

**NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
JULY 15, 2024**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on July 15, 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 July 1, 2024, City Council Meeting Minutes
 - b. Applications for Council Approval
 - c. Claims List & Treasurer's Report
 - d. - Resolution affixing public hearing date to consider a rezoning from the Agricultural (A-1) District to Medium Density Residential (R-2) District and Transitional Commercial (C-1) District on Parcels 231/00021-632-000 and 231/00072-330-000
 - e. - Resolution approving contract with the artist group I/Thee to install the Puddle Pavilions project along Mud Creek in Eagle Park
 - f. - Resolution approving the Prairie Meadows Youth Sports and Recreation Grant Agreement for funding to assist with installing basketball courts in Bondurant
 - g. - Resolution approving the Prairie Meadows Community Betterment Grant Agreement for funding to assist with implementing the Bondurant Emergency Service Heart Monitor Project
 - h. - Resolution setting date for public hearing on designation of the expanded Bondurant Urban Renewal Area and on Urban Renewal Plan Amendment (2024 Amendment)
 - i. -Resolution Approving Purchase of Replacement Water fountain for Tailhead Depot
6. Guests requesting to address the City Council

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.

7. **Public Hearing**
 - a. Public Hearing regarding 1st and 3rd Street Parking Improvements Award of Contract
 - b. Public Hearing to consider text amendments to the following sections of the Zoning Code: 177.09 regarding bicycle parking regulations
 - c. Public Hearing to consider adopting the Parks, Trails, & Greenways Master Plan
8. **Action Items**
 - a. - Resolution awarding the Contract for the 1st and 3rd Street Parking Improvements Project
 - b. - Resolution adopting the Parks, Trails, & Greenways Master Plan
 - c. - Resolution approving site plan for 2502 Robinson Avenue, NE
 - d. - (First Reading) Ordinance amending Section 177.09 of the Zoning Code regarding bicycle parking regulations
9. **Reports / Comments and appropriate action thereon:**
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
10. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
11. **Adjournment**

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

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

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
July 1, 2024
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Bob Pepper, Council Member
Matt Sillanpaa, Council Member Chad Driscoll

Absent: Council Member Angela McKenzie

City Officials Present: City Administrator Marketa Oliver, City Clerk
Shelby Hagan, Planning & Community
Development Director Maggie Murray, Public
Works Director John Horton, Fire Chief Aaron
Kreuder, Library Director Jill Sanders,
Assistant Fire Chief Tony Rauterberg

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Driscoll, seconded by Pepper, to amend the agenda by adding
the HRG Presentation to item #6b. Vote on Motion 4-0. Motion carried.

Motion by Driscoll, seconded by Pepper, to approve the agenda as
amended. 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 17, 2024, City Council Meeting Minutes

b. Applications for Council Approval

c. Claims List

**A virtual meeting was offered.*

- d. R-240701-138- 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. R-240701-139- Resolution approving pay request no. 2 to Gerard Tank & Steel for the Water Tower Project in the amount of \$323,589.00
- f. R-240701-140- Resolution recommending awarding the City Hall Access Control and Security Camera Project to Convergent Technologies in the amount of \$22,804.96
- g. R-240701-141- 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. R-240701-143 - 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. R-240701-142- 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. R-240701-144- 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)
- k. R-240701-145- 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. R-240701-146- 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. R-240701-147- 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. R-240701-148- Resolution affixing a date for a public hearing to consider adopting the Parks, Trails, & Greenways Master Plan

**A virtual meeting was offered.*

- o. R-240701-149- Resolution approving the 16th Street, NE intersection realignment concept to serve as guidance for an anticipated Fiscal Year 2028 construction project
- p. R-240701-150- 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. R-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
- r. R-240701-152- 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. R-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
- t. R-240701-154- Resolution appointing Louise Jennings to the Animal Management Committee
Mayor Elrod questioned item #5f regarding cameras in the council chambers.

Motion by Pepper, seconded by Driscoll, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

6. Guests requesting to address the City Council

Mark Dornbusch, residing at 116 13th Street, NW, addressed the council regarding establishing a police department.

Doug Covert, 112 13th Street, NW, also addressed the council concerning establishing a police department.

Pastor Trevor Pineager of Bondurant Federated Church addressed the council, requesting permission to utilize Lake Petocka for a baptism.

- a. Polk County Sheriff's Department Report
Polk County Sheriff's Department reported 517 calls of service for June.

**A virtual meeting was offered.*

- b. Caleb Jansen of HRGreen presented the Pavement Management Study Final Report to the council.

7. Action Items

- a. Appointment of Council Member to the Animal Management Committee
Motion by Pepper, seconded by Driscoll, to move to appoint Council Member Cox to the Animal Management Committee. Vote on Motion 4-0. Motion carried.

8. Discussion Items -

- a. Update on Central District Planning
City Administrator Oliver updated the Council on the planning for the Central District.

9. Reports / Comments and appropriate action thereon:

- a. Mayor
Wished everyone a safe and happy 4th of July.
- b. Council Members
Peffer - Upcoming MWA meeting.
Driscoll - Iowa Tourism meeting update, City Park construction inquiry, street trees on 3rd Street, SE inquiry.
Cox - None.
Sillanpaa - Chamber update.
- c. Administrator
City Hall closed on Thursday due to the holiday.
- d. Directors
Murray - P&Z meeting next week.
Horton - Department update.
Kreuder - Department update.
Sanders - Department update.
Hagan - Chamber update.

10. **Closed Session-** Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Motion by Driscoll, seconded by Pepper, to Move into Closed Session at 07:33 PM. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

Mayor Elrod closed the Closed Session at 08:45 PM.

11. Adjournment

Motion by Pepper, seconded by Driscoll, to adjourn at 08:45 PM. Vote on Motion 4-0. Motion carried.

**A virtual meeting was offered.*

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on July 1, 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

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 Baptism Date(s) of Event 07/28/24

Location Lake Petocka

(Applicants must attach a map of the event layout that includes details like tent locations, portable restroom locations, sound stage, etc.)

Setup Time 5:30pm Starting Time 6:30pm Ending Time 8:00pm

(Please Print)

Organization Hosting Event Federated Church of Bondurant

Contact Person Trevor E. Pinegar Day Phone (515)577-8938

Email trevor@bfedchurch.org

Addl. Contact Kathy Korthals Day Phone (515)967-2243

Email info@bfedchurch.org

Type of Event:

Check all that apply.

- | | | |
|---|--|---|
| ☐ Parade | ☐ Fundraiser | ☐ Walk/Run Event |
| ☐ Fair/Festival | ☐ Outdoor Concert | ☐ Block Party |
| ☐ Bicycle Event | | |
| ☒ Other (please explain) <u>Baptism & Potluck</u> | | |

Describe the Event (please attach additional pages if necessary): We would like to perform a baptism at Lake Petocka, followed by a fellowship potluck at the shelter on the south side of the lake.

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

Event Details:

(provide estimated counts)

Estimated Attendance	85
Trash Containers	2
Portable Toilets	0

(circle what applies)

Open to the general public?	☒ YES / ☒ NO
Tents	YES / ☒ NO
Inflatable Houses/Toys	YES / ☒ NO
Amplified Music	☒ YES / ☒ NO
Alcoholic Beverages	YES / ☒ NO
Banners/Signs	☒ 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 0
- 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 bring our own waste bags and baskets.

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

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

(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)

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: We are still in the planning stages, but may put up a microphone.

Will you need access to electricity?

☒

Yes

☐

No

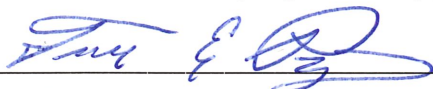
(If yes, please explain. Additional fees may apply) _____

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

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 

Date 07/02/24

Printed Name Trevor E. Pinegar

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			
TOTAL DUE WITH APPLICATION			

Special Event Packet



Special Event Permit—Guidelines and Requirements

As an individual or organization requesting use of City of Bondurant public property or right-of-way for a special event, you have basic responsibilities to fulfill in order to conduct your event with the approval of the City of Bondurant. The public property may include the use of the streets, trail system, or parkland. Receiving approval from the City of Bondurant does not preclude responsibility for any additional permits or approvals by the City or related to state and federal regulations. The City reserves the right to impose special guidelines and restrictions based on the nature of the proposed event and its attendant circumstances.

The City of Bondurant will determine whether an event is classified as a Special Event if outside of the description stated. The following general guidelines and responsibilities apply to activities such as parades, runs/walks, athletic events, street fairs, outdoor concerts, block parties, bicycling events, and/or fundraisers.

- A. Upon issuance of the Special Events Permit, the applicant must comply with insurance provisions requiring a certificate of Insurance naming the City of Bondurant and its officials, agents, employees, and board members as a co-insured in the following amounts: General Liability and Dram Shop Insurance (if serving alcohol) coverage in an amount not less than \$1,000,000 per occurrence. Please note that insurance requirements are waived for neighborhood-based block parties.
- B. The application must include a **map of the specific area** to be used or route to travel. The map must delineate the City property to be used (Streets/Sidewalks/Trails/Parks, etc.) start and finish points and direction of flow, if applicable, as well as location(s) of outdoor toilet, trash receptacles, street barricades, and liquor dispensing area(s), if any.
- C. The applicant must comply with all federal, state, county, and city laws; ordinances and regulations including all regulations adopted and established by the city.
- D. The applicant must assume extra costs, if applicable, associated with public safety and sanitation at the level of service required by the City of Bondurant. This includes the number and type of barricades, number of portable toilets and trash receptacles, and the number and hours of police/security officers or other city staff as required.
- E. If alcoholic beverages are to be sold or an entrance or admission is charged for an event at which alcoholic beverages will be served, a [Liquor Permit](#) and [Dram Shop Insurance](#) will be required. This permit, which is not included in the application for the Special Event Permit, requires consideration and approval by the Bondurant City Council and, in most instances, requires approval by the State of Iowa.
- F. If the event is held in a secured area, allowance must be made for access for fire emergencies including a minimum of two (2) exits. Events held on public streets must include an allowance for a continuous, through traffic lane for use by public safety personnel in an emergency. Council approval and [type III barricades](#) are always required for any street closure. The barricades must be sufficient as to completely close the street or roadway but yet be easily and quickly removable solely for emergency vehicle access.
- G. The use of a tent more than 200 square feet (enclosed) or canopy style (open on three sides) of more than 400 square feet require proof of the retardancy from the manufacturer or supplier as well as the proposed location and intended use of the tent.
- H. Signage for the event must adhere to the City's Sign Ordinance. Compliance may require a sign permit, issued by the [Planning and Development Department](#).

- 
- I. City Code section 53.03 for commercially zoned areas states the music end time is 12:00 midnight Sunday-Thursday and 2:00 AM Friday and Saturday. For residentially zoned areas the music end time is 10:00 PM Sunday-Thursday and 12:00 midnight Friday and Saturday. If the event will utilize amplified sound a [noise permit](#) will be needed. As indicated above, the cost of the permit, issued by the City Clerk must be included in the application fee for the Special Event Permit.
 - J. Any valid complaint of disturbance of the peace will result in a warning and if it continues, it shall be reason to terminate the event/block party.
 - K. The following number of portable toilets is required in accordance with estimated event attendance: For events with alcohol, one portable toilet for every 150 people and for events without alcohol, or one portable toilet for every 250 people.
 - L. The applicant must utilize police/security officers if recommended by the City or Polk County Sherriff Office. When alcohol is available at the event, the applicant must comply with the recommendations. In some instances off-duty officers may be hired; contact the Polk County Sherriff's office for details.
 - M. The applicant must propose a plan to address sanitation/garbage collection for the event.
 - N. If the event requires the closure of public streets, a separate page will need to list all property owners impacted by the street closure with their printed name, signature, and address. All property owners in the immediate affected area to be blocked off shall be notified in advance of the street closure.
 - O. Depending on the estimated event attendance consider contracting emergency medical services to be prepared in case of a medical emergency.

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 TOUCH-A-TRUCK **Date(s) of Event** 7/26/24

Location DEPOT/GRAIN ST/MAIN ST
(Applicants must attach a map of the event layout that includes details like tent locations, portable restroom locations, sound stage, etc.)

Setup Time 1.30PM **Starting Time** 2.30P **Ending Time** 4.30P

(Please Print)

Organization Hosting Event CITY OF BONDURANT

Contact Person KATIE KLUS **Day Phone** 5156306982

Email KKLUS@CITYOFBONDURANT.COM

Addl. Contact _____ **Day Phone** _____

Email _____

Type of Event:

Check all that apply.

☐
☒
☐
☐

Parade

Fair/Festival

Bicycle Event

Other (please explain) _____

☐
☐

Fundraiser

Outdoor Concert

☐
☐

Walk/Run Event

Block Party

Describe the Event (please attach additional pages if necessary):

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

Event Details:

(provide estimated counts)

Estimated Attendance 150
 Trash Containers 4
 Portable Toilets _____

Open to the general public? ☒ Yes ☐ No
 Tents ☒ Yes ☐ No
 Inflatable Houses/Toys ☐ Yes ☒ No
 Amplified Music ☐ Yes ☒ No
 Alcoholic Beverages ☐ Yes ☒ No
 Banners/Signs ☐ 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 required 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 and the location where the trailer needs to be dropped off by Public Works. 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.)

Address trailer is to be parked at:

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: CITY PROVIDE

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

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 Sheriff](#) deputies may be hired to provide additional security. Contact Polk County Sheriff 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

(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 Sheriff Office](#) for traffic/crowd safety 515-286-3333)

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. Contact 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: _____

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.

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 **Katie Klus** Digitally signed by Katie Klus
Date: 2024.07.03 08:37:57 -05'00'

Date **7/3/24**

Printed Name **Katie Klus**

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			
TOTAL DUE WITH APPLICATION			

Special Event Signature Form

Printed Name

Signature

Address

[illegible]





State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
CLOUD WINE, LLC	Lucky Wife Wine Slushies	(515) 368-0295		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
Main Street Southeast	parking lot next to Little House on Main	Bondurant	Polk	50035
MAILING ADDRESS	CITY	STATE	ZIP	
Main Street Southeast	Bondurant	Iowa	50035	

Contact Person

NAME	PHONE	EMAIL
Dawn Thompson	(515) 368-0295	luckywifewineslushies4@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
Aug 5, 2024	Aug 9, 2024	

SUB-PERMITS

Special Class C Retail Alcohol License

PRIVILEGES



Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Dawn Thompson	Humboldt	Iowa	50548	owner/ceo	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Founders Insurance Company

POLICY EFFECTIVE DATE

Aug 5, 2024

POLICY EXPIRATION DATE

Aug 10, 2024

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



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

Submitted for your review is the Treasurer's Report for May of the Fiscal Year Ending 2024. Following this letter is the year-to-date Fund Balance Report, Balance Sheet, Bank Reconciliation Spreadsheet, and Detail Report.

The City's checking account had a beginning balance on May 1, 2024, of \$4,868,177.53. The ending balance as of May 31, 2024, was \$3,757,974.30. This account is in ideal financial condition.

The City's IPAIT accounts had a beginning balance on May 1, 2024, of \$37,701,308.78. The ending balance as of May 31, 2024, was \$35,255,730.35. These accounts earned a total of \$161,390.55 of interest. There was one withdrawal of \$2,606,968.98 to pay for annual principal and interest on debt. There were no contributions. These accounts are in ideal financial condition.

This month's significant expenditures include payments for debt principal and interest (\$3,410,612.91), payroll (\$152,623.25), wastewater treatment (\$75,065.00), law enforcement (\$70,272.25), Emergency Services facility architecture (\$164,178.56), engineering (95,399.23), and water (124,278.48).

The utility bill autopay ACH collected \$166,025.24 from 1569 accounts. Last year at this time, the City collected \$150,814.91 from 1451 accounts.

The City received 22 payments for Emergency Medical Services rescue charges totaling \$8,341.76. Last year at this time, the city received 38 payments for \$16,610.85.

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

Respectfully,

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

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



Fund Balance Report

As Of 05/31/2024

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	4,055,227.01	6,481,009.62	4,668,331.41	5,867,905.22
110 - ROAD USE TAX	564,386.07	939,670.08	1,019,216.44	484,839.71
112 - EMPLOYEE BENEFIT	81,224.80	1,249,620.71	1,098,191.71	232,653.80
121 - LOCAL OPTION SALES & SERVICE TAX	660,818.98	1,338,992.67	1,677,983.67	321,827.98
125 - TIF	0.67	2,494,783.32	2,369,221.07	125,562.92
160 - ECONOMIC DEVELOPMENT	0.00	0.00	0.00	0.00
167 - LIBRARY GRANT	12,083.77	37,819.28	22,738.62	27,164.43
169 - PARK & REC	0.00	37,842.60	0.00	37,842.60
170 - DISASTER - EMERGENCY MANAGEMENT	31,547.43	25,683.09	54,656.81	2,573.71
172 - TREE FUND	21,522.35	30,370.00	33,216.00	18,676.35
200 - DEBT SERVICE	95,544.55	3,849,980.42	3,798,582.66	146,942.31
306 - CIVIC CAMPUS	5,730,872.98	5,196,912.08	768,620.71	10,159,164.35
316 - PAINE HTS DRAINAGE	-10,363.69	10,363.69	0.00	0.00
320 - WASHINGTON STREET	-49,078.51	0.00	0.00	-49,078.51
324 - BRSC IMPROVEMENTS	69,457.71	339,729.82	509,187.53	-100,000.00
325 - STREETS MASTER PLAN	171,909.50	4,906,515.78	619,544.84	4,458,880.44
327 - GRANT ST S/COMMUTER LOOP	165,997.14	6,890.53	0.00	172,887.67
329 - TIF-TRAIL TO CHICHAQUA	0.00	0.00	0.00	0.00
333 - DITCH 2 IMPROV	51.34	2.05	0.00	53.39
335 - PARK IMPROVEMENTS	-5,360.20	3,972,828.84	975,856.65	2,991,611.99
337 - THE GRAIN DISTRICT	300,000.00	163,400.00	311,791.25	151,608.75
338 - MAIN STREET STORMWATER	-14,758.85	14,758.85	0.00	0.00
340 - UNDERPASS-HWY 65/330	-860,809.68	0.00	313,751.81	-1,174,561.49
341 - TIF-PARK LAND PURCHASE	-1,657.07	1,657.07	0.00	0.00
342 - TIF-1ST&MAIN ECONOMIC DVL	22,869.67	3,315.20	0.00	26,184.87
343 - DOWNTOWN PARKING	-9,467.47	70,767.00	13,045.00	48,254.53
344 - 16TH ST NE - GRANT TO HUBBELL	-37,849.75	36,681.00	20,234.77	-21,403.52
346 - CITY HALL RECONSTRUCTION	44,926.24	75,000.00	59,912.50	60,013.74
347 - BRIDGE/INTERSECTION	266,137.32	12,612.20	0.00	278,749.52
348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY	3.24	956.76	960.00	0.00
349 - PLEASANT GROVE	-193,274.42	399,043.24	39,144.37	166,624.45
351 - LIBRARY CAPITAL	73,015.78	0.00	0.00	73,015.78
352 - WATER FACILITIES	234,331.21	2,330,296.32	2,212,258.28	352,369.25
355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS	118,096.10	2,975,446.65	484,054.17	2,609,488.58
356 - CERTIFIED SITE IMPROVEMENTS	5,023,816.38	1,391,186.94	137,579.27	6,277,424.05
500 - CEMETERY PERPETUAL CARE	28,772.69	2,406.07	0.00	31,178.76
600 - WATER	1,175,802.29	2,292,041.56	1,686,693.85	1,781,150.00
610 - SEWER	2,122,811.06	2,109,246.78	1,818,669.10	2,413,388.74
670 - GARBAGE	158,088.94	532,645.53	501,531.73	189,202.74
741 - STORM WATER	357,887.67	481,680.52	478,345.51	361,222.68
820 - SELF-FUNDED INSURANCE	1,162.83	2,524.53	1,357.09	2,330.27
999 - POOLED CASH	0.00	0.00	0.00	0.00
Report Total:	20,405,746.08	43,814,680.80	25,694,676.82	38,525,750.06



Balance Sheet

Account Summary

As Of 05/31/2024

Account	Name	Balance	
Fund: 001 - GENERAL FUND			
Assets			
001-000-1101	CLAIM ON POOLED CASH	1,788,504.67	
001-000-1115	PETTY CASH - GENERAL	100.00	
001-000-1116	PETTY CASH - LIBRARY	200.00	
001-000-1117	CHANGE FUND - LIBRARY	20.00	
001-000-1150	IPAIT - GENERAL FUND 11763 MM	4,080,413.03	
	Total Assets:	5,869,237.70	5,869,237.70
Liability			
001-050-2011	PENDING POOLED PAYABLES	1,240.79	
001-050-2120	FEDERAL WITHHOLDING	-4.97	
001-050-2122	STATE WITHHOLDING	-3.34	
001-050-2350	PY CORRECTION	100.00	
	Total Liability:	1,332.48	
Equity			
001-050-3950	FUND BALANCE	4,055,227.01	
	Total Beginning Equity:	4,055,227.01	
Total Revenue		6,481,009.62	
Total Expense		4,668,331.41	
Revenues Over/Under Expenses		1,812,678.21	
	Total Equity and Current Surplus (Deficit):	5,867,905.22	
	Total Liabilities, Equity and Current Surplus (Deficit):		5,869,237.70

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 110 - ROAD USE TAX			
Assets			
110-000-1101	CLAIM ON POOLED CASH	236,964.30	
110-000-1159	IPAIT - ROAD FUND 125	248,345.21	
	Total Assets:	485,309.51	485,309.51
Liability			
110-050-2011	PENDING POOLED PAYABLES	469.80	
	Total Liability:	469.80	
Equity			
110-050-3950	FUND BALANCE	564,386.07	
	Total Beginning Equity:	564,386.07	
Total Revenue		939,670.08	
Total Expense		1,019,216.44	
Revenues Over/Under Expenses		-79,546.36	
	Total Equity and Current Surplus (Deficit):	484,839.71	
	Total Liabilities, Equity and Current Surplus (Deficit):		485,309.51

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 112 - EMPLOYEE BENEFIT			
Assets			
112-000-1101	CLAIM ON POOLED CASH	283,383.16	
	Total Assets:	283,383.16	283,383.16
Liability			
112-050-2011	PENDING POOLED PAYABLES	24,707.76	
112-050-2121	FICA/MEDICARE WITHHOLDING	4.97	
112-050-2122	STATE WITHHOLDING	-1,540.21	
112-050-2123	IPERS WITHHOLDING	553.31	
112-050-2124	HEALTH INSURANCE WITHHOLDING	25,119.83	
112-050-2125	DENTAL INSURANCE	1,690.22	
112-050-2132	VISION WITHHOLDING	193.48	
	Total Liability:	50,729.36	
Equity			
112-050-3950	FUND BALANCE	81,224.80	
	Total Beginning Equity:	81,224.80	
Total Revenue		1,249,620.71	
Total Expense		1,098,191.71	
Revenues Over/Under Expenses		151,429.00	
	Total Equity and Current Surplus (Deficit):	232,653.80	
	Total Liabilities, Equity and Current Surplus (Deficit):		283,383.16

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 121 - LOCAL OPTION SALES & SERVICE TAX			
Assets			
121-000-1101	CLAIM ON POOLED CASH	39,197.91	
121-000-1150	IPAIT - LOSST 128	282,630.07	
	Total Assets:	321,827.98	321,827.98
Liability			
	Total Liability:	0.00	
Equity			
121-050-3950	FUND BALANCE	660,818.98	
	Total Beginning Equity:	660,818.98	
Total Revenue		1,338,992.67	
Total Expense		1,677,983.67	
Revenues Over/Under Expenses		-338,991.00	
	Total Equity and Current Surplus (Deficit):	321,827.98	
	Total Liabilities, Equity and Current Surplus (Deficit):		321,827.98

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 125 - TIF			
Assets			
125-000-1101	CLAIM ON POOLED CASH	125,562.92	
	Total Assets:	125,562.92	125,562.92
Liability			
	Total Liability:	0.00	
Equity			
125-050-3950	FUND BALANCE	0.67	
	Total Beginning Equity:	0.67	
Total Revenue		2,494,783.32	
Total Expense		2,369,221.07	
Revenues Over/Under Expenses		125,562.25	
	Total Equity and Current Surplus (Deficit):	125,562.92	
	Total Liabilities, Equity and Current Surplus (Deficit):		125,562.92

Balance Sheet

As Of 05/31/2024

Account	Name	Balance
Fund: 160 - ECONOMIC DEVELOPMENT		
Assets		
	Total Assets:	0.00
		0.00
Liability		
	Total Liability:	0.00
Total Revenue		0.00
Total Expense		0.00
Revenues Over/Under Expenses		0.00
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	0.00

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 167 - LIBRARY GRANT			
Assets			
167-000-1101	CLAIM ON POOLED CASH	19,561.54	
167-000-1150	IPAIT - LIBRARY T&A MM 110	7,602.89	
	Total Assets:	27,164.43	27,164.43
Liability			
	Total Liability:	0.00	
Equity			
167-050-3950	BEGINNING BALANCE	12,083.77	
	Total Beginning Equity:	12,083.77	
Total Revenue		37,819.28	
Total Expense		22,738.62	
Revenues Over/Under Expenses		15,080.66	
	Total Equity and Current Surplus (Deficit):	27,164.43	
	Total Liabilities, Equity and Current Surplus (Deficit):		27,164.43

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 169 - PARK & REC			
Assets			
169-000-1101	CLAIM ON POOLED CASH	37,842.60	
	Total Assets:	37,842.60	37,842.60
Liability			
	Total Liability:	0.00	
Total Revenue		37,842.60	
Total Expense		0.00	
Revenues Over/Under Expenses		37,842.60	
	Total Equity and Current Surplus (Deficit):	37,842.60	
	Total Liabilities, Equity and Current Surplus (Deficit):		37,842.60

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 170 - DISASTER - EMERGENCY MANAGEMENT			
Assets			
170-000-1101	CLAIM ON POOLED CASH	2,573.71	
	Total Assets:	2,573.71	2,573.71
Liability			
	Total Liability:	0.00	
Equity			
170-050-3950	FUND BALANCE	31,547.43	
	Total Beginning Equity:	31,547.43	
Total Revenue		25,683.09	
Total Expense		54,656.81	
Revenues Over/Under Expenses		-28,973.72	
	Total Equity and Current Surplus (Deficit):	2,573.71	
	Total Liabilities, Equity and Current Surplus (Deficit):		2,573.71

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 172 - TREE FUND			
Assets			
172-000-1101	CLAIM ON POOLED CASH	18,676.35	
	Total Assets:	18,676.35	18,676.35
Liability			
	Total Liability:	0.00	
Equity			
172-050-3950	BEGINNING BALANCE	21,522.35	
	Total Beginning Equity:	21,522.35	
Total Revenue		30,370.00	
Total Expense		33,216.00	
Revenues Over/Under Expenses		-2,846.00	
	Total Equity and Current Surplus (Deficit):	18,676.35	
	Total Liabilities, Equity and Current Surplus (Deficit):		18,676.35

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 200 - DEBT SERVICE			
Assets			
200-000-1101	CLAIM ON POOLED CASH	18,816.68	
200-000-1162	IPAIT - DEBT SERVICE 124	128,125.63	
	Total Assets:	146,942.31	146,942.31
Liability			
	Total Liability:	0.00	
Equity			
200-050-3950	FUND BALANCE	95,544.55	
	Total Beginning Equity:	95,544.55	
Total Revenue		3,849,980.42	
Total Expense		3,798,582.66	
Revenues Over/Under Expenses		51,397.76	
	Total Equity and Current Surplus (Deficit):	146,942.31	
	Total Liabilities, Equity and Current Surplus (Deficit):	146,942.31	

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 306 - CIVIC CAMPUS			
Assets			
306-000-1101	CLAIM ON POOLED CASH	-293,543.13	
306-000-1150	IPAIT - CITY CAMPUS 131	10,452,707.48	
	Total Assets:	10,159,164.35	10,159,164.35
Liability			
	Total Liability:	0.00	
Equity			
306-050-3950	FUND BALANCE	5,730,872.98	
	Total Beginning Equity:	5,730,872.98	
Total Revenue		5,196,912.08	
Total Expense		768,620.71	
Revenues Over/Under Expenses		4,428,291.37	
	Total Equity and Current Surplus (Deficit):	10,159,164.35	
	Total Liabilities, Equity and Current Surplus (Deficit):		10,159,164.35

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 316 - PAINE HTS DRAINAGE			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
316-050-3950	FUND BALANCE	-10,363.69	
	Total Beginning Equity:	-10,363.69	
Total Revenue		10,363.69	
Total Expense		0.00	
Revenues Over/Under Expenses		<u>10,363.69</u>	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 05/31/2024

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

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 324 - BRSC IMPROVEMENTS			
Assets			
324-000-1101	CLAIM ON POOLED CASH	-100,000.00	
	Total Assets:	-100,000.00	-100,000.00
Liability			
	Total Liability:	0.00	
Equity			
324-050-3950	BEGINNING BALANCE	69,457.71	
	Total Beginning Equity:	69,457.71	
Total Revenue		339,729.82	
Total Expense		509,187.53	
Revenues Over/Under Expenses		-169,457.71	
	Total Equity and Current Surplus (Deficit):	-100,000.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		-100,000.00

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 325 - STREETS MASTER PLAN			
Assets			
325-000-1101	CLAIM ON POOLED CASH	56,257.10	
325-000-1150	IPAIT - STREETS MASTER PLAN 133	4,402,623.34	
	Total Assets:	4,458,880.44	4,458,880.44
Liability			
	Total Liability:	0.00	
Equity			
325-050-3950	BEGINNING BALANCE	171,909.50	
	Total Beginning Equity:	171,909.50	
Total Revenue		4,906,515.78	
Total Expense		619,544.84	
Revenues Over/Under Expenses		4,286,970.94	
	Total Equity and Current Surplus (Deficit):	4,458,880.44	
	Total Liabilities, Equity and Current Surplus (Deficit):		4,458,880.44

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 327 - GRANT ST S/COMMUTER LOOP			
Assets			
327-000-1101	CLAIM ON POOLED CASH	21,570.40	
327-000-1150	IPAIT - GRANT ST S/COMMUTER LOOP 126	151,317.27	
	Total Assets:	172,887.67	172,887.67
Liability			
	Total Liability:	0.00	
Equity			
327-050-3950	BEGINNING BALANCE	165,997.14	
	Total Beginning Equity:	165,997.14	
Total Revenue		6,890.53	
Total Expense		0.00	
Revenues Over/Under Expenses		6,890.53	
	Total Equity and Current Surplus (Deficit):	172,887.67	
	Total Liabilities, Equity and Current Surplus (Deficit):	172,887.67	

Balance Sheet

As Of 05/31/2024

Account	Name	Balance
Fund: 329 - TIF-TRAIL TO CHICHAQUA		
Assets		
	Total Assets:	0.00
		0.00
Liability		
	Total Liability:	0.00
Total Revenue		0.00
Total Expense		0.00
Revenues Over/Under Expenses		0.00
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	0.00

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 333 - DITCH 2 IMPROV			
Assets			
333-000-1101	CLAIM ON POOLED CASH	53.39	
	Total Assets:	53.39	53.39
Liability			
	Total Liability:	0.00	
Equity			
333-050-3950	BEGINNING BALANCE	51.34	
	Total Beginning Equity:	51.34	
Total Revenue		2.05	
Total Expense		0.00	
Revenues Over/Under Expenses		2.05	
	Total Equity and Current Surplus (Deficit):	53.39	
	Total Liabilities, Equity and Current Surplus (Deficit):		53.39

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 335 - PARK IMPROVEMENTS			
Assets			
335-000-1101	CLAIM ON POOLED CASH	-257,974.89	
335-000-1150	IPAIT - PARKS 109	3,249,586.88	
	Total Assets:	2,991,611.99	2,991,611.99
Liability			
	Total Liability:	0.00	
Equity			
335-050-3950	BEGINNING BALANCE	-5,360.20	
	Total Beginning Equity:	-5,360.20	
Total Revenue		3,972,828.84	
Total Expense		975,856.65	
Revenues Over/Under Expenses		2,996,972.19	
	Total Equity and Current Surplus (Deficit):	2,991,611.99	
	Total Liabilities, Equity and Current Surplus (Deficit):		2,991,611.99

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 337 - THE GRAIN DISTRICT			
Assets			
337-000-1101	CLAIM ON POOLED CASH	151,608.75	
	Total Assets:	151,608.75	151,608.75
Liability			
	Total Liability:	0.00	
Equity			
337-050-3950	BEGINNING BALANCE	300,000.00	
	Total Beginning Equity:	300,000.00	
Total Revenue		163,400.00	
Total Expense		311,791.25	
Revenues Over/Under Expenses		-148,391.25	
	Total Equity and Current Surplus (Deficit):	151,608.75	
	Total Liabilities, Equity and Current Surplus (Deficit):		151,608.75

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 338 - MAIN STREET STORMWATER			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
338-050-3950	BEGINNING BALANCE	-14,758.85	
	Total Beginning Equity:	-14,758.85	
Total Revenue		14,758.85	
Total Expense		0.00	
Revenues Over/Under Expenses		<u>14,758.85</u>	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 340 - UNDERPASS-HWY 65/330			
Assets			
340-000-1101	CLAIM ON POOLED CASH	-1,174,561.49	
	Total Assets:	-1,174,561.49	<u>-1,174,561.49</u>
Liability			
	Total Liability:	0.00	
Equity			
340-050-3950	BEGINNING BALANCE	-860,809.68	
	Total Beginning Equity:	-860,809.68	
Total Revenue		0.00	
Total Expense		313,751.81	
Revenues Over/Under Expenses		-313,751.81	
	Total Equity and Current Surplus (Deficit):	-1,174,561.49	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>-1,174,561.49</u>

Balance Sheet

As Of 05/31/2024

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

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 342 - TIF-1ST&MAIN ECONOMIC DVL			
Assets			
342-000-1101	CLAIM ON POOLED CASH	26,184.87	
	Total Assets:	26,184.87	26,184.87
Liability			
	Total Liability:	0.00	
Equity			
342-050-3950	BEGINNING BALANCE	22,869.67	
	Total Beginning Equity:	22,869.67	
Total Revenue		3,315.20	
Total Expense		0.00	
Revenues Over/Under Expenses		3,315.20	
	Total Equity and Current Surplus (Deficit):	26,184.87	
	Total Liabilities, Equity and Current Surplus (Deficit):		26,184.87

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 343 - DOWNTOWN PARKING			
Assets			
343-000-1101	CLAIM ON POOLED CASH	48,254.53	
	Total Assets:	48,254.53	48,254.53
Liability			
	Total Liability:	0.00	
Equity			
343-050-3950	BEGINNING BALANCE	-9,467.47	
	Total Beginning Equity:	-9,467.47	
Total Revenue		70,767.00	
Total Expense		13,045.00	
Revenues Over/Under Expenses		57,722.00	
	Total Equity and Current Surplus (Deficit):	48,254.53	
	Total Liabilities, Equity and Current Surplus (Deficit):		48,254.53

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 344 - 16TH ST NE - GRANT TO HUBBELL			
Assets			
344-000-1101	CLAIM ON POOLED CASH	-21,403.52	
	Total Assets:	-21,403.52	-21,403.52
Liability			
	Total Liability:	0.00	
Equity			
344-050-3950	BEGINNING BALANCE	-37,849.75	
	Total Beginning Equity:	-37,849.75	
Total Revenue		36,681.00	
Total Expense		20,234.77	
Revenues Over/Under Expenses		16,446.23	
	Total Equity and Current Surplus (Deficit):	-21,403.52	
	Total Liabilities, Equity and Current Surplus (Deficit):		-21,403.52

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 346 - CITY HALL RECONSTRUCTION			
Assets			
346-000-1101	CLAIM ON POOLED CASH	60,013.74	
	Total Assets:	60,013.74	60,013.74
Liability			
	Total Liability:	0.00	
Equity			
346-050-3950	BEGINNING BALANCE	44,926.24	
	Total Beginning Equity:	44,926.24	
Total Revenue		75,000.00	
Total Expense		59,912.50	
Revenues Over/Under Expenses		15,087.50	
	Total Equity and Current Surplus (Deficit):	60,013.74	
	Total Liabilities, Equity and Current Surplus (Deficit):		60,013.74

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 347 - BRIDGE/INTERSECTION			
Assets			
347-000-1101	CLAIM ON POOLED CASH	1,782.00	
347-000-1150	IPAIT - BRIDGE INTERSECTION 121	276,967.52	
	Total Assets:	278,749.52	278,749.52
Liability			
	Total Liability:	0.00	
Equity			
347-050-3950	BEGINNING BALANCE	266,137.32	
	Total Beginning Equity:	266,137.32	
Total Revenue		12,612.20	
Total Expense		0.00	
Revenues Over/Under Expenses		12,612.20	
	Total Equity and Current Surplus (Deficit):	278,749.52	
	Total Liabilities, Equity and Current Surplus (Deficit):		278,749.52

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
348-050-3950	BEGINNING BALANCE	3.24	
	Total Beginning Equity:	3.24	
Total Revenue		956.76	
Total Expense		960.00	
Revenues Over/Under Expenses		-3.24	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 349 - PLEASANT GROVE			
Assets			
349-000-1101	CLAIM ON POOLED CASH	166,624.45	
	Total Assets:	166,624.45	166,624.45
Liability			
	Total Liability:	0.00	
Equity			
349-050-3950	BEGINNING BALANCE	-193,274.42	
	Total Beginning Equity:	-193,274.42	
Total Revenue		399,043.24	
Total Expense		39,144.37	
Revenues Over/Under Expenses		359,898.87	
	Total Equity and Current Surplus (Deficit):	166,624.45	
	Total Liabilities, Equity and Current Surplus (Deficit):		166,624.45

Balance Sheet

As Of 05/31/2024

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

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 352 - WATER FACILITIES			
Assets			
352-000-1101	CLAIM ON POOLED CASH	352,369.25	
	Total Assets:	352,369.25	352,369.25
Liability			
	Total Liability:	0.00	
Equity			
352-050-3950	FUND BALANCE	234,331.21	
	Total Beginning Equity:	234,331.21	
Total Revenue		2,330,296.32	
Total Expense		2,212,258.28	
Revenues Over/Under Expenses		118,038.04	
	Total Equity and Current Surplus (Deficit):	352,369.25	
	Total Liabilities, Equity and Current Surplus (Deficit):		352,369.25

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS			
Assets			
355-000-1101	CLAIM ON POOLED CASH	63,507.28	
355-000-1150	IPAIT - CENTRAL DISTRICT STORMWATER :	2,545,981.30	
	Total Assets:	2,609,488.58	2,609,488.58
Liability			
	Total Liability:	0.00	
Equity			
355-050-3950	BEGINNING BALANCE	118,096.10	
	Total Beginning Equity:	118,096.10	
Total Revenue		2,975,446.65	
Total Expense		484,054.17	
Revenues Over/Under Expenses		2,491,392.48	
	Total Equity and Current Surplus (Deficit):	2,609,488.58	
	Total Liabilities, Equity and Current Surplus (Deficit):		2,609,488.58

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 356 - CERTIFIED SITE IMPROVEMENTS			
Assets			
356-000-1101	CLAIM ON POOLED CASH	-3,220.74	
356-000-1150	IPAIT - CERTIFIED SITE IMPROVEMENTS 13	6,280,644.79	
	Total Assets:	6,277,424.05	<u>6,277,424.05</u>
Liability			
	Total Liability:	0.00	
Equity			
356-050-3950	FUND BALANCE	5,023,816.38	
	Total Beginning Equity:	5,023,816.38	
Total Revenue		1,391,186.94	
Total Expense		137,579.27	
Revenues Over/Under Expenses		1,253,607.67	
	Total Equity and Current Surplus (Deficit):	6,277,424.05	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>6,277,424.05</u>

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 500 - CEMETERY PERPETUAL CARE			
Assets			
500-000-1101	CLAIM ON POOLED CASH	1,120.00	
500-000-1111	SAVINGS - CEMETERY XXX1037	1,813.69	
500-000-1150	IPAIT - CEMETERY T/A 108	28,245.07	
	Total Assets:	31,178.76	31,178.76
Liability			
	Total Liability:	0.00	
Equity			
500-050-3950	FUND BALANCE	28,772.69	
	Total Beginning Equity:	28,772.69	
Total Revenue		2,406.07	
Total Expense		0.00	
Revenues Over/Under Expenses		2,406.07	
	Total Equity and Current Surplus (Deficit):	31,178.76	
	Total Liabilities, Equity and Current Surplus (Deficit):		31,178.76

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 600 - WATER			
Assets			
600-000-1101	CLAIM ON POOLED CASH	584,076.16	
600-000-1114	CHANGE FUND - WATER	200.00	
600-000-1151	IPAIT - WATER OPERAT 104	739,146.07	
600-000-1159	IPAIT - UTILITY DEPOSITS 111	369,090.24	
600-000-1170	CHECKING - WATER DEPOSITS	100,407.47	
	Total Assets:	1,792,919.94	<u>1,792,919.94</u>
Liability			
600-050-2011	PENDING POOLED PAYABLES	362.26	
600-050-2141	APPLIED CREDITS	11,407.68	
	Total Liability:	11,769.94	
Equity			
600-050-3950	FUND BALANCE	1,175,802.29	
	Total Beginning Equity:	1,175,802.29	
Total Revenue		2,292,041.56	
Total Expense		1,686,693.85	
Revenues Over/Under Expenses		605,347.71	
	Total Equity and Current Surplus (Deficit):	1,781,150.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>1,792,919.94</u>

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 610 - SEWER			
Assets			
610-000-1101	CLAIM ON POOLED CASH	557,526.49	
610-000-1151	IPAIT - SEWER OPERAT 103	1,696,864.99	
610-000-1153	IPAIT - NW TRK SEWR EXT 117	39,522.71	
610-000-1154	IPAIT - SEWER RESERVE 201	119,806.48	
	Total Assets:	2,413,720.67	<u>2,413,720.67</u>
Liability			
610-050-2011	PENDING POOLED PAYABLES	331.93	
	Total Liability:	331.93	
Equity			
610-050-3950	FUND BALANCE	2,122,811.06	
	Total Beginning Equity:	2,122,811.06	
Total Revenue		2,109,246.78	
Total Expense		1,818,669.10	
Revenues Over/Under Expenses		290,577.68	
	Total Equity and Current Surplus (Deficit):	2,413,388.74	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>2,413,720.67</u>

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 670 - GARBAGE			
Assets			
670-000-1101	CLAIM ON POOLED CASH	189,143.75	
670-000-1114	CHANGE FUND - GARBAGE	70.00	
	Total Assets:	189,213.75	189,213.75
Liability			
670-050-2011	PENDING POOLED PAYABLES	11.01	
	Total Liability:	11.01	
Equity			
670-050-3950	FUND BALANCE	158,088.94	
	Total Beginning Equity:	158,088.94	
Total Revenue		532,645.53	
Total Expense		501,531.73	
Revenues Over/Under Expenses		31,113.80	
	Total Equity and Current Surplus (Deficit):	189,202.74	
	Total Liabilities, Equity and Current Surplus (Deficit):		189,213.75

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 741 - STORM WATER			
Assets			
741-000-1101	CLAIM ON POOLED CASH	205,308.30	
741-000-1150	IPAIT - STORM WATER RESERVE 2020E 130	156,109.38	
	Total Assets:	361,417.68	361,417.68
Liability			
741-050-2011	PENDING POOLED PAYABLES	195.00	
	Total Liability:	195.00	
Equity			
741-050-3950	FUND BALANCE	357,887.67	
	Total Beginning Equity:	357,887.67	
Total Revenue		481,680.52	
Total Expense		478,345.51	
Revenues Over/Under Expenses		3,335.01	
	Total Equity and Current Surplus (Deficit):	361,222.68	
	Total Liabilities, Equity and Current Surplus (Deficit):		361,417.68

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 820 - SELF-FUNDED INSURANCE			
Assets			
820-000-1101	CLAIM ON POOLED CASH	2,594.34	
	Total Assets:	2,594.34	2,594.34
Liability			
820-050-2011	PENDING POOLED PAYABLES	94.50	
820-050-2131	SELF-FUNDED WITHHOLDING	169.57	
	Total Liability:	264.07	
Equity			
820-050-3950	BEGINNING BALANCE	1,162.83	
	Total Beginning Equity:	1,162.83	
Total Revenue		2,524.53	
Total Expense		1,357.09	
Revenues Over/Under Expenses		1,167.44	
	Total Equity and Current Surplus (Deficit):	2,330.27	
	Total Liabilities, Equity and Current Surplus (Deficit):		2,594.34

Balance Sheet

As Of 05/31/2024

Account	Name	Balance	
Fund: 999 - POOLED CASH			
Assets			
999-000-1100	POOLED CASH	3,232,312.14	
999-000-1300	DUE FROM GENERAL FUND	1,741.89	
999-000-1310	DUE FROM ROAD USE TAX	469.80	
999-000-1315	DUE FROM SIDEWALK ESCROW	24,707.76	
999-000-1460	DUE FROM WATER	362.26	
999-000-1461	DUE FROM SEWER	331.93	
999-000-1467	DUE FROM GARBAGE	11.01	
999-000-1471	DUE FROM STORM WATER	195.00	
999-000-1482	DUE FROM SELF-FUNDED INSURANCE	-265.50	
	Total Assets:	3,259,866.29	<u>3,259,866.29</u>
Liability			
999-050-2010	POOLED PAYABLES	27,554.15	
999-050-2300	DUE TO OTHER FUNDS	3,232,312.14	
	Total Liability:	3,259,866.29	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>3,259,866.29</u>

BANK RECONCILIATION

May-24

NOTES:

Bank Statement Balance:	\$ 3,757,974.30
IPAIT balance	\$ 35,255,730.35
Cemetery Vision	\$ 1,813.69
Library Vision	\$ -
Petty Cash	\$ 590.00

Less:	
Outstanding Checks:	\$ 425,254.69
(See listing next page)	

Calculated Book Balance:	\$ 38,590,853.65
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Actual Incode10 Balance:	\$ 38,590,853.65
Fund Balances	\$ 38,525,750.06

Liabilities	65103.59
DIFFERENCE:	\$ (0.00)

DIFFERENCE:	\$ -
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Detail Report

Account Summary

Date Range: 05/01/2024 - 05/31/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
Function: 10 - PUBLIC SAFETY				
001-110-6050	POLK CO SHERIFF PAYMENT	692,718.08	70,272.25	762,990.33
001-150-6010	SALARIES	394,674.58	36,342.52	431,017.10
001-150-6181	UNIFORMS	1,499.52	507.34	2,006.86
001-150-6230	TRAINING	6,109.66	54.78	6,164.44
001-150-6310	BUILDING MAINTENANCE & REPAIR	5,564.73	136.88	5,701.61
001-150-6331	VEHICLE OPERATIONS	5,188.45	2,164.36	7,352.81
001-150-6332	VEHICLE REPAIRS	18,176.00	4,603.64	22,779.64
001-150-6371	ELECTRIC / GAS	3,495.43	302.63	3,798.06
001-150-6373	TELECOMMUNICATION EXPENSE	6,289.92	418.09	6,708.01
001-150-6419	COMPUTER SUPPORT	5,236.77	189.72	5,426.49
001-150-6506	OFFICE SUPPLIES	988.29	170.58	1,158.87
001-150-6507	OPERATING SUPPLIES	3,280.32	1,578.03	4,858.35
001-150-6727	CAPITAL EQUIPMENT	29,646.00	4,200.00	33,846.00
001-160-6010	SALARIES	394,672.08	36,342.37	431,014.45
001-160-6181	UNIFORMS	1,023.65	851.13	1,874.78
001-160-6230	TRAINING	5,363.20	54.78	5,417.98
001-160-6310	BUILDING MAINTENANCE & REPAIR	4,920.07	61.87	4,981.94
001-160-6331	VEHICLE OPERATIONS	7,760.96	1,361.18	9,122.14
001-160-6332	VEHICLE REPAIRS	7,125.66	47.31	7,172.97
001-160-6371	ELECTRIC / GAS	3,495.37	302.63	3,798.00
001-160-6373	TELECOMMUNICATION EXPENSE	6,289.87	418.08	6,707.95
001-160-6413	PAYMENT TO OTHER AGENCIES	12,200.37	1,264.91	13,465.28
001-160-6419	COMPUTER SUPPORT	5,397.20	737.73	6,134.93
001-160-6499	CONTRACT SERVICES	15,562.65	1,634.00	17,196.65
001-160-6506	OFFICE SUPPLIES	1,125.17	209.21	1,334.38
001-160-6507	OPERATING SUPPLIES	14,453.74	3,607.99	18,061.73
001-170-6010	SALARIES	17,492.33	1,627.99	19,120.32
001-170-6181	UNIFORMS	13.17	3.20	16.37
001-170-6230	TRAINING	465.07	49.64	514.71
001-170-6373	TELECOMMUNICATION EXPENSE	132.47	10.84	143.31
001-170-6419	TECHNOLOGY SERVICES SUPPORT	4,593.08	108.56	4,701.64
001-170-6450	REFUNDS-REIMBURSEMENTS	793.00	5,202.47	5,995.47
001-170-6490	PROFESSIONAL SERVICES	187,256.75	14,679.60	201,936.35
001-180-6010	CROSSING GUARD WAGES	5,031.00	702.00	5,733.00
001-199-6451	REFUNDS/REIMBURSEMENTS	50.00	25.00	75.00
112-150-6110	FICA	24,702.48	2,214.12	26,916.60

Detail Report

Date Range: 05/01/2024 - 05/31/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-150-6120	MEDICARE	5,779.20	517.91	6,297.11
112-150-6130	IPERS - FIRE	37,166.40	3,383.63	40,550.03
112-150-6150	GROUP INSURANCE	47,225.31	5,494.79	52,720.10
112-150-6160	WORKER'S COMP	41,295.07	9,376.00	50,671.07
112-150-6170	UNEMPLOYMENT - FIRE	368.34	155.21	523.55
112-150-6488	PHYSICALS & TESTING	2,190.14	734.00	2,924.14
112-160-6110	FICA	24,679.18	2,213.80	26,892.98
112-160-6120	MEDICARE	5,769.70	517.64	6,287.34
112-160-6130	IPERS - EMS	37,160.93	3,383.31	40,544.24
112-160-6150	GROUP INSURANCE	47,216.98	5,493.99	52,710.97
112-160-6160	WORKER'S COMP	41,295.07	9,376.00	50,671.07
112-160-6170	UNEMPLOYMENT - EMS	365.35	154.94	520.29
112-160-6488	PHYSICALS & TESTING	2,640.12	807.75	3,447.87
112-170-6110	FICA	1,054.24	98.06	1,152.30
112-170-6120	MEDICARE	246.58	22.92	269.50
112-170-6130	IPERS	1,774.22	153.68	1,927.90
112-170-6150	GROUP INSURANCE	4,880.18	405.79	5,285.97
112-170-6160	WORKER'S COMP	231.69	63.00	294.69
112-170-6170	UNEMPLOYMENT - BLDG INSPECTOR	13.63	4.33	17.96
112-180-6110	FICA	311.92	43.52	355.44
112-180-6120	MEDICARE	72.97	10.18	83.15
112-180-6130	IPERS	474.94	66.26	541.20
112-180-6160	WORKERS COMP	86.87	13.00	99.87
112-180-6170	UNEMPLOYMENT	7.54	3.51	11.05
Total Function: 10 - PUBLIC SAFETY:		2,195,093.66	234,950.65	2,430,044.31
Function: 20 - PUBLIC WORKS				
110-210-6010	SALARIES	224,067.21	18,689.88	242,757.09
110-210-6142	DEFFERED COMPENSATION	1,705.09	155.36	1,860.45
110-210-6181	UNIFORMS	1,495.69	26.20	1,521.89
110-210-6182	VEHICLE ALLOWANCE	650.00	65.00	715.00
110-210-6210	ASSOCIATION DUES	338.44	2.50	340.94
110-210-6230	TRAINING	5,999.69	56.29	6,055.98
110-210-6240	MEETINGS & CONFERENCES	7,558.65	534.46	8,093.11
110-210-6310	BUILDING & GROUND MAINTENANCE	7,511.52	228.35	7,739.87
110-210-6331	VEHICLE OPERATIONS	30,306.63	1,031.61	31,338.24
110-210-6350	OPERATIONAL EQUIPMENT REPAIR	23,079.64	1,642.64	24,722.28
110-210-6372	STREET LIGHTS	7,226.00	2,805.00	10,031.00
110-210-6373	TELECOMMUNICATION EXPENSE	3,234.98	131.85	3,366.83
110-210-6407	ENGINEERING EXPENSE	41,842.95	1,021.05	42,864.00
110-210-6417	STREET MAINTENANCE	97,873.70	12,914.50	110,788.20
110-210-6419	COMPUTER SUPPORT & SOFTWARE	7,421.29	231.71	7,653.00
110-210-6450	REFUNDS/REIMBURSEMENT	0.00	469.80	469.80
110-210-6499	CONTRACT SERVICES	4,460.27	94.39	4,554.66

Detail Report

Date Range: 05/01/2024 - 05/31/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
110-210-6507	OPERATING SUPPLIES	1,131.80	604.43	1,736.23
110-230-6372	STREET LIGHTS ELECTRICITY	55,313.11	5,752.46	61,065.57
110-240-6371	ELECTRIC / GAS	7,008.54	646.87	7,655.41
112-210-6110	FICA	13,289.85	1,113.94	14,403.79
112-210-6120	MEDICARE	3,178.73	260.51	3,439.24
112-210-6130	IPERS	20,464.47	1,764.30	22,228.77
112-210-6150	GROUP INSURANCE	56,050.84	5,057.88	61,108.72
112-210-6160	WORKER'S COMP	1,132.82	654.00	1,786.82
112-210-6170	UNEMPLOYMENT	153.95	54.67	208.62
112-210-6488	PHYSICALS & TESTING	593.99	313.00	906.99
112-840-6110	FICA	490.77	44.30	535.07
112-840-6120	MEDICARE	114.65	10.37	125.02
112-840-6130	IPERS	801.15	72.85	874.00
112-840-6150	GROUP INSURANCE	3,792.62	284.90	4,077.52
112-840-6160	WORKERS COMP	431.55	63.00	494.55
112-840-6170	UNEMPLOYMENT	7.92	3.82	11.74
670-840-6010	SALARIES	8,489.66	771.81	9,261.47
670-840-6181	UNIFORMS	13.85	0.66	14.51
670-840-6230	TRAINING	155.97	50.71	206.68
670-840-6240	MEETINGS & CONFERENCES	49.59	0.62	50.21
670-840-6373	TELECOMMUNICATION EXPENSE	93.18	8.32	101.50
670-840-6419	COMPUTER SUPPORT & SOFTWARE	5,895.54	95.57	5,991.11
670-840-6450	REFUNDS-REIMBURSEMENTS	0.00	10.16	10.16
670-840-6499	CONTRACT SERVICES	339,749.53	97.04	339,846.57
670-840-6507	OPERATING SUPPLIES	0.00	1.75	1.75
670-840-6508	POSTAGE	1,542.24	151.10	1,693.34
670-840-6580	STICKER INVENTORY FOR PICK UPS	6,696.00	2,796.00	9,492.00
Total Function: 20 - PUBLIC WORKS:		991,414.07	60,785.63	1,052,199.70
Function: 40 - CULTURE & RECREATION				
001-410-6010	SALARIES	270,515.85	24,793.60	295,309.45
001-410-6020	SALARIES-PART-TIME	64,230.81	3,426.87	67,657.68
001-410-6230	TRAINING	2,630.91	3.84	2,634.75
001-410-6240	MEETINGS & CONFERENCES	2,813.85	49.58	2,863.43
001-410-6310	BUILDING & GROUND MAINTENANCE	8,521.37	75.00	8,596.37
001-410-6350	OPERATIONAL EQUIPMENT REPAIR	636.05	357.45	993.50
001-410-6371	ELECTRIC / GAS	20,070.00	2,025.00	22,095.00
001-410-6373	TELECOMMUNICATION EXPENSE	28,464.90	4,607.43	33,072.33
001-410-6499	CONTRACT SERVICES	18,500.87	1,795.32	20,296.19
001-410-6502	PRINTED MATERIALS	45,418.36	2,652.17	48,070.53
001-410-6503	DIGITAL MATERIALS	23,521.54	1,877.69	25,399.23
001-410-6508	POSTAGE-SHIPING	1,627.56	102.48	1,730.04
001-430-6010	SALARIES - FT	37,411.39	2,514.42	39,925.81
001-430-6030	SALARIES - SEASONAL	7,924.85	2,455.63	10,380.48

Detail Report

Date Range: 05/01/2024 - 05/31/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
001-430-6181	UNIFORMS	1,007.73	6.00	1,013.73
001-430-6230	TRAINING	1,293.61	50.18	1,343.79
001-430-6310	BUILDING MAINTENANCE & REPAIR	3,645.30	80.67	3,725.97
001-430-6320	GROUNDS MAINTENANCE & REPAIR	27,361.60	2,808.26	30,169.86
001-430-6331	VEHICLE OPERATIONS	6,978.49	504.97	7,483.46
001-430-6350	EQUIPMENT REPAIR	3,487.56	474.97	3,962.53
001-430-6371	ELECTRIC / GAS	4,306.86	464.23	4,771.09
001-430-6373	TELECOMMUNICATION EXPENSE	1,222.87	123.34	1,346.21
001-430-6419	COMPUTER SUPORT & SOFTWARE	5,322.43	181.18	5,503.61
001-430-6450	REFUNDS/REIMBURSEMENT	0.00	70.00	70.00
001-430-6504	MINOR EQUIPMENT	719.47	1,568.00	2,287.47
001-430-6507	OPERATING SUPPLIES	2,171.02	11.33	2,182.35
001-430-6599	PARK PROGRAMS	4,122.39	1,440.00	5,562.39
001-430-6727	CAPITAL EQUIPMENT	44,335.48	42,570.96	86,906.44
001-440-6010	SALARIES	27,776.79	507.68	28,284.47
001-440-6181	UNIFORMS	60.35	30.00	90.35
001-440-6230	TRAINING	1,610.12	50.95	1,661.07
001-440-6371	ELECTRIC / GAS	1,238.36	103.82	1,342.18
001-440-6373	TELECOMMUNICATION EXPENSE	336.97	18.70	355.67
001-440-6419	COMPUTER SUPPORT & SOFTWARE	5,760.14	134.13	5,894.27
001-440-6450	REFUNDS/REIMBURSEMENT	0.00	100.00	100.00
001-440-6451	REFUNDS/REIMBURSEMENTS	260.00	50.00	310.00
001-440-6499	CONTRACT SERVICES	1,431.72	52.76	1,484.48
001-440-6507	OPERATING SUPPLIES	4,576.03	322.47	4,898.50
001-450-6030	SALARIES-SEASONAL	22,289.70	1,508.64	23,798.34
001-450-6181	UNIFORMS	12.07	3.00	15.07
001-450-6230	TRAINING	406.76	0.58	407.34
001-450-6310	GROUNDS MAINTENANCE	865.68	73.23	938.91
001-450-6373	TELECOMMUNICATION EXPENSE	92.74	3.27	96.01
001-450-6419	COMP-WEBSITE	2,983.60	12.28	2,995.88
001-450-6450	REFUNDS/REIMBURSEMENTS	0.00	50.00	50.00
001-450-6507	OPERATING SUPPLIES	3.32	8.31	11.63
112-410-6110	FICA	20,534.16	1,727.09	22,261.25
112-410-6120	MEDICARE	4,802.30	403.90	5,206.20
112-410-6130	IPERS	33,230.54	2,664.02	35,894.56
112-410-6150	GROUP INSURANCE	53,404.44	5,468.10	58,872.54
112-410-6160	WORKER'S COMP	231.69	63.00	294.69
112-410-6170	UNEMPLOYMENT	277.12	90.35	367.47
112-430-6110	FICA	2,690.55	304.14	2,994.69
112-430-6120	MEDICARE	629.38	71.13	700.51
112-430-6130	IPERS	3,578.92	237.38	3,816.30
112-430-6150	GROUP INSURANCE	10,689.29	834.01	11,523.30
112-430-6160	WORKER'S COMP	228.69	57.00	285.69

Detail Report

Date Range: 05/01/2024 - 05/31/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-430-6170	UNEMPLOYMENT	36.21	19.53	55.74
112-440-6110	FICA	1,611.47	40.86	1,652.33
112-440-6120	MEDICARE	377.13	9.56	386.69
112-440-6130	IPERS	2,579.79	47.93	2,627.72
112-440-6150	GROUP INSURANCE	9,436.02	459.47	9,895.49
112-440-6160	WORKER'S COMP	231.69	63.00	294.69
112-440-6170	UNEMPLOYMENT-REC	26.91	2.54	29.45
112-450-6110	FICA	1,311.70	90.55	1,402.25
112-450-6120	MEDICARE	306.92	21.17	328.09
112-450-6130	IPERS	2,204.27	142.41	2,346.68
112-450-6150	GROUP INSURANCE	8,066.79	600.19	8,666.98
112-450-6160	WORKER'S COMP	39.00	76.00	115.00
112-450-6170	UNEMPLOYMENT-CEM	21.34	7.47	28.81
167-410-6506	TRUST & AGENCY LIBRARY EXPENSE	20,838.20	1,900.42	22,738.62
172-430-6504	TREE EXPENSES	23,941.00	9,275.00	33,216.00
Total Function: 40 - CULTURE & RECREATION:		909,292.99	124,796.61	1,034,089.60
Function: 50 - COMMUNITY & ECONOMIC DEVELOPMENT				
001-520-6010	SALARIES	61,357.68	5,577.96	66,935.64
001-520-6181	UNIFORMS	66.75	20.00	86.75
001-520-6230	TRAINING	2,644.35	52.87	2,697.22
001-520-6240	MEETINGS & CONFERENCES	15,785.52	9,249.50	25,035.02
001-520-6373	TELECOMMUNICATION EXPENSE	650.59	35.05	685.64
001-520-6419	COMPUTER SUPPORT & SOFTWARE	5,209.12	195.54	5,404.66
001-520-6450	REFUNDS/REIMBURSEMENT	0.00	300.00	300.00
001-520-6490	PROFESSIONAL SERVICES	173,913.53	13,980.00	187,893.53
001-520-6506	OFFICE SUPPLIES	0.00	29.79	29.79
001-520-6507	OPERATING SUPPLIES	319.62	2,214.72	2,534.34
001-540-6010	SALARIES	179,196.53	16,174.33	195,370.86
001-540-6142	DEFERRED COMPENSATION	1,705.09	155.36	1,860.45
001-540-6181	UNIFORMS	90.08	37.20	127.28
001-540-6182	VEHICLE ALLOWANCE	650.00	65.00	715.00
001-540-6210	ASSOCIATION DUES	366.19	5.00	371.19
001-540-6230	TRAINING	5,478.89	67.62	5,546.51
001-540-6240	MEETINGS & CONFERENCES	6,036.84	538.21	6,575.05
001-540-6373	TELECOMMUNICATION EXPENSE	1,105.92	63.19	1,169.11
001-540-6402	ADVERTISING-PUBLICATIONS	770.70	76.80	847.50
001-540-6419	COMPUTER SUPPORT & SOFTWARE	11,987.94	353.91	12,341.85
001-540-6450	REFUNDS - REIMBURSEMENTS	0.00	571.41	571.41
001-540-6490	PROFFESIONAL SERVICES	61,625.40	120.00	61,745.40
001-540-6499	CONTRACT SERVICES	615.49	99.36	714.85
001-540-6507	OPERATING SUPPLIES	19.50	10.61	30.11
001-540-6508	POSTAGE	271.48	12.85	284.33
112-520-6110	FICA	3,521.24	308.16	3,829.40

