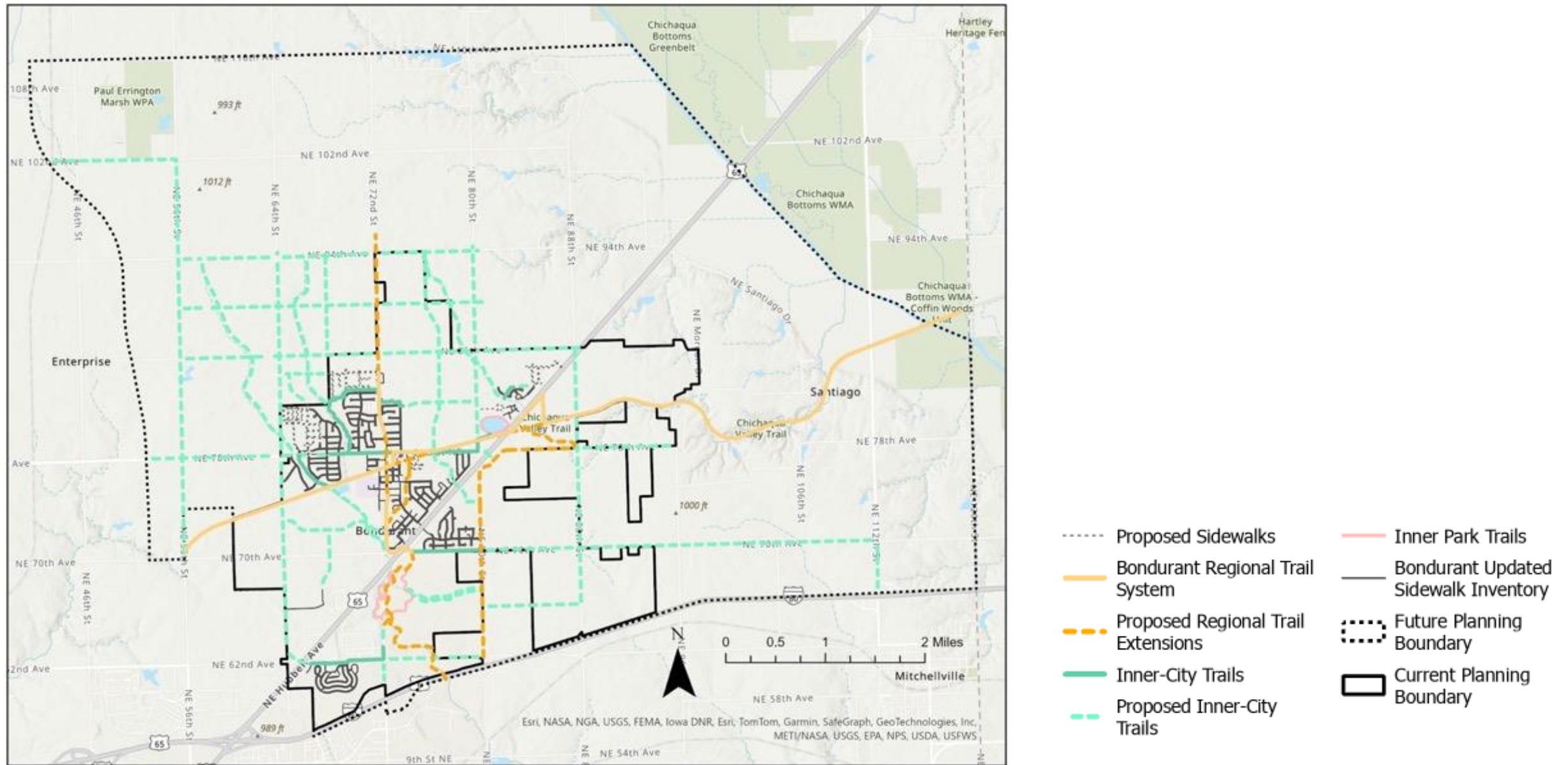


Figure 43. Proposed Trails and Sidewalk Map

Trails and Sidewalk Priority Map

The Trails and Sidewalk Priority Map (Figure 44) identifies implementation priorities for development across the city. The proposed trail additions are labeled as low priority, medium priority, and high priority based on resident feedback and concurrent development.

There is an immediate need for improved north to south trail connectivity to bridge the gap between the Wolf Creek subdivision and the rest of Bondurant. Additionally, trails that coincide with adopted master plans are identified as high priority.

Trails identified as medium priority are those located alongside roadways. For example, as new streets are established throughout the city, this will create an opportunity to proactively establish trails that run parallel with arterial and collector streets. This will also address bikers' stated desire for safer transportation routes.

Lastly, areas identified as low priority coincide with greenways and serve as a desirable extension to the trail system rather than an immediate residential concern. When appropriate, the City should take advantage of available greenway space by exploring opportunities to add trails to stream buffers.

Map colors: green (existing trails), red (high priority), orange (medium priority), and blue (low priority).

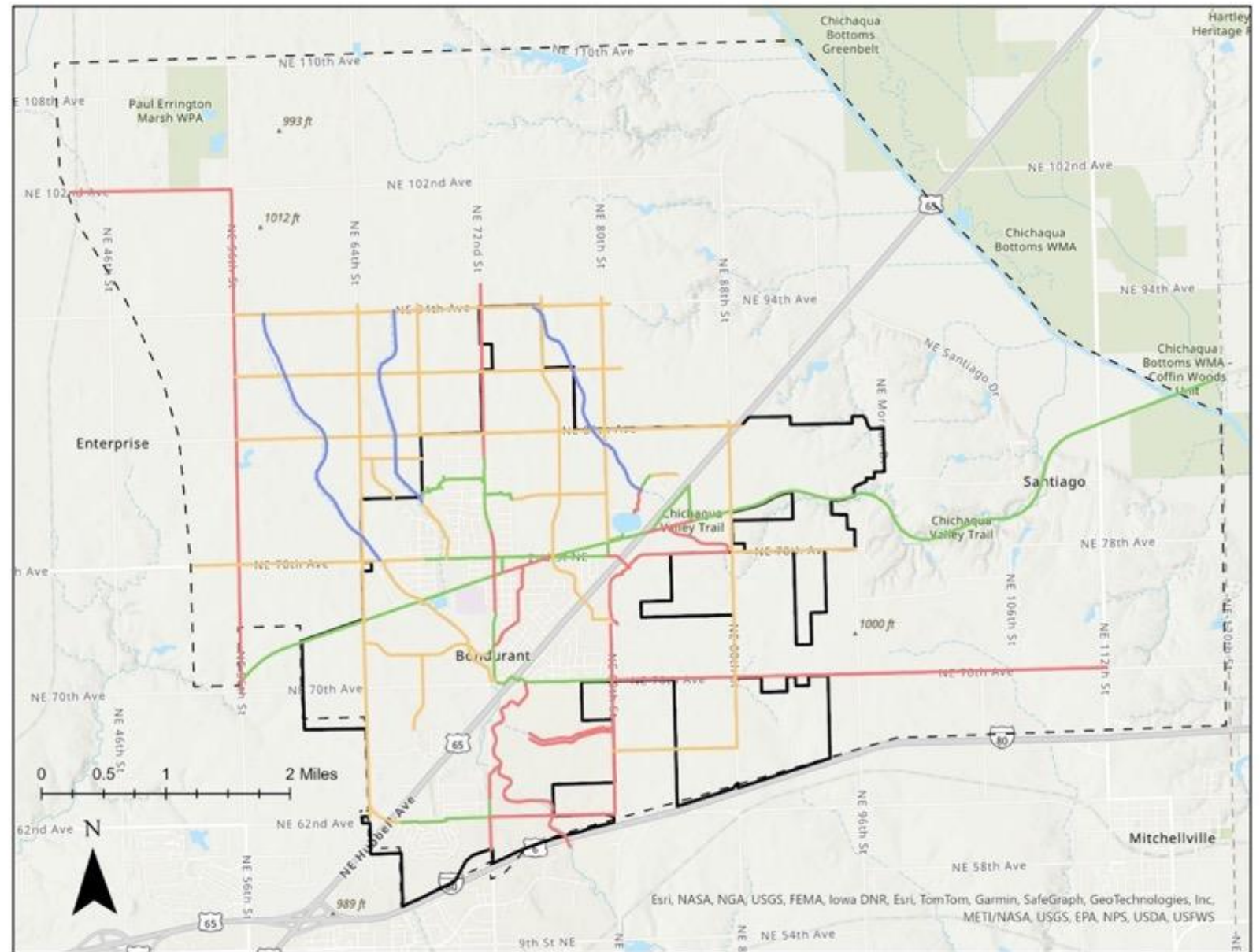


Figure 44. Trails and Sidewalk Priority Map

Continue to attract and support trail-centric retail such as bike shops, cafes, brew pubs and restaurants near the Chichaqua Valley Trail near Downtown Bondurant

In coordination the Bondurant Chamber of Commerce and other economic development organizations, the City should identify opportunities to attract retail services that contribute to Bondurant being a trail-centric activity hub. Developing partnerships with business leaders and providing incentives can attract trail-centric business to Bondurant’s Downtown Business District. Additionally, adopting economic development focused master plans -- such as the Regional Commercial Master Plan and the Grain District Downtown Redevelopment Master Plan -- can help coordinate growth of trail-centric business.

The City should continuously evaluate the needs and desires of Bondurant residents while also monitoring regional trends. Implementation and evaluation resources are included in the Appendix.

Promote the expansion of greenways throughout the City and proactively preserve areas with significant tree cover around the Chichaqua Valley Trail to protect these valuable resources.

Greenways

As Bondurant experiences such a pivotal point of growth, it is important to map opportunities to develop and take full advantage of the many benefits greenways provide. Since the 1980s, greenways have become an increasingly popular development priority due to their extensive contributions to human and environmental health. Greenways were first popularized by the US President’s Commission on American Outdoors Report of 1987, in which they were advocated as “a vision for the future: A living network of greenways provide people with access to open spaces close to where they live, and link together the rural and urban spaces in the American landscape, threading through cities and country sides like a giant circulation system.”^{xiv} Benefits of greenways include increased biodiversity, improved mental and environmental health, higher property value, water management, and overall sustainability of the city’s infrastructure. They are also an opportunity to restore sections of land to their pre-industrial ecological state through projects such as native prairie restoration, wetland regeneration, native tree planting, and rain gardens.

Greenways can follow and extend the city’s trail network to enhance their ecological benefits and improve the recreational experience for residents. The prairie restoration project outlined in Bondurant’s 2017 District Corridor Park Master Plan (formerly Heritage Park) is a prime example of this benefit. Additionally, greenways can be mapped in relation to schools and businesses to provide an alternative transportation route and increased connectivity throughout the overall PTG system. In essence, greenways not only offer pathways but also integrate urban environments with nature, allowing residents to co-create a tangible connection to place and its ecological history as the city grows.

In the context of this plan, **greenways are connective natural areas that bridge existing greenspace through converted alleyways, empty parcels, parks, and trails.** The following maps highlight both existing and potential greenway opportunities and recommend development priorities based on considerations such as floodplain hazard zones, gaps in existing trail networks, opportunities for native habitat restoration sites, and overlaps with existing parks and trails.

The 2013 PTG Master Plan maps greenway overlaps through several existing parks including Eagle Park, Central Stormwater District, Mallard Pointe, Wisteria Heights, and Lake Petocka. The recommended greenway zones within the updated 2024 Master Plan remain consistent with the 2013 recommendations but extend greenway opportunities along future development zones (Figure 45). The majority of identified areas for future greenway development will follow the path of waterways that feed into Chichaqua Bottoms and Skunk River. The city’s stream buffer ordinance provides opportunities to create greenways along waterways; however, the ordinance should be expanded to preserve natural areas as well.

“I’ve noticed – after we started adding native landscaping in just our own yard – we’ve seen different types of butterflies, bumblebees, and birds start showing up naturally. I hope {the City} continues to influence that, especially in places like Eagle Park.”

Encourage art and other recreation placemaking efforts along trails and within parks in Bondurant.

Wayfinding

In March 2024, Bondurant adopted Group Creative Service’s Art, Culture, and Wayfinding Master Plan. Among many art and culture projects – such as murals, sculptures, events, and landscaping -- their plan includes concepts for wayfinding signs designed for specific locations across the city. Each design includes a tree planting based on a palette of ecologically appropriate species (Figure 46).

To ensure cohesiveness with concurrent plans and Bondurant’s brand standards, this plan builds from Group Creative Service’s signage concepts to recommend additional wayfinding structures to be placed along trail routes as the trail system expands. The intention of these additional designs is twofold: First, the concepts include walking and biking times to increase the accessibility and navigability of the PTG system; second, recommended signs incorporate visuals based on resident stories to add a unique, personalized sense of identity and belonging for residents (Figure 47).

As outlined in the evaluation section, this plan recommends ongoing community engagement to monitor the impact and effectiveness of PTG development. With consent from participants, residents’ stories – particularly those gained through in-depth interviews – can be added to future wayfinding signs. By incorporating art inspired by community stories and providing essential information on walking, biking times, and mileage, these designs strive to facilitate an immersive and accessible experience that evolves with the city. The following page features a design concept for a wayfinding sign that includes an image inspired by a Bondurant resident’s story about meeting new friends on the Chichaqua Valley Trail (Figure 47).



Figure 46. Wayfinding concept from Group Creative Service's Arts, Culture, and Wayfinding Master Plan (2024)

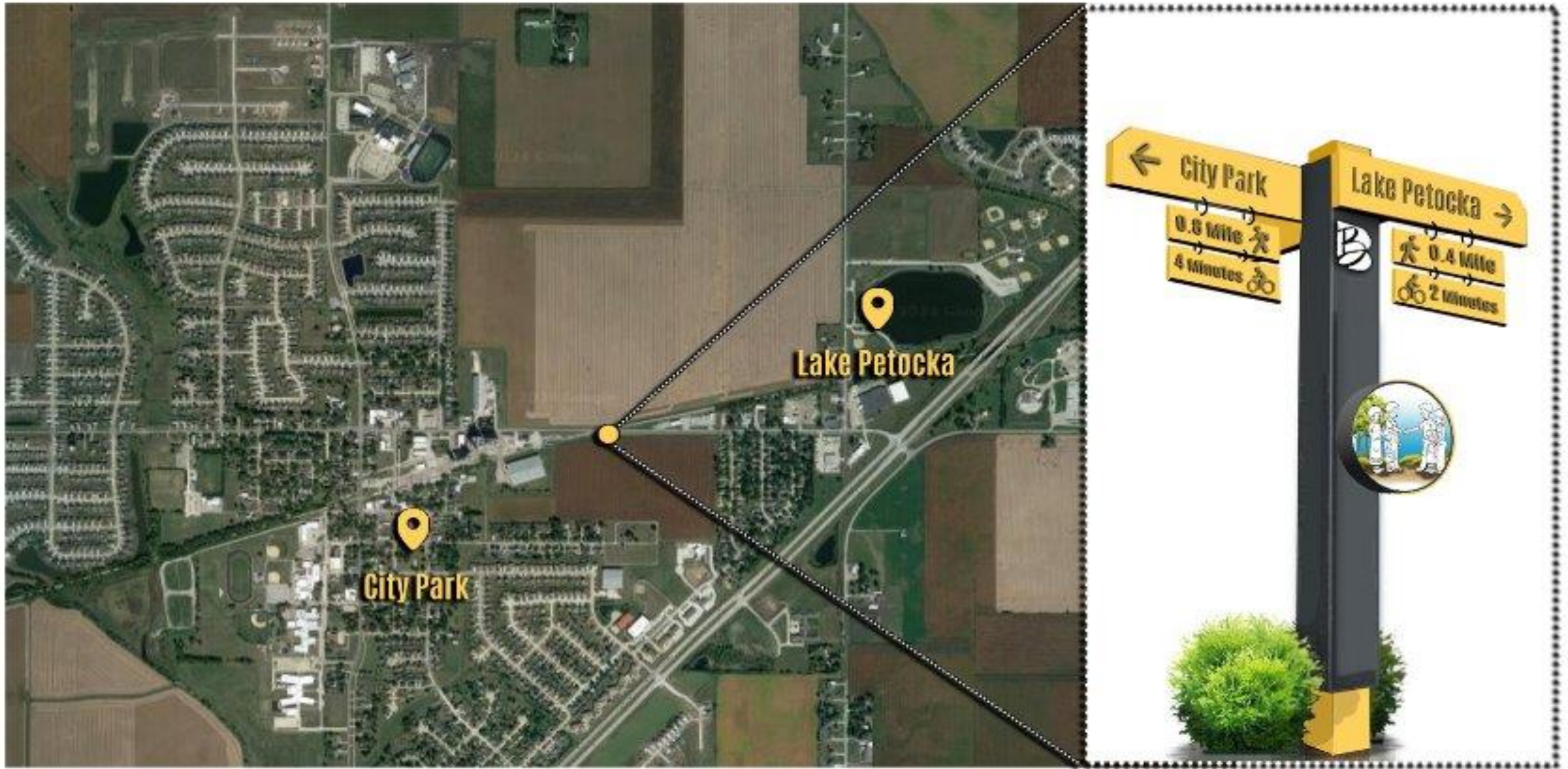


Figure 47. PTG Wayfinding Concept with Storytelling Features

Ensure bicycle and trail networks in Bondurant include amenities that enhance rider safety, comfort, and usability.

Figures 45 represents a trails amenities map. Existing pedestrian crossings are identified on the map by the orange icon. Based on resident feedback, the City should suggest adding additional pedestrian crossings across collector and arterials roadways. Doing so will better connect neighborhoods and improve access to neighborhood parks. Additionally, it will provide residents with safer access when utilizing the large network of trails and sidewalks throughout the city.

In addition to adding pedestrian crossings, the City should incorporate bike fix-it stations at several key locations, such as the Bondurant Regional Trailhead and Lake Petocka.

When evaluating opportunities to add pedestrian crossings across roadways, the City should investigate whether the crossing should include electric signaling.



Figure 48. Trail Amenities Map



PARKS AND RECREATION PROGRAMMING

OVERVIEW OF PREVIOUS PROGRAMMING

PAST PTG EXPENDITURES

RECOMMENDATIONS

Overview of Previous Programming

Parks & Recreation programming has grown along with the city. Figures 49 and 50 outline the Facility Use and Event Participation Overview from FY2017 to FY2023 for the City of Bondurant.

Facility Use							
	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
Cemetery Plot Purchases	9	10	14	7	2	2	2
Shelter Reservations	58	38	34	47	57	52	97
Farmer's Market Vendors (in City Park)	N/A	N/A	N/A	N/A	75	110	120
Summer Reading Program Participants in City Park	N/A	N/A	N/A	N/A	TBD	802	122
Storytime Participants in City Park	N/A	N/A	N/A	N/A	TBD	243	407
Storytime Participants in Neighborhood Parks	N/A	N/A	N/A	N/A	N/A	32	N/A
Baseball/Softball Registered Players	363	523	316	418 (Season Cancelled)	460	529	550
Soccer Club Registered Players	Unknown	485 Fall Season	373 Spring Season; 437 Fall Season	312 (Cancelled Spring Season); 384 Fall Season	355 Spring Season; 427 Fall Season	389 Spring Season; 500 Fall Season	377 Spring Season; 439 Fall Season
BlueJay Basketball Club (3rd-6th Grade) Registered Players	217	199	207	200	204	204	213

Figure 49. Facility Use

Event Participation Overview							
	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
Christmas in Bondurant - Santa Social, Indoor Farmer's Market, Community Dinner, Horse Drawn Carriage, Merry & Bright Parade	400	N/A	400	The Entire Town	500	500	Hundreds
	200	N/A	200	Cancelled	250	376	Hundreds
Bondu Spooktacular	125	125	300	200	400	410	369
Fall Bags Tournament	N/A	36	32	Cancelled	34	24	No Registered Players
Movies in the Park	40	35	35	60	80	150	250
Bondu Blues & Brews Festival	N/A	N/A	200	150	400	350	400
Touch-a-Truck	Hundreds	Hundreds	Hundreds	Hundreds	Hundreds	Hundreds	Hundreds
Youth Fishing Derby	30	30	45	Cancelled	110	150	170
Live Healthy Iowa 5k/1k	169	125	111	Cancelled	166	160	169
Keep Bondu Beautiful	N/A	20	20	Cancelled	124	100	101
Winter Chowder Ride	200	40	30	40	Cancelled	45	120
Cribbage Tournament	N/A	N/A	15	26	Cancelled	35	35

Figure 50. Parks & Recreation Programming

Past PTG Expenditures

Funding allocated for Bondurant’s PTG capital expenditures has steadily increased throughout the years. Bondurant’s recent PTG expenditures help explain how Bondurant’s PTG system has come to be; specifically, their parks-and-trails-oriented outlook to community development, and improved interconnectivity along natural transportation corridors. As Bondurant continues to grow and more subdivisions create open park spaces, the City should consider how these areas will be funded and prioritized to provide equitable park access and amenities to all Bondurant residents.

The City of Bondurant publishes an annual Parks and Recreation report that highlights park and trail updates, expenditures, financing, and event and programming information from that year. In 2022, Bondurant discussed park enhancements and the funding used to provide upgrades to the current PTG system. Bondurant worked on many projects during 2022 such as the Lake Pawtocka Dog Park, the Central Park Plan, and the Gay Lea Wilson Underpass. The City of Bondurant funded most of these projects, but much of that funding came from grants and private interest group funding. Grants used for these expenditures came from the Iowa DNR, Trees Forever, a Lowe’s Hometowns Grant, the Resource Enhancement and Protection program, and many others. To fund future parks and trails planning initiatives, these organizations will be key to acquiring grants that will help deliver park services and enhance tree canopy and biodiversity habitats.

Bondurant Past and Future Total Park Expenditures

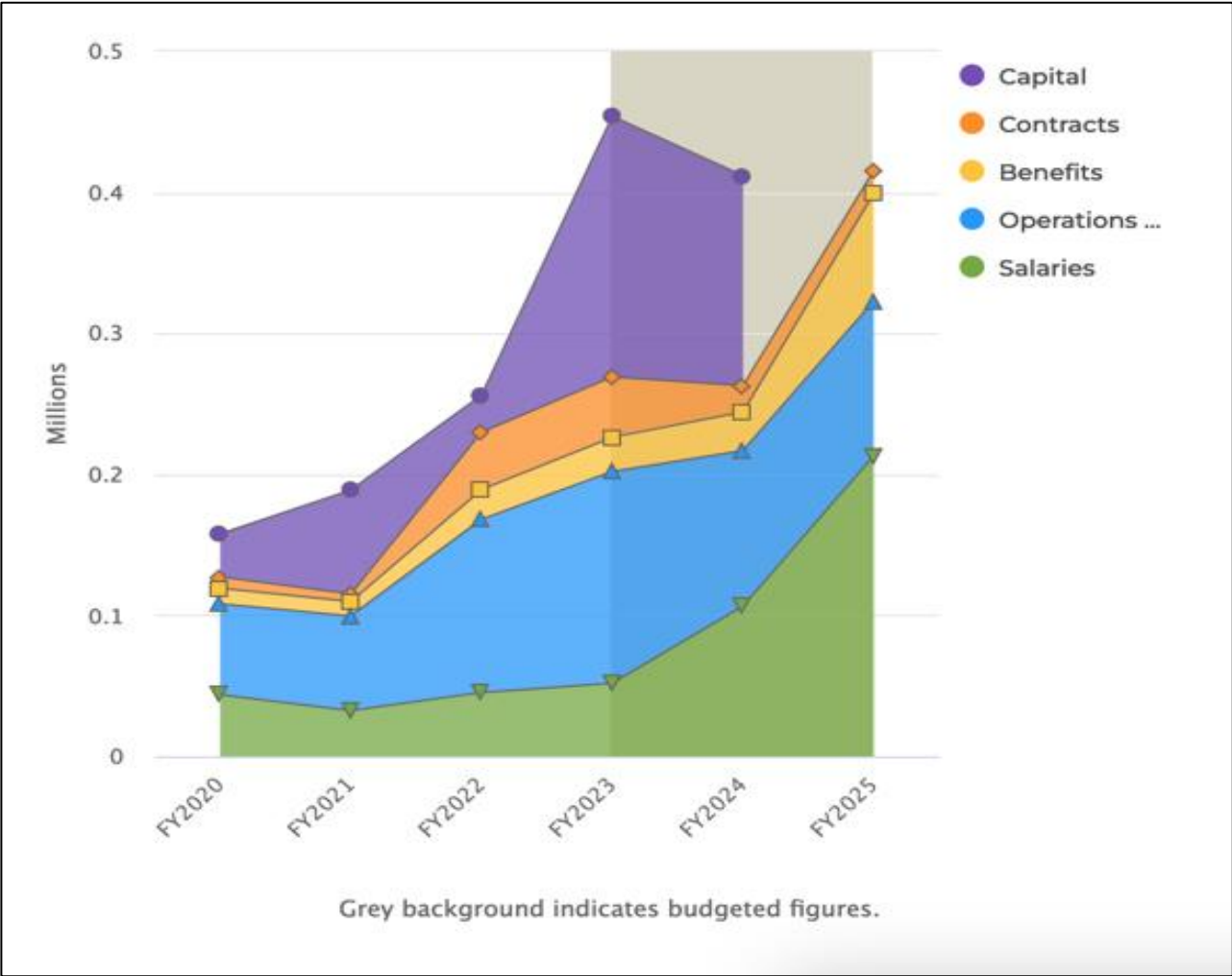


Figure 51. Bondurant past and future total park expenditures (Bondurant Transparency Center, 2023).

Fiscal Year 2022 data breaks down the expenditures on park improvements and tree plantings, operations & maintenance expenditures, and salaries and contracts for the parks and recreation department. The total budget from all funds for FY2022 was \$30,690,537; the total expenditures from FY2022 totaled \$22,156,378. In total, Bondurant expended 72% of the total budget for FY2022. “Parks” capital expenditures include parks, trails, trees, and equipment. Overall, Bondurant spent \$414,988 or 1.9% of the City’s total expenditures on parks. 40.4% of these expenditures were spent on capital improvements for Sankey Summit Trail, City Park, Lake Petocka, the Lake Pawtocka Dog Park, and equipment for the parks. The next largest proportion of total park expenditures was spent on operations & maintenance such as park programs and tree expenditures, totaling up to 29.6% of total parks expenditures. These expenditures reflect the current practice of prioritizing new park space development over providing amenities to the existing PTG system.

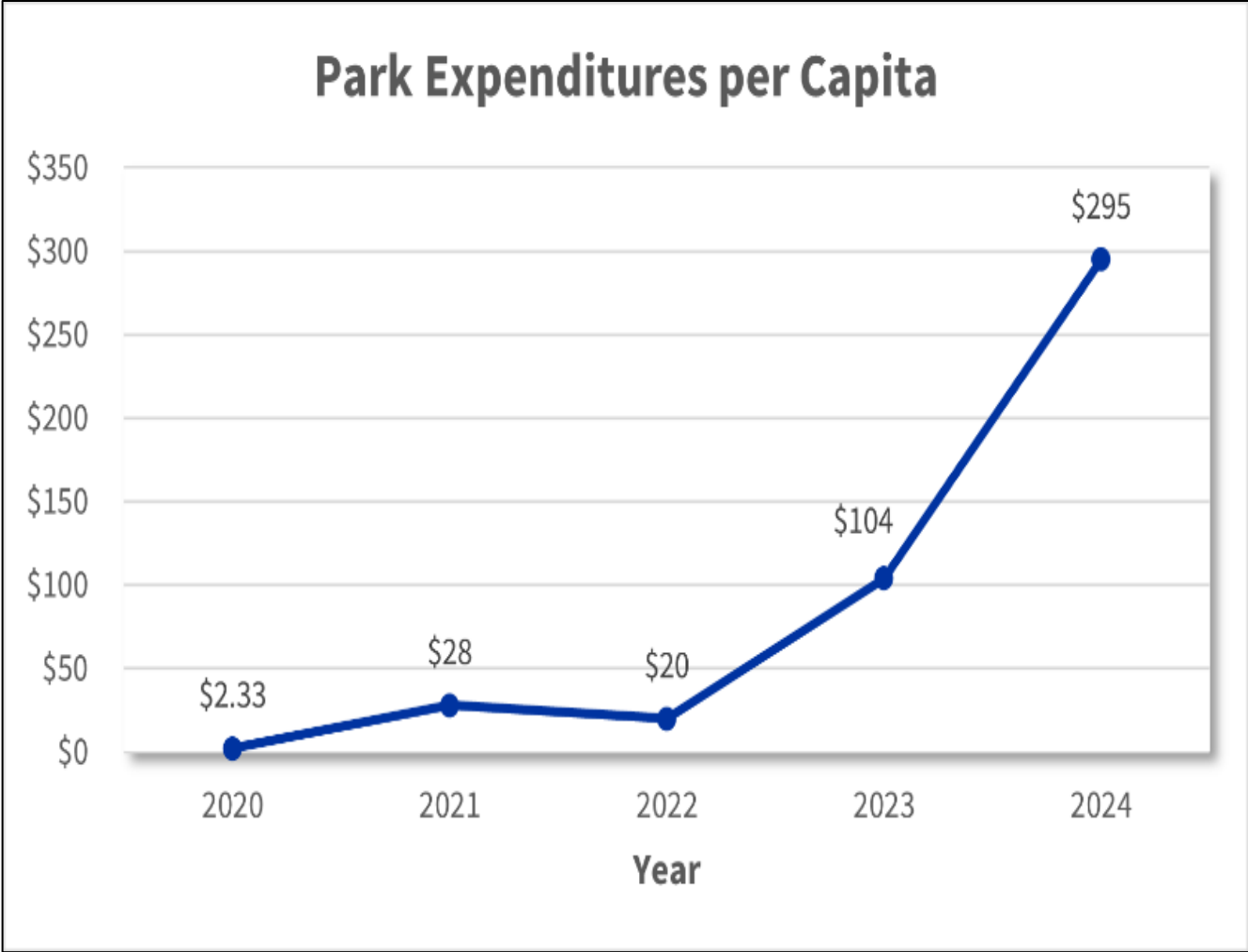


Figure 52. Bondurant’s park expenditures per capita (Bondurant Transparency Center, 2023).

Adequate funding is essential for an efficient PTG system that serves the needs of all residents. There are multiple funding sources and strategies to provide the resources needed for future development, such as:

- Grants
- Private or neighborhood interest groups
- Reallocation of the existing budget

As only 1.9% of Bondurant’s total expenditures are allocated to the PTG system currently, the City should consider dedicating a larger portion of the existing budget to increase funding for PTG improvement. As shown in Figure 48, the proposed spending on the PTG system is projected to increase over the coming years, which means that more focus should be placed on updating parks and trails with high-priority amenities and prioritization of existing parks.

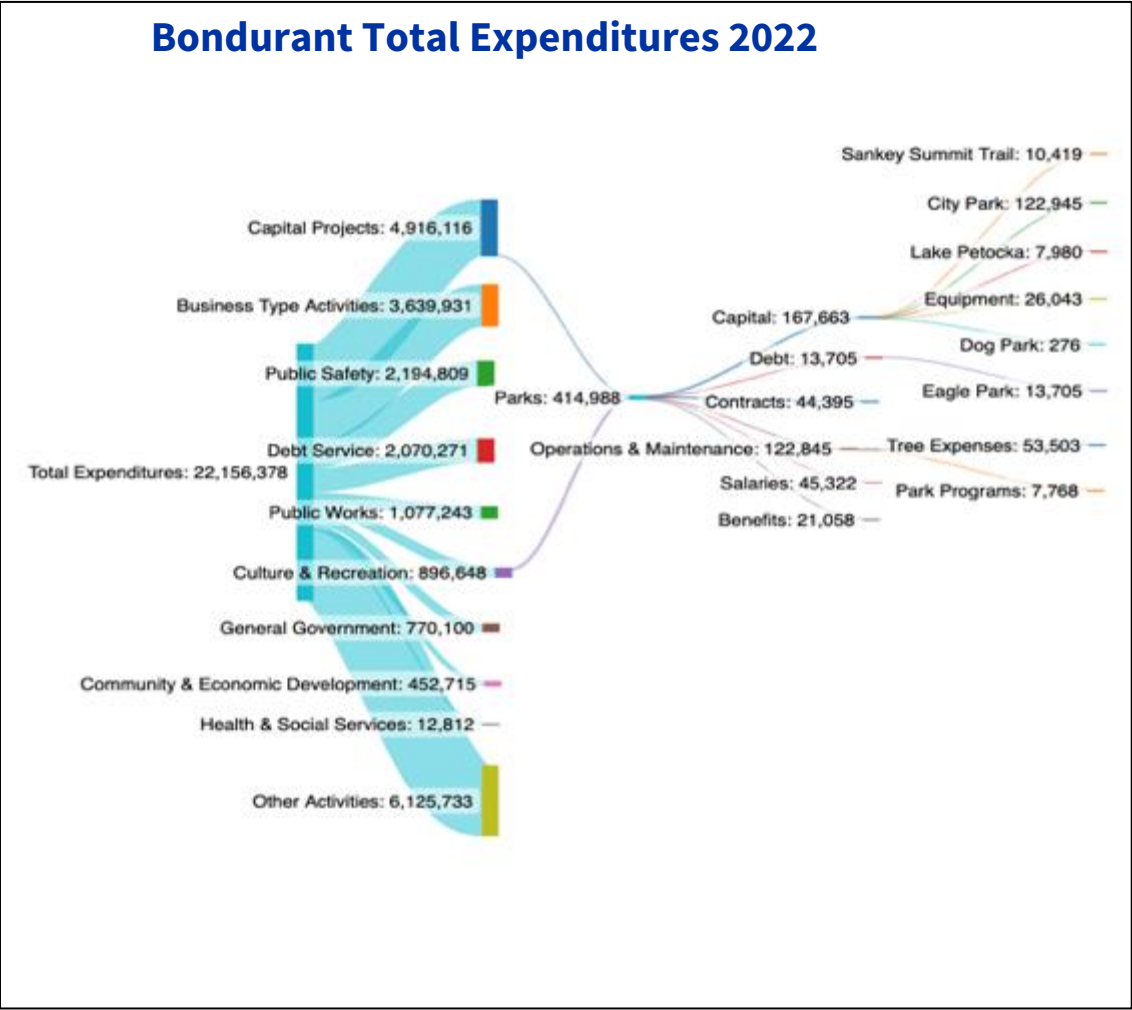


Figure 53. Total Expenditures for Bondurant FY 2022 broken down to delineate PTG expenditures (Bondurant Transparency Center, 2023).

Recommendations

Continue to be proactive in planning and budgeting for parks and recreation maintenance needs.

Potential Funding Sources

The City of Bondurant should set aside funding for capital improvements for its parks and recreation system as well as ensure park facilities and programming keep up with projected growth demands in the community. To ensure adequate resources are available to achieve the goals and objectives of this plan, outside funding sources are included for the City to apply for and attain. The six grants included below – both public and private – are not all that are available, and more grants related to PTG funding can be found via the [Trees Forever Community Project Funding Guide](#).

Inspire Iowa Cultural Tourism Grant Available through the Iowa Arts Council, this grant awards between \$25,000-\$100,000 to communities or non-profits wishing to elevate the perception of Iowa as a cultural destination. Following the construction of an amphitheater or other outdoor event space, Bondurant would be eligible for this grant.	State Recreational Trails Program (SRT) Available through the Iowa Department of Transportation, the SRT Program provides funds for recreational public trails for acquisition of land, construction, and improvements.	Destination Iowa Available through the Iowa Economic Development Authority, this grant helps cities fund development of new and existing infrastructure that creates unique places and promotes tourism within Iowa communities.
The Living Roadway Trust Fund The Living Roadway Trust Fund supports integrated roadside vegetation management operations which allow applicants to complete roadside vegetation planting of native plants along with educational opportunities for residents of the area.	Resource Enhancement and Protection Grant Available through the Iowa Department of Natural Resources, this program has a budget of \$20 million per year until 2026 dedicated to improving open space, roadside vegetation, city parks, soil enhancement, and more.	Iowa Energy Efficiency and Conservation Block Grant Available through the Iowa Energy Office, this grant awards grants between \$50,000-\$300,000 to support innovative energy efficiency and renewable energy demonstration projects such as solar projects.

Routinely monitor the life cycle of programs and facilities to ensure they continue to meet the needs of the community.

Evaluation Toolkit

Evaluation work plays a vital role in any master plan, enabling an understanding of how ongoing activities impact the community. An evaluation can help empower Bondurant by helping them to track progress, make data-driven decisions, and demonstrate accountability and transparency. For Bondurant, this is especially critical as the city expands, allowing officials to assess how new parks and trails serve the community. An evaluation helps the City to:

- Identify options to partner with school district on shared facilities.
- Actively involve residents when seeking input regarding park and recreation programming and designs.
- Evaluate parks and recreation trends when facility planning.

Various evaluations can be conducted at different intervals to generate specific insights. The full evaluation guide located in the Appendix offers resources for implementing three types of evaluations: process, impact, and outcome.

Process Evaluation Process
evaluation assesses the plan's impact during the implementation phase. City employees can use this evaluation to gauge how effectively the plan was executed, identifying strengths and areas for improvement in the implementation process as Bondurant continues to grow in the future.

Impact Evaluation Impact
evaluation examines the immediate effects of the plan. Once fully implemented or when significant aspects are in place, the city can assess how residents of Bondurant are directly affected by the implementation. This evaluation captures both intended and unintended consequences, providing valuable insights for decision-making.

Outcome Evaluation Outcome
evaluation occurs after full plan implementation to understand the long-term effects of the parks, trails, and greenways master plan. This evaluation is ideally conducted a few years post-implementation to grasp lasting impacts on community health, recreation, and overall quality of life.

Neighborhood Programming Recommendations

As cities expand, it is essential to incorporate measures that help maintain a sense of belonging and connection within and across neighborhoods. In Bondurant, programming strategies should be implemented to help preserve the community’s signature “hometown feel.” The 2024 Art, Culture, and Wayfinding Master Plan recommended neighborhood-specific programming strategies to serve this purpose, including:

- Neighborhood-level arboretums
- “Pop-up” parks
- Garage galleries and front porch concerts
- Enhancements to Bondurant’s “Rec n Roll” trailer
- Neighborhood-specific art projects
- Youth talent events

This 2024 Parks, Trails, and Greenways Master Plan builds from the Art, Culture, and Wayfinding Master Plan’s recommendations to add additional neighborhood-based programming opportunities. The neighborhood-specific park design concepts (outlined in the Parks section) are the plan’s main recommendation, as they would be designed by and for residents, and add distinct character to each neighborhood. Any additional neighborhood programming recommendations should be place-based; that is, they should center public participation, resident decision-making, and tailor to unique conditions and needs as neighborhoods evolve. The full Evaluation Toolkit in the appendix outlines qualitative and quantitative strategies that the City can use to gather the neighborhood-specific data needed for effective, place-based programming.

Additional opportunities include:

- Neighborhood gardens (see Community Garden section)
- Citizen Science initiatives to monitor and maintain ecological restoration projects, including neighborhood tree plantings and native habitat
- Neighborhood block parties and movie nights



NATURAL RESOURCE MANAGEMENT

2020 URBAN FOREST MANAGEMENT MASTER PLAN RECOMMENDATIONS

2020 Urban Forest Management Plan

In partnership with the Iowa DNR, the 2020 Urban Forest Management Plan was developed to assist the City of Bondurant with managing its urban forest, including budgeting and future planning. Trees are an important asset to communities, improving air quality, stormwater runoff interception, energy conservation, lower traffic speeds, increased property values, reduced crime, improved mental health, and create an overall desirable place to live. Because of serious threats to many different species of trees, its important for communities to be proactive in planning and managing urban forests.

For the 2020 Urban Forest Management Plan, a tree inventory was conducted for street and park trees using Global Positioning System (GPS) data collectors. In total, 541 trees were inventoried. Key findings include:

- Bondurant’s trees provide \$52,302 of benefits annually, an average of \$96.67 a tree
- There are over 52 species of trees from 29 different genera
- The top three genera are: Maple 21%, Apple 11%, and Catalpa 9%
- 18% of trees are in need of some type of management
- 45 trees are recommended for removal

As part of the Urban Forest Management Plan, the Iowa DNR provided several key recommendations. These recommendations include:

- Of the 45 trees needing removal, 7 trees are over 24 inches in diameter at 4.5 ft and must be addressed immediately
- 28 of the 49 ash trees should be carefully examined, as they have one or more symptoms that could be related to an emerald ash borer infestation
- All trees should be pruned on a routine schedule – one third of the city every other year
- Plant a diverse mix of trees that do not include ash, maple, cottonwood, poplar, box elder, Chinese elm, evergreen, willow or black walnut
- Check ash trees with a visual survey yearly

Recommendations

Identify opportunity areas for prairie restoration within Bondurant’s parks and open spaces.

Resources for Restoration

Native plant rehabilitation, roadside plantings, and other restoration projects along greenways will require intentional planning and ongoing maintenance by the Parks & Recreation department and solicited assistance from experts. For example, while prairie pockets require little to no maintenance in the long-term, their initial implementation takes an average of three years of ongoing care. The appendix lists several resources for consulting, implementation, and maintenance assistance, distributors of native seeds and other materials, and funding opportunities to enhance impact and streamline future greenway development throughout Bondurant. Each segment in the comprehensive greenways system should have distinct characteristics and maintenance plans, serving various purposes and adhering to standards as required by their unique ecological conditions.

Integrate low-maintenance landscapes such as native prairie land to add variety to the user experience and reduce mowing and maintenance needs in the community.

Alternative Lawn Options

Pollinator Lawns (aka Bee Lawns)

Bee lawns mixes the traditional turfgrasses with other flowering plants, diversifying the plant species that make up the lawn space which reduces the time and money required to maintain it. These lawns provide both an aesthetic value, due to the intermixing of flowering plants, and an ecological value, by providing food and habitat for pollinators. Proactive planning can create lawns that serve as both recreational and beautiful spaces.

Turf-Like Alternatives

In Iowa, Kentucky bluegrass, perennial ryegrass, tall fescue, and fine fescues are the most grown turfgrasses. However, turf-like alternatives can provide the same value as turfgrass with fewer inputs. Examples of Turf-like alternatives include sedges and native grasses, both requiring less watering, mowing, and fertilizing than a traditional lawn.

Groundcover

While groundcovers require more input to initially be established, they require less maintenance than turf, provide an aesthetic value through attractive flowers, and reduce the need for weeding. Groundcover should not be used in areas with high levels of recreation since they can typically only tolerate light foot traffic. However, in areas with little to no foot traffic, groundcover can provide a positive visual component to recreational spaces.

Prairies

Replacing turfgrass with native prairie plants in spaces not used for recreation is a great low-maintenance or no-mow alternative. Outside of using native plants, prairies require less regular maintenance than turfgrass, requiring no irrigation or fertilization and minimal mowing or burning. Additionally, prairies support ecosystem diversity, providing food and habitat to a wide range of wildlife, pollinators, and other insects. They improve water infiltration, reduce nutrient loss, and prevent erosion, too.

More information regarding alternative lawn options can be found at [Iowa State University’s Extension and Outreach: Yard and Garden¹⁷](#).

Best Locations for Alternative Lawn Options

Different locations are better suited to each of the different alternative lawn options being established.

Pollinator lawns and turf-like alternatives are best used in spaces that still have foot traffic. While considered a turfgrass, a mixture of different types of fine fescue can be used for no-mow or low maintenance lawns. Larger open spaces in neighborhood and community parks will be the best locations for using pollinator lawns and turf-like alternatives.

Because groundcover is less tolerable to foot traffic, these low maintenance plants will be best used in areas that will provide an aesthetic value rather than serve a recreational purpose. Parks and open space designated as having garden space will be the best location for using groundcover. Additionally, small areas of open space that are not compatible with excessive recreational are areas where groundcover will thrive.

There are many opportunity areas to introduce prairies into parks in Bondurant. Prairies can serve as great natural buffers surrounding walking trails and stormwater detention ponds. Additionally, prairies should be planted along steep slopes to prevent erosion. Because prairies are native to Iowa, they can be introduced to all types of parks as aesthetically pleasing natural areas that provide an ecological benefit to the park. While foot traffic should be limited in prairie restoration areas, they can serve the community as an educational resource.¹⁸



Figure 54: Native Turfgrass Lawn. Source: americanmeadows.com¹

Incorporate green infrastructure into Bondurant parks to combat extreme weather, reduce irrigation and maintenance costs, and as an education tool for Bondurant residents and children.

Green Infrastructure in Parks: A Guide to Collaboration, Funding, and Community Engagement

Released in 2017, the United States Environmental Protection Agency (EPA) provides a thorough coverage of incorporating green infrastructure in parks within communities¹⁹. The guide is intended to encourage partnerships between park agencies and stormwater agencies aimed at promoting the use of green infrastructure in parks. Additionally, the guide is designed to provide communities with a step-by-step approach to build key relationships with partners inside and outside the community. Green infrastructure projects can provide many benefits that include:

- Enhancing Recreational Value
- Creating Attractive Park Features
- Enhancing Social and Environmental Equity
- Reducing Maintenance
- Improving Drainage
- Helping to Educate the Public
- Improving Water Quality
- Providing Economic Benefits
- Benefiting the Overall Environment

Green infrastructure projects can be introduced into parks and open spaces in many ways. Bioretention landscaped areas can be used for medians in parking lots, playing fields can serve as temporary detention storage, and permeable pavement can be used along trails and walkways. When designing future parks and trails, the City should identify opportunities to substitute green infrastructure into the project.

When planning to add green infrastructure into parks, it should be a multi-step process. The full [guide for incorporating green infrastructure in parks](#) can be found on the EPA website and provides detailed guidance on this process. The steps that communities should take when adding green infrastructure projects into parks include:

- Identifying and engaging partners
- Building relationships
- Leveraging funding opportunities
- Identifying green infrastructure opportunities
- Planning for maintenance
- Undertaking high-visibility pilot projects

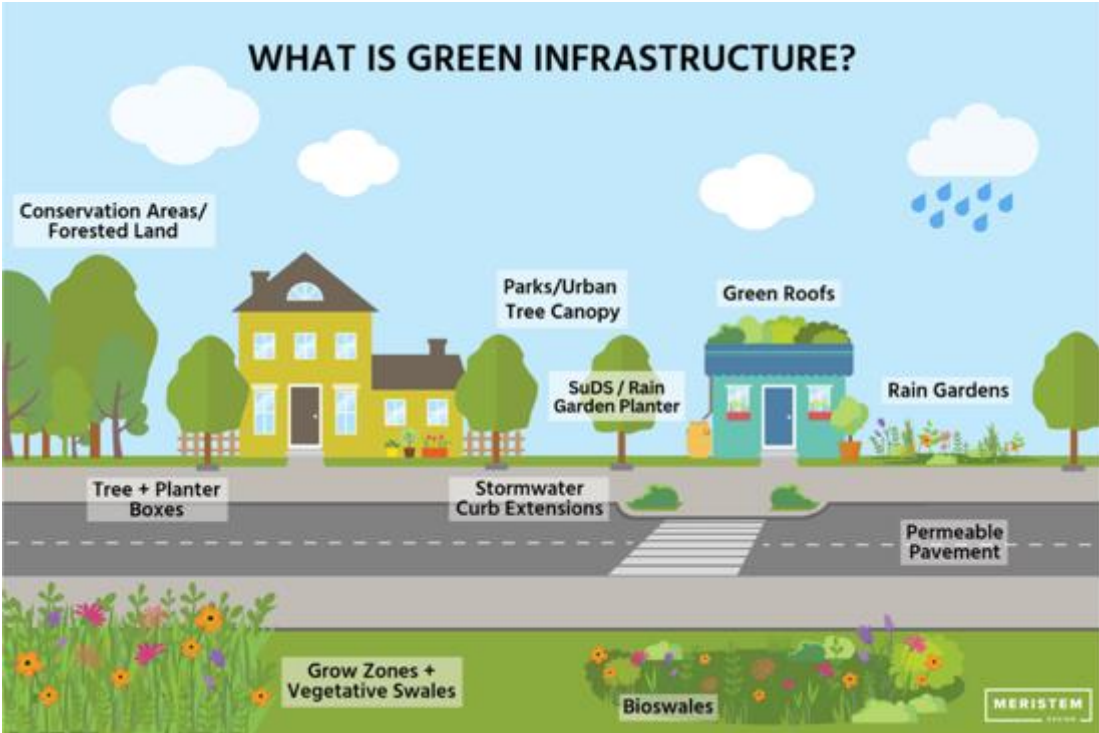


Figure 55. Examples of Green Infrastructure. Source: Meristem Design.