Detail Report

Date Range: 05/01/2024 - 05/31/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-520-6120	MEDICARE	823.48	72.08	895.56
112-520-6130	IPERS	6,205.30	526.56	6,731.86
112-520-6150	GROUP INSURANCE	9,165.94	1,842.78	11,008.72
112-520-6160	WORKERS COMP	231.69	63.00	294.69
112-520-6170	UNEMPLOYMENT	49.24	27.88	77.12
112-540-6110	FICA	10,585.63	981.82	11,567.45
112-540-6120	MEDICARE	2,546.42	229.62	2,776.04
112-540-6130	IPERS	17,554.41	1,526.88	19,081.29
112-540-6150	GROUP INSURANCE	33,495.00	3,366.40	36,861.40
112-540-6160	WORKER'S COMP	231.69	63.00	294.69
112-540-6170	UNEMPLOYMENT	124.80	33.80	158.60
Total Function: 50 - COMMUNITY & ECONOMIC DEVELOPMENT:		614,402.05	59,048.26	673,450.31
Function: 60 - GENERAL GOVERNMENT				
001-620-6010	SALARIES	86,304.24	6,333.79	92,638.03
001-620-6181	UNIFORMS	356.94	19.00	375.94
001-620-6210	ASSOCIATION DUES	435.00	40.00	475.00
001-620-6220	SUBSCRIPTIONS & ED MATERIALS	67.39	25.09	92.48
001-620-6230	TRAINING	2,918.30	52.61	2,970.91
001-620-6373	TELECOMMUNICATION EXPENSE	1,045.32	33.42	1,078.74
001-620-6402	ADVERTISING-PUBLICATIONS	3,438.91	262.80	3,701.71
001-620-6419	COMPUTER SUPPORT & SOFTWARE	9,246.55	279.39	9,525.94
001-620-6450	REFUNDS/REIMBURSEMENT	0.00	30.00	30.00
001-620-6507	OPERATING SUPPLIES	822.98	8.49	831.47
001-620-6580	MISC	76.95	257.55	334.50
001-621-6010	SALARIES	186,562.69	16,502.99	203,065.68
001-621-6142	DEFERRED COMPENSATION	1,705.09	155.36	1,860.45
001-621-6181	UNIFORMS	161.21	33.00	194.21
001-621-6182	VEHICLE ALLOWANCE	650.00	65.00	715.00
001-621-6210	ASSOCIATION DUES	792.44	541.58	1,334.02
001-621-6230	TRAINING	7,422.52	177.11	7,599.63
001-621-6240	MEETINGS & CONFERENCES	9,439.32	1,704.67	11,143.99
001-621-6373	TELECOMMUNICATION EXPENSE	1,317.25	79.22	1,396.47
001-621-6402	ADVERTISING-PUBLICATIONS	5,078.44	496.23	5,574.67
001-621-6419	COMPUTER SUPPORT	11,559.93	420.49	11,980.42
001-621-6450	REFUNDS-REIMBURSEMENTS	24.37	577.50	601.87
001-621-6499	CONTRACT SERVICES	14,615.49	99.36	14,714.85
001-621-6507	OPERATING SUPPLIES	635.27	37.12	672.39
001-621-6508	POSTAGE-SHIPPING	1,005.95	45.69	1,051.64
001-621-6580	MISCELLANEOUS	532.43	-54.90	477.53
001-650-6310	BUILDING MAINTENANCE & REPAIR	6,960.95	595.00	7,555.95
001-650-6320	GROUNDS MAINTENANCE & REPAIR	237.39	67.41	304.80
001-650-6331	VEHICLE OPERATIONS	477.85	35.98	513.83
001-650-6371	ELECTRIC / GAS	5,128.30	459.01	5,587.31

Detail Report

Date Range: 05/01/2024 - 05/31/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
001-650-6499	CONTRACT SERVICES	1,575.49	99.36	1,674.85
001-650-6506	OFFICE SUPPLIES	1,364.15	118.31	1,482.46
001-650-6580	MISCELLANEOUS	56.45	3.99	60.44
112-620-6110	FICA	4,338.30	359.43	4,697.73
112-620-6120	MEDICARE	1,159.22	84.05	1,243.27
112-620-6130	IPERS	8,564.50	597.92	9,162.42
112-620-6150	GROUP INSURANCE	17,845.92	1,616.21	19,462.13
112-620-6160	WORKER'S COMP	231.69	63.00	294.69
112-620-6170	UNEMPLOYMENT	59.65	19.02	78.67
112-621-6110	FICA	25,328.11	962.36	26,290.47
112-621-6120	MEDICARE	2,564.73	225.06	2,789.79
112-621-6130	IPERS	18,234.02	1,557.91	19,791.93
112-621-6150	GROUP INSURANCE	41,754.87	4,190.47	45,945.34
112-621-6160	WORKER'S COMP	231.69	63.00	294.69
112-621-6170	UNEMPLOYMENT	105.56	31.18	136.74
820-931-6580	MISCELLANEOUS	1,267.84	89.25	1,357.09
Total Function: 60 - GENERAL GOVERNMENT:		483,701.66	39,460.48	523,162.14
Function: 70 - DEBT SERVICE				
200-125-6801	PRINCIPAL - 2020B GO TIF	0.00	520,000.00	520,000.00
200-125-6802	PRINCIPAL - 2021A GO TIF ANNUAL APPR	0.00	360,000.00	360,000.00
200-125-6806	PRINCIPAL-PARKS 2017 GO TIF	0.00	140,000.00	140,000.00
200-125-6807	PRINCIPAL - 2018 GO TIF PORTION	0.00	95,000.00	95,000.00
200-125-6851	INTEREST - 2020B GO TIF	91,450.00	91,450.00	182,900.00
200-125-6852	INTEREST - 2021A GO TIF ANNUAL APPR	71,600.00	71,600.00	143,200.00
200-125-6853	INTEREST- 2022A TIF	166,550.00	166,550.00	333,100.00
200-125-6854	INTEREST-2023B TIF ANNUAL APPR	0.00	250,149.16	250,149.16
200-125-6856	INTEREST - PARKS 2017 GO TIF	4,643.75	4,643.75	9,287.50
200-125-6857	INTEREST-2018 GO TIF PORTION	10,577.50	10,577.50	21,155.00
200-210-6801	PRINCIPAL - 2011 GO STREETS PORTION	0.00	59,400.00	59,400.00
200-210-6807	PRINCIPAL 2018 - GO STREETS PORTION	0.00	56,000.00	56,000.00
200-210-6851	INTEREST -2011 GO STREETS PORTION	3,067.35	3,067.35	6,134.70
200-210-6857	INTEREST 2018 - GO STREETS PORTION	6,236.12	6,236.12	12,472.24
200-410-6803	PRINCIPAL-2020D LIBRARY	0.00	160,000.00	160,000.00
200-410-6853	INTEREST-2020D LIBRARY	39,287.50	39,287.50	78,575.00
200-811-6802	PRINCIPAL - 2014A GO WATER	0.00	60,000.00	60,000.00
200-811-6852	INTEREST - 2014A GO WATER	9,857.50	9,857.50	19,715.00
200-951-6801	PRINCIPAL 2011 - GO DSL PORTION	0.00	75,600.00	75,600.00
200-951-6805	PRINCIPAL - 2013A GO DSL PORTION	0.00	155,000.00	155,000.00
200-951-6806	PRINCIPAL 2020A GO DSL	0.00	190,000.00	190,000.00
200-951-6809	PRINCIPAL 2018 GO DSL PORTION	0.00	104,000.00	104,000.00
200-951-6810	PRINCIPAL- 2022A GO DSL PORTION	0.00	220,000.00	220,000.00
200-951-6851	INTEREST 2011 GO DSL PORTION	3,903.90	3,903.90	7,807.80
200-951-6852	INTEREST - 2023A GO DSL PORTION	0.00	139,200.00	139,200.00

Detail Report**Date Range: 05/01/2024 - 05/31/2024**

Account	Name	Beginning Balance	Total Activity	Ending Balance
200-951-6855	INTEREST - 2013A GO DSL PORTION	3,022.50	3,022.50	6,045.00
200-951-6856	INTEREST -2020A GO DSL	30,900.00	30,900.00	61,800.00
200-951-6857	INTEREST- 2018 GO DSL PORTION	11,581.38	11,581.38	23,162.76
200-951-6858	INTEREST - 2022A GO GSL PORTION	64,337.50	64,337.50	128,675.00
Total Function: 70 - DEBT SERVICE:		517,015.00	3,101,364.16	3,618,379.16
Function: 75 - CAPITAL PROJECTS				
306-150-6402	ADVERTISING-PUBLICATIONS	127.09	56.80	183.89
306-150-6407	ENGINEERING EXPENSE	47,647.45	11,834.80	59,482.25
306-150-6490	PROFESSIONAL SERVICES	458,727.11	181,768.56	640,495.67
325-210-6407	ENGINEERING EXPENSE	65,658.14	440.00	66,098.14
335-430-6796	CITY PARK-200 LINCOLN SE	609,348.91	10,011.69	619,360.60
335-430-6797	LAKE PETOCKA	185,964.08	42,250.00	228,214.08
340-210-6407	ENGINEERING EXPENSE	131,863.27	1,218.00	133,081.27
340-210-6799	OTHER CAPITAL OUTLAY	150,670.54	30,000.00	180,670.54
352-810-6407	ENGINEERING EXPENSE	300,074.42	62,745.39	362,819.81
355-210-6407	ENGINEERING EXPENSE	421,756.14	28,074.57	449,830.71
356-520-6407	ENGINEERING EXPENSE	132,049.33	3,237.44	135,286.77
Total Function: 75 - CAPITAL PROJECTS:		2,503,886.48	371,637.25	2,875,523.73
Function: 80 - BUSINESS TYPE ACTIVITIES				
600-811-6010	SALARIES	127,186.23	11,475.35	138,661.58
600-811-6110	FICA	7,610.14	683.72	8,293.86
600-811-6120	MEDICARE	1,779.92	159.88	1,939.80
600-811-6130	IPERS	11,788.89	1,083.30	12,872.19
600-811-6150	GROUP INSURANCE	32,502.99	2,972.59	35,475.58
600-811-6160	WORKERS COMP	872.82	145.00	1,017.82
600-811-6170	UNEMPLOYMENT	101.60	46.69	148.29
600-811-6230	TRAINING	2,266.34	270.00	2,536.34
600-811-6331	VEHICLE OPERATIONS	6,068.12	706.19	6,774.31
600-811-6332	VEHICLE REPAIRS	0.00	322.45	322.45
600-811-6373	TELECOMMUNICATION EXPENSE	1,179.05	114.46	1,293.51
600-811-6375	WATER MAIN MAINTENANCE	35,922.33	634.64	36,556.97
600-811-6389	TESTING & ANALYSIS	3,218.60	513.00	3,731.60
600-811-6419	COMPUTER SUPPORT & SOFTWARE	4,422.45	83.89	4,506.34
600-811-6450	REFUNDS/REIMBURSEMENT	0.00	317.93	317.93
600-811-6507	OPERATING SUPPLIES	2,151.55	42.58	2,194.13
600-811-6727	CAPITAL OUTLAY	87,600.12	2,143.42	89,743.54
600-812-6010	SALARIES	87,498.85	7,534.74	95,033.59
600-812-6110	FICA	5,047.06	459.58	5,506.64
600-812-6120	MEDICARE	1,251.39	107.50	1,358.89
600-812-6130	IPERS	7,785.03	711.27	8,496.30
600-812-6142	DEFERRED COMPENSATION	1,705.09	155.36	1,860.45
600-812-6150	GROUP INSURANCE	15,281.77	1,433.57	16,715.34
600-812-6160	WORKERS COMP	872.82	145.00	1,017.82

Detail Report

Date Range: 05/01/2024 - 05/31/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
600-812-6170	UNEMPLOYMENT	47.14	13.22	60.36
600-812-6181	UNIFORMS	73.70	18.88	92.58
600-812-6182	VEHICLE ALLOWANCE	650.00	65.00	715.00
600-812-6210	ASSOCIATION DUES	3,692.68	115.52	3,808.20
600-812-6230	TRAINING	2,251.67	73.47	2,325.14
600-812-6240	MEETINGS & CONFERENCES	4,118.33	784.71	4,903.04
600-812-6373	TELECOMMUNICATION EXPENSE	525.97	35.68	561.65
600-812-6413	DSM WATER WORKS	735,901.80	124,203.48	860,105.28
600-812-6419	COMPUTER SUPPORT & SOFTWARE	8,443.15	226.49	8,669.64
600-812-6420	WATER EXCISE TAX	97,894.64	7,841.59	105,736.23
600-812-6450	UTILITY REFUNDS	193.38	24.00	217.38
600-812-6499	CONTRACT SERVICES	6,269.11	539.96	6,809.07
600-812-6507	OPERATING SUPPLIES	0.00	1.80	1.80
600-812-6508	POSTAGE-SHIPPING	2,167.85	179.98	2,347.83
600-812-6803	PRINCIPAL - PURCHASE CAPACITY-PLEASANT HIL	0.00	54,600.00	54,600.00
600-812-6853	INTEREST - PURCH CAP INTEREST-PLEASANT HI	546.00	1,092.00	1,638.00
610-815-6160	WORKER'S COMP	872.82	144.00	1,016.82
610-815-6373	TELECOMMUNICATION EXPENSE	196.33	19.63	215.96
610-815-6419	COMPUTER SUPPORT	4,422.45	83.89	4,506.34
610-816-6010	SALARIES	107,009.62	9,747.85	116,757.47
610-816-6110	FICA	6,413.13	582.16	6,995.29
610-816-6120	MEDICARE	1,499.76	136.12	1,635.88
610-816-6130	IPERS	9,972.77	920.17	10,892.94
610-816-6150	GROUP INSURANCE	27,836.93	2,506.04	30,342.97
610-816-6160	WORKERS COMP	872.82	144.00	1,016.82
610-816-6170	UNEMPLOYMENT	90.09	43.35	133.44
610-816-6181	UNIFORMS	983.59	16.86	1,000.45
610-816-6210	ASSOCIATION DUES	0.00	115.52	115.52
610-816-6230	TRAINING	2,723.14	71.53	2,794.67
610-816-6240	MEETINGS & CONFERENCES	1,054.87	502.36	1,557.23
610-816-6350	OPERATIONAL EQUIPMENT REPAIR	365.50	2,083.58	2,449.08
610-816-6371	ELECTRIC / GAS	3,852.87	379.62	4,232.49
610-816-6373	TELECOMMUNICATION EXPENSE	1,325.51	132.11	1,457.62
610-816-6419	COMPUTER SUPPORT	8,344.02	227.80	8,571.82
610-816-6450	REFUNDS/REIMBURSEMENT	0.00	156.66	156.66
610-816-6507	OPERATING SUPPLIES	9.99	10.60	20.59
610-817-6010	SALARIES	89,827.80	7,746.47	97,574.27
610-817-6110	FICA	5,193.17	472.79	5,665.96
610-817-6120	MEDICARE	1,284.85	110.60	1,395.45
610-817-6130	IPERS	8,004.63	731.27	8,735.90
610-817-6142	DEFERRED COMPENSATION	1,705.16	155.38	1,860.54
610-817-6150	GROUP INSURANCE	15,692.28	1,474.58	17,166.86
610-817-6170	UNEMPLOYMENT	49.38	14.28	63.66

Detail Report

Date Range: 05/01/2024 - 05/31/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
610-817-6182	VEHICLE ALLOWANCE	650.00	65.00	715.00
610-817-6230	TRAINING	255.94	1.52	257.46
610-817-6240	MEETINGS & CONFERENCES	2,779.66	282.36	3,062.02
610-817-6413	PAYMENT TO OTHER AGENCIES	825,715.00	75,065.00	900,780.00
610-817-6418	SALES TAX EXPENSE	11,733.36	950.24	12,683.60
610-817-6419	COMPUTER SUPPORT & SOFTWARE	122.04	6.95	128.99
610-817-6450	REFUNDS-REIMBURSEMENTS	0.00	154.98	154.98
610-817-6499	CONTRACT SERVICES	2,074.93	334.95	2,409.88
610-817-6507	OPERATING SUPPLIES	0.00	1.75	1.75
610-817-6508	POSTAGE-SHIPPING	2,463.10	194.67	2,657.77
610-817-6801	2020C REVENUE BOND PRINCIPAL	0.00	160,000.00	160,000.00
610-817-6851	2020C REVENUE BOND-INTEREST	29,348.75	29,348.75	58,697.50
741-865-6010	SALARIES	89,745.36	7,733.74	97,479.10
741-865-6110	FICA	5,327.41	455.54	5,782.95
741-865-6120	MEDICARE	1,245.47	106.56	1,352.03
741-865-6130	IPERS	8,274.72	730.07	9,004.79
741-865-6150	GROUP INSURANCE	26,378.30	2,451.99	28,830.29
741-865-6160	WORKERS COMP	872.82	144.00	1,016.82
741-865-6170	UNEMPLOYMENT	74.79	27.54	102.33
741-865-6181	UNIFORMS	986.95	6.00	992.95
741-865-6230	TRAINING	812.89	1.15	814.04
741-865-6350	STORM SEWER REPAIR	8,475.00	3,482.63	11,957.63
741-865-6373	TELECOMMUNICATIONS EXPENSE	1,278.60	118.43	1,397.03
741-865-6407	ENGINEERING EXPENSE	38,376.07	1,124.00	39,500.07
741-865-6418	SALES TAX EXPENSE	9,804.08	1,000.54	10,804.62
741-865-6419	COMPUTER SUPPORT & SOFTWARE	6,731.14	164.77	6,895.91
741-865-6450	REFUNDS/REIMBURSEMENT	0.00	195.00	195.00
741-865-6507	OPERATING SUPPLIES	0.00	5.31	5.31
741-865-6508	POSTAGE	1,780.34	162.39	1,942.73
741-865-6800	PRINCIPAL-2020E	0.00	100,000.00	100,000.00
741-865-6850	INTEREST-2020E	19,900.00	19,900.00	39,800.00
Total Function: 80 - BUSINESS TYPE ACTIVITIES:		2,701,698.78	655,022.94	3,356,721.72
Grand Totals:		10,916,504.69	4,647,065.98	15,563,570.67

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
001 - GENERAL FUND	3,467,934.85	369,971.60	3,837,906.45
110 - ROAD USE TAX	528,225.20	47,104.35	575,329.55
112 - EMPLOYEE BENEFIT	789,011.78	86,717.27	875,729.05
167 - LIBRARY GRANT	20,838.20	1,900.42	22,738.62
172 - TREE FUND	23,941.00	9,275.00	33,216.00
200 - DEBT SERVICE	517,015.00	3,101,364.16	3,618,379.16
306 - CIVIC CAMPUS	506,501.65	193,660.16	700,161.81
325 - STREETS MASTER PLAN	65,658.14	440.00	66,098.14
335 - PARK IMPROVEMENTS	795,312.99	52,261.69	847,574.68
340 - UNDERPASS-HWY 65/330	282,533.81	31,218.00	313,751.81
352 - WATER FACILITIES	300,074.42	62,745.39	362,819.81
355 - CENTRAL DISTRICT STORMWATER IN	421,756.14	28,074.57	449,830.71
356 - CERTIFIED SITE IMPROVEMENTS	132,049.33	3,237.44	135,286.77
600 - WATER	1,306,888.58	222,077.89	1,528,966.47
610 - SEWER	1,174,746.26	295,135.39	1,469,881.65
670 - GARBAGE	362,685.56	3,983.74	366,669.30
741 - STORM WATER	220,063.94	137,809.66	357,873.60
820 - SELF-FUNDED INSURANCE	1,267.84	89.25	1,357.09
Grand Total:	10,916,504.69	4,647,065.98	15,563,570.67



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

Submitted for your review is the Treasurer's Report for June of the Fiscal Year Ending 2024. Following this letter is the year-to-date Fund Balance Report, Balance Sheet, Bank Reconciliation Spreadsheet, and Detail Report.

The City's checking account had a beginning balance on June 1, 2024, of \$3,757,974.30. The ending balance as of June 30, 2024, was \$9,538,958.09. This account earned \$12,120.18 of interest. Vision bank increased our interest rate from 0.25% to 3.17%. This account is in ideal financial condition.

The City's IPAIT accounts had a beginning balance on June 1, 2024, of \$35,255,730.35. The ending balance as of June 30, 2024, was \$28,532,968.67. These accounts earned a total of \$141,174.66 of interest. There were seven withdrawals totaling \$6,863,936.34 to cover claims on pooled cash as the fiscal year comes to an end. There were no contributions. These accounts are in ideal financial condition.

This month's significant expenditures include payments for the water tower (\$697,752.68), City Park (\$286,770.96), payroll (\$176,606.43), law enforcement (\$70,272.25), Emergency Services facility architecture (\$114,702.03), engineering (\$159,989.44), and water (\$75,377.10).

The utility bill autopay ACH collected \$172,122.30 from 1569 accounts. Last year at this time, the City collected \$166,535.96 from 1467 accounts.

The City received 15 payments for Emergency Medical Services rescue charges totaling \$4,382.58. Last year at this time, the city received 28 payments for \$9,012.75.

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

Respectfully,

A handwritten signature in black ink, appearing to read 'Jené Jess', written over a light blue horizontal line.

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



Fund Balance Report

As Of 06/30/2024

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	4,055,227.01	6,751,161.66	5,168,353.10	5,638,035.57
110 - ROAD USE TAX	564,386.07	1,058,882.66	1,065,702.38	557,566.35
111 - I-JOBS	0.00	0.00	0.00	0.00
112 - EMPLOYEE BENEFIT	81,224.80	1,251,617.92	1,177,080.41	155,762.31
115 - SIDEWALK ESCROW	0.00	0.00	0.00	0.00
119 - EMERGENCY FUND	0.00	0.00	0.00	0.00
121 - LOCAL OPTION SALES & SERVICE TAX	660,818.98	1,438,577.64	1,799,387.19	300,009.43
125 - TIF	0.67	2,510,329.18	2,507,496.07	2,833.78
160 - ECONOMIC DEVELOPMENT	0.00	47,351.87	0.00	47,351.87
167 - LIBRARY GRANT	12,083.77	42,187.47	43,881.27	10,389.97
168 - EMS GRANT	0.00	0.00	0.00	0.00
169 - PARK & REC	0.00	37,842.60	0.00	37,842.60
170 - DISASTER - EMERGENCY MANAGEMENT	31,547.43	25,683.09	54,656.81	2,573.71
171 - STORMWATER GRANT	0.00	0.00	0.00	0.00
172 - TREE FUND	21,522.35	30,370.00	33,216.00	18,676.35
173 - FEMA DISASTER AID-#2	0.00	0.00	0.00	0.00
200 - DEBT SERVICE	95,544.55	3,857,850.26	3,799,882.66	153,512.15
301 - CAPITAL PROJ FUND BALANCE	0.00	0.00	0.00	0.00
302 - URBAN SERVICE AREA	0.00	0.00	0.00	0.00
303 - CAP PROJ-RENTAL PROPERTY	0.00	0.00	0.00	0.00
304 - LAKE PETOCKA TRAIL	0.00	0.00	0.00	0.00
305 - TIF-MAIN STREET	0.00	0.00	0.00	0.00
306 - CIVIC CAMPUS	5,730,872.98	5,239,912.90	933,480.44	10,037,305.44
307 - MUD CREEK SEWER DESIGN	0.00	0.00	0.00	0.00
308 - SIDEWALK CONST-15TH;PAINE	0.00	0.00	0.00	0.00
309 - FIRE TRUCK	0.00	0.00	0.00	0.00
310 - TIF-2ND ST BIKE TRAIL	0.00	0.00	0.00	0.00
311 - TIF-ENTERPR-HS WATER/SEWER	0.00	0.00	0.00	0.00
312 - SAFE ROOM	0.00	0.00	0.00	0.00
313 - TIF-ENTERPR-PH STORMWATER	0.00	0.00	0.00	0.00
314 - PW FACILITY-2ND NE	0.00	0.00	0.00	0.00
315 - TIF-GARFIELD PAVING	0.00	0.00	0.00	0.00
316 - PAINE HTS DRAINAGE	-10,363.69	10,363.69	0.00	0.00
317 - TIF-LAKE PETOCKA PLAY/SHE	0.00	0.00	0.00	0.00
318 - TIF-KINNEY PARKING LOT	0.00	0.00	0.00	0.00
319 - TRAIL TO CHICHAQUA	0.00	0.00	0.00	0.00
320 - WASHINGTON STREET	-49,078.51	49,079.00	0.00	0.49
321 - TRAIL HEAD	0.00	0.00	0.00	0.00
322 - SIDEWALK CONST-OLD TOWN	0.00	0.00	0.00	0.00
323 - GAY LEA WILSON TRAIL EAST	0.00	0.00	0.00	0.00
324 - BRSC IMPROVEMENTS	69,457.71	439,729.82	509,187.53	0.00
325 - STREETS MASTER PLAN	171,909.50	4,924,950.96	619,544.84	4,477,315.62
326 - TIF-SOCCER PARKING	0.00	0.00	0.00	0.00
327 - GRANT ST S/COMMUTER LOOP	165,997.14	7,524.16	0.00	173,521.30
328 - PW FACILITY-BLAINE	0.00	0.00	0.00	0.00
329 - TIF-TRAIL TO CHICHAQUA	0.00	0.00	0.00	0.00
330 - COMMUNITY CENTER	0.00	0.00	0.00	0.00
331 - TIF-TRAILHEAD DEPOT	0.00	0.00	0.00	0.00
332 - PLEASANT/15TH ST OVERLAY	0.00	0.00	0.00	0.00
333 - DITCH 2 IMPROV	51.34	2.05	0.00	53.39
334 - WRA CONNECTION	0.00	0.00	0.00	0.00
335 - PARK IMPROVEMENTS	-5,360.20	4,015,597.66	1,268,251.17	2,741,986.29
336 - PAINE ST CONNECTION	0.00	0.00	0.00	0.00
337 - THE GRAIN DISTRICT	300,000.00	163,400.00	311,851.25	151,548.75

Fund Balance Report
As Of 06/30/2024

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
338 - MAIN STREET STORMWATER	-14,758.85	14,758.85	0.00	0.00
339 - WOLF CREEK SEWER EXTENSIO	0.00	0.00	0.00	0.00
340 - UNDERPASS-HWY 65/330	-860,809.68	1,178,606.99	317,797.31	0.00
341 - TIF-PARK LAND PURCHASE	-1,657.07	1,657.07	0.00	0.00
342 - TIF-1ST&MAIN ECONOMIC DVL	22,869.67	3,315.20	0.00	26,184.87
343 - DOWNTOWN PARKING	-9,467.47	70,767.00	17,700.00	43,599.53
344 - 16TH ST NE - GRANT TO HUBBELL	-37,849.75	58,084.52	20,234.77	0.00
345 - TIF-HWY65 NATURAL GAS EXT	0.00	0.00	0.00	0.00
346 - CITY HALL RECONSTRUCTION	44,926.24	75,000.00	101,997.50	17,928.74
347 - BRIDGE/INTERSECTION	266,137.32	13,771.96	0.00	279,909.28
348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY	3.24	956.76	960.00	0.00
349 - PLEASANT GROVE	-193,274.42	399,043.24	39,144.37	166,624.45
350 - PROJECT BLUEJAY	0.00	0.00	0.00	0.00
351 - LIBRARY CAPITAL	73,015.78	0.00	0.00	73,015.78
352 - WATER FACILITIES	234,331.21	2,330,296.32	3,014,042.58	-449,415.05
353 - OMEGA	0.00	0.00	0.00	0.00
354 - COMMERCE CROSSING	0.00	0.00	0.00	0.00
355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS	118,096.10	2,986,107.49	484,054.17	2,620,149.42
356 - CERTIFIED SITE IMPROVEMENTS	5,023,816.38	1,415,041.71	1,369,184.83	5,069,673.26
500 - CEMETERY PERPETUAL CARE	28,772.69	3,094.14	0.00	31,866.83
600 - WATER	1,175,802.29	2,476,437.09	1,834,612.72	1,817,626.66
610 - SEWER	2,122,811.06	2,255,632.22	1,847,460.38	2,530,982.90
670 - GARBAGE	158,088.94	581,525.27	548,217.55	191,396.66
740 - DRAINAGE DISTRICT	0.00	0.00	0.00	0.00
741 - STORM WATER	357,887.67	526,706.23	492,195.54	392,398.36
820 - SELF-FUNDED INSURANCE	1,162.83	2,524.53	1,248.03	2,439.33
999 - POOLED CASH	0.00	0.00	0.00	0.00
Report Total:	20,405,746.08	46,295,741.18	29,380,820.87	37,320,666.39



Balance Sheet

Account Summary

As Of 06/30/2024

Account	Name	Balance	
Fund: 001 - GENERAL FUND			
Assets			
001-000-1101	CLAIM ON POOLED CASH	4,322,546.69	
001-000-1115	PETTY CASH - GENERAL	100.00	
001-000-1116	PETTY CASH - LIBRARY	200.00	
001-000-1117	CHANGE FUND - LIBRARY	20.00	
001-000-1150	IPAIT - GENERAL FUND 11763 MM	1,300,413.03	
	Total Assets:	5,623,279.72	5,623,279.72
Liability			
	Total Liability:	0.00	
Equity			
001-050-3950	FUND BALANCE	4,055,227.01	
	Total Beginning Equity:	4,055,227.01	
Total Revenue		6,736,405.81	
Total Expense		5,168,353.10	
Revenues Over/Under Expenses		1,568,052.71	
	Total Equity and Current Surplus (Deficit):	5,623,279.72	
	Total Liabilities, Equity and Current Surplus (Deficit):		5,623,279.72

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 110 - ROAD USE TAX			
Assets			
110-000-1101	CLAIM ON POOLED CASH	308,181.24	
110-000-1159	IPAIT - ROAD FUND 125	248,345.21	
	Total Assets:	556,526.45	556,526.45
Liability			
	Total Liability:	0.00	
Equity			
110-050-3950	FUND BALANCE	564,386.07	
	Total Beginning Equity:	564,386.07	
Total Revenue		1,057,842.76	
Total Expense		1,065,702.38	
Revenues Over/Under Expenses		-7,859.62	
	Total Equity and Current Surplus (Deficit):	556,526.45	
	Total Liabilities, Equity and Current Surplus (Deficit):		556,526.45

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 112 - EMPLOYEE BENEFIT			
Assets			
112-000-1101	CLAIM ON POOLED CASH	155,762.31	
	Total Assets:	155,762.31	155,762.31
Liability			
	Total Liability:	0.00	
Equity			
112-050-3950	FUND BALANCE	81,224.80	
	Total Beginning Equity:	81,224.80	
Total Revenue		1,251,617.92	
Total Expense		1,177,080.41	
Revenues Over/Under Expenses		74,537.51	
	Total Equity and Current Surplus (Deficit):	155,762.31	
	Total Liabilities, Equity and Current Surplus (Deficit):		155,762.31

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 121 - LOCAL OPTION SALES & SERVICE TAX			
Assets			
121-000-1101	CLAIM ON POOLED CASH	98,470.80	
121-000-1150	IPAIT - LOSST 128	200,424.07	
	Total Assets:	298,894.87	298,894.87
Liability			
	Total Liability:	0.00	
Equity			
121-050-3950	FUND BALANCE	660,818.98	
	Total Beginning Equity:	660,818.98	
Total Revenue		1,437,463.08	
Total Expense		1,799,387.19	
Revenues Over/Under Expenses		-361,924.11	
	Total Equity and Current Surplus (Deficit):	298,894.87	
	Total Liabilities, Equity and Current Surplus (Deficit):	298,894.87	

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 125 - TIF			
Assets			
125-000-1101	CLAIM ON POOLED CASH	2,833.78	
	Total Assets:	2,833.78	2,833.78
Liability			
	Total Liability:	0.00	
Equity			
125-050-3950	FUND BALANCE	0.67	
	Total Beginning Equity:	0.67	
Total Revenue		2,510,329.18	
Total Expense		2,507,496.07	
Revenues Over/Under Expenses		2,833.11	
	Total Equity and Current Surplus (Deficit):	2,833.78	
	Total Liabilities, Equity and Current Surplus (Deficit):		2,833.78

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 160 - ECONOMIC DEVELOPMENT			
Assets			
160-000-1101	CLAIM ON POOLED CASH	47,351.87	
	Total Assets:	47,351.87	47,351.87
Liability			
	Total Liability:	0.00	
Total Revenue		47,351.87	
Total Expense		0.00	
Revenues Over/Under Expenses		47,351.87	
	Total Equity and Current Surplus (Deficit):	47,351.87	
	Total Liabilities, Equity and Current Surplus (Deficit):		47,351.87

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 167 - LIBRARY GRANT			
Assets			
167-000-1101	CLAIM ON POOLED CASH	4,297.15	
167-000-1150	IPAIT - LIBRARY T&A MM 110	6,063.33	
	Total Assets:	10,360.48	10,360.48
Liability			
	Total Liability:	0.00	
Equity			
167-050-3950	BEGINNING BALANCE	12,083.77	
	Total Beginning Equity:	12,083.77	
Total Revenue		42,157.98	
Total Expense		43,881.27	
Revenues Over/Under Expenses		-1,723.29	
	Total Equity and Current Surplus (Deficit):	10,360.48	
	Total Liabilities, Equity and Current Surplus (Deficit):		10,360.48

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 169 - PARK & REC			
Assets			
169-000-1101	CLAIM ON POOLED CASH	37,842.60	
	Total Assets:	37,842.60	37,842.60
Liability			
	Total Liability:	0.00	
Total Revenue		37,842.60	
Total Expense		0.00	
Revenues Over/Under Expenses		37,842.60	
	Total Equity and Current Surplus (Deficit):	37,842.60	
	Total Liabilities, Equity and Current Surplus (Deficit):		37,842.60

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 170 - DISASTER - EMERGENCY MANAGEMENT			
Assets			
170-000-1101	CLAIM ON POOLED CASH	2,573.71	
	Total Assets:	2,573.71	2,573.71
Liability			
	Total Liability:	0.00	
Equity			
170-050-3950	FUND BALANCE	31,547.43	
	Total Beginning Equity:	31,547.43	
Total Revenue		25,683.09	
Total Expense		54,656.81	
Revenues Over/Under Expenses		-28,973.72	
	Total Equity and Current Surplus (Deficit):	2,573.71	
	Total Liabilities, Equity and Current Surplus (Deficit):		2,573.71

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 172 - TREE FUND			
Assets			
172-000-1101	CLAIM ON POOLED CASH	18,676.35	
	Total Assets:	18,676.35	18,676.35
Liability			
	Total Liability:	0.00	
Equity			
172-050-3950	BEGINNING BALANCE	21,522.35	
	Total Beginning Equity:	21,522.35	
Total Revenue		30,370.00	
Total Expense		33,216.00	
Revenues Over/Under Expenses		-2,846.00	
	Total Equity and Current Surplus (Deficit):	18,676.35	
	Total Liabilities, Equity and Current Surplus (Deficit):		18,676.35

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 200 - DEBT SERVICE			
Assets			
200-000-1101	CLAIM ON POOLED CASH	24,850.07	
200-000-1162	IPAIT - DEBT SERVICE 124	128,125.63	
	Total Assets:	152,975.70	152,975.70
Liability			
	Total Liability:	0.00	
Equity			
200-050-3950	FUND BALANCE	95,544.55	
	Total Beginning Equity:	95,544.55	
Total Revenue		3,857,313.81	
Total Expense		3,799,882.66	
Revenues Over/Under Expenses		57,431.15	
	Total Equity and Current Surplus (Deficit):	152,975.70	
	Total Liabilities, Equity and Current Surplus (Deficit):	152,975.70	

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 306 - CIVIC CAMPUS			
Assets			
306-000-1101	CLAIM ON POOLED CASH	41,597.14	
306-000-1150	IPAIT - CITY CAMPUS 131	9,952,707.48	
	Total Assets:	9,994,304.62	9,994,304.62
Liability			
	Total Liability:	0.00	
Equity			
306-050-3950	FUND BALANCE	5,730,872.98	
	Total Beginning Equity:	5,730,872.98	
Total Revenue		5,196,912.08	
Total Expense		933,480.44	
Revenues Over/Under Expenses		4,263,431.64	
	Total Equity and Current Surplus (Deficit):	9,994,304.62	
	Total Liabilities, Equity and Current Surplus (Deficit):		9,994,304.62

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 316 - PAINE HTS DRAINAGE			
Assets			
	Total Assets:	0.00	0.00
Liability			
	Total Liability:	0.00	
Equity			
316-050-3950	FUND BALANCE	-10,363.69	
	Total Beginning Equity:	-10,363.69	
Total Revenue		10,363.69	
Total Expense		0.00	
Revenues Over/Under Expenses		10,363.69	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		0.00

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 320 - WASHINGTON STREET			
Assets			
320-000-1101	CLAIM ON POOLED CASH	0.49	
	Total Assets:	0.49	0.49
Liability			
	Total Liability:	0.00	
Equity			
320-050-3950	FUND BALANCE	-49,078.51	
	Total Beginning Equity:	-49,078.51	
Total Revenue		49,079.00	
Total Expense		0.00	
Revenues Over/Under Expenses		49,079.00	
	Total Equity and Current Surplus (Deficit):	0.49	
	Total Liabilities, Equity and Current Surplus (Deficit):		0.49

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 324 - BRSC IMPROVEMENTS			
Assets			
	Total Assets:	0.00	0.00
Liability			
	Total Liability:	0.00	
Equity			
324-050-3950	BEGINNING BALANCE	69,457.71	
	Total Beginning Equity:	69,457.71	
Total Revenue		439,729.82	
Total Expense		509,187.53	
Revenues Over/Under Expenses		-69,457.71	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		0.00

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 325 - STREETS MASTER PLAN			
Assets			
325-000-1101	CLAIM ON POOLED CASH	56,257.10	
325-000-1150	IPAIT - STREETS MASTER PLAN 133	4,402,623.34	
	Total Assets:	4,458,880.44	4,458,880.44
Liability			
	Total Liability:	0.00	
Equity			
325-050-3950	BEGINNING BALANCE	171,909.50	
	Total Beginning Equity:	171,909.50	
Total Revenue		4,906,515.78	
Total Expense		619,544.84	
Revenues Over/Under Expenses		4,286,970.94	
	Total Equity and Current Surplus (Deficit):	4,458,880.44	
	Total Liabilities, Equity and Current Surplus (Deficit):		4,458,880.44

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 327 - GRANT ST S/COMMUTER LOOP			
Assets			
327-000-1101	CLAIM ON POOLED CASH	21,570.40	
327-000-1150	IPAIT - GRANT ST S/COMMUTER LOOP 126	151,317.27	
	Total Assets:	172,887.67	172,887.67
Liability			
	Total Liability:	0.00	
Equity			
327-050-3950	BEGINNING BALANCE	165,997.14	
	Total Beginning Equity:	165,997.14	
Total Revenue		6,890.53	
Total Expense		0.00	
Revenues Over/Under Expenses		6,890.53	
	Total Equity and Current Surplus (Deficit):	172,887.67	
	Total Liabilities, Equity and Current Surplus (Deficit):	172,887.67	

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 329 - TIF-TRAIL TO CHICHAQUA			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 333 - DITCH 2 IMPROV			
Assets			
333-000-1101	CLAIM ON POOLED CASH	53.39	
	Total Assets:	53.39	53.39
Liability			
	Total Liability:	0.00	
Equity			
333-050-3950	BEGINNING BALANCE	51.34	
	Total Beginning Equity:	51.34	
Total Revenue		2.05	
Total Expense		0.00	
Revenues Over/Under Expenses		2.05	
	Total Equity and Current Surplus (Deficit):	53.39	
	Total Liabilities, Equity and Current Surplus (Deficit):		53.39

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 335 - PARK IMPROVEMENTS			
Assets			
335-000-1101	CLAIM ON POOLED CASH	479,630.59	
335-000-1150	IPAIT - PARKS 109	2,249,586.88	
	Total Assets:	2,729,217.47	<u>2,729,217.47</u>
Liability			
	Total Liability:	0.00	
Equity			
335-050-3950	BEGINNING BALANCE	-5,360.20	
	Total Beginning Equity:	-5,360.20	
Total Revenue		4,002,828.84	
Total Expense		1,268,251.17	
Revenues Over/Under Expenses		2,734,577.67	
	Total Equity and Current Surplus (Deficit):	2,729,217.47	
	Total Liabilities, Equity and Current Surplus (Deficit):	2,729,217.47	<u>2,729,217.47</u>

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 337 - THE GRAIN DISTRICT			
Assets			
337-000-1101	CLAIM ON POOLED CASH	151,548.75	
	Total Assets:	151,548.75	151,548.75
Liability			
	Total Liability:	0.00	
Equity			
337-050-3950	BEGINNING BALANCE	300,000.00	
	Total Beginning Equity:	300,000.00	
Total Revenue		163,400.00	
Total Expense		311,851.25	
Revenues Over/Under Expenses		-148,451.25	
	Total Equity and Current Surplus (Deficit):	151,548.75	
	Total Liabilities, Equity and Current Surplus (Deficit):		151,548.75

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 338 - MAIN STREET STORMWATER			
Assets			
	Total Assets:	0.00	0.00
Liability			
	Total Liability:	0.00	
Equity			
338-050-3950	BEGINNING BALANCE	-14,758.85	
	Total Beginning Equity:	-14,758.85	
Total Revenue		14,758.85	
Total Expense		0.00	
Revenues Over/Under Expenses		14,758.85	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		0.00

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 340 - UNDERPASS-HWY 65/330			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
340-050-3950	BEGINNING BALANCE	-860,809.68	
	Total Beginning Equity:	-860,809.68	
Total Revenue		1,178,606.99	
Total Expense		317,797.31	
Revenues Over/Under Expenses		860,809.68	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 06/30/2024

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

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 342 - TIF-1ST&MAIN ECONOMIC DVL			
Assets			
342-000-1101	CLAIM ON POOLED CASH	26,184.87	
	Total Assets:	26,184.87	26,184.87
Liability			
	Total Liability:	0.00	
Equity			
342-050-3950	BEGINNING BALANCE	22,869.67	
	Total Beginning Equity:	22,869.67	
Total Revenue		3,315.20	
Total Expense		0.00	
Revenues Over/Under Expenses		3,315.20	
	Total Equity and Current Surplus (Deficit):	26,184.87	
	Total Liabilities, Equity and Current Surplus (Deficit):		26,184.87

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 343 - DOWNTOWN PARKING			
Assets			
343-000-1101	CLAIM ON POOLED CASH	43,599.53	
	Total Assets:	43,599.53	43,599.53
Liability			
	Total Liability:	0.00	
Equity			
343-050-3950	BEGINNING BALANCE	-9,467.47	
	Total Beginning Equity:	-9,467.47	
Total Revenue		70,767.00	
Total Expense		17,700.00	
Revenues Over/Under Expenses		53,067.00	
	Total Equity and Current Surplus (Deficit):	43,599.53	
	Total Liabilities, Equity and Current Surplus (Deficit):		43,599.53

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 344 - 16TH ST NE - GRANT TO HUBBELL			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
344-050-3950	BEGINNING BALANCE	-37,849.75	
	Total Beginning Equity:	-37,849.75	
Total Revenue		58,084.52	
Total Expense		20,234.77	
Revenues Over/Under Expenses		37,849.75	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 346 - CITY HALL RECONSTRUCTION			
Assets			
346-000-1101	CLAIM ON POOLED CASH	17,928.74	
	Total Assets:	17,928.74	17,928.74
Liability			
	Total Liability:	0.00	
Equity			
346-050-3950	BEGINNING BALANCE	44,926.24	
	Total Beginning Equity:	44,926.24	
Total Revenue		75,000.00	
Total Expense		101,997.50	
Revenues Over/Under Expenses		-26,997.50	
	Total Equity and Current Surplus (Deficit):	17,928.74	
	Total Liabilities, Equity and Current Surplus (Deficit):		17,928.74

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 347 - BRIDGE/INTERSECTION			
Assets			
347-000-1101	CLAIM ON POOLED CASH	1,782.00	
347-000-1150	IPAIT - BRIDGE INTERSECTION 121	276,967.52	
	Total Assets:	278,749.52	278,749.52
Liability			
	Total Liability:	0.00	
Equity			
347-050-3950	BEGINNING BALANCE	266,137.32	
	Total Beginning Equity:	266,137.32	
Total Revenue		12,612.20	
Total Expense		0.00	
Revenues Over/Under Expenses		12,612.20	
	Total Equity and Current Surplus (Deficit):	278,749.52	
	Total Liabilities, Equity and Current Surplus (Deficit):	278,749.52	

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
348-050-3950	BEGINNING BALANCE	3.24	
	Total Beginning Equity:	3.24	
Total Revenue		956.76	
Total Expense		960.00	
Revenues Over/Under Expenses		-3.24	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 349 - PLEASANT GROVE			
Assets			
349-000-1101	CLAIM ON POOLED CASH	166,624.45	
	Total Assets:	166,624.45	166,624.45
Liability			
	Total Liability:	0.00	
Equity			
349-050-3950	BEGINNING BALANCE	-193,274.42	
	Total Beginning Equity:	-193,274.42	
Total Revenue		399,043.24	
Total Expense		39,144.37	
Revenues Over/Under Expenses		359,898.87	
	Total Equity and Current Surplus (Deficit):	166,624.45	
	Total Liabilities, Equity and Current Surplus (Deficit):		166,624.45

Balance Sheet

As Of 06/30/2024

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

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 352 - WATER FACILITIES			
Assets			
352-000-1101	CLAIM ON POOLED CASH	-449,415.05	
	Total Assets:	-449,415.05	-449,415.05
Liability			
	Total Liability:	0.00	
Equity			
352-050-3950	FUND BALANCE	234,331.21	
	Total Beginning Equity:	234,331.21	
Total Revenue		2,330,296.32	
Total Expense		3,014,042.58	
Revenues Over/Under Expenses		-683,746.26	
	Total Equity and Current Surplus (Deficit):	-449,415.05	
	Total Liabilities, Equity and Current Surplus (Deficit):		-449,415.05

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS			
Assets			
355-000-1101	CLAIM ON POOLED CASH	63,507.28	
355-000-1150	IPAIT - CENTRAL DISTRICT STORMWATER :	2,545,981.30	
	Total Assets:	2,609,488.58	2,609,488.58
Liability			
	Total Liability:	0.00	
Equity			
355-050-3950	BEGINNING BALANCE	118,096.10	
	Total Beginning Equity:	118,096.10	
Total Revenue		2,975,446.65	
Total Expense		484,054.17	
Revenues Over/Under Expenses		2,491,392.48	
	Total Equity and Current Surplus (Deficit):	2,609,488.58	
	Total Liabilities, Equity and Current Surplus (Deficit):		2,609,488.58

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 356 - CERTIFIED SITE IMPROVEMENTS			
Assets			
356-000-1101	CLAIM ON POOLED CASH	1,265,173.70	
356-000-1150	IPAIT - CERTIFIED SITE IMPROVEMENTS 13	3,780,644.79	
	Total Assets:	5,045,818.49	5,045,818.49
Liability			
	Total Liability:	0.00	
Equity			
356-050-3950	FUND BALANCE	5,023,816.38	
	Total Beginning Equity:	5,023,816.38	
Total Revenue		1,391,186.94	
Total Expense		1,369,184.83	
Revenues Over/Under Expenses		22,002.11	
	Total Equity and Current Surplus (Deficit):	5,045,818.49	
	Total Liabilities, Equity and Current Surplus (Deficit):		5,045,818.49

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 500 - CEMETERY PERPETUAL CARE			
Assets			
500-000-1111	SAVINGS - CEMETERY XXX1037	3,694.60	
500-000-1150	IPAIT - CEMETERY T/A 108	28,054.29	
	Total Assets:	31,748.89	31,748.89
Liability			
	Total Liability:	0.00	
Equity			
500-050-3950	FUND BALANCE	28,772.69	
	Total Beginning Equity:	28,772.69	
Total Revenue		2,976.20	
Total Expense		0.00	
Revenues Over/Under Expenses		2,976.20	
	Total Equity and Current Surplus (Deficit):	31,748.89	
	Total Liabilities, Equity and Current Surplus (Deficit):		31,748.89

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 600 - WATER			
Assets			
600-000-1101	CLAIM ON POOLED CASH	589,878.94	
600-000-1113	CHECKING - WATER SINKING	19,778.91	
600-000-1114	CHANGE FUND - WATER	200.00	
600-000-1151	IPAIT - WATER OPERAT 104	739,146.07	
600-000-1159	IPAIT - UTILITY DEPOSITS 111	369,090.24	
600-000-1170	CHECKING - WATER DEPOSITS	106,857.47	
	Total Assets:	1,824,951.63	1,824,951.63
Liability			
600-050-2141	APPLIED CREDITS	11,965.52	
	Total Liability:	11,965.52	
Equity			
600-050-3950	FUND BALANCE	1,175,802.29	
	Total Beginning Equity:	1,175,802.29	
Total Revenue		2,471,796.54	
Total Expense		1,834,612.72	
Revenues Over/Under Expenses		637,183.82	
	Total Equity and Current Surplus (Deficit):	1,812,986.11	
	Total Liabilities, Equity and Current Surplus (Deficit):		1,824,951.63

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 610 - SEWER			
Assets			
610-000-1101	CLAIM ON POOLED CASH	648,728.16	
610-000-1113	CHECKING - SEWER SINKING	18,288.13	
610-000-1151	IPAIT - SEWER OPERAT 103	1,696,864.99	
610-000-1153	IPAIT - NW TRK SEWR EXT 117	39,522.71	
610-000-1154	IPAIT - SEWER RESERVE 201	119,806.48	
	Total Assets:	2,523,210.47	<u>2,523,210.47</u>
Liability			
	Total Liability:	0.00	
Equity			
610-050-3950	FUND BALANCE	2,122,811.06	
	Total Beginning Equity:	2,122,811.06	
Total Revenue		2,247,859.79	
Total Expense		1,847,460.38	
Revenues Over/Under Expenses		400,399.41	
	Total Equity and Current Surplus (Deficit):	2,523,210.47	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>2,523,210.47</u>

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 670 - GARBAGE			
Assets			
670-000-1101	CLAIM ON POOLED CASH	191,326.66	
670-000-1114	CHANGE FUND - GARBAGE	70.00	
	Total Assets:	191,396.66	191,396.66
Liability			
	Total Liability:	0.00	
Equity			
670-050-3950	FUND BALANCE	158,088.94	
	Total Beginning Equity:	158,088.94	
Total Revenue		581,525.27	
Total Expense		548,217.55	
Revenues Over/Under Expenses		33,307.72	
	Total Equity and Current Surplus (Deficit):	191,396.66	
	Total Liabilities, Equity and Current Surplus (Deficit):		191,396.66

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 741 - STORM WATER			
Assets			
741-000-1101	CLAIM ON POOLED CASH	224,151.97	
741-000-1111	CHECKING-STORMWATER SINKING	11,483.34	
741-000-1150	IPAIT - STORM WATER RESERVE 2020E 130	156,109.38	
	Total Assets:	391,744.69	<u>391,744.69</u>
Liability			
	Total Liability:	0.00	
Equity			
741-050-3950	FUND BALANCE	357,887.67	
	Total Beginning Equity:	357,887.67	
Total Revenue		526,052.56	
Total Expense		492,195.54	
Revenues Over/Under Expenses		33,857.02	
	Total Equity and Current Surplus (Deficit):	391,744.69	
	Total Liabilities, Equity and Current Surplus (Deficit):	391,744.69	<u>391,744.69</u>

Balance Sheet

As Of 06/30/2024

Account	Name	Balance	
Fund: 820 - SELF-FUNDED INSURANCE			
Assets			
820-000-1101	CLAIM ON POOLED CASH	2,439.33	
	Total Assets:	2,439.33	2,439.33
Liability			
	Total Liability:	0.00	
Equity			
820-050-3950	BEGINNING BALANCE	1,162.83	
	Total Beginning Equity:	1,162.83	
Total Revenue		2,524.53	
Total Expense		1,248.03	
Revenues Over/Under Expenses		1,276.50	
	Total Equity and Current Surplus (Deficit):	2,439.33	
	Total Liabilities, Equity and Current Surplus (Deficit):		2,439.33

Balance Sheet**As Of 06/30/2024**

Account	Name	Balance	
Fund: 999 - POOLED CASH			
Assets			
999-000-1100	POOLED CASH	8,638,970.79	
999-000-1482	DUE FROM SELF-FUNDED INSURANCE	-360.00	
	Total Assets:	8,638,610.79	<u>8,638,610.79</u>
Liability			
999-050-2010	POOLED PAYABLES	-360.00	
999-050-2300	DUE TO OTHER FUNDS	8,638,970.79	
	Total Liability:	8,638,610.79	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>8,638,610.79</u>

BANK RECONCILIATION

Jun-24

NOTES:

Bank Statement Balance:	\$ 9,538,958.09
IPAIT balance	<u>\$ 28,532,968.67</u>
Cemetery Vision	\$ 3,694.60
Library Vision	\$ -
Petty Cash	<u>\$ 590.00</u>

Less:	
Outstanding Checks:	<u>\$ 743,579.45</u>
(See listing next page)	

Calculated Book Balance:	<u>\$ 37,332,631.91</u>
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Actual Incode10 Balance:	<u>\$ 37,332,631.91</u>
Fund Balances	<u>\$ 37,320,666.39</u>

Liabilities	11965.52
DIFFERENCE:	<u>\$ 0.00</u>

DIFFERENCE:	<u>\$ -</u>
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Detail Report

Account Summary

Date Range: 06/01/2024 - 06/30/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
Function: 10 - PUBLIC SAFETY				
001-110-6050	POLK CO SHERIFF PAYMENT	762,990.33	70,272.25	833,262.58
001-150-6010	SALARIES	431,017.10	37,570.71	468,587.81
001-150-6030	SALARIES - VOL FIREFIGHTERS	9,770.66	6,522.62	16,293.28
001-150-6210	ASSOCIATION DUES	410.00	291.92	701.92
001-150-6230	TRAINING	6,164.44	292.46	6,456.90
001-150-6331	VEHICLE OPERATIONS	7,352.81	743.88	8,096.69
001-150-6332	VEHICLE REPAIRS	22,779.64	2,163.58	24,943.22
001-150-6371	ELECTRIC / GAS	3,798.06	235.53	4,033.59
001-150-6373	TELECOMMUNICATION EXPENSE	6,708.01	100.49	6,808.50
001-150-6419	COMPUTER SUPPORT	5,426.49	189.72	5,616.21
001-150-6499	CONTRACT SERVICES	13,888.14	37.50	13,925.64
001-150-6507	OPERATING SUPPLIES	4,858.35	1,096.51	5,954.86
001-160-6010	SALARIES	431,014.45	37,570.47	468,584.92
001-160-6030	SALARIES - VOL FIREFIGHTERS	9,470.64	6,822.60	16,293.24
001-160-6181	UNIFORMS	1,874.78	153.00	2,027.78
001-160-6210	ASSOCIATION DUES	70.00	291.92	361.92
001-160-6230	TRAINING	5,417.98	292.46	5,710.44
001-160-6331	VEHICLE OPERATIONS	9,122.14	733.23	9,855.37
001-160-6371	ELECTRIC / GAS	3,798.00	235.53	4,033.53
001-160-6373	TELECOMMUNICATION EXPENSE	6,707.95	100.49	6,808.44
001-160-6419	COMPUTER SUPPORT	6,134.93	189.73	6,324.66
001-160-6499	CONTRACT SERVICES	17,196.65	701.02	17,897.67
001-160-6504	MINOR EQUIPMENT	388.00	199.99	587.99
001-160-6507	OPERATING SUPPLIES	18,061.73	10,182.74	28,244.47
001-170-6010	SALARIES	19,120.32	1,628.10	20,748.42
001-170-6210	ASSOCIATION DUES	0.00	291.92	291.92
001-170-6230	TRAINING	514.71	31.19	545.90
001-170-6373	TELECOMMUNICATION EXPENSE	143.31	10.84	154.15
001-170-6419	TECHNOLOGY SERVICES SUPPORT	4,701.64	179.66	4,881.30
001-170-6450	REFUNDS-REIMBURSEMENTS	5,995.47	2.77	5,998.24
001-170-6490	PROFESSIONAL SERVICES	201,936.35	10,126.00	212,062.35
001-180-6010	CROSSING GUARD WAGES	5,733.00	144.00	5,877.00
112-150-6110	FICA	26,916.60	2,694.62	29,611.22
112-150-6120	MEDICARE	6,297.11	630.89	6,928.00
112-150-6130	IPERS - FIRE	40,550.03	3,704.15	44,254.18
112-150-6150	GROUP INSURANCE	52,720.10	5,932.58	58,652.68

Detail Report

Date Range: 06/01/2024 - 06/30/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-150-6170	UNEMPLOYMENT - FIRE	523.55	912.84	1,436.39
112-150-6488	PHYSICALS & TESTING	2,924.14	77.63	3,001.77
112-160-6110	FICA	26,892.98	2,711.50	29,604.48
112-160-6120	MEDICARE	6,287.34	633.46	6,920.80
112-160-6130	IPERS - EMS	40,544.24	3,703.51	44,247.75
112-160-6150	GROUP INSURANCE	52,710.97	5,931.31	58,642.28
112-160-6170	UNEMPLOYMENT - EMS	520.29	908.43	1,428.72
112-160-6488	PHYSICALS & TESTING	3,447.87	77.62	3,525.49
112-170-6110	FICA	1,152.30	97.98	1,250.28
112-170-6120	MEDICARE	269.50	22.90	292.40
112-170-6130	IPERS	1,927.90	153.71	2,081.61
112-170-6150	GROUP INSURANCE	5,285.97	705.58	5,991.55
112-170-6170	UNEMPLOYMENT - BLDG INSPECTOR	17.96	28.23	46.19
112-180-6110	FICA	355.44	8.93	364.37
112-180-6120	MEDICARE	83.15	2.09	85.24
112-180-6130	IPERS	541.20	13.59	554.79
112-180-6170	UNEMPLOYMENT	11.05	13.69	24.74
Total Function: 10 - PUBLIC SAFETY:		2,292,545.77	218,370.07	2,510,915.84
Function: 20 - PUBLIC WORKS				
001-240-6762	SIGNALS	0.00	31,925.00	31,925.00
110-210-6010	SALARIES	242,757.09	18,878.54	261,635.63
110-210-6142	DEFERRED COMPENSATION	1,860.45	155.36	2,015.81
110-210-6182	VEHICLE ALLOWANCE	715.00	65.00	780.00
110-210-6210	ASSOCIATION DUES	340.94	351.38	692.32
110-210-6230	TRAINING	6,055.98	255.41	6,311.39
110-210-6240	MEETINGS & CONFERENCES	8,093.11	339.69	8,432.80
110-210-6310	BUILDING & GROUND MAINTENANCE	7,739.87	73.44	7,813.31
110-210-6331	VEHICLE OPERATIONS	31,338.24	740.50	32,078.74
110-210-6350	OPERATIONAL EQUIPMENT REPAIR	24,722.28	42.00	24,764.28
110-210-6373	TELECOMMUNICATION EXPENSE	3,366.83	148.41	3,515.24
110-210-6417	STREET MAINTENANCE	110,788.20	14,348.69	125,136.89
110-210-6419	COMPUTER SUPPORT & SOFTWARE	7,653.00	674.66	8,327.66
110-210-6450	REFUNDS/REIMBURSEMENT	469.80	29.05	498.85
110-210-6490	PROFESSIONAL SERVICES	6,600.00	39.75	6,639.75
110-210-6499	CONTRACT SERVICES	4,554.66	2.47	4,557.13
110-210-6504	MINOR EQUIPMENT	3,375.92	162.41	3,538.33
110-210-6507	OPERATING SUPPLIES	1,736.23	377.50	2,113.73
110-210-6762	SIGNALS	7,153.84	3,555.00	10,708.84
110-230-6372	STREET LIGHTS ELECTRICITY	61,065.57	5,747.81	66,813.38
110-240-6371	ELECTRIC / GAS	7,655.41	498.87	8,154.28
112-210-6110	FICA	14,403.79	1,125.97	15,529.76
112-210-6120	MEDICARE	3,439.24	263.32	3,702.56
112-210-6130	IPERS	22,228.77	1,782.15	24,010.92

Detail Report

Date Range: 06/01/2024 - 06/30/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-210-6150	GROUP INSURANCE	61,108.72	5,545.35	66,654.07
112-210-6170	UNEMPLOYMENT	208.62	343.80	552.42
112-840-6110	FICA	535.07	44.25	579.32
112-840-6120	MEDICARE	125.02	10.37	135.39
112-840-6130	IPERS	874.00	72.86	946.86
112-840-6150	GROUP INSURANCE	4,077.52	571.93	4,649.45
112-840-6170	UNEMPLOYMENT	11.74	21.00	32.74
337-210-6413	PAYMENT TO OTHER AGENCIES	0.00	60.00	60.00
670-840-6010	SALARIES	9,261.47	771.87	10,033.34
670-840-6210	ASSOCIATION DUES	5.78	291.92	297.70
670-840-6230	TRAINING	206.68	6.43	213.11
670-840-6373	TELECOMMUNICATION EXPENSE	101.50	8.32	109.82
670-840-6419	COMPUTER SUPPORT & SOFTWARE	5,991.11	131.94	6,123.05
670-840-6435	RECYCLING/CURB IT	134,572.66	12,630.28	147,202.94
670-840-6440	CITY CLEAN UP	0.00	519.73	519.73
670-840-6450	REFUNDS-REIMBURSEMENTS	10.16	3.05	13.21
670-840-6499	CONTRACT SERVICES	339,846.57	31,665.21	371,511.78
670-840-6508	POSTAGE	1,693.34	157.07	1,850.41
670-840-6580	STICKER INVENTORY FOR PICK UPS	9,492.00	500.00	9,992.00
Total Function: 20 - PUBLIC WORKS:		1,146,236.18	134,937.76	1,281,173.94
Function: 30 - HEALTH & SOCIAL SERVICES				
001-350-6350	EQUIPMENT REPAIR	8.38	55.95	64.33
Total Function: 30 - HEALTH & SOCIAL SERVICES:		8.38	55.95	64.33
Function: 40 - CULTURE & RECREATION				
001-410-6010	SALARIES	295,309.45	24,672.96	319,982.41
001-410-6020	SALARIES-PART-TIME	67,657.68	4,308.79	71,966.47
001-410-6230	TRAINING	2,634.75	483.97	3,118.72
001-410-6310	BUILDING & GROUND MAINTENANCE	8,596.37	3,235.16	11,831.53
001-410-6350	OPERATIONAL EQUIPMENT REPAIR	993.50	103.95	1,097.45
001-410-6371	ELECTRIC / GAS	22,095.00	2,025.00	24,120.00
001-410-6373	TELECOMMUNICATION EXPENSE	33,072.33	2,840.57	35,912.90
001-410-6411	LEGAL EXPENSE	1,860.00	1,017.50	2,877.50
001-410-6419	COMPUTER SUPPORT	12,450.70	3,704.85	16,155.55
001-410-6499	CONTRACT SERVICES	20,296.19	967.76	21,263.95
001-410-6502	PRINTED MATERIALS	48,070.53	1,625.43	49,695.96
001-410-6503	DIGITAL MATERIALS	25,399.23	10,552.67	35,951.90
001-410-6504	MINOR EQUIPMENT	526.70	36.97	563.67
001-410-6506	OFFICE SUPPLIES	4,853.86	187.47	5,041.33
001-410-6507	OPERATING SUPPLIES	1,891.91	62.77	1,954.68
001-410-6508	POSTAGE-SHIPING	1,730.04	165.93	1,895.97
001-410-6580	MISCELLANEOUS	302.71	65.92	368.63
001-410-6599	LIBRARY PROGRAMS	6,218.96	323.80	6,542.76
001-430-6010	SALARIES - FT	39,925.81	3,284.22	43,210.03