Incorporate natural features such as trees, topography, wetlands, or streams into the open space.

Policies to Protect Urban Tree Forests

Cities can pass ordinances, by-laws, codes, and other regulations to regulate the activity of residents, government agencies, and private entities when it comes to protecting urban trees²⁰. Enacting policies to protect urban tree forests can help communities maintain and expand their urban tree canopies. For Bondurant, institution some or all of the following policies will help ensure the City meets a growth in their tree canopy of 3% by 2030.

Policies to Promote Environmentally Friendly Land Grading

In partnership with the City of Bondurant’s Engineering Staff, the City should promote opportunities to utilize environmentally friendly alternatives to excessive land grading. Improper grading can lead to soil erosion, habitat loss, pollution, and poor water quality. The City should incentivize developers to utilize alternatives to excessive land grading when applicable. Doing so can ensure that soil is being conserved, habitat is being protected, and water quality is not being degraded by development projects.²¹

Regulation	Focus
Tree preservation ordinance	Establishes protections of specific trees based on criteria such as species, size, or location (e.g., trees along riverbanks or steep slopes). Can also regulate maintenance, removal, and replacement of trees on public and private land.
Tree protection ordinance/standard	Implements tree protection measures to be taken during and after construction to ensure tree roots, base, crown, and the surrounding soil structure are not disturbed.
Tree planting guidance	Defines approved species, sizes, and locations, as well as timing of planting and permitting process.
Zoning	Can place limits on the amount of impervious surface, establish open or green spaces, and utilize of green infrastructure for stormwater management in new developments.
Stormwater management ordinance	Can include trees and other green infrastructure as part of an integrated approach to stormwater management.
Landscaping ordinance	Define trees and vegetation planting requirements such as spacing, species, variety, and placement (e.g., to screen, block noise from and/or shade parking lots).
Public space design manual	Summary of regulations for designing public spaces

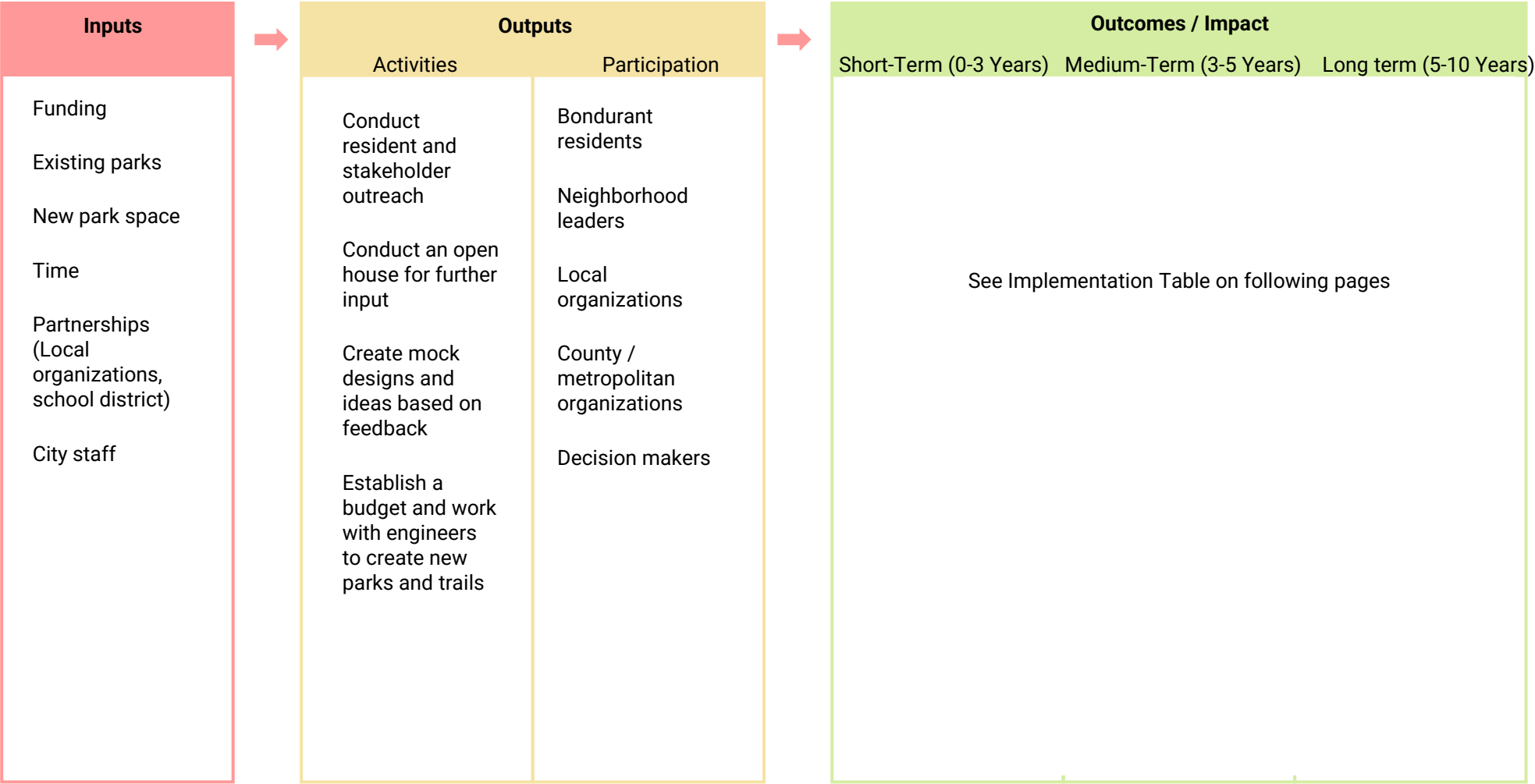
Figure 56. Overview of regulations to protect Urban Tree Forests. Source: Cities4Forests



PLAN IMPLEMENTATION

Plan Implementation

Future recommendations for Bondurant are split into short, medium, and long-term projects for the City to achieve an ideal parks, trails, and greenways system as efficiently as possible. Public input received during the planning process and the plan’s vision statement and four overarching goals were considered when generating the implementation table. The Parks & Recreation Board should review the Implementation Table annually and make recommendations for updating as needed. A medium-term or long-term project could be implemented sooner than identified if significant outside funding is secured to help move a project forward for implementation.



Implementation Table

Short-Term Projects (Suggested Date Range of July 2024-June 2027)
Construct the BRSC to Park Side Trail Connection
Establish a Friends of the Parks non-profit organization to assist with grants, donations, and implementing projects
Construct a trail connection over Mud Creek in Eagle Park
Continue involvement in the Mud Creek/Spring Creek Watershed Greenway Master Plan process
Relocate the former City Park playground set to Bluejay Landing Park
Install Phase 1 (Dining Room) of the ARTocka Trail Loop
Install Phase 2 (Garden) of the ARTocka Trail Loop
Install the Puddle Pavilions piece along Mud Creek in Eagle Park
Provide additional trainings/resources to the Parks & Recreation Board regarding their new role of assisting with implementing the Art, Culture, & Wayfinding Master Plan
Construct Phase 1 of the City Park Master Plan (Playground, Basketball Court)
Construct Phase 2 of the City Park Master Plan (Splash Pad)
Construct public parking lot south of City Park, including implementing a mural installation on the fence area
Install the disc golf/multigolf course at Eagle Park, including constructing additional parking
Construct additional public parking downtown near the Depot
Revise the existing Subdivision Code as suggested in the Appendix of this plan
Construct tennis/pickleball courts in coordination with the Bondurant-Farrar Community School District
Construct a basketball court at Wolf Creek Park
Construct trails as proposed in the Civic Campus Master Plan
Construct the Chichaqua Valley Trail extension as shown in the Grain District Downtown Redevelopment Plan, including establishing an arboretum and other creative placemaking efforts along the trail corridor
Construct the Chichaqua Valley Trail Extension along the former railroad corridor east of Highway 65 and south of the Bondurant Industrial Park
Begin implementing wayfinding signage as proposed in the Art, Culture, & Wayfinding Master Plan
Coordinate with the Iowa DOT to promote the planting of mixed native deciduous and coniferous trees and native grasses and wildflowers along Highway 65
Coordinate with the Bondurant Community Foundation and/or Bondurant Historical Society to implement an educational and historical signage system within the Lake Petocka Park area
Create an amenity inventory which highlights the types and quantities of amenities located at each park or trail
Establish an art piece that recognizes supporters of the Bondurant Recreational Sports Complex

Medium-Term Projects (Suggested Date Range of July 2027-June 2030)
Construct Phase 3 of the City Park Master Plan (Amphitheater)
Construct Phase 1 of the Central District Stormwater Improvements Master Plan
Renovate the former Bondurant Emergency Service Facility for Parks & Recreation Center use
Complete the missing trail gap of the Gay Lea Wilson Trail to establish a connection south to Altoona
Improve Sankey Summit Park utilizing the concept included in this plan as inspiration
Improve Harvest Meadows Park utilizing the concept included in this plan as inspiration
Construct the Downtown Entryway artist concept included in the Art, Culture, & Wayfinding Master Plan
Establish community gardens in areas suggested in this plan
Install Phase 3 (Foyer) of the ARTocka Trail Loop
Install Phase 4 (Lounge) of the ARTocka Trail Loop
Install Phase 5 (Gallery) of the ARTocka Trail Loop
Enhance the southern entrance of Lake Petocka with an entrance feature and landscaping
Add artistic lighting to the Highway 65 pedestrian underpass
Enhance and expand downtown holiday lighting
Add an art installation at the SW corner of the Bondurant Community Library's grounds
Activate vacant lots in the Civic Campus as they await development
Locate Bondurant Bluejay Sculptures throughout the community in coordination with the Bondurant-Farrar Community School District and the Bondurant Chamber of Commerce
Evaluate existing neighborhood park conditions relative to ADA access and an amenities and begin making changes to increase such accessibility
Pave the road within the Bondurant Cemetery

Long-Term Projects (Suggested Date Range of July 2030-June 2035)
Construct Phase 4 of the City Park Master Plan (Ice Skating Ribbon)
Construct Phase 2 of the Central District Stormwater Improvements Master Plan
Construct the Skate Park Phase of the Central District Stormwater Improvements Master Plan
Construct Phase 3 of the Central District Stormwater Improvements Master Plan
Construct Phase 4 of the Central District Stormwater Improvements Master Plan
Create trail connections along the greenway system to the north
Create a regional attraction that generates circulating revenue back into the PTG system
Improve District Corridor Park utilizing the concept in this plan as inspiration
Construct the Art Alley artist concept included in the Art, Culture, & Wayfinding Master Plan
Pave the remaining gravel area at BRSC/Lake Petocka Park
Add artistic lighting along the Chichaqua Valley Trail
Consider adopting a sustainability or climate action plan
Consider creating an incentive or grant program for adding green infrastructure to private property
Establish an off-street trail connection from City Park south to 5th Street SE and then west over to the existing trail at Grant Street South
Plan for future regional stormwater facility amenities north of Bondurant as shown in the City's Stormwater Master Plan
Improve Featherstone Park utilizing the concept included in this plan as inspiration
Implement storytelling signage at the parks

Ongoing Initiatives
Continue hosting existing large community events and add new ones as new resources allow as suggested in the Art, Culture, and Wayfinding Master Plan to help retain the community's strong hometown feel
Continue to partner with local organizations to promote a variety of events and engage residents of Bondurant
Continue growing the community's urban tree canopy
Continue coordinating with the Iowa DNR to have the public fishing pond areas stocked
Continue including trails as a component of upcoming street construction/reconstruction projects
Continue to install green technology when feasible with public improvement projects
Continue to be proactive in planning and budgeting for parks and recreation maintenance needs
Continue to expand trails and greenways through natural, residential, and business areas to decrease commutes along state highways creating safe routes for bicyclists and pedestrians
Continue marketing efforts of the community's parks, trails, and greenways as well as community events
Continue implementing wayfinding signage as proposed in the Art, Culture, & Wayfinding Master Plan
Continue roadside vegetation and native prairie planting efforts
Continue to ensure adequate trail amenities are provided (restrooms, benches, drinking fountains)
Continue to work with neighboring cities to create trail connections that will bridge gaps in connectivity
Continue to exceed the overall park level of service for total park acres in Bondurant
Continue to develop neighborhood-level themed park programming and designs by and for residents to maintain a sense of community
Continue to strive to have most Bondurant residents live within a reasonable 5-10 minute walk to a park
Continue to connect newer and older parks with trail or sidewalk connections and expand trails in Bondurant in accordance with the Future Trails Plan
Continue to attract and support trail-centric retail such as bike shops, cafes, brew pubs, and restaurants near the CVT near downtown Bondurant
Continue to promote the expansion of greenways throughout the City and proactively preserve areas with significant tree cover around the CVT to protect these valuable resources
Continue to encourage art and other recreation placemaking efforts along trails and within parks in Bondurant
Continue to routinely monitor the life cycle of programs and facilities to ensure they continue to meet the needs of the community
Continue to integrate low maintenance landscapes such as native prairie land to add variety to the user experience and reduce mowing and maintenance needs in the community
Continue to incorporate natural features such as trees, topography, wetlands, or streams into the open space



Appendix

SWOT Analysis, Stakeholder Analysis, Community Survey Questions, Proposed Subdivision Code Amendments, Resources for Restoration, Best Practice Research, Evaluation Toolkit, Park Amenity Maps, Baseball Cards, Community Garden Resource Guide

SWOT Analysis

To strategically leverage Bondurant’s strengths and proactively address potential threats to the revised PTG Master Plan, the team developed a comprehensive SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis. This was achieved by analyzing previous plans and documents created by the City, along with considering public opinion through surveys. This framework was informed by the insights gained from prior planning initiatives and community engagement, ensuring a nuanced and accurate assessment of the community.

STRENGTHS

1. The City of Bondurant Parks and Recreation department creates an annual report. This report consists of goals, reflections, and investments made in the park each year, helping to understand the growth of events and parks annually.
2. The City of Bondurant hosts a wide variety of events in their parks to encourage their use. Some of these events include the annual Bondu Spooktacular and the weekly farmers’ market held in the spring, summer, and fall.
3. Bondurant residents are proud to live in their town, and some of their favorite places are the parks and trails, according to the Arts, Culture, and Wayfinding Emerging Themes Document.²²
4. The 2013 PTG Master Plan goes into depth about current parks and their opportunities for improvement.⁶ It provides a helpful baseline for understanding where Bondurant is headed in the future.
5. Bondurant has a strong social media presence, which makes for effective engagement and dissemination of online information.

6. Due to the volume of plans that have been produced over the past few years, the City understands the wants and needs of the community through their own community engagement.
7. PTG development has been on Bondurant’s radar since 2012. The City recently developed a new City Park Master Plan and created the Central District Stormwater Management Master Plan.
8. New developments have brought in large employers. This provides jobs and local revenue to the community.

WEAKNESSES

1. There is limited public transportation in Bondurant, making major parks less accessible to the community.
2. There is limited trail connectivity going north and south in Bondurant.
3. Most of the development in Bondurant is low density, single-family development. This leads to a sprawled community, making connectivity in the parks system a challenge.
4. Lack of sidewalk connection makes getting to parks for individuals who cannot drive a challenge.
5. Future residential development largely consists of low-density housing. This can lead to an increased need for parks to ensure every resident has walkable access.
6. Several multi-million-dollar projects are occurring in Bondurant, which might limit the budget for additional amenities, trail connections, and maintenance.
7. Lack of natural features such as tree canopies and restoration sites limit environmental sustainability and ecosystem services for residents.

OPPORTUNITIES

1. Bike culture and infrastructure in the greater Des Moines area has greatly expanded in the last 20 years, which can provide support for expanded trails and bring in visitors to Bondurant who are bike enthusiasts.
2. New parks from the subdivision ordinance can be adapted based on community needs.
3. Bondurant's growing population and increasing tax base, allowing for greater investment in the PTG system.
4. The community is not landlocked, so it has room to expand in almost all directions. This increases opportunities for new parks, trails, and greenways as the community grows.

THREATS

1. The cost of construction materials is increasingly rising, which can impact what the community decides to implement as the plan is finalized.
2. More developed suburban communities in the surrounding area have more established parks and trail connectivity, so residents may travel elsewhere instead of utilizing the parks, trails, and greenways in Bondurant.
3. The heavy traffic flow on Highway 65 presents difficulties for pedestrians attempting to cross the road. This also creates noise pollution for parks near the highway, such as Lake Petocka.

Stakeholder Analysis

The team performed a stakeholder analysis to understand which stakeholders will be impacted by and/or have influence over the 2024 PTG Master Plan. Twenty-nine stakeholder groups were identified and plotted within the coordinate grid.

Stakeholders identified within the upper right quadrant include Adults with Children, Adults without Children, Elders, the School District of Bondurant, Developers, Local Business Owners, Neighborhood Homeowner Associations, Friends of the Chichaqua Valley Trail, Youth Baseball Teams, Youth Soccer Teams, and Farmers. These stakeholders will be strongly impacted and highly influential to the new master plan because they are the main users of Bondurant’s PTG system and have power to direct governmental decisions. Stakeholders identified in the upper left quadrant include Kids and Children, Neighboring Cities and Towns, Teens, the Low-Income Community of Bondurant, Nature and Animals, Bondurant School Athletic Teams, and Local Art Programs. These stakeholder groups will be strongly impacted by the master plan but will not have strong influence on the planning process.

These stakeholders will also be the main users of Bondurant’s PTG system, but they do not have power over the decision-making process of the master plan. The stakeholder groups in the lower right quadrant consist of the Public Works Department, The Planning Director and Planning Department, Iowa Department of Natural Resources, Bondurant City Council, Bondurant Parks and

Recreation Board, the Mayor of Bondurant, High-Income Residents of Bondurant, and the Chamber of Commerce. These stakeholders have a strong level of influence and decision-making power over the planning process due to their relative positions of power in Bondurant.

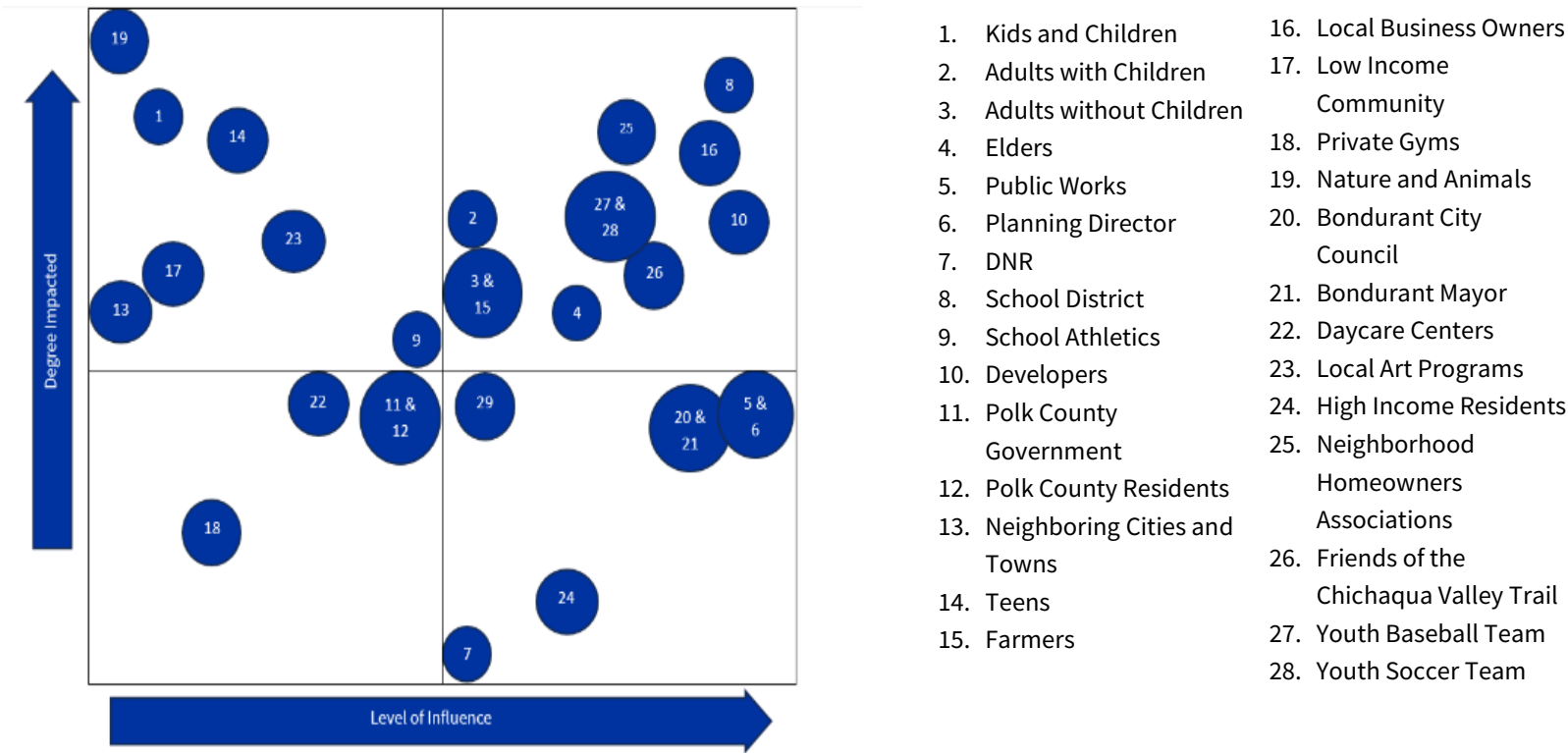


Figure 9. Stakeholder Analysis

Community Survey Questions

The questions below were included in the community survey sent to residents for usage within the planning process.

Bondurant Parks, Trails, and Greenways Survey

This survey is being used to collect data for the updated Parks, Trails, and Greenways Master Plan for the City of Bondurant. It is being conducted by students in the School of Planning and Public Affairs and at the University of Iowa, through the Iowa Initiative for Sustainable Communities.

Your responses will be anonymous, unless you would like to include your email and the end of this survey to be a part of a more in-depth conversation for this plan. Providing your email is optional. For any questions about the survey, please email madelyn-stoen@uiowa.edu. Thank you for your participation.

Do you live in Bondurant?

☐ Yes

☐ No

Do you have children?

☐ Yes

☐ No

What is your favorite park in Bondurant?

☐ Bondurant Recreational Sports Complex

☐ Bondurant Regional Trailhead (Depot)

☐ City Park

☐ Eagle Park

☐ Efnor Estates Park

☐ Gateway Park

☐ Lake Petocka

☐ Lincoln Estates Park

☐ Mallard Pointe Park

☐ Park Side Park

☐ Renaud Ridge Park

☐ Wisteria Heights Park

☐ Wolf Creek West Fishing Pond

☐ Wolf Creek Park

☐ Bluejay Landing Park

☐ Collison Soccer Complex

Why is this your favorite park?

What is your favorite natural feature of Bondurant?

☐ Natural water features like creeks or ponds

☐ Native habitats and wildlife

☐ Trees

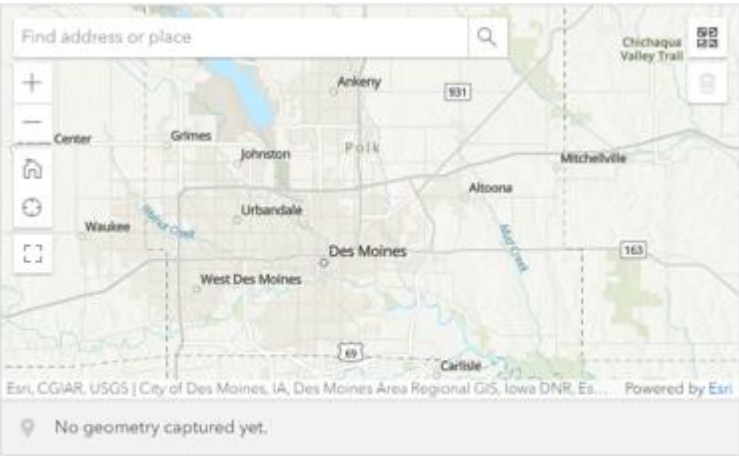
☐ Open space

☐ Other

Think about your favorite park or trail system in that you have visited, it could be in the Des Moines area or another place in Iowa. Where is that park or trail?

Please type in the address or double-click to place a marker on the map.

Note: You can only add one marker to the map.



How enjoyable are the trails in Bondurant?

Extremely
unenjoyable

Somewhat
unenjoyable

Neither
unenjoyable nor
enjoyable

Somewhat
enjoyable

Extremely
enjoyable

Are there any barriers for you accessing the Bondurant parks and trail system? If so, what are they?

☐ Lack of time

☐ Distance to parks

☐ Is not accessible (lack of curb cutouts, wheelchair ramps, audio and visual signage, or other accessibility features)

☐ Locational awareness of where the parks are

☐ The parks are not safe

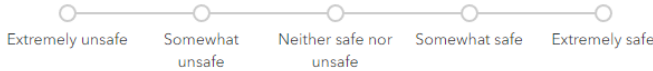
☐ Lack of transportation

☐ There are no barriers for me accessing the parks

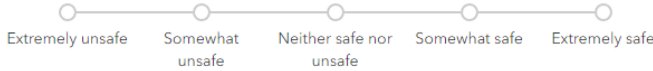
☐ Other

Why is this your favorite park or trail network?

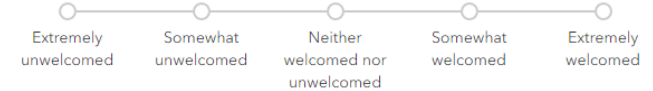
How safe do you feel in the Bondurant parks?



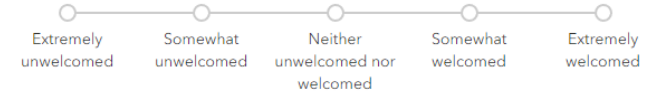
How safe do you feel in the Bondurant trails network?



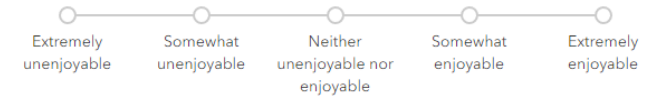
How welcomed do you feel in the Bondurant parks?



How welcomed do you feel in the Bondurant trails network?



How enjoyable are the parks in Bondurant?



When choosing a park to go to, please rank the following from most important to least important.

☐

I can walk there

☐

It has the amenities I want

☐

It has activities for young children

☐

It has activities for preteens and teenagers

☐

The park is close to other businesses/downtown

☐

It has parking

Reset

What is your primary use of the existing park system?

☐ Recreation

☐ Exercise

☐ Relaxation

☐ Family entertainment

☐ I do not go to the parks in Bondurant

☐ Other

What is your primary use of the existing trail system?

☐ Recreation

☐ Exercise

☐ Relaxation

☐ Family entertainment

☐ Commuting/getting around town

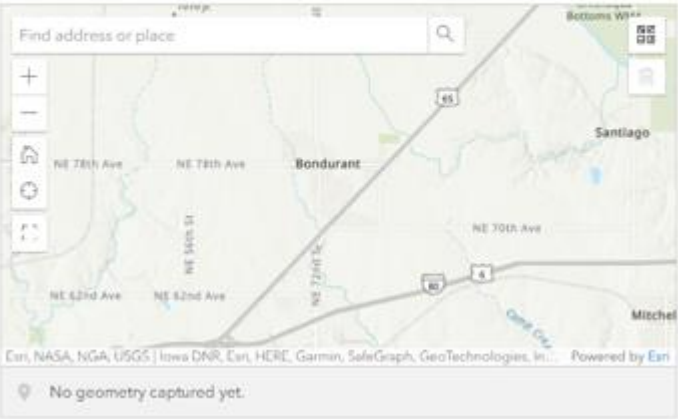
☐ I do not use the trails in Bondurant

☐ Other

If you have an idea of where a future park in Bondurant should be, please place a marker on the map.

Please type in the address or double-click to place a marker on the map.

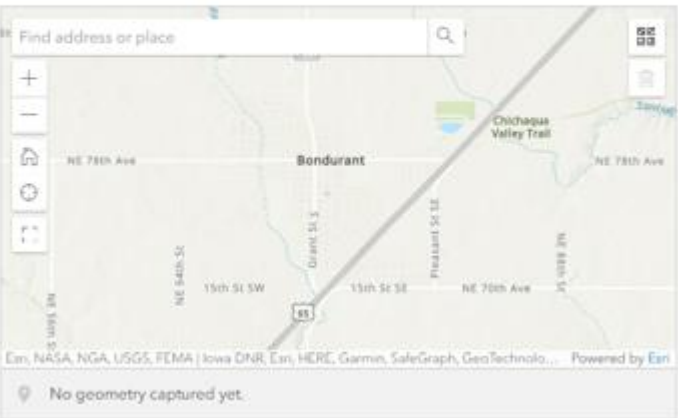
Note: You can only add one marker to this map.



Where do you think there should be an expanded trail or additional trail connectivity in Bondurant?

Please type in the address or double click to place a marker on the map.

Note: You can only add one marker to the map.



Is there any things you think are missing or that there should be more of in the parks and trails in Bondurant? If so, what are they?

☐ Playsets and swingsets

☐ Splashpads

☐ Courts for sports (basketball, pickleball, etc)

☐ Disc golf

☐ Ping pong table

☐ Benches/seating

☐ Bathrooms

☐ Gardens

☐ Natural water features

☐ Dog litter bags

☐ Prairies

☐ Fountains

☐ Trail connections

☐ Open greenspace

☐ Fishing

☐ Nature play

☐ Lighting

☐ Bike racks

☐ Walking/running track

☐ Shelters

☐ Public art

☐ Wayfinding and signage

☐ Parking lots

☐ Trees, bushes

☐ Native plantings

☐ Outdoor ampitheatre

☐ Fire pits

☐ Drinking fountains

☐ Concession stands

☐ Birdwatching

☐ Memorial gardens

☐ Nearby public transit

☐ Baby changing stations

☐ Wildlife refuge

☐ Hammocks

☐ Pump/dirt bike track

☐ Exercise equipment

☐ Swimming

☐ Community gathering space/community center

☐ Skate park

☐ Edible forest/community gardens

Is there anything you would like to see us include in the updated Parks, Trails, and Greenways Master Plan?

Please select one or more options that reflect your gender

☐ Woman

☐ Man

☐ Non-Binary

☐ Transgender

☐ Two-Spirit

☐ I prefer not to disclose

☐ Other

What is your marital status?

-Please select-▼

What is your age?

-Please select-▼

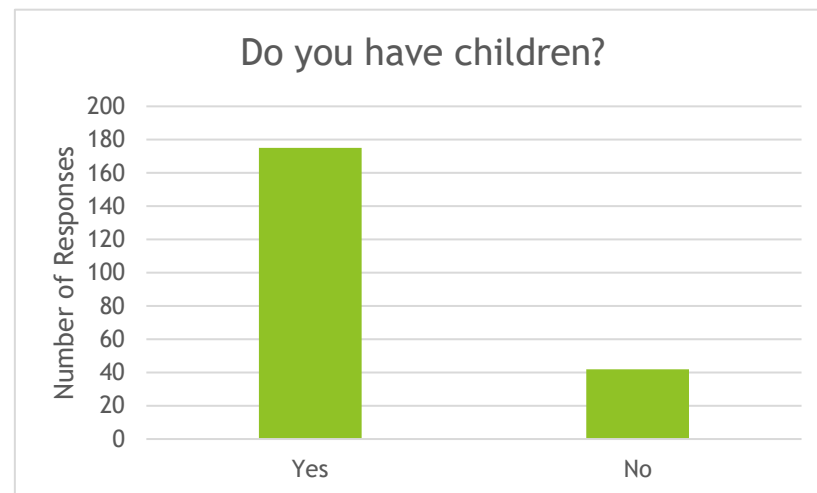
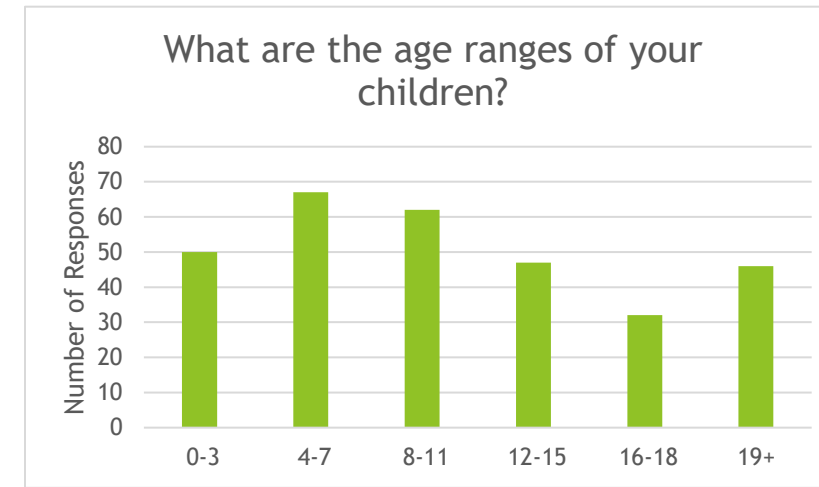
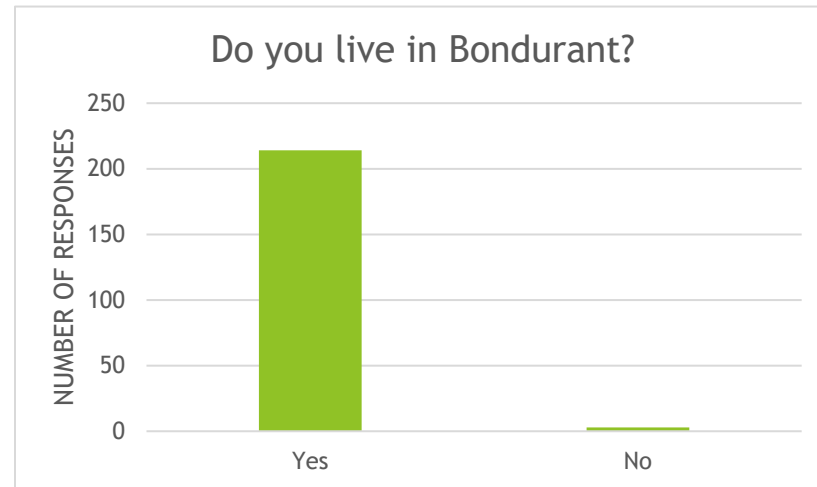
What neighborhood do you live in?

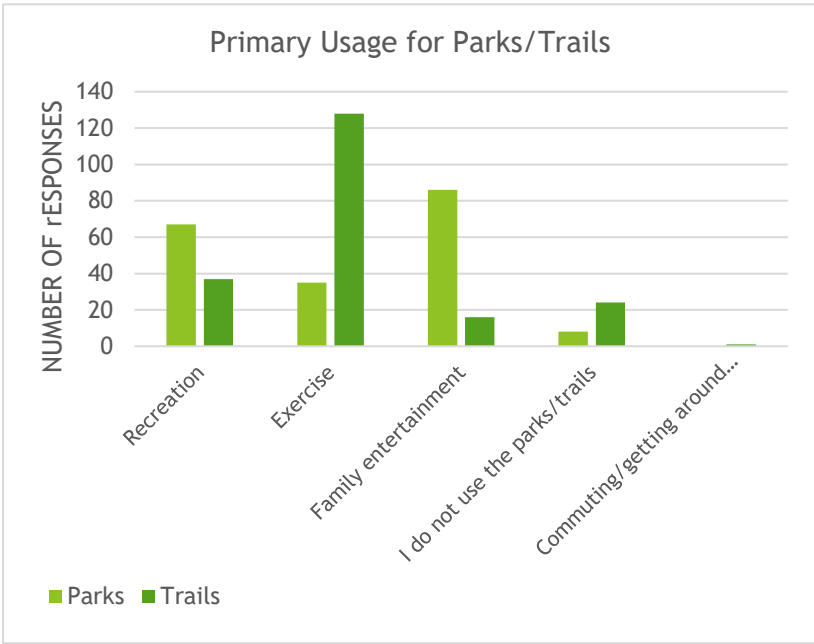
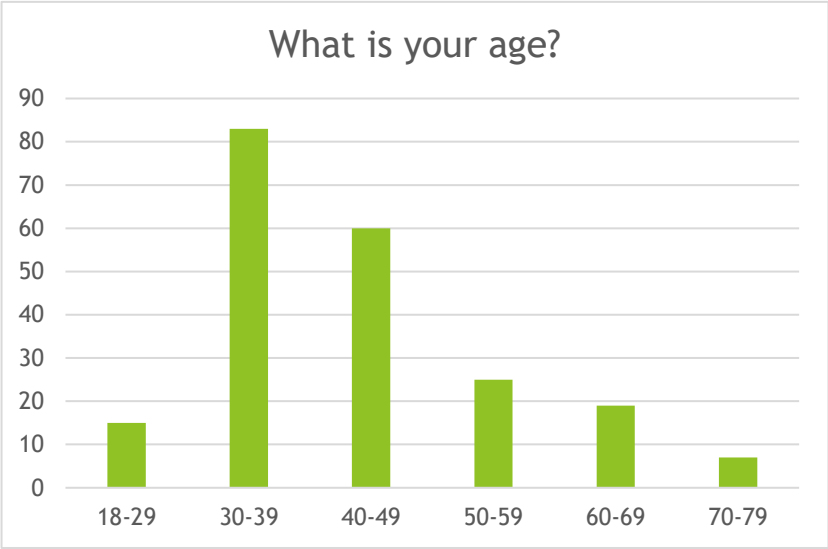
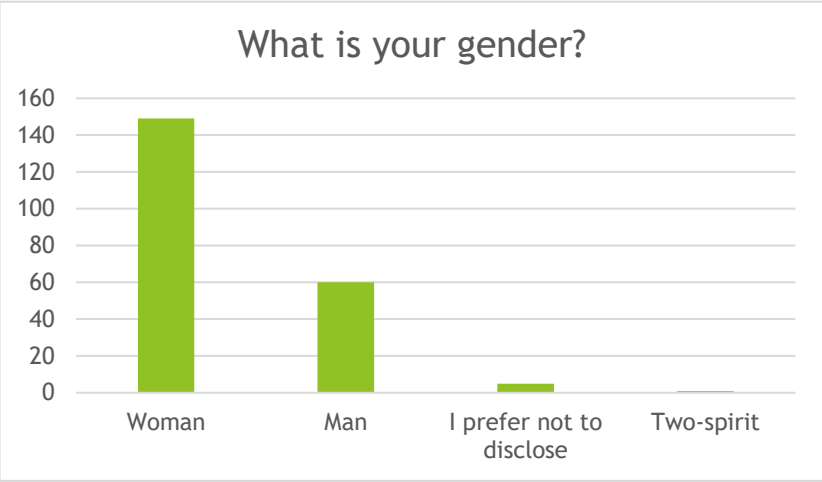
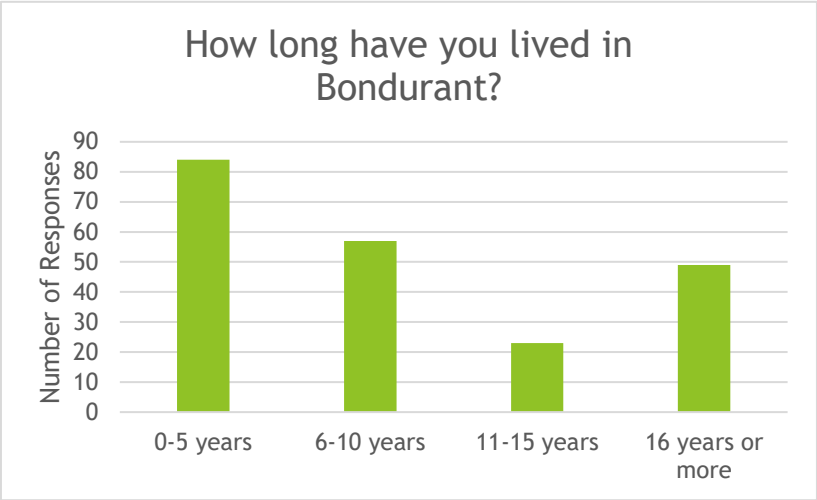
Would you like to be contacted for a more in-depth conversation about your relationship and experience with parks and trails?