Detail Report

Date Range: 06/01/2024 - 06/30/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
001-430-6030	SALARIES - SEASONAL	10,380.48	3,976.85	14,357.33
001-430-6210	DUES-MEMBERSHIPS-SUBSCRIP	125.00	351.38	476.38
001-430-6230	TRAINING	1,343.79	58.49	1,402.28
001-430-6240	MEETINGS & CONFERENCES	693.15	29.18	722.33
001-430-6310	BUILDING MAINTENANCE & REPAIR	3,725.97	452.85	4,178.82
001-430-6320	GROUPS MAINTENANCE & REPAIR	30,169.86	169.17	30,339.03
001-430-6331	VEHICLE OPERATIONS	7,483.46	1,023.33	8,506.79
001-430-6350	EQUIPMENT REPAIR	3,962.53	80.61	4,043.14
001-430-6371	ELECTRIC / GAS	4,771.09	315.92	5,087.01
001-430-6373	TELECOMMUNICATION EXPENSE	1,346.21	132.32	1,478.53
001-430-6415	RENTAL EQUIPMENT-KYBOS	0.00	905.00	905.00
001-430-6419	COMPUTER SUPORT & SOFTWARE	5,503.61	523.30	6,026.91
001-430-6490	OTHER PROFESSIONAL SERVICES	4,013.59	15.00	4,028.59
001-430-6507	OPERATING SUPPLIES	2,182.35	250.00	2,432.35
001-430-6727	CAPITAL EQUIPMENT	86,906.44	49,938.00	136,844.44
001-440-6010	SALARIES	28,284.47	2,538.40	30,822.87
001-440-6210	ASSOCIATION DUES	299.00	291.92	590.92
001-440-6230	TRAINING	1,661.07	97.49	1,758.56
001-440-6240	MEETINGS & CONFERENCES	1,442.53	72.95	1,515.48
001-440-6371	ELECTRIC / GAS	1,342.18	148.68	1,490.86
001-440-6373	TELECOMMUNICATION EXPENSE	355.67	18.70	374.37
001-440-6419	COMPUTER SUPPORT & SOFTWARE	5,894.27	715.95	6,610.22
001-440-6451	REFUNDS/REIMBURSEMENTS	310.00	10.00	320.00
001-440-6499	CONTRACT SERVICES	1,484.48	917.50	2,401.98
001-440-6507	OPERATING SUPPLIES	4,898.50	645.51	5,544.01
001-450-6030	SALARIES-SEASONAL	23,798.34	1,897.51	25,695.85
001-450-6230	TRAINING	407.34	29.25	436.59
001-450-6240	MEETINGS & CONFERENCES	274.48	14.59	289.07
001-450-6310	GROUPS MAINTENANCE	938.91	209.75	1,148.66
001-450-6373	TELECOMMUNICATION EXPENSE	96.01	3.27	99.28
001-450-6419	COMP-WEBSITE	2,995.88	128.64	3,124.52
001-450-6580	MISCELLANEOUS	33.53	6.30	39.83
112-410-6110	FICA	22,261.25	1,774.27	24,035.52
112-410-6120	MEDICARE	5,206.20	414.95	5,621.15
112-410-6130	IPERS	35,894.56	2,735.87	38,630.43
112-410-6150	GROUP INSURANCE	58,872.54	5,817.53	64,690.07
112-410-6170	UNEMPLOYMENT	367.47	546.31	913.78
112-430-6110	FICA	2,994.69	449.80	3,444.49
112-430-6120	MEDICARE	700.51	105.21	805.72
112-430-6130	IPERS	3,816.30	310.02	4,126.32
112-430-6150	GROUP INSURANCE	11,523.30	1,308.53	12,831.83
112-430-6170	UNEMPLOYMENT	55.74	126.21	181.95
112-440-6110	FICA	1,652.33	175.73	1,828.06

Detail Report

Date Range: 06/01/2024 - 06/30/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-440-6120	MEDICARE	386.69	41.10	427.79
112-440-6130	IPERS	2,627.72	239.62	2,867.34
112-440-6150	GROUP INSURANCE	9,895.49	1,210.08	11,105.57
112-440-6170	UNEMPLOYMENT-REC	29.45	59.13	88.58
112-450-6110	FICA	1,402.25	116.40	1,518.65
112-450-6120	MEDICARE	328.09	27.20	355.29
112-450-6130	IPERS	2,346.68	179.16	2,525.84
112-450-6150	GROUP INSURANCE	8,666.98	988.39	9,655.37
112-450-6170	UNEMPLOYMENT-CEM	28.81	51.54	80.35
167-410-6506	TRUST & AGENCY LIBRARY EXPENSE	22,738.62	21,142.65	43,881.27
Total Function: 40 - CULTURE & RECREATION:		1,022,805.58	163,453.20	1,186,258.78
Function: 50 - COMMUNITY & ECONOMIC DEVELOPMENT				
001-520-6010	SALARIES	66,935.64	5,577.97	72,513.61
001-520-6210	ASSOCIATION DUES	11,000.00	3,775.92	14,775.92
001-520-6230	TRAINING	2,697.22	274.97	2,972.19
001-520-6240	MEETINGS & CONFERENCES	25,035.02	2,829.72	27,864.74
001-520-6373	TELECOMMUNICATION EXPENSE	685.64	35.05	720.69
001-520-6413	PAYMENT TO OTHER AGENCIES	18,500.00	17,395.00	35,895.00
001-520-6419	COMPUTER SUPPORT & SOFTWARE	5,404.66	469.02	5,873.68
001-520-6499	CONTRACT SERVICES	0.00	230.00	230.00
001-540-6010	SALARIES	195,370.86	16,079.01	211,449.87
001-540-6142	DEFERRED COMPENSATION	1,860.45	155.36	2,015.81
001-540-6182	VEHICLE ALLOWANCE	715.00	65.00	780.00
001-540-6210	ASSOCIATION DUES	371.19	5,517.96	5,889.15
001-540-6230	TRAINING	5,546.51	362.64	5,909.15
001-540-6240	MEETINGS & CONFERENCES	6,575.05	342.39	6,917.44
001-540-6373	TELECOMMUNICATION EXPENSE	1,169.11	63.19	1,232.30
001-540-6402	ADVERTISING-PUBLICATIONS	847.50	190.35	1,037.85
001-540-6411	LEGAL EXPENSE	2,792.50	1,090.00	3,882.50
001-540-6419	COMPUTER SUPPORT & SOFTWARE	12,341.85	1,187.58	13,529.43
001-540-6450	REFUNDS - REIMBURSEMENTS	571.41	58.09	629.50
001-540-6490	PROFFESIONAL SERVICES	61,745.40	66.00	61,811.40
001-540-6508	POSTAGE	284.33	53.13	337.46
112-520-6110	FICA	3,829.40	308.15	4,137.55
112-520-6120	MEDICARE	895.56	72.07	967.63
112-520-6130	IPERS	6,731.86	526.56	7,258.42
112-520-6150	GROUP INSURANCE	11,008.72	2,147.40	13,156.12
112-520-6170	UNEMPLOYMENT	77.12	143.55	220.67
112-540-6110	FICA	11,567.45	975.23	12,542.68
112-540-6120	MEDICARE	2,776.04	228.13	3,004.17
112-540-6130	IPERS	19,081.29	1,517.86	20,599.15
112-540-6150	GROUP INSURANCE	36,861.40	3,813.63	40,675.03
112-540-6170	UNEMPLOYMENT	158.60	235.42	394.02

Detail Report

Date Range: 06/01/2024 - 06/30/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
356-520-6740	RIGHT-OF-WAY	0.00	39,328.75	39,328.75
Total Function: 50 - COMMUNITY & ECONOMIC DEVELOPMENT:		513,436.78	105,115.10	618,551.88
Function: 60 - GENERAL GOVERNMENT				
001-620-6010	SALARIES	92,638.03	17,417.99	110,056.02
001-620-6210	ASSOCIATION DUES	475.00	316.92	791.92
001-620-6230	TRAINING	2,970.91	185.22	3,156.13
001-620-6240	MEETINGS & CONFERENCES	4,130.88	225.33	4,356.21
001-620-6373	TELECOMMUNICATION EXPENSE	1,078.74	33.42	1,112.16
001-620-6402	ADVERTISING-PUBLICATIONS	3,701.71	766.60	4,468.31
001-620-6419	COMPUTER SUPPORT & SOFTWARE	9,525.94	4,847.45	14,373.39
001-620-6450	REFUNDS/REIMBURSEMENT	30.00	464.71	494.71
001-620-6580	MISC	334.50	2.48	336.98
001-621-6010	SALARIES	203,065.68	16,042.16	219,107.84
001-621-6142	DEFERRED COMPENSATION	1,860.45	155.36	2,015.81
001-621-6182	VEHICLE ALLOWANCE	715.00	65.00	780.00
001-621-6210	ASSOCIATION DUES	1,246.52	511.92	1,758.44
001-621-6230	TRAINING	7,599.63	1,648.20	9,247.83
001-621-6240	MEETINGS & CONFERENCES	11,143.99	379.47	11,523.46
001-621-6373	TELECOMMUNICATION EXPENSE	1,396.47	79.22	1,475.69
001-621-6402	ADVERTISING-PUBLICATIONS	5,574.67	781.44	6,356.11
001-621-6419	COMPUTER SUPPORT	11,980.42	1,198.57	13,178.99
001-621-6450	REFUNDS-REIMBURSEMENTS	601.87	46.25	648.12
001-621-6490	PROFESSIONAL SERVICES	5,268.12	52.50	5,320.62
001-621-6499	CONTRACT SERVICES	14,714.85	3.70	14,718.55
001-621-6506	OFFICE SUPPLIES	240.78	11.12	251.90
001-621-6507	OPERATING SUPPLIES	672.39	64.00	736.39
001-621-6508	POSTAGE-SHIPING	1,051.64	189.04	1,240.68
001-621-6580	MISCELLANEOUS	477.53	166.10	643.63
001-622-6725	OFFICE EQUIPMENT	0.00	55.56	55.56
001-640-6411	LEGAL EXPENSE	7,810.00	87.50	7,897.50
001-650-6320	GROUNDS MAINTENANCE & REPAIR	304.80	169.17	473.97
001-650-6331	VEHICLE OPERATIONS	513.83	39.84	553.67
001-650-6371	ELECTRIC / GAS	5,587.31	365.53	5,952.84
001-650-6499	CONTRACT SERVICES	1,674.85	3.70	1,678.55
001-650-6504	MINOR EQUIPMENT	0.00	1,570.73	1,570.73
001-650-6506	OFFICE SUPPLIES	1,482.46	127.43	1,609.89
001-650-6507	OPERATING SUPPLIES	342.24	65.93	408.17
001-660-6408	INSURANCE-CITY	112,596.84	53.00	112,649.84
112-620-6110	FICA	4,697.73	399.55	5,097.28
112-620-6120	MEDICARE	1,243.27	245.35	1,488.62
112-620-6130	IPERS	9,162.42	1,644.26	10,806.68
112-620-6150	GROUP INSURANCE	19,462.13	2,370.35	21,832.48
112-620-6170	UNEMPLOYMENT	78.67	94.65	173.32

Detail Report

Date Range: 06/01/2024 - 06/30/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-621-6110	FICA	26,290.47	961.37	27,251.84
112-621-6120	MEDICARE	2,789.79	210.34	3,000.13
112-621-6130	IPERS	19,791.93	1,004.58	20,796.51
112-621-6150	GROUP INSURANCE	45,945.34	6,348.54	52,293.88
112-621-6170	UNEMPLOYMENT	136.74	215.08	351.82
112-621-6580	MISCELLANEOUS	-3.34	3.34	0.00
820-931-6580	MISCELLANEOUS	1,357.09	-109.06	1,248.03
Total Function: 60 - GENERAL GOVERNMENT:		643,760.29	61,580.91	705,341.20
Function: 70 - DEBT SERVICE				
200-125-6892	ADM FEE- 2018 GO TIF PORTION	300.00	300.00	600.00
200-125-6894	ADM FEE-PARKS 2017 -GO TIF	250.00	250.00	500.00
200-210-6896	ADM FEE - 2013A GO STREETS PORTION	250.00	250.00	500.00
200-210-6899	ADM FEE - 2011 - GO STREETS PORTION	250.00	250.00	500.00
200-811-6898	ADM FEE - 2014A GO WATER	250.00	250.00	500.00
Total Function: 70 - DEBT SERVICE:		1,300.00	1,300.00	2,600.00
Function: 75 - CAPITAL PROJECTS				
306-150-6407	ENGINEERING EXPENSE	59,482.25	9,015.00	68,497.25
306-150-6411	LEGAL EXPENSE	4,363.75	245.00	4,608.75
306-150-6490	PROFESSIONAL SERVICES	640,495.67	131,552.03	772,047.70
306-210-6407	ENGINEERING EXPENSE	13,852.50	24,047.70	37,900.20
335-430-6796	CITY PARK-200 LINCOLN SE	619,360.60	292,394.52	911,755.12
340-210-6407	ENGINEERING EXPENSE	133,081.27	4,045.50	137,126.77
343-220-6499	CONTRACT SERVICES	13,045.00	4,655.00	17,700.00
346-650-6799	OTHER CAPITAL OUTLAY	59,912.50	42,085.00	101,997.50
352-810-6407	ENGINEERING EXPENSE	362,819.81	104,031.62	466,851.43
352-810-6780	UTILITY SYSTEMS & STRUCTURES	1,809,111.83	697,752.68	2,506,864.51
356-520-6407	ENGINEERING EXPENSE	135,286.77	11,914.82	147,201.59
356-520-6411	LEGAL	2,292.50	1,670.00	3,962.50
356-520-6413	PAYMENT TO OTHER AGENCIES	0.00	85.00	85.00
Total Function: 75 - CAPITAL PROJECTS:		3,853,104.45	1,323,493.87	5,176,598.32
Function: 80 - BUSINESS TYPE ACTIVITIES				
600-811-6010	SALARIES	138,661.58	11,289.66	149,951.24
600-811-6110	FICA	8,293.86	672.06	8,965.92
600-811-6120	MEDICARE	1,939.80	157.18	2,096.98
600-811-6130	IPERS	12,872.19	1,065.77	13,937.96
600-811-6150	GROUP INSURANCE	35,475.58	3,322.82	38,798.40
600-811-6170	UNEMPLOYMENT	148.29	35.83	184.12
600-811-6331	VEHICLE OPERATIONS	6,774.31	696.34	7,470.65
600-811-6373	TELECOMMUNICATION EXPENSE	1,293.51	123.44	1,416.95
600-811-6375	WATER MAIN MAINTENANCE	36,556.97	218.35	36,775.32
600-811-6389	TESTING & ANALYSIS	3,731.60	425.00	4,156.60
600-811-6407	ENGINEERING EXPENSE	0.00	5,829.80	5,829.80

Detail Report

Date Range: 06/01/2024 - 06/30/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
600-811-6419	COMPUTER SUPPORT & SOFTWARE	4,506.34	193.28	4,699.62
600-811-6450	REFUNDS/REIMBURSEMENT	317.93	4.79	322.72
600-811-6727	CAPITAL OUTLAY	89,743.54	10,077.00	99,820.54
600-812-6010	SALARIES	95,033.59	7,534.86	102,568.45
600-812-6110	FICA	5,506.64	459.31	5,965.95
600-812-6120	MEDICARE	1,358.89	107.43	1,466.32
600-812-6130	IPERS	8,496.30	711.32	9,207.62
600-812-6142	DEFERRED COMPENSATION	1,860.45	155.36	2,015.81
600-812-6150	GROUP INSURANCE	16,715.34	1,765.30	18,480.64
600-812-6170	UNEMPLOYMENT	60.36	12.95	73.31
600-812-6182	VEHICLE ALLOWANCE	715.00	65.00	780.00
600-812-6210	ASSOCIATION DUES	3,789.45	351.38	4,140.83
600-812-6230	TRAINING	2,325.14	468.30	2,793.44
600-812-6240	MEETINGS & CONFERENCES	4,903.04	322.39	5,225.43
600-812-6298	LICENSES	846.14	63.04	909.18
600-812-6373	TELECOMMUNICATION EXPENSE	561.65	35.68	597.33
600-812-6402	ADVERTISING-PUBLICATIONS	2,229.36	29.19	2,258.55
600-812-6411	LEGAL EXPENSE	0.00	280.00	280.00
600-812-6413	DSM WATER WORKS	860,105.28	75,092.10	935,197.38
600-812-6419	COMPUTER SUPPORT & SOFTWARE	8,669.64	402.61	9,072.25
600-812-6420	WATER EXCISE TAX	105,736.23	8,529.93	114,266.16
600-812-6490	PROFESSIONAL SERVICES	0.00	23.55	23.55
600-812-6499	CONTRACT SERVICES	6,809.07	3.70	6,812.77
600-812-6508	POSTAGE-SHIPING	2,347.83	276.55	2,624.38
600-812-6851	INTEREST - SRF	2,368.46	14,994.31	17,362.77
600-812-6899	ADM FEE - SRF	338.35	2,142.04	2,480.39
610-815-6373	TELECOMMUNICATION EXPENSE	215.96	19.63	235.59
610-815-6419	COMPUTER SUPPORT	4,506.34	193.28	4,699.62
610-816-6010	SALARIES	116,757.47	9,590.41	126,347.88
610-816-6110	FICA	6,995.29	572.20	7,567.49
610-816-6120	MEDICARE	1,635.88	133.83	1,769.71
610-816-6130	IPERS	10,892.94	905.31	11,798.25
610-816-6150	GROUP INSURANCE	30,342.97	2,851.32	33,194.29
610-816-6170	UNEMPLOYMENT	133.44	32.70	166.14
610-816-6210	ASSOCIATION DUES	115.52	351.38	466.90
610-816-6230	TRAINING	2,794.67	448.62	3,243.29
610-816-6240	MEETINGS & CONFERENCES	1,557.23	322.37	1,879.60
610-816-6371	ELECTRIC / GAS	4,232.49	301.26	4,533.75
610-816-6373	TELECOMMUNICATION EXPENSE	1,457.62	141.09	1,598.71
610-816-6419	COMPUTER SUPPORT	8,571.82	403.65	8,975.47
610-816-6490	PROFESSIONAL SERVICES	0.00	23.48	23.48
610-816-6499	CONTRACT SERVICES	4,150.55	3.69	4,154.24
610-817-6010	SALARIES	97,574.27	7,746.45	105,320.72

Detail Report

Date Range: 06/01/2024 - 06/30/2024

Account	Name	Beginning Balance	Total Activity	Ending Balance
610-817-6110	FICA	5,665.96	472.56	6,138.52
610-817-6120	MEDICARE	1,395.45	110.45	1,505.90
610-817-6130	IPERS	8,735.90	731.20	9,467.10
610-817-6142	DEFERRED COMPENSATION	1,860.54	155.38	2,015.92
610-817-6150	GROUP INSURANCE	17,166.86	1,806.61	18,973.47
610-817-6170	UNEMPLOYMENT	63.66	13.99	77.65
610-817-6182	VEHICLE ALLOWANCE	715.00	65.00	780.00
610-817-6418	SALES TAX EXPENSE	12,683.60	1,064.85	13,748.45
610-817-6419	COMPUTER SUPPORT & SOFTWARE	128.99	6.95	135.94
610-817-6450	REFUNDS-REIMBURSEMENTS	154.98	5.06	160.04
610-817-6508	POSTAGE-SHIPPING	2,657.77	337.31	2,995.08
741-865-6010	SALARIES	97,479.10	7,563.31	105,042.41
741-865-6110	FICA	5,782.95	444.86	6,227.81
741-865-6120	MEDICARE	1,352.03	104.00	1,456.03
741-865-6130	IPERS	9,004.79	713.99	9,718.78
741-865-6150	GROUP INSURANCE	28,830.29	2,777.74	31,608.03
741-865-6170	UNEMPLOYMENT	102.33	26.83	129.16
741-865-6210	ASSOCIATION DUES	0.00	59.45	59.45
741-865-6230	TRAINING	814.04	58.50	872.54
741-865-6373	TELECOMMUNICATIONS EXPENSE	1,397.03	127.41	1,524.44
741-865-6411	LEGAL EXPENSE	1,331.25	262.50	1,593.75
741-865-6418	SALES TAX EXPENSE	10,804.62	1,002.02	11,806.64
741-865-6419	COMPUTER SUPPORT & SOFTWARE	6,895.91	274.18	7,170.09
741-865-6450	REFUNDS/REIMBURSEMENT	195.00	0.26	195.26
741-865-6499	CONTRACT SERVICES	59,875.55	11.18	59,886.73
741-865-6508	POSTAGE	1,942.73	203.72	2,146.45
741-865-6765	STORM DRAINAGE	0.00	220.08	220.08
Total Function: 80 - BUSINESS TYPE ACTIVITIES:		2,040,062.50	190,597.68	2,230,660.18
Function: 90 - OTHER ACTIVITIES				
001-910-6910	TRANSFER OUT	0.00	49,079.00	49,079.00
121-910-6910	TRANSFER OUT	1,677,983.67	121,403.52	1,799,387.19
125-910-6911	TIF TRANSFER OUT	2,369,221.07	138,275.00	2,507,496.07
356-910-6911	TRANSFER OUT-TIF	0.00	1,178,606.99	1,178,606.99
Total Function: 90 - OTHER ACTIVITIES:		4,047,204.74	1,487,364.51	5,534,569.25
Grand Totals:		15,560,464.67	3,686,269.05	19,246,733.72

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
001 - GENERAL FUND	3,786,841.76	500,109.19	4,286,950.95
110 - ROAD USE TAX	538,042.42	46,485.94	584,528.36
112 - EMPLOYEE BENEFIT	768,631.82	78,888.70	847,520.52
121 - LOCAL OPTION SALES & SERVICE TAX	1,677,983.67	121,403.52	1,799,387.19
125 - TIF	2,369,221.07	138,275.00	2,507,496.07
167 - LIBRARY GRANT	22,738.62	21,142.65	43,881.27
200 - DEBT SERVICE	1,300.00	1,300.00	2,600.00
306 - CIVIC CAMPUS	718,194.17	164,859.73	883,053.90
335 - PARK IMPROVEMENTS	619,360.60	292,394.52	911,755.12
337 - THE GRAIN DISTRICT	0.00	60.00	60.00
340 - UNDERPASS-HWY 65/330	133,081.27	4,045.50	137,126.77
343 - DOWNTOWN PARKING	13,045.00	4,655.00	17,700.00
346 - CITY HALL RECONSTRUCTION	59,912.50	42,085.00	101,997.50
352 - WATER FACILITIES	2,171,931.64	801,784.30	2,973,715.94
356 - CERTIFIED SITE IMPROVEMENTS	137,579.27	1,231,605.56	1,369,184.83
600 - WATER	1,471,091.71	147,937.62	1,619,029.33
610 - SEWER	343,163.17	28,810.03	371,973.20
670 - GARBAGE	501,181.27	46,685.82	547,867.09
741 - STORM WATER	225,807.62	13,850.03	239,657.65
820 - SELF-FUNDED INSURANCE	1,357.09	-109.06	1,248.03
Grand Total:	15,560,464.67	3,686,269.05	19,246,733.72



Check Register

Packet: APPKT00948 - 07.09.2024 FOR MEETING ON 07.15.2024

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	07/09/2024	Regular	0.00	230.00	63913
2135	ACME TOOLS DES MOINES	07/09/2024	Regular	0.00	112.73	63914
2705	AMAZON CAPITAL SERVICES	07/09/2024	Regular	0.00	2,533.65	63915
	Void	07/09/2024	Regular	0.00	0.00	63916
2228	AMERICAN PUBLIC WORKS ASSOCIA	07/09/2024	Regular	0.00	397.00	63917
2687	AT&T MOBILITY	07/09/2024	Regular	0.00	634.96	63918
0048	BAKER & TAYLOR	07/09/2024	Regular	0.00	3,034.89	63919
2199	BENTLEY RIDGE TREE FARM & NURS	07/09/2024	Regular	0.00	338.25	63920
1712	THE BOOK FARM INC	07/09/2024	Regular	0.00	1,460.74	63921
1537	BOUND TREE MEDICAL LLC	07/09/2024	Regular	0.00	2,878.26	63922
	Void	07/09/2024	Regular	0.00	0.00	63923
0081	CALHOUN-BURNS & ASSOC INC.	07/09/2024	Regular	0.00	1,625.00	63924
0097	CITY OF DES MOINES	07/09/2024	Regular	0.00	66,773.70	63925
2739	CONTRACTOR SOLUTIONS	07/09/2024	Regular	0.00	83.48	63926
1994	CONVERGINT TECHNOLOGIES LLC	07/09/2024	Regular	0.00	1,173.00	63927
0134	DEMCO	07/09/2024	Regular	0.00	384.92	63928
2525	DINGES FIRE COMPANY	07/09/2024	Regular	0.00	417.00	63929
0146	DES MOINES AREA COMM COLLEGE	07/09/2024	Regular	0.00	1,038.00	63930
2137	JESTER INSURANCE SERVICE	07/09/2024	Regular	0.00	111.00	63931
2858	ENVIROTECH	07/09/2024	Regular	0.00	2,942.50	63932
1766	CONRAD FENTON	07/09/2024	Regular	0.00	5,846.50	63933
2850	GERARD TANK & STEEL INC	07/09/2024	Regular	0.00	323,589.00	63934
2362	GOVERNMENT FINANCE OFFICERS A	07/09/2024	Regular	0.00	345.00	63935
2748	GOVERNMENTJOBS.COM, INC.	07/09/2024	Regular	0.00	25,720.80	63936
0193	HAWKEYE TRUCK EQUIPMENT	07/09/2024	Regular	0.00	8,360.60	63937
0230	IOWA ONE CALL	07/09/2024	Regular	0.00	210.00	63938
0223	IOWA DEPT OF NATURAL RESOURCE	07/09/2024	Regular	0.00	843.71	63939
0228	IMFOA	07/09/2024	Regular	0.00	20.00	63940
0210	IMWCA	07/09/2024	Regular	0.00	8,901.00	63941
	Void	07/09/2024	Regular	0.00	0.00	63942
0214	INTERSTATE ALL BATTERY CENTER	07/09/2024	Regular	0.00	31.80	63943
2226	IOWA PLAINS SIGNING	07/09/2024	Regular	0.00	1,275.00	63944
2493	JP PARTY RENTALS	07/09/2024	Regular	0.00	389.50	63945
1340	KONICA MINOLTA	07/09/2024	Regular	0.00	547.95	63946
2642	KONICA MINOLTA BUSINESS SOLUTI	07/09/2024	Regular	0.00	269.89	63947
2273	LARRY'S WINDOW SERVICES, INC	07/09/2024	Regular	0.00	580.00	63948
2854	MAJOR BLUES AND THE MUGSHOTS	07/09/2024	Regular	0.00	450.00	63949
2274	CRAIG MARSHMAN	07/09/2024	Regular	0.00	1,293.14	63950
0842	MENARDS - ALTOONA	07/09/2024	Regular	0.00	82.95	63951
0286	METRO WASTE AUTHORITY	07/09/2024	Regular	0.00	45,565.32	63952
0251	MICROBAC LABORATORIES, INC	07/09/2024	Regular	0.00	70.00	63953
0599	MICROMARKETING LLC	07/09/2024	Regular	0.00	50.00	63954
0291	MIDAMERICAN ENERGY	07/09/2024	Regular	0.00	10,122.83	63955
2545	MIDWEST ALARM SERVICES	07/09/2024	Regular	0.00	200.78	63956
2100	MIDWEST TAPE, LLC	07/09/2024	Regular	0.00	1,135.69	63957
2192	OMNI EMS	07/09/2024	Regular	0.00	584.34	63958
1234	OMNI-SITE.NET	07/09/2024	Regular	0.00	70.82	63959
1457	O'REILLY AUTO PARTS	07/09/2024	Regular	0.00	263.00	63960
1134	PETTY CASH	07/09/2024	Regular	0.00	158.00	63961
2712	PLAYAWAY PRODUCTS LLC	07/09/2024	Regular	0.00	1,064.76	63962
2691	POLK COUNTY SHERIFF	07/09/2024	Regular	0.00	70,272.25	63963
1628	QUICK SUPPLY CO.	07/09/2024	Regular	0.00	350.00	63964
1701	JILL SANDERS	07/09/2024	Regular	0.00	543.64	63965
1504	SHIVE-HATTERY INC	07/09/2024	Regular	0.00	15,102.07	63966

Check Register

Packet: APPKT00948-07.09.2024 FOR MEETING ON 07.15.2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2856	SAVING OUR AVIAN RESOURCES	07/09/2024	Regular	0.00	275.00	63967
0564	STOREY KENWORTHY/MATT PARRO	07/09/2024	Regular	0.00	803.56	63968
1534	STRATUS BUILDNG SOLUTIONS IOW	07/09/2024	Regular	0.00	1,326.56	63969
2814	CARLENE SUHR	07/09/2024	Regular	0.00	59.63	63970
2857	SYMBOLARTS LLC	07/09/2024	Regular	0.00	1,318.50	63971
2611	TOM BUCKMILLER	07/09/2024	Regular	0.00	450.00	63972
2745	TULIP AND FRIENDS	07/09/2024	Regular	0.00	285.00	63973
2227	TYLER TECHNOLOGIES INC	07/09/2024	Regular	0.00	57.40	63974
2406	UNIQUE	07/09/2024	Regular	0.00	46.60	63975
0525	US CELLULAR	07/09/2024	Regular	0.00	347.92	63976
2706	VALEO NETWORKS	07/09/2024	Regular	0.00	178.87	63977
2706	VALEO NETWORKS	07/09/2024	Regular	0.00	98.15	63978
1161	VEENSTRA & KIMM, INC.	07/09/2024	Regular	0.00	230,052.77	63979
	Void	07/09/2024	Regular	0.00	0.00	63980
2595	VENDNOVATION, LLC	07/09/2024	Regular	0.00	50.00	63981
2563	WALSH DOOR & SECURITY	07/09/2024	Regular	0.00	545.96	63982
0433	WILLIAMSONS REPAIR	07/09/2024	Regular	0.00	160.78	63983
2842	ZIP'S TRUCK EQUIPMENT, INC.	07/09/2024	Regular	0.00	3,819.98	63984
2433	WEX BANK	07/03/2024	Bank Draft	0.00	3,873.89	DFT0003246
2433	WEX BANK	07/03/2024	Bank Draft	0.00	-16.04	DFT0003247
0416	POSTMASTER	07/02/2024	Bank Draft	0.00	599.26	DFT0003248
0387	TREASURER - STATE OF IOWA	07/05/2024	Bank Draft	0.00	8,976.95	DFT0003249
0387	TREASURER - STATE OF IOWA	07/05/2024	Bank Draft	0.00	2,009.01	DFT0003250
0144	DES MOINES WATER WORKS	07/22/2024	Bank Draft	0.00	49,531.22	DFT0003251
0144	DES MOINES WATER WORKS	07/22/2024	Bank Draft	0.00	22.00	DFT0003252
2538	IOWA LAND RECORDS	07/03/2024	Bank Draft	0.00	115.00	DFT0003253

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	116	68	0.00	850,356.10
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	8	8	0.00	65,111.29
EFT's	0	0	0.00	0.00
	124	80	0.00	915,467.39

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2024	915,499.47
			<u>915,499.47</u>



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00940 - 6/7/24 FNBO CREDIT CARD PAYMENT

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

Vendor: [1069 - FIRST NATIONAL BANK OMAHA](#)

Vendor Total: 910.41

INV0003993	Invoice	6/7/2024	6/7/2024	6/7/2024	6/7/2024	910.41	0.00	0.00	0.00	910.41
CITY HALL VISA	AP Bank Code - AP Bank				No	Payment Date: 6/7/2024		Bank Draft:		DFT0003224

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CITY HALL VISA RING CENTRAL Distributions	Service	0.00	0.00	654.34	0.00	0.00	0.00	654.34

Account Number	Account Name	Project Account Key	Amount	Percent
001-150-6373	TELECOMMUNICATION EXPENSE		100.49	15.36%
001-160-6373	TELECOMMUNICATION EXPENSE		100.49	15.36%
001-170-6373	TELECOMMUNICATION EXPENSE		10.84	1.66%
001-430-6373	TELECOMMUNICATION EXPENSE		28.51	4.36%
001-440-6373	TELECOMMUNICATION EXPENSE		18.70	2.86%
001-450-6373	TELECOMMUNICATION EXPENSE		3.27	0.50%
001-520-6373	TELECOMMUNICATION EXPENSE		35.05	5.36%
001-540-6373	TELECOMMUNICATION EXPENSE		63.19	9.66%
001-620-6373	TELECOMMUNICATION EXPENSE		33.42	5.11%
001-621-6373	TELECOMMUNICATION EXPENSE		79.22	12.11%
110-210-6373	TELECOMMUNICATION EXPENSE		37.02	5.66%
600-811-6373	TELECOMMUNICATION EXPENSE		19.63	3.00%
600-812-6373	TELECOMMUNICATION EXPENSE		35.68	5.45%
610-815-6373	TELECOMMUNICATION EXPENSE		19.63	3.00%
610-816-6373	TELECOMMUNICATION EXPENSE		37.28	5.70%
670-840-6373	TELECOMMUNICATION EXPENSE		8.32	1.27%
741-865-6373	TELECOMMUNICATIONS EXPENSE		23.60	3.61%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CITY HALL VISA OLIVER DMDC TRIP EXP... Distributions	Service	0.00	0.00	256.07	0.00	0.00	0.00	256.07

Account Number	Account Name	Project Account Key	Amount	Percent
001-520-6240	MEETINGS & CONFERENCES		256.07	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	910.41	0.00	0.00	0.00	910.41	910.41	0.00
Grand Total:		910.41	0.00	0.00	0.00	910.41	910.41	0.00

Account Summary

Account	Name	Amount
001-150-6373	TELECOMMUNICATION EXPENSE	100.49
001-160-6373	TELECOMMUNICATION EXPENSE	100.49
001-170-6373	TELECOMMUNICATION EXPENSE	10.84
001-430-6373	TELECOMMUNICATION EXPENSE	28.51
001-440-6373	TELECOMMUNICATION EXPENSE	18.70
001-450-6373	TELECOMMUNICATION EXPENSE	3.27
001-520-6240	MEETINGS & CONFERENCES	256.07
001-520-6373	TELECOMMUNICATION EXPENSE	35.05
001-540-6373	TELECOMMUNICATION EXPENSE	63.19
001-620-6373	TELECOMMUNICATION EXPENSE	33.42
001-621-6373	TELECOMMUNICATION EXPENSE	79.22
Total:		729.25

Account	Name	Amount
110-210-6373	TELECOMMUNICATION EXPENSE	37.02
Total:		37.02

Account	Name	Amount
600-811-6373	TELECOMMUNICATION EXPENSE	19.63
600-812-6373	TELECOMMUNICATION EXPENSE	35.68
Total:		55.31

Account	Name	Amount
610-815-6373	TELECOMMUNICATION EXPENSE	19.63
610-816-6373	TELECOMMUNICATION EXPENSE	37.28
Total:		56.91

Account	Name	Amount
670-840-6373	TELECOMMUNICATION EXPENSE	8.32
Total:		8.32

Account	Name	Amount
741-865-6373	TELECOMMUNICATIONS EXPENSE	23.60
Total:		23.60



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00947 - PYPKT00577 - 06/17-06/30/2024 PAID ON
07/05/2024

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 2304 - EBS										Vendor Total: 27,629.46
INV0003995	Invoice	8/1/2024	8/1/2024	8/1/2024	8/1/2024	1,712.95	0.00	0.00	0.00	1,712.95
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 8/1/2024			Bank Draft:	DFT0003230
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DELTA DENTAL PAYMENT	Service		0.00	0.00	1,712.95	0.00	0.00	0.00	1,712.95	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2125	DENTAL INSURANCE				1,712.95	100.00%				
INV0004001	Invoice	8/1/2024	8/1/2024	8/1/2024	8/1/2024	20,019.01	0.00	0.00	0.00	20,019.01
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 8/1/2024			Bank Draft:	DFT0003235
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
HEALTH INSURANCE WELLMARK	Service		0.00	0.00	20,019.01	0.00	0.00	0.00	20,019.01	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				20,019.01	100.00%				
INV0004002	Invoice	8/1/2024	8/1/2024	8/1/2024	8/1/2024	986.28	0.00	0.00	0.00	986.28
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 8/1/2024			Bank Draft:	DFT0003236
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
EBS ADMIN COST	Service		0.00	0.00	986.28	0.00	0.00	0.00	986.28	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				986.28	100.00%				
INV0004004	Invoice	8/1/2024	8/1/2024	8/1/2024	8/1/2024	1,360.21	0.00	0.00	0.00	1,360.21
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 8/1/2024			Bank Draft:	DFT0003238
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIFE & DIS PRINCIPAL	Service		0.00	0.00	1,360.21	0.00	0.00	0.00	1,360.21	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				1,360.21	100.00%				
INV0004005	Invoice	8/1/2024	8/1/2024	8/1/2024	8/1/2024	3,359.50	0.00	0.00	0.00	3,359.50
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 8/1/2024			Bank Draft:	DFT0003239
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	3,359.50	0.00	0.00	0.00	3,359.50	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				3,359.50	100.00%				
INV0004006	Invoice	8/1/2024	8/1/2024	8/1/2024	8/1/2024	191.51	0.00	0.00	0.00	191.51
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 8/1/2024			Bank Draft:	DFT0003240

Payable Register

Packet: APPKT00947 - PYPKT00577 - 06/17-06/30/2024 PAID ON 07/05/2024

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
VISION AVISES Distributions	Service	0.00	0.00	191.51	0.00	0.00	0.00	191.51		
Account Number	Account Name	Project	Account Key	Amount	Percent					
112-050-2132	VISION WITHHOLDING			191.51	100.00%					

Vendor: [0238 - IOWA WORKFORCE DEVELOPMENT](#)

Vendor Total: 327.86

INV0004010	Invoice	9/27/2024	9/27/2024	9/27/2024	9/27/2024	327.86	0.00	0.00	0.00	327.86
Unemployment Insurance	AP Bank Code - AP Bank			No	Payment Date: 9/27/2024			Bank Draft:		DFT0003244
Items										
Item Description	Commodity			Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployment Insurance Distributions	NA			0.00	0.00	327.86	0.00	0.00	0.00	327.86
Account Number	Account Name			Project Account Key		Amount	Percent			
112-050-2122	STATE WITHHOLDING					327.86	100.00%			

Vendor: [0239 - IPERS](#)

Vendor Total: 17,933.26

INV0004003	Invoice	7/19/2024	7/19/2024	7/19/2024	7/19/2024	567.07	0.00	0.00	0.00	567.07
Payroll Contribution	AP Bank Code - AP Bank			No	Payment Date: 7/19/2024			Bank Draft:		DFT0003237
Items										
Item Description	Commodity			Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution Distributions	NA			0.00	0.00	567.07	0.00	0.00	0.00	567.07
Account Number	Account Name			Project Account Key		Amount	Percent			
112-050-2123	IPERS WITHHOLDING					567.07	100.00%			

INV0004007	Invoice	7/19/2024	7/19/2024	7/19/2024	7/19/2024	17,366.19	0.00	0.00	0.00	17,366.19
Payroll Contribution	AP Bank Code - AP Bank			No	Payment Date: 7/19/2024			Bank Draft:		DFT0003241
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution Distributions	NA		0.00	0.00	5,146.78	0.00	0.00	0.00	5,146.78	
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				5,146.78	100.00%				

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution Distributions	NA	0.00	0.00	12,219.41	0.00	0.00	0.00	12,219.41
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2123	IPERS WITHHOLDING			12,219.41	100.00%			

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 26,907.92

INV0004009	Invoice	7/5/2024	7/5/2024	7/5/2024	7/5/2024	26,907.92	0.00	0.00	0.00	26,907.92
Federal Tax Withheld	AP Bank Code - AP Bank			No	Payment Date: 7/5/2024			Bank Draft:		DFT0003243
Items										
Item Description	Commodity			Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding Distributions	NA			0.00	0.00	13,981.94	0.00	0.00	0.00	13,981.94
Account Number	Account Name			Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING					13,981.94	100.00%			

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding Distributions	NA	0.00	0.00	3,270.06	0.00	0.00	0.00	3,270.06
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			3,270.06	100.00%			

Payable Register

Packet: APPKT00947 - PYPKT00577 - 06/17-06/30/2024 PAID ON 07/05/2024

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total	
Payable Description	Bank Code	On Hold									
Items											
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
Federal Tax Withheld Distributions	NA	0.00	0.00	9,655.92	0.00	0.00	0.00	9,655.92			
Account Number	Account Name	Project Account Key	Amount	Percent							
670-050-2120	FEDERAL WITHHOLDING		20.24	0.21%							
741-050-2120	FEDERAL WITHHOLDING		305.11	3.16%							
110-050-2120	FEDERAL WITHHOLDING		840.48	8.70%							
001-050-2120	FEDERAL WITHHOLDING		6,805.94	70.48%							
610-050-2120	FEDERAL WITHHOLDING		806.72	8.35%							
600-050-2120	FEDERAL WITHHOLDING		877.43	9.09%							

Vendor: 2249 - ISOLVED BENEFIT SERVICES

Vendor Total: 2,286.48

INV0003996	Invoice	7/5/2024	7/5/2024	7/5/2024	7/5/2024	2,239.14	0.00	0.00	0.00	2,239.14
Payroll Deduction	AP Bank Code - AP Bank	No	Payment Date: 7/5/2024	Bank Draft:	DFT0003231					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction Distributions	NA	0.00	0.00	2,239.14	0.00	0.00	0.00	2,239.14
Account Number	Account Name	Project Account Key		Amount	Percent			
820-050-2131	SELF-FUNDED WITHHOLDING			2,239.14	100.00%			

INV0003997	Invoice	7/5/2024	7/5/2024	8/6/2024	7/5/2024	47.34	0.00	0.00	0.00	47.34
FSA ADMIN FEE	AP Bank Code - AP Bank	No	Payment Date: 8/6/2024	Bank Draft:	DFT0003232					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FLEX SPENDING ADMINISTRATION FEE Distributions	Service	0.00	0.00	47.34	0.00	0.00	0.00	47.34
Account Number	Account Name	Project Account Key		Amount	Percent			
820-050-2131	SELF-FUNDED WITHHOLDING			47.34	0%			

Vendor: 1274 - MISSION SQUARE

Vendor Total: 1,863.41

INV0003998	Invoice	7/19/2024	7/19/2024	7/19/2024	7/19/2024	1,375.00	0.00	0.00	0.00	1,375.00
Payroll Deduction	AP Bank Code - AP Bank	No	Payment Date: 7/19/2024	Bank Draft:	DFT0003233					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction Distributions	NA	0.00	0.00	1,375.00	0.00	0.00	0.00	1,375.00
Account Number	Account Name	Project Account Key		Amount	Percent			
001-050-2130	ICMA-RC			1,375.00	100.00%			

INV0003999	Invoice	7/19/2024	7/19/2024	7/19/2024	7/19/2024	388.41	0.00	0.00	0.00	388.41
DEFERRED COMPENSATION	AP Bank Code - AP Bank	No	Payment Date: 7/19/2024	Bank Draft:	DFT0003234					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DEFERRED COMPENSATION Distributions	Service	0.00	0.00	388.41	0.00	0.00	0.00	388.41
Account Number	Account Name	Project Account Key		Amount	Percent			
001-050-2130	ICMA-RC			388.41	100.00%			

INV0004000	Invoice	7/19/2024	7/19/2024	7/19/2024	7/19/2024	100.00	0.00	0.00	0.00	100.00
ICMA-ROTH	AP Bank Code - AP Bank	No	Payment Date: 7/19/2024	Bank Draft:	DFT0003245					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ICMA-ROTH Distributions	NA	0.00	0.00	100.00	0.00	0.00	0.00	100.00
Account Number	Account Name	Project Account Key			Amount	Percent		
001-050-2130	ICMA-RC				95.00	95.00%		
110-050-2130	ICMA-RC				5.00	5.00%		

Payable Register

Packet: APPKT00947 - PYPKT00577 - 06/17-06/30/2024 PAID ON 07/05/2024

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

Vendor: [1832 - TREASURER - STATE OF IOWA](#)

Vendor Total: 4,177.78

INV0004008	Invoice	7/19/2024	7/19/2024	7/19/2024	7/19/2024	4,177.78	0.00	0.00	0.00	4,177.78
State Tax Withholding	AP Bank Code - AP Bank					No	Payment Date: 7/19/2024	Bank Draft:	DFT0003242	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding Distributions	NA	0.00	0.00	4,177.78	0.00	0.00	0.00	4,177.78

Account Number	Account Name	Project Account Key	Amount	Percent
610-050-2122	STATE WITHHOLDING		339.78	8.13%
600-050-2122	STATE WITHHOLDING		377.27	9.03%
741-050-2122	STATE WITHHOLDING		158.08	3.78%
110-050-2122	STATE WITHHOLDING		384.82	9.21%
001-050-2122	STATE WITHHOLDING		2,902.61	69.48%
670-050-2122	STATE WITHHOLDING		15.22	0.36%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	16	81,126.17	0.00	0.00	0.00	81,126.17	81,126.17	0.00
Grand Total:		81,126.17	0.00	0.00	0.00	81,126.17	81,126.17	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	6,805.94
001-050-2122	STATE WITHHOLDING	2,902.61
001-050-2130	ICMA-RC	1,858.41
Total:		11,566.96

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	840.48
110-050-2122	STATE WITHHOLDING	384.82
110-050-2130	ICMA-RC	5.00
Total:		1,230.30

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	17,252.00
112-050-2122	STATE WITHHOLDING	327.86
112-050-2123	IPERS WITHHOLDING	17,933.26
112-050-2124	HEALTH INSURANCE WITHHOLDING	25,725.00
112-050-2125	DENTAL INSURANCE	1,712.95
112-050-2132	VISION WITHHOLDING	191.51
Total:		63,142.58

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	877.43
600-050-2122	STATE WITHHOLDING	377.27
Total:		1,254.70

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	806.72
610-050-2122	STATE WITHHOLDING	339.78
Total:		1,146.50

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	20.24
670-050-2122	STATE WITHHOLDING	15.22
Total:		35.46

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	305.11
741-050-2122	STATE WITHHOLDING	158.08
Total:		463.19

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,286.48
Total:		2,286.48



Payroll Check Register

Checks

Pay Period: 6/17/2024-6/30/2024

Packet: PYPKT00577 - 06/17-06/30/2024 PAID ON 07/05/2024

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: 6/17/2024-6/30/2024

Packet: PYPKT00577 - 06/17-06/30/2024 PAID ON 07/05/2024

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADKISSON, JENNIFER	3145	07/05/2024	969.43	105158
BAILEY, BOYCE E	7104	07/05/2024	1,312.54	105159
BERGESON, JOHN W	7121	07/05/2024	1,991.87	105160
BRIGGS, ASHTON S	1511	07/05/2024	789.65	105161
BRUCE, EMMA	3141	07/05/2024	952.96	105162
CARPENTER, JOHN C	5129	07/05/2024	1,631.30	105163
COLLISON, PATRICK F	5103	07/05/2024	2,273.72	105164
CORY, JOHN P	7120	07/05/2024	1,735.92	105165
CRITTENDEN, MATTHEW	1567	07/05/2024	1,080.39	105166
DE LOS SANTOS, JUAN DAVID	7128	07/05/2024	1,180.25	105167
DOMINGUEZ, MATTHEW P	1513	07/05/2024	855.77	105168
ELLIOTT, KYLE	1568	07/05/2024	1,204.88	105169
GANNAWAY, COURTNEY	1597	07/05/2024	620.92	105170
GILSON, DUSTY ALAN	7124	07/05/2024	1,687.32	105171
HAGAN, SHELBY L	5118	07/05/2024	2,735.05	105172
HARMISON, TROY G	1503	07/05/2024	1,839.55	105173
HIGGINS, DAVID P.	7105	07/05/2024	1,580.27	105174
HORTON, JOHN C	7112	07/05/2024	3,580.13	105175
HORTON, JOHN C	7112	07/05/2024	100.00	105175
HOWIESON, DANIEL	1572	07/05/2024	546.12	105176
HUFF, TIMOTHY J	1559	07/05/2024	2,104.26	105177
JESS, JENE' N	5123	07/05/2024	3,648.21	105178
JOHNSON, ANNASTASHA	5130	07/05/2024	1,470.49	105179
KENT, RONALD D	7115	07/05/2024	857.31	105180
KING, CHRISTINA M	3143	07/05/2024	724.12	105181
KLINKER, KRIS	7116	07/05/2024	191.19	105182
KLINKER-FELD, MICHELL M	3135	07/05/2024	2,268.32	105183
KLUS, KATIE	5134	07/05/2024	1,587.59	105184
KREUDER, AARON M	1441	07/05/2024	3,834.52	105185
KRUSE, OSCAR	1586	07/05/2024	537.47	105186
LUING, TIFFANY A	5133	07/05/2024	1,986.79	105187
LUNDQUIST, BRADLEY D	1555	07/05/2024	899.67	105188
MARSHMAN, CRAIG A	5125	07/05/2024	1,773.67	105189
MASON, KYLE	1598	07/05/2024	930.72	105190
MILLER, BRODY E	1582	07/05/2024	1,567.87	105191
MURRAY, MARGARET	5126	07/05/2024	3,233.91	105192
OLIVER, MARKETA S	8403	07/05/2024	300.00	105193
OLIVER, MARKETA S	8403	07/05/2024	3,598.29	105193
PEZLEY, ISAAC J	5132	07/05/2024	2,326.41	105194
RAUTERBERG, ANTHONY	1599	07/05/2024	2,636.77	105195
REYNOLDS, RAY A	1537	07/05/2024	966.08	105196
RICCIO, ANTHONY F	1583	07/05/2024	796.59	105197
SANDERS, JILL C	3128	07/05/2024	3,358.41	105198
SCHINCKE, MEGAN	3137	07/05/2024	1,075.78	105199
SCHINCKE, MEGAN	3137	07/05/2024	461.05	105199
SCHINCKE, MEGAN	3137	07/05/2024	125.00	105199
SEXTON, WILLIAM M	7125	07/05/2024	250.00	105200
SEXTON, WILLIAM M	7125	07/05/2024	1,178.17	105200
SPOERRY, DANIELLE M	1527	07/05/2024	1,344.64	105201
SUHR, CARLENE E.F.	3144	07/05/2024	1,270.61	105202
SUMMERS, AANNA N	1575	07/05/2024	1,724.32	105203

Employee	Employee #	Date	Amount	Number
SUMMERS, ALAN C	1534	07/05/2024	2,172.18	105204
WELTHA, CLAYTON	1566	07/05/2024	384.80	105205



Payroll Check Register

Report Summary

Pay Period: 6/17/2024-6/30/2024

Packet: PYPKT00577 - 06/17-06/30/2024 PAID ON 07/05/2024
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	80,253.25
Total	53	80,253.25



Refund Check Register

Refund Check Detail

UBPKT05641 - Refunds 01 UBPKT05639 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01038-05	VISION ELECTRIC LLC	7/3/2024	63892	78.46			78.46	Generated From Billing
01-02414-15	ROBINSON, JOSEPH E	7/3/2024	63893	27.77			27.77	Generated From Billing
01-02798-02	SCOTT A STAJCAR	7/3/2024	63894	8.59			8.59	Generated From Billing
01-03187-09	MARUSZAK, DYLAN THOMAS M	7/3/2024	63895	122.64			122.64	Generated From Billing
01-03216-03	ANN PERRIN	7/3/2024	63896	117.76			117.76	Generated From Billing
01-03317-02	DAVID GRIFFIN	7/3/2024	63897	119.30			119.30	Generated From Billing
01-05180-07	RICHMOND, KATRINA	7/3/2024	63898	67.38			67.38	Generated From Billing
01-12000-01	GARCIA, ERNEST	7/3/2024	63899	121.66			121.66	Generated From Billing
03-02120-04	PAUL GRAY	7/3/2024	63900	2.16			2.16	Generated From Billing
06-02377-05	CRONIN, JUSTICE M	7/3/2024	63901	129.23			129.23	Generated From Billing
06-02399-08	MOORE, ELEANOR D	7/3/2024	63902	117.54			117.54	Generated From Billing
06-02496-01	PAUL CARTER	7/3/2024	63903	72.64			72.64	Generated From Billing
08-04900-02	HOEGH, KARA ELIZABETH	7/3/2024	63904	115.82			115.82	Generated From Billing
12-01175-03	ESCOBAR, JENNIFER & JORGE	7/3/2024	63905	84.28			84.28	Generated From Billing
14-03218-04	VASQUEZ, SARAH	7/3/2024	63906	105.69			105.69	Generated From Billing
16-01436-03	KING, NICOLE	7/3/2024	63907	77.85			77.85	Generated From Billing
16-01582-01	SVOBODA, MICHELLE L	7/3/2024	63908	122.64			122.64	Generated From Billing
16-01595-02	LLC, 717 SPRUCE	7/3/2024	63909	15.77			15.77	Generated From Billing
16-01716-03	JR, CHARLES E RUSSELL	7/3/2024	63910	110.95			110.95	Generated From Billing
16-01779-00	ORTON HOMES	7/3/2024	63911	32.90			32.90	Generated From Billing
16-02042-00	HOMES, PARKS CUSTOM	7/3/2024	63912	3.79			3.79	Generated From Billing
Total Refunds: 21		Total Refunded Amount:		1,654.82				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1654.82
Revenue Total:	1654.82

General Ledger Distribution

Posting Date: 07/01/2024

Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER			
600-000-1101	CLAIM ON POOLED CASH	-1,654.82	Yes

General Ledger Distribution

Posting Date: 07/01/2024

	Account Number	Account Name	Posting Amount	IFT
	600-050-2141	APPLIED CREDITS	1,654.82	
		600 Total:	0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-1,654.82	
	999-050-2300	DUE TO OTHER FUNDS	1,654.82	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	



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

Item No. 5.d.
For Meeting of 7/15/2024
Resolution

TITLE: - Resolution affixing public hearing date to consider a rezoning from the Agricultural (A-1) District to Medium Density Residential (R-2) District and Transitional Commercial (C-1) District on Parcels 231/00021-632-000 and 231/00072-330-000

CONTACT PERSON:

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

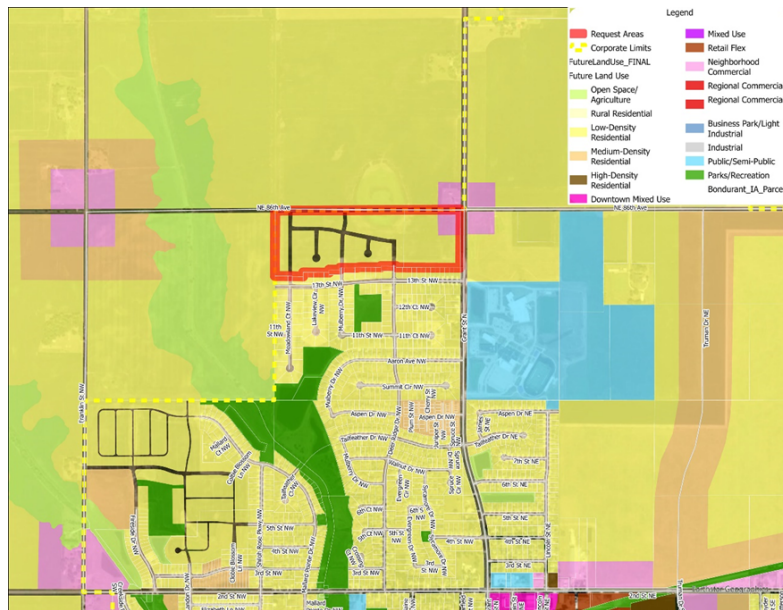
BRIEF HISTORY & ANALYSIS: The City is in receipt of a rezoning request for Parcels 231/00021-632-000 and 231/00072-330-000, located north of Sankey Summit Plats 2 and 3. The rezoning request proposing to change the zoning from A-1 Agricultural to R-2 Medium Density Residential and C-1 Transitional Commercial. The owner of the preliminary plat area is Ethel C Sankey Trust. The rezoning request applicants are Noah Wendt, realtor on behalf of the trust, and Sandra Miller, a trustee. There are no current plans to develop the parcels in question, however this area is located within the Sankey Summit Phase 2 Preliminary Plat that was approved by the City Council on May 4, 2020. The request area is highlighted below.



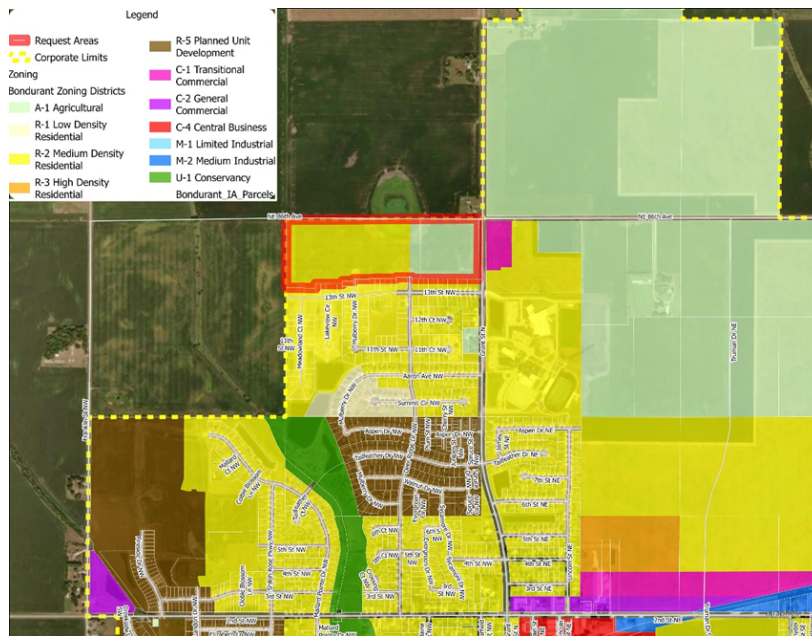
When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the

FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map - the proposed R-2 Medium Density Residential and C-1 Transitional Commercial uses are consistent with the 2022 Future Land Use Map. The Future Land Use Map shows this area being developed as low-density residential and neighborhood commercial. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The majority of Parcel 231/00072-330-000 is currently zoned as R-2 Medium Density Residential. The applicant is proposing to rezone the remaining portion of the property to R-2 Medium Density Residential, as well as the majority of Parcel 231/00021-632-000 to R-2. The exception is the northeast corner of Parcel 231/00021-632-000, near the intersection of Grant Street N/NE 72nd Street and NE 86th Avenue, which is proposed to be rezoned to C-1 Transitional Commercial. The proposed C-1 area is approximately 4 acres in size and will align with the City's Future Land Use Map. The R-2 District allows for low-density residential, which currently exists to the south in Sankey Summit Plats 2 and 3. The C-1 Transitional Commercial allows for low-intensity retail commercial, office commercial uses, and medical office commercial uses.



Parkland Dedication – Any residential development in this area may require parkland dedication. The Sankey Summit Phase 2 Preliminary Plat shows an Outlot Y that may be used for future park considerations. The City’s parkland dedication requirements would be enforced when a plat is submitted for review.

Streets – Parcel 231/00021-632-000 has access from Grant Street North. Parcel 231/00072-330-000 has access from three separate streets stubbed from Sankey Summit Plat 2 and Plat 3.

Pedestrian Connections – Will be addressed during the platting process.

Utilities – All utilities have been stubbed south of the property along Grant Street North in the Sankey Summit Plat 2 and Plat 3 areas. This development area is located within the Northwest Trunk Sewer Connection Fee District area. Any connection fees will be collected during the platting process.

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

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

Comments from City Officials and Utilities -

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

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 5-1, with one member absent, to recommend approval of the zoning request at their July 11, 2024 meeting.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240715-155
2. Rezoning Request Application

CITY OF BONDURANT
RESOLUTION NO. 240715-155

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST FOR
REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE LIGHT
INDUSTRIAL (M-1) DISTRICT, ON PROPERTY DESCRIBED AS PARCEL ID
170/00001-001-000, PARCEL ID 170/00001-002-000 AND PARCEL ID 170/00001-003-
000

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to rezone property
from the Agricultural (A-1) District to the Medium Density Residential (R-2) District and
Transitional Commercial (C-1) District, on property described as follows:

Parcel 231/00021-632-000

-EX PARCEL 2020-59 BK 17833 PG 898- & -EX S 336F N 1791F E 259.03F- & -EX S
735F- 3 832F NE ¼ LESS RD SEC 25-80-23

Parcel 231/00072-330-000

-EX PARCEL 2020-57 BK 17833 PG 898- & -EX PARCEL 2020-58 BK 17833 PAG 898-
& -EX S 735F- & -EX E 832F- NE ¼ SEC 25-80-23

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 5th day of August
2024 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
Planned Unit Development amendment of said property.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 15th 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 August 5, 2024, in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to rezone property from the Agricultural (A-1) District to the Transitional Commercial (C-1) District and Medium Density Residential (R-2) District, on properties described as follows:

Parcel 231/00021-632-000

-EX PARCEL 2020-59 BK 17833 PG 898- & -EX S 336F N 1791F E 259.03F- & -EX S 735F- 3 832F NE ¼ LESS RD SEC 25-80-23

Parcel 231/00072-330-000

-EX PARCEL 2020-57 BK 17833 PG 898- & -EX PARCEL 2020-58 BK 17833 PAG 898- & -EX S 735F- & -EX E 832F- NE ¼ SEC 25-80-23

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



City of Bondurant
Planning & Community Development
200 2nd St NE, Bondurant, Iowa 50035
(515) 967-2418 • planning@cityofbondurant.com

REZONING APPLICATION

Property Owner

Name Ethel C. Sawyer Trust
Address 1841 Ashworth Rd
City West Des Moines State IA Zip 50265
Phone 515-201-8031 Email NA

Applicant (if not Property Owner)

Name _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email _____

Submittal Requirements:

All submittal requirements must be completed. Incomplete applications will not be considered.

Property Address or Parcel ID Number:

231/00021-632-000 and 231/00072-330-000

☒ Application filing fee ([online payment](#) or by check)

☒ Written narrative summarizing reason for rezoning request

Current Zoning District: A-4 Requested Zoning District: Neighborhood Commercial

☒ Map showing area requested for rezoning

☒ Legal description of requested rezoning area

Land area (measured in SF or acres) requested for rezoning: 16.5

☐ NA Only if seeking an R-5 designation—a Planned Unit Development Conceptual Plan as regulated by **Section 178.06 of the Zoning Code**

☒ Rezoning Application Attachment A, which is a notarized petition representing approval of at least 50% of the ownership interests in the property subject to rezoning

A site plan may also be required if determined applicable by the Planning & Community Development Director

I (We) certify that I (we) am (are) familiar with applicable state and local codes and ordinances, the procedural requirements of the City of Bondurant, and have submitted all the required information which is accurate, true, and correct.