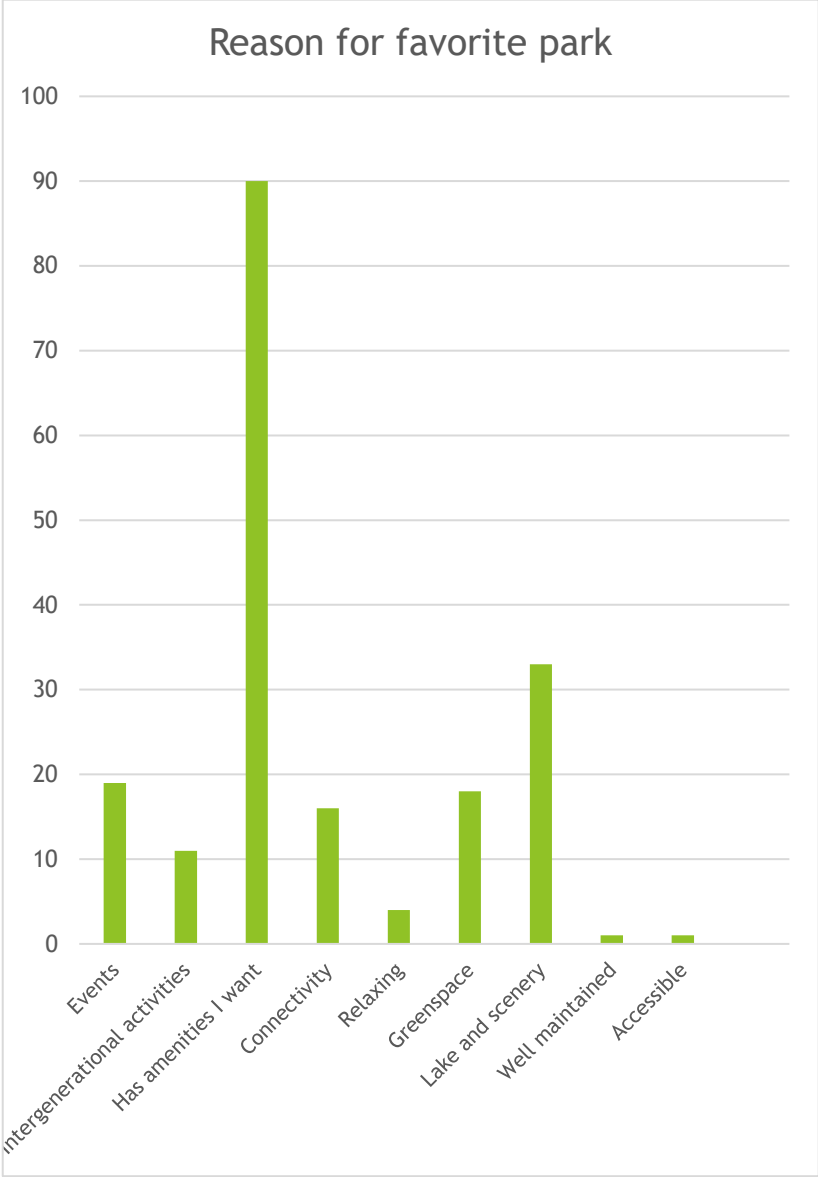
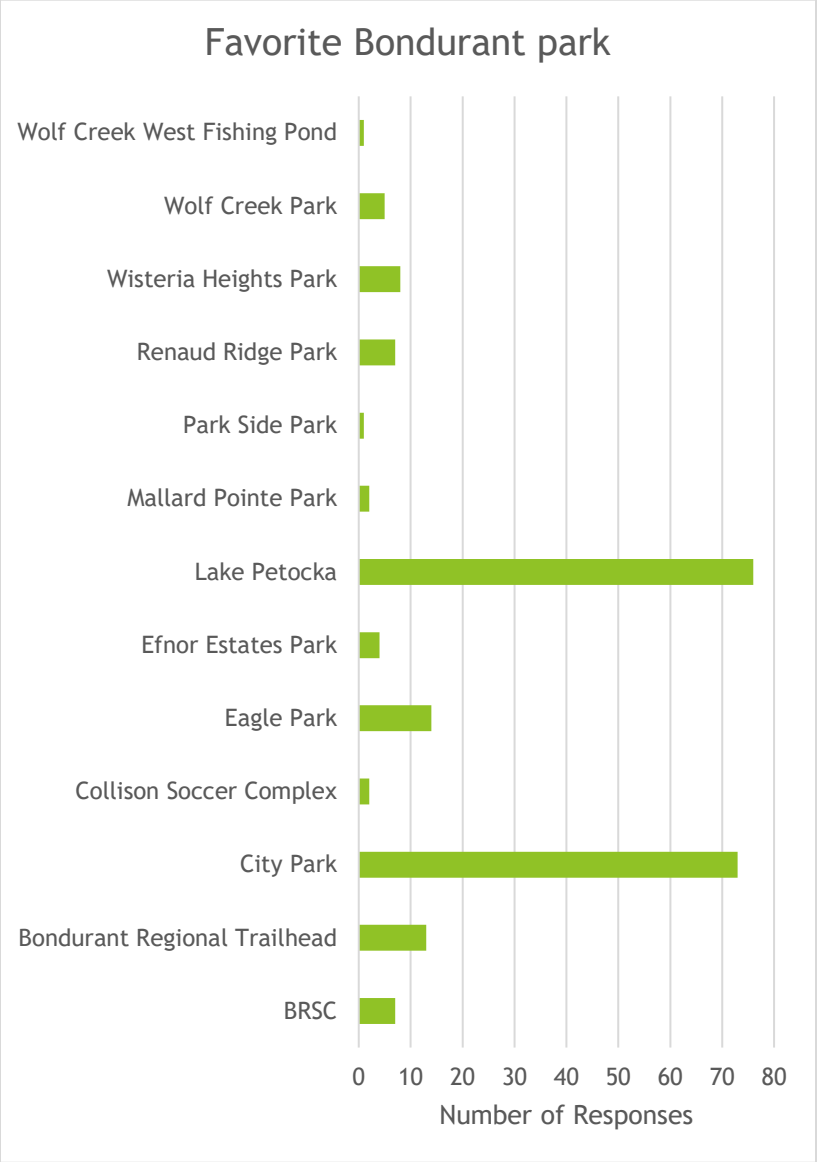
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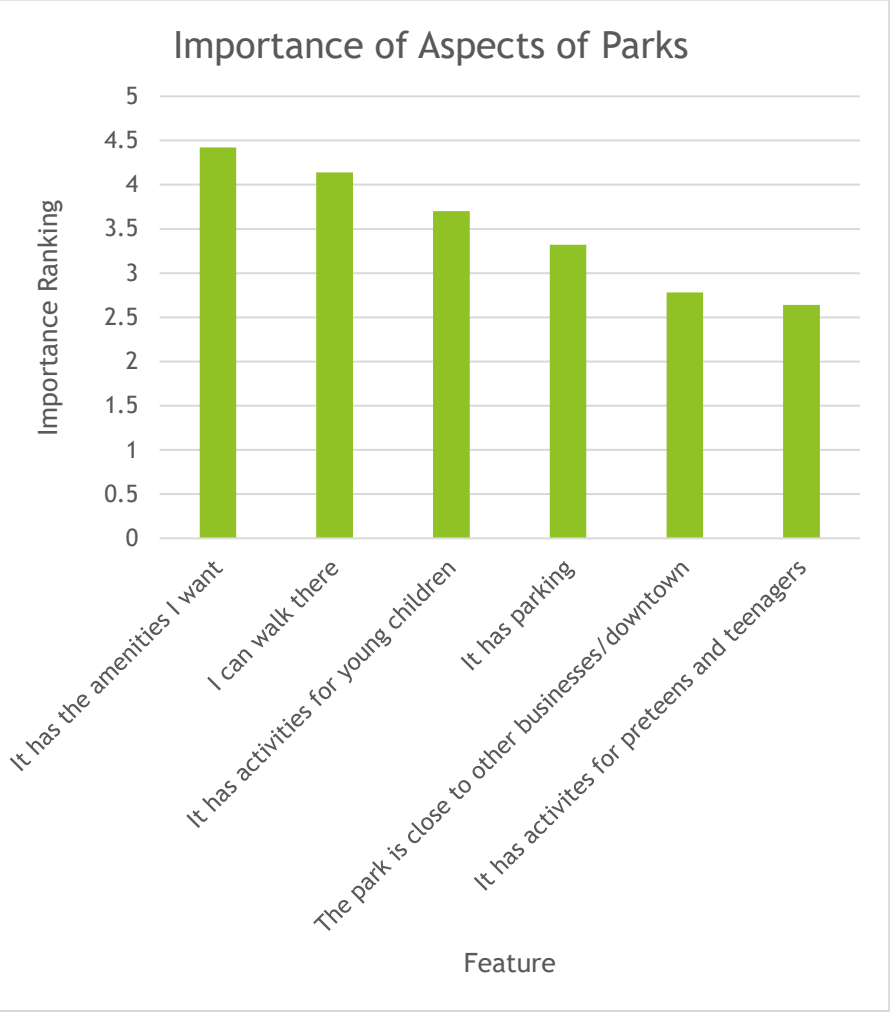
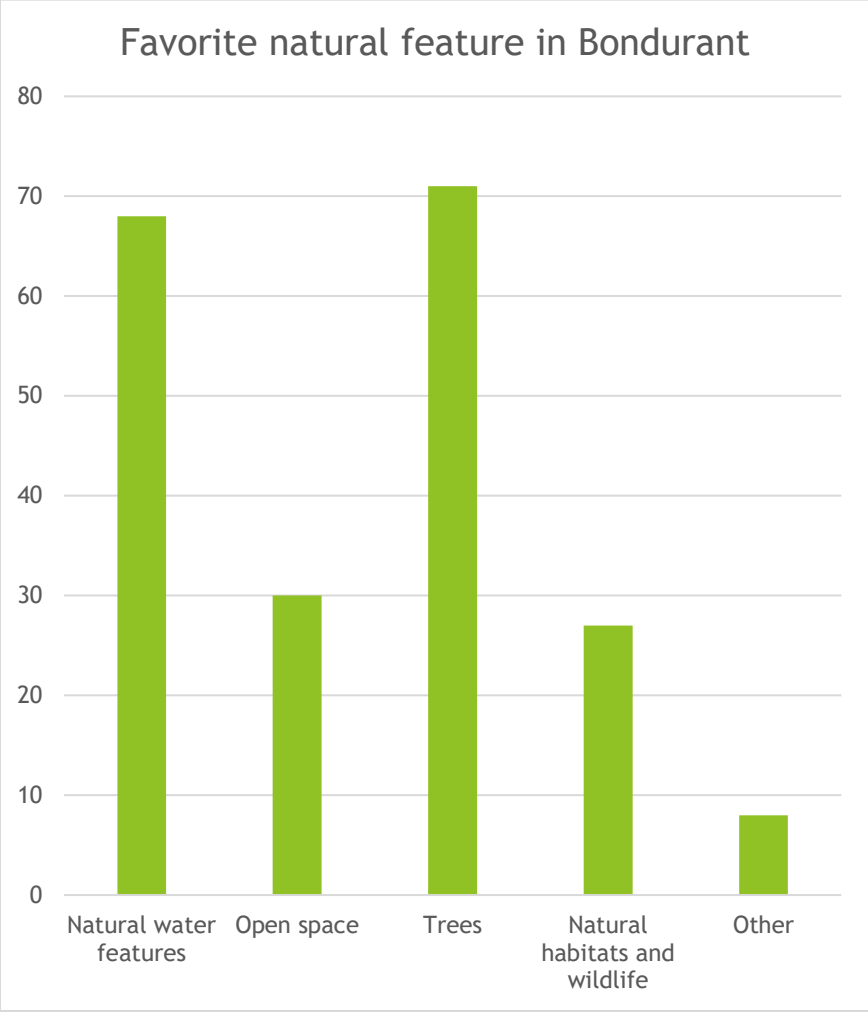
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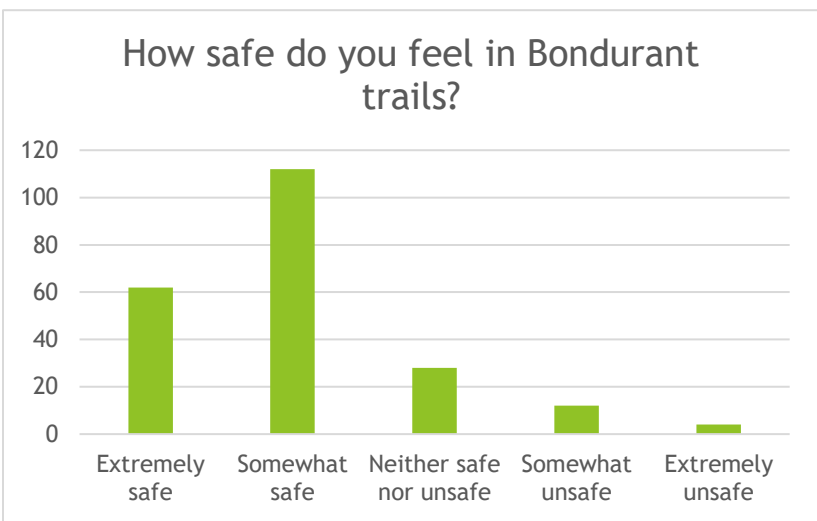
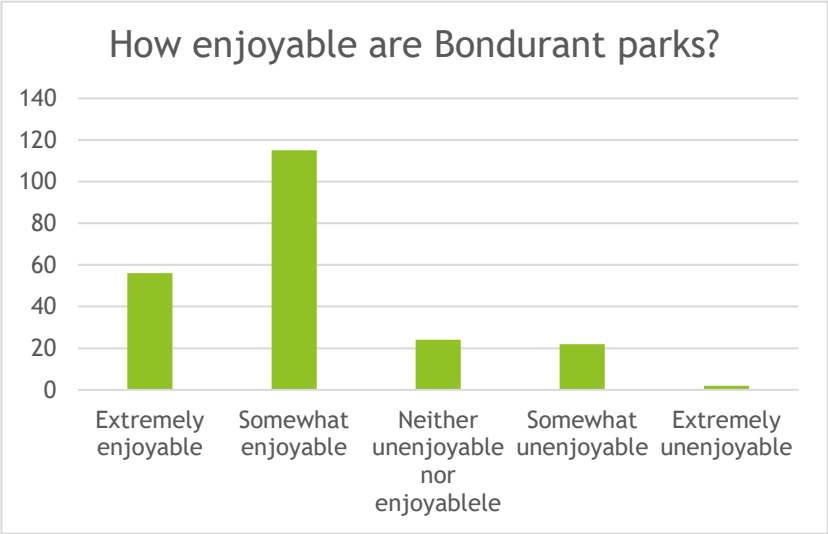
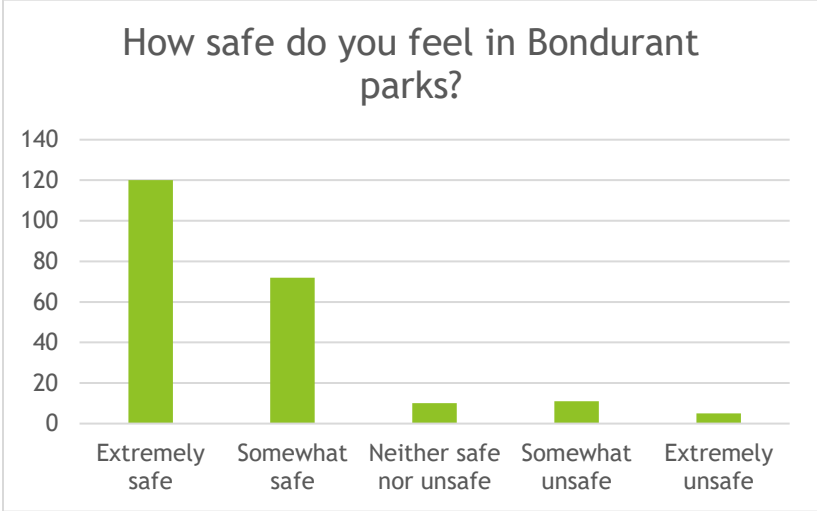
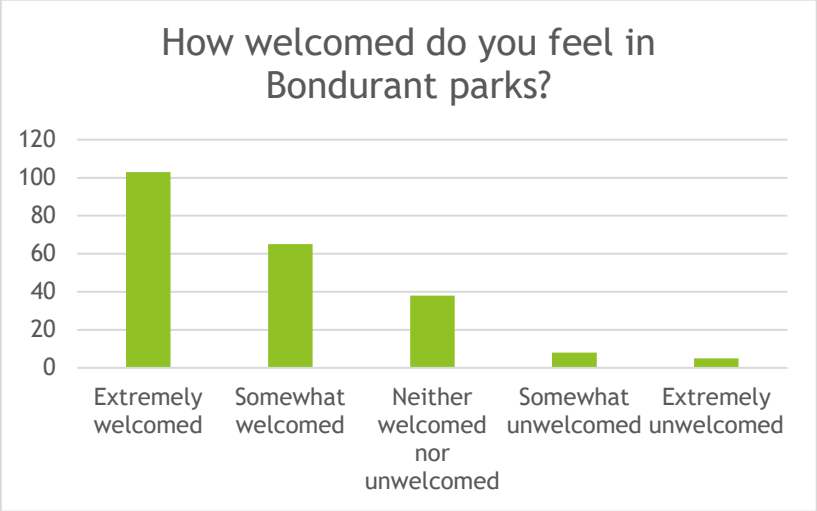
Submit

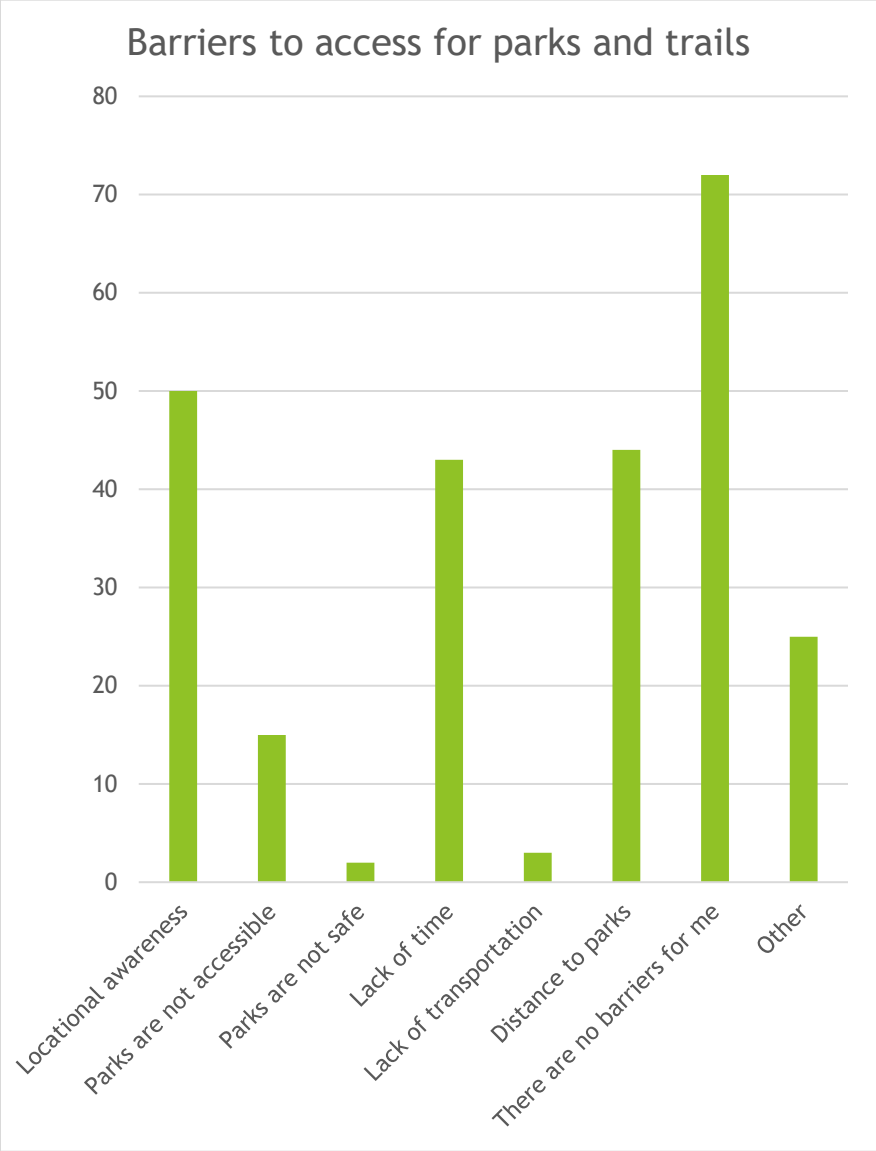
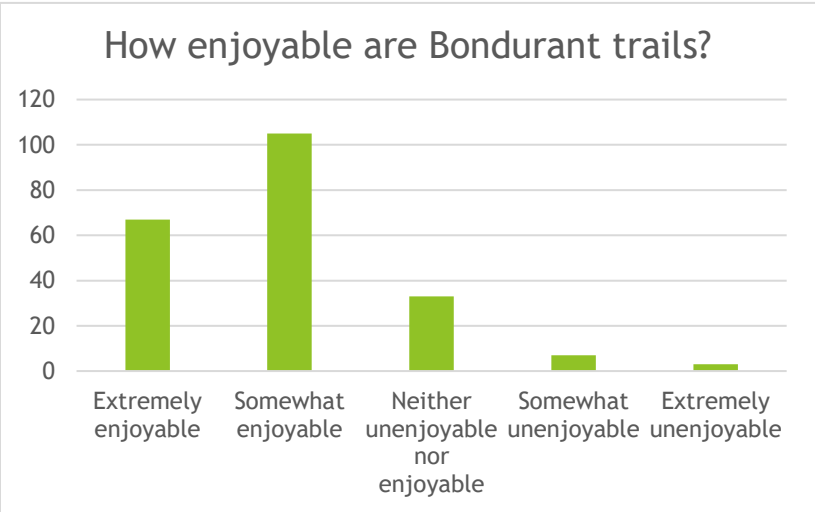
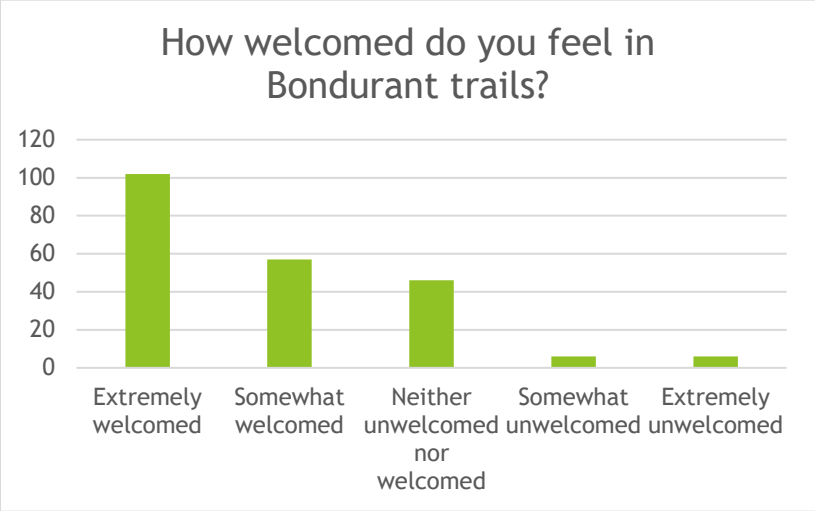












“Other” Responses
I lived next to the city park for ten years. It was taken over mostly by loud rude teenagers, who often vandalized, harassed and used drugs.
Trails and sidewalks are not fully connected throughout town.
Most parks in Bondurant are small or outdated.
Wish there was a connection from west to the walking path/park east of my house, that goes around the ponds and to the new area North and east
No connection from my neighborhood
No bike trail connection
I don’t like all of the dogs. Some not on leashes.
Walking through people's yards to access some parks
No trail connection for our subdivision (Wolf Creek)
Most recreation is for young families and lacks appeal to elderly.
All geared towards the same age groups. Lack of joining ages together at the same park. When you have a wide range of kids in your family, no one park in Bondurant will entertain them all
Sidewalks are not available throughout the community. Many blocks do not have sidewalks and this is dangerous, especially for kids going to school or the park.

Underpass is out of the way so I still have to cross the highway. Stoplights on the four lane would greatly improve this.
Hard to get to Bondurant by trail unless on Chichaqua Trail
The highway is still a major barrier for my neighborhood.
For the bike trail, it is not possible to bike to trail access. Would have to load up the bikes and drive over to the trailhead. If we could somehow link the Wolf Creek neighborhood to the trail, that would be amazing.
Most parks have aging equipment and not a great fit as kids get older.
Please clear snow off trails in winter
Would like to see a higher quality park. We seem to have run of the mill parks. Use even half of the big waukee park as a template and that’d be nice.
Sidewalks/street lights to allow kids to safely cross busy roads to get to the bike trail or other parks. My kids aren’t quite old enough to quickly bike or walk across a busy road.
Additional safe location to cross highway at where Dee Street meets Hubble.
Lack of designated crosswalks across busy roads (NW side across 2nd Ave)
I live east of lake Patoka and am not able to access the trails with out having to cross highway 65
They seem contrived
lack of parking to access the various areas

You will always have an element of older teens being disrespectful to the park goes and park equipment but this is a consistent issue and I know it's one that happens at all of the various parks. I'm not sure what the solution is.
Trails are not All connected
Some people walk their dogs without a leash on the main trail area south of Efnor park.
Bike would need to cross major highway

Amenities Wishlist (out of 220 responses)

Splashpads	97
Trees and Bushes	85
Natural Water Features	84
Trail Connection	77
Bathrooms	76
Courts for Sports (Basketball, Pickleball)	75
Swimming Pool	73
Native Plantings	67
Gardens	67
Nature Play	63
Benches	58
Fountains	53
Prairies	50
Walking/Running Track	49
Public Art	44

Outdoor Ampitheatre	44
Disc Golf	41
Dog Litter Bags	40
Community Gathering Space	40
Edible Forest/Community Gardens	39
Shelters	39
Open Greenspace	38
Lighting	37
Parking Lots	36
Wildlife Refuge	35
Playsets and Swingsets	33
Fire Pits	33
Drinking Fountains	32
Fishing	28
Skate Park	26
Bike Racks	23
Exercise Equipment	23
Birdwatching	20
Wayfinding and Signage	19
Hammocks	18
Baby Changing Stations	18
Pump/Dirt Bike Track	15
Ping Pong Table	14
Memorial Gardens	13
Concession Stands	7
Nearby Public Transit	6

Proposed Subdivision Code Amendments

180.06 PUBLIC PARKLAND DEDICATION. The dedication of public park land is being required to ensure that land is properly located and preserved for park and recreational purposes to serve future community growth.

1. **Requirement.** The development of any property for residential purposes shall be required to dedicate public parkland. No new plats or site plans for residential development shall be approved unless the provisions of this section are complied with.

2. **Definitions.** As used in section 180.06, the following terms have the following definitions:

- A. **“Developer”** means any person, individual, firm, partnership, association, corporation, estate, trust, or other entity proposing to subdivide or build on land to construct residential dwellings.
- B. **“Minor Subdivision”** means a subdivision with no proposed streets and fewer than four lots.
- C. **“Multi-Family”** means a dwelling designed for or occupied by three (3) or more families with separate cooking facilities for each. Multi-family for the purposes of park dedication regulations excludes triplexes and townhomes.
- D. **“Park”** means an area of land set aside for public use and maintained for recreational purposes.

3. **Exemptions.** The following shall be exempted from the public parkland dedication requirements as long as a claim for exemption is made no later than the time of preliminary plat or site plan application.

- A. Developments that do not include residential units.
- B. Minor subdivisions.
- C. Alterations or expansions of an existing building where no residential units are created and where the use is not changed. This includes the replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.

D. The construction of accessory buildings or structures.

E. Developments with existing plats, site plans, or building permits that have received approval prior to the enactment of Section 180.06.

~~F. Any non-residential uses that are part of a plat or site plan with mixed uses.~~

4. **Change of Use.** In the case of a change of use, redevelopment, or expansion which requires the approval of an amended plat or site plan, the park dedication requirements shall be based on the new lots or new units being proposed.

5. **Amount to be Dedicated.** This subsection shall prescribe the minimum amount of space to be provided for public park purposes in each proposed development. The amount of parkland dedication is identified by multiplying the amount of park dedication per resident by the development population.

A. **Park Dedication Per Resident.** The City seeks to provide 5 acres of public parkland per 1,000 residents. This is equivalent to 0.005 acres of parkland per resident.

B. **Development Population.** The City has determined that the average number of people per dwelling unit varies based on the dwelling unit type. Thus, in order to calculate how many people will be residing in a proposed development the developer must multiply the number of planned dwelling units of each type by the average number of people per unit as identified in the following table:

Dwelling Unit Type	Population/Unit
Single-Family Detached, Single Family Attached, Duplex, Triplex, Townhome or Mobile Home	3.0
Multi-Family	2.0

C. **Calculation.** To determine the required parkland for each development, the developer shall take the park dedication per resident identified in A above and multiply it by the proposed development population calculated in B above. For illustration purposes only:

0.005 acres/individual X 225 people (75 lots x 3.0 people/unit) = 1.125 acres.

6. Acceptable Land Defined. When a developer is dedicating parkland, the slope, topography, and geology of the dedicated site as well as its surroundings must be suitable for its intended purpose. While wetlands, floodplains, floodways, stormwater detention areas/ponds, and steep slopes may be accepted for City ownership and maintenance, such areas shall not serve as a credit toward parkland dedication. At a minimum, 75% of the area to be dedicated shall be capable of development as active recreation area as determined by it being sufficiently level and uninterrupted by public or private utilities, streams, and drainage ditches.

7. Payment in Lieu of Parkland. In lieu of dedicating parkland, the developer may request the ability to make a cash payment. The City Council shall evaluate this request giving due consideration to all of the factors listed in Section 8A. The donation shall be no less than the minimum number of acres required. A mutually appointed Appraiser will determine parkland Fair Market Value. The Developer shall pay any expenses accrued in the determination of the payment amount. **Fees in lieu shall be regulated to the following standards:**

A. A parkland dedication account shall be created with the name of the development and funded by the fees in lieu provided by the developer at the time of preliminary plat or site plan approval.

B. All fees in lieu shall be used for the development and maintenance of parkland closest to the development site for recreational use by residents.

8. General Regulations

A. The determination of what land shall be dedicated shall be based on the following:

- i. The Bondurant Comprehensive Plan and Bondurant Park, Trail and Greenway Master Plan.
- ii. Area master plans.
- iii. The topography and geology of the land within the subdivision.
- iv. The location of existing and proposed parks, trails and greenways.
- v. The size and shape of the property and the land available for dedication.

vi. The presence of undeveloped lands adjacent to the development boundary where a dedication may be favorable so as to allow the public parkland to be increased in size when the adjacent property develops.

B. At the time of filing a preliminary plat or site plan, the developer of the property shall, as part of that filing, indicate whether he or she desires to dedicate parkland or pay a fee in lieu thereof. If the developer desires to dedicate parkland, said person shall designate the area on the preliminary plat or site plan. The proposed parkland dedication will be reviewed as part of the preliminary plat or site plan review process. Dedication of land or payment of a fee in lieu shall be completed prior to development recording or issuance of building permits.

C. The developer shall designate on the plat map or site plan the proposed number of dwelling units by type. Designation shall be for park dedication calculation purposes only and such designation shall not constitute approval of the design or location of units. If a number is not designated on the plat or site plan, the total number of dwelling units shall be the maximum number of such units permitted by the existing zoning district. If the developer wishes to change the density, a new plat map or site plan shall be submitted detailing the changes. If the density is increased, the additional dedication amount shall be calculated and will be due before changes can be approved. Should the density be lowered, arrangements will be made to return dedicated property, at the developer's expense, provided that it has not yet been developed as park space.

D. Land conveyed to the City for park purposes shall be conveyed by warranty deed, free and clear of any and all liens and encumbrances, including judgments, attachments, mechanics, and other liens.

E. The developer shall be required to prepare the parkland prior to dedication in a manner acceptable to the City. This includes:

i. The site shall be located adjacent to an improved street with sidewalks and utilities as required by the City. The site shall have access to such a fully improved street across at least ten (~~10~~ 20) percent of the distance of its perimeter **or be oriented against multiple street frontages, whichever is greater. Any Public access routes shall be required for approval of any site plan and shall connect to existing or proposed greenways or trails via a public access easement of ~~shall be~~ at least thirty (30) feet wide for trails/greenways. Any roadway access routes within the dedication shall require easements of at least and fifty (50) feet ~~for roadway access.~~**

ii. On-site drainage patterns shall be designed and constructed by the developer with the approval of the City.

iii. Grading shall comply with approved plans.

iv. Top soil shall be spread evenly and lightly compacted to an adequate depth for turf growth.

v. Seeding shall occur during the fall or spring in accordance with standard specifications of the City. A maintainable stand of grass shall be established prior to acceptancy by the City.

9. Bulk Regulations for Parkland Dedication. Should the developer opt for a dedication of parkland rather than a fee-in-lieu, they will be granted relaxed bulk regulations in **one** of the following forms:

A. Maximum density may be increased by 20% in residential zones.

B. Setback reductions (may select up to two):

i. Front Yard: 5 ft. reduction

ii. Side Yard: 2 ft. reduction (each side)

iii. Rear Yard: 5 ft. reduction

Resources for Restoration

Planning, Implementing, and Maintaining Native Prairie Sites:

- [Iowa Prairie Network](#)

Park-Specific Iowa Prairie and Pollinator Habitats:

- [Park Guidelines](#)

Zone-Specific Habitat Assessment, Installation Plans, and Species Lists:

- [Pollinator Resource Center](#)
- [Midwest Native Plants for Pollinators and Beneficial Insects](#)
- [Iowa DNR Prairie Conservation Resource Center](#)
- [Iowa Native Plant List](#)
- [Prairie Plants of Iowa](#)

Iowa Native Seed Supplier:

- [The Prairie Flower](#)

Resources and Funding for Roadside Plantings:

- [Tallgrass Prairie Center](#)
- [Living Roadway Trust Fund](#)

State and Federal Funding Opportunities:

- [Iowa DNR Grants](#)
- [Iowa Native Plant Society](#)
- [Resource Enhancement and Protection \(REAP\)](#)

Best Practice Research

Webster City Parks and Recreation Master Plan, Iowa

The Webster City Parks and Recreation Master Plan was completed in 2019 by University of Iowa students with the Iowa Initiative for Sustainable Communities (IISC). The project statement outlined in the Webster City Parks and Recreation Master Plan is “to increase the usage opportunities provided by the Webster City Parks and Recreation system by reimagining, enhancing, and promoting the available assets, resources, and activities in and around the community.”^{xxiii} The vision for Webster City is “an accessible and welcoming Parks and Recreation system supporting human, natural, and aesthetic uses of public spaces and promoting comprehensive activities within those spaces.”^{xxiii} Both the project statement and the vision statement for The Webster City Parks and Recreation Master Plan serve as comparable examples for the project statement and vision of the Bondurant PTG Master Plan.

The Webster City Parks and Recreation Master Plan developed five key guiding principles for the plan: public service and outreach, health and wellness, safety, ensuring equitable outcomes, and sustainability.^{xxiii} In addition to these guiding principles, the team outlined 5 key focus areas: trail connectivity, community engagement, promoting parks and recreation, beautification, and riverfront development.^{xxiii} Creating guiding principles and focus areas for the Bondurant PTG Master Plan could direct planning decisions. This is an avenue to explore for the master plan.

During the planning process, the team utilized multiple avenues to collect public input. The team used an open house meeting where residents were able to attend and discuss the future of the Webster City parks and recreation system.^{xxiii} Additionally, the team created a survey that was distributed at multiple tabling events throughout the City.^{xxiii} Towards the end of the planning process, the team hosted another open house, using a sticky dot exercise to prioritize recommendations for the future of parks and recreation in Webster City.^{xxiii} The community outreach process for the Webster City Parks and Recreation Master Plan showcases the what is feasible for an University of Iowa graduate student Iowa Initiative for Sustainable Communities project. The Webster City provides insight into the types of outreach efforts that could benefit the Bondurant PTG Master Plan.

For the Webster City Parks and Recreation Master Plan, each park was analyzed by reviewing existing conditions, examining aerial photographs, using GIS data, and consulting online directories.^{xxiii} Along with analyzing each park, specific recommendations were provided. The recreation amenities were also analyzed based on research, project partner input, and community feedback, developing recommendations for improving recreation in Webster City.^{xxiii} The process used for the Webster City Master Plan provides insight into possible strategies for analyzing the parks and providing recommendations for Bondurant’s PTG Master Plan.

Peosta Forward! Comprehensive Plan and Parks & Trails Master Plan, Iowa

The City of Peosta partnered with RDG Planning and Design firm to develop both a Comprehensive Plan and a Parks Master Plan. Both plans were adopted by the City in May 2021. Key goals of the Parks Master Plan for the City of Peosta are 1) provide park facilities and recreation services accessible to Peosta’s growing population, and 2) identify and establish an interconnected network of natural areas that provide recreation options and protect natural resources.^{xxiv} The threefold vision for Peosta’s Park system is: 1) an active City focused on health and wellbeing of its citizens, 2) a braided City of parks, neighborhoods, and people, and 3) a community connected to its natural resources.^{xxiv} The key goals and vision for Peosta’s Parks Master Plan serves as a potential example for goals and vision of Bondurant’s PTG Master Plan.

Unique to the Peosta, the proposed parks master plan separated the City into eight distinct “tiles” with separate plans and recommendations for each of these areas.^{xxiv} The separation of the City into eight distinct “tiles” is a process that could be mimicked in the PTG Master Plan for Bondurant. Breaking the City into distinct sections could help direct planning decisions to specific areas of the City.

As part of the implementation of the Peosta Park Master Plan, prioritization and proposed cost of each project was outlined. Prioritization of projects were derived from public engagement, project’s impact, project timeline, necessity, ease of accomplishment, and return on investment.^{xxiv} The focus of investment into Peosta’s Park system is on four large projects that could be completed over the next three to ten years.^{xxiv} Focusing on just four large scale projects rather than the whole system could help prioritize planning decisions for the City and create a plan that is feasible. The City has already approved three proposed projects. Focusing the plan on these projects could prevent the City from overpromising and underachieving the goals and objectives of the Bondurant PTG Master Plan.

City of Overland Park Comprehensive Park System Master Plan, Kansas

The City of Overland Park Comprehensive Park System Master Plan was adopted in May 2013. The vision of parks and recreation in Overland Park is a “system of well-designed and maintained parks, greenways and recreation facilities [that] are elements to the community’s wellbeing, active lifestyles and identity. These places and the experiences they offer provide wide ranging benefits for residents and visitors, while preserving green space and strengthening the local economy.”^{xxv} The vision of parks and recreation in Overland Park could provide insight into the vision of Bondurant’s PTG Master Plan.

A key component of the Overland Park Comprehensive Park System Master Plan involved assessing the park system needs. The existing park system was evaluated, considering the park’s size, classification, condition, function, and facilities.^{xxv} In addition to the evaluation of the existing park system, a geographical analysis was performed to understand the differences in development across the City and its impact on the park system needs.^{xxv} The aquatic needs, recreational facility needs, recreational programming needs, and maintenance needs were also evaluated.^{xxv} The process for analyzing the park system of Overland Park could be utilized when analyzing Bondurant’s Park system.

City of Iowa City Parks Master Plan, Iowa

City of Iowa City Parks Master Plan was adopted in September 2017 and was created in partnership with RDG Planning and Design and HBK Engineering. The vision of Iowa City's Park system is "an accessible parks and recreation system, committed to building community and serving all residents."^{xxvi} Like with the Parks and Recreation plans of other cities, the vision of City of Iowa City Parks Master Plan serves as a comparable example for the vision of Bondurant's PTG system.

Part of the planning process included analyzing the park system. This was using a Geographic Information System Program, ESRI's ArcGIS to perform spatial analysis as well as on-the-ground data collection.^{xxvi} The parks were then classified by size, facilities, use, and other factors.^{xxvi} In addition to park analysis, the districts of Iowa City were analyzed based on population and equity.^{xxvi} Similar to Overland Park Comprehensive Park System Master Plan, the planning process for analyzing the park system of Iowa City was used to analyze the Bondurant's Park system.

Concord, North Carolina - Greenways

Due to the increasing popularity of greenways across the United States, several case studies are available as references to determine best practices for the unique ecological and cultural context of Bondurant. For example, in the early 2000's, City planners in Concord, North Carolina conducted a study on the possibilities for greenway development as their City expanded. Like Bondurant, Concord was experiencing rapid population growth – specifically, it doubled from almost 27,000 to over 50,000 people over just one decade -- and development expanded into the City's surrounding open space as a result.^{xxvi} Planners highlighted greenways as an effective mechanism to "protect the natural environment, offer recreational opportunities, and provide alternative transportation routes."^{xxvi} They specifically recommended locating greenways along stream corridors and floodplains as a buffer from non-point source pollution.

Evaluation Toolkit

Evaluation work plays a vital role in any master plan, enabling an understanding of how ongoing activities impact the community. An evaluation can help empower Bondurant by helping them to track progress, make data-driven decisions, and demonstrate accountability and transparency. For Bondurant, this is especially critical as the city expands, allowing officials to assess how new parks and trails serve the community. Various evaluations can be conducted at different intervals to generate specific insights. This guide offers resources for implementing three types of evaluations: process, impact, and outcome.

Process Evaluation

Process evaluation assesses the plan's impact during the implementation phase. City employees can use this evaluation to gauge how effectively the plan was executed, identifying strengths and areas for improvement in the implementation process as Bondurant continues to grow in the future.

Impact Evaluation

Impact evaluation examines the immediate effects of the plan. Once fully implemented or when significant aspects are in place, the city can assess how residents of Bondurant are

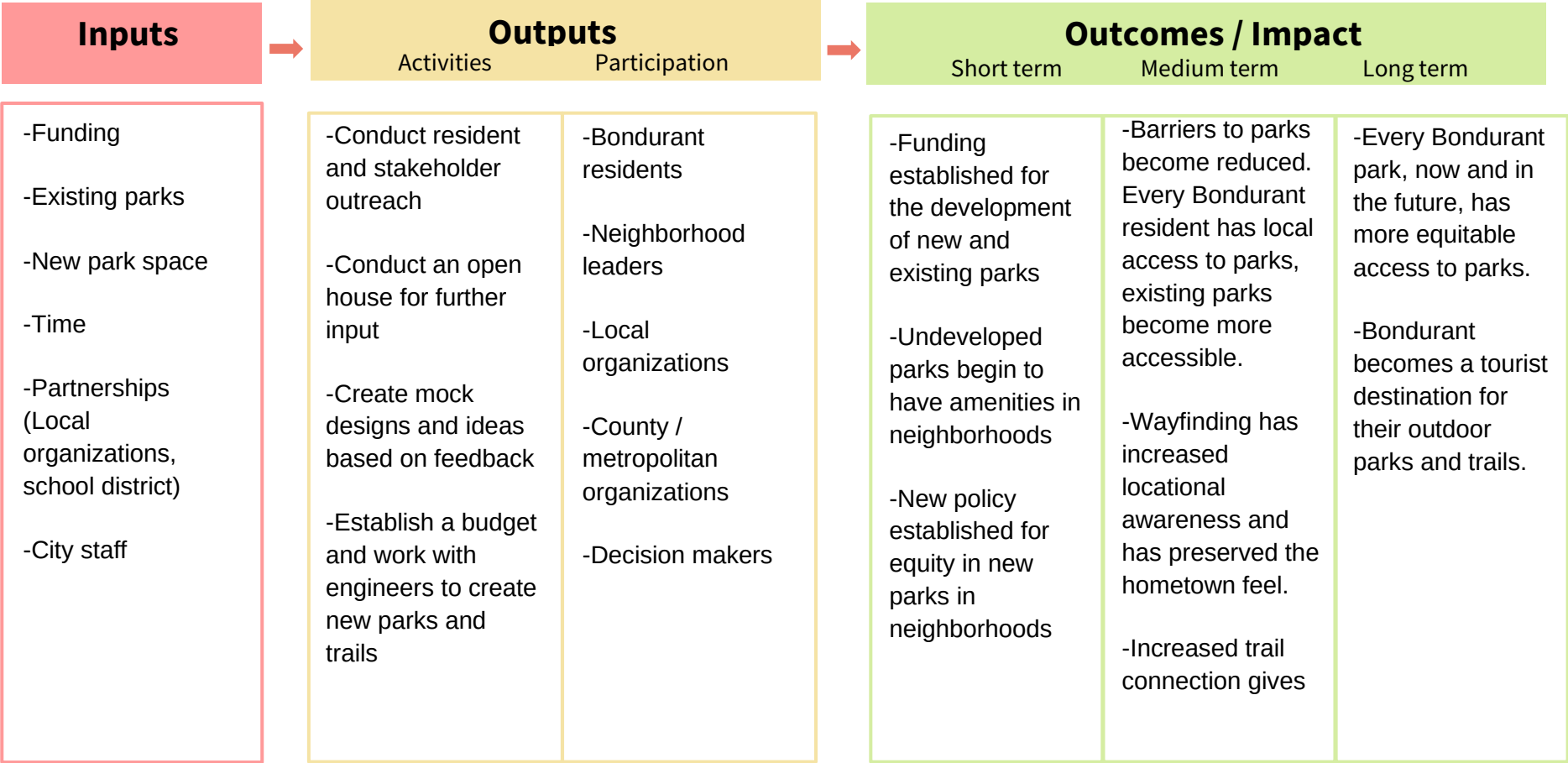
directly affected by the implementation. This evaluation captures both intended and unintended consequences, providing valuable insights for decision-making.

Outcome Evaluation

Outcome evaluation occurs after full plan implementation to understand the long-term effects of the parks, trails, and greenways master plan. This evaluation is ideally conducted a few years post-implementation to grasp lasting impacts on community health, recreation, and overall quality of life.

PRE-EVALUATION PREPARATION

Before beginning the evaluation, it's important to know what we are assessing. This involves identifying specific goals and objectives that will be evaluated prior the assessment. Understanding which stakeholders need to be involved in the evaluation process is also crucial. To initiate this process, we have completed a logic model graph and a stakeholder chart. These tools will serve as a foundation for our evaluation and ensure that we proceed in an organized and effective manner. Let's use these resources to guide our evaluation process.



BONDURANT STAKEHOLDER INFORMATION

Type of Stakeholder	Definition	Example
Implementers	Those directly involved implementing the new Parks, Trails, and Greenways Plan	• Bondurant planning department • Bondurant parks and recreation department • Civil engineers • Public works department • Landscaping companies
Decision Makers	Those in a position to determine funding or decide something about the program	• Bondurant planning department • Bondurant City Council • Bondurant Parks and Recreation Board • Bondurant mayor
Participants	Those being served or impacted by the Bondurant Parks, Trails, and Greenways Plan	• Bondurant families • Families from nearby cities • Local sports leagues • HOA's • Conservation groups and advocates
Partners	Those who have support or are invested in the implementation of the plan	• Bondurant-Farrar Community School District • Bondurant Men's Club • Local Businesses • Friends of the Chichaqua Valley Trail

DATA COLLECTION METHODS

When engaging with stakeholders for the evaluation, there are a number of methods to be able to do so, both quantitative and qualitative. For a deep understanding of the evaluation, mixed methods with both quantitative and qualitative data collection can help do this.

Quantitative

- Surveys
- Observational studies
- Secondary data collection
- GIS analysis

Qualitative

- In-depth interviews
- Focus groups
- Open-ended surveys

PROCESS EVALUATION PLAN

The process evaluation can begin at the start of the project and can be re-evaluated after large milestones or at certain time points during the implementation phase of the plan. Beginning the evaluation early is crucial to get the most relevant feedback from stakeholders. Integrating parts of the process evaluation throughout implementation can help ensure goals are being met on schedule.

Identifying Outcomes

The first step to the process evaluation is understanding which questions need to be answered. For the Parks, Trails, and Greenways Master Plan, this could include some of the following:

- 1. What progress has Bondurant made since the plan was approved?
- 2. Is the implementation phase of the plan being implemented on time and on budget? If not, what is preventing that from happening?
- 3. Have there been any challenges in implementation? How can the city address these challenges?
 - a. Are there any resource constraints to implementing the plan?
 - b. Are we able to adapt to any unforeseen circumstances?
- 4. How are we communicating the progress of the plan with Bondurant residents? Has it been sufficient?
- 5. How has collaboration been with different partners during the process?

These questions help clearly identify the progress of the short-term outcomes of the master plan. Many of these questions could be answered through secondary data sources, such as budgets and estimates from contractors. For a more in-depth understanding, engaging stakeholders involved in the process would be a good next step.

Engaging Stakeholders

Engaging stakeholders is critical to gaining valuable insights and ensuring the success of our parks, trails, and greenways implementation evaluation. Each stakeholder group plays a unique and important role in contributing to our understanding of the project's impact.

- **City Staff:** Providing insights into implementation processes and operational considerations.
- **City Council:** Offering perspectives on policy implications and community-level impacts.
- **Homeowner's Associations (HOA's):** Contributing neighborhood engagement perspectives and maintenance considerations.
- **External/independent Contractors:** Bringing expertise in project execution and outcomes.
- **Utility Workers:** Working with multiple partners to provide infrastructure for parks.

Surveys sent to people involved in the project or focus groups with different groups are some potential ideas to answer question. Once the data has been collected, analyzing the responses will help understand the success of the implementation of the parks, trails, and greenways plan.

Analyzing Results

For any qualitative data collected, the next step would be to transcribe and code data. Data could be coded in different ways, based on the questions needing to be answered. More information on types of coding can be found [here](#).

Once the information has been coded, the next step would be to determine the meaning behind the data. This could include finding common themes within the data, understanding context, or doing comparative analysis between stakeholders. Doing this analysis will provide information to determine what the best next steps are, and how the implementation part of the plan is going.

IMPACT EVALUATION PLAN

The impact evaluation plan is essential for assessing the immediate effects of the parks, trails, and greenways plan within the first 6-12 months of implementation. Starting the evaluation early allows for gathering timely insights to support the project's success. The evaluation can occur either after the entire parks, trails, and greenways plan has been fully implemented or following a significant milestone, such as the construction or enhancement of a neighborhood park.

It is important to identify the most relevant questions and involve key stakeholders throughout the evaluation process. Engaging with community members, project teams, city officials, and other stakeholders helps in understanding how the plan is making a difference in the neighborhoods. The impact evaluation will provide valuable insights into achievements, challenges, and areas for improvement related to the plan's implementation. These insights will guide future decision-making, resource allocation, and project adjustments to ensure that the parks, trails, and greenways benefit the entire community.

Identifying Outcomes

For the impact evaluation outcomes, questions for stakeholders are geared towards understanding how the parks and trails system has made an immediate impact on the community. Some of the questions asked could include:

- How many more families have access to parks than before the plan?
- Has there been increased trail connectivity, leading to more people having local access to the trail network?
- Who is using the park?
 - Are there any groups of people such as seniors or teenagers that are not utilizing the park and trail system?
 - Are parks equitable and accessible for everyone, regardless of age or disability?
- How satisfied are people with the new updated parks, trails, and greenways system?
- What are residents' favorite things about the new and updated parks and trails?
 - Is there anything that is still missing for them?
- How safe and welcoming do people feel in parks?
- Are Bondurant residents more aware of where parks are and what amenities they have?

Engaging Stakeholders

After the Parks, Trails, and Greenways Master Plan has been implemented, the mix of stakeholders involved may shift compared to the process evaluation phase. It's crucial to engage these stakeholders and establish open lines of communication to gather valuable feedback and insights for a comprehensive assessment of the new and updated parks. Key stakeholders to involve in the impact evaluation include:

- **Bondurant City Council and the Parks and Recreation Board:** Their involvement ensures alignment between park development plans and broader city goals, priorities, and regulations. They may have also heard feedback from their constituents.
- **Bondurant City Planners and Parks Staff:** City staff are involved throughout the entire process of implementing the new parks and trails plan. Their insights are crucial for assessing operational challenges, resource allocation, and opportunities for improvement.
- **HOA's:** Engaging with HOAs helps identify localized needs and preferences of residents.
- **Bondurant Residents:** Residents are the primary users and beneficiaries of parks and trails. Gathering feedback from residents helps assess overall satisfaction, usage patterns, safety concerns, and desired amenities. Their input is essential for ensuring parks meet community needs and preferences.
- **Local sports leagues:** Engaging with sports leagues provides insights into facility requirements, challenges, and opportunities to enhance recreational offerings.
- **Bondurant-Farrar Community School District:** Understanding how parks and trails contribute to student well-being, outdoor education, and community engagement is vital for promoting healthy lifestyles and academic success.

Each stakeholder group brings a distinct perspective and set of interests to the Bondurant park's evaluation process. By involving these stakeholders, park managers, planners, and decision-makers can gain comprehensive insights into the impact of parks and trails on the community, identify areas for improvement, and foster collaborative partnerships for sustainable park management and development. Engaging with diverse stakeholders ensures that the evaluation process reflects the needs, priorities, and aspirations of the entire community served by the parks and trails system.

To engage stakeholders, the city could send out surveys in the mail or with utility bills. Utilizing online platforms and social media is a way to get many responses from residents. Another way is to hold open houses or town hall meetings at the newly updated parks, to highlight their success and get people engaged. Throughout this process, providing transparency and accountability is important for residents. After information has been gathered from these groups, an analysis will help understand the success of the plan.

Continuing engagement with stakeholders during the evaluation process is helpful to know how the new parks, trails, and greenways plan impacts residents. In doing so, establishing a means to record this data before the stakeholder engagement begins. Will this be through an ongoing online survey? How will feedback be recorded through informal conversations? Answering these questions will help ensure that the data is thorough throughout the entire process.

Analyzing Results

Stakeholders carry rich, vital information for an evaluation through engagement. This information can be used to determine if there are any changes needing to be made to the parks after the initial implementation has been completed and help show what the immediate impact on the community has been. Ideas and recommendations for analyzing qualitative data can be found in the process evaluation section of this document.

Transcribing interviews and finding common themes will help group together ideas and thoughts from stakeholders. Statistical tools such as regressions can be utilized to understand ideas such as equity in park access, such as measuring average distance to parks and dividing it by neighborhood based on income level or age. Understanding the answers to these questions helps determine how successful the new plan was at addressing these concerns

OUTCOME EVALUATION

The outcome evaluation is designed to assess the long-term influence of the Parks, Trails, and Greenways Master Plan on the Bondurant community. By conducting this evaluation for years into the future, we aim to gain a comprehensive understanding of the plan's full impact. This is especially crucial as Bondurant continues to grow, allowing us to adapt the current plan to meet the evolving needs of the community.

Outcome evaluations also serve to enhance transparency within the community. Residents can gain insight into the tangible effects of the plan, fostering trust in the government's decision-making process for future initiatives.

Identifying Objectives

Outcome objectives focus on the long-lasting impacts of the Parks, Trails, and Greenways Master Plan. Some of the questions that could be the focus include:

- Has the implementation of the new parks, trails, and greenways plan influenced the cultural identity of Bondurant?
 - Does the outdoor space contribute to preserving the town's unique character and hometown feel?
- How has the local economy in Bondurant evolved or changed following the development and implementation of this plan?
 - Are there noticeable economic benefits or impacts attributed to the presence of new parks, trails, and greenways?
- To what extent has Bondurant experienced an increase in tourism since the implementation of this plan?
 - What are the trends and patterns associated with tourism, and how has this impacted the local community and economy?
- What environmental benefits have resulted from the new parks?
- How has the new parks and trails system impacted the quality of life for Bondurant residents?
- How satisfied have Bondurant residents and stakeholders been with the new parks and trails?