Signature

Danclma Priester Swetee

Date

6-25-24

Rezoning Application Overview. A rezoning application is a request to change the zoning district designation on land within the City of Bondurant. A rezoning is an amendment to the City's Zoning Map, which is part of the Zoning Ordinance. Rezoning ordinances are considered by City Council after a recommendation is made by the Planning & Zoning Commission.

How to Apply. Please submit application and attachments electronically to planning@cityofbondurant.com or drop off/mail to City Hall at 200 2nd Street NE, POB 37, Bondurant, IA 50035.

Application Filing Fee Notes. \$100 for the first acre + \$5 for each additional acre for a residential district request. \$120 for the first acre + \$10 for each additional acre for non residential district request.

FOR OFFICE USE ONLY

Received Date

Case No.

Attachment A of Rezoning Application

(Must be notarized and signed by at least 50% of the ownership interests in the property requested for rezoning)

I/We, the undersigned, am/are the property owner(s) of:

Parcel # 231/00021-632-000
Parcel # 231/00072-330-000

I/We declare that a zoning change from the Agriculture Zoning District to the Neighborhood Commercial Zoning District is requested.

PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE SIGNED
<u>Ethel & Sankey T.</u>	<u>Sandra Miller</u>	
<u>Trust</u>	<u>Trustee</u>	<u>6-25-24</u>

State of Iowa Iowa
County of Story

Sworn to (or affirmed) and subscribed before me on this 25 day of June of 2024, by Noah Wendt, who is personally known or produced Driver's License as identification.

Noah Wendt

Signature

(seal)



Noah Wendt
Printed Name of Notary

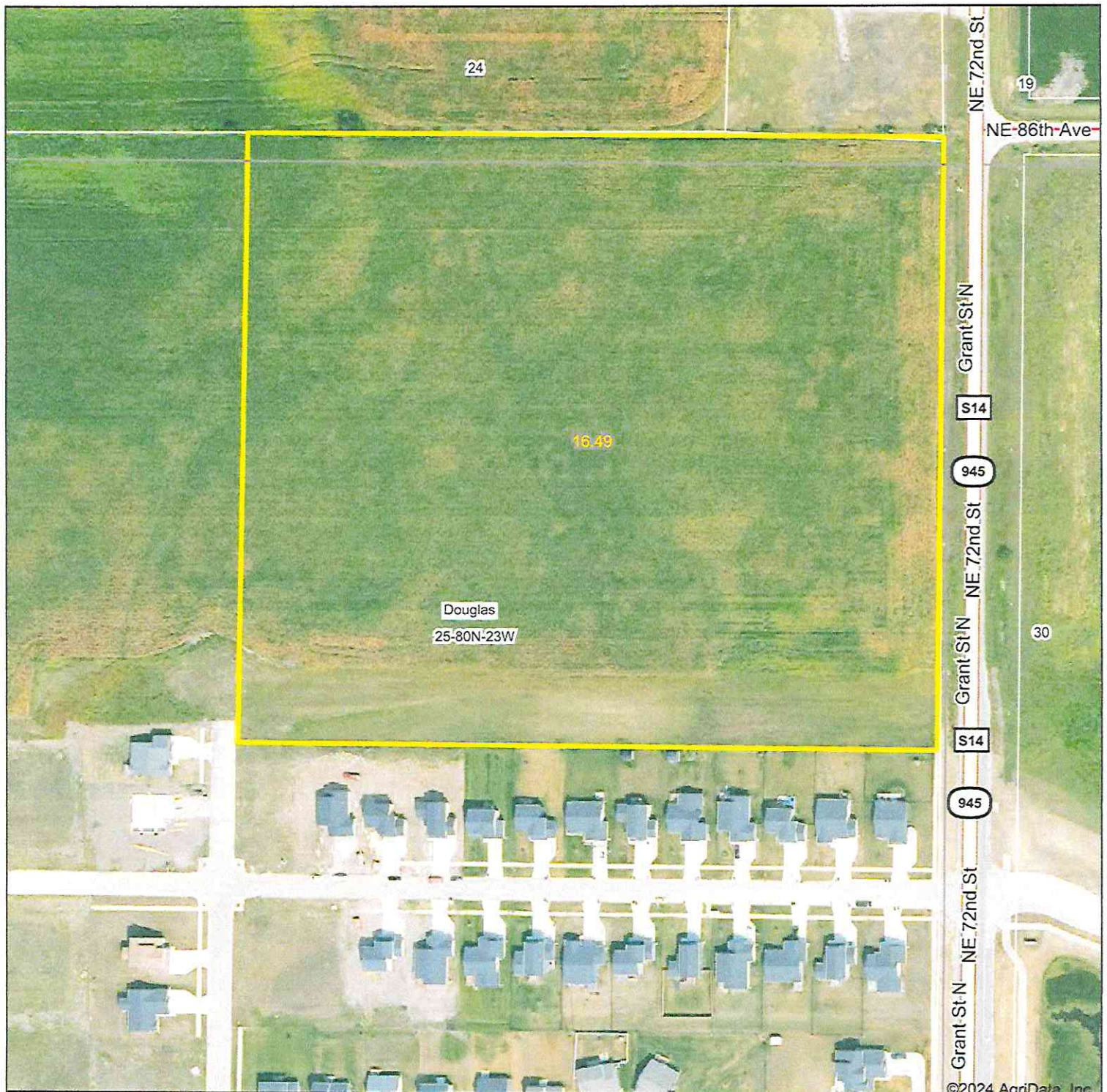
Written Narrative for rezoning request of **Ethel C Sankey Trust Property**

In preparation to market the Ethel C Sankey Trust Property on the North side of Bondurant Sandra Miller, trustee of Ethel C Sankey Trust, is requesting to have the portion of the property that is zoned A-1 (Agricultural) to Neighborhood Commercial zoning.

The reasons for requesting the re-zoning are:

1. to get the zoning in line with what the City of Bondurant's Future Land Use plan is and
2. Prepare the property to be more marketable to future developers

Aerial Map



acrePRO

Boundary Center: 41° 42' 58.7, -93° 27' 58.52

0ft 202ft 405ft

25-80N-23W
Polk County

Maps Provided By:

Legal Description for Ethel C Sankey Trust rezoning

Parcel 231/00021-632-000

-EX PARCEL 2020-59 BK 17833 PG 898- & -EX S 336F
N 1791F E 259.03F- & -EX S 735F- E 832F NE 1/4
LESS RD SEC 25-80-23

Parcel 231/00072-330-000

-EX PARCEL 2020-57 BK 17833 PG 898- & -EX PARCEL
2020-58 BK 17833 PG 898- & -EX S 735F- & -EX E
832F- NE 1/4 SEC 25-80-23



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

Item No. 5.e.
For Meeting of 7/15/2024
Resolution

TITLE: - Resolution approving contract with the artist group I/Thee to install the Puddle Pavilions project along Mud Creek in Eagle Park

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: On July 1, 2024 the Bondurant City Council approved a grant agreement with Bravo Greater Des Moines to accept \$24,850 in grant funding to assist with installing the Puddle Pavilions project in 2025. The next step in this Puddle Pavilions project process is for the Bondurant City Council to consider approving the attached contract with the artist group I/Thee to move this project into the implementation phase. The attached contract notes that by January 15, 2025, I/Thee will submit a refined concept for approval and that the actual art installation will be completed by August 1, 2025. The attached contract notes a fixed and maximum fee of \$50,000, meaning the Bravo Greater Des Moines grant funding will cover 49.7% of the overall project cost. The resolution approving the contract includes language that approval is subject to review/comments made by the City Attorney's office.

Implementing this 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.

Puddle Pavilions Concept:



FUNDING SOURCE: Grant/LOSST

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240715-156
2. Eagle Park Agreement Draft_watermark

CITY OF BONDURANT
RESOLUTION NO. 240715-156

RESOLUTION APPROVING CONTRACT WITH THE ARTIST GROUP
I/THEE TO INSTALL THE PUDDLE PAVILIONS PROJECT ALONG MUD
CREEK IN EAGLE PARK

WHEREAS Opportuniy 1 C of the Art, Culture, & Wayfinding Master Plan identifies the need to install art along Mud Creek in Eagle Park; AND

WHERAS the Art, Culture, & Wayfinding Master Plan includes an artist concept created by I/Thee titled Puddle Pavilions to help activate this portion of Eagle Park; AND

WHEREAS the City of Bondurant accepted the Bravo Greater Des Moines ICON Public Art Grant Agreement in the amount of \$24,850 to assist with installing the Puddle Pavilions Project; AND

WHEREAS the attached contract moves this Puddle Pavilions project into the implementation phase, where the contract notes the artist group will install the project by August 1, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the contract between the City of Bondurant and I/Thee in the amount of \$50,000 for installation of the Puddle Pavilions project along Mud Creek in Eagle Park, pending review by legal counsel.

Passed this 15th 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 19, 2024

Art Project Implementation: Eagle Park Art Installation

Agreement Between CLIENT and ARTIST

THIS AGREEMENT ("Agreement") is made on JUNE 19, 2024 ("Effective Date") between City of Bondurant, Iowa (hereinafter referred to as "CLIENT"), and I-THEE LLC (hereinafter referred to as the "ARTIST").

WHEREAS, CLIENT desires the ARTIST to create a public work of art, in the ARTIST'S unique style (the "Artwork")

WHEREAS, the ARTIST desires to create the Artwork.

NOW, THEREFORE, in consideration of the mutual promises and undertakings contained herein, the parties agree as follows:

1. SCOPE OF SERVICES

a. GENERAL

- a.1 The ARTIST will either directly or through qualified sub-consultants, perform all services including furnish all supplies, materials and equipment, inspect the site, gain required permits as necessary for the design, execution, fabrication, transportation, and installation of the Artwork at the site.
- a.2 The ARTIST will determine the artistic expression, scope, design, color, size, material, and texture of the Artwork, subject to review and acceptance by CLIENT's representative or designee as set forth in this Agreement.
- a.3 The public art site will be located along the 2nd St NW access path to Eagle Park.

b. PROPOSAL

- b.1 The ARTIST acknowledges and agrees they have carried out a reasonable site inspection, interviews and/or research, in order to prepare a design proposal for the Artwork. Further, the ARTIST acknowledges and agrees they have the necessary background materials and information on matters affecting the site and installation of the Artwork and will get all necessary permits and approvals for the project including

but not limited to engineering stamps, building permits, and performance bonds.

- b.2** No later than January 15, 2025, the ARTIST will prepare and submit a refined concept design proposal for the Artwork ("Proposal") to CLIENT. The Artwork depicted in the Proposal shall reasonably resemble what was depicted in the draft design which was previously approved through the Request for Proposal (RFP) Process. The Proposal will specify such materials, textures, colors, dimensions, weights, proposed installation method and refined budget, and can include such drawings, models and other documentation as needed to present a meaningful representation of the concept and design of the proposed Artwork. The Proposal shall include a recommended maintenance plan to be carried out by the CLIENT following installation.
- b.3** CLIENT will, within thirty-five (35) days following the ARTIST'S submission of the Proposal, notify the ARTIST whether the Proposal is accepted, accepted with changes, or rejected. During this thirty-five (35) day period the ARTIST will be available via teleconference or phone call as reasonably required to communicate with CLIENT regarding the Proposal.
- b.4** If CLIENT determines the Proposal is rejected, it will provide the ARTIST with a statement in writing of the reasons for such rejection. In such an event, the CLIENT, at its sole discretion, will determine if either the ARTIST will submit a second Proposal for the Artwork within a reasonable period of time specified by CLIENT, or if this Agreement shall be terminated. If CLIENT/ARTIST submit a second Proposal, within thirty-five (35) days following the submittal of the second Proposal by the ARTIST, CLIENT will notify the ARTIST in writing whether the Proposal is approved, approved with changes, or rejected. If the second Proposal is rejected, CLIENT will provide the ARTIST with a statement in writing of the reasons for rejection, whereupon this Agreement will terminate.
- b.5** In the event of termination of this Agreement pursuant to paragraph 1.b4, above, the ARTIST will retain the proposal and all ten percent (10%) compensation theretofore paid under Section 2 of this Agreement and neither party will be under any future obligation to the other in respect of the subject matter thereof.
- b.6** Although the ARTIST will have the responsibility and authority for all aspects of the Artwork, the ARTIST will

give appropriate consideration to input received from CLIENT.

c. DESIGN REVIEW

- c.1 Even after the Proposal has been approved, the CLIENT may request reasonable revisions for other practical (non-aesthetic) reasons.
- c.2 The ARTIST will receive no revision or redesign fees, unless otherwise agreed in writing.
- c.3 Upon approval of the Proposal, CLIENT may retain for its records a digital copy of all the studies, sketches, drawings, paintings, diagrams, working drawings, graphic material, and models or related products as presented in the Proposal. CLIENT may not reproduce or distribute said digital copy of any materials without the written consent of ARTIST.

d. EXECUTION OF THE WORK

- d.1 Within fourteen (14) days after receiving written approval of the Proposal, the ARTIST will furnish CLIENT a tentative schedule for completion of fabrication and installation of the Artwork.
- d.2 After written approval of the schedule by CLIENT, the ARTIST will fabricate, transport and install the Artwork in accordance with the schedule that has been approved in writing by CLIENT.
- d.3 CLIENT will have the right to review the Artwork at reasonable times during the fabrication thereof to ensure it is moving forward in a timely fashion and is consistent with the Proposal.
- d.4 The ARTIST will complete the fabrication and installation of the Artwork in substantial conformity with the Proposal. It is anticipated the public work of art will be completed by August 1, 2025.
- d.5 The ARTIST will present to CLIENT in writing for further review and approval any significant changes in scope, design, color, size, material or texture of the Artwork not permitted by or not in substantial conformity with the Proposal. A significant change is any change in scope, design, color, size, material, texture or location of the site of the Artwork which materially affects installation,

scheduling for the Artwork or the concept of the Artwork as represented in the Proposal, as reasonably determined by ARTIST.

e. DELIVERY AND INSTALLATION

- e.1 The ARTIST will notify CLIENT in writing when the fabrication of the Artwork is completed and the ARTIST is ready for its delivery and installation at the site if the Artwork was fabricated off site.
- e.2 The ARTIST agrees to notify CLIENT's representative or designee, no fewer than thirty (30) days prior to the ARTIST'S intended time of delivery to determine the particulars of delivery including time, location and agent designated by the CLIENT.
- e.3 The ARTIST will deliver and install the Artwork at the site in compliance with the schedule as approved by CLIENT in section 1.d.2 above.
- e.4 In the event of circumstances or conditions beyond ARTIST's reasonable control that render timely performance of ARTIST'S services impossible, impracticable, or unduly burdensome or materially increase the cost to ARTIST to perform its obligations under this Agreement including but not limited to adverse conditions at the site, acts of nature; war or warlike operation; acts of government; public emergence; strike or other labor disturbances; or pandemic, epidemic, or public health crisis, CLIENT and ARTIST will work together to account for contractual obligations once the unforeseen circumstances have ceased to exist, including the grant of a reasonable extension of time to any deadlines set forth in the schedule, such extension(s) of time to be agreed upon by the Parties and executed under accordance with the Agreement modification waiver.
- e.5 The ARTIST is responsible for performing any significant maintenance of the Artwork for the duration of the installation within reason and in coordination with the CLIENT.
- e.6 On the date of completion of the installation, ARTIST will secure a letter from the CLIENT acknowledging acceptance of title to physical ownership of the Artwork.
- e.7 CLIENT shall coordinate with CLIENT's facilities department regarding ARTIST's access to the site in connection with the scheduling of the preparation, installation, or maintenance

of the Artwork. During the installation period, the ARTIST will have access to and use the CLIENT's water and electrical supply at the CLIENT's expense. ARTIST hereby agrees to use these utilities in a reasonable and sparing manner and to provide the CLIENT with prior notice of the periods of time such utilities are accessed. ARTIST will, at all times conduct themselves so as not to interfere with the operation of the site by the CLIENT or the use of the site by other users. CLIENT reserves the right to require ARTIST to suspend their activities on the site if, in the CLIENT's reasonable discretion, such suspension is necessary due to an emergency or other event on the site. Any subcontractors engaged by ARTIST in connection with the installation of the Artwork shall be subject to CLIENT's prior approval, such approval not to be unreasonably withheld.

f. POST-INSTALLATION

f.1 The Artist will provide the CLIENT a proposed maintenance schedule and estimated budget for care/maintenance/conservation to oversee the care of Artwork post-installation. The CLIENT is responsible for the proper care and maintenance of the Artwork.

f.2 During the installation of the Artwork, the ARTIST will furnish CLIENT with the following photographs of the Artwork:

f.2.b A minimum of four (4) digital images which document the process and development of the Artwork from beginning fabrication through completion;

f.2.b One set of digital images of the completed Artwork, one taken from each of four different viewpoints;

f.3 The ARTIST will be notified of any dates and times for presentation ceremonies relating to the public art project.

f.4 CLIENT will use its best efforts to arrange for publicity for the completed Artwork in such publications as may be determined between CLIENT and the ARTIST as soon as practicable following installation.

h. RISK OF LOSS

The risk of loss or damage to the Artwork during the course of fabrication and installation will be borne by the ARTIST, except to the extent that the partially or wholly completed Artwork is in the custody, control or supervision of the City or its

agent(s) for the purposes of storing, installing on-site or performing other services to the Artwork CLIENT and ARTIST agree that under no circumstances shall the value of the Artwork, until after the completion and performance of this contract, exceed the total sum of the cost for services under this Agreement.

i. INDEMNITY

The ARTIST agrees to indemnify and hold harmless the CLIENT arising from any liabilities, losses, negligent or intentional acts by the ARTIST or the ARTIST'S subcontractors or agents, or for any failure of warranty as described in Section 3 of this Agreement.

2. COMPENSATION AND PAYMENT SCHEDULE

The CLIENT will pay the ARTIST a fixed and maximum fee of \$50,000 which will constitute full compensation for all fees, design rights, services, travel, documentation, insurance expenses, and materials inclusive of testing and fabrication of final installation to be performed and furnished by the ARTIST under this Agreement. The fee will be paid in the following installments, expressed as percentages of such fixed fee, each installment to represent full and final, non-refundable payment for all services, expenses, and materials provided prior to the due date thereof. The ARTIST will invoice CLIENT for each payment.

Ten percent (10%) within ten (10) days after CLIENT has received its initial payment from CLIENT after execution of this Agreement; \$5,000

Fifty percent (50%) within ten (10) days after CLIENT has received its initial payment from CLIENT after the final Proposal has been approved; \$25,000.

Twenty-five percent (25%) within thirty (30) days after the ARTIST notifies the CLIENT that the Artwork is ready for installation at the site; \$12,500

Fifteen percent (15%) within ten (10) days after CLIENT has received its initial payment from CLIENT after installation is final; \$7,500

ARTIST shall not be liable for any delay in performance as a result of CLIENT's nonpayment or delay in payment to ARTIST.

3. WARRANTIES

a. WARRANTIES OF TITLE

The ARTIST represents and warrants that: (a) the Artwork is solely the result of the artistic effort of the ARTIST; (b) except as otherwise disclosed in writing to CLIENT, the Artwork is unique and original and does not infringe upon any existing copyright of any third-party; (c) that the Artwork, or a duplicate thereof, has not been accepted for sale elsewhere; and (d) the Artwork is free and clear of any liens from any source whatever.

b. WARRANTIES OF QUALITY AND CONDITION

The ARTIST represents and warrants, except as otherwise disclosed to CLIENT in writing in connection with the submission of the Proposal that: (a) the execution and fabrication of the Artwork will be performed in a workmanlike manner; (b) the Artwork, as fabricated and installed, will be free of defects in material and workmanship.

4. INSURANCE

- a. The ARTIST and all employees and contractors of the ARTIST will each effect and maintain insurance to protect the ARTIST from claims under workers compensation acts; claims for damages because of bodily injury, arising out of Artist's performance, including personal injury, sickness or disease, or death of any of their employees, or claims for damages because of injury to or destruction of tangible property; including loss of use resulting there from; and from claims arising out of their performance of professional services caused by errors, omissions, or negligent acts for which the ARTIST is legally liable.
- b. During Installation the ARTIST will add CLIENT as ADDITIONAL INSUREDS.

5. REPRODUCTION RIGHTS

a. GENERAL

The ARTIST retains all rights under the Copyright Act of 1976, 17 U.S.C., 101 et. seq., and all other rights in and to the Artwork (including all draft and approved Proposal Documents and the digital images documenting the process and completed Artwork) as the sole author and owner of the copyright for the duration of the copyright. The ARTIST grants to CLIENT a royalty-free, irrevocable, non-transferable license (without the right to sublicense) to make two-dimensional reproductions of

the Artwork provided that these rights are exercised in a professional manner. For the avoidance of doubt, any merchandizing or other commercial use of such reproductions shall remain subject to the ARTIST'S consent, which may be withheld or delayed at the ARTIST'S sole discretion.

b. NOTICE

All reproductions by the CLIENT shall contain a credit to the ARTIST and a copyright notice in substantially the following form: © [Artist's name, date of publication].

c. CREDIT

The ARTIST will use best efforts to give a credit reading substantially, "An original public work of art commissioned by City of Bondurant, Iowa" in any public showing under the ARTIST'S control of reproductions of the Artwork.

6. IDENTIFICATION AND ARTIST'S RIGHTS

a. IDENTIFICATION

The ARTIST will incorporate into the Artwork a sign at the site identifying the ARTIST, the title of the Artwork, the year of completion, medium/materials or description of Artwork, and credit in accordance with this Agreement. The final wording will be mutually agreed upon by ARTIST and CLIENT.

b. ALTERATION, DAMAGE, and ARTIST'S RIGHTS

The ARTIST understands that CLIENT will make reasonable efforts to protect ARTIST'S recognized rights under the Visual Artists' Rights Act ("VARA") against wrongful acts of alteration, modification, change, or destruction of the Artwork by incorporating provisions into any contract with the third party that shall physically own and/or host the Artwork requiring that such third party protect and defend the ARTIST'S rights under VARA. Similarly, the ARTIST understands that CLIENT will make reasonable efforts to protect ARTIST'S copyright and intellectual property rights by incorporating provisions requiring such third party to protect and defend the ARTIST'S rights enumerated in Section 5.a to this Agreement.

7. ARTIST AS INDEPENDENT CONTRACTOR

The ARTIST will perform all work under this Agreement as an independent contractor and not as an agent or an employee of

CLIENT. The ARTIST will not be supervised by any employee or official of CLIENT, nor will the ARTIST exercise supervision over any employee or official of CLIENT.

8. TERM AND TERMINATION

- a. The term of this Agreement shall commence on the Effective Date and continue thereafter until completion of the Services and completion of CLIENT's payment obligations hereunder.
- b. If either party to this Agreement will willfully or negligently fail to fulfill in a timely and proper manner, or otherwise violate, any of the covenants, agreements or stipulations material to this Agreement, the other party will thereupon have the right to terminate this Agreement by giving written notice to the defaulting party of its intent to terminate specifying the grounds for termination. The defaulting party will have thirty (30) days after receipt of the notice to cure the default. If it is not cured, then this Agreement will terminate. In the event of default by CLIENT, CLIENT will promptly compensate the ARTIST for all services performed by the ARTIST prior to termination. In the event of default by the ARTIST, all finished and unfinished drawings, sketches, photographs, and other work products prepared and submitted or prepared for submission by the ARTIST under this Agreement will at the CLIENT's option become its property, provided that no right to fabricate or execute the Artwork will pass to the CLIENT and CLIENT will compensate the ARTIST for all services performed by the ARTIST prior to termination.

9. ENTIRE AGREEMENT, MODIFICATION, WAIVER, SEVERABILITY, CONSTRUCTION, AND SURVIVAL

This Agreement together with all Schedules hereto constitutes the entire Agreement between the parties and supersedes all prior and contemporaneous agreements related to this matter. There are no other written or oral agreements, representations or understandings with respect to the subject matter of this Agreement. No alteration, change, or modification of the terms of the Agreement will be valid unless made in writing and signed by both parties hereto and approved by appropriate action of the CLIENT. No waiver will be binding on a party unless it is in writing and signed by the party making the waiver. A party's waiver of a breach of a provision of this Agreement will not be a waiver of any other provision or a waiver of a subsequent breach of the same provision. If any provision of this Agreement shall be determined to be illegal and unenforceable by any court of law or any competent governmental authorities, such provision shall be severed herefrom and the remaining provisions shall be

enforceable in accordance with their terms so long as this Agreement without such terms or provisions does not fail of its essential purpose or purposes. This Agreement shall be interpreted as if the parties hereto jointly prepared it. Notwithstanding anything to the contrary contained in this Agreement, the following sections shall survive Termination of this Agreement for as long as permitted by law: Indemnifications and Insurance, Reproduction Rights, Identification and Artist's Rights, and any other right or obligation of the Parties which, by its nature, should survive termination or expiration of this Agreement.

10. CHOICE OF LAW, FORUM SELECTION, AND ATTORNEY FEES

CLIENT and ARTIST agree and stipulate that any disputes arising under this Agreement shall be resolved by the laws of the State of Iowa and that the proper venue shall be solely in the state and federal courts located in Polk County, Iowa. CLIENT and Artist also agree and waive any right to jury trial for any disputes arising under this Agreement. In the event of any action or proceeding brought to enforce the terms of this Agreement, the prevailing party shall be entitled to recovery of its reasonable attorneys' fees and costs, including any other remedies otherwise available.

11. NOTICES

All notices, requests, demands and other communications which are required or permitted to be given under this Agreement will be in writing and will be deemed to have been duly given upon the delivery or receipt thereof, as the case may be, if delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, as follows:

if the CLIENT, to: City of Bondurant
Maggie Murray
200 2nd Street NE Box 37,
Bondurant, IA 50035
planning@cityofbondurant.com

if the ARTIST, to: I/THEE LLC
Kristina Fisher
1111 W University Drive, 2022,
Tempe, AZ 85281
kristinamariafisher@gmail.com

This Agreement is executed on the day and year first written above.

ARTIST

Date

Kristina Fisher, I/THEE LLC

CLIENT

Date

Maggie Murray, City of Bondurant.



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

Item No. 5.f.
For Meeting of 7/15/2024
Resolution

TITLE: - Resolution approving the Prairie Meadows Youth Sports and Recreation Grant Agreement for funding to assist with installing basketball courts in Bondurant

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant submitted a grant application request to the Prairie Meadows Youth Sports and Recreation Grant Program for funding to assist with installing basketball courts in two park areas here in Bondurant - one court is proposed for Wolf Creek Park, while the other was originally proposed for Bluejay Landing Park but may be located in another park due to the existing floodway limitations at Bluejay Landing Park. The other park location has not yet been finalized, but will likely be located generally in the north/northwest portion of Bondurant to help serve an identified need. The City of Bondurant was notified it will receive \$15,000 in Youth Sports and Recreation Funding to assist with installing these courts. The overall estimated total cost to implement these courts is \$66,663. The attached grant agreement must be signed and returned to Prairie Meadows by July 17, 2024. The City will need to complete the basketball courts by September 1, 2025. The need to construct these basketball courts is identified as a short-term project (0-3 years) in the new Parks, Trails, & Greenways Master Plan.

FUNDING SOURCE: Grant

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240715-157
2. Grant Agreement

CITY OF BONDURANT
RESOLUTION NO. 240715-157

RESOLUTION APPROVING THE PRAIRIE MEADOWS YOUTH SPORTS AND
RECREATION GRANT AGREEMENT FOR FUNDING TO ASSIST WITH INSTALLING
TWO BASKETBALL COURTS IN BONDURANT

WHEREAS the City of Bondurant was notified it will receive \$15,000 in grant funding through the Prairie Meadows Youth Sports and Recreation Grant Program for funding to assist with installing two basketball courts in Bondurant; AND

WHEREAS Prairie Meadows requires the attached grant agreement be signed and returned by July 17, 2024; AND

WHEREAS the attached grant agreement requires the City of Bondurant to construct the two basketball courts by September 1, 2024; AND

WHEREAS construction of these basketball courts is consistent with the following short-term project of the new Parks, Trails, & Greenways Master Plan: Construct a basketball court at Wolf Creek Park and explore the option to construct an additional basketball court at a park in the north/northwest portion of Bondurant.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Prairie Meadows Youth Sports and Recreation Grant Agreement to install two basketball courts is hereby approved, and staff is authorized to sign the agreement.

Passed this 15th 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				



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Page 1 [Review My Requirement](#)

Community Betterment or Youth Sports and Recreational Grant Agreement

[Printer Friendly Version](#) | [E-mail Draft](#)

* Required before final submission

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

City of Bondurant

in the amount of:

15000.0000

for the proposed project:

Wolf Creek Park Basketball Court and Bluejay Landing Park Basketball Court

the organization and undersigned agree to the following:

- To use the grant award only as outlined in the approved Community Betterment or Youth Sports and Recreational Grant Application for the purposes related to the above stated project by September 1, 2025. Any modification to the project as originally presented in the Community Betterment or Youth Sports and Recreational Grant Application must be submitted in writing to Prairie Meadows for consideration.
- To repay any portion of the grant which is not used for the aboved stated project as detailed in the approved Community Betterment or Youth Sports and Recreational Grant Application.
- To complete the Grant Evaluation Report provided by Prairie Meadows. The report will include a complete statement of how the grant funds were spent, the number of people served and the

objectives accomplished by the project. The report must be completed by October 1, 2025.

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

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

* Name/Title

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

Save & Finish Later

Review & Submit



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

Item No. 5.g.
For Meeting of 7/15/2024
Resolution

TITLE: - Resolution approving the Prairie Meadows Community Betterment Grant Agreement for funding to assist with implementing the Bondurant Emergency Service Heart Monitor Project

CONTACT PERSON:

Tiffany Luing, Economic Development Coordinator
Aaron Kreuder, Fire Chief

BRIEF HISTORY & ANALYSIS: The City of Bondurant submitted a grant application request to the Prairie Meadows Community Betterment Grant Program for funding to assist with implementing the Bondurant Emergency Services Heart Monitor Project. This project will seek to fund three LIFEPAK 15 heart monitors to enhance the department's emergency response capabilities. The LIFEPAK 15 monitor/defibrillator by Physio-Control sets the standard in innovation, clinical effectiveness, and operational toughness. This technology provides comprehensive support for treating cardiac patients and enhanced diagnostic capabilities. The City of Bondurant was notified it will receive \$75,000 in Community Betterment Funding to assist with purchasing these heart monitors. The overall estimated total cost to purchase the three monitors is \$116,615. The attached grant agreement must be signed and returned to Prairie Meadows by July 17, 2024. The City will need to purchase the heart monitors by September 1, 2025.

FUNDING SOURCE: Grant

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240715-158
2. Community Betterment Grant Agreement (Heart Monitors)

CITY OF BONDURANT
RESOLUTION NO. 240715-158

RESOLUTION APPROVING THE PRAIRIE MEADOWS COMMUNITY BETTERMENT
GRANT AGREEMENT FOR FUNDING TO ASSIST WITH IMPLEMENTING THE
BONDURANT EMERGENCY SERVICE HEART MONITOR PROJECT

WHEREAS the City of Bondurant was notified it will receive \$75,000 in grant funding through the Prairie Meadows Community Betterment Grant Program for funding to assist with implementing the Bondurant Emergency Service Heart Monitor Project; AND

WHEREAS Prairie Meadows requires the attached grant agreement be signed and returned by July 17, 2024; AND

WHEREAS the attached grant agreement requires the City of Bondurant to implement the program by September 1, 2024.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Prairie Meadows Community Betterment Grant Agreement to implement the Bondurant Emergency Service Heart Monitor Project is hereby approved, and staff is authorized to sign the agreement.

Passed this 15th 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				

Community Betterment Grant Agreement

Community Betterment or Youth Sports and Recreational Grant Agreement

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

Bondurant Emergency Services

in the amount of:

75000.0000

for the proposed project:

Bondurant Emergency Service Heart Monitor Project

the organization and undersigned agree to the following:

- To use the grant award only as outlined in the approved Community Betterment or Youth Sports and Recreational Grant Application for the purposes related to the above stated project by September 1, 2025. Any modification to the project as originally presented in the Community Betterment or Youth Sports and Recreational Grant Application must be submitted in writing to Prairie Meadows for consideration.
- To repay any portion of the grant which is not used for the aboved stated project as detailed in the approved Community Betterment or Youth Sports and Recreational Grant Application.
- To complete the Grant Evaluation Report provided by Prairie Meadows. The report will include a complete statement of how the grant funds were spent, the number of people served and the objectives accomplished by the project. The report must be completed by October 1, 2025.
- To recognize and publicly thank Prairie Meadows for the Community Betterment or Youth Sports and Recreational Grant your organization received.

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

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

Name/Title

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

7/17/2024



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

Item No. 5.h.
For Meeting of 7/15/2024
Resolution

TITLE: - Resolution setting date for public hearing on designation of the expanded Bondurant Urban Renewal Area and on Urban Renewal Plan Amendment (2024 Amendment)

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: The attached resolution sets the date for a public hearing for an urban renewal plan amendment. The Urban Renewal Plan for the Bondurant Urban Renewal Area is being amended for the purposes of the deletion of an area from the 1988 Urban Renewal Area and the Addition of Property – Grain District former railroad right-of-way parcels; an update for the description of the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program; and update of the City Park Project; and the identification of new urban renewal projects to be undertaken in the Urban Renewal Area. The new projects being added to the plan include: Exemplar Care agreement; the Grain District Downtown Redevelopment; the Grain District Arboretum Plaza; and the Bondurant Recreation and Civic Facility. The full draft of the plan amendment is attached. City staff will coordinate a stakeholders consultation with Polk County and the Bondurant-Farrar School District.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240715-162
2. DRAFT 2024 UR Amendment
3. Set Hrg UR Amend Adds (Bondurant-2024)-v1
4. UR Plan Amend (Bondurant 2024)-v1

CITY OF BONDURANT
RESOLUTION NO. 240715-162

Resolution Setting Date for Public Hearing on Designation of the Expanded
Bondurant Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Bondurant, Iowa (the “City”) by resolution previously established the Bondurant Urban Renewal Area (the “Urban Renewal Area”) and an adopted urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made to delete certain property, as described on Exhibit A hereto (the “Deleted Property”), from the Urban Renewal Area; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit B hereto; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) deletes the Deleted Property from the Urban Renewal Area; (2) covers the addition of the Property to the Urban Renewal Area; (3) updates the description of the City’s Urban Renewal Economic Development Initiatives and Administration and Professional Support Program which was previously approved in the November, 2019 Amendment to the Plan and updated in the June, 2020 and September, 2023 Amendments to the Plan; (4) updates the description of the City Park Project which was previously approved in the September, 2023 Amendment to the Plan; and (5) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing an economic development grant to Exemplar Care in connection with the operation of a health clinic; (b) using tax increment financing to pay the costs of the City’s Grain District Downtown Redevelopment Project; (c) using tax increment financing to pay the costs of the City’s Grain District Arboretum Plaza Project; and (d) using tax increment financing to pay the costs of the City’s Bondurant Recreation and Civic Facility Project; and

WHEREAS, it is now necessary that a date be set for a public hearing on the addition of the Property to the Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Bondurant, Iowa, as follows:

Section 1. This City Council will meet at the _____, Bondurant, Iowa, on August 19, 2024, at _____ p.m., at which time and place it will hold a public hearing on the deletion of the Deleted Property, the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Bondurant, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator, or her designee, is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved July 15, 2024.

Mayor

Attest:

City Clerk

CITY OF BONDURANT, IOWA
URBAN RENEWAL PLAN AMENDMENT
BONDURANT URBAN RENEWAL AREA

September, 2024

The Urban Renewal Plan (the “Plan”) for the Bondurant Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purposes of (1) deletion of area from the 1988 Urban Renewal Area; (2) Addition of Property – Grain District former railroad right-of-way parcels; (3) Update Description of the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program; (4) Update of the City Park Project; and (5) identifying new urban renewal projects to be undertaken in the Urban Renewal Area.

1) Deletion of Area from 1988 Urban Renewal Area. The real property legally described on Exhibit A hereto is, by virtue of this Amendment, being removed from the 1988 Urban Renewal Area with the September, 2024 Addition to the Urban Renewal Area, as these areas being removed from the 1988 Urban Renewal Area are now included within the Urban Renewal Area as part of this Month 2024 Amendment.

2) Addition of Property- Grain District former railroad right-of-way parcels. The real property (the "Grain District Railroad Property") legally described on Exhibit B hereto is, by virtue of this Amendment, being added with the September, 2024 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Grain District Railroad Property as an economic development and a blighted area. The Grain District railroad right-of-way parcels will become subject to the provisions of the Plan for the Urban Renewal Area. This area is related to the arboretum trail of the Grain District Downtown Redevelopment Plan and the Grain District Arboretum Plaza.

Blight Finding: An investigation has been conducted, the results of which indicate that conditions of blight, as described in Section 403.17(5) of the Code of Iowa, exist on the Property as a result of the deterioration of private properties, faulty land use and lot layout conditions, dilapidation and developing failure of public infrastructure and utility connections (the “Blighted Conditions”). The Blighted Conditions are further described on Exhibit C hereto.

3) Update Description of the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program. The City approved the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program (the “Program”) in the November 3, 2019 Amendment to the Plan, amended in June 2020 and further updated in September 2023. It is now necessary to further revise the Program. The description of the Program shall now read as follows:

Name of Project: Urban Renewal Economic Development Initiatives and Administration and Professional Support Program (the "Program")

Date of Council Approval of Project: November 3, 2019 (original), June 15, 2020 (updated), June 2020 (updated), and September 2023 (updated)

Description of Program: The City will provide administrative and professional support to its urban renewal projects and initiatives. This support will include planning, staffing, grant writing and administration, document support, record management, accounting, legal and engineering services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

The City Council acknowledges the importance of promoting economic development in the Urban Renewal Area. The City has undertaken certain initiatives in the Urban Renewal Area to promote economic development therein including (1) carrying out promotional events, marketing and branding initiatives intended to encourage commercial and industrial growth in the Urban Renewal Area; (2) providing economic development support payments to East Polk Innovation Collaborative, the Bondurant Chamber of Commerce and Bondurant Development, Inc. in connection with activities undertaken in the Urban Renewal Area to promote to commercial and industrial development; and (3) paying the costs of site certification for certain property situated in the Urban Renewal Area.

Description of Use of TIF for the Program: It is anticipated that the City will pay for the Program with internal advances (the “Advances”) of City funds on-hand. In any case, a portion of the City’s obligations incurred will be repaid with incremental property tax revenues. The amount of the Advances will be determined from year to year. It is further anticipated that the City’s use of incremental property tax revenues for the Program for the City’s fiscal years 2023 through 2029 will not exceed \$3,500,000.

4) Update Description of the City Park Project. The City approved the City Park Project in the September 18, 2023 Amendment to the Plan. It is now necessary to further revise the Program. The description of the Program shall now read as follows:

Name of Project: City Park Project

Date of Council Approval of Project: September 18, 2023 and further updated September 2024

Description of Project and Project Site: The City Park Project will consist of the reconstruction of City Park, implementing the City Park Master Plan, which includes grading, construction of a splash pad, ice ribbon, development of play amenities, construction of restroom facilities, a shelter house, a performance pavilion, and certain infrastructure improvements, all of which will enhance the commercial activities in the downtown area in the Urban Renewal Area. The City Park project will also consist of the construction of parking adjacent to the park and a parking lot on the south side of the park. The completed City Park Project will have a direct, positive impact on increased and improved commercial development in the Urban Renewal Area through the provision of enhanced public recreational infrastructure in the City and the improved space in which commerce occurs during regular intervals.

Description of Properties to be Acquired in Connection with the Project: The City currently owns real estate, easement territory, and rights-of-way as are necessary to successfully undertake the Infrastructure Project.

Description of Use of TIF for the Project: It is anticipated that the City will conduct the project in phases and pay for the City Park Project with borrowed funds or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the City Park Project will not exceed \$4,500,000, plus any interest expense incurred on the Obligations.

5) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Exemplar Care

Date of Council Approval of Project: September 2023

Description of Project and Project Site: The City will provide a one-year rent reimbursement in an amount not exceed \$123,600.

Description of Use of TIF for the Project: It is anticipated that the City will use TIF pay for the reimbursement of rent for a health clinic. The City Council recognizes the economic benefits that a health clinic will bring to the Bondurant community and believes this investment aligns with the City's strategic goals and economic development objectives. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$130,000 for Fiscal Years 2025 and 2026, including any legal fees incurred for the development of legal documentation.

B.

Name of Project: Grain District Downtown Redevelopment

Date of Council Approval of Project: September 2024

Description of Project and Project Site: The City will provide subdivision platting services and design and engineering services for the proposed public improvements. The City will also construct the Chichaqua Valley Trail extension, including installation of arboretum and other creative placemaking features; construct an approximately 150'-long extended Lincoln Street NE and new public parking lot; construct Grain Street south of the Recreation Area, including City utilities, in conjunction with a Recreation Area Development or at a date determined by the City; construct Filmore Avenue from 2nd Street NE to Grain Street, including city utilities, by December 31, 2028, or at a date determined

by the City; provide the required minimum public match for tax credit application to address slum and blight conditions; construct sidewalks and connecting trails throughout the area as determined necessary/desirable; construct the District Corridor Trail connection; improve Main Street NE from Railroad Street NE to 2nd Street NE, including City-utilities and establishing on-street parking, at a date determined by the City; construct the Lincoln Street NE extension, including city utilities, within the Mixed-Use Area upon approving a site plan or a series of site plans for private development along the street extension area; demolish or reimburse Developer for demolishing the buildings within the proposed Lincoln Street NE right-of-way area; construct 2nd Street NE on-street parking, if a Traffic Impact Study determines this is a feasible approach to increasing parking options, at a date determined by the City; construct Grain Street, including City utilities, south of the Recreation Area in conjunction with approval of a Recreation Area site plan, or at a date determined by the City; construct Filmore Avenue from 2nd Street NE to Grain Street, including city utilities, in conjunction with approval of a Recreation Area site plan, or at a date determined by the City; and accept and maintain the public stormwater facility as a public fishing amenity.

Description of Use of TIF for the Project: It is anticipated that the City will use TIF pay for the public improvements as detailed in the Grain District Downtown Redevelopment Project. The City Council recognizes the economic benefits of redevelopment of this area and the elimination of blight and believes this investment aligns with the City's strategic goals and economic development objectives. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$10,000,000 for Fiscal Years 2024 through 2029, including any legal fees incurred for the development of legal documentation.

C.

Name of Project: Grain District Arboretum Plaza

Date of Council Approval of Project: September 2024

Description of Project and Project Site: The City will purchase ground at 401 Second Street NE and provide public improvements to extend the Chichaqua Valley Trail extension, installing creative placemaking features including an arboretum area along the trail and a plaza for community gathering and business incubation.

Description of Use of TIF for the Project: It is anticipated that the City will use TIF pay for acquisition of ground and public improvements as detailed in the Grain District Arboretum Plaza Project. The City Council recognizes the economic benefits of redevelopment of this area and the elimination of blight and believes this investment aligns with the City's strategic goals and economic development objectives. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$1,500,000 for Fiscal Years 2024 through 2029,

including any legal fees incurred for the development of legal documentation plus any interest expense incurred on the Obligations.

D.

Name of Project: Bondurant Recreation and Civic Facility

Date of Council Approval of Project: September 2024

Description of Project and Project Site: The City will renovate and repurpose the existing Bondurant Emergency Services Facility, including potentially adding parking on the site, located at 101 Grant Street N, into the Bondurant Recreation and Civic Facility once the Bondurant Emergency Services Department relocates to its new facility in the Civic Campus area. The City plans to renovate and furnish the facility to serve the community, supporting recreational programming, public gatherings, and civic uses.

Description of Use of TIF for the Project: It is anticipated that the City will use TIF pay to design, renovate and furnish the facility, as well as provide additional parking on the site. The City Council recognizes the economic benefits of redevelopment of this facility located in the City's downtown business district and supporting a number of public events and gatherings. The facility will also help eliminate the blight of adjacent properties. The City believes this investment aligns with the City's strategic goals and economic development objectives. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues will not exceed \$4,000,000 for Fiscal Years 2024 through 2029, including any legal fees incurred for the development of legal documentation plus any interest expense incurred on the Obligations.

13) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$54,507,107</u>
Outstanding general obligation debt of the City:	<u>\$19,251,300</u>
Proposed debt to be incurred under the September, 2024 Amendment*:	<u>\$18,130,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council. **Additionally, this reflects projects set to occur over a period of multiple fiscal years. The amount contained herein is also an estimate for debt and is a not-to-exceed amount.**

EXHIBIT A
Legal Description
Area to be Removed from 1988 Urban Renewal Area
(September, 2024 Addition)

Beginning at the point of intersection of the East right-of-way line of Main Street NE and the northerly right-of-way line of the abandoned railroad right-of-way in Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence northeasterly along the northerly line of the abandoned railroad right-of-way to the point of intersection of the abandoned railroad right-of-way and the projected East right-of-way line of Lincoln Street SE; thence South along the projected East right-of-way line of Lincoln Street SE to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly right-of-way line of the abandoned railroad right-of-way to the point of intersection with the East right-of-way line of Main Street; thence North along the East right-of-way of Main Street to the Point of Beginning.

EXHIBIT B
Legal Description
Expanded Bondurant Urban Renewal Area
(September, 2024 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

GRAIN DISTRICT FORMER RAILROAD RIGHT-OF-WAY PARCEL

Beginning at the point of intersection of the East right-of-way line of Main Street NE and the northerly line of the abandoned railroad right-of-way located in Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence northeasterly along the northerly line of the abandoned railroad right-of-way to the point of intersection with the South line of Parcel L of the northwest quarter of Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian, recorded in Book 14493, Page 751 in the Office of the Polk County Recorder; thence East along the South line of said Parcel L to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly line of the abandoned railroad right-of-way to the point of intersection with the East right-of-way of Main Street NE; thence North along the East right-of-way line of Main Street NE to the Point of Beginning.

EXHIBIT C
Blighted Conditions Findings
Grain District Former Railroad Right-of-way Parcel
(September, 2024 Addition)

LANDUS AND SISSON AREA

Starting at the North quarter corner of Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence South along the West line of the northwest quarter of the northeast quarter of said Section 31 to the point of intersection with the South right-of-way line of 2nd Street NE said point being the Point of Beginning; thence East along the South right-of-way line of 2nd Street NE to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly right-of-way line of the abandoned railroad right-of-way to the point of intersection with the West line of the northwest quarter of the northeast quarter of said Section 31; thence North along the West line of the northwest quarter of the northeast quarter of said Section 31 to the Point of Beginning.

There are documented structural deficiencies on some of the structures on the properties. Additionally, some of the buildings are abandoned. There is visible and physical decline of the property and the structures on the property. Facilities on the property have been identified as Below Normal condition by the Polk County Assessor. Current uses of the properties are inconsistent with the future land use plan and incompatible with the surrounding neighborhoods. The City routinely receives nuisance complaints from residents regarding the properties.

July 11, 2024

VIA EMAIL

Marketa Oliver
City Administrator/City Hall
Bondurant, IA

Re: Bondurant Urban Renewal Area (August, 2024 Addition)
Our File No. 420886

Dear Marketa:

We have prepared the attached materials which will enable the City Council to set a date for a public hearing on the expansion of the Bondurant Urban Renewal Area and on an amendment to the existing urban renewal plan for the Area.

The notice which is included in the attached resolution must be published once, not less than four (4) and not more than twenty (20) days prior to the date selected for the hearing. The last date on which the notice can effectively be published is August 15, 2024. Please print a separate copy of the notice for delivery to the newspaper and email a copy of the published notice to lemke.susan@dorsey.com.

In addition to publishing the notice of a hearing, a copy of the amendment to the urban renewal plan must be submitted to the Planning and Zoning Commission, and the Commission must provide a written recommendation to the City Council with respect to whether the amendment is in conformance with the City's general or comprehensive plans.

Also, a "consultation session" must be set up with Polk County and the Bondurant-Farrar Community School District. Please refer to my separate letter attached for further details.

Please return one fully executed set of these proceedings, once all the actions have been taken, and contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Maggie Murray
Shelby Hagan

July 11, 2024

VIA EMAIL

Marketa Oliver
City Administrator/City Hall
Bondurant, IA

Re: Bondurant Urban Renewal Area Amendment/Consultation Session
Our File Number: 420886

Dear Marketa:

The Iowa Urban Renewal Law requires that a city provide information concerning a proposed urban renewal plan amendment to certain other governmental bodies which might be affected by the use of tax increment financing within your amended urban renewal area. Specifically, the City must send a copy of the urban renewal plan amendment and an invitation to attend a meeting to discuss the urban renewal plan amendment to any county and school district whose jurisdiction covers any property to be included within the amended urban renewal area. This consultation must be held at least two weeks before the public hearing on August 19, 2024.

It is our understanding that the property within your amended urban renewal area would affect Polk County and the Bondurant-Farrar Community School District.

Attached is a draft letter which you may use in order to provide notification to these governmental entities of the date, time and place of a meeting at which they may discuss your urban renewal plan amendment. The law does not require that this be a meeting of the City Council, and you may use your discretion about who represents the City at the meeting.

Along with the letter, you should send a copy of the urban renewal plan amendment and a copy of the notice of the public hearing on the urban renewal plan amendment.

According to our records, here are the mailing addresses for the individuals who should receive the notification letter and the enclosures:

Board of Supervisors
c/o Polk County Auditor
Administration Building
111 Court Avenue, Room 230
Des Moines, Iowa 50309

Superintendent
Bondurant-Farrar Community School District
300 Garfield Street SW
Bondurant, Iowa 50035

Please call John Danos or me if you have questions.

Kind regards,

Amy Bjork

Attachment

cc: Maggie Murray
Shelby Hagan

[City letterhead]

DATE: _____

TO: Board of Supervisors, Polk County
Superintendent, Bondurant-Farrar Community School District

FROM: City Council
City of Bondurant, Iowa

RE: Bondurant Urban Renewal Area Amendment

The City of Bondurant is in the process of expanding its Bondurant Urban Renewal Area, and amending the urban renewal plan for the area and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for _____, 2024, at ____:____.m. at the _____ in Bondurant. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City Council will also hold a public hearing on this urban renewal plan amendment at _____ o'clock ____m. on August 19, 2024, and a copy of the notice of hearing is enclosed for your information.

Please call our City Administrator at (515) 967-2418 if you have questions.

Enclosure

July 11, 2024

To: City of Bondurant Planning & Zoning Commission

Re: Bondurant Urban Renewal Area/Urban Renewal Plan Amendment

A public hearing will be held by the City Council on August 19, 2024 on a proposed amendment to the urban renewal plan for the Bondurant Urban Renewal Area to add the property legally described in the proposed amendment and to approve a new urban renewal project. We have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan amendment to the Commission, “for review and recommendations as to its conformity with the general plan for the development” of the City. The statute does not require that the Commission hold a hearing on the proposed plan amendment, nor does it require that the Commission take any action to either approve or reject the proposed plan amendment. It directs that the Commission review the plan amendment and comment to the City Council as to whether the plan amendment conforms to, or is consistent with, the City’s Comprehensive Plan. Please complete your review and submit any comments to the City Council by Noon on August 19, 2024.

Please call John Danos or me at (515) 283-1000 if you have questions about the statutory process.

Kind regards,

Amy Bjork

SET DATE FOR HEARING ON
EXPANDED URBAN RENEWAL AREA
DESIGNATION AND URBAN
RENEWAL PLAN AMENDMENT

420886

Bondurant, Iowa

July 15, 2024

The City Council of the City of Bondurant, Iowa, met on July 15, 2024, at __:__ p.m., at the _____, in the City, for the purpose of setting a date for a public hearing on the designation of an expanded urban renewal area and on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: _____

Absent: _____.

The Mayor announced that an amendment to the boundaries of the Bondurant Urban Renewal Area had been prepared, along with an amendment to the urban renewal plan for the area, and that it was now necessary to set a date for a public hearing on the proposed amended area and proposed amendment to the urban renewal plan. Accordingly, Council Member _____ moved the adoption of the following resolution entitled “Resolution Setting Date for a Public Hearing on Designation of the Expanded Bondurant Urban Renewal Area and on Urban Renewal Plan Amendment,” and the motion was seconded by Council Member _____. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. _____

Resolution Setting Date for Public Hearing on Designation of the Expanded
Bondurant Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Bondurant, Iowa (the “City”) by resolution previously established the Bondurant Urban Renewal Area (the “Urban Renewal Area”) and an adopted urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made to delete certain property, as described on Exhibit A hereto (the “Deleted Property”), from the Urban Renewal Area; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit B hereto; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) deletes the Deleted Property from the Urban Renewal Area; (2) covers the addition of the Property to the Urban Renewal Area; (3) updates the description of the City’s Urban Renewal Economic Development Initiatives and Administration and Professional Support Program which was previously approved in the November, 2019 Amendment to the Plan and updated in the June, 2020 and September, 2023 Amendments to the Plan; (4) updates the description of the City Park Project which was previously approved in the September, 2023 Amendment to the Plan; and (5) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing an economic development grant to Exemplar Care in connection with the operation of a health clinic; (b) using tax increment financing to pay the costs of the City’s Grain District Downtown Redevelopment Project; (c) using tax increment financing to pay the costs of the City’s Grain District Arboretum Plaza Project; and (d) using tax increment financing to pay the costs of the City’s Bondurant Recreation and Civic Facility Project; and

WHEREAS, it is now necessary that a date be set for a public hearing on the addition of the Property to the Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Bondurant, Iowa, as follows:

Section 1. This City Council will meet at the _____, Bondurant, Iowa, on August 19, 2024, at _____ p.m., at which time and place it will hold a public hearing on the deletion of the Deleted Property, the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation

in Bondurant, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator, or her designee, is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved July 15, 2024.

Mayor

Attest:

City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
BONDURANT URBAN RENEWAL AREA AND ON PROPOSED URBAN
RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 6:00 p.m., at the Bondurant City Center, Bondurant, Iowa, on August 19, 2024, the City Council of the City of Bondurant will hold a public hearing on the question of amending the Urban Renewal Plan (the “Plan”) for the Bondurant Urban Renewal Area (the “Urban Renewal Area”) and designating an expanded Bondurant Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including all the property situated in the City of Bondurant, Polk County, State of Iowa, more particularly described as follows:

Beginning at the point of intersection of the East right-of-way line of Main Street NE and the northerly line of the abandoned railroad right-of-way located in Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence northeasterly along the northerly line of the abandoned railroad right-of-way to the point of intersection with the South line of Parcel L of the northwest quarter of Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian, recorded in Book 14493, Page 751 in the Office of the Polk County Recorder; thence East along the South line of said Parcel L to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly line of the abandoned railroad right-of-way to the point of intersection with the East right-of-way of Main Street NE; thence North along the East right-of-way line of Main Street NE to the Point of Beginning.

AND

Starting at the North quarter corner of Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence South along the West line of the northwest quarter of the northeast quarter of said Section 31 to the point of intersection with the South right-of-way line of 2nd Street NE said point being the Point of Beginning; thence East along the South right-of-way line of 2nd Street NE to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly right-of-way line of the abandoned railroad right-of-way to the point of intersection with the West line of the northwest quarter of the northeast quarter of said Section 31; thence North along the West line of the northwest quarter of the northeast quarter of said Section 31 to the Point of Beginning.

The proposed amendment to the Plan brings the property described above in to the Urban Renewal Area and makes it subject to the provisions of the Plan. The amendment also (1) deletes certain real property from the Urban Renewal Area; (3) updates the description of the City’s Urban Renewal Economic Development Initiatives and Administration and Professional Support Program which was previously approved in the November, 2019 Amendment to the Plan and updated in the June, 2020 and September, 2023 Amendments to the Plan; (4) updates the description of the City Park Project which was previously approved in the September, 2023

Amendment to the Plan; and (5) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing an economic development grant to Exemplar Care in connection with the operation of a health clinic; (b) using tax increment financing to pay the costs of the City's Grain District Downtown Redevelopment Project; (c) using tax increment financing to pay the costs of the City's Grain District Arboretum Plaza Project; and (d) using tax increment financing to pay the costs of the City's Bondurant Recreation and Civic Facility Project.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Shelby Hagan
City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

EXHIBIT A
Legal Description
Deleted Property
Bondurant Urban Renewal Area
(August, 2024 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

Beginning at the point of intersection of the East right-of-way line of Main Street NE and the northerly right-of-way line of the abandoned railroad right-of-way in Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence northeasterly along the northerly line of the abandoned railroad right-of-way to the point of intersection of the abandoned railroad right-of-way and the projected East right-of-way line of Lincoln Street SE; thence South along the projected East right-of-way line of Lincoln Street SE to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly right-of-way line of the abandoned railroad right-of-way to the point of intersection with the East right-of-way line of Main Street; thence North along the East right-of-way of Main Street to the Point of Beginning.

EXHIBIT B
Legal Description
Expanded Bondurant Urban Renewal Area
(August, 2024 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

Beginning at the point of intersection of the East right-of-way line of Main Street NE and the northerly line of the abandoned railroad right-of-way located in Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence northeasterly along the northerly line of the abandoned railroad right-of-way to the point of intersection with the South line of Parcel L of the northwest quarter of Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian, recorded in Book 14493, Page 751 in the Office of the Polk County Recorder; thence East along the South line of said Parcel L to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly line of the abandoned railroad right-of-way to the point of intersection with the East right-of-way of Main Street NE; thence North along the East right-of-way line of Main Street NE to the Point of Beginning.

AND

Starting at the North quarter corner of Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence South along the West line of the northwest quarter of the northeast quarter of said Section 31 to the point of intersection with the South right-of-way line of 2nd Street NE said point being the Point of Beginning; thence East along the South right-of-way line of 2nd Street NE to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly right-of-way line of the abandoned railroad right-of-way to the point of intersection with the West line of the northwest quarter of the northeast quarter of said Section 31; thence North along the West line of the northwest quarter of the northeast quarter of said Section 31 to the Point of Beginning.

STATE OF IOWA
POLK COUNTY
CITY OF BONDURANT

SS:

I, the undersigned, City Clerk of the City of Bondurant, Iowa do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded Bondurant Urban Renewal Area for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this ____ day of _____, 2024.

City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

STATE OF IOWA
POLK COUNTY
CITY OF BONDURANT

SS:

I, the undersigned, City Clerk of the City of Bondurant, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on the question of designating the expanded Bondurant Urban Renewal Area for the City and on an urban renewal plan amendment.

WITNESS my hand this ____ day of _____, 2024.

City Clerk

CITY OF BONDURANT, IOWA
URBAN RENEWAL PLAN AMENDMENT
BONDURANT URBAN RENEWAL AREA

August, 2024

The Urban Renewal Plan (the “Plan”) for the Bondurant Urban Renewal Area (the “Urban Renewal Area”) for the City of Bondurant, Iowa (the “City”) is being amended for the purposes of (1) deleting property from Urban Renewal Area; (2) adding property to the Urban Renewal Area – Grain District former railroad right-of-way parcels; (3) updating the description of the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program; (4) updating the description of the City Park Project; and (5) identifying new urban renewal projects to be undertaken in the Urban Renewal Area.

1) Deletion of Property (1988 Urban Renewal Area). The real property legally described on Exhibit A hereto is, by virtue of this Amendment, being removed from the Urban Renewal Area.

2) Addition of Property- Grain District former railroad right-of-way parcels. The real property (the "Grain District Railroad Property") legally described on Exhibit B hereto is, by virtue of this Amendment, being added with the August, 2024 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Grain District Railroad Property as an economic development and a blighted area. The Grain District Railroad Property will become subject to the provisions of the Plan for the Urban Renewal Area. This area is related to the arboretum trail of the Grain District Downtown Redevelopment Plan (as herein defined) and the Grain District Arboretum Plaza (as herein defined).

Blight Finding: An investigation has been conducted, the results of which indicate that conditions of blight, as described in Section 403.17(5) of the Code of Iowa, exist on the Grain District Railroad Property as a result of the deterioration of private properties, faulty land use and lot layout conditions, dilapidation and developing failure of public infrastructure and utility connections (the “Blighted Conditions”). The Blighted Conditions are further described on Exhibit B hereto.

3) Update Description of the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program. The City approved the Urban Renewal Economic Development Initiatives and Administration and Professional Support Program (the “Program”) in the November 3, 2019 Amendment to the Plan and further amended the description of the Program in the June, 2020 and September, 2023 Amendments to the Plan. It is now necessary to further revise the Program. The description of the Program shall now read as follows:

Name of Project: Urban Renewal Economic Development Initiatives and Administration and Professional Support Program (the "Program")

Date of Council Approval of Project: November 3, 2019 (original), June 15, 2020 (updated), September 18, 2023 (updated) and August 19, 2024 (updated)

Description of Program: The City will provide administrative and professional support to its urban renewal projects and initiatives. This support will include planning, staffing, grant writing and administration, document support, record management, accounting, legal and engineering services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

The City Council acknowledges the importance of promoting economic development in the Urban Renewal Area. The City has undertaken certain initiatives in the Urban Renewal Area to promote economic development therein including (1) carrying out promotional events, marketing and branding initiatives intended to encourage commercial and industrial growth in the Urban Renewal Area; (2) providing economic development support payments to East Polk Innovation Collaborative, the Bondurant Chamber of Commerce and Bondurant Development, Inc. in connection with activities undertaken in the Urban Renewal Area to promote to commercial and industrial development; and (3) paying the costs of site certification for certain property situated in the Urban Renewal Area.

Description of Use of TIF for the Program: It is anticipated that the City will pay for the Program with internal advances (the “Advances”) of City funds on-hand. In any case, a portion of the City’s obligations incurred will be repaid with incremental property tax revenues. The amount of the Advances will be determined from year to year. It is further anticipated that the City’s use of incremental property tax revenues for the Program for the City’s fiscal years 2023 through 2029 will not exceed \$3,500,000.

4) Update Description of the City Park Project. The City approved the City Park Project in the September 18, 2023 Amendment to the Plan. It is now necessary to further revise the description of the City Park Project. The description of the City Park Project shall now read as follows:

Name of Project: City Park Project

Date of Council Approval of Project: September 18, 2023 and August 19, 2024 (updated)

Description of Project and Project Site: The City Park Project will consist of the reconstruction of City Park, implementing the City Park Master Plan, which includes grading, construction of a splash pad, ice ribbon, development of play amenities, construction of restroom facilities, a shelter house, a performance pavilion, and certain infrastructure improvements, all of which will enhance the commercial activities in the downtown area in the Urban Renewal Area. The City Park project will also consist of the construction of parking adjacent to the park and a parking lot on the south side of the park. The completed City Park Project will have a direct, positive impact on increased and improved commercial development in the Urban Renewal Area through the provision of enhanced public recreational infrastructure in the City and the improved space in which commerce occurs during regular intervals.

Description of Properties to be Acquired in Connection with the Project: The City currently owns real estate, easement territory, and rights-of-way as are necessary to successfully undertake the Infrastructure Project.

Description of Use of TIF for the Project: It is anticipated that the City will conduct the project in phases and pay for the City Park Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the City Park Project will not exceed \$4,500,000, plus any interest expense incurred on the Obligations.

5) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Exemplar Care

Date of Council Approval of Project: August 19, 2024

Description of Project and Project Site: Hy-Vee Health Exemplar Care, PLC ("Exemplar") has undertaken the operation of a health clinic on certain real property situated at 88 Paine Circle SE, Suite in the Urban Renewal Area. The City Council recognizes the economic benefits that a health clinic will bring to the Bondurant community and believes the investment by Exemplar aligns with the City's strategic goals and economic development objectives.

Description of Use of TIF for the Project: The City intends to enter into a Development Agreement with Exemplar and to provide an economic development grant (the "Grant") to Exemplar thereunder. The Grant will be funded with either borrowed funds and/or an internal advance of funds on-hand. In any case, the City's obligations (the "Obligations") entered into to fund the Grant may be repaid with incremental property tax revenues to be derived from the Property. It is anticipated that the City's total commitment of incremental property tax revenues with respect to the funding of the Grant will not exceed \$130,000 plus any interest expense incurred by the City on the Obligations.

B.

Name of Project: Grain District Downtown Redevelopment Project

Date of Council Approval of Project: August 19, 2024

Description of Project and Project Site: The City will provide subdivision platting services and design and engineering services for the proposed public improvements. The City will also construct the Chichaqua Valley Trail extension, including installation of arboretum and other creative placemaking features; construct an approximately 150'-long extended Lincoln Street NE and new public parking lot; construct Grain Street south of the

Recreation Area, including City utilities, in conjunction with a Recreation Area Development or at a date determined by the City; construct Filmore Avenue from 2nd Street NE to Grain Street, including city utilities, by December 31, 2028, or at a date determined by the City; provide the required minimum public match for tax credit application to address slum and blight conditions; construct sidewalks and connecting trails throughout the area as determined necessary/desirable; construct the District Corridor Trail connection; improve Main Street NE from Railroad Street NE to 2nd Street NE, including City-utilities and establishing on-street parking, at a date determined by the City; construct the Lincoln Street NE extension, including city utilities, within the Mixed-Use Area upon approving a site plan or a series of site plans for private development along the street extension area; demolish or reimburse Developer for demolishing the buildings within the proposed Lincoln Street NE right-of-way area; construct 2nd Street NE on-street parking, if a Traffic Impact Study determines this is a feasible approach to increasing parking options, at a date determined by the City; construct Grain Street, including City utilities, south of the Recreation Area in conjunction with approval of a Recreation Area site plan, or at a date determined by the City; construct Filmore Avenue from 2nd Street NE to Grain Street, including city utilities, in conjunction with approval of a Recreation Area site plan, or at a date determined by the City; and accept and maintain the public stormwater facility as a public fishing amenity.

The City Council recognizes the economic benefits of redevelopment of this area and the elimination of blight and believes this investment aligns with the City's strategic goals and economic development objectives

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Grain District Downtown Redevelopment Project with borrowed funds, proceeds of internal advances of City funds on-hand and/or through economic development agreements with negotiated tax increment financing incentives. In all cases, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Grain District Downtown Redevelopment Project will not exceed \$10,000,000 in the City's 2024-2029 fiscal years, plus any interest expense incurred by the City on the Obligations.

C.

Name of Project: Grain District Arboretum Plaza Project

Date of Council Approval of Project: August 19, 2024

Description of Project and Project Site: The City will purchase ground at 401 Second Street NE and provide public improvements to extend the Chichaqua Valley Trail extension, installing creative placemaking features including an arboretum area along the trail and a plaza for community gathering and business incubation.

The City Council recognizes the economic benefits of redevelopment of this area and the elimination of blight and believes this investment aligns with the City's strategic goals and economic development objectives

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Grain District Arboretum Plaza Project with borrowed funds and/or the proceeds of internal advances of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Grain District Arboretum Plaza Project will not exceed \$1,500,000 in the City's 2024-2029 fiscal years, plus any interest expense incurred by the City on the Obligations.

D.

Name of Project: Bondurant Recreation and Civic Facility Project

Date of Council Approval of Project: August 19, 2024

Description of Project and Project Site: The City will renovate and repurpose the existing Bondurant Emergency Services Facility, including potentially adding parking on the site, located at 101 Grant Street N, into the Bondurant Recreation and Civic Facility once the Bondurant Emergency Services Department relocates to its new facility in the Civic Campus area. The City plans to renovate and furnish the facility to serve the community, supporting recreational programming, public gatherings, and civic uses.

The City Council recognizes the economic benefits of redevelopment of this facility located in the City's downtown business district and supporting a number of public events and gatherings. The facility will also help eliminate the blight of adjacent properties. The City believes this investment aligns with the City's strategic goals and economic development objectives.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Bondurant Recreation and Civic Facility Project with borrowed funds and/or the proceeds of internal advances of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Grain District Arboretum Plaza Project will not exceed \$4,000,000 in the City's 2024-2029 fiscal years, plus any interest expense incurred by the City on the Obligations.

Analysis of Use of TIF: In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the City has analyzed its proposed use of incremental property tax revenues for the funding of the Bondurant Recreation and Civic Facility Project and alternative development and funding options for the Bondurant Recreation and Civic Facility Project. The results of that analysis are summarized as follows:

A) Alternate Development Options: The City Council has determined that provision of superior municipal and recreational facilities are essential to the economic development of the City. The Bondurant Recreation and Civic Facility Project is necessary will also allow for continued municipal and recreational facilities which have been deemed vital for economic development in the Urban Renewal Area

B) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: Local Option Sales and Services Tax Revenues are unavailable to assist with the Bondurant Recreation and Civic Facility Project because such Revenues have been allocated to other projects in the City.

* General Fund: The City's General Fund reserves are fully committed to maintain the operational integrity of the City. The City cannot access its General Fund to pay for additional costs of the Bondurant Recreation and Civic Facility Project funding without risking unsound fiscal practice.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available for the purpose of funding the Bondurant Recreation and Civic Facility Project, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City will use its urban renewal authority to aid in the authorization of general obligations bonds (the "Bonds") to finance the Bondurant Recreation and Civic Facility Project. The use of tax increment financing to pay a portion of the debt service payments on the Bonds will lessen the burden on individual tax payers that would result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives in the Urban Renewal Area.

* Utility Surpluses: The City does not have identified surpluses in its sewer and/or water utility funds that could aid in the funding of the Bondurant Recreation and Civic Facility Project.

6) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$54,507,107</u>
Outstanding general obligation debt of the City:	<u>\$19,251,300</u>
Proposed debt to be incurred under the August, 2024 Amendment*:	<u>\$18,130,000</u>

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council. **Additionally, this reflects projects set to occur over a period of multiple fiscal years. The amount contained herein is also an estimate for debt and is a not-to-exceed amount.**

EXHIBIT A
Legal Description
Area to be Removed from Urban Renewal Area

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

Beginning at the point of intersection of the East right-of-way line of Main Street NE and the northerly right-of-way line of the abandoned railroad right-of-way in Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence northeasterly along the northerly line of the abandoned railroad right-of-way to the point of intersection of the abandoned railroad right-of-way and the projected East right-of-way line of Lincoln Street SE; thence South along the projected East right-of-way line of Lincoln Street SE to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly right-of-way line of the abandoned railroad right-of-way to the point of intersection with the East right-of-way line of Main Street; thence North along the East right-of-way of Main Street to the Point of Beginning.

EXHIBIT B
Legal Description
Expanded Bondurant Urban Renewal Area
(August, 2024 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

GRAIN DISTRICT FORMER RAILROAD RIGHT-OF-WAY PARCEL

Beginning at the point of intersection of the East right-of-way line of Main Street NE and the northerly line of the abandoned railroad right-of-way located in Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence northeasterly along the northerly line of the abandoned railroad right-of-way to the point of intersection with the South line of Parcel L of the northwest quarter of Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian, recorded in Book 14493, Page 751 in the Office of the Polk County Recorder; thence East along the South line of said Parcel L to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly line of the abandoned railroad right-of-way to the point of intersection with the East right-of-way of Main Street NE; thence North along the East right-of-way line of Main Street NE to the Point of Beginning.

Starting at the North quarter corner of Section 31, Township 80 North, Range 22 West of the 5th Principal Meridian; thence South along the West line of the northwest quarter of the northeast quarter of said Section 31 to the point of intersection with the South right-of-way line of 2nd Street NE said point being the Point of Beginning; thence East along the South right-of-way line of 2nd Street NE to the point of intersection with the southerly right-of-way line of the abandoned railroad right-of-way; thence southwesterly along the southerly right-of-way line of the abandoned railroad right-of-way to the point of intersection with the West line of the northwest quarter of the northeast quarter of said Section 31; thence North along the West line of the northwest quarter of the northeast quarter of said Section 31 to the Point of Beginning.

Blighted Conditions: There are documented structural deficiencies on some of the structures on the properties. Additionally, some of the buildings are abandoned. There is visible and physical decline of the property and the structures on the property. Facilities on the property have been identified as Below Normal condition by the Polk County Assessor. Current uses of the properties are inconsistent with the future land use plan and incompatible with the surrounding neighborhoods. The City routinely receives nuisance complaints from residents regarding the properties.



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

Item No. 5.i.
For Meeting of 7/15/2024
Resolution

TITLE: - Resolution Approving Purchase of Replacement Water fountain for Trailhead Depot

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: This resolution is to approve the purchase of a replacement water fountain for the Trailhead Depot. Staff have been doing everything we can to keep the original water fountain in service, but it has become increasingly difficult to source parts for this fountain. This was originally installed when the Depot was dedicated in 2013.

Staff have solicited quotes for the replacement, and it has been determined that the fountain that would be supplied by MDF would be the best fit and will also be the same style of fountain that was installed at the Dog Park last year.

Most Dependable Fountains Inc. \$6,935.00

FUNDING SOURCE: Budgeted Equipment Funds

STAFF RECOMMENDATION: Staff would recommend approval of the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240715-159
2. Water Fountain

CITY OF BONDURANT
RESOLUTION NO. 240715-159

RESOLUTION APPROVING PURCHASE OF REPLACEMENT WATER FOUNTAIN
EQUIPMENT IN THE AMOUNT OF \$6,935.00 FROM MOST DEPENDABLE
FOUNTAINS INC.

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

Replacement Water Fountain equipment from Most Dependable Fountains Inc. in the amount of \$6,935.00.

WHEREAS payments are to be made to Most Dependable Fountains Inc.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Replacement Water Fountain for the Trailhead Depot purchase from Most Dependable Fountains Inc. is hereby approved in the amount of \$6,935.00 is hereby approved.

Passed this 15th 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				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				





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

Item No. 7.a.
For Meeting of 7/15/2024
Public Hearing

TITLE: Public Hearing regarding 1st and 3rd Street Parking Improvements Award of Contract

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: On February 5, 2024, the City Council approved a professional services agreement with Shive-Hattery to design a public right-of-way parking project along 1st Street SW west of Grant Street South. On March 18, 2024, the City Council approved a professional services agreement with Shive-Hattery to design a parking lot project at 201 3rd Street SE. Both projects have been fully designed and are ready to go out for bid. The project description is below.

Project Description:

The 1ST AND 3RD STREET PARKING IMPROVEMENTS project involves the development of two PCC parking lots and associated enhancements. The first parking lot, located on the north side of 1st Street SW between Garfield St SW and Grant St S, includes the construction of an angled 16-stall parking area, replacement of deteriorated road panels in the westbound direction of 1st Street SW, sidewalk construction, secondary electrical service, and overhead lighting improvements. The second parking lot, situated at the southeast corner of 3rd St SE and Main St SE, features the construction of a 15-stall parking area, permeable pavement sections, sidewalk improvements, overhead lighting, and storm sewer enhancements.

Bids were opened on Wednesday, July 10, 2024.

This is the time and place for a public hearing for this project on the proposed plans, specifications, form of contract, estimate of cost, and possible award of contract for this project. The engineer's estimate is a total of \$371,906 for the two parking lots. The 3rd Street Parking lots is estimated to be \$229,129 and the 1st Street parking lot is estimated at \$142,777.

FUNDING SOURCE: TIF/Grant/LOSST

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. 1st and 3rd St Parking_Notice of Hearing & Letting

NOTICE OF HEARING AND LETTING

Sealed bids will be received by the City of Bondurant City Clerk's Office at 200 2nd Street NE, Bondurant, Iowa 50035, until **2:00 p.m. on Wednesday, July 10, 2024**, for the following described public improvement:

1ST AND 3RD STREET PARKING IMPROVEMENTS BONDURANT, IOWA S-H PROJECT NO. 2240004020

At the above time all bids received by the City will be opened and publicly read at the Bondurant City Hall (200 2nd St NE, Bondurant, IA 50035) after receiving bids at **2:00 p.m. on July 10, 2024** with the results being reported to the Bondurant City Council at their meeting on **July 15, 2024 at 6:05 p.m.** At which time the Council may take action on the proposals submitted or at such time as may then be fixed.

The extent of work on this project is the furnishing of all labor, equipment, and materials for the construction of improvements generally described as follows:

The 1ST AND 3RD STREET PARKING IMPROVEMENTS project involves the development of two PCC parking lots and associated enhancements. The first parking lot, located on the north side of 1st Street SW between Garfield St SW and Grant St S, includes the construction of an angled 16-stall parking area, replacement of deteriorated road panels in the westbound direction of 1st Street SW, sidewalk construction, secondary electrical service, and overhead lighting improvements. The second parking lot, situated at the southeast corner of 3rd St SE and Main St SE, features the construction of a 15-stall parking area, permeable pavement sections, sidewalk improvements, overhead lighting, and storm sewer enhancements.

Materials, estimated quantities, and work to be done for the project on which bids will be received are as shown on the bid proposal for said project.

All work is to be done in strict compliance with the Plans and Specifications prepared by Shive-Hattery, Inc. All bids shall be made on a form furnished by the City and shall be filed on or before the time specified above, in a sealed envelope addressed to the City Clerk of Bondurant, Iowa, clearly stating that the envelope contains a bid on this project. Each proposal shall be accompanied by a bid bond, a cashier's or certified check drawn on an Iowa bank or a bank chartered under the laws of the United States in an amount equal to **ten percent (10%)** of the total amount of the bid. If a bid bond is submitted, it must be on the form provided with the contract documents.

The bid security submitted should be made payable to the City of Bondurant, Iowa, and not contain any conditions either in the body or as an endorsement thereon. This bid security is provided to the City of Bondurant as security that if the bidder is awarded the contract by the City, the bidder will enter into a contract on the form provided by the City at prices bid and shall furnish the required performance and payment bond to the City. If the bidder fails to execute the contract and to furnish an acceptable performance and payment bond or provide a Certificate of Insurance within **ten (10) days** after acceptance of the bid by the City, the bid security may be forfeited or cashed by the City as liquidated damages.

The successful bidder will be required to furnish a performance and payment bond in the amount of **one hundred percent (100%)** of the contract price guaranteeing faithful performance of the contract and guaranteeing payment to all persons supplying labor and/or materials in the execution of the work provided for in the contract. Additionally, the contractor must provide the City with a guarantee of maintenance of said improvement in the form of surety for a period of **four (4) years** from the time of acceptance by the City.

NOTICE OF HEARING AND LETTING

By virtue of statutory authority preference will be given to products and provisions grown and produced within the State of Iowa and to Iowa domestic labor.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

If it is determined that adherence to these Iowa statutory requirements may cause denial of federal funds which would otherwise be available for a public improvement, or would otherwise be inconsistent with requirements of any federal law or regulation, the application of Iowa Code Chapters 73 and 73A shall be suspended to the extent necessary to prevent denial of the funds or to eliminate the inconsistency with federal requirements.

Work on said project shall begin after the notice to proceed is issued and the contract is awarded **on July 15, 2024**. The project must reach Substantial Completion by **November 22, 2024**, which includes the construction of both parking lots, all paved areas, storm sewer, electrical improvements, and making the sidewalk and parking sections available for public use. The entire project must be fully completed by **May 30, 2025**. Final Completion includes full restoration and seeding, tree plantings, wooden fence construction, and all remaining items not related to the substantial completion of the project.

Payment for the work will be made by the City in cash from such funds as may be legally available including cash on hand, proceeds from the sale and issuance of General Obligation Bonds and such other funds including the proceeds from the sale and issuance of such other bonds as may lawfully be issued as the City Council may at its sole discretion determine and provide.

Payment will be made to the contractor based on monthly estimates in amounts equal to ninety-five (95%) percent of the contract value of the work completed during the preceding calendar month and will be based upon an estimate prepared by the Contractor on the first day of the month, subject to the approval of the Engineer. Any such payment by the City shall in no way be construed as an act of acceptance for any part of the work partially or totally completed. Final payment by the City will be made in accordance with Iowa statutes and the contract documents.

Bidding forms may be obtained from Action Reprographics, 5037 NE 14th Street, Des Moines, IA 50313, Phone: 515.288.2146, Email: planroom.actionrepro.com. Copies of Plans and Specifications and contract documents can be obtained at the same address.

The City reserves the right to reject any and/or all bids and to waive any and/or all technicalities and/or all irregularities.

Publish: By no later than June 28, 2024

Shelby Hagan, City Clerk

NOTICE - 4
S-H # 2240004020



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

Item No. 7.b.
For Meeting of 7/15/2024
Public Hearing

TITLE: Public Hearing to consider text amendments to the following sections of the Zoning Code: 177.09 regarding bicycle parking regulations

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.

The Planning and Zoning Commission voted 6-0, with one member absent, to recommend approval of the text amendment at their June 13, 2024 meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Bike Parking Text Amendment

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. Bicycle parking accommodations shall be placed an adequate distance from the entrance to multi-family residential and nonresidential buildings.

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. 7.c.
For Meeting of 7/15/2024
Public Hearing

TITLE: Public Hearing to consider adopting the Parks, Trails, & Greenways Master Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: This is the time and place 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 creating 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: Projects to be implemented with LOSST/Grant/General Fund resources

STAFF RECOMMENDATION: Hold Public Hearing

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. FINAL Parks, Trails, & Greenways Master Plan



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.

Table of Contents

Acknowledgments2

Executive Summary1

Introduction2

Guiding Principles.....3

Vision Statement4

Goals and Objectives5

History.....6

Demographics8

Community Engagement 10

Parks 17

Existing Conditions 18

Planned Projects 22

Park Asset Mapping..... 28

Recommendations..... 30

Trails, Greenways, and Wayfinding..... 47

Existing Conditions: Trails 48

Existing Conditions: Greenways 49

Recommendations..... 50

Parks and Recreation Programming59

Overview of Previous Programming..... 60

Past PTG Expenditures..... 61

Recommendations..... 64

Natural Resource Management67

2020 Urban Forest Management Plan 68

Recommendations..... 69

Plan Implementation 75

Implementation Table 76

Appendix.....80

SWOT Analysis 81

Stakeholder Analysis..... 83

Community Survey Questions 84

Proposed Subdivision Code Amendments 98

Resources for Restoration 103

Best Practice Research..... 105

Evaluation Toolkit..... 108

Park Amenity Maps..... 120

Baseball Cards..... 124

Community Garden Resource Guide 127

References 136



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

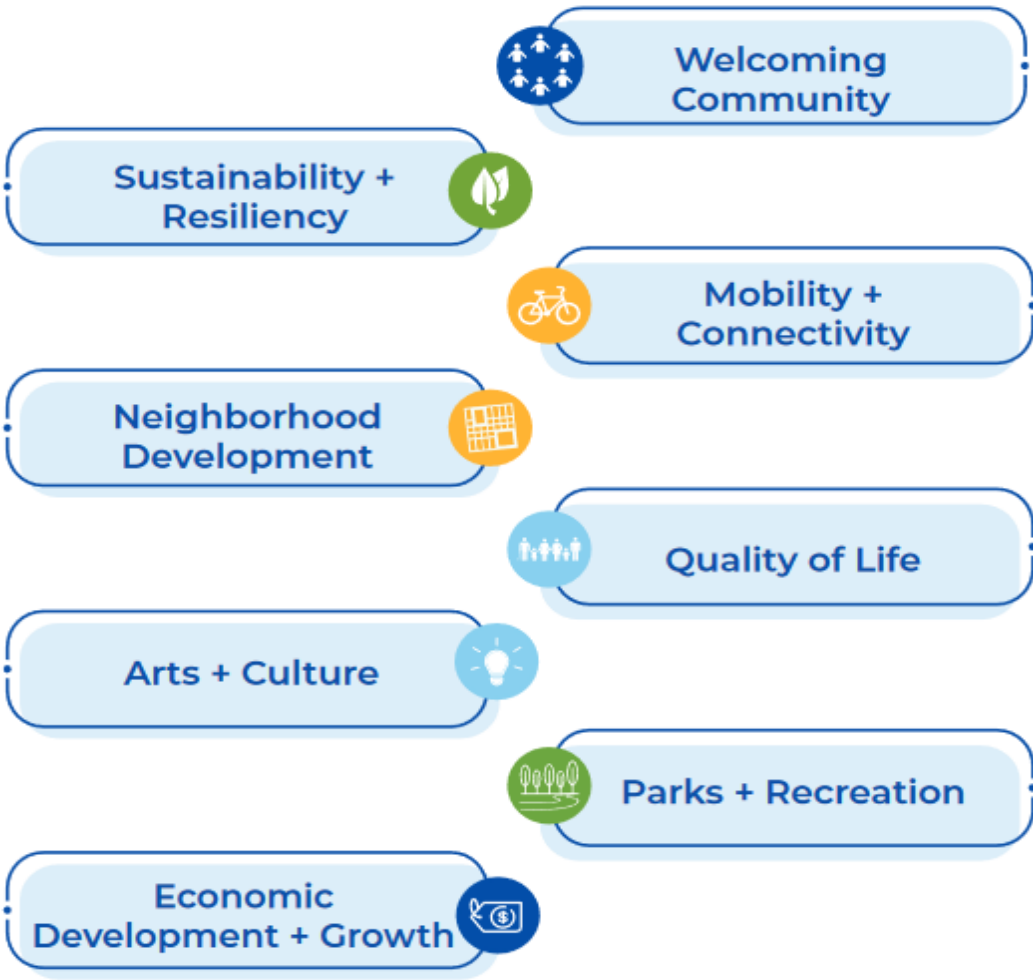


Figure 2. PTG Master Plan Guiding Principles

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

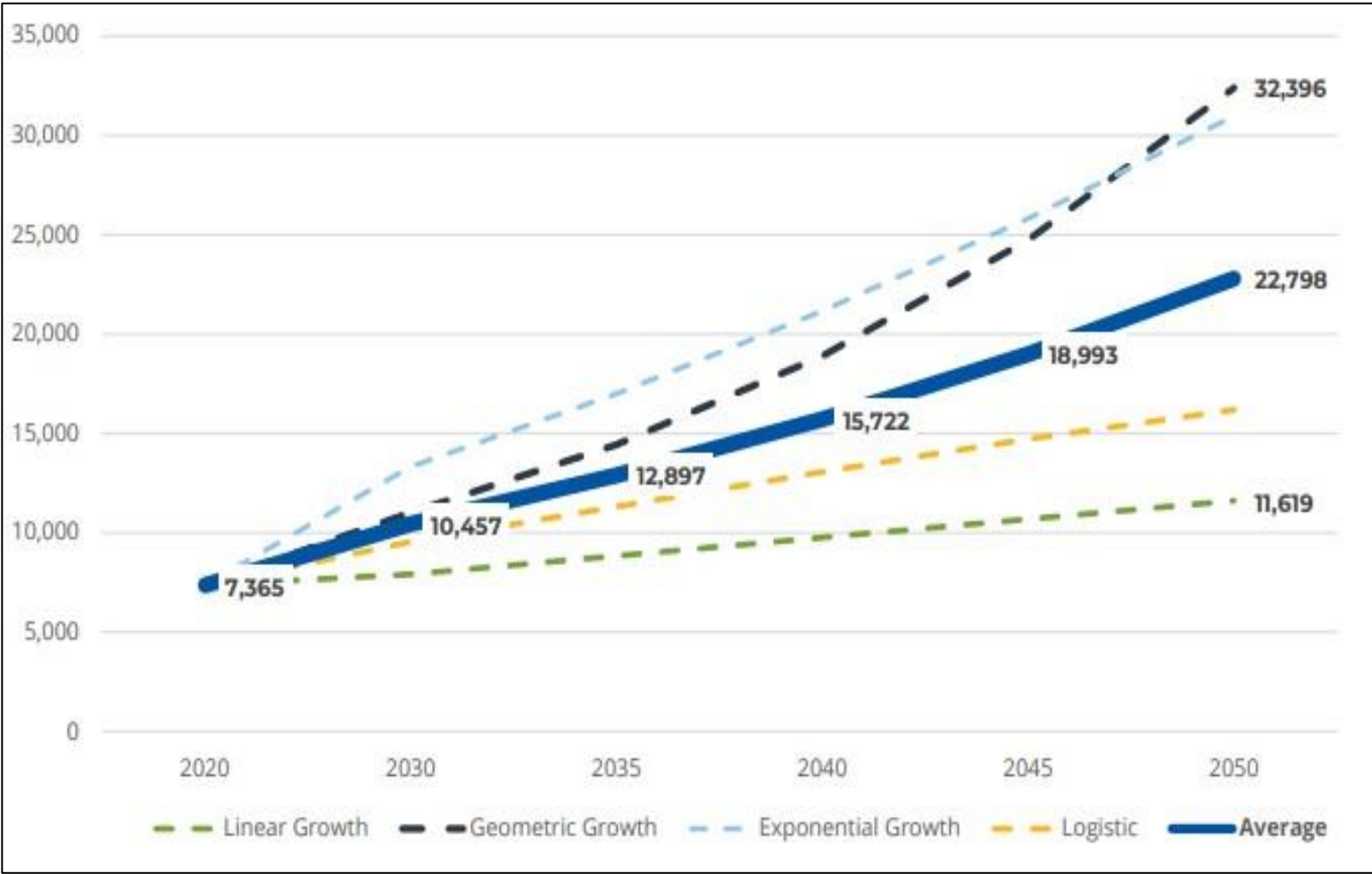


Figure 4. Projected Population Growth in Bondurant (Confluence Inc., 2021).

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.

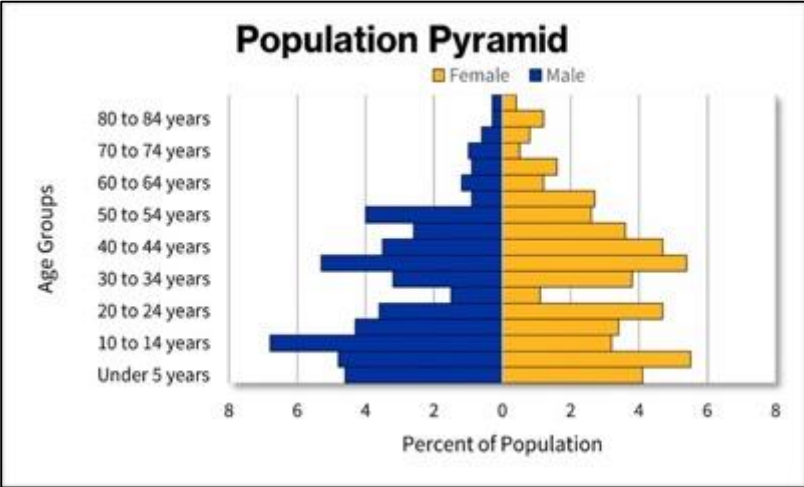


Figure 5. Population Pyramid of Bondurant (U.S. Census Bureau, 2020).

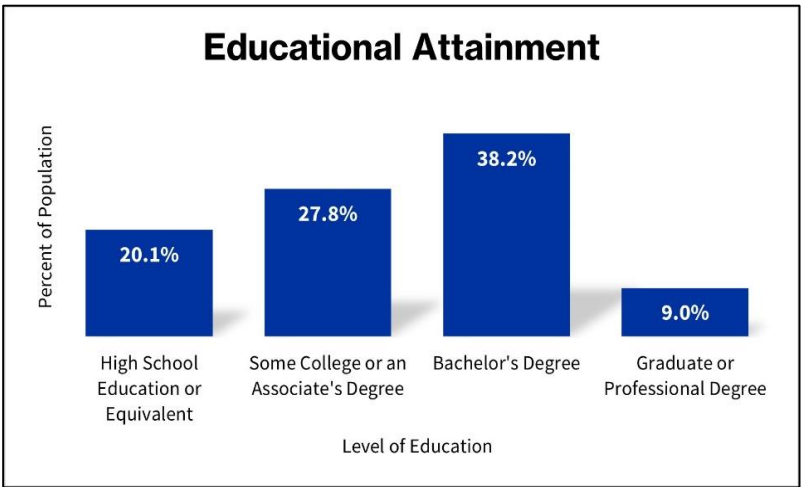


Figure 6. Educational Attainment in Bondurant (U.S. Census Bureau, 2021).

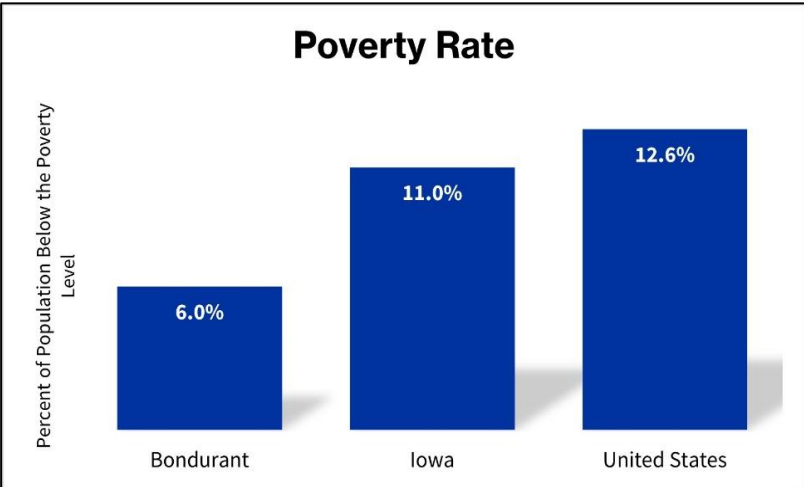


Figure 7. Poverty Rate in Bondurant versus Iowa and the U.S. (U.S. Census Bureau, 2021).

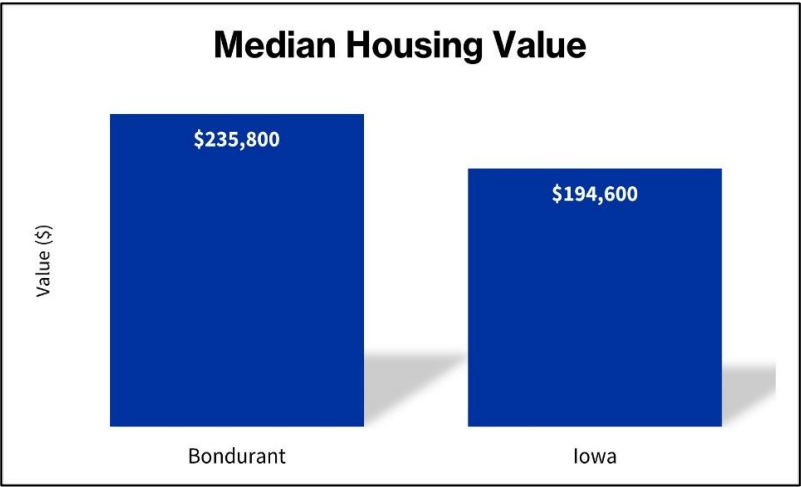


Figure 8. Median Housing Value in Bondurant versus Iowa (U.S. Census Bureau, 2021).



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.

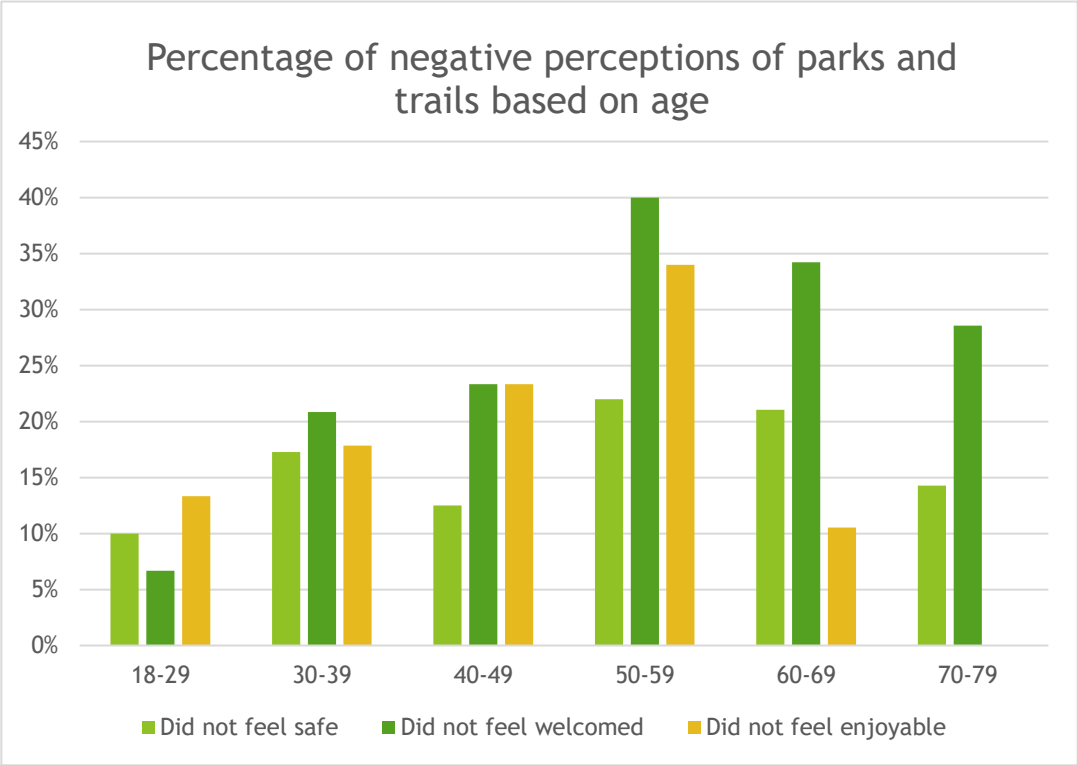


Figure 13. Percentage of Negative Perceptions of Parks and Trails Based on Age



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.

- Community Park
- Neighborhood Park
- Special Use Park
- Residential Parcels
- Neighborhood Park 1/4-mile Buffer
- Neighborhood Park 1/2-mile Buffer
- Community Park 1-mile Buffer
- Bondurant Current Planning Boundary

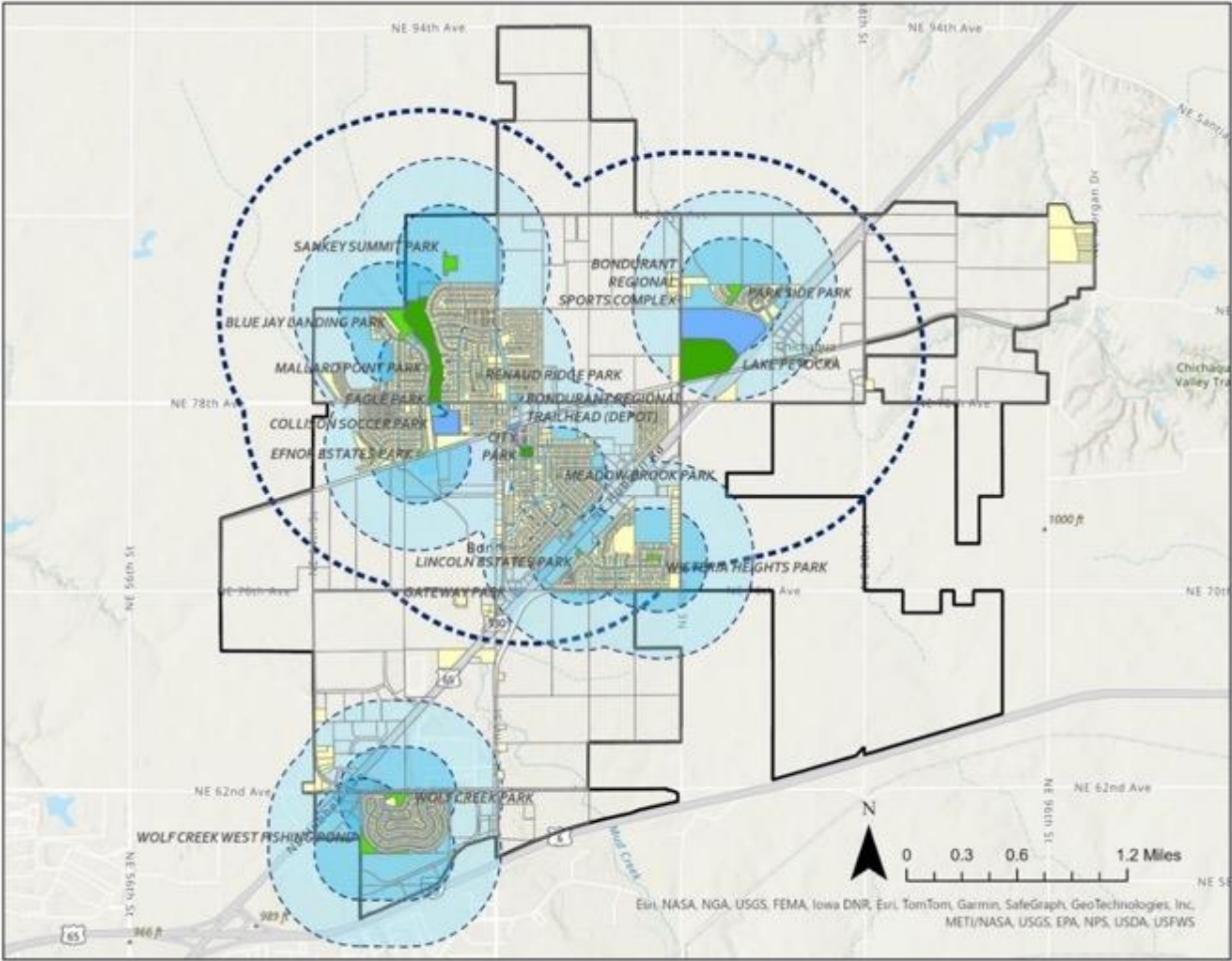


Figure 15. Service area analysis by park type in Bondurant.

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.

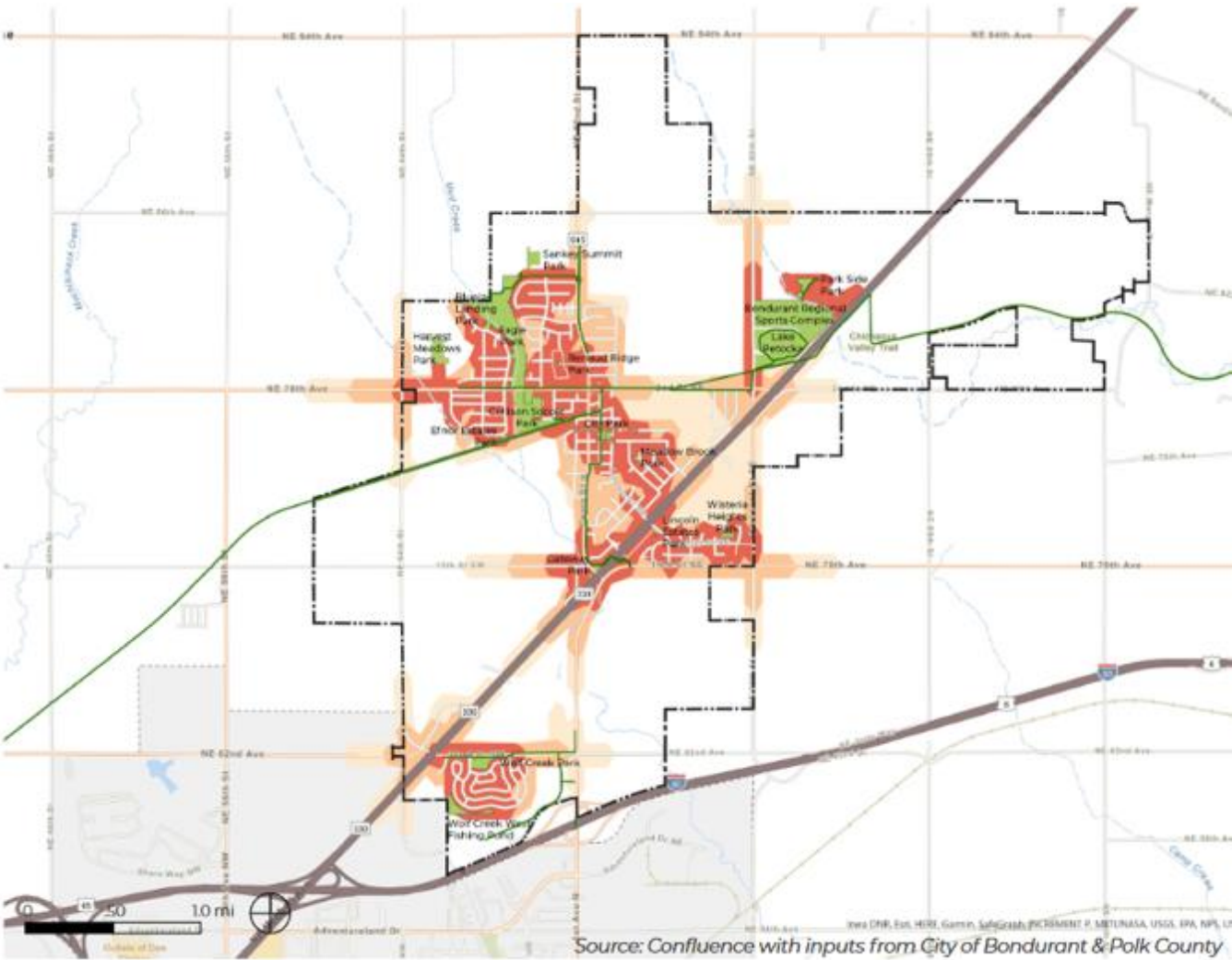
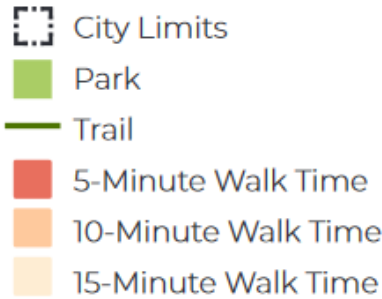


Figure 16. Source by Confluence with inputs from City of Bondurant & Polk County for the 2022 Bondurant Comprehensive Plan.

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.

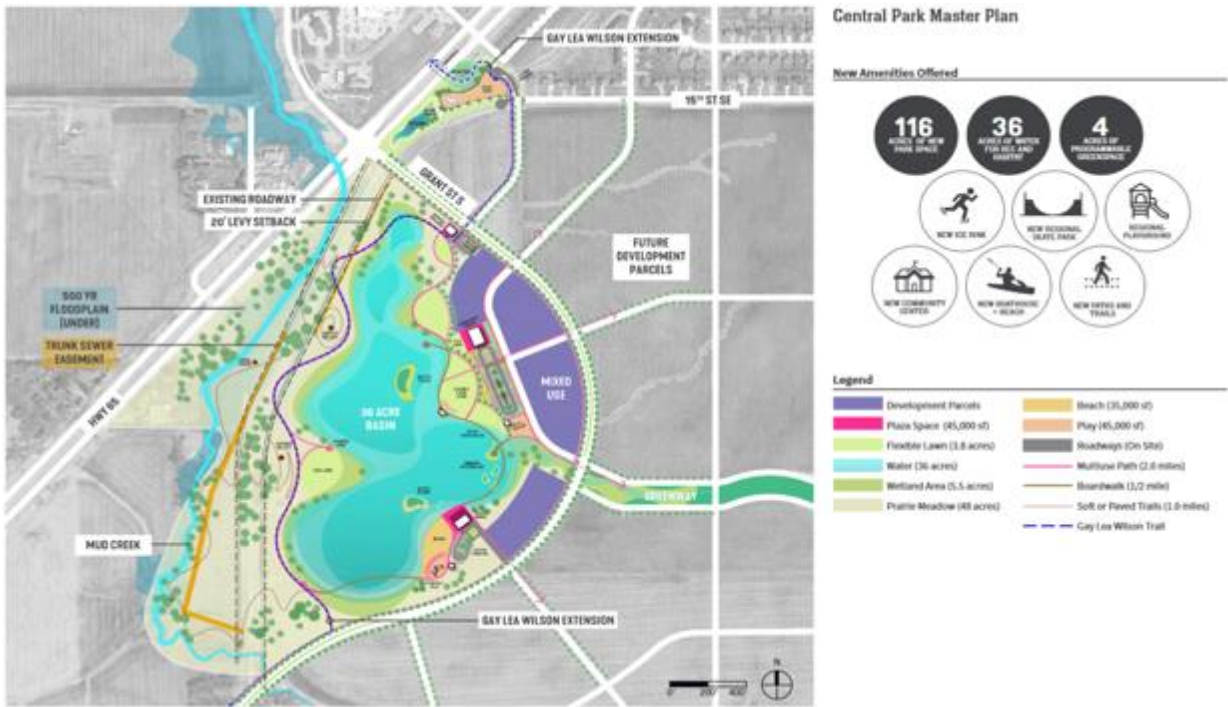


Figure 17. Central Park Master Plan

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

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.



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

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.”

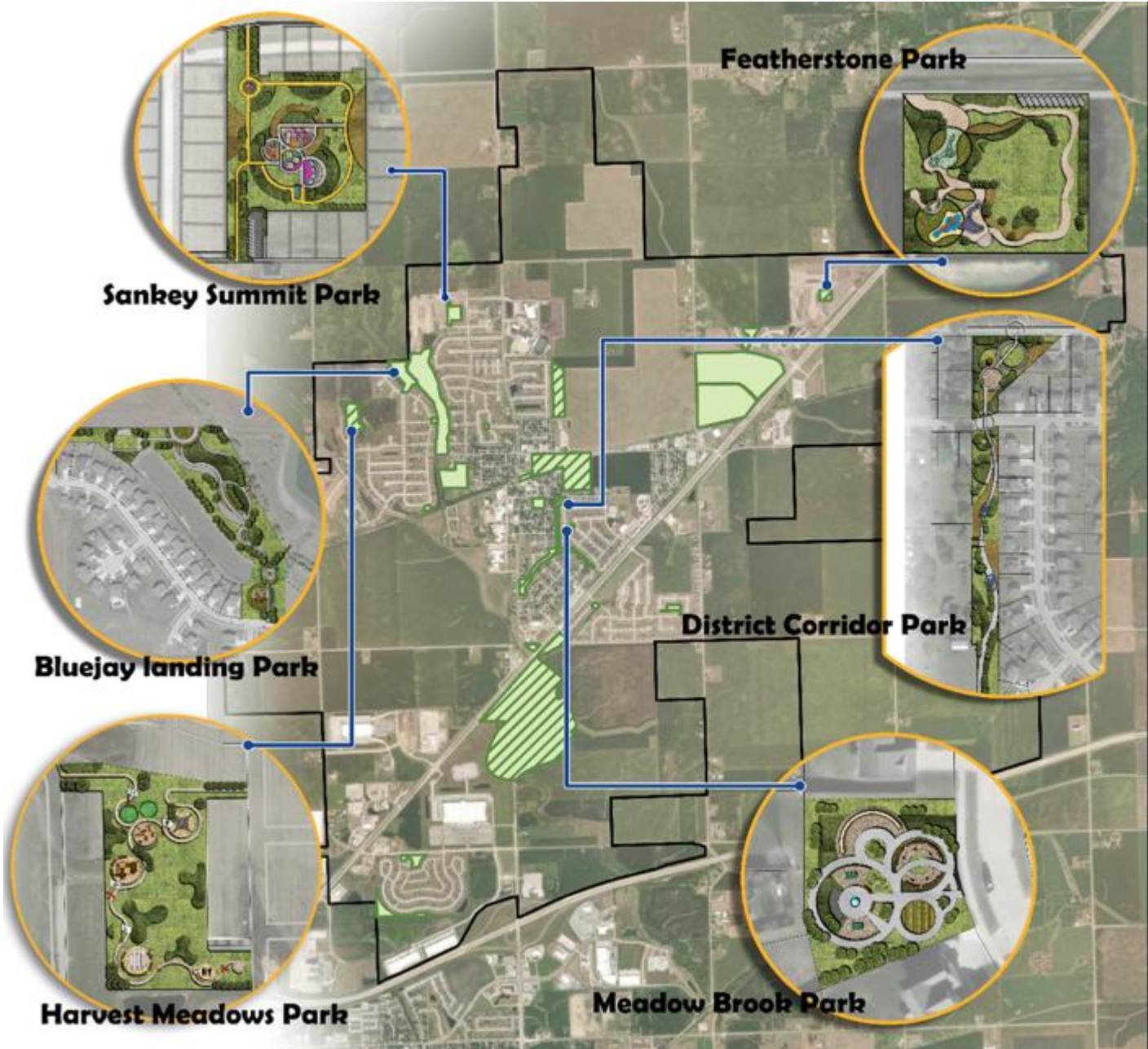


Figure 32. Locations of Undeveloped Parks

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.

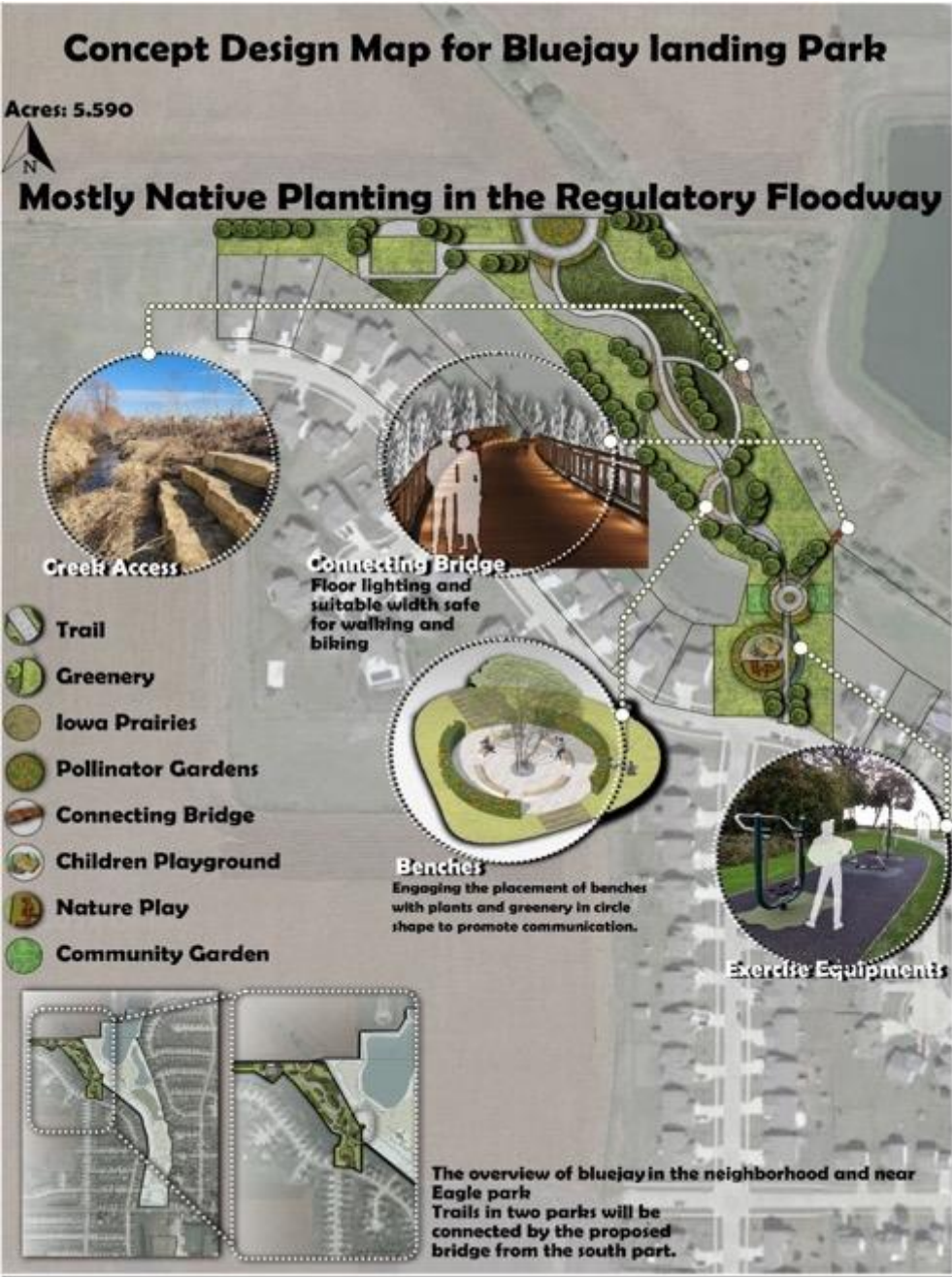


Figure 33. Bluejay Landing Park Design Concept

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.

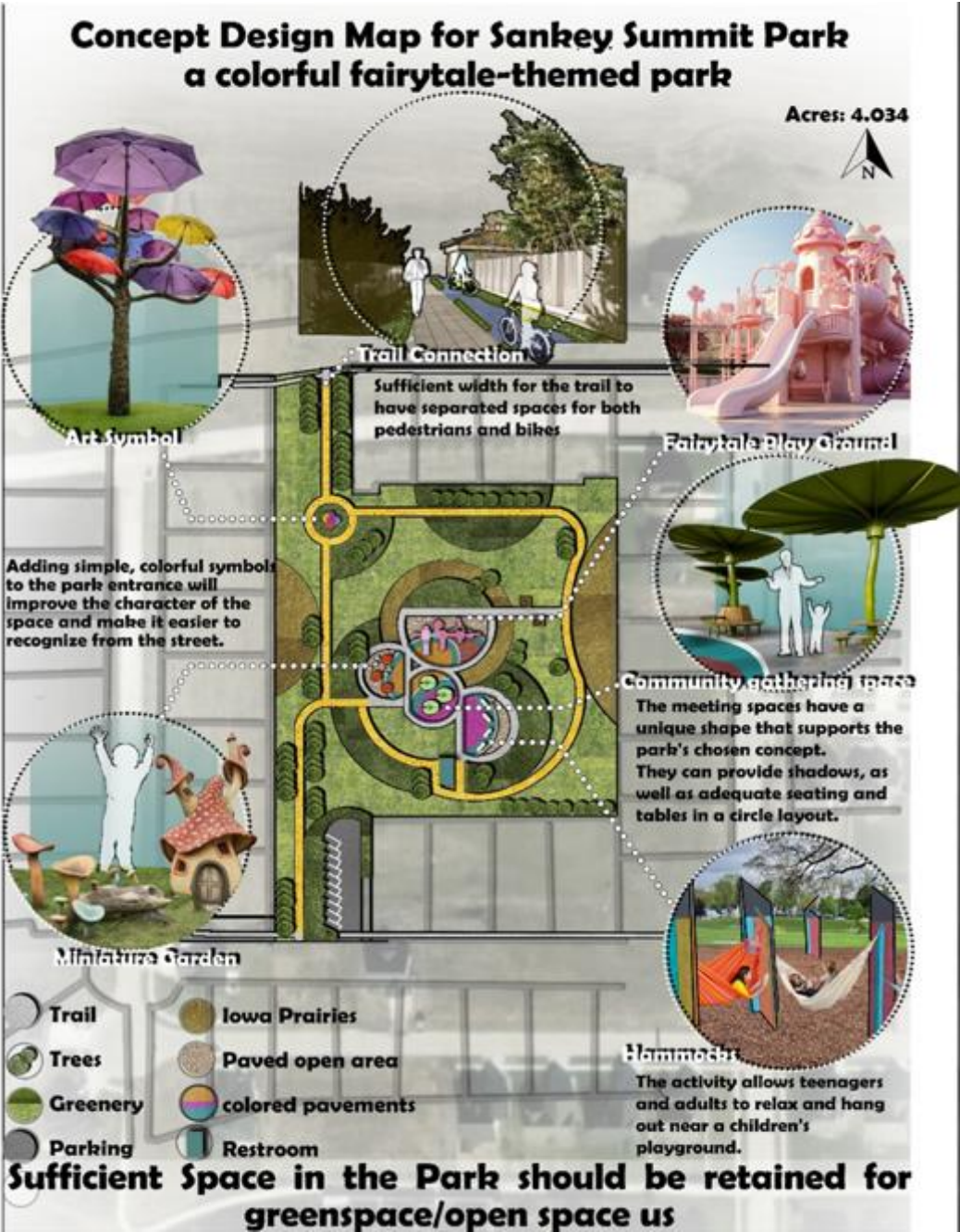


Figure 34. Sankey Summit Park Design Concept

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!”

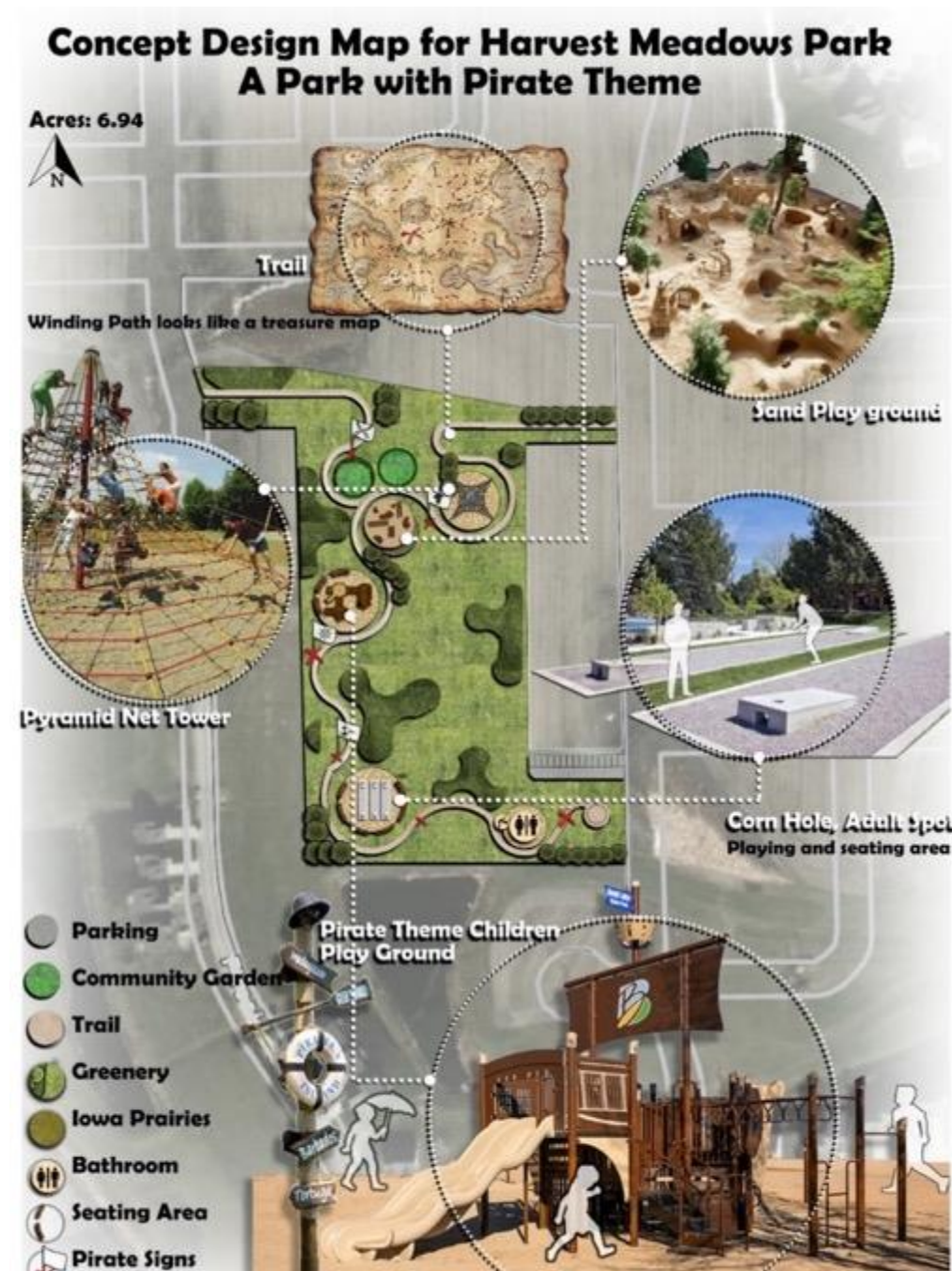


Figure 35. Harvest Meadows Park Design Concept

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.

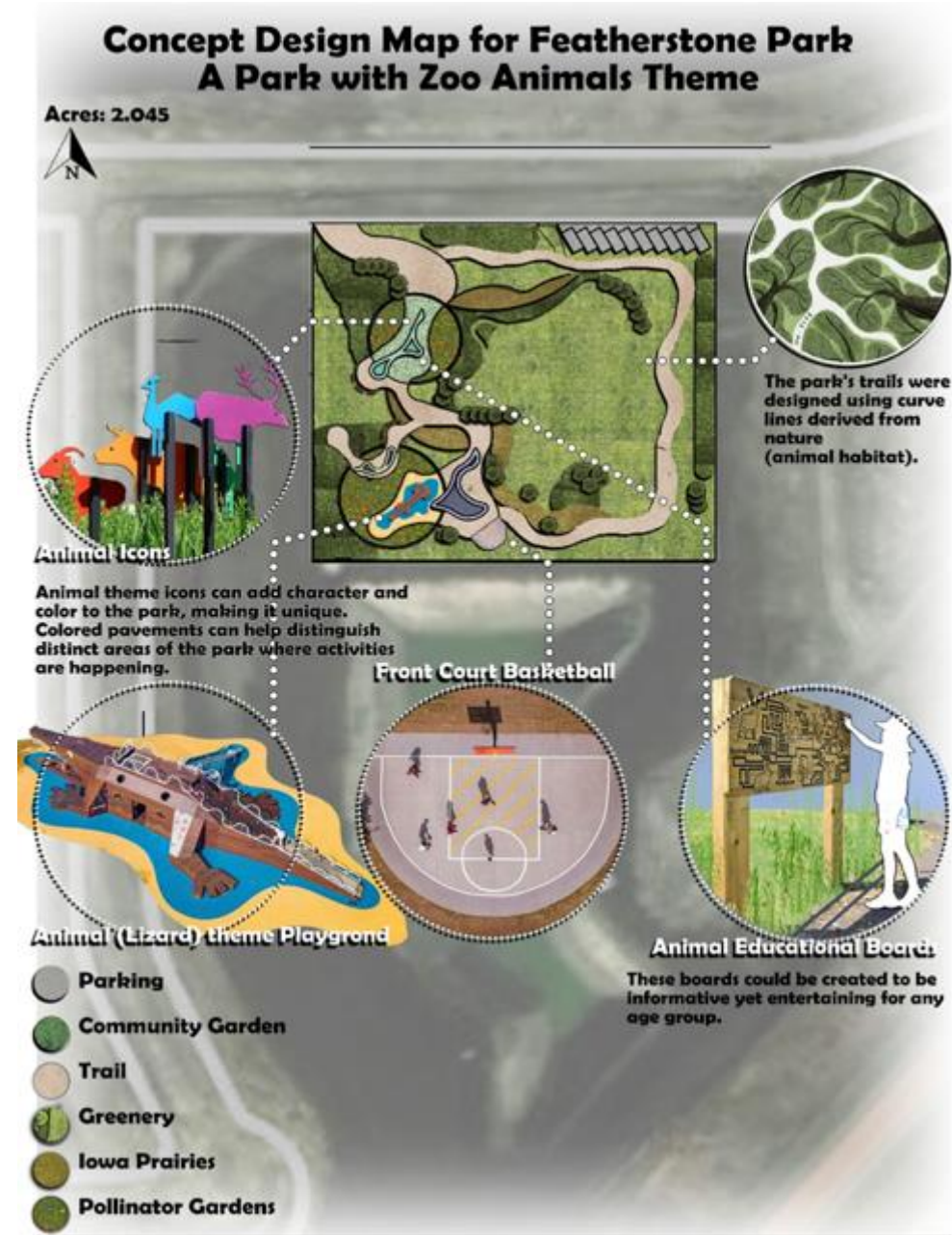


Figure 36. Featherstone Park Design Concept

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 $\frac{1}{4}$ to $\frac{1}{2}$ 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.

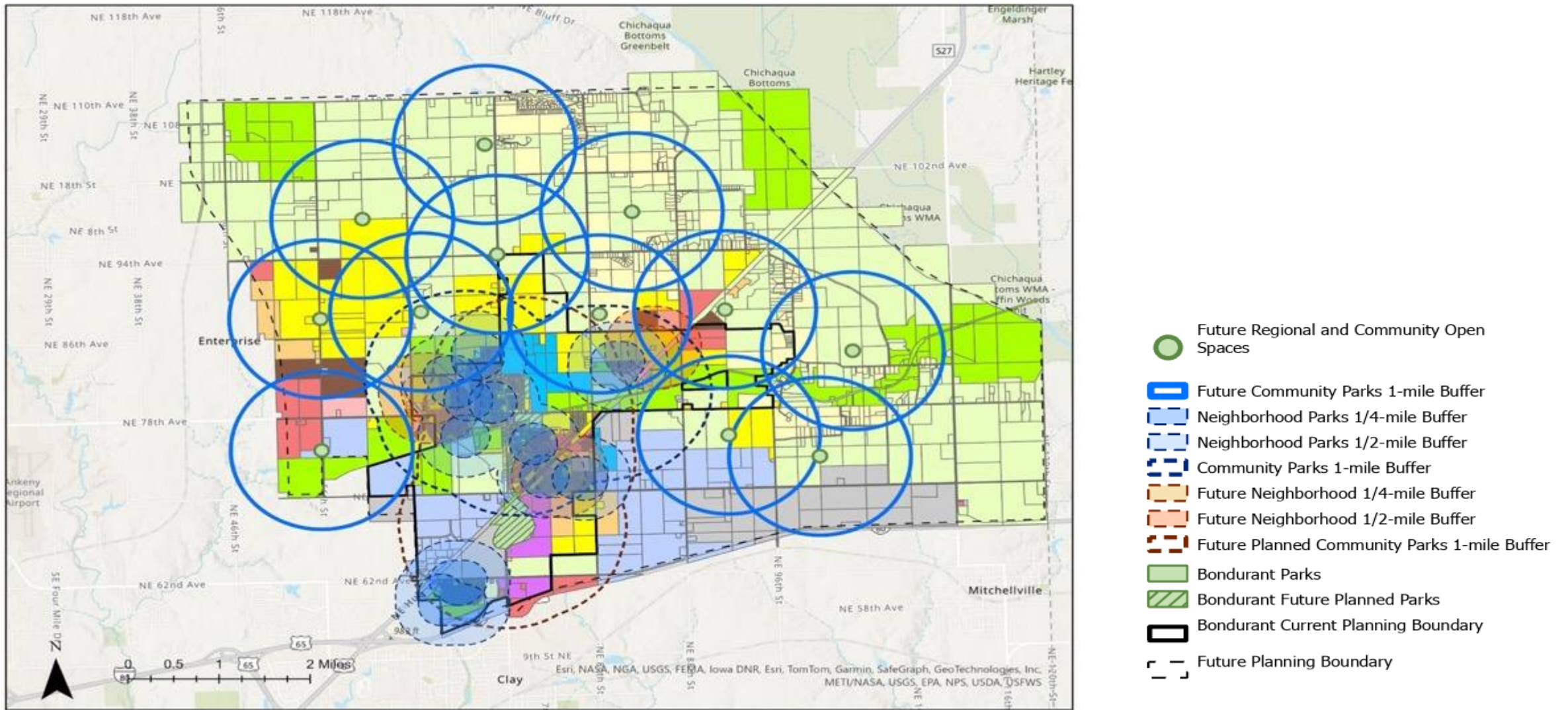


Figure 39. Regional and Community Open Spaces



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.

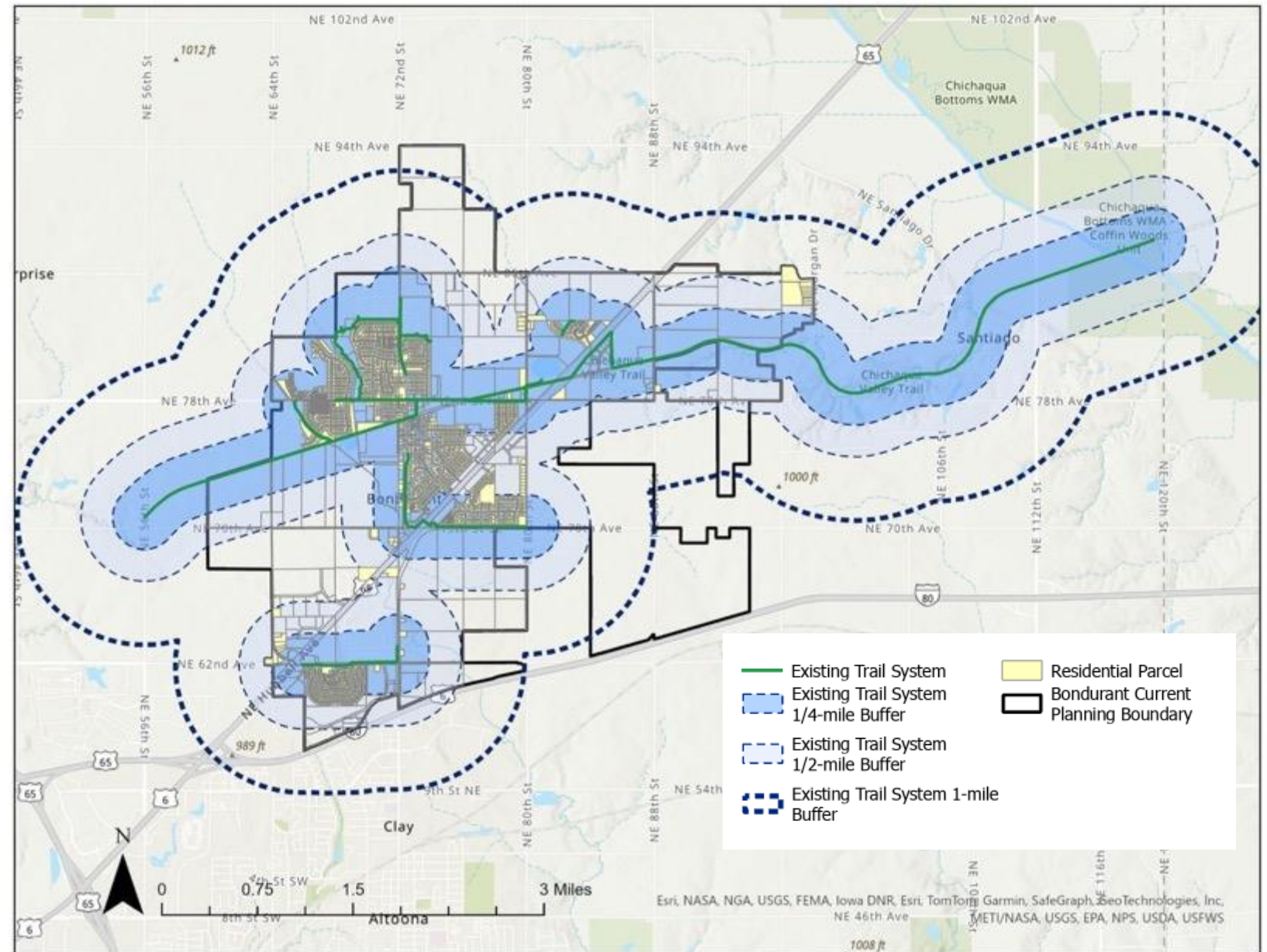


Figure 40. Service area coverage between the city's residential parcels and the trail system.

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?”

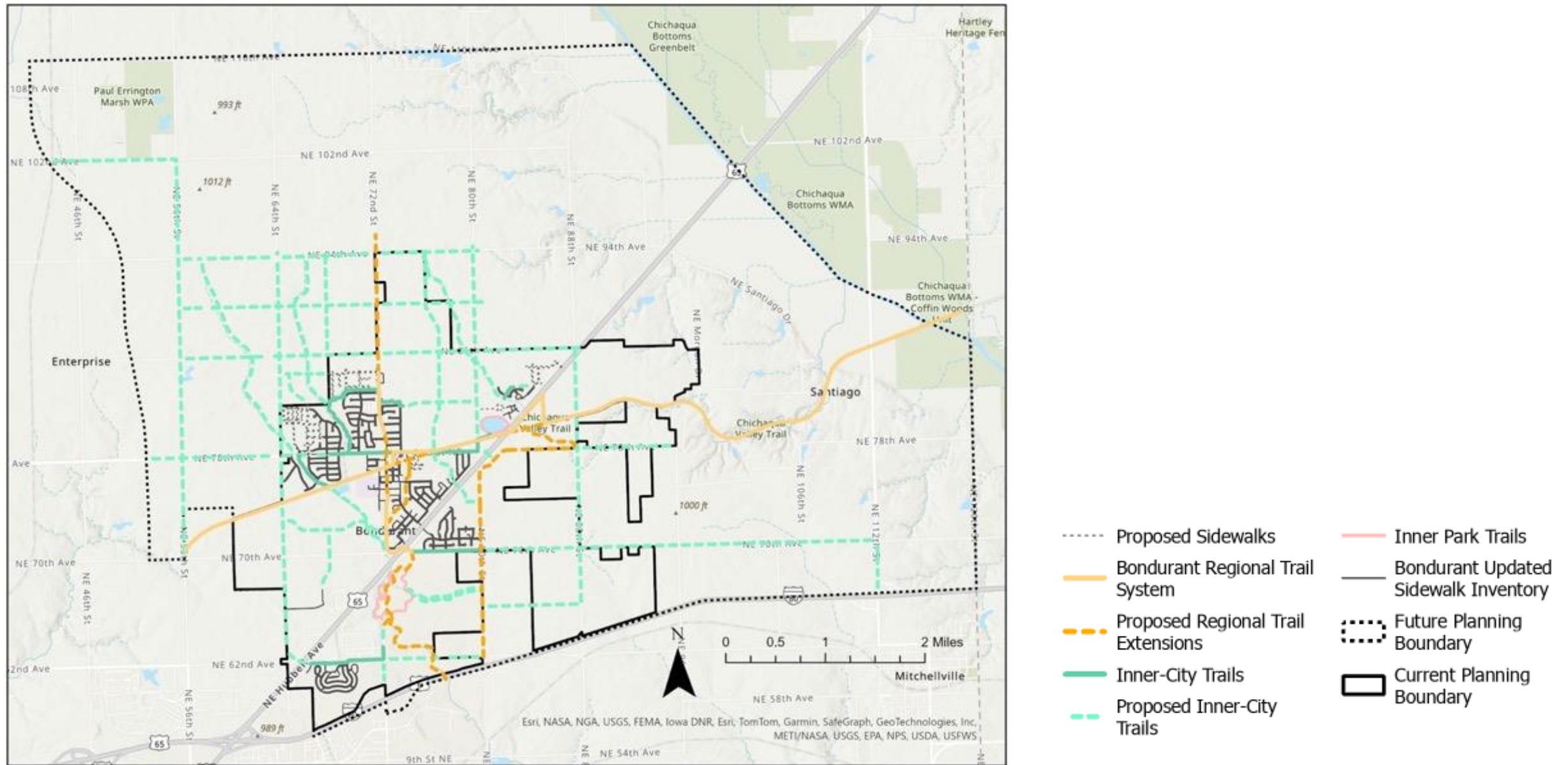


Figure 43. Proposed Trails and Sidewalk Map

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).

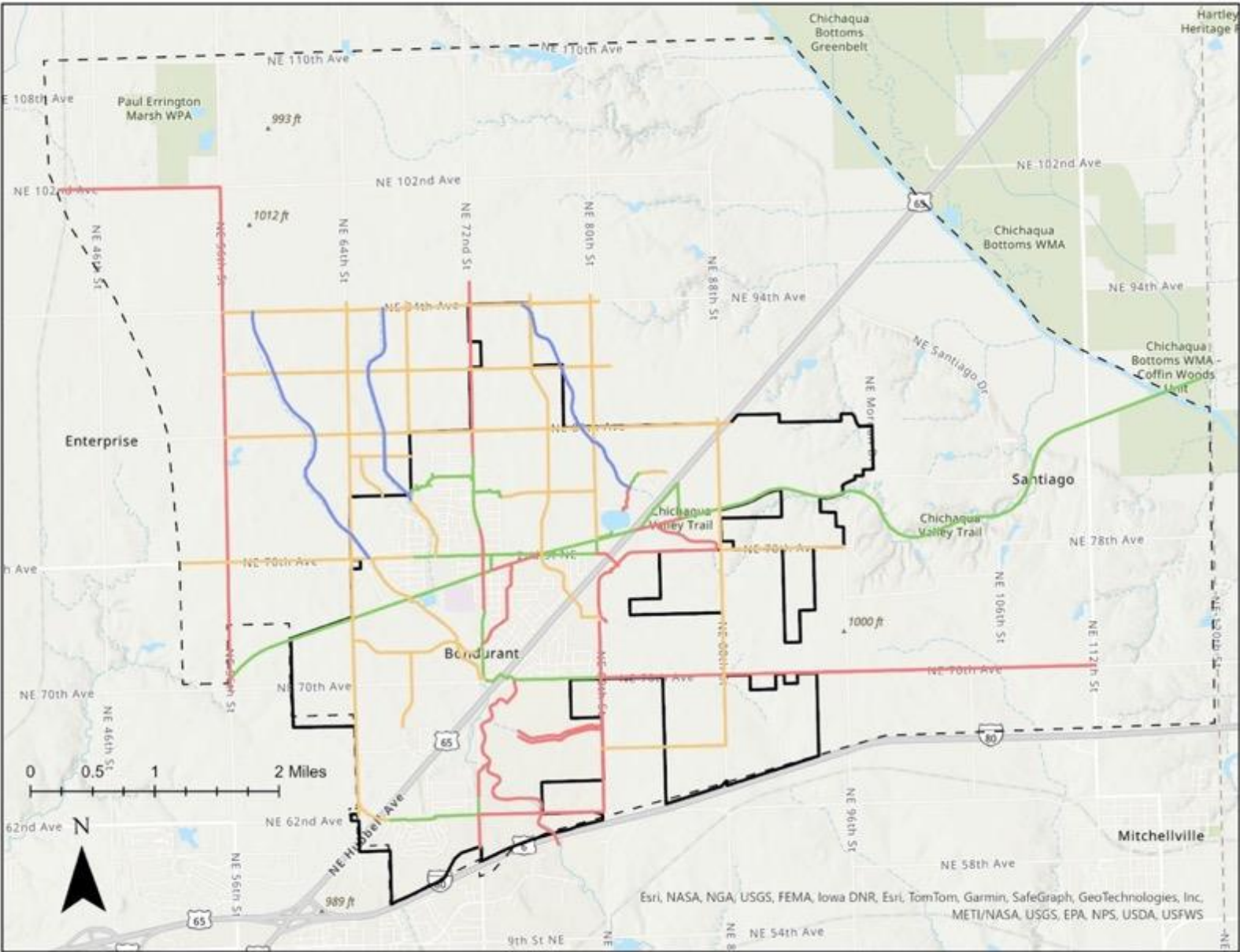


Figure 44. Trails and Sidewalk Priority Map

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)

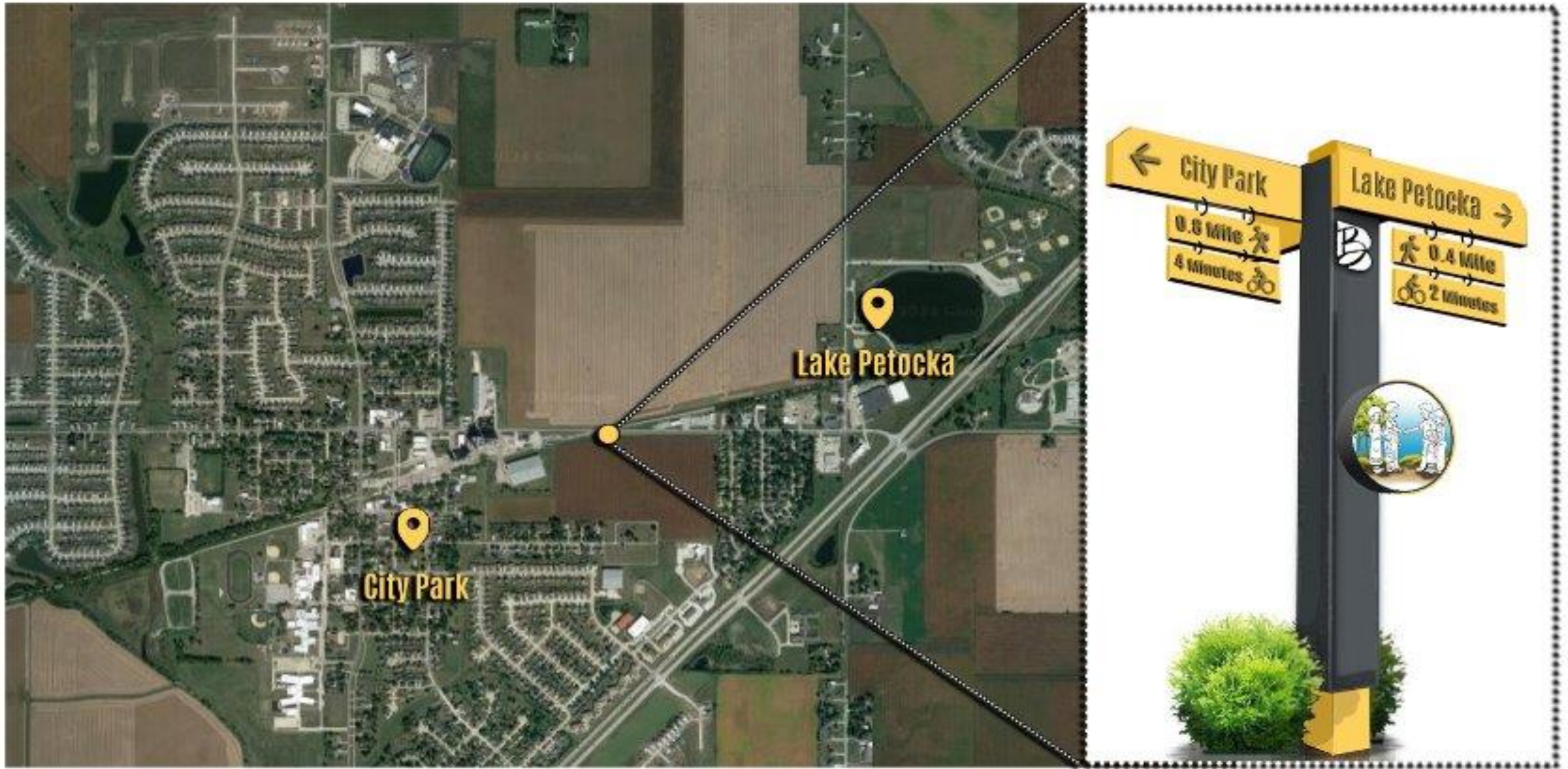


Figure 47. PTG Wayfinding Concept with Storytelling Features

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

Figure 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

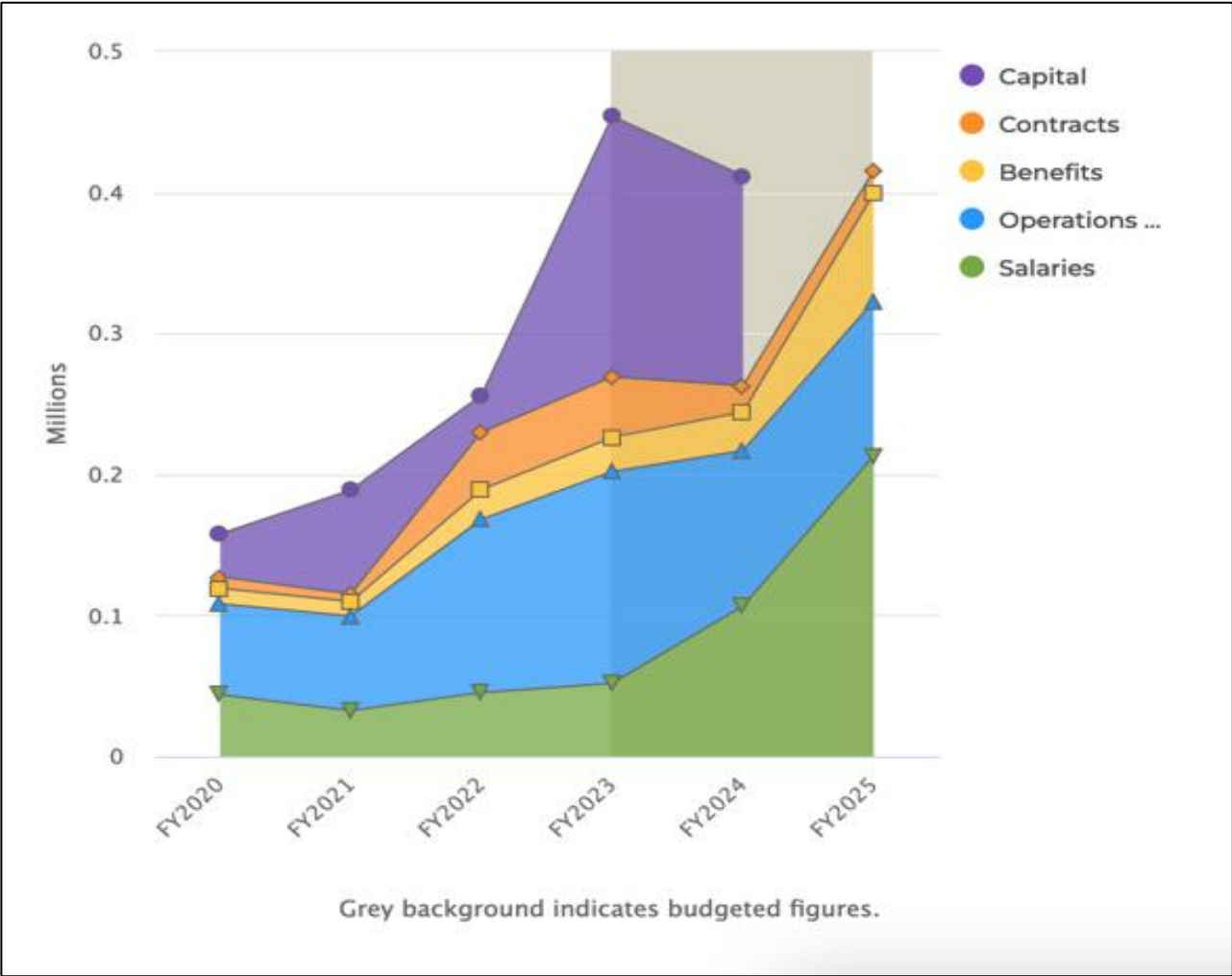


Figure 51. Bondurant past and future total park expenditures (Bondurant Transparency Center, 2023).

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 park expenditures. These expenditures reflect the current practice of prioritizing new park space development over providing amenities to the existing PTG system.

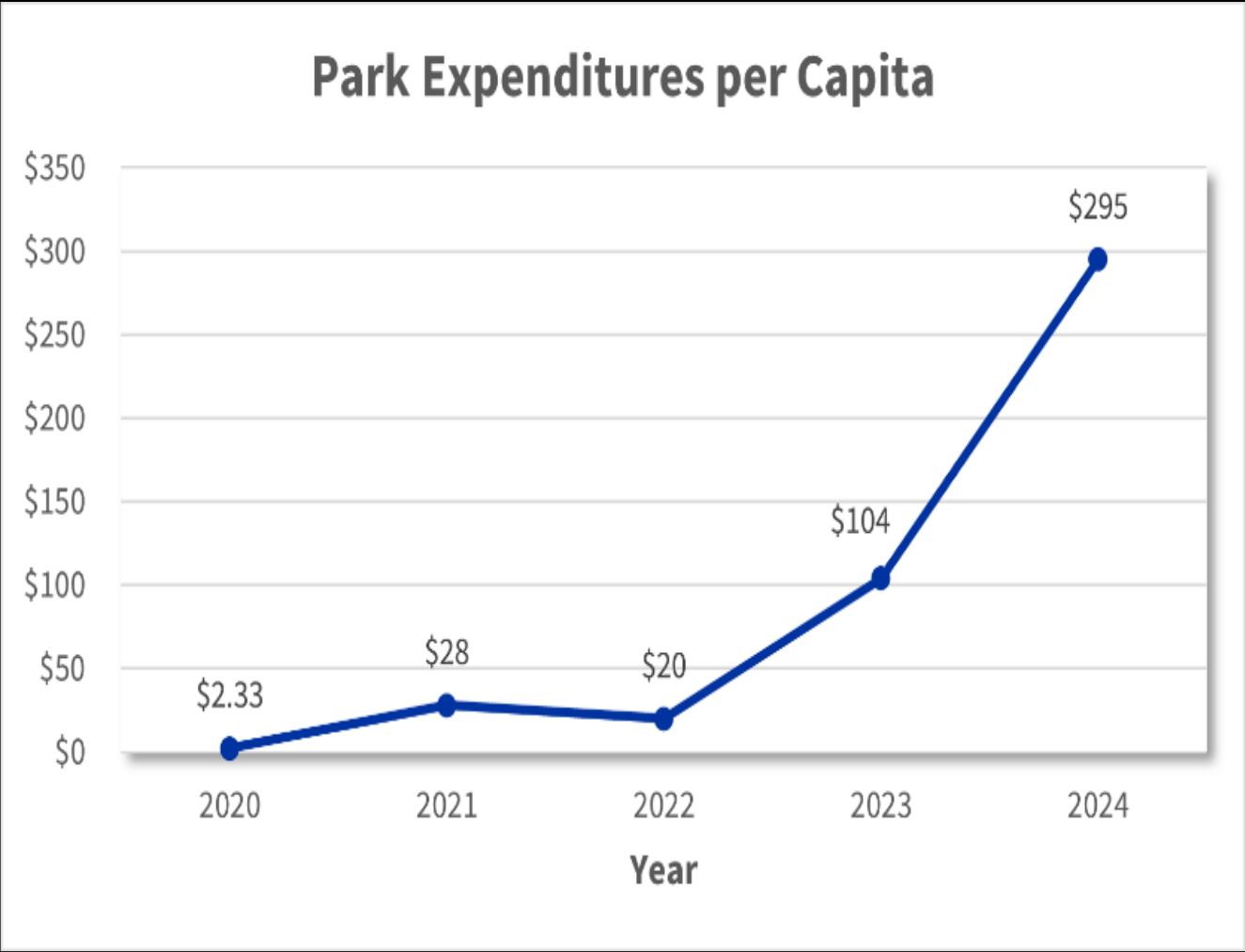


Figure 52. Bondurant’s park expenditures per capita (Bondurant Transparency Center, 2023).

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.

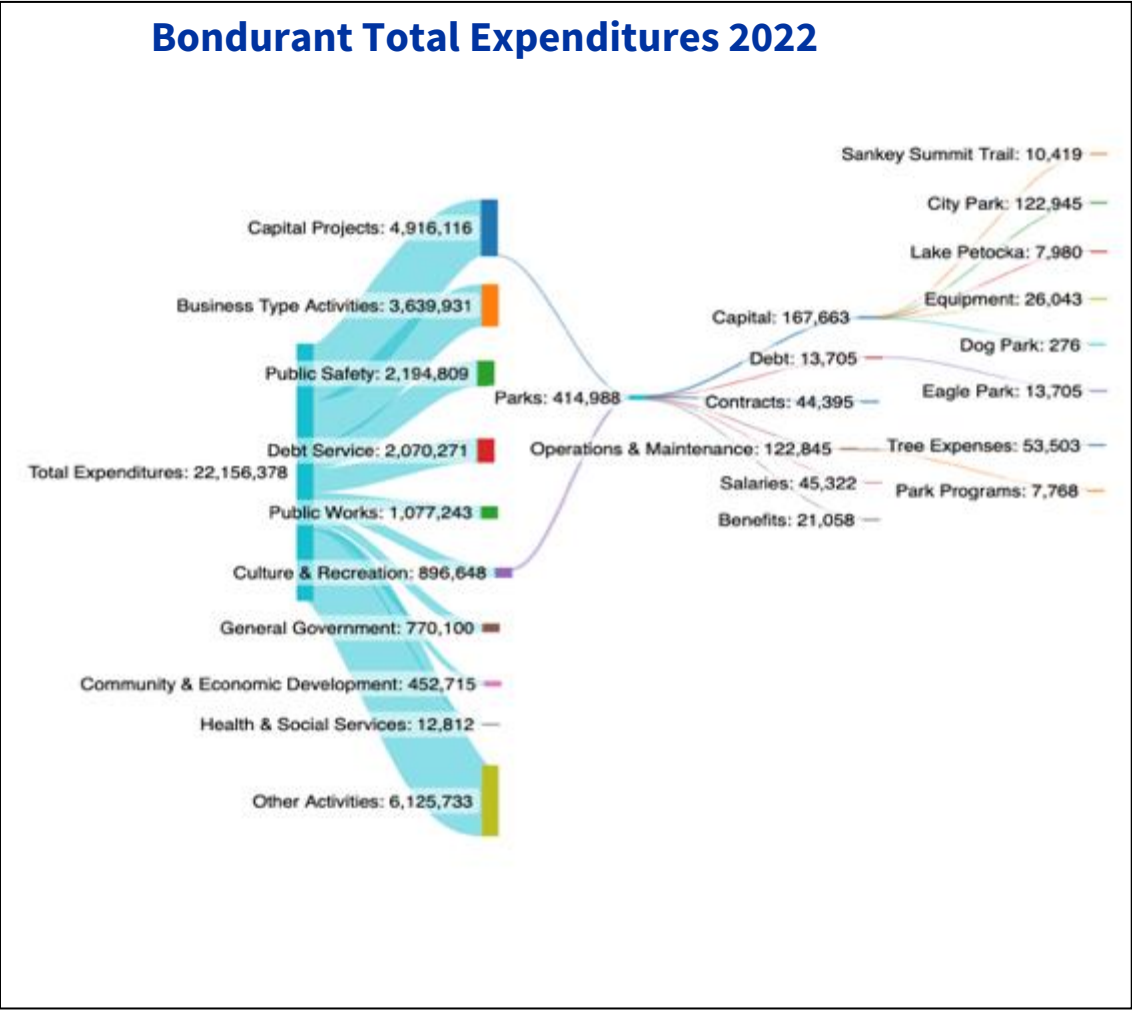


Figure 53. Total Expenditures for Bondurant FY 2022 broken down to delineate PTG expenditures (Bondurant Transparency Center, 2023).

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

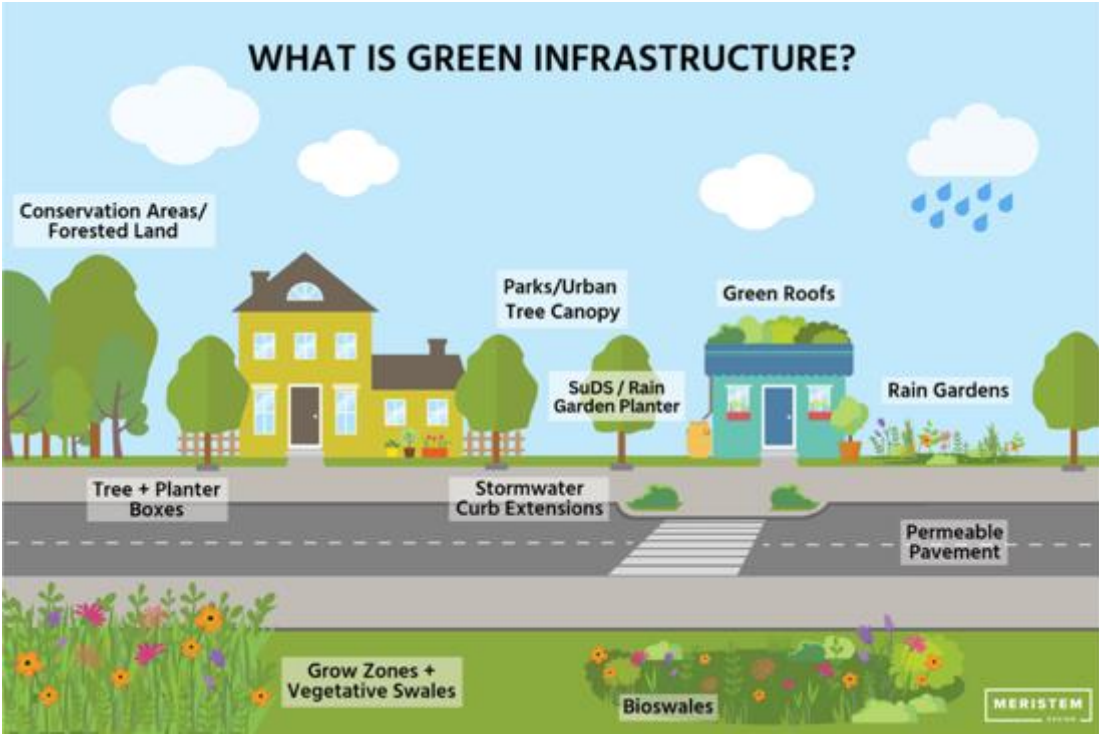


Figure 55. Examples of Green Infrastructure. Source: Meristem Design.

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

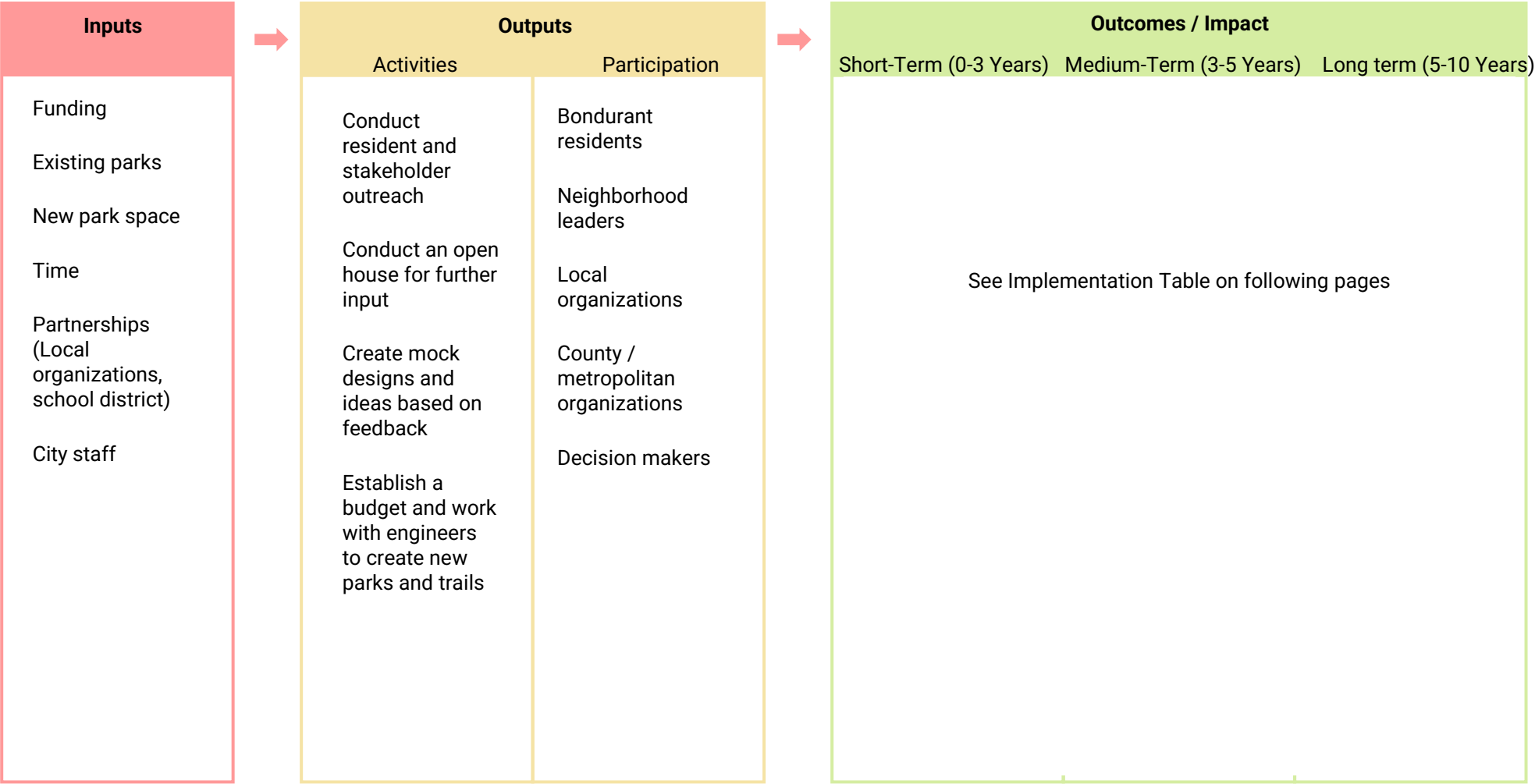
Figure 56. Overview of regulations to protect Urban Tree Forests. Source: Cities4Forests



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, and explore the option to construct an additional basketball court at a park in the north/northwest portion of Bondurant
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.

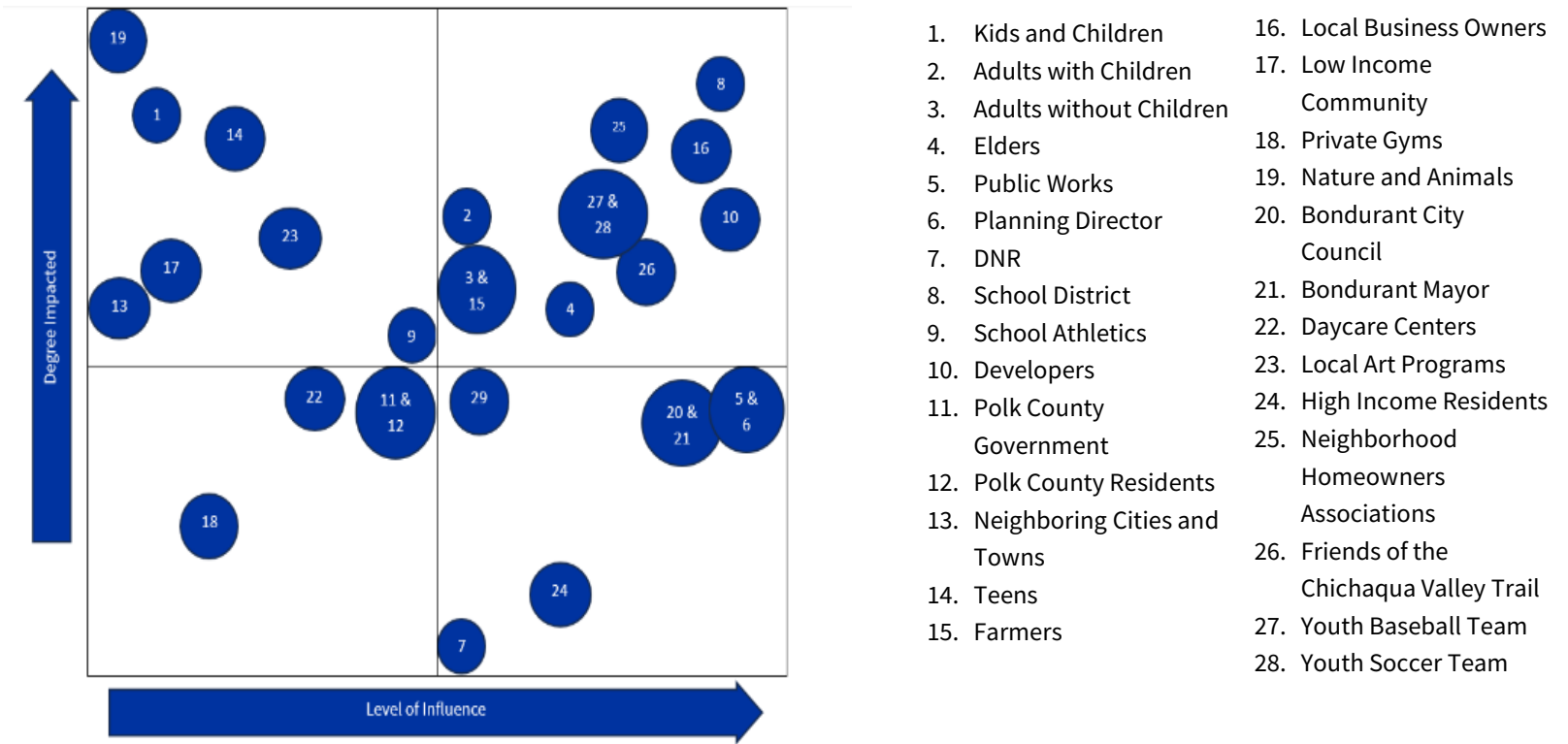


Figure 9. Stakeholder Analysis

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

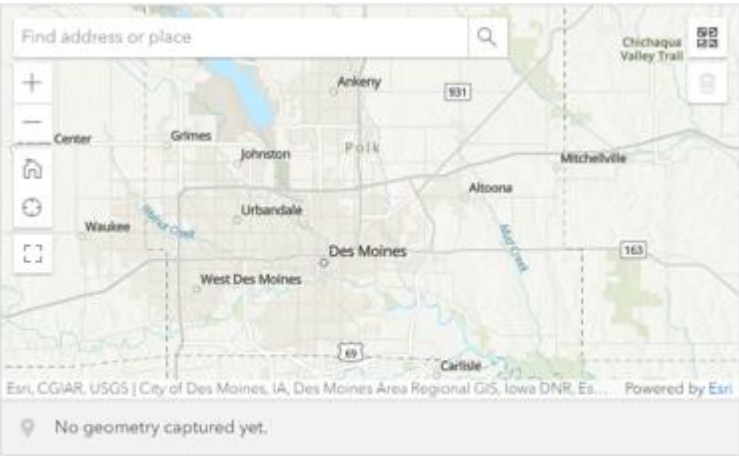
☐ Open space

☐ 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

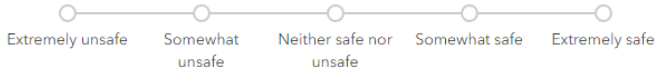
☐ Lack of transportation

☐ There are no barriers for me accessing the parks

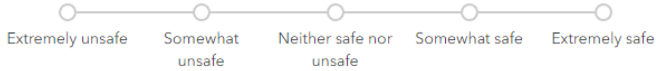
☐ Other

Why is this your favorite park or trail network?

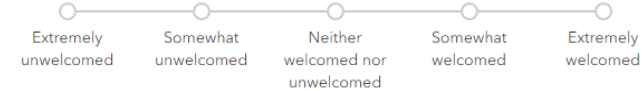
How safe do you feel in the Bondurant parks?



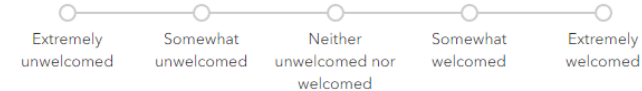
How safe do you feel in the Bondurant trails network?



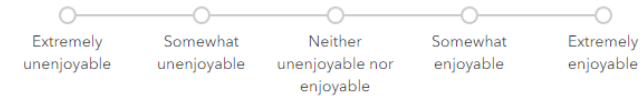
How welcomed do you feel in the Bondurant parks?



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

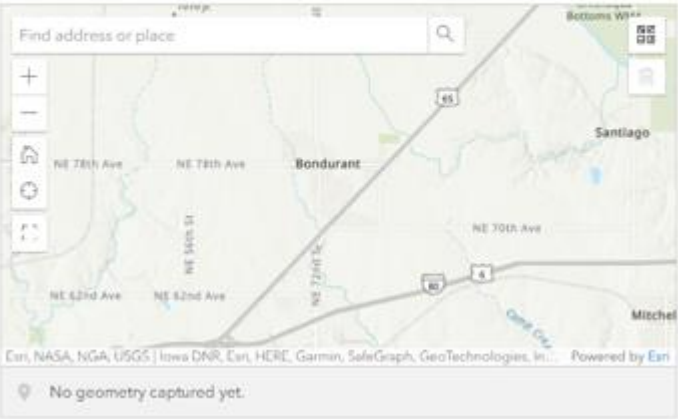
☐ I do not use the trails in Bondurant

☐ 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.

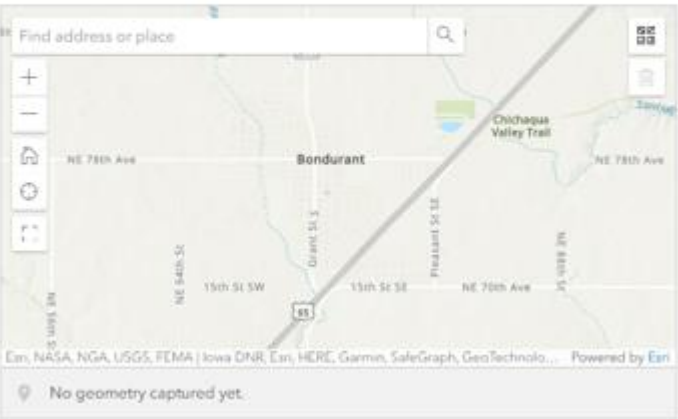
Note: You can only add one marker to this map.



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-▼

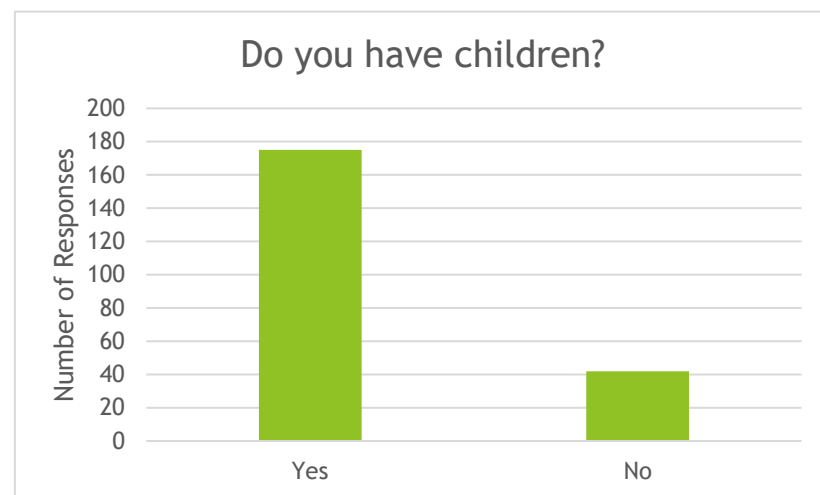
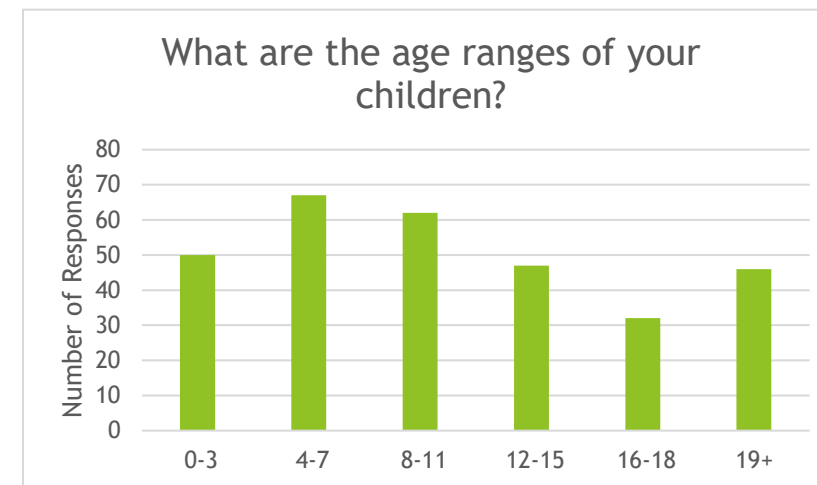
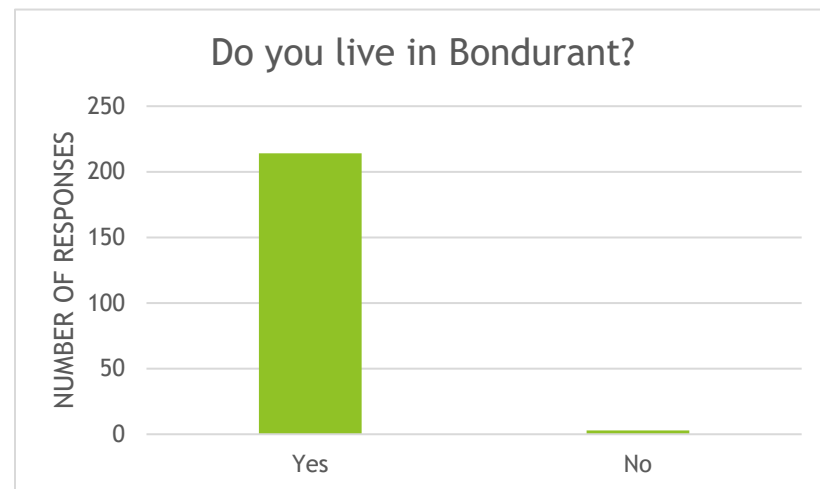
What neighborhood do you live in?

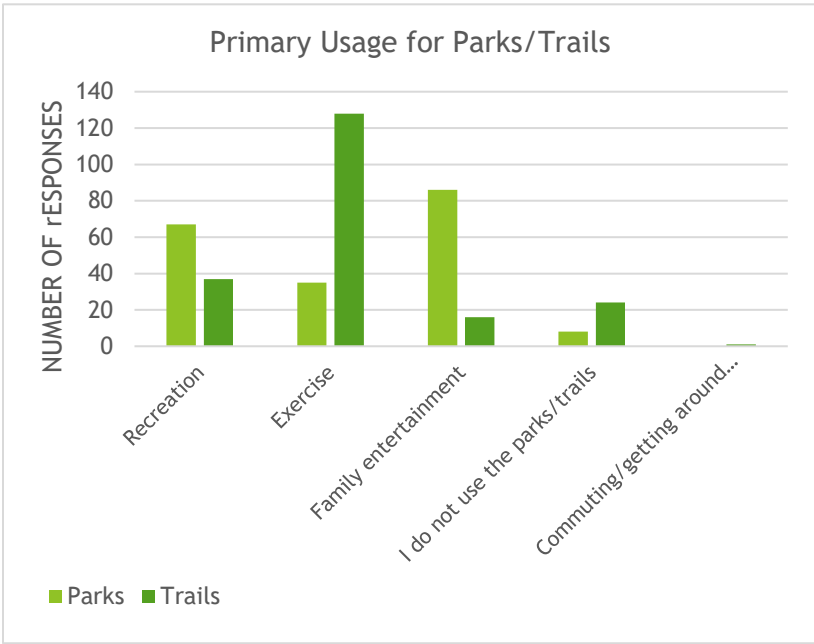
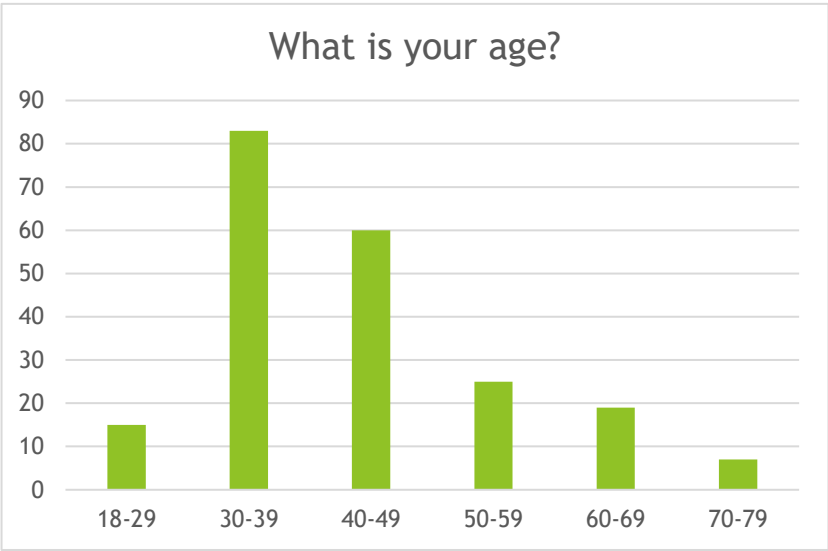
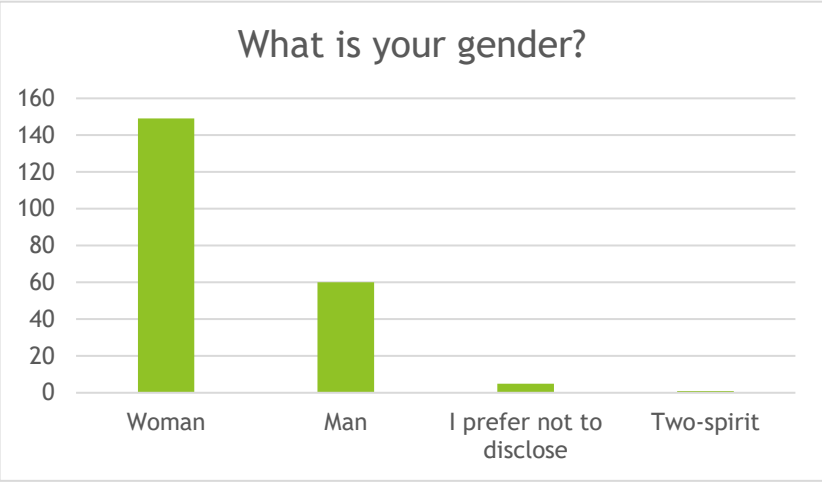
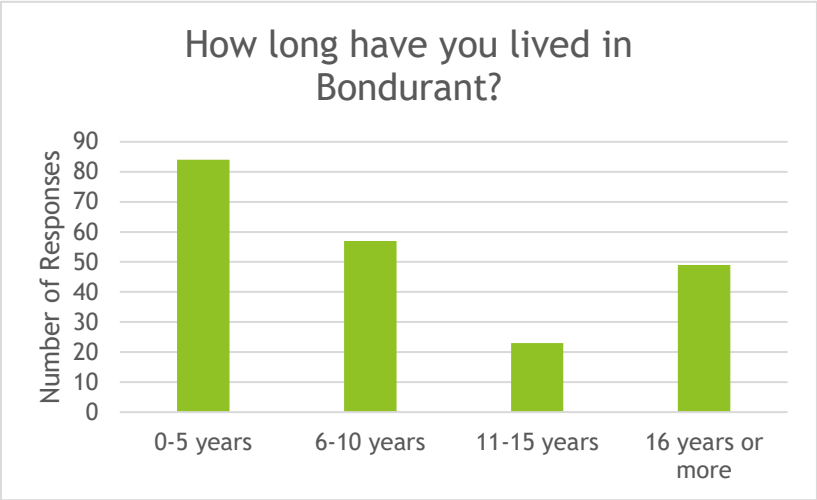
Would you like to be contacted for a more in-depth conversation about your relationship and experience with parks and trails?