Engaging Stakeholders

Given the significant impact of parks, trails, and greenways on various aspects of the community, engaging with a wide range of stakeholders is essential to gain a holistic understanding of their effects. The stakeholder engagement process will involve utilizing various methods such as surveys, events, and in-depth interviews to gather insights and perspectives aligned with our evaluation objectives.

- **City Council:** They have the power to make decisions in the future after the evaluation is complete and listen to feedback from Bondurant residents.
- **City Staff:** Different departments in the city have the opportunity to make recommendations to the city based on the evaluation and feedback received during the process.
- **Bondurant Residents:** Bondurant residents are the primary stakeholders for the updated Parks, Trails, and Greenways Master Plan. Receiving their feedback helps to understand how their lives have changed due to the updated parks.
- **Residents from the Greater Metropolitan Area:** One of the long-term goals for the updated plan is for Bondurant to become a tourist destination for parks and trails in the future. Engaging with residents from other nearby towns such as Altoona or Ankeny can help understand perceptions about the Bondurant park network.
- **HOA's:** HOA leaders can provide valuable insights into neighborhood park utilization and resident feedback, highlighting areas of success and improvement.
- **Conservation Groups:** Some of the objectives in this plan are centered around conservation and nature preservation. Speaking with conservation groups can help understand exactly the environmental impact this has had on Bondurant.

- **Bondurant-Farrar Community School District:** Parks serve a lot of children in the community, and because of this, the school district might have insight on how the parks impact that population.
- **Local Orgs such as Friends of the Chichaqua Valley Trail:** Local organizations have unique priorities and perspectives. Engaging with them provides insights into whether specific objectives of the plan align with community interests and priorities.
- **Local Businesses:** Businesses nearby parks can provide insight on potential economic impacts the parks have had on their business.

Stakeholder engagement is an essential tool to foster inclusivity, collaborative decision-making, and community empowerment. Stakeholders provide firsthand experiences and nuanced insights that enrich the quality and relevance of evaluation data, complementing quantitative metrics with qualitative narratives. Additionally, engaging stakeholders builds trust, transparency, and accountability, demonstrating a commitment to responsiveness and community involvement.

Through active participation, stakeholders become empowered to shape the future of parks and trails, fostering community resilience and collective responsibility. Importantly, ongoing stakeholder engagement informs future planning and adaptation strategies, aligning park initiatives with community needs and goals for long-term sustainability.

Analyzing Results

Interviews and other qualitative data collection methods play a crucial role in creating a narrative that illuminates the evaluation process and the impact of the plan. Once data has been collected from stakeholders and secondary sources, the next step is to compile and analyze the information to identify common themes and insights. Refer to the process evaluation section of this document for information on coding and data analysis tools to facilitate this step.

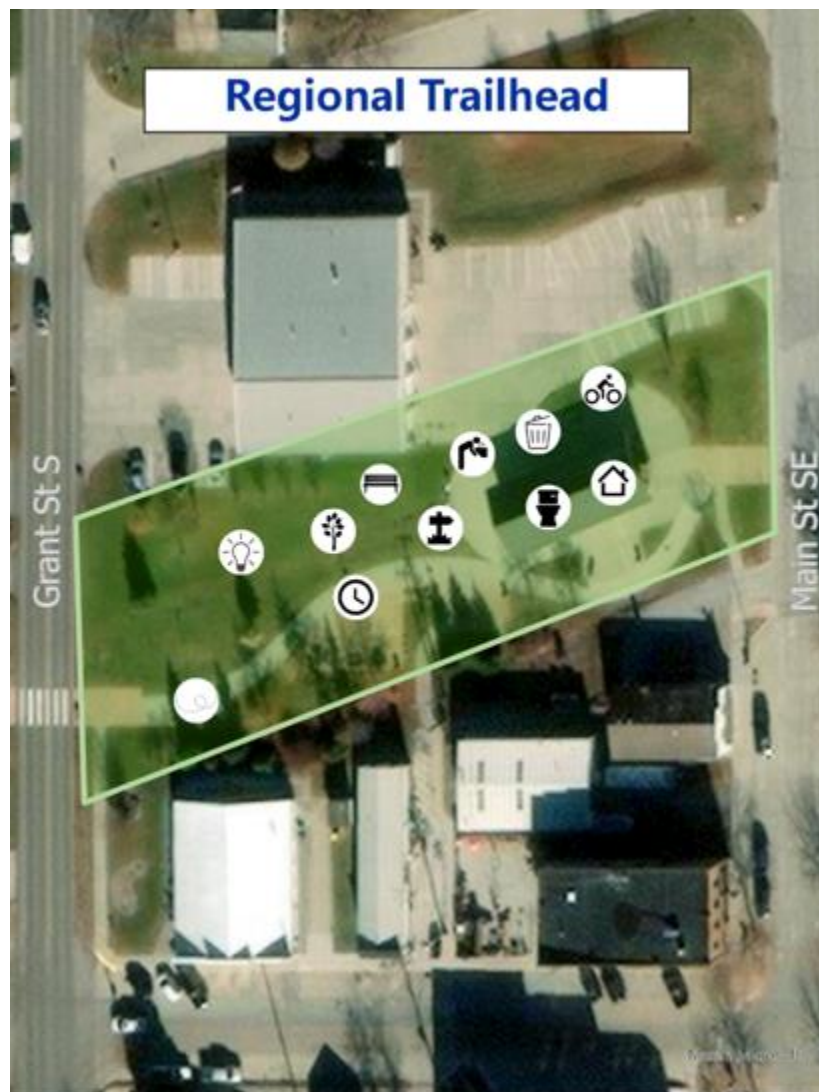
After analyzing the data, it is essential to determine how to use the insights gained. For an outcome evaluation, this may involve highlighting successes of the plan, identifying areas for improvement or adaptation, and exploring opportunities for future enhancements. Depending on the timing of the outcome evaluation, consideration may be given to initiating updates or revisions to the plan to address emerging needs or capitalize on opportunities identified through the evaluation process.

Evaluations can be an iterative process and may be done at the same time as the implementation and reviewed after milestones in the plan. Each type of evaluation has its own strengths and importance for any implementation of a plan. However, doing two or three evaluations may be time consuming and not feasible for Bondurant. Choosing the priorities and where the city is hoping to learn the most can inform which evaluation is most important.

Park Amenity Maps









Lincoln Estates Park

1201 Kadin Trail SE



Amenities

- Swing set
- Play set
- Benches
- Bike racks
- Shelter
- Parking lot
- Trees and bushes
- Waste bins



Lake Petocka

521 Pleasant St. NE



Amenities

- Benches
- Bathrooms
- Baseball field
- Prairie
- Open green space
- Fishing
- Walking path
- Trees and bushes
- Exercise equipment
- Book library
- Waste bins
- Grill
- Parking lot
- Wayfinding
- Shelter



Renaud Ridge Park

410 Sycamore Dr. NW



Amenities

- Swing set
- Play set
- Benches
- Prairie
- Dog litter bags
- Bike racks
- Shelter
- Butterfly garden
- Wayfinding
- Trees and bushes



Wisteria Heights Park

1310 13th St. SE



— Amenities

- Swing set
- Play set
- Benches
- Open green space
- Shelter
- Trees and bushes
- Sandbox
- Waste bins
- Book library



City Park

201 Main St. SE



Amenities

- Swing set
- Play set
- Benches
- Bathrooms
- Basketball court
- Dog litter bags
- Gardens
- Open green space
- Streetlights
- Shelter
- Wayfinding
- Trees and bushes
- Drinking fountains
- Book library



Collison Soccer Park

315 2nd St. NW



Amenities

- Swing set
- Play set
- Benches
- Bathrooms
- Soccer fields
- Open greenspace
- Shelter
- Trees and bushes



Gateway Park

1499 Grant St S



Amenities

- Swing set
- Gardens
- Trail connection
- Public art
- Wayfinding
- Nature play



Eagle Park

320 2nd St. NW



Amenities

- Benches
- Prairie
- Trail connection
- Open green space
- Fishing
- Bike racks
- Paved walking path
- Wayfinding
- Parking
- Trees/bushes



Bondurant Regional Sports Complex

2050 Jr. Haines Pkwy NE



Amenities

- Bathrooms
- Soccer fields
- Open green space
- Wayfinding
- Parking lot
- Trees and bushes
- Drinking fountain
- Waste bins



Mallard Pointe Park

501 Mallard Pointe Drive



Amenities

- Swing set
- Play set
- Benches
- Bathroom
- Open green space
- Shelter
- Trees and bushes
- Drinking fountain
- Waste bins
- Book library
- Water pump



Efnor Estates Park

401 Eva Point Dr. SW



Amenities

- Swing set
- Play set
- Benches
- Trail connection
- Open greenspace
- Streetlights
- Shelter
- Trees and bushes



Community Garden Resource Guide

Why Community Gardens?

Gardening serves many purposes, from food production to providing a way for people to get physical exercise. Gardening can also help relieve stress, and community gardens serve as a gathering space for people in the community. Best yet, gardening provides fresh, local produce that might be expensive or inaccessible. This resource guide offers some tips and tricks for new gardeners, and information on soil and seeds to plant in Iowa’s climate. Happy gardening!

Getting Started

Thinking about gardening for the first time? There are many local and online resources to help you plan for your garden including educational tools about gardening in the local climate.

Education

The Iowa State University Extension and Outreach has a variety of resources on their website, free of charge. These resources range from how to take care of certain crops to an FAQ with thousands of questions and answers about gardening. To look through these resources, visit hortnews.extension.iastate.edu. Polk County Master Gardeners is another resource with help new and experienced gardeners alike. They host events and share educational resources on their website. Learn more at

polkcountymastergardeners.org. The Des Moines Botanical Garden provides seasonal workshops about gardening throughout the year. To learn more and to see their calendar of events, you can visit their website dmbotanicalgarden.com/programs/adult-education.

Knowing What to Plant

Due to the climate in Iowa, some vegetables and produce thrive better than others. Bondurant is in hardiness zone 5b. Hardiness zones are determined based on the minimum average temperatures of that geographic area. A map of the hardiness zones in Iowa is in the appendix of this document. Some produce that thrives in the 5b zone includes carrots, potatoes, radishes, tomatoes, and even watermelon. A more comprehensive list of good fruits and vegetables to grow in your garden can be found on the Iowa State Extension and Outreach site.

Plant with Intention

If you are interested in gardening to eat what you grow, make sure it is food you enjoy. If you are hoping to donate or can your harvest, growing high yield plants like beans or tomatoes could be beneficial.

Planting the Seeds

When it is time to plant, there are some key things to know for a successful harvest. Maximizing space helps ensure that you are getting the most out of your garden, but it is also important to have space between each plant, so they have space to grow. Different plants have different spacing requirements in gardens (Figure 29).

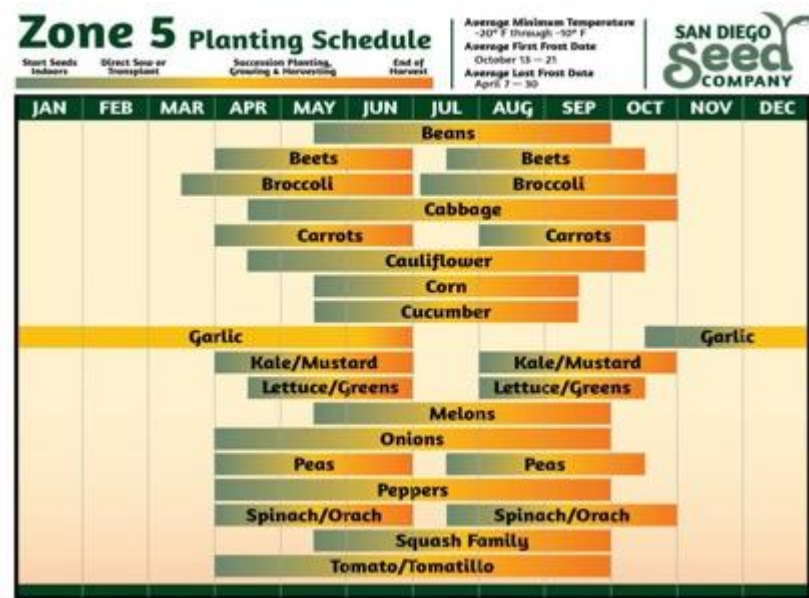


Figure 29. Shows the planting schedule for common plants grown in hardiness zone 5. More resources are available on the Iowa State University Extension and Outreach website. Planting calendar image was sourced from the San Diego Seed Company

Maintaining Your Plot

Once your seeds have been planted, maintaining your plot is important to ensure your plants continue to thrive. This includes watering, weeding, and watching for insects/pests. Once your seeds are planted, making sure they get enough water is important, so they can grow and thrive. Check the soil every few days to see if it is dry, and if it is, make sure to water. If there is a lot of sun or high temperatures, check the soil more often. Normally, plants need approximately 1 to 2 inches of water per week, so pay attention to weekly rainfall. Weeding is another aspect of gardening to help create a successful harvest. By weeding out undesirable plants, you are helping to make sure the seeds you planted have the resources they need, and do not get any plant diseases.

To help prevent weeds, herbicides and pesticides can be used. Chemical herbicides can be toxic, but there are plenty of natural herbicide remedies to help gardens. Planting some natural repellents such as basil and lemongrass is one option. [Hortnews.extension.iastate.edu](https://hortnews.extension.iastate.edu) has weed and insect solutions on their website. You can find these solutions by clicking on the “FAQ” tab and selecting “Weeds” as the category.

Pruning

Pruning is the process of removing parts of the plant, such as branches or buds, to help manipulate the plan. This can encourage growth on parts of the plant that are doing well and can help your garden thrive.

Community Garden Proposal

Community gardens play a crucial role in enhancing the well-being of individuals and fostering a sense of unity within the broader community. These gardens offer a wide variety of benefits that extend from personal health to communal connections. For individuals, community gardens serve as a valuable source of fresh fruits and vegetables, addressing issues of accessibility and affordability often faced in traditional grocery stores. Gardening in these communal spaces not only provides nourishment but also encourages physical activity, contributing to improved physical health for individuals within the community.

Beyond the individual level, community gardens become a hub for social interaction and cohesion on a city-wide scale. The act of gardening brings people together, creating a shared space where community members can collaborate, share experiences, and build connections. This sense of connection goes beyond the mere act of planting and harvesting; it extends to a broader feeling of belonging and shared responsibility for the well-being of the community. In essence, community gardens serve as more than just places to grow food—they are vital components that strengthen the social fabric of communities, fostering a sense of togetherness and collective purpose.

Currently, Bondurant’s population is growing exponentially, almost doubling their population from 2010 to 2020. As the city continues to grow, the need for new parks and amenities will grow with it. The updated 2024 Parks, Trails, and Greenways plan identified needs in the parks and trails network within Bondurant through community outreach. Part of the outreach included asking residents what amenities they hope to see in the future and in Bondurant. 18% of respondents stated they would like to see community gardens or edible forests within the community.

Establishing community gardens in Bondurant will bring a variety of benefits to the people that live there, and the community. As Bondurant continues to grow, establishing community gardens will help ensure everyone has access to healthy fruits and vegetables, as well as bring a way for people to come together to preserve Bondurant’s close-knit community.

Recommended Parks for Community Garden

Outdoor planting requires enough space, sunlight, water, and good soil. Because of this, undeveloped parks or parks with a lot of open space would be ideal areas for community gardens. Currently, there are 21 parks in the community, with 6 of those being undeveloped. To understand which parks would be best suited for a community garden, a set of criteria was used on each of the parks. Parks were eliminated if they did not have the space to accommodate community gardens, or if they had a plan for the development. Additionally, if parks were in flood hazard areas, at risk for floods they were eliminated from consideration. Special consideration was given to parks in higher density areas, and areas that were farther apart from other proposed community gardens. Given this criterion, parks adequate for a community garden include Featherstone and Harvest Meadows Park. The location would be suitable for a garden once the subdivision is developed.

Meadow Brook was eliminated from consideration as they are a site for stormwater drainage, as this could lead to excess water in the area, which could be harmful for plants. Wisteria Heights was eliminated due to its location and being close to stormwater drainage. After a location is confirmed and development begins for Harvest Meadows Park, it would be suitable for community gardens.

For the initial pilot of the community gardens, the plots could be in the same location, or spread out across both parks, based on available space and needs within the community.

Park Name	Flood Hazard Area?	Adequate Space?	Other Notes
Sankey Summit Park	No	Yes	
Bluejay Landing Park	Yes	No	
Eagle Park	Yes	No	
Renaud Ridge Park	No	No	
Mallard Pointe Park	Yes	Yes	
Collison Soccer Complex	No	No	
Efnor Estates Park	Yes	No	
Regional Trailhead	No	No	
City Park	No	No	
Meadow Brook Park	No	Yes	
Park Side Park	Yes	No	
BRSC	Yes	Yes	
Lake Petocka Park	No	No	
Lincoln Estates Park	No	Yes	
Wisteria Heights Park	No	Yes	Enclosed space
Gateway Park	No	No	
Wolf Creek Park	No	No	
Wolf Creek Fishing Pond	No	No	
Featherstone Park	No	Yes	
Harvest Meadows Park	No	Yes	Plot undetermined
District Corridor Park	No	No	

Figure 31. Recommended Park Features for a Community Garden

Plot Sizes

Having different plot sizes allows for people with different expertise and goals with gardening to choose what is best for them. Based on garden plot sizes from other communities, and given the availability of space in existing parks, three different plot sizes would be a good start as the program begins. These could be adjusted based on demand in the community.

ADA Raised Plot Beds (8 x 4 ft)

Raised plot beds come in a variety of different sizes, and having access to them is important to ensure accessibility and make gardening more comfortable for all. Other sizes include 6 x 2 feet, or 4 x 2.5 feet.

Small Sized Plots (10 x 10 ft)

Generally, a plot should be at least 100 square feet. Small garden plots are beneficial for newer gardeners to help limit how much they grow in their first few seasons.

Medium Sized Plots (10 x 20 ft)

As gardeners become more comfortable with gardening and are potentially looking for a new challenge, larger plots up to 200 square feet can be available for rental. Because gardens will be created for the first time, emphasis should be put on small sized plots. If there is a high demand and as more parks continue to be added in Bondurant, more medium and potentially large plots can be added.

Recommended Amenities and Materials for Community Gardens

As mentioned previously, ADA plot beds serve as an excellent means to offer gardens for individuals of all ages and abilities. Moreover, facilitating easy access to water contributes to the creation of gardens that are accessible to everyone. As the community expands and additional gardens are incorporated, waterlines prove to be an effective method for establishing this accessibility. In the case of small parks or initiating garden projects, the utilization of large rain barrels is recommended for water collection, benefiting gardeners. Nevertheless, it is crucial for staff to monitor these barrels, ensuring a consistent water supply throughout the gardening season.

Having access to gardening tools is another way to help create equitable access to gardening within Bondurant. This could be done through a rental process for tools, through departments such as parks and recreation or the library or the establishment of a local tool shed. Some of these amenities include shovels, gloves, and a rake. Other important tools such as a hoe or wheelbarrow to load up produce at the end of the season could be beneficial for gardeners to access. Additionally, a seed library with free seeds as a starter kit could help promote produce that grows well in Iowa spoil and increase accessibility. Seed libraries have been established at multiple libraries across the Des Moines Metro, including the [Urbandale Library](#).

Additional amenities, such as benches, drinking fountain and a shelter, could improve the park space as well. Although not directly beneficial for the gardens, adding these amenities can create more of a welcoming environment for all the community, and create a welcoming space for everyone. Other potential amenities could include parking spaces for gardeners, and access by a sidewalk or trail for people entering that space.

Edible forests are another amenity that can be added to community gardens. Trees in edible forests provide shade to the local areas, and the right trees can thrive in Iowa’s environment. Placing these trees in the same space as gardens can help establish the park as a community space for produce and can help foster events or gatherings based on that identity.

Budget Breakdown

Infrastructure

Item	Quantity	Unit Cost	Total
Grading land	5000 sq ft	Avg \$1.10 / sq ft	\$5,500
Water connection	Approx 200 ft	\$50 / ft	\$10,000
ADA Beds	4	\$119.99	\$479.96
Concrete slab for ADA beds	Approx 800 sqft	\$6 / sq ft	\$5,000
Total			\$20,979.96

Preferred Amenities

Item	Quantity	Unit Cost	Total
Wheelbarrow	1	\$59.99	\$59.99
Shovel	1	\$29.99	\$29.99
Garden Hoe	2	\$9.95	\$19.90
Trowel	3	\$8.79	\$26.37
Watering Can	3	\$14.99	\$44.97
Pruning Shears	2	\$5.03	\$10.06
Seeds*	5	\$29.99	\$149.95
Total			\$341.23

*Could vary based on plots and demand

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

Item No. 5.o.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution approving the 16th Street, NE intersection realignment concept to serve as guidance for an anticipated Fiscal Year 2028 construction project

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: In August 2022, the Bondurant City Council approved an amended contract with Veenstra & Kimm so that their professional design services for their 16th Street NE street design project also included a conceptual design for the proposed relocated intersection of 16th Street NE and NE 80th Street out to Highway 65. City representatives also met with Iowa Department of Transportation representatives to discuss options and determine optimal alignments.

The current conditions of the existing intersection area are unsafe due to the nature of which the street aligns out to the diagonal Highway 65 area. The attached resolution formally approves the attached conceptual plan for the purposes of serving as the basis for guiding how this intersection realignment project will look like as it eventually moves into the reconstruction phase. It is anticipated the intersection realignment improvements will occur in Fiscal Year 2028. Approval of this intersection realignment concept is consistent with the 2024-adopted Bondurant Major Streets Master Plan. The attached resolution acknowledges the intersection realignment document is conceptual only.

FUNDING SOURCE: There is no funding source necessary to adopt the plan. The future construction will be supported by GO bonds, developer payment, RUT, Local Option Sales and Services Tax, and TIF.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-149
2. Concept

CITY OF BONDURANT
RESOLUTION NO. 240701-149

RESOLUTION APPROVING THE 16TH STREET, NE INTERSECTION REALIGNMENT
CONCEPT TO SERVE AS GUIDANCE FOR AN ANTICIPATED FISCAL YEAR 2028
CONSTRUCTION PROJECT

WHEREAS the City hired Veenstra & Kimm in 2022 to create an Intersection Realignment Concept for the 16th Street, NE corridor as it approaches Highway 65; AND

WHEREAS the City of Bondurant's Major Streets Master Plan identifies the need to realign 16th Street, NE as it approaches Highway 65; AND

WHEREAS the City of Bondurant anticipates reconstructing the 16th Street, NE corridor out to Highway 65 in Fiscal Year 2028; AND

WHEREAS Veenstra & Kimm has prepared an Intersection Realignment Concept for this eventual construction project; AND

WHEREAS this Intersection Realignment Concept will be utilized for the purposes of serving as guidance for how this eventual construction project should be routed; AND

WHEREAS the City acknowledges this Intersection Realignment Concept is conceptual only.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the 16th Street, NE Intersection Realignment Project is hereby approved.

Passed this 1st day of July 2024,

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.