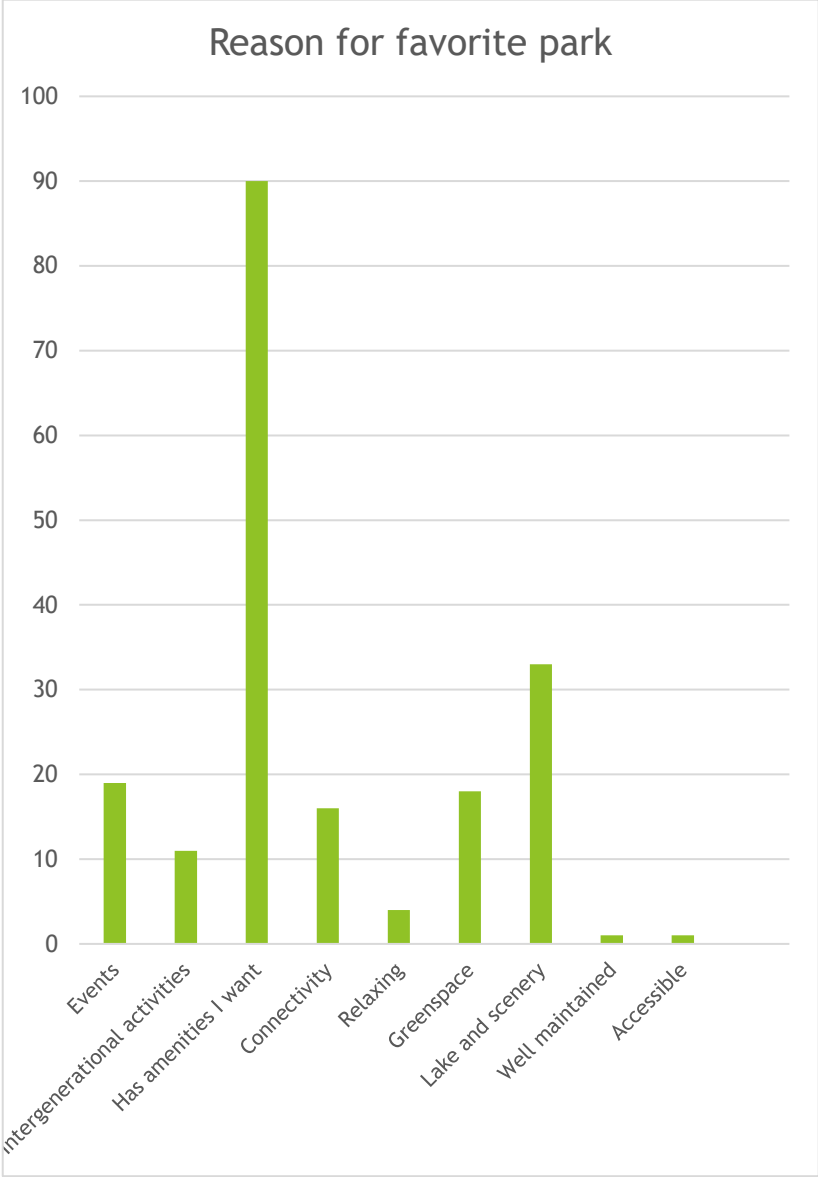
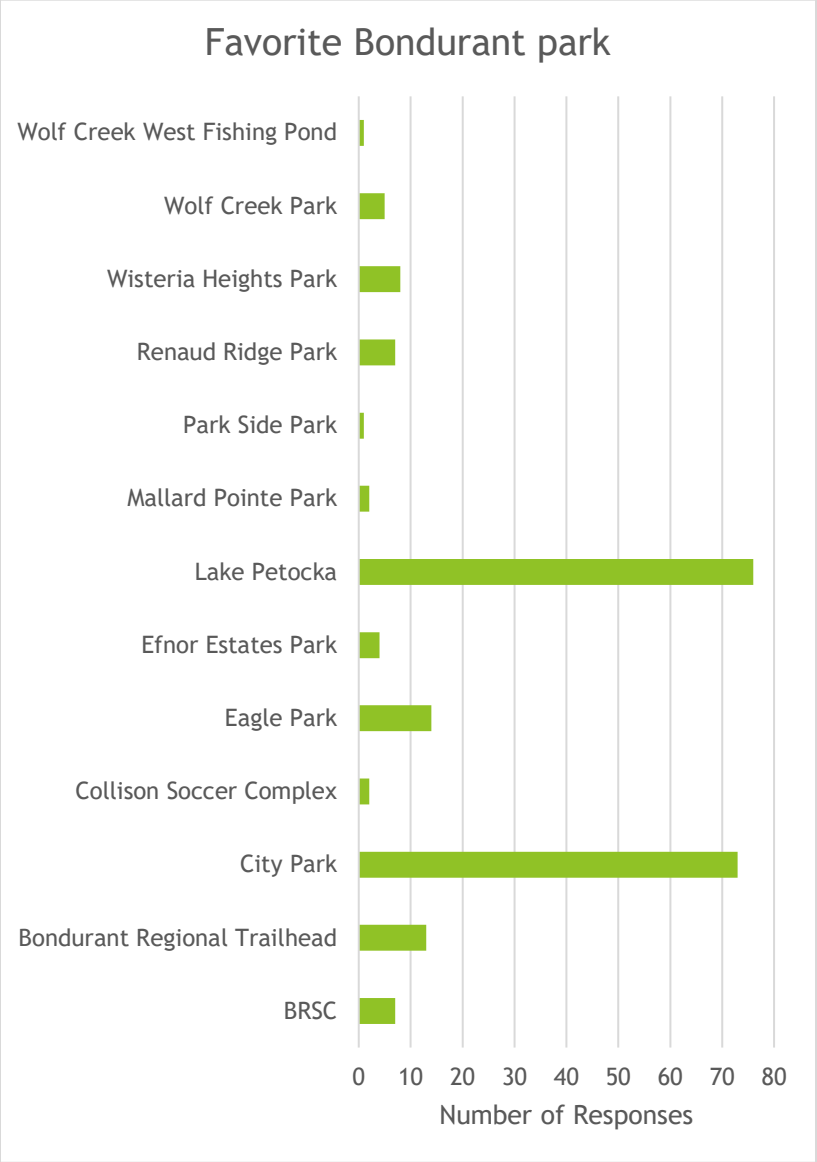
☐ Yes

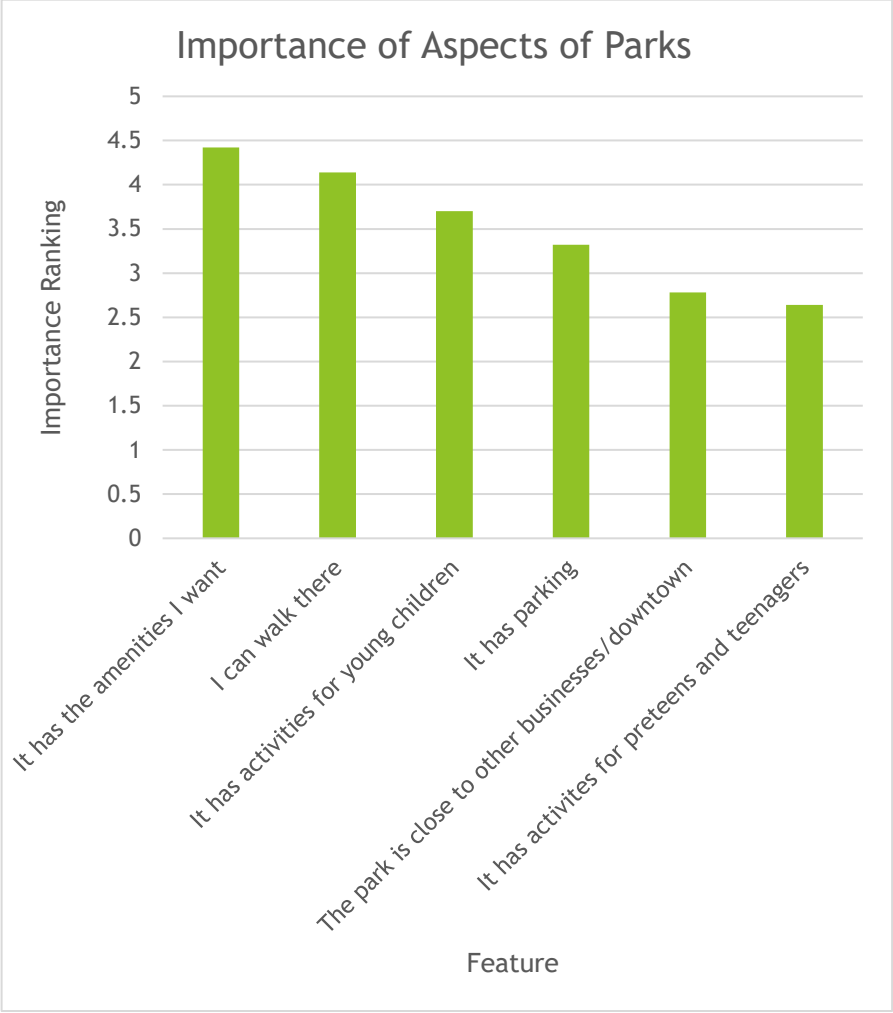
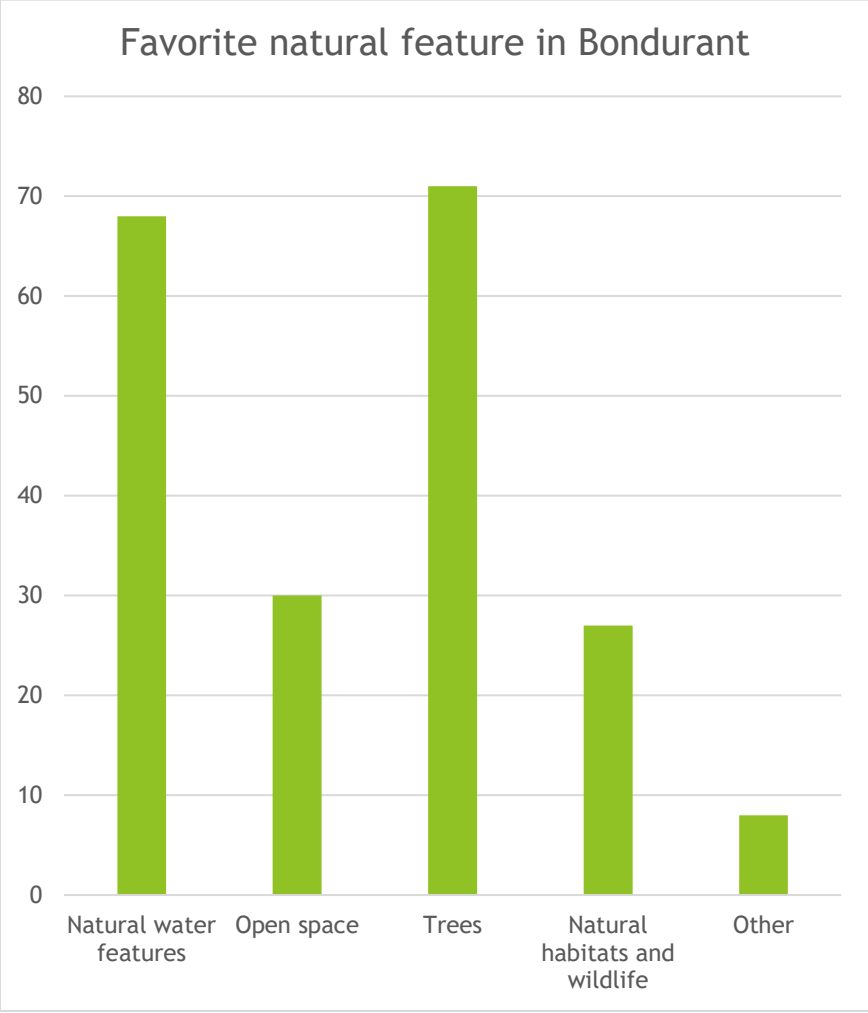
☐ No

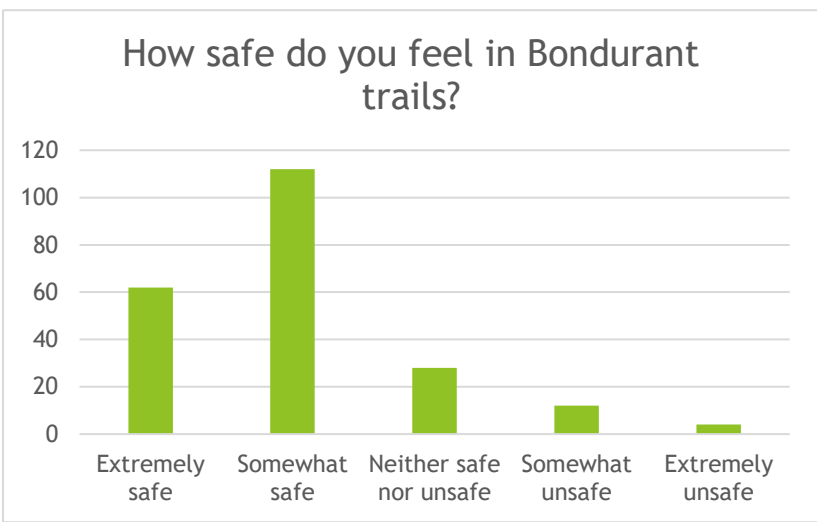
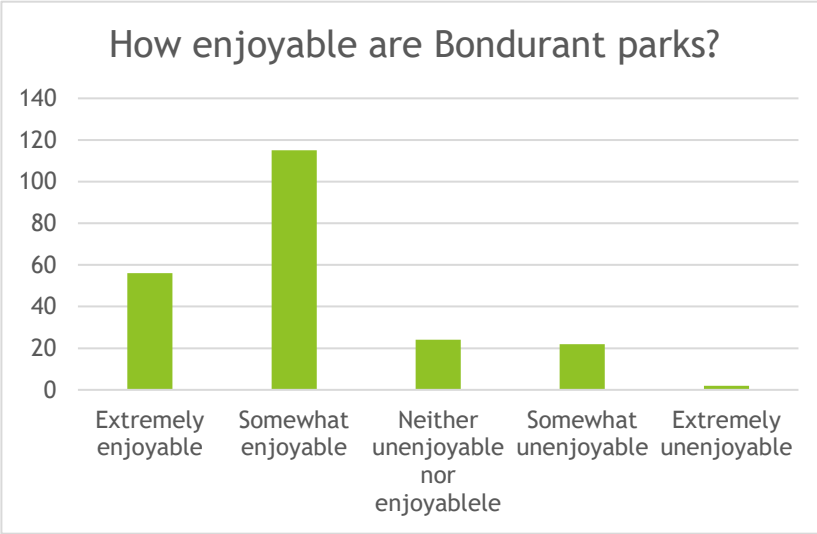
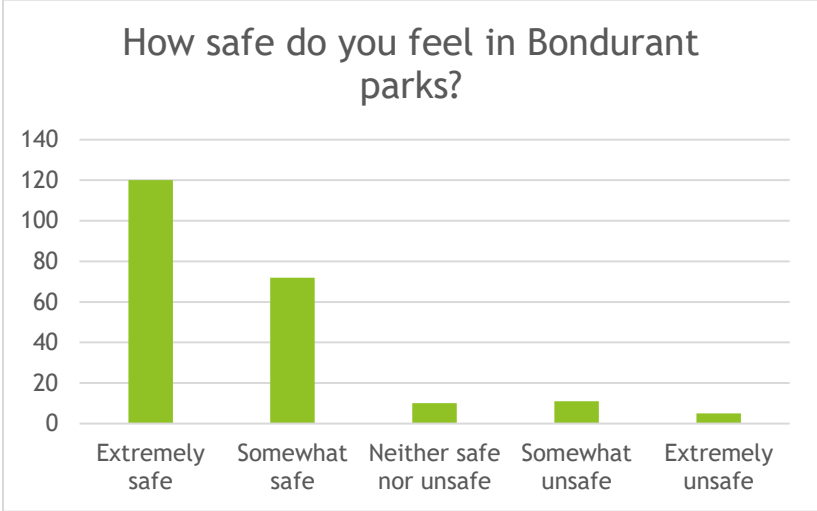
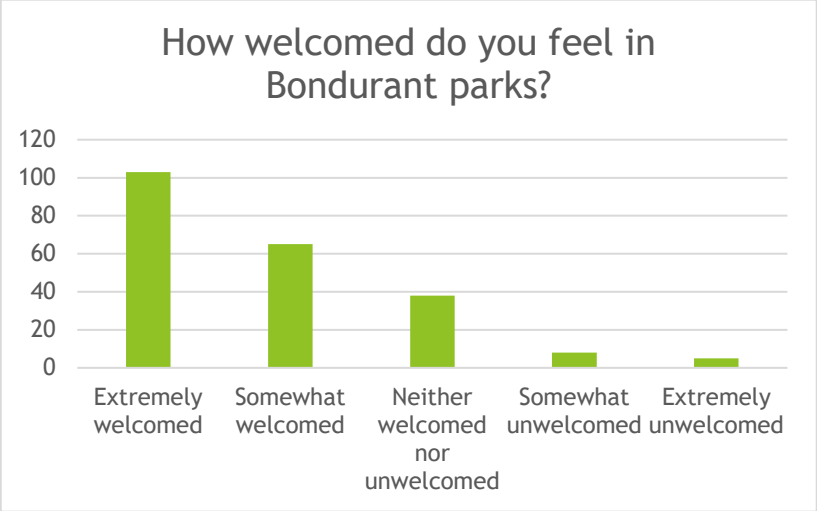
Submit

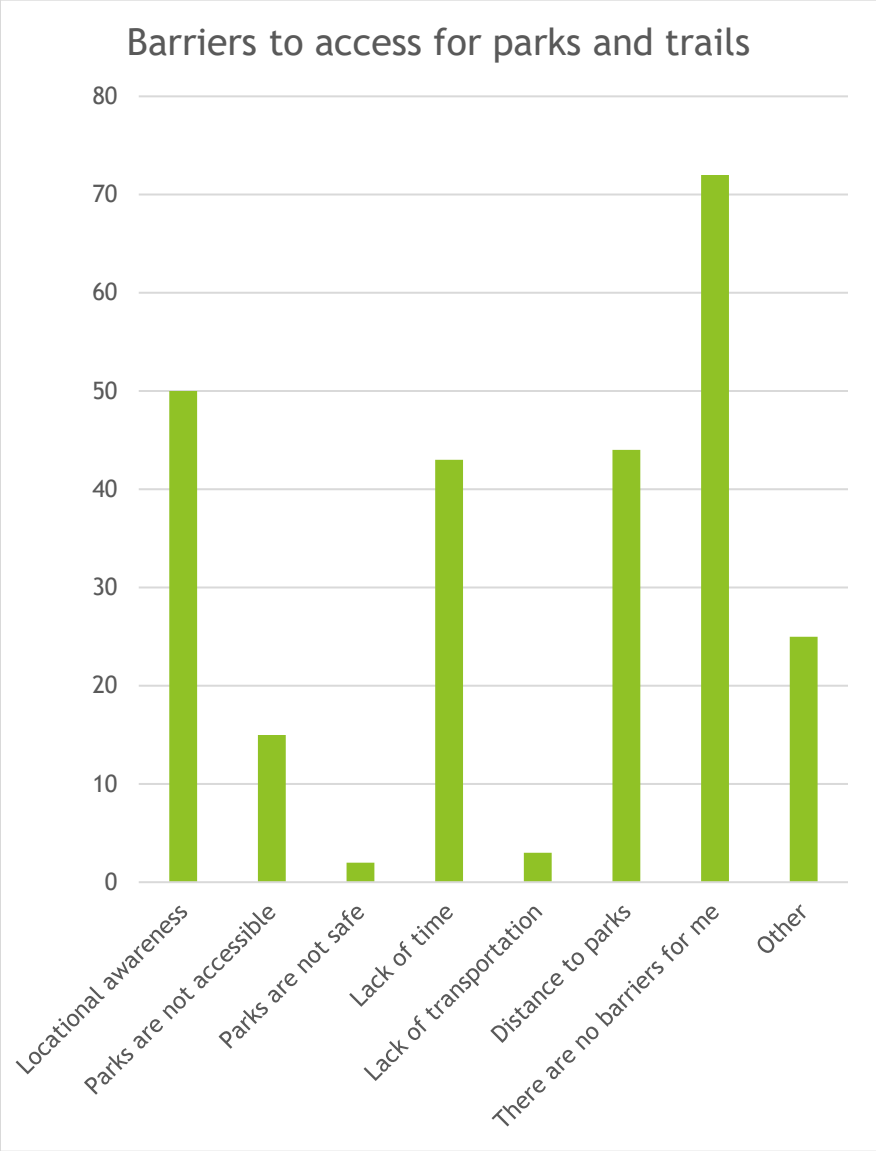
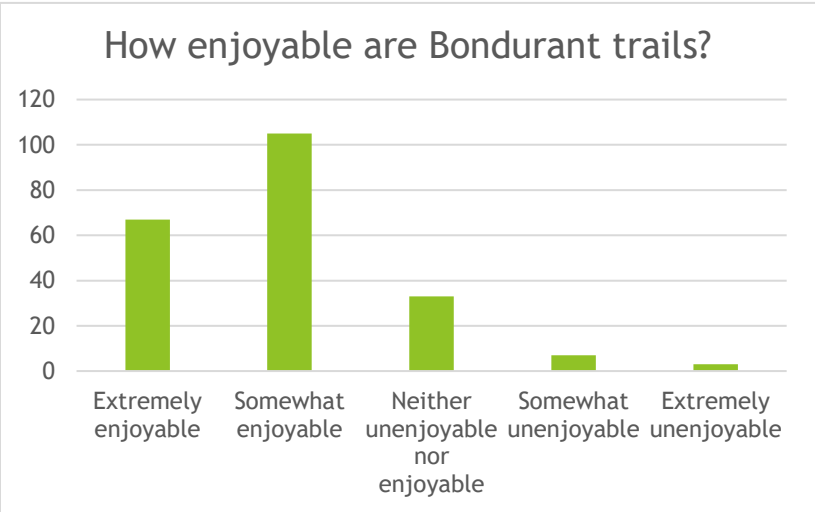
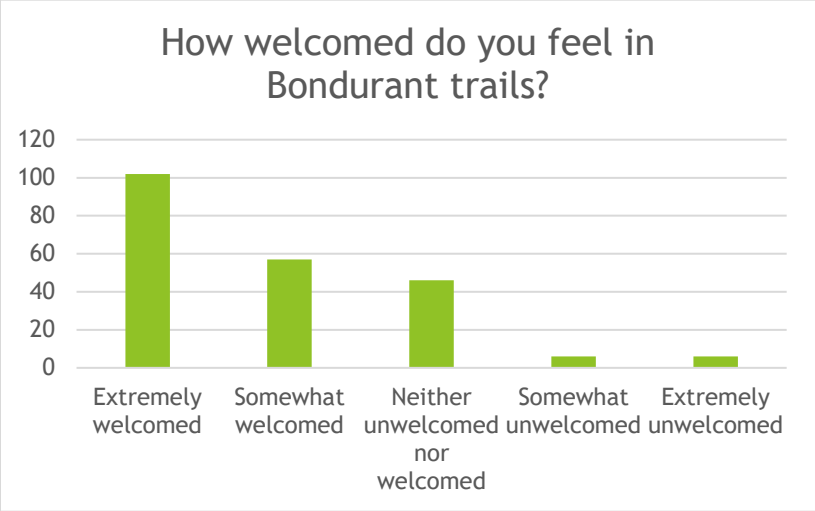












"Other" Responses
I lived next to the city park for ten years. It was taken over mostly by loud rude teenagers, who often vandalized, harassed and used drugs.
Trails and sidewalks are not fully connected throughout town.
Most parks in Bondurant are small or outdated.
Wish there was a connection from 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

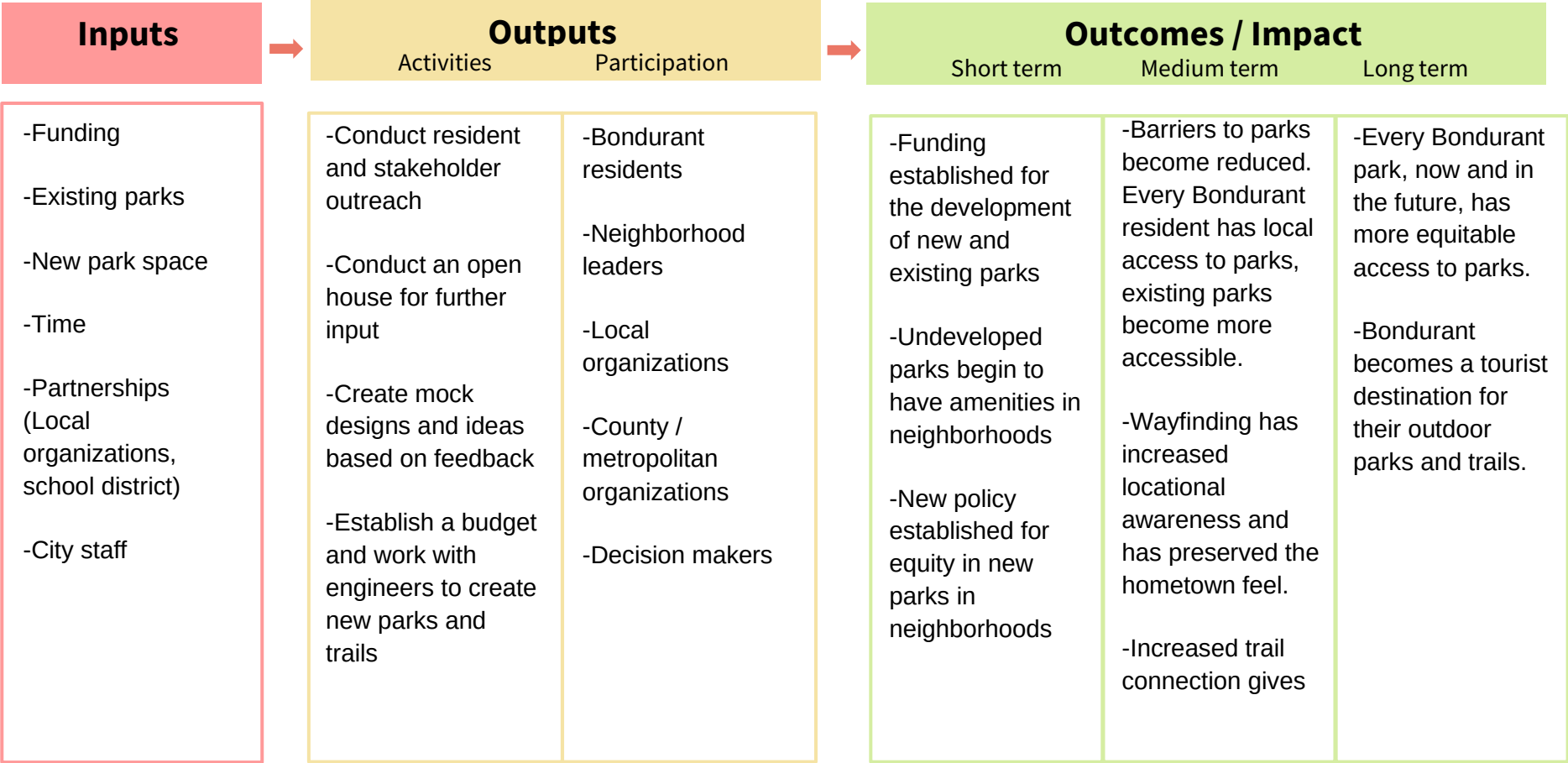
directly affected by the implementation. This evaluation captures both intended and unintended consequences, providing valuable insights for decision-making.

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.

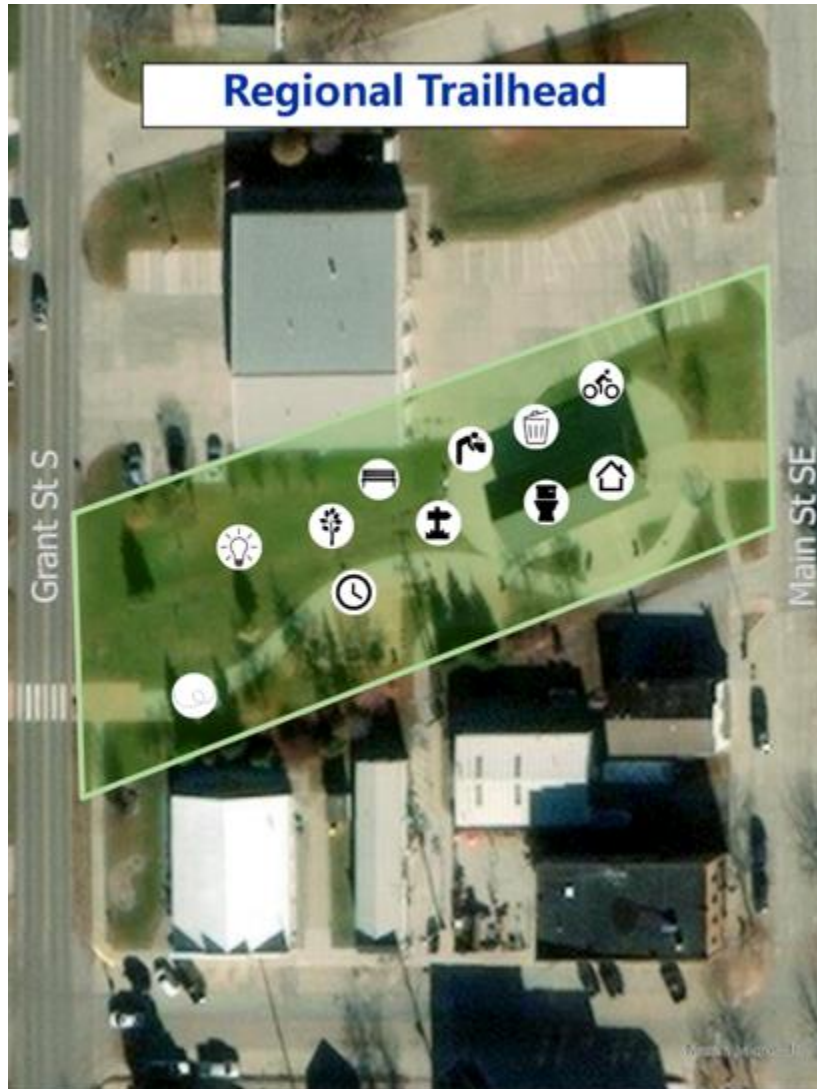
After analyzing the data, it is essential to determine how to use the insights gained. For an outcome evaluation, this may involve highlighting successes of the plan, identifying areas for improvement or adaptation, and exploring opportunities for future enhancements. Depending on the timing of the outcome 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.

Other Available Tools

Fencing is one useful tool that can help divide plots and help maintain privacy with your garden. Fencing can also help prevent animals from accessing your produce. Fencing is not a requirement for a successful garden but can be a useful tool. Plant cages can be another beneficial but not necessary tool that might be useful in your garden. If you are trying to conserve space in your plot, plant cages can help encourage plants to grow up instead of out. This can work well for plants like tomatoes that grow on vines.

End of Season

Harvesting

It is important to think about harvesting during the entire gardening season, as different plants have different planting and harvesting calendars. Resources for this can be found at hortnews.extension.iastate.edu. There is also an example plant calendar in the appendix of this document.

Preservation

If you are planning to preserve your fruits and vegetables after harvesting, there are a few different options to store them. Some of these include freezing, canning, and dehydrating. To learn more about preservation, visit store.extension.iastate.edu/topic/food-nutrition-and-health and search for “food preservation. The ISU Extension has a variety of downloadable files about food preservation, free of charge.

Donating

If you are interested in donating any extra produce from your garden, there are a few food banks in Polk County that accept food donations, including the Food Bank of Iowa. Donations are accepted at 2220 E. 17th St., Des Moines, IA. For more information on food donation, you can visit their website foodbankiowa.org/give.

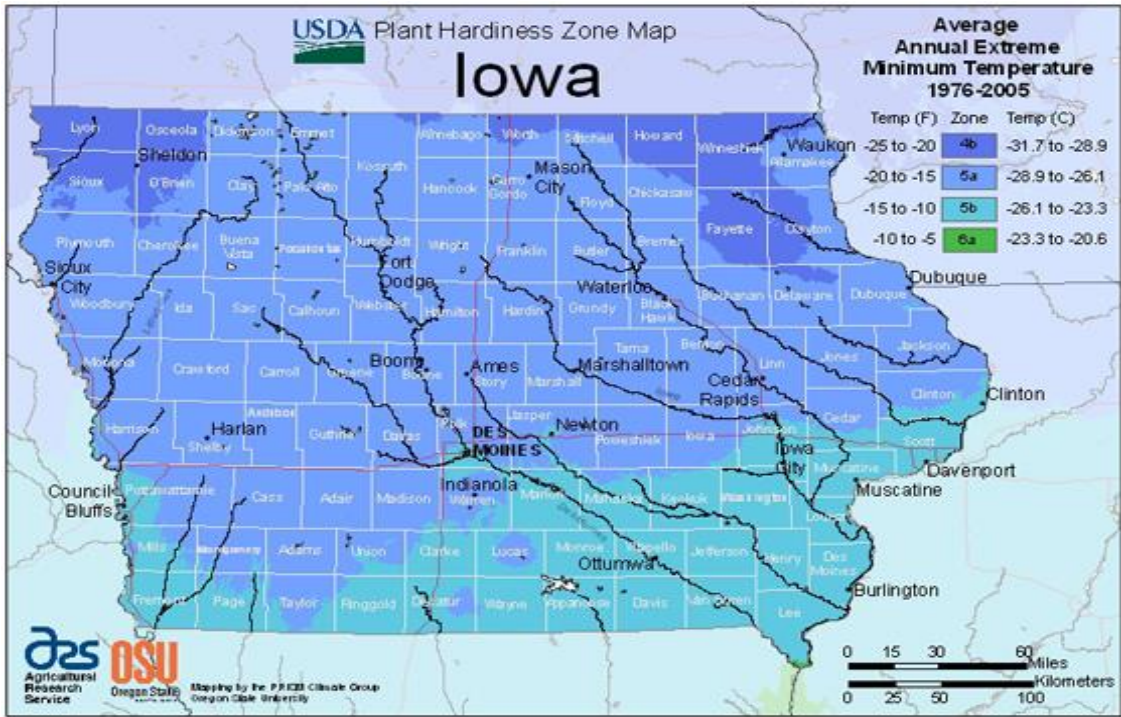


Figure 30. Shows the hardiness zone map for the state of Iowa, which is based on average minimum temperature. Bondurant is in hardiness zone 5a, which helps determine best plants for gardening. This image came from the Iowa State University Extension and Outreach site.

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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¹⁸ Marisa Villarreal, T. O. (2013, April 10). *18 easy grass alternatives for your lawn*. Bob Vila. <https://www.bobvila.com/articles/grass-alternatives/>

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^{xxv} City of Overland Park, MIG, Inc., Ballard*King & Associates, Schlagel & Associates P.A., & Bowman Bowman Novic Inc. (2013, May). City of Overland Park Comprehensive Park System Master Plan.

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

Item No. 8.a.
For Meeting of 7/15/2024
Resolution

TITLE: - Resolution awarding the Contract for the 1st and 3rd Street Parking Improvements Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: On February 5, 2024, the City Council approved a professional services agreement with Shive-Hattery to design a public right-of-way parking project along 1st Street SW west of Grant Street South. On March 18, 2024, the City Council approved a professional services agreement with Shive-Hattery to design a parking lot project at 201 3rd Street SE. Both projects have been fully designed and are ready to go out for bid. The project description is below.

Project Description:

The 1ST AND 3RD STREET PARKING IMPROVEMENTS project involves the development of two PCC parking lots and associated enhancements. The first parking lot, located on the north side of 1st Street SW between Garfield St SW and Grant St S, includes the construction of an angled 16-stall parking area, replacement of deteriorated road panels in the westbound direction of 1st Street SW, sidewalk construction, secondary electrical service, and overhead lighting improvements. The second parking lot, situated at the southeast corner of 3rd St SE and Main St SE, features the construction of a 15-stall parking area, permeable pavement sections, sidewalk improvements, overhead lighting, and storm sewer enhancements.

On June 17, Council approved a notice of bid letter. Bids were opened on Wednesday, July 10, 2024.

A public hearing for this project on the proposed plans, specifications, form of contract, estimate of cost, and possible award of contract for this project. The engineer's estimate is a total of \$371,906 for the two parking lots. The 3rd Street Parking lot is estimated to be \$229,129 and the 1st Street parking lot is estimated at \$142,777.

The City received 14 bids ranging from \$266,626 to \$362,862.50. The low bidder was Caliber Concrete LLC. The recommended award of contract will be uploaded by Monday, July 15, 2024.

FUNDING SOURCE: TIF/Grant/LOSST

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240715-163
2. Parking Improvements Bids
3. 1st and 3rd St Parking Bid Summary
4. 1st and 3rd St Parking_BidResultsLtr

CITY OF BONDURANT
RESOLUTION NO. 240715-163

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND SET DATE
OF PUBLIC HEARING AND LETTING FOR THE 1ST STREET SW AND 3RD STREET
SE PARKING PROJECTS

WHEREAS the City Council previously ordered construction for the 1st Street SW and 3rd Street SE Parking Projects; AND

WHEREAS bids were opened July 10th, 2024, at 2:00 p.m. at Bondurant City Hall Council Chambers; AND

WHEREAS a public hearing on the proposed plans, specifications, form of contract, estimate of cost, and possible award of contract was held July 15th, 2024, at 6:00 p.m. in the Bondurant City Center at 200 Second Street NE, Bondurant, Iowa 50035; AND

WHEREAS the City received fourteen (14) bids, ranging from \$284,126.46 to \$423,255.60; AND

WHEREAS engineers have reviewed the bid and recommend the award of contract in the amount of \$284,126.46 to Caliber Concrete LLC.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that contract award for the 1st Street SW and 3rd Street SE Parking Projects is hereby approved as presented.

Passed this 15th 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				



Bid Opening Tabulation
CITY OF BONDURANT
1ST & 3RD ST PUBLIC PARKING IMPROVEMENTS

No.	Name of Bidder	Signed Proposal Form	Bidder Status Form	Bid Security	Addn 1	Addn 2	Total Bid
	Engineers Estimate						\$338,776.00
1	Howrey Construction Inc.		✓	✓			\$362,862.50
2	Manatts Inc.		✓	✓			\$330,638.03
3	Jensen Builders		✓	✓			\$423,255.60
4	Shakar Engineering		✓	✓			\$360,228.68
5	Caliber Concrete LLC		✓	✓			\$266,626.00
6	Concrete Professionals		✓	✓			\$350,303.65
7	Construct Inc.		✓	✓			\$295,598.00
8	Riley Construction Co.		✓	✓			\$345,632.00
9	All Star Concrete		✓	✓			\$308,264.50
10	Absolute Concrete		✓	✓			\$336,969.00
11	Core Construction Services		✓	✓			\$362,792.64
12	Alliance Construction Group		✓	✓			\$329,312.50
13	Concrete Connection LLC		✓	✓			\$297,000.00
14	TK Concrete Inc.		✓	✓			\$285,577.00

Client: CITY OF BONDURANT

Project Name: 1ST & 3RD ST PUBLIC PARKING IMPROVEMENTS

Bid Date: 07-10-2024

S-H Project No.: 2240004020



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

David R. Flieder 07/11/2024

Name: David R. Flieder, PE
Registration #: 23509

*ITEMS SHOWN IN RED INDICATE QUANTITIES WITH ERRORS IN BID, EXTENDED COSTS HAVE BEEN CORRECTED FOR BID SUMMARY

Item No.	Description	Quantity	Units	ENGINEER'S ESTIMATE		Caliber Concrete LLC		Shekar Engineering PLC		Jensen Builders LTD		Mannatts, Inc		Howrey Construction, Inc		TK Concrete, Inc		Concrete Connection LLC	
	Signature					X		X		X		X		X		X		X	
	10% Bid Security					X		X		X		X		X		X		X	
	Bidder Status Form					X		X		X		X		X		X		X	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	CLEARING AND GRUBBING	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 600.00	\$ 600.00	\$ 6,090.00	\$ 6,090.00	\$ 9,000.00	\$ 9,000.00	\$ 8,000.00	\$ 8,000.00	\$ 18,750.00	\$ 18,750.00	\$ 4,500.00	\$ 4,500.00	\$ 2,500.00	\$ 2,500.00
2	TOPSOIL, STRIP, SALVAGE AND SPREAD	489.0	CY	\$ 14.00	\$ 6,846.00	\$ 12.00	\$ 5,868.00	\$ 10.00	\$ 4,890.00	\$ 12.00	\$ 5,868.00	\$ 10.00	\$ 4,890.00	\$ 10.00	\$ 4,890.00	\$ 10.00	\$ 4,890.00	\$ 10.00	\$ 4,890.00
3	EXCAVATION, CLASS 10	494	CY	\$ 12.00	\$ 5,928.00	\$ 12.00	\$ 5,928.00	\$ 12.00	\$ 5,928.00	\$ 6.00	\$ 2,964.00	\$ 6.00	\$ 2,964.00	\$ 13.50	\$ 6,669.00	\$ 25.00	\$ 12,350.00	\$ 25.00	\$ 12,350.00
4	EMBANKMENT IN PLACE, STOCKPILE	189.0	CY	\$ 18.00	\$ 3,402.00	\$ 12.00	\$ 2,268.00	\$ 12.00	\$ 2,268.00	\$ 14.40	\$ 2,721.60	\$ 10.00	\$ 1,890.00	\$ 36.00	\$ 6,804.00	\$ 35.00	\$ 6,615.00	\$ 25.00	\$ 4,725.00
5	SUBGRADE PREPARATION, 12 IN.	2402.0	SY	\$ 4.50	\$ 10,809.00	\$ 2.30	\$ 5,524.60	\$ 10.00	\$ 24,020.00	\$ 3.60	\$ 8,647.20	\$ 4.50	\$ 10,809.00	\$ 4.00	\$ 9,608.00	\$ 1.25	\$ 3,002.50	\$ 3.00	\$ 7,206.00
6	STORM SWR G-MAIN, TRENCHED, HDPE, 12 IN	104.0	LF	\$ 80.00	\$ 8,320.00	\$ 65.00	\$ 6,760.00	\$ 94.50	\$ 9,828.00	\$ 45.00	\$ 4,680.00	\$ 60.00	\$ 6,240.00	\$ 90.00	\$ 9,360.00	\$ 50.00	\$ 5,200.00	\$ 60.00	\$ 6,240.00
7	STORM SUBDRAIN, TRENCHED, CORRUGATED HDPE, 6 IN	97.0	LF	\$ 30.00	\$ 2,910.00	\$ 42.00	\$ 4,074.00	\$ 63.00	\$ 6,111.00	\$ 36.00	\$ 3,492.00	\$ 35.00	\$ 3,395.00	\$ 85.00	\$ 8,245.00	\$ 35.00	\$ 3,395.00	\$ 40.00	\$ 3,880.00
8	STORM SUBDRAIN, CLEANOUT	1.0	EA	\$ 900.00	\$ 900.00	\$ 1,155.00	\$ 1,155.00	\$ 1,522.50	\$ 1,522.50	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 500.00	\$ 1,000.00	\$ 1,000.00	\$ 350.00	\$ 350.00	\$ 500.00	\$ 500.00
9	VALVE BOX ADJUSTMENT	1.0	EA	\$ 800.00	\$ 800.00	\$ 880.00	\$ 880.00	\$ 341.25	\$ 341.25	\$ 540.00	\$ 540.00	\$ 600.00	\$ 600.00	\$ 700.00	\$ 700.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
10	STD/S-F PCC PAVEMENT, CLASS C, CLASS III, 6 IN	1347	SY	\$ 68.00	\$ 91,596.00	\$ 53.88	\$ 72,576.36	\$ 70.67	\$ 95,192.49	\$ 118.50	\$ 159,619.50	\$ 65.00	\$ 87,555.00	\$ 65.00	\$ 87,555.00	\$ 53.50	\$ 72,064.50	\$ 54.00	\$ 72,738.00
11	SIDEWALK, PCC, 5 IN	432.0	SY	\$ 62.00	\$ 26,784.00	\$ 78.50	\$ 33,912.00	\$ 64.44	\$ 27,838.08	\$ 114.00	\$ 49,248.00	\$ 65.00	\$ 28,080.00	\$ 88.00	\$ 38,016.00	\$ 53.50	\$ 23,112.00	\$ 72.00	\$ 31,104.00
12	DETECTABLE WARNING	109.0	SF	\$ 55.00	\$ 5,995.00	\$ 35.00	\$ 3,815.00	\$ 50.00	\$ 5,450.00	\$ 51.30	\$ 5,591.70	\$ 55.00	\$ 5,995.00	\$ 30.00	\$ 3,270.00	\$ 50.00	\$ 5,450.00	\$ 25.00	\$ 2,725.00
13	PAVEMENT REMOVAL	483.0	SY	\$ 18.00	\$ 8,774.00	\$ 9.00	\$ 4,437.00	\$ 18.90	\$ 9,317.70	\$ 15.60	\$ 7,690.80	\$ 25.00	\$ 12,325.00	\$ 24.00	\$ 11,832.00	\$ 15.00	\$ 7,395.00	\$ 18.00	\$ 8,874.00
14	INTERLOCKING PERMEABLE PAVERS	162.0	SY	\$ 150.00	\$ 24,300.00	\$ 175.00	\$ 28,350.00	\$ 168.00	\$ 27,216.00	\$ 240.00	\$ 38,880.00	\$ 180.00	\$ 29,160.00	\$ 190.00	\$ 30,780.00	\$ 100.00	\$ 16,200.00	\$ 175.00	\$ 28,350.00
15	SANITARY MANHOLE ADJUSTMENT, MINOR	1.0	EA	\$ 2,800.00	\$ 2,800.00	\$ 3,925.00	\$ 3,925.00	\$ 2,520.00	\$ 2,520.00	\$ 2,100.00	\$ 2,100.00	\$ 1,500.00	\$ 1,500.00	\$ 700.00	\$ 700.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
16	SW-501 STORM STRUCTURE	1.0	EA	\$ 4,500.00	\$ 4,500.00	\$ 6,000.00	\$ 6,000.00	\$ 5,250.00	\$ 5,250.00	\$ 3,600.00	\$ 3,600.00	\$ 5,000.00	\$ 5,000.00	\$ 4,500.00	\$ 4,500.00	\$ 4,000.00	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00
17	SW-401 STORM STRUCTURE, 48"	1	EA	\$ 5,500.00	\$ 5,500.00	\$ 550.00	\$ 550.00	\$ 9,607.50	\$ 9,607.50	\$ 5,400.00	\$ 5,400.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 5,000.00	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00
18	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	7.1	STA	\$ 500.00	\$ 3,550.00	\$ 250.00	\$ 1,775.00	\$ 1,050.00	\$ 7,455.00	\$ 102.00	\$ 724.20	\$ 232.68	\$ 1,652.03	\$ 175.00	\$ 1,242.50	\$ 120.00	\$ 852.00	\$ 190.00	\$ 1,349.00
19	PAINTED PAVEMENT SYMBOLS AND LEGENDS	2.0	EA	\$ 150.00	\$ 300.00	\$ 250.00	\$ 500.00	\$ 472.50	\$ 945.00	\$ 90.00	\$ 180.00	\$ 150.00	\$ 300.00	\$ 155.00	\$ 310.00	\$ 150.00	\$ 300.00	\$ 200.00	\$ 400.00
20	TEMPORARY TRAFFIC CONTROL	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 500.00	\$ 500.00	\$ 7,245.00	\$ 7,245.00	\$ 8,300.00	\$ 8,300.00	\$ 9,440.00	\$ 9,440.00	\$ 7,250.00	\$ 7,250.00	\$ 7,500.00	\$ 7,500.00	\$ 5,000.00	\$ 5,000.00
21	TYPE-'A' SIGN ASSEMBLY INSTALLATION	2	EA	\$ 380.00	\$ 720.00	\$ 200.00	\$ 400.00	\$ 525.00	\$ 1,050.00	\$ 390.00	\$ 780.00	\$ 325.00	\$ 650.00	\$ 330.00	\$ 660.00	\$ 450.00	\$ 900.00	\$ 350.00	\$ 700.00
22	REMOVAL AND REINSTALLATION OF EXISTING TRAFFIC SIGN	2.0	EA	\$ 250.00	\$ 500.00	\$ 200.00	\$ 400.00	\$ 525.00	\$ 1,050.00	\$ 210.00	\$ 420.00	\$ 175.00	\$ 350.00	\$ 180.00	\$ 360.00	\$ 300.00	\$ 600.00	\$ 150.00	\$ 300.00
23	HYDRAULIC SEEDING, FERTILIZING, & MULCHING TYPE 1	0.5	AC	\$ 6,500.00	\$ 3,250.00	\$ 6,000.00	\$ 3,000.00	\$ 8,347.50	\$ 4,173.75	\$ 9,550.00	\$ 4,775.00	\$ 7,950.00	\$ 3,975.00	\$ 7,500.00	\$ 3,750.00	\$ 5,880.00	\$ 2,940.00	\$ 8,500.00	\$ 4,250.00
24	PLANTS WITH WARRANTY, TREE	10.0	EA	\$ 600.00	\$ 6,000.00	\$ 650.00	\$ 6,500.00	\$ 572.25	\$ 5,722.50	\$ 650.00	\$ 6,500.00	\$ 545.00	\$ 5,450.00	\$ 525.00	\$ 5,250.00	\$ 500.00	\$ 5,000.00	\$ 600.00	\$ 6,000.00
25	FILTER SOCK, 8 IN.	546.0	LF	\$ 2.50	\$ 1,365.00	\$ 2.50	\$ 1,365.00	\$ 2.63	\$ 1,435.98	\$ 3.00	\$ 1,638.00	\$ 2.50	\$ 1,365.00	\$ 2.25	\$ 1,228.50	\$ 2.00	\$ 1,092.00	\$ 3.00	\$ 1,638.00
26	REMOVAL OF FILTER SOCK	546	LF	\$ 0.50	\$ 273.00	\$ 0.75	\$ 409.50	\$ 0.53	\$ 289.38	\$ 0.60	\$ 327.60	\$ 0.50	\$ 273.00	\$ 1.25	\$ 682.50	\$ 1.50	\$ 819.00	\$ 1.00	\$ 546.00
27	INTAKE SEDIMENT FILTER BAG	6	EA	\$ 250.00	\$ 1,500.00	\$ 195.00	\$ 1,170.00	\$ 173.25	\$ 1,039.50	\$ 200.00	\$ 1,200.00	\$ 165.00	\$ 990.00	\$ 250.00	\$ 1,500.00	\$ 200.00	\$ 1,200.00	\$ 180.00	\$ 1,080.00
28	REMOVAL OF SEDIMENT FILTER BAG	6	EA	\$ 59.00	\$ 354.00	\$ 35.00	\$ 210.00	\$ 68.25	\$ 409.50	\$ 78.00	\$ 468.00	\$ 65.00	\$ 390.00	\$ 50.00	\$ 300.00	\$ 100.00	\$ 600.00	\$ 80.00	\$ 480.00
29	REMOVAL OF STRUCTURE	1	LS	\$ 4,500.00	\$ 4,500.00	\$ 8,000.00	\$ 8,000.00	\$ 4,835.25	\$ 4,835.25	\$ 9,000.00	\$ 9,000.00	\$ 5,000.00	\$ 5,000.00	\$ 14,250.00	\$ 14,250.00	\$ 4,000.00	\$ 4,000.00	\$ 2,000.00	\$ 2,000.00
30	CONSTRUCTION SURVEY	1	LS	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00
31	MOBILIZATION	1	LS	\$ 22,000.00	\$ 22,000.00	\$ 17,500.00	\$ 17,500.00	\$ 22,984.50	\$ 22,984.50	\$ 16,200.00	\$ 16,200.00	\$ 30,000.00	\$ 30,000.00	\$ 21,500.00	\$ 21,500.00	\$ 20,000.00	\$ 20,000.00	\$ 19,000.00	\$ 19,000.00
32	CONCRETE WASHOUT	2	EA	\$ 1,750.00	\$ 3,500.00	\$ 1,500.00	\$ 3,000.00	\$ 1,890.00	\$ 3,780.00	\$ 300.00	\$ 600.00	\$ 1,500.00	\$ 3,000.00	\$ 1,250.00	\$ 2,500.00	\$ 1,250.00	\$ 2,500.00	\$ 750.00	\$ 1,500.00
33	6 FT. WOODEN FENCE	120	LF	\$ 85.00	\$ 10,200.00	\$ 151.70	\$ 18,204.00	\$ 151.69	\$ 18,202.80	\$ 175.00	\$ 21,000.00	\$ 150.00	\$ 18,000.00	\$ 145.00	\$ 17,400.00	\$ 150.00	\$ 18,000.00	\$ 160.00	\$ 19,200.00
34	SITE LIGHTING AND CIRCUITRY	1	LS	\$ 48,000.00	\$ 48,000.00	\$ 24,570.00	\$ 24,570.00	\$ 24,570.00	\$ 24,570.00	\$ 28,000.00	\$ 28,000.00	\$ 23,400.00	\$ 23,400.00	\$ 24,500.00	\$ 24,500.00	\$ 30,500.00	\$ 30,500.00	\$ 25,325.00	\$ 25,325.00
35	TEMPORARY CONSTRUCTION FENCE	300	LF	\$ 10.00	\$ 3,000.00	\$ 5.00	\$ 1,500.00	\$ 10.50	\$ 3,150.00	\$ 12.00	\$ 3,600.00	\$ 10.00	\$ 3,000.00	\$ 10.00	\$ 3,000.00	\$ 12.50	\$ 3,750.00	\$ 5.50	\$ 1,650.00
TOTAL BID				\$338,776.00		Low Bid \$284,126.46		\$360,228.68		\$423,255.60		\$330,638.03		\$362,862.50		\$285,577.00		\$297,000.00	



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

David R. Fleier 07/11/2024

Name: David R. Fleier, PE
Registration #: 23509

*ITEMS SHOWN IN RED INDICATE QUANTITIES WITH ERRORS IN BID, EXTENDED COSTS HAVE BEEN CORRECTED FOR BID SUMMARY

Item No.	Description	Quantity	Units	ENGINEER'S ESTIMATE		Alliance Construction Group LLC		Absolute Concrete Construction Inc DBA Absolute Group.		All Star Concrete LLC		Reilly Construction Co., Inc		Con-Struct, Inc		Berkey Homebuilders, INC DBA Concrete Professionals		Core Construction Services, LLC	
Signature				X		X		X		X		X		X		X		X	
10% Bid Security				X		X		X		X		X		X		X		X	
Bidder Status Form				X		X		X		X		X		X		X		X	
		Unit Price		Amount		Unit Price		Amount		Unit Price		Amount		Unit Price		Amount		Unit Price	
1	CLEARING AND GRUBBING	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,830.00	\$ 5,830.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 5,500.00	\$ 5,500.00	\$ 19,425.00	\$ 19,425.00	\$ 4,742.07	\$ 4,742.07
2	TOPSOIL, STRIP, SALVAGE AND SPREAD	489.0	CY	\$ 14.00	\$ 6,846.00	\$ 20.00	\$ 9,780.00	\$ 24.00	\$ 11,736.00	\$ 10.00	\$ 4,890.00	\$ 25.00	\$ 12,225.00	\$ 25.00	\$ 12,225.00	\$ 14.30	\$ 6,992.70	\$ 9.09	\$ 4,445.01
3	EXCAVATION, CLASS 10	494	CY	\$ 12.00	\$ 5,928.00	\$ 10.00	\$ 4,940.00	\$ 20.00	\$ 9,880.00	\$ 5.00	\$ 2,470.00	\$ 25.00	\$ 12,350.00	\$ 15.00	\$ 7,410.00	\$ 5.50	\$ 2,717.00	\$ 18.01	\$ 8,896.94
4	EMBANKMENT IN PLACE, STOCKPILE	189.0	CY	\$ 18.00	\$ 3,402.00	\$ 15.00	\$ 2,835.00	\$ 20.00	\$ 3,780.00	\$ 12.00	\$ 2,268.00	\$ 25.00	\$ 4,725.00	\$ 20.00	\$ 3,780.00	\$ 19.80	\$ 3,742.20	\$ 16.87	\$ 3,188.43
5	SUBGRADE PREPARATION, 12 IN.	2402.0	SY	\$ 4.50	\$ 10,809.00	\$ 4.00	\$ 9,608.00	\$ 3.00	\$ 7,206.00	\$ 3.00	\$ 7,206.00	\$ 6.00	\$ 14,412.00	\$ 4.00	\$ 9,608.00	\$ 2.50	\$ 6,005.00	\$ 1.11	\$ 2,696.22
6	STORM SWR G-MAIN, TRENCHED, HDPE, 12 IN	104.0	LF	\$ 80.00	\$ 8,320.00	\$ 69.00	\$ 7,176.00	\$ 38.50	\$ 4,004.00	\$ 37.50	\$ 3,900.00	\$ 50.00	\$ 5,200.00	\$ 65.00	\$ 6,760.00	\$ 94.50	\$ 9,828.00	\$ 106.70	\$ 11,096.80
7	STORM SUBDRAIN, TRENCHED, CORRUGATED HDPE, 6 IN	97.0	LF	\$ 30.00	\$ 2,910.00	\$ 67.00	\$ 6,499.00	\$ 25.50	\$ 2,473.50	\$ 30.00	\$ 2,910.00	\$ 40.00	\$ 3,880.00	\$ 30.00	\$ 2,910.00	\$ 63.00	\$ 6,111.00	\$ 71.13	\$ 6,899.61
8	STORM SUBDRAIN, CLEANOUT	1.0	EA	\$ 900.00	\$ 900.00	\$ 1,000.00	\$ 1,000.00	\$ 1,550.00	\$ 1,550.00	\$ 850.00	\$ 850.00	\$ 800.00	\$ 800.00	\$ 1,000.00	\$ 1,000.00	\$ 1,520.00	\$ 1,520.00	\$ 1,719.00	\$ 1,719.00
9	VALVE BOX ADJUSTMENT	1.0	EA	\$ 800.00	\$ 800.00	\$ 500.00	\$ 500.00	\$ 420.00	\$ 420.00	\$ 450.00	\$ 450.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 340.00	\$ 340.00	\$ 385.29	\$ 385.29
10	STD/S-F PCC PAVEMENT, CLASS C, CLASS III, 6 IN	1347	SY	\$ 68.00	\$ 91,596.00	\$ 80.00	\$ 107,760.00	\$ 66.00	\$ 88,902.00	\$ 52.50	\$ 70,717.50	\$ 55.50	\$ 74,758.50	\$ 50.00	\$ 67,350.00	\$ 69.00	\$ 92,943.00	\$ 74.94	\$ 100,944.18
11	SIDEWALK, PCC, 5 IN	432.0	SY	\$ 62.00	\$ 26,784.00	\$ 68.00	\$ 29,376.00	\$ 87.00	\$ 37,584.00	\$ 79.50	\$ 34,344.00	\$ 64.50	\$ 27,864.00	\$ 60.00	\$ 25,920.00	\$ 76.00	\$ 32,832.00	\$ 95.30	\$ 41,169.60
12	DETECTABLE WARNING	109.0	SF	\$ 55.00	\$ 5,995.00	\$ 50.00	\$ 5,450.00	\$ 46.50	\$ 5,068.50	\$ 65.00	\$ 7,085.00	\$ 52.50	\$ 5,722.50	\$ 45.00	\$ 4,905.00	\$ 35.70	\$ 3,891.30	\$ 80.58	\$ 8,783.22
13	PAVEMENT REMOVAL	493.0	SY	\$ 18.00	\$ 8,874.00	\$ 19.00	\$ 9,367.00	\$ 16.50	\$ 8,134.50	\$ 13.00	\$ 6,409.00	\$ 25.00	\$ 12,325.00	\$ 15.00	\$ 7,395.00	\$ 14.00	\$ 6,902.00	\$ 25.22	\$ 12,433.46
14	INTERLOCKING PERMEABLE PAVERS	162.0	SY	\$ 150.00	\$ 24,300.00	\$ 153.00	\$ 24,786.00	\$ 225.00	\$ 36,450.00	\$ 185.00	\$ 29,970.00	\$ 210.00	\$ 34,020.00	\$ 145.00	\$ 23,490.00	\$ 168.00	\$ 27,216.00	\$ 189.68	\$ 30,728.16
15	SANITARY MANHOLE ADJUSTMENT, MINOR	1.0	EA	\$ 2,800.00	\$ 2,800.00	\$ 2,500.00	\$ 2,500.00	\$ 1,775.50	\$ 1,775.50	\$ 1,750.00	\$ 1,750.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,520.00	\$ 2,520.00	\$ 2,845.24	\$ 2,845.24
16	SW-501 STORM STRUCTURE	1.0	EA	\$ 4,500.00	\$ 4,500.00	\$ 7,500.00	\$ 7,500.00	\$ 3,550.00	\$ 3,550.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 4,500.00	\$ 4,500.00	\$ 5,250.00	\$ 5,250.00	\$ 5,927.59	\$ 5,927.59
17	SW-401 STORM STRUCTURE, 48"	1	EA	\$ 5,500.00	\$ 5,500.00	\$ 6,500.00	\$ 6,500.00	\$ 4,125.00	\$ 4,125.00	\$ 4,500.00	\$ 4,500.00	\$ 3,500.00	\$ 3,500.00	\$ 5,000.00	\$ 5,000.00	\$ 9,600.00	\$ 9,600.00	\$ 10,847.49	\$ 10,847.49
18	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	7.1	STA	\$ 500.00	\$ 3,550.00	\$ 170.00	\$ 1,207.00	\$ 170.00	\$ 1,207.00	\$ 170.00	\$ 1,207.00	\$ 220.00	\$ 1,562.00	\$ 170.00	\$ 1,207.00	\$ 178.50	\$ 1,267.35	\$ 201.54	\$ 1,430.93
19	PAINTED PAVEMENT SYMBOLS AND LEGENDS	2.0	EA	\$ 150.00	\$ 300.00	\$ 150.00	\$ 300.00	\$ 150.00	\$ 300.00	\$ 150.00	\$ 300.00	\$ 550.00	\$ 1,100.00	\$ 150.00	\$ 300.00	\$ 157.50	\$ 315.00	\$ 177.83	\$ 355.66
20	TEMPORARY TRAFFIC CONTROL	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 9,440.00	\$ 9,440.00	\$ 9,440.00	\$ 9,440.00	\$ 9,500.00	\$ 9,500.00	\$ 10,000.00	\$ 10,000.00	\$ 6,500.00	\$ 6,500.00	\$ 9,900.00	\$ 9,900.00	\$ 11,191.29	\$ 11,191.29
21	TYPE-'A' SIGN ASSEMBLY INSTALLATION	2	EA	\$ 360.00	\$ 720.00	\$ 325.00	\$ 650.00	\$ 325.00	\$ 650.00	\$ 325.00	\$ 650.00	\$ 1,750.00	\$ 3,500.00	\$ 325.00	\$ 650.00	\$ 340.00	\$ 680.00	\$ 385.29	\$ 770.58
22	REMOVAL AND REINSTALLATION OF EXISTING TRAFFIC SIGN	2.0	EA	\$ 250.00	\$ 500.00	\$ 175.00	\$ 350.00	\$ 175.00	\$ 350.00	\$ 175.00	\$ 350.00	\$ 1,000.00	\$ 2,000.00	\$ 175.00	\$ 350.00	\$ 183.75	\$ 367.50	\$ 207.47	\$ 414.94
23	HYDRAULIC SEEDING, FERTILIZING, & MULCHING TYPE 1	0.5	AC	\$ 6,500.00	\$ 3,250.00	\$ 6,100.00	\$ 3,050.00	\$ 7,000.00	\$ 3,500.00	\$ 7,000.00	\$ 3,500.00	\$ 7,500.00	\$ 3,750.00	\$ 8,000.00	\$ 4,000.00	\$ 8,350.00	\$ 4,175.00	\$ 9,424.87	\$ 4,712.44
24	PLANTS WITH WARRANTY, TREE	10.0	EA	\$ 600.00	\$ 6,000.00	\$ 525.00	\$ 5,250.00	\$ 500.00	\$ 5,000.00	\$ 500.00	\$ 5,000.00	\$ 750.00	\$ 7,500.00	\$ 500.00	\$ 5,000.00	\$ 572.00	\$ 5,720.00	\$ 646.11	\$ 6,461.10
25	FILTER SOCK, 8 IN.	546.0	LF	\$ 2.50	\$ 1,365.00	\$ 2.00	\$ 1,092.00	\$ 2.00	\$ 1,092.00	\$ 2.00	\$ 1,092.00	\$ 2.00	\$ 1,092.00	\$ 2.00	\$ 1,092.00	\$ 2.60	\$ 1,419.60	\$ 2.96	\$ 1,616.16
26	REMOVAL OF FILTER SOCK	546	LF	\$ 0.50	\$ 273.00	\$ 0.25	\$ 136.50	\$ 1.00	\$ 546.00	\$ 1.00	\$ 546.00	\$ 1.00	\$ 546.00	\$ 1.00	\$ 546.00	\$ 0.50	\$ 273.00	\$ 0.59	\$ 322.14
27	INTAKE SEDIMENT FILTER BAG	6	EA	\$ 250.00	\$ 1,500.00	\$ 175.00	\$ 1,050.00	\$ 175.00	\$ 1,050.00	\$ 175.00	\$ 1,050.00	\$ 175.00	\$ 1,050.00	\$ 175.00	\$ 1,050.00	\$ 173.00	\$ 1,038.00	\$ 195.61	\$ 1,173.66
28	REMOVAL OF SEDIMENT FILTER BAG	6	EA	\$ 59.00	\$ 354.00	\$ 25.00	\$ 150.00	\$ 25.00	\$ 150.00	\$ 25.00	\$ 150.00	\$ 25.00	\$ 150.00	\$ 25.00	\$ 150.00	\$ 68.00	\$ 408.00	\$ 77.06	\$ 462.36
29	REMOVAL OF STRUCTURE	1	LS	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,605.00	\$ 4,605.00	\$ 14,000.00	\$ 14,000.00	\$ 10,000.00	\$ 10,000.00	\$ 4,500.00	\$ 4,500.00	\$ 14,700.00	\$ 14,700.00	\$ 4,139.31	\$ 4,139.31
30	CONSTRUCTION SURVEY	1	LS	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00	\$ 8,500.00
31	MOBILIZATION	1	LS	\$ 22,000.00	\$ 22,000.00	\$ 20,000.00	\$ 20,000.00	\$ 21,950.00	\$ 21,950.00	\$ 27,500.00	\$ 27,500.00	\$ 20,000.00	\$ 20,000.00	\$ 25,000.00	\$ 25,000.00	\$ 19,065.00	\$ 19,065.00	\$ 9,596.77	\$ 9,596.77
32	CONCRETE WASHOUT	2	EA	\$ 1,750.00	\$ 3,500.00	\$ 900.00	\$ 1,800.00	\$ 450.00	\$ 900.00	\$ 450.00	\$ 900.00	\$ 1,500.00	\$ 3,000.00	\$ 1,000.00	\$ 2,000.00	\$ 945.00	\$ 1,890.00	\$ 1,037.33	\$ 2,074.66
33	6 FT. WOODEN FENCE	120	LF	\$ 85.00	\$ 10,200.00	\$ 53.00	\$ 6,360.00	\$ 145.00	\$ 17,400.00	\$ 145.00	\$ 17,400.00	\$ 150.00	\$ 18,000.00	\$ 150.00	\$ 18,000.00	\$ 151.50	\$ 18,180.00	\$ 171.27	\$ 20,552.40
34	SITE LIGHTING AND CIRCUITRY	1	LS	\$ 48,000.00	\$ 48,000.00	\$ 23,400.00	\$ 23,400.00	\$ 23,360.00	\$ 23,360.00	\$ 23,400.00	\$ 23,400.00	\$ 25,000.00	\$ 25,000.00	\$ 24,500.00	\$ 24,500.00	\$ 24,570.00	\$ 24,570.00	\$ 27,729.26	\$ 27,729.26
35	TEMPORARY CONSTRUCTION FENCE	300	LF	\$ 10.00	\$ 3,000.00	\$ 5.00	\$ 1,500.00	\$ 15.00	\$ 4,500.00	\$ 10.00	\$ 3,000.00	\$ 12.00	\$ 3,600.00	\$ 5.00	\$ 1,500.00	\$ 3.15	\$ 945.00	\$ 11.86	\$ 3,558.00
TOTAL BID				\$338,776.00		\$329,312.50		\$336,969.00		\$308,264.50		\$345,632.00		\$295,598.00		\$351,248.65		\$362,779.97	

July 12, 2024

John Horton, Public Works Director
City of Bondurant
200 Second St NE
Bondurant, IA 50035

RE: Bid Review Letter and Tabulation
1st and 3rd St Parking Improvements

Dear Mr. Horton,

On July 10, 2024, at 2:00 PM, fourteen (14) bids were received for the referenced project. During the evaluation, several bid irregularities were noted. One such irregularity involved the apparent low bid submitted by Caliber Concrete. Their initial bid of \$266,626.00 contained an error, and the corrected total bid amount is \$284,126.46. This revised amount has been verified and remains the lowest bid.

We recommend that the City of Bondurant accept the bids and award the contract to Caliber Concrete LLC based on their lowest responsible and responsive base bid of \$284,126.46, contingent upon the submission of acceptable bonds and insurance. Enclosed is a copy of the bid tabulation for your review and consideration.

We look forward to continuing our work on this project with you. Please contact our office if you have any questions or comments regarding this project.

Sincerely,

SHIVE-HATTERY, INC.



David R. Fliehler, P.E.
Civil Engineer

Enclosures: Bid Tabulation



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

Item No. 8.b.
For Meeting of 7/15/2024
Resolution

TITLE: - Resolution adopting the Parks, Trails, & Greenways Master Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The Parks & Recreation Board voted to recommend adoption of the Parks, Trails, & Greenways Master Plan during their June 20, 2024 meeting. A public hearing on this was held earlier on the agenda.

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: N/A to adopt

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240715-160

CITY OF BONDURANT
RESOLUTION NO. 240715-160

RESOLUTION ADOPTING THE PARKS, TRAILS, & GREENWAYS
MASTER PLAN

WHEREAS in 2013 the City of Bondurant adopted its first plan dedicated to the topic of Parks, Trails, & Greenways; AND

WHEREAS the City of Bondurant utilized its partnership with the University of Iowa through the Iowa Initiative for Sustainable Communities Program to have an updated Parks, Trails, & Greenways Master Plan prepared where public input was a key component to creating the plan; AND

WHEREAS the updated Parks, Trails, & Greenways Master Plan will serve as a guidance to the City for implementing parks, trails, and greenways projects and initiatives over the next ten years; AND

WHEREAS adopting the updated Parks, Trails, & Greenways Master Plan is consistent with Action Item 20B of the Building Bondurant Comprehensive Plan, which reads: Adopt a new Parks, Trails, and Greenways Master Plan within the next two years; AND

WHEREAS the Parks & Recreation Board reviewed the Parks, Trails, & Greenways Master Plan during their June 2024 meeting and voted for recommended City Council adoption of the plan; AND

WHEREAS the Bondurant City Council held a public hearing on July 15, 2024 prior to approving this resolution adopting the Parks, Trails, & Greenways Master Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Parks, Trails, & Greenways Master Plan is hereby adopted.