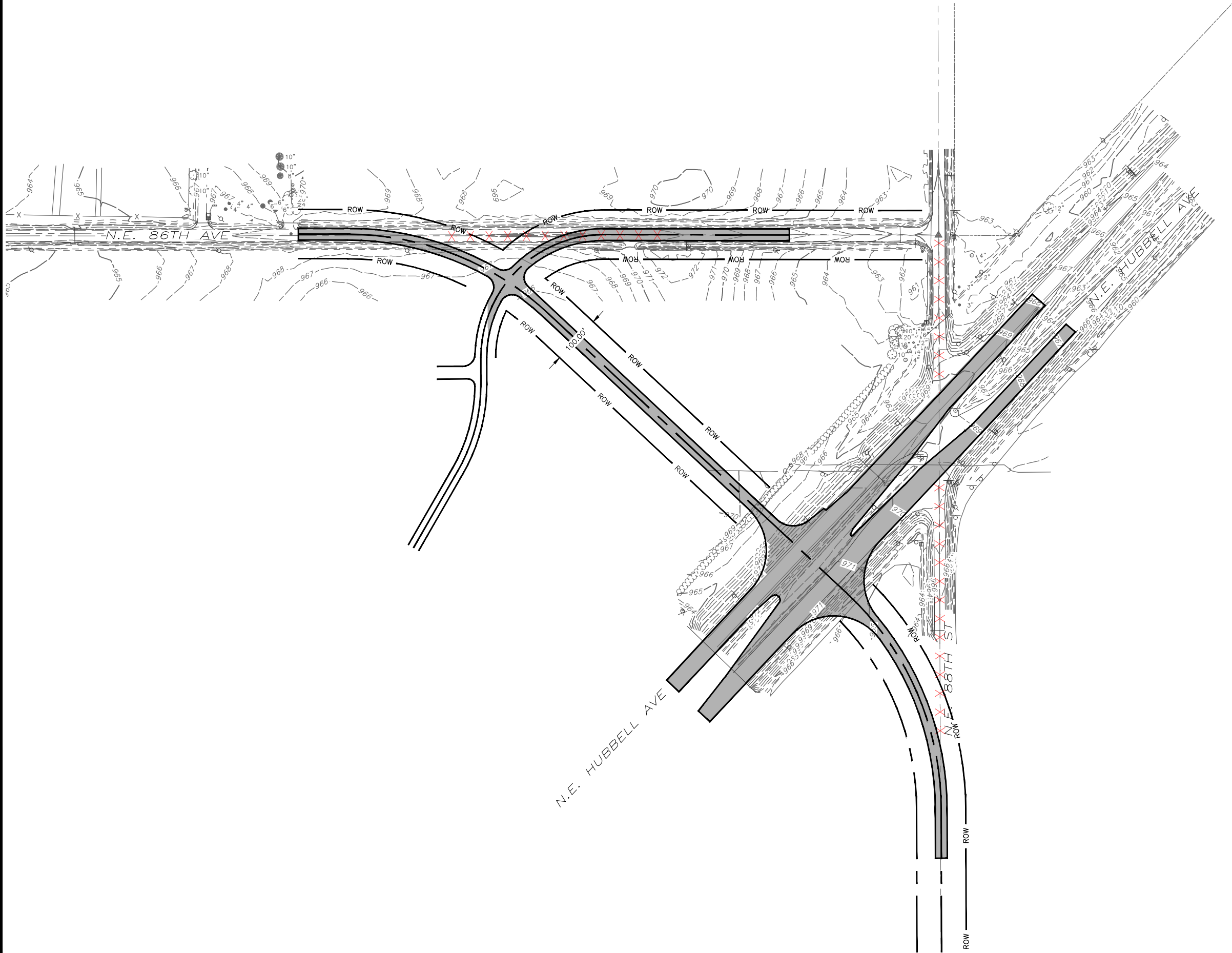
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

PLOTTED: Thursday, June 27, 2024 4:40:22 PM

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DATE	REVISIONS	SCALE	AS NOTED
		DRAWN	###
		CHECKED	###
		APPROVED	###
		DATE	###
		ISSUED FOR	---



16TH NE DESIGN, HUBBELL TO PLEASANT

CITY OF BONDURANT

OPTION 1

DWG. NO.

PROJECT



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

Item No. 5.p.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution approving Change Order No. 1 for McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$92,795.80

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve Change Order #1 in the amount of \$92,795.80 related to the Civic Campus Improvements Phase 1 Project.

As discussed during the most recent council meeting, the purpose of this change order is to take advantage of favorable unit pricing to create the west detention/retention pond on the Civic Campus.

FUNDING SOURCE: TIF Bond

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-150
2. Change Order No. 1

CITY OF BONDURANT
RESOLUTION NO. 240701-150

RESOLUTION APPROVING CHANGE ORDER NO. 1 TO MCANINCH
CORPORATION FOR THE CIVIC CAMPUS IMPROVEMENTS PHASE 1 PROJECT IN
THE AMOUNT OF \$92.795.80

WHEREAS McAninch Corporation is currently working on the Civic Campus Improvements Phase 1 project; AND

WHEREAS part of a future phase of the Civic Campus development is the development of the west detention/retention area; AND

WHEREAS City Staff and engineers from Veenstra & Kimm have identified an opportunity to take advantage of favorable unit pricing and advance the development of the west detention/retention area through a change order to the City's existing contract with the McAninch Corporation; AND

WHEREAS the change order alters the contract from \$1,627,374.45; making the new contract amount \$1,720,170.25, AND

WHEREAS City Staff and engineers from Veenstra & Kimm 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 in the above-referenced amount is hereby approved.

Passed this 1st day of July 2024,

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				



June 26, 2024

CHANGE ORDER NO. 1

BONDURANT, IOWA

CIVIC CAMPUS IMPROVEMENTS PHASE 1 – COURTYARD DRIVE

Change Order No. 1 modifies the contract to increase/decrease/add the following items for the project:

Compensation

Item No.	Bid Item	Unit	Qty	Unit Price	Extended Price
	Existing Items in Contract				
1.1	Item 5.03, Water Service Stubs, 1.5"	EA	-4	\$1,193.50	-\$4,774.00
1.2	Item 5.04, Water Service Stubs, 1.5"	LF	-200	\$23.76	-\$4,752.00
	New Items				
1.3	Water Service Stubs, 6"	EA	2	\$2,382.00	\$4,764.00
1.4	Water Service Stubs, 6"	LF	100	\$56.05	\$5,605.00
1.5	Water Main, 8" PVC, Trenched	LF	75	\$69.70	\$5,227.50
1.6	Gate Valve, 8"	EA	1	\$2,327.50	\$2,327.50
1.7	Tee, 12"	EA	1	\$1,262.80	\$1,262.80
1.8	Pond Excavation – West Pond	CY	25,580	\$3.25	\$83,135.00
				Total CO 1	\$92,795.80

Change Order No. 1 Increases the contract amount by **\$92,795.80.**

Estimate Reference Information

Item 1.3: See Standard Specification Section 5010.

Item 1.4: See Standard Specification Section 5010.

Item 1.5: Refer to ERI note for Bid Item 5.01.

Item 1.6: Refer to ERI note for Bid Item 5.02.

Item 1.7: See Standard Specification Section 5010.

Item 1.8: See Standard Specification Section 2010. Measurement and payment will be made for plan quantity for the excavation of the West Pond.

CHANGE ORDER NO. 1

Completion Date

Change Order No. 1 adds 0 days to the Project Completion Date.
Project Completion Date: May 31, 2025.

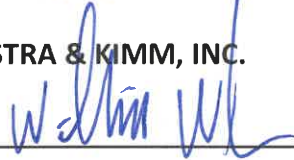
MCANINCH CORPORATION

By Matthew Dykstra
Digitally signed by Matthew Dykstra
DN: C=US, E=mdykstra@mcainchcorp.com,
O=McAninch Corporation, CN=Matthew Dykstra
Date: 2024.06.26 16:16:59-0500

Title Executive Vice President

Date 06/26/24

VEENSTRA & KIMM, INC.

By 

Title Project Engineer

Date 6/27/24

CITY OF BONDURANT, IOWA

By _____

Title _____

Date _____



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

Item No. 5.q.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution approving pay request no. 1 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$99,178.96

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #1 in the amount of \$99,178.96 related to the Civic Campus Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from June 3 through June 25, 2024, for the Civic Campus Improvements Phase 1 project. The street construction is progressing and should be in place in time for construction of the Bondurant Emergency Services Facility to begin on schedule.

FUNDING SOURCE: TIF Bond

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-151
2. Pay Request No. 1

CITY OF BONDURANT
RESOLUTION NO. 240701-151

RESOLUTION APPROVING PAY REQUEST NO. 1 TO MCANINCH CORPORATION
FOR THE CIVIC CAMPUS IMPROVEMENTS PHASE 1 PROJECT IN THE AMOUNT
OF \$99,178.96

WHEREAS Pay Request No. 1 is for work completed through June 3 through June 25, 2024; AND

WHEREAS City Staff and engineers from Veenstra & Kimm have reviewed the pay request for accuracy.

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

Passed this 1st day of July 2024,

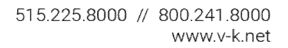
By: _____
Doug Elrod, Mayor

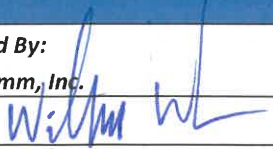
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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				



SUMMARY															
		Original Contract	Total Completed												
Bid Item Subtotal		\$1,627,374.45	\$104,398.91												
APPROVED CHANGE ORDERS															
Change Order No.	Description/Notes	Total Approved	Total Completed												
1	Water Main/Services and West Pond Excavation	\$92,795.80	\$0.00												
2		\$0.00	\$0.00												
3		\$0.00	\$0.00												
4		\$0.00	\$0.00												
5		\$0.00	\$0.00												
6		\$0.00	\$0.00												
7		\$0.00	\$0.00												
8		\$0.00	\$0.00												
9		\$0.00	\$0.00												
10		\$0.00	\$0.00												
(Refer to Bid Item Schedule for Total Completed) Total Change Orders		\$92,795.80	\$0.00												
		Total Approved	Total Completed												
Revised Contract Price		\$1,720,170.25	\$104,398.91												
			Total Completed												
Total Materials Stored			\$0.00												
Total Completed Plus Materials Stored			\$104,398.91												
Retainage (5%)			\$5,219.95												
Total Earned Less Retainage			\$99,178.96												
APPROVED PARTIAL PAYMENTS															
Partial Payment No.	Period	Total Approved													
1		\$0.00													
2		\$0.00													
3		\$0.00													
4		\$0.00													
5		\$0.00													
6		\$0.00													
7		\$0.00													
8		\$0.00													
9		\$0.00													
10		\$0.00													
11		\$0.00													
12		\$0.00													
		Total Previously Approved	\$0.00												
Amount Due This Request			\$99,178.96												
Note: The amount \$99,178.96 is recommended for approval for payment in accordance with the terms of the Contract.															
CONTRACT SUMMARY <table border="1"> <tr> <td>ORIGINAL CONTRACT AMOUNT</td> <td>\$1,627,374.45</td> </tr> <tr> <td>TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS</td> <td>\$1,720,170.25</td> </tr> <tr> <td>THIS PARTIAL PAYMENT</td> <td>\$99,178.96</td> </tr> <tr> <td>TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT</td> <td>\$99,178.96</td> </tr> <tr> <td>BALANCE</td> <td>\$1,620,991.29</td> </tr> <tr> <td>PERCENT COMPLETE</td> <td>6.1%</td> </tr> </table>				ORIGINAL CONTRACT AMOUNT	\$1,627,374.45	TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	\$1,720,170.25	THIS PARTIAL PAYMENT	\$99,178.96	TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	\$99,178.96	BALANCE	\$1,620,991.29	PERCENT COMPLETE	6.1%
ORIGINAL CONTRACT AMOUNT	\$1,627,374.45														
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	\$1,720,170.25														
THIS PARTIAL PAYMENT	\$99,178.96														
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	\$99,178.96														
BALANCE	\$1,620,991.29														
PERCENT COMPLETE	6.1%														
Recommended By: Veenstra & Kimm, Inc.		Contractor: McAninch Corporation													
Approved by: City of Bondurant															
Signature		Signature	Matthew Dykstra Digitally signed by Matthew Dykstra DN: cn=Matthew Dykstra, email=Matthew.Dykstra@mcaninchcorp.com, o=McAninch Corporation, ou=Matthew Dykstra Date: 2024.06.26 16:16:14 -0500												
Name	William Weber	Name	Matthew Dykstra												
Title	Project Manager	Title	Executive Vice President												
Date	6/27/24	Date	06/26/24												



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

Item No. 5.r.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution to cure a Scrivener's Error related to the deed associated with the Real Property Charitable Donation Agreement for land associated with the future Chichaqua Valley Trail Extension project east of Highway 65 south of the Bondurant Industrial Park

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Parcel 8022-29-300-011 was inadvertently transferred to the City of Bondurant at the time when Landus donated their two former railroad right-of-way parcels to the City of Bondurant for the purposes of extending the Chichaqua Valley Trail in the area east of Highway 65 and south of the Bondurant Industrial Park. The attached resolution cures the Scrivenor's Error so that this land remains in ownership by the Landus Cooperative.

A resolution from the City Attorney will be available at the Council meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 5.s.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution approving Overhead electric primary extension to provide 200-amp 120/240-volt power for parking lot at First St SW in the amount of \$20,954.64

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Attached is a Refundable Advance for Construction Overhead Electric Service Extension Proposal from MidAmerican Energy to provide overhead electric primary extension to provide 200-amp 120/240-volt power for a parking lot at First St SW. The investment is \$20,954.64. While the agreement notes that, "If additional single-phase customers are connected to the above-described line extension within 10 years of the original Advance payment, the above Applicant shall receive refunds equal to three times estimated base revenue for each additional new customer to the extent that such revenue exceeds the additional distribution construction costs incurred by MidAmerican. Base revenue shall be estimated annual revenue, less both fuel expenses and energy efficiency cost recovery charges, based on similarly situated customers," the City does not expect any additional customers to connect at this site, so this investment is factored into the overall project cost.

The attached resolution approves the agreement, which is necessary to continue work on the downtown parking area.

FUNDING SOURCE: TIF/LOSST/General

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240701-153
2. One Year Refundable - Bondurant Parking
3. 1st Street, SW Parking Design Maps

CITY OF BONDURANT
RESOLUTION NO. 240701-153

RESOLUTION APPROVING OVERHEAD ELECTRIC PRIMARY EXTENSION TO
PROVIDE 200-AMP 120/240-VOLT POWER FOR PARKING LOT AT FIRST ST SW IN
THE AMOUNT OF \$20,954.64

WHEREAS the proposal was submitted to the city on June 25, 2024, AND.

WHEREAS the proposal provides electrical services for the new parking lot at First Street,
SW and Grant Street, S.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant,
Iowa, that the proposal for electrical service from Mid-American Energy is hereby
approved, in the above-referenced amount.

Passed this 1st day of July 2024,

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				



MidAmerican Energy
PO Box 657
Des Moines, IA 50306

June 25, 2024

City of Bondurant
Attn: John Horton
jhorton@cityofbondurant.com

Reference: Overhead electric primary extension to provide 200-amp 120/240-volt power for parking lot at First St SW in Bondurant, IA; MX: 3595483

Dear John Horton:

We are pleased to submit the Refundable Advance for Construction Overhead Electric Service Extension Proposal for the above project. This proposal is valid for 90 days and if MidAmerican Energy construction has not commenced within 12 months it may be voided.

Please sign and return the proposal as soon as you are ready to commit to the work. MidAmerican Energy will invoice the City for the cost of construction upon completion of our work. In the meantime, please keep me informed of your schedule. After we have received your payment, we will sign and return a copy of the proposal for your records.

If you have any questions, please call me at (515) 252-6730.

Sincerely,
MidAmerican Energy Company

Matt Novy
Customer Project Coordinator

Enclosures: Design map

MIDAMERICAN ENERGY COMPANY
REFUNDABLE ADVANCE FOR CONSTRUCTION
OVERHEAD ELECTRIC SERVICE EXTENSION PROPOSAL
MX: 3595483

MidAmerican Energy Company ("MidAmerican"), an Iowa corporation and City of Bondurant ("Applicant"), agree as follows:

1. MidAmerican will extend its single-phase electric lines overhead to First St SW.
2. MidAmerican will furnish the necessary labor and materials required to fulfill its undertaking, as specified above. Such work will commence by MidAmerican as soon as reasonable and practicable after the execution of this Proposal. MidAmerican will complete the work with reasonable diligence.
3. In consideration of the receipt of a payment in the amount of **\$20,954.64** from Applicant, which is an advance for construction subject to refund ("Advance"), MidAmerican agrees to construct necessary electric facilities as set forth above. If Applicant's acceptance is not received by September 25, 2024, the amount may be subject to change.
4. The Advance shall be subject to refund by MidAmerican to Applicant based upon the following terms and conditions:
 - a. Advances shall not accrue interest and shall be subject to refund from the date of original advance payment. The refund will be based on twelve months usage, which will start after MidAmerican has completed the required work requested by the customer. The customer will receive a one-time refund equal to three times the actual annual revenue, less both fuel expenses and energy efficiency cost recovery charges, for the first 12 months of metered electric service of the above Applicant, as described below.
 - b. If additional single-phase customers are connected to the above-described line extension within 10 years of the original Advance payment, the above Applicant shall receive refunds equal to three times estimated base revenue for each additional new customer to the extent that such revenue exceeds the additional distribution construction costs incurred by MidAmerican. Base revenue shall be estimated annual revenue, less both fuel expenses and energy efficiency cost recovery charges, based on similarly situated customers.
 - c. Refunds shall be made annually on or about the anniversary date of the original Advance payment.
 - d. Revenue for un-metered private lighting shall not be included in any refund.
 - e. No refunds shall be made for revenue associated with customers connecting after 10 years from the date of the original Advance payment.

- f. In no case shall the total amount refunded exceed the refundable portion of the Advance payment stated above.
 - g. No refunds shall be made for customers served from a further extension of the above-described electric line extension.
- 5. Applicant shall provide, without cost to MidAmerican, all easements necessary and incidental to such installation and use of MidAmerican's facilities on private property within the area served. If a third-party easement is required, any cost associated in obtaining the easement will be paid by the Applicant.
- 6. Pursuant to MidAmerican's tariff, the Applicant is required to pay actual permit fees. Permit fees are to be paid regardless of whether the applicant is required to pay a Refundable Advance or a Nonrefundable Contribution. Permit fees are not refundable.
- 7. Applicant shall be responsible for locating and marking all privately owned systems such as water services, culverts, irrigation systems, drainpipes, septic lines, and underground wiring before MidAmerican's construction.
- 8. All distribution systems or other facilities constructed or installed by MidAmerican under this Proposal shall remain the sole property of MidAmerican and MidAmerican shall determine, at its own judgment, the manner and method of use thereof. MidAmerican also shall determine, at its own judgment, whether to extend the facilities, connect other facilities, or serve other customers from the facilities, subject only to such obligations as MidAmerican shall have assumed in this Proposal; and no other person shall have any right, title, interest or claim, in or to MidAmerican's distribution system or other facilities under this Proposal.

Proposed this 25th day of June 2024

MIDAMERICAN ENERGY COMPANY

By: _____

Title: _____

Accepted this _____ day of _____ 2024

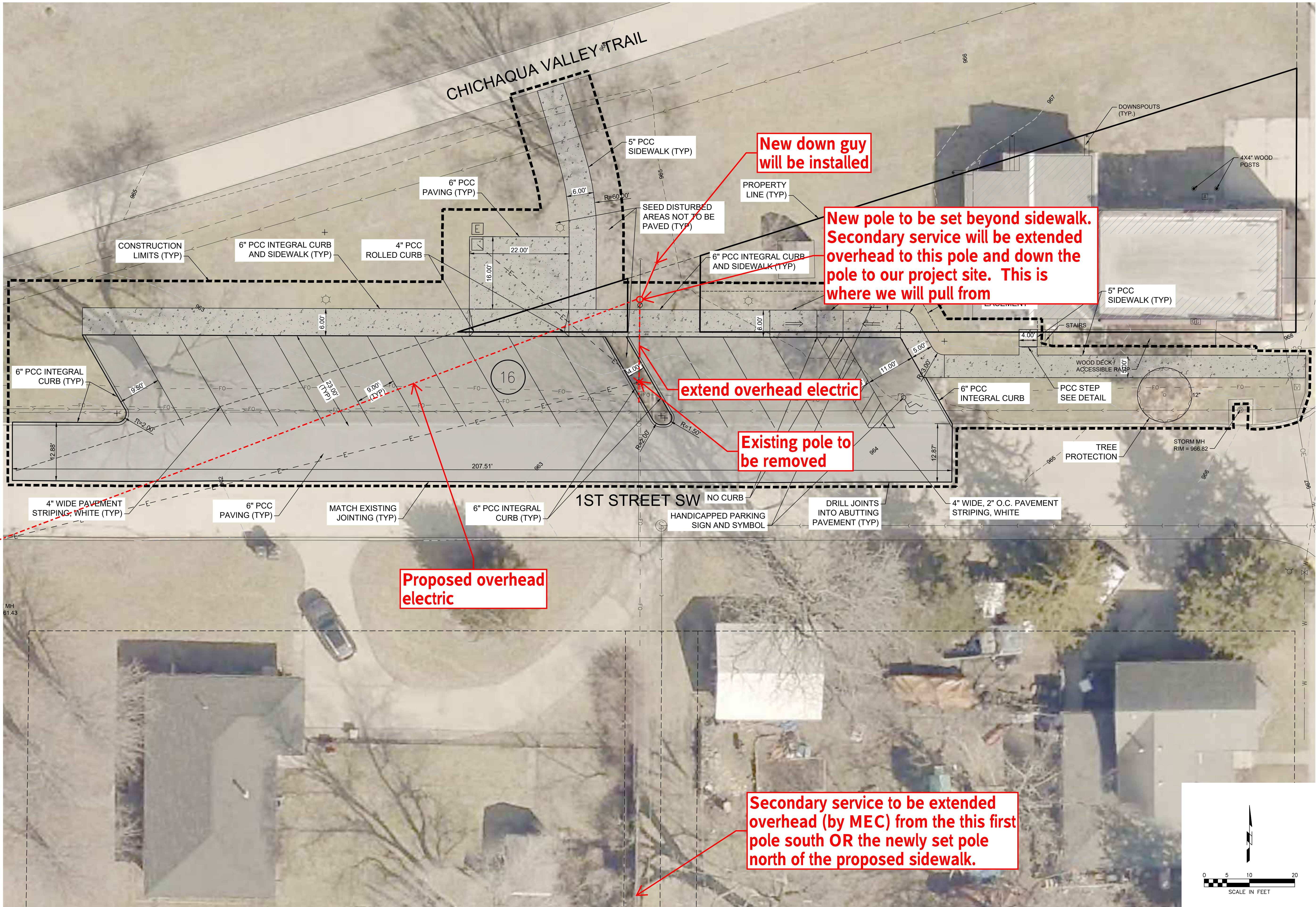
APPLICANT

By: _____

Title: _____



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SITE PLAN

C101

PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN BY	KAL
APPROVED BY	KAL
ISSUED FOR	REVIEW
ISSUE DATE	04/02/2024
PROJECT NUMBER	224000091
FIELD BOOK	---

DOWNTOWN PARKING
IMPROVEMENTS

CITY OF BONDURANT

96 GRANT ST S, BONDURANT, IA 50035

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

800.796.0313 | SHIVE-HATTERY.COM



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

Item No. 5.t.
For Meeting of 7/1/2024
Resolution

TITLE: - Resolution appointing Louise Jennings to the Animal Management Committee

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: Section 55.10 of the City's Code addresses vicious animals. This section of the code also details that the members of the Animal Management Committee include the City Administrator, a Council Member appointed by the Mayor, and a member of the community at large (to be selected by the Council to serve a one year term). The attached resolution appoints Louise Jennings as the citizen representative. The Code also notes that the Mayor appoints a council member to serve on the Committee, the discussion of which is later on the agenda. The purpose of the Committee is to hear Vicious Animal cases.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 2400701-154

CITY OF BONDURANT
RESOLUTION NO. 240701-154

RESOLUTION APPOINTING LOUISE JENNINGS TO THE ANIMAL MANAGEMENT
COMMITTEE

WHEREAS Section 55.10 of the City's Code addresses vicious animals; AND

WHEREAS Section 55.10 details the members of the Animal Management Committee include the City Administrator, a Council Member appointed by the Mayor, and a member of the community at large (to be selected by the Council to serve a one year term); AND

WHEREAS Louise Jennings has volunteered to serve as the Citizen Representative through December 31, 2024.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the appointment is hereby approved as presented.

Passed and adopted this 1st day of July 2024

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.a.
For Meeting of 7/1/2024
Presentation

TITLE: Polk County Sheriff's Department Report

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. 7.a.
For Meeting of 7/1/2024
Discussion Item

TITLE: Appointment of Council Member to the Animal Management Committee

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: Section 55.10 of the City's Code addresses vicious animals. This section of the code also details that the members of the Animal Management Committee include the City Administrator, a Council Member appointed by the Mayor, and a member of the community at large (to be selected by the Council to serve a one year term). A resolution appointing Louise Jennings as the citizen representative was on the agenda earlier. The Code also notes that the Mayor appoints a council member to serve on the Committee. The purpose of the Committee is to hear Vicious Animal cases.

The purpose of this item is to discuss interest and ask the Mayor to appoint a Council Member of the Animal Management Committee.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None