Passed this 15th day of July,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 8.c.
For Meeting of 7/15/2024
Resolution

TITLE: - Resolution approving site plan for 2502 Robinson Avenue, NE

CONTACT PERSON:

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

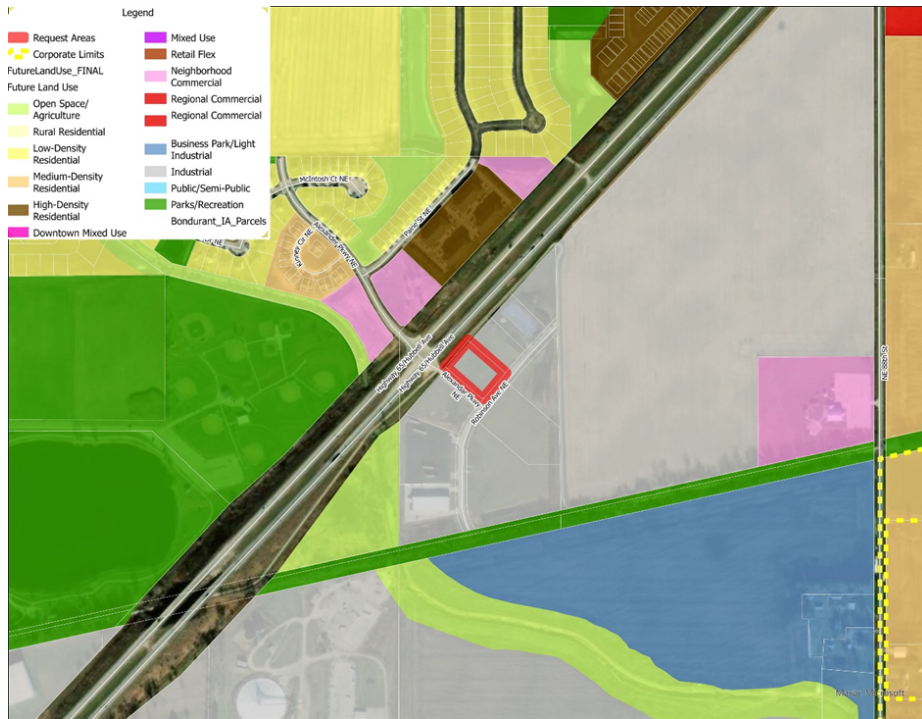
BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the existing 1.18-acre parcel of land accessed from Robinson Avenue NE and Alexander Parkway NE. The site plan applicant is Aviation Mining Solutions. The site plan was prepared by Pelds Design Services. The applicants are proposing a 5,671 square foot building, and outdoor storage area. This property is zoned as being within the City's Medium Industrial (M-2) District. The use of the property will be manufacture of airplane and or lavatory parts which is an allowable use under Section 178.14.1. The property in question is outlined below in red.



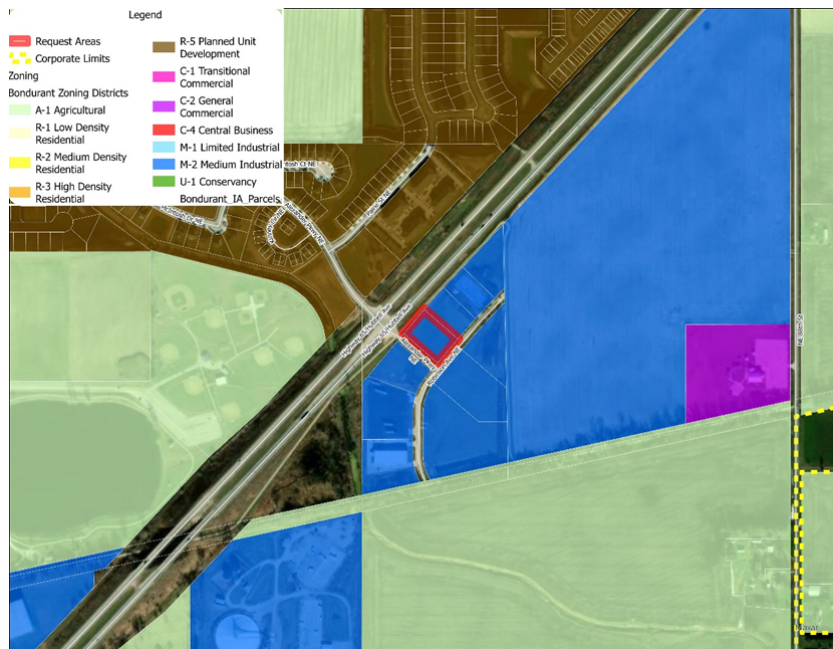
When the Planning & Zoning Commission and City Council review site plans, they

review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from City Officials.

Consistency with the City's Comprehensive Plan: A M-2 development at this location is consistent with the 2022 Comprehensive Plan which guides for Industrial at this location.



Consistency with the City's Zoning Code: Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.



General Use & Bulk Standards

- The site plan labels the required setbacks at this location - a 30' front yard setback along Robinson Avenue NE and Alexander Parkway NE, a 40' rear yard setback along the northern property line and 20' side yard setback along the northeastern property line.
- The site plan shows outdoor storage area. Staff has requested additional information regarding square footage of the proposed outdoor storage area. Surface materials for the outdoor storage area will require to be updated.

Parking/Drive Areas

- Access to the site is proposed from Robinson Avenue NE and Alexander Parkway NE. Public Works and Engineering are still reviewing if this is acceptable.
- The site plan shows 5,671 square feet of warehouse space. The site plan shows 6 parking spaces, 1 being a handicap parking stall. The site plan states the site requires 1 space per 200 square feet of gross floor area. Based on the use of the property, staff believes the site requires 1 parking space per employee. Staff has requested additional information to clear up this issue.
- The site plan shows the parking/drive/loading area as being at least 10' from right-of-way lines.
- The site plan shows all parking/drive/loading areas as 6" P.C.C. which meets code requirements.
- The site plan shows parking spaces will be provided with raised curbing or equivalent, as is required by Section 177.10.8. on page 11 of the submitted site plan.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer is still reviewing the applicant's comments and has not provided staff with any comments.
- This property is located within the Urban Service Area Sanitary Sewer Connection Fee District. An invoice has been sent to the applicant
- This property is located within the Park Side Water Connection Fee District. An invoice has been sent to the applicant.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.

ARCHITECTURAL STANDARDS

- Architectural elevations have not been submitted to staff at this time.

Other Site Plan Features

- A landscaping plan has been submitted to staff and meets the requirements of Section 182.

Comments from City Officials:

The following City departments were notified of the submitted site plan:

1. Public Works - reviewed and no comments have been received at this time.
2. Engineering – reviewed and no comments have been received at this time.

Fire Department - reviewed and no comments have been received at this time

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 6-0, with one member absent, to recommend approval of the site plan at their July 11, 2024 meeting.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240715-161
2. 2502 Robinson Ave NE Site Plan
3. 2502 Robinson Ave NE Architectural Elevations

CITY OF BONDURANT
RESOLUTION NO. 240715-161

RESOLUTION REGARDING APPROVAL OF THE SITE PLAN FOR 2502 ROBINSON
AVENUE

WHEREAS, Pelds Design Services, on behalf of the property owner Aviation Mining Solutions, has submitted the site plan for 2502 Robinson Avenue described as follows:

LOT 4 BONDURANT INDUSTRIAL PARK.

WHEREAS the zoning for the property is Medium Industrial (M-2) and manufacture of airplane and/or lavatory products or like business use is a permitted use per Sections 178.14.1. of the Zoning Code;

WHEREAS the Planning and Zoning Commission will make a recommendation of the submitted site plan at their July 11, 2024, meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, the submitted site plan is hereby approved.

Passed this 15th 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

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

GENERAL NOTES

- THE CITY OF BONDURANT MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF BONDURANT AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST SUDAS STANDARDS. ALL PROVIDED SUDAS DETAILS ARE FOR REFERENCE ONLY AND THE LATEST VERSIONS SHALL BE IMPLEMENTED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF BONDURANT.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF BONDURANT.
- THE CONTRACTOR SHALL CONTACT THE CITY OF BONDURANT TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING NOTES BETWEEN THE COVER SHEET AND ALL OTHER SHEETS, THE NOTES ON THE COVER SHEET SHALL SUPERCEDE ALL OTHERS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN APRIL 2024. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S. DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES
FOR
PEMB OFFICE & WAREHOUSE
BONDURANT INDUSTRIAL PARK, LOT 4
BONDURANT, IOWA

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

SANITARY SERVICE NOTES

- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

WATER SERVICE NOTES

- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

UTILITY CONFLICT NOTES

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF BONDURANT SUPPLEMENTAL SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF BONDURANT REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF BONDURANT STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL ROW AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF BONDURANT SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- SOD REQUIREMENT PER SUDAS: IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, A SODBED SHOULD BE CONSTRUCTED BY SPREADING A MINIMUM OF 6 INCHES OF TOPSOIL PRIOR TO SODDING. DEEPER TOPSOIL DEPTHS (8 TO12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- PERMANENT SEED REQUIREMENT PER SUDAS: IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 8 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- CONTRACTOR SHALL DESIGN AND PROVIDE IRRIGATION SYSTEM. COORDINATION WITH ARCHITECT REQUIRED.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.



PELDS Design Services

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BONDURANT, IOWA

PRELIMINARY

DATE: 06.06.2024

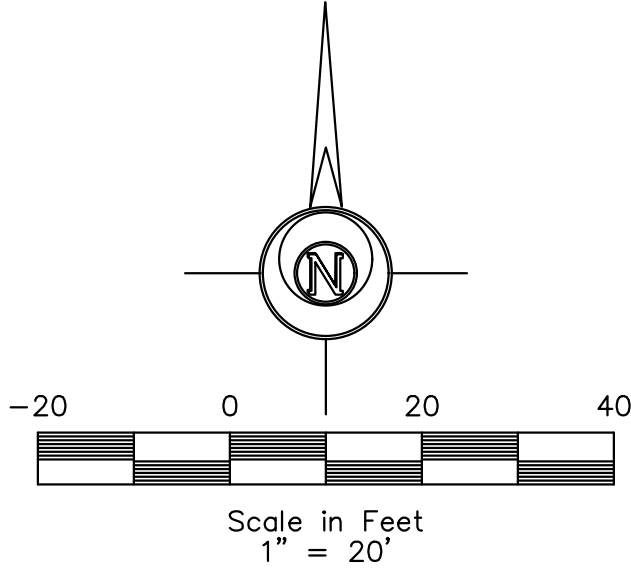
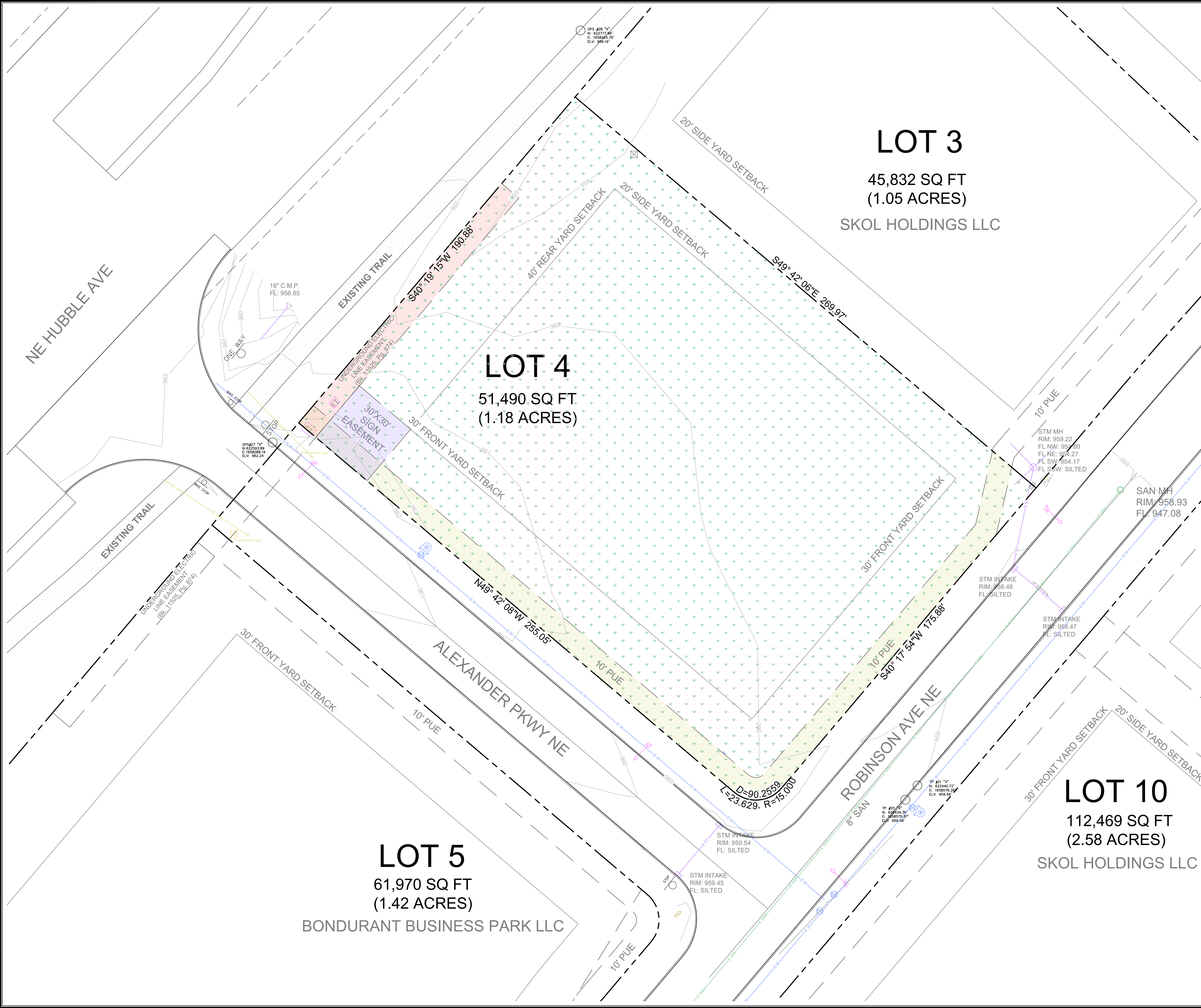
BY: L. BURKE

SCALE:

DATE: 24-023

PROJECT: 2024 Projects\24-023 BIP Lot 4 Site & Building Plans\Engineering\Site Plans\Sheet Set

C-002 - NOTE SHEET



- EXISTING P.U.E.
- EXISTING SIGN EASEMENT
- EXISTING UNDERGROUND ELECTRIC EASEMENT
- EXISTING SOD/GRASS LIMITS
- EXISTING TRAIL

LEGEND:

- | | | | |
|---------------|-----------------------------|---|----------------------------|
| +/- | MORE OR LESS | ⊙ | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR | ⊙ | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION | ⊙ | STORM SEWER MANHOLE |
| 123.45TC | TOP OF CURB ELEVATION | ⊙ | TRAFFIC MANHOLE |
| 123.45/123.45 | EXISTING/PROPOSED ELEVATION | ⊙ | CLEANOUT |
| FL | FLOWLINE ELEVATION | ⊙ | DOWNSPOUT |
| ⊙ | CONTROL POINT | ⊙ | AREA INTAKE |
| ⊙ | CALCULATED CORNER | ⊙ | SINGLE INTAKE |
| ● | FOUND CORNER | ⊙ | THROAT INTAKE |
| ⊙ | CALCULATED SECTION CORNER | ⊙ | FLARED END SECTION |
| ⊙ | FOUND SECTION CORNER | ⊙ | GAS VALVE |
| ⊙ | PARKING SPACE | ⊙ | FIRE HYDRANT |
| ⊙ | SIGN | ⊙ | WATER VALVE |
| ⊙ | STREET LIGHT | ⊙ | P XX PROPOSED UTILITY LINE |
| ⊙ | POWER POLE | ⊙ | E XX EXISTING UTILITY LINE |
| ⊙ | LIGHT POLE | ⊙ | CATV CABLE TELEVISION |
| ⊙ | AREA LIGHT | ⊙ | FO FIBER OPTIC |
| ⊙ | GUY ANCHOR | ⊙ | GAS GAS LINE |
| ⊙ | UTILITY PEDESTAL | ⊙ | OHE OVERHEAD ELEC. |
| ⊙ | ELEC. TRANSFORMER | ⊙ | OHT OVERHEAD TEL. |
| ⊙ | ELEC. METER | ⊙ | SS SANITARY SEWER |
| ⊙ | ELEC. BOX | ⊙ | ST STORM SEWER |
| ⊙ | ELEC. VAULT | ⊙ | UGE UNDERGROUND ELEC. |
| ⊙ | FIBER OPTIC VAULT | ⊙ | UGT UNDERGROUND TEL. |
| ⊙ | GAS METER | ⊙ | W WATER |
| ⊙ | CABLE TV JUNCTION BOX | ⊙ | — FENCE LINE |
| ⊙ | WATER METER | | |



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TITLE

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BENCHMARK

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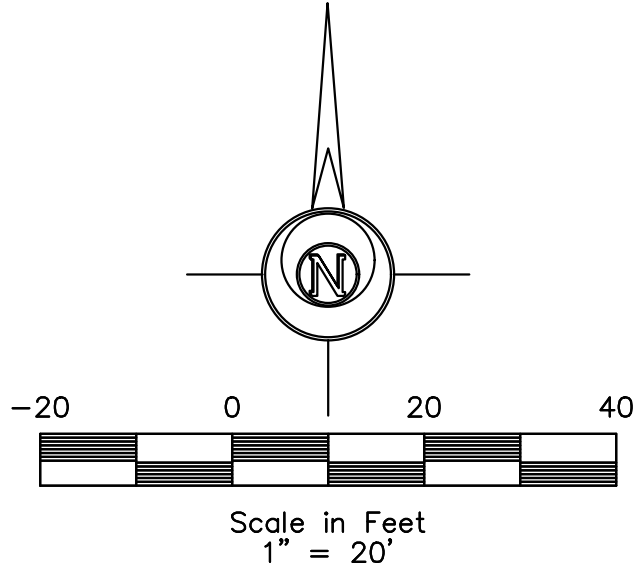
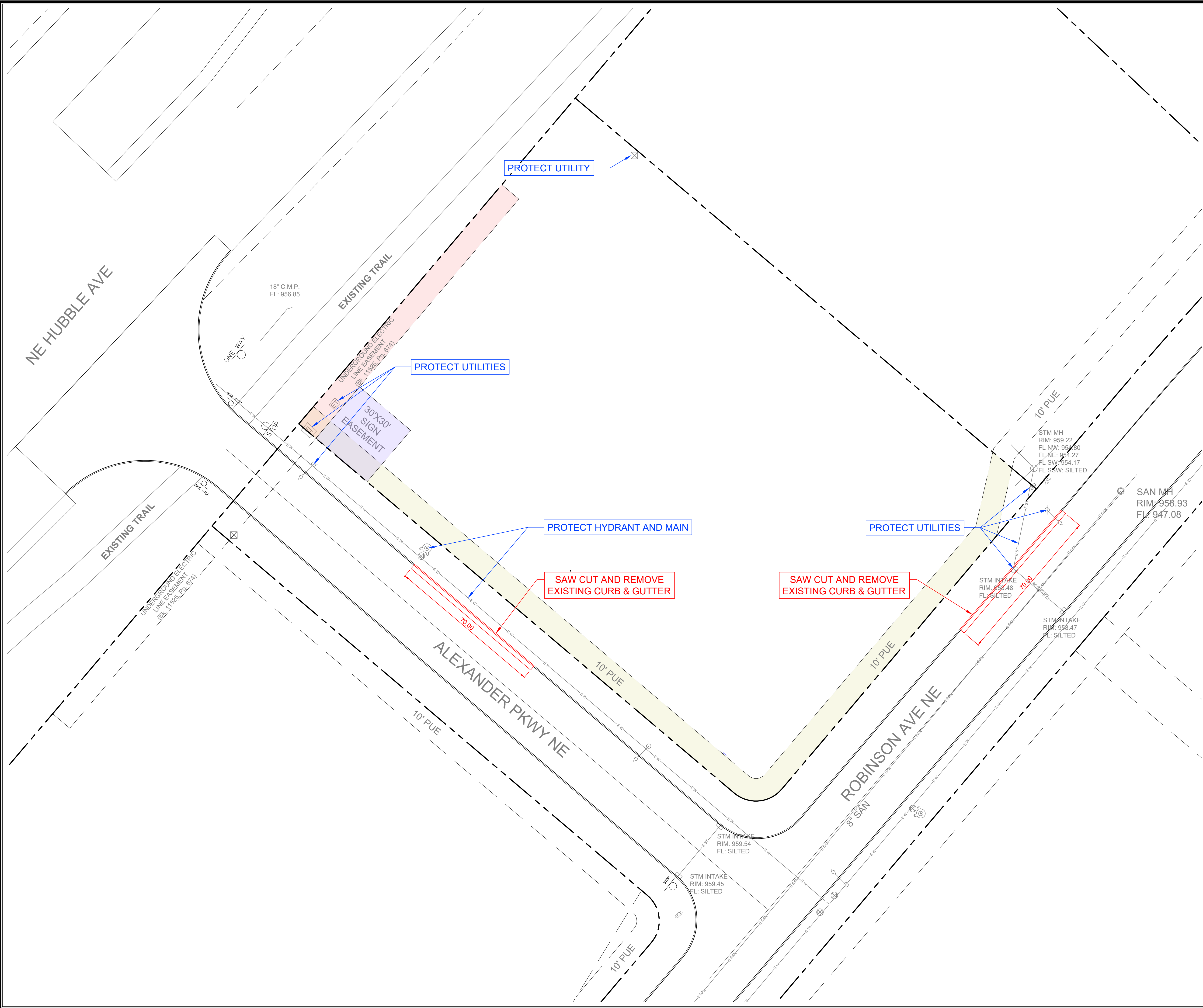
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C-003 - TOPO SHEET



- EXISTING P.U.E.
- EXISTING SIGN EASEMENT
- EXISTING UNDERGROUND ELECTRIC EASEMENT

LEGEND:

- | | | | |
|---------------|-----------------------------|---|------------------------------|
| +/- | MORE OR LESS | ⊙ | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR | ⊙ | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION | ⊙ | STORM SEWER MANHOLE |
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| ⊙ | FOUND SECTION CORNER | ⊙ | GAS VALVE |
| ⊙ | PARKING SPACE | ⊙ | FIRE HYDRANT |
| ⊙ | SIGN | ⊙ | WATER VALVE |
| ⊙ | STREET LIGHT | ⊙ | P XX — PROPOSED UTILITY LINE |
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| ⊙ | LIGHT POLE | ⊙ | CATV — CABLE TELEVISION |
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| ⊙ | GUY ANCHOR | ⊙ | GAS — GAS LINE |
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| ⊙ | ELEC. TRANSFORMER | ⊙ | OHT — OVERHEAD TEL. |
| ⊙ | ELEC. METER | ⊙ | SAN — SANITARY SEWER |
| ⊙ | ELEC. BOX | ⊙ | ST — STORM SEWER |
| ⊙ | ELEC. VAULT | ⊙ | UGE — UNDERGROUND ELEC. |
| ⊙ | FIBER OPTIC VAULT | ⊙ | UGT — UNDERGROUND TEL. |
| ⊙ | GAS METER | ⊙ | W — WATER |
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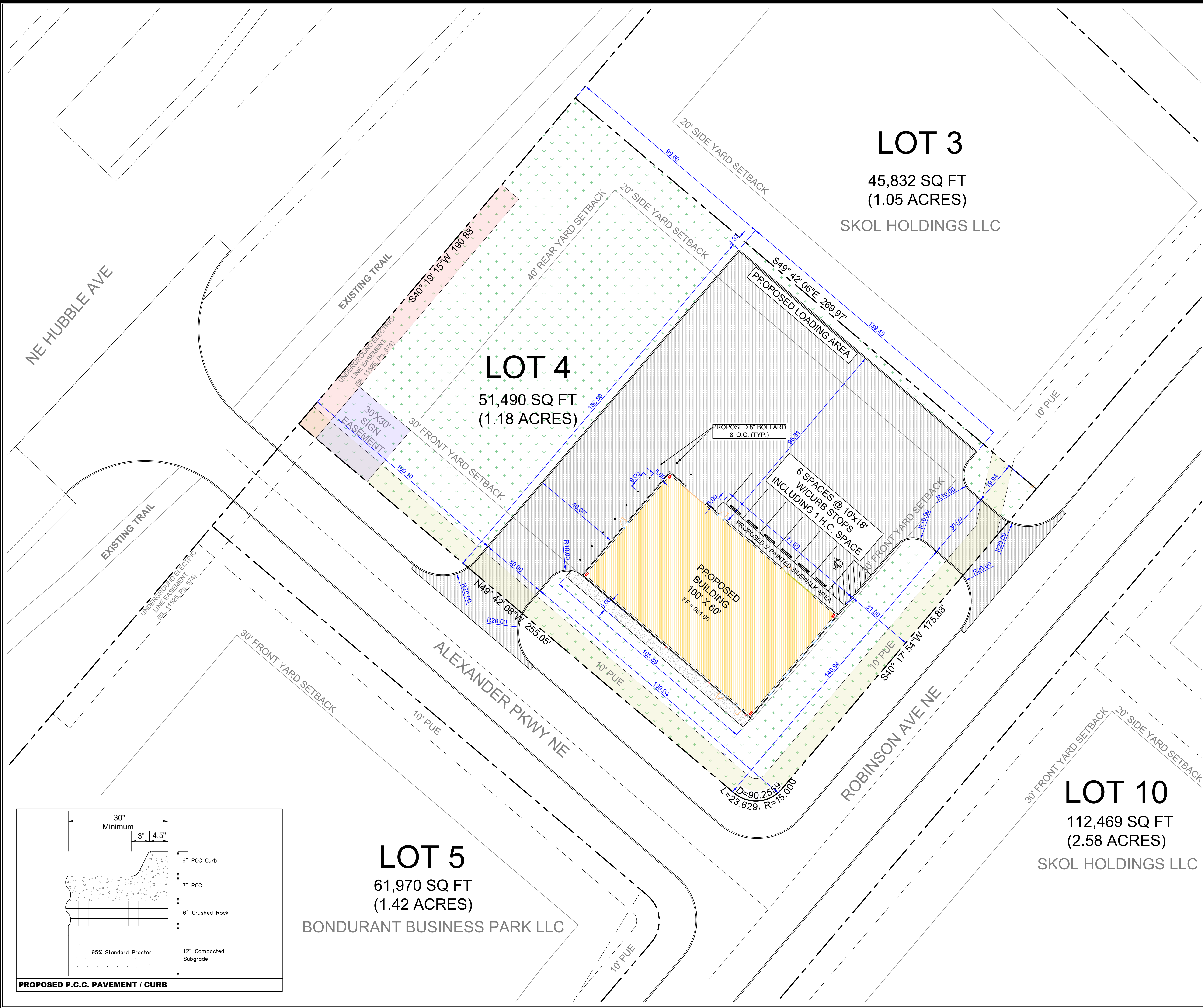
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BONDURANT, IOWA

PRELIMINARY

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C-100 - DEMO SHEET



NOTES:

ALL WORK IN/ON THE R.O.W. AREA IS SUBJECT TO THE CITY OF BONDURANT APPROVAL AND SPECIFICATIONS

CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALL OF IRRIGATION SYSTEM

PROPOSED SIDEWALK
558 SQ. FT.

PROPOSED 6" P.C.C.
19,009 SQ. FT.

PROPOSED SEED/SOD LIMITS
27,208 SQ. FT.

PROPOSED BUILDING
6,000 SQ. FT.

EXISTING P.U.E.

EXISTING SIGN EASEMENT

EXISTING UNDERGROUND ELECTRIC
EASEMENT

LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	CLEANOUT
FL	FLOWLINE ELEVATION	⊙	DOWNSPOUT
⊙	CONTROL POINT	⊙	AREA INTAKE
⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
⊙	FOUND SECTION CORNER	⊙	GAS VALVE
⊙	PARKING SPACE	⊙	FIRE HYDRANT
⊙	SIGN	⊙	WATER VALVE
⊙	STREET LIGHT	⊙	P XX PROPOSED UTILITY LINE
⊙	POWER POLE	⊙	E XX EXISTING UTILITY LINE
⊙	LIGHT POLE	⊙	CATV CABLE TELEVISION
⊙	AREA LIGHT	⊙	FO FIBER OPTIC
⊙	GUY ANCHOR	⊙	GAS LINE
⊙	UTILITY PEDESTAL	⊙	OHE OVERHEAD ELEC.
⊙	ELEC. TRANSFORMER	⊙	OHT OVERHEAD TEL.
⊙	ELEC. METER	⊙	SAN SANITARY SEWER
⊙	ELEC. BOX	⊙	ST STORM SEWER
⊙	ELEC. VAULT	⊙	UGE UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT UNDERGROUND TEL.
⊙	GAS METER	⊙	W WATER
⊙	CABLE TV JUNCTION BOX	⊙	⊙-⊙-⊙ FENCE LINE
⊙	WATER METER		

ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

PEMB OFFICE & WAREHOUSE
BONDURANT INDUSTRIAL PARK, LOT 4
BONDURANT, IOWA

REVISIONS:

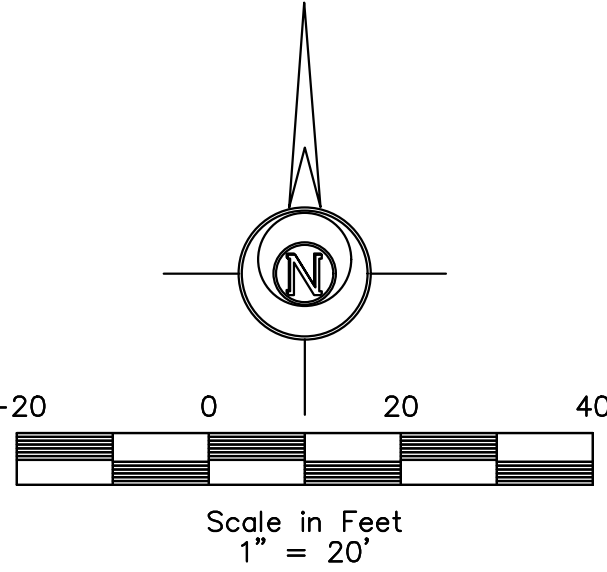
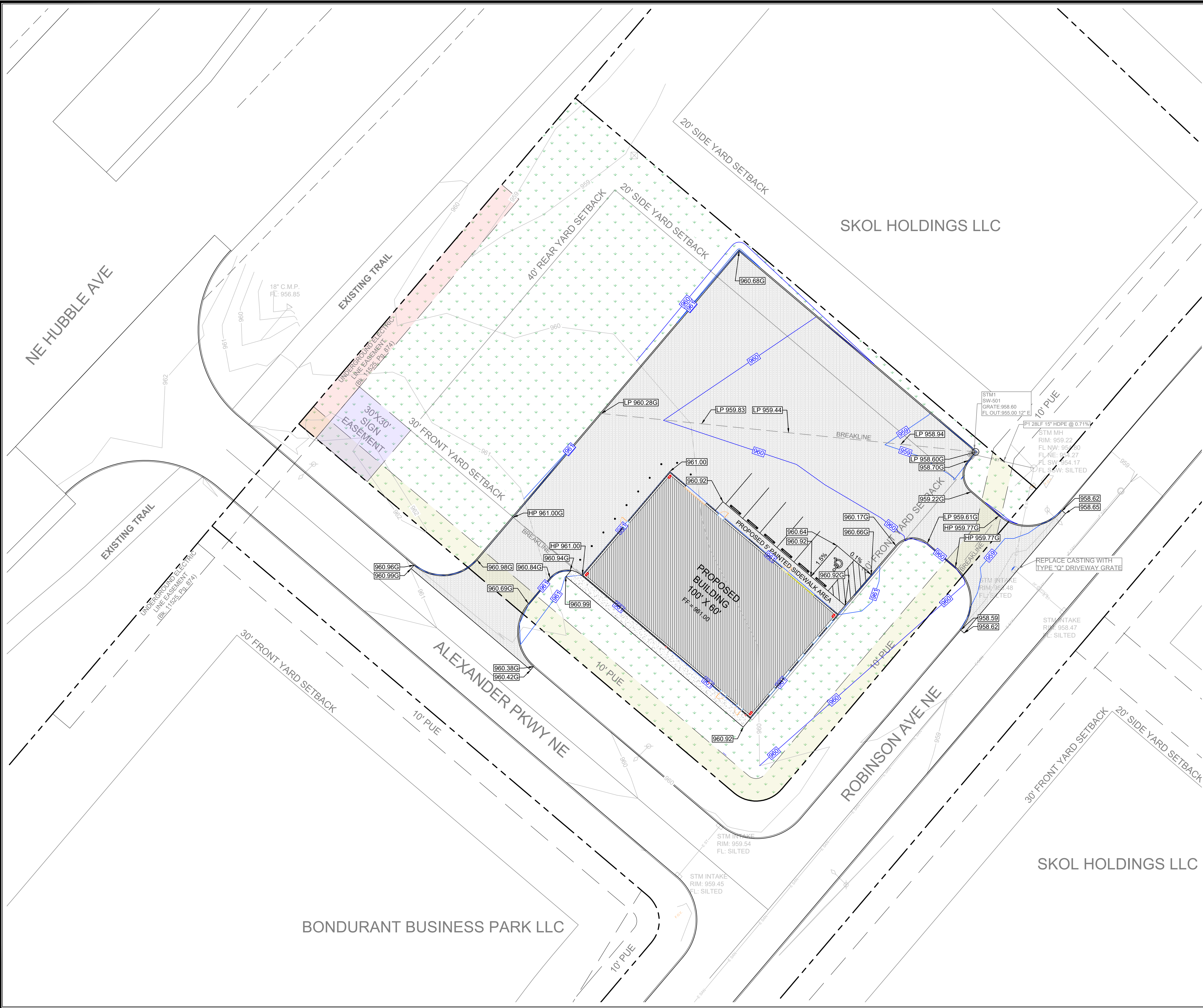
DATE	DESCRIPTION
06.06.2024	24-023

PRELIMINARY

FILE PATH:

J:\2024 Projects\24-023 BIP Lot 4 Site & Building Plans\Engineering\Site Plan\Sheet Set

C-101 - LAYOUT SHEET



- PROPOSED SIDEWALK
558 SQ. FT.
- PROPOSED 6" P.C.C.
19,009 SQ. FT.
- PROPOSED SEED/SOD LIMITS
27,208 SQ. FT.
- PROPOSED BUILDING
6,000 SQ. FT.
- EXISTING P.U.E.
- EXISTING SIGN EASEMENT
- EXISTING UNDERGROUND ELECTRIC
EASEMENT

LEGEND:

- | | | | |
|---------------|-----------------------------|---|------------------------------|
| +/- | MORE OR LESS | ⊙ | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR | ⊙ | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION | ⊙ | STORM SEWER MANHOLE |
| 123.45TC | TOP OF CURB ELEVATION | ⊙ | TRAFFIC MANHOLE |
| 123.45/123.45 | EXISTING/PROPOSED ELEVATION | ⊙ | CLEANOUT |
| FL | FLOWLINE ELEVATION | ⊙ | DOWNSPOUT |
| ⊙ | CONTROL POINT | ⊙ | AREA INTAKE |
| ⊙ | CALCULATED CORNER | ⊙ | SINGLE INTAKE |
| ● | FOUND CORNER | ⊙ | THROAT INTAKE |
| ⊙ | CALCULATED SECTION CORNER | ⊙ | FLARED END SECTION |
| ⊙ | FOUND SECTION CORNER | ⊙ | GAS VALVE |
| ⊙ | PARKING SPACE | ⊙ | FIRE HYDRANT |
| ⊙ | SIGN | ⊙ | WATER VALVE |
| ⊙ | STREET LIGHT | ⊙ | P XX — PROPOSED UTILITY LINE |
| ⊙ | POWER POLE | ⊙ | E XX — EXISTING UTILITY LINE |
| ⊙ | LIGHT POLE | ⊙ | CATV — CABLE TELEVISION |
| ⊙ | AREA LIGHT | ⊙ | FO — FIBER OPTIC |
| ⊙ | GUY ANCHOR | ⊙ | GAS — GAS LINE |
| ⊙ | UTILITY PEDESTAL | ⊙ | OHE — OVERHEAD ELEC. |
| ⊙ | ELEC. TRANSFORMER | ⊙ | OHT — OVERHEAD TEL. |
| ⊙ | ELEC. METER | ⊙ | SAN — SANITARY SEWER |
| ⊙ | ELEC. BOX | ⊙ | ST — STORM SEWER |
| ⊙ | ELEC. VAULT | ⊙ | UGE — UNDERGROUND ELEC. |
| ⊙ | FIBER OPTIC VAULT | ⊙ | UGT — UNDERGROUND TEL. |
| ⊙ | GAS METER | ⊙ | W — WATER |
| ⊙ | CABLE TV JUNCTION BOX | ⊙ | — FENCE LINE |
| ⊙ | WATER METER | | |



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TITLE:

PEMB OFFICE & WAREHOUSE
BONDURANT INDUSTRIAL PARK, LOT 4
BONDURANT, IOWA

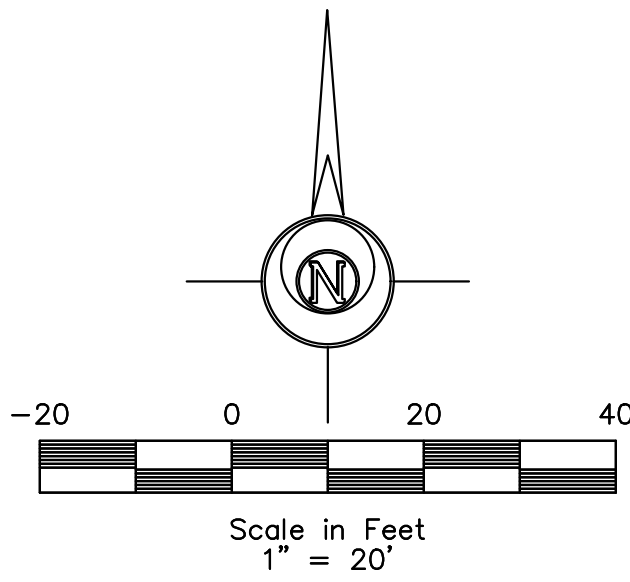
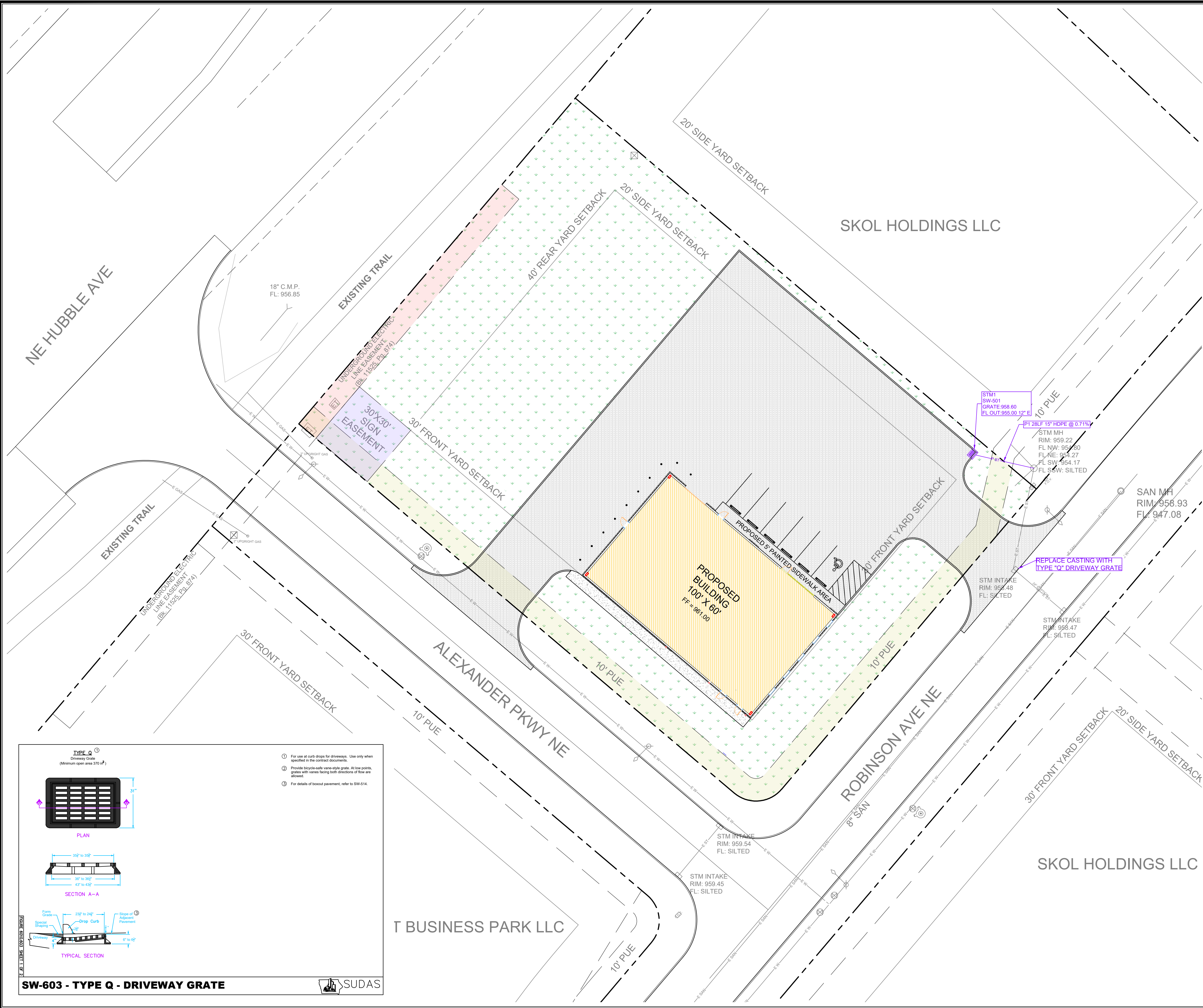
REVISIONS:

PRELIMINARY

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----	L. BURKE	1"=20'	06.06.2024	24-023

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C-201 - GRADING SHEET



- PROPOSED SIDEWALK
558 SQ. FT.
- PROPOSED 6" P.C.C.
19,009 SQ. FT.
- PROPOSED SEED/SOD LIMITS
27,208 SQ. FT.
- PROPOSED BUILDING
6,000 SQ. FT.
- EXISTING P.U.E.
- EXISTING SIGN EASEMENT
- EXISTING UNDERGROUND ELECTRIC
EASEMENT

LEGEND:

- | | | | |
|---------------|-----------------------------|---|----------------------------|
| +/- | MORE OR LESS | ⊙ | ELEC. MANHOLE |
| F.F. | FINISHED FLOOR | ⊙ | SANITARY SEWER MANHOLE |
| 123.45G | GUTTER ELEVATION | ⊙ | STORM SEWER MANHOLE |
| 123.45TC | TOP OF CURB ELEVATION | ⊙ | TRAFFIC MANHOLE |
| 123.45/123.45 | EXISTING/PROPOSED ELEVATION | ⊙ | CLEANOUT |
| FL | FLOWLINE ELEVATION | ⊙ | DOWNSPOUT |
| ⊙ | CONTROL POINT | ⊙ | AREA INTAKE |
| ⊙ | CALCULATED CORNER | ⊙ | SINGLE INTAKE |
| ● | FOUND CORNER | ⊙ | THROAT INTAKE |
| ⊙ | CALCULATED SECTION CORNER | ⊙ | FLARED END SECTION |
| ⊙ | FOUND SECTION CORNER | ⊙ | GAS VALVE |
| ⊙ | PARKING SPACE | ⊙ | FIRE HYDRANT |
| ⊙ | SIGN | ⊙ | WATER VALVE |
| ⊙ | STREET LIGHT | ⊙ | P XX PROPOSED UTILITY LINE |
| ⊙ | POWER POLE | ⊙ | E XX EXISTING UTILITY LINE |
| ⊙ | LIGHT POLE | ⊙ | CATV CABLE TELEVISION |
| ⊙ | AREA LIGHT | ⊙ | FO FIBER OPTIC |
| ⊙ | GUY ANCHOR | ⊙ | GAS LINE |
| ⊙ | UTILITY PEDESTAL | ⊙ | OHE OVERHEAD ELEC. |
| ⊙ | ELEC. TRANSFORMER | ⊙ | OHT OVERHEAD TEL. |
| ⊙ | ELEC. METER | ⊙ | SAN SANITARY SEWER |
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| ⊙ | CABLE TV JUNCTION BOX | ⊙ | ⊙ FENCE LINE |
| ⊙ | WATER METER | | |

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TITLE:

PEMB OFFICE & WAREHOUSE

BONDURANT INDUSTRIAL PARK, LOT 4

BONDURANT, IOWA

BENCHMARK:

DATE: 06.06.2024

DRAWN BY: L. BURKE

SCALE: 1"=20'

LATEST REVISION:

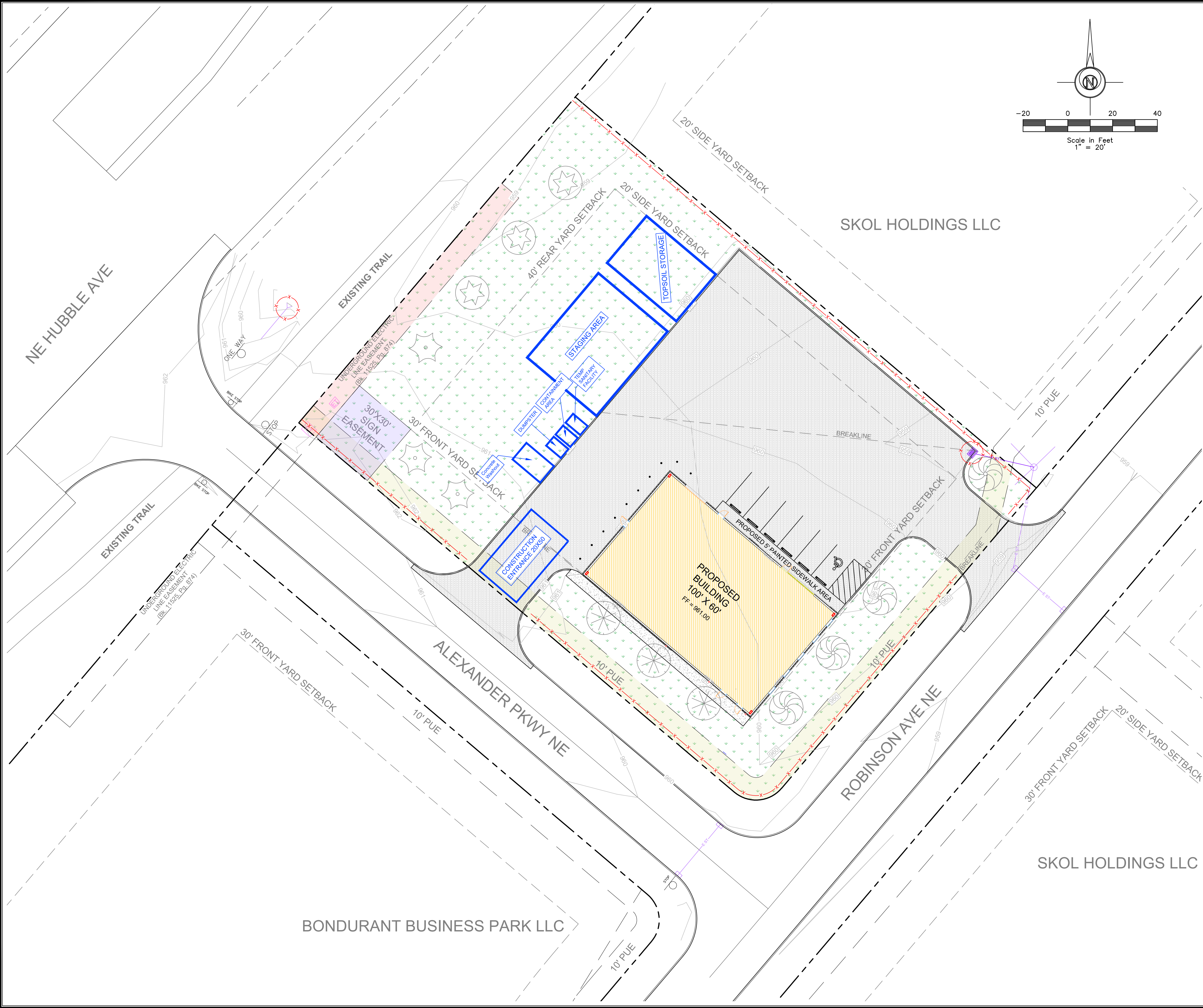
06.06.2024

DRAWING NO:

24-023

PRELIMINARY

C-301 - UTILITY SHEET



- SWPPP NOTES:**
1. LOCATION OF STAGING AREAS TO CONTAIN: JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA, CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
 2. ALL INTERIOR & PERIMETER SILT FENCE NOT SHOWN. SEE EROSION CONTROL PLAN.
 3. MULCH OR SOD ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
 4. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
 5. A MINIMUM 6" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ONSITE TO SODDED PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION. SEEDED AREAS TO RECEIVE A MINIMUM 8" OF TOPSOIL.
 6. ALL BARE AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR MORE REQUIRE IMMEDIATE STABILIZATION MEASURES (TEMPORARY SEEDING OR MULCHING)
 7. ALL SLOPES 4:1 OR GREATER REQUIRE SEEDING AND MATTING

- x — x — x — FILTER SOCK
- PROPOSED SIDEWALK
558 SQ. FT.
 - PROPOSED 6" P.C.C.
19,009 SQ. FT.
 - PROPOSED SEED/SOD LIMITS
27,208 SQ. FT.
 - PROPOSED BUILDING
6,000 SQ. FT.
 - EXISTING P.U.E.
 - EXISTING SIGN EASEMENT
 - EXISTING UNDERGROUND ELEC
EASEMENT

LEGEND:

+/-	MORE OR LESS	⊙	ELEC. MANHOLE
F.F.	FINISHED FLOOR	⊙	SANITARY SEWER MANHOLE
123.45G	GUTTER ELEVATION	⊙	STORM SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION	⊙	TRAFFIC MANHOLE
123.45/123.45	EXISTING/PROPOSED ELEVATION	⊙	CLEANOUT
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⊙	CALCULATED CORNER	⊙	SINGLE INTAKE
●	FOUND CORNER	⊙	THROAT INTAKE
⊙	CALCULATED SECTION CORNER	⊙	FLARED END SECTION
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⊙	STREET LIGHT	⊙	P XX — PROPOSED UTILITY LINE
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⊙	UTILITY PEDESTAL	⊙	OHE — OVERHEAD ELEC.
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⊙	ELEC. METER	⊙	SAN — SANITARY SEWER
⊙	ELEC. BOX	⊙	ST — STORM SEWER
⊙	ELEC. VAULT	⊙	UGE — UNDERGROUND ELEC.
⊙	FIBER OPTIC VAULT	⊙	UGT — UNDERGROUND TEL.
⊙	GAS METER	⊙	W — WATER
⊙	CABLE TV JUNCTION BOX	⊙	— — — — — FENCE LINE
⊙	WATER METER		



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PEMB OFFICE & WAREHOUSE

BONDURANT INDUSTRIAL PARK, LOT 4

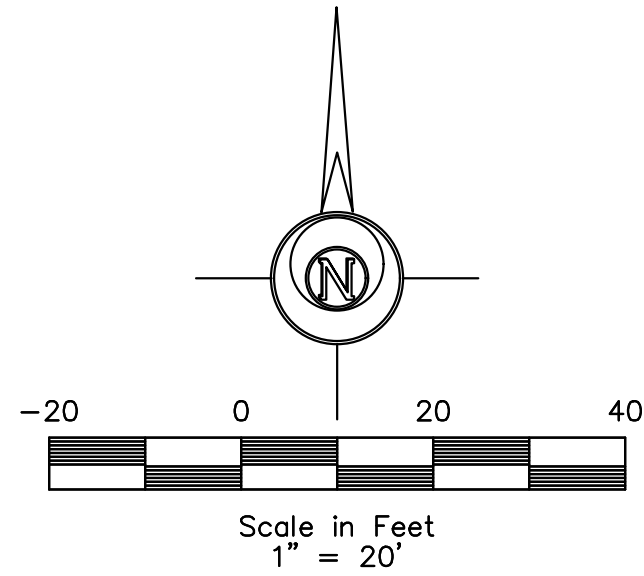
BONDURANT, IOWA

PRELIMINARY

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06.06.2024	L. BURKE	1"=20'	06.06.2024	24-023

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C-401 - EROSION CONTROL SHEET



LANDSCAPING SCHEDULE:

SYMBOL	#	COMMON NAME PLANTING SIZE (BOTANICAL NAME)	MATURE SIZE (HEIGHT & SPREAD)
	4	RED OAK TREE (QUERCUS RUBRA)	MIN 1.75" CALIPER B&B 50'-75' & 50'-75'
	3	CHINESE ELM TREE (ULMUS PARVIFOLIA)	MIN 1.75" CALIPER B&B 40'-50' & 25'-40'
	3	KATSURA TREE (CERCIDIPHYLLUM JAPONICUM)	MIN 1.75" CALIPER B&B 40'-60' & 20'-30'
	3	AMERICAN SMOKE TREE (COTINUS OBOVATUS)	MIN 1.75" CALIPER B&B 20'-30' & 20'-30'

LANDSCAPING REQUIREMENTS:

GROUND COVER
AT LEAST 90% OF REQUIRED OPEN SPACE AREA SHALL BE LANDSCAPED AND MAINTAINED WITH LIVING GROUND COVER.

OPEN SPACE
EXISTING: 100% (51,490 SQ. FT.)
REQUIRED: 10% (5,149 SQ. FT.)
PROPOSED: 54% (27,731 SQ.FT.)

GENERAL TREE REQUIREMENTS
GENERAL TREES SHALL BE REQUIRED AT THE RATE OF ONE TREE PER FIFTY (50) FEET OF STREET FRONTAGE OR ONE TREE PER SIX (6) PARKING, LOADING AND STACKING SPACES PROVIDED ON SITE, WHICHEVER IS GREATER.

GENERAL TREE PLACEMENT
OF THE TOTAL NUMBER OF GENERAL TREES REQUIRED, A MINIMUM OF ONE TREE PER FIFTY (50) FEET OF STREET FRONTAGE SHALL BE PLANTED IN THE REQUIRED FRONT YARD SETBACK. GENERAL TREES SHALL ALSO BE LOCATED NO CLOSER THAN FOUR (4) FEET TO THE PUBLIC RIGHT-OF-WAY.

PROPOSED: 13 DECIDUOUS SHADE TREES.

- PROPOSED SIDEWALK
558 SQ. FT.
-

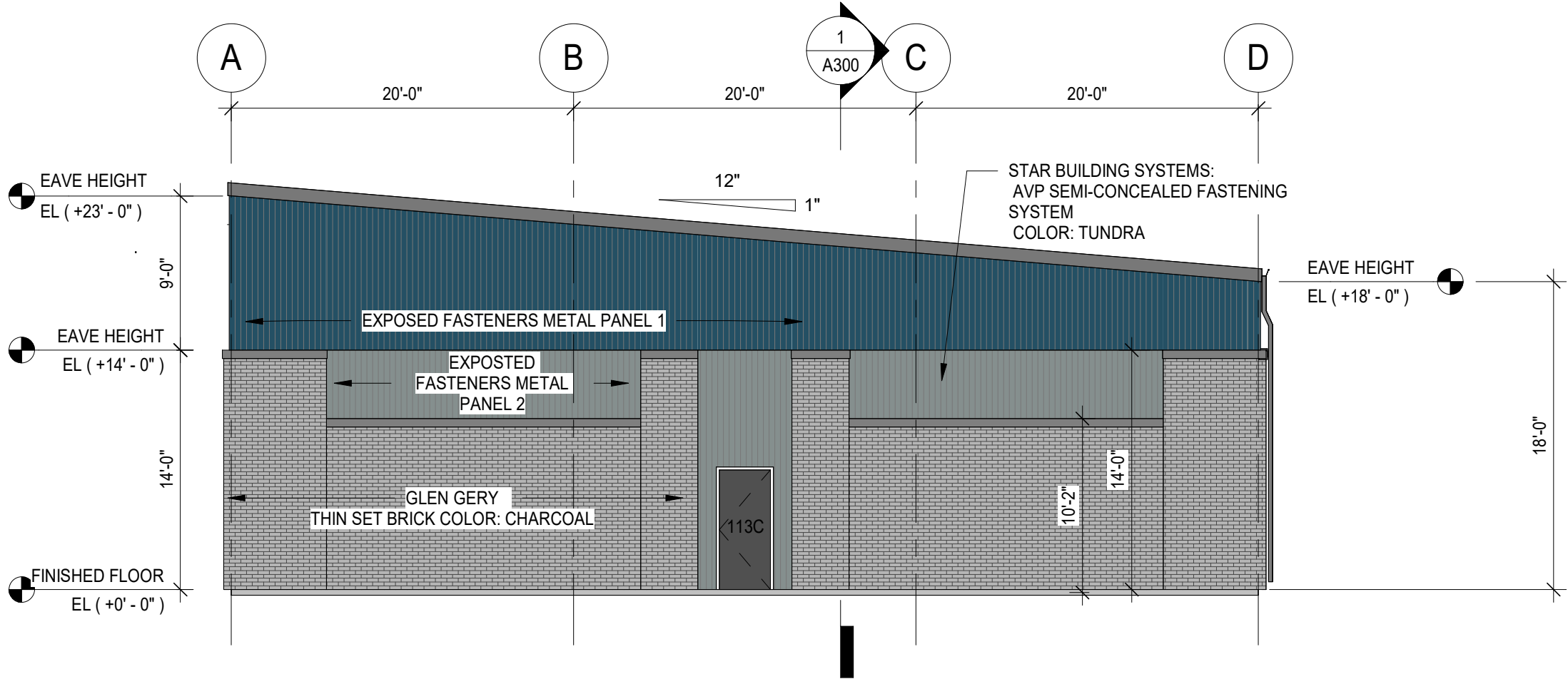
LEGEND:

+/- F.F.	MORE OR LESS FINISHED FLOOR		ELEC. MANHOLE
123.45G	GUTTER ELEVATION		SANITARY SEWER MANHOLE
123.45TC	TOP OF CURB ELEVATION		STORM SEWER MANHOLE
123.45/123.45	EXISTING/ PROPOSED ELEVATION		TRAFFIC MANHOLE
FL	FLOWLINE ELEVATION		CLEANOUT
	CONTROL POINT		DOWNSPOUT
	CALCULATED CORNER		AREA INTAKE
	FOUND CORNER		SINGLE INTAKE
	CALCULATED SECTION CORNER		THROAT INTAKE
	FOUND SECTION CORNER		FLARED END SECTION
	PARKING SPACE		GAS VALVE
	SIGN		FIRE HYDRANT
	STREET LIGHT		WATER VALVE
	POWER POLE		P XX PROPOSED UTILITY LINE
	LIGHT POLE		E XX EXISTING UTILITY LINE
	AREA LIGHT		CATV CABLE TELEVISION
	GUY ANCHOR		FO FIBER OPTIC
	UTILITY PEDESTAL		GAS GAS LINE
	ELEC. TRANSFORMER		OHE OVERHEAD ELEC.
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	ELEC. BOX		SAN SANITARY SEWER
	ELEC. VAULT		ST STORM SEWER
	FIBER OPTIC VAULT		UGE UNDERGROUND ELEC.
	GAS METER		UGT UNDERGROUND TEL.
	CABLE TV JUNCTION BOX		W WATER
	WATER METER		- - - - - FENCE LINE

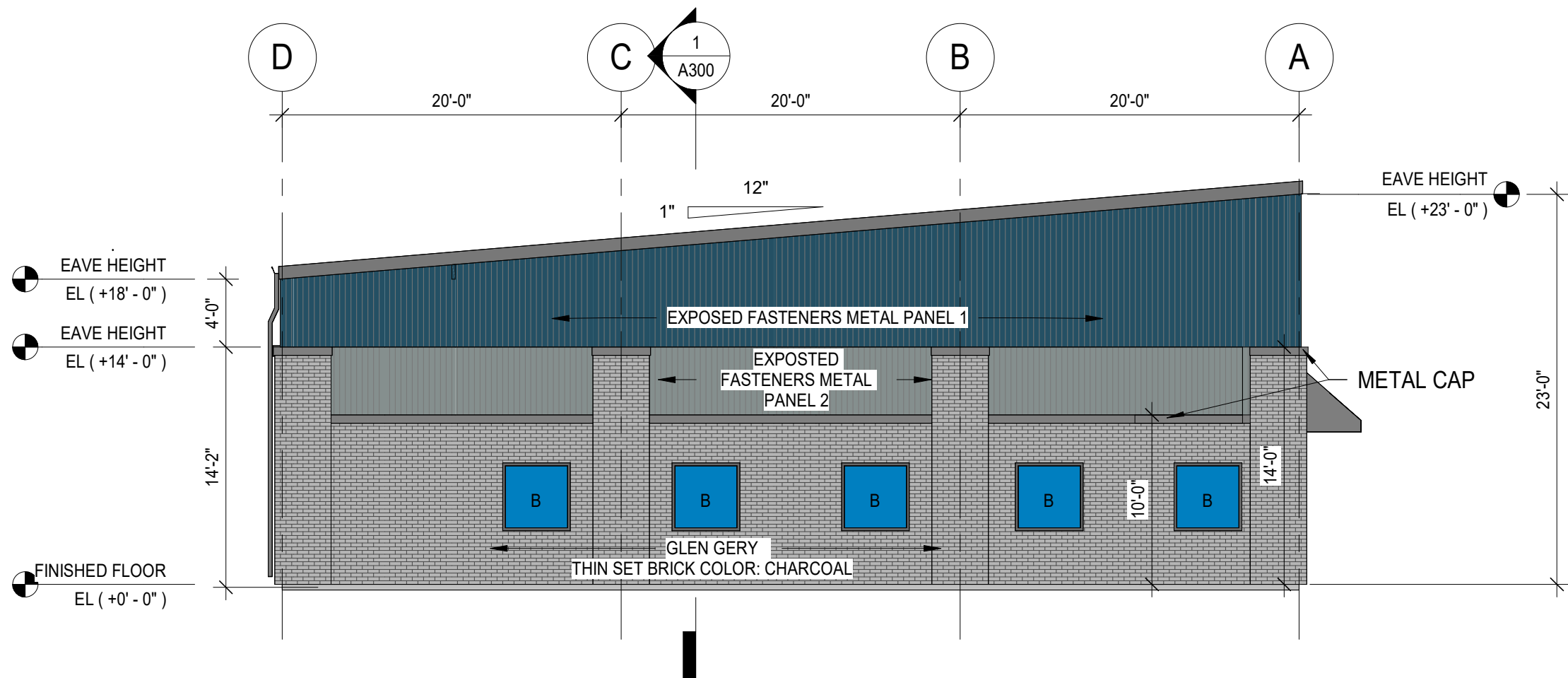


Architecture | Engineering | Surveying
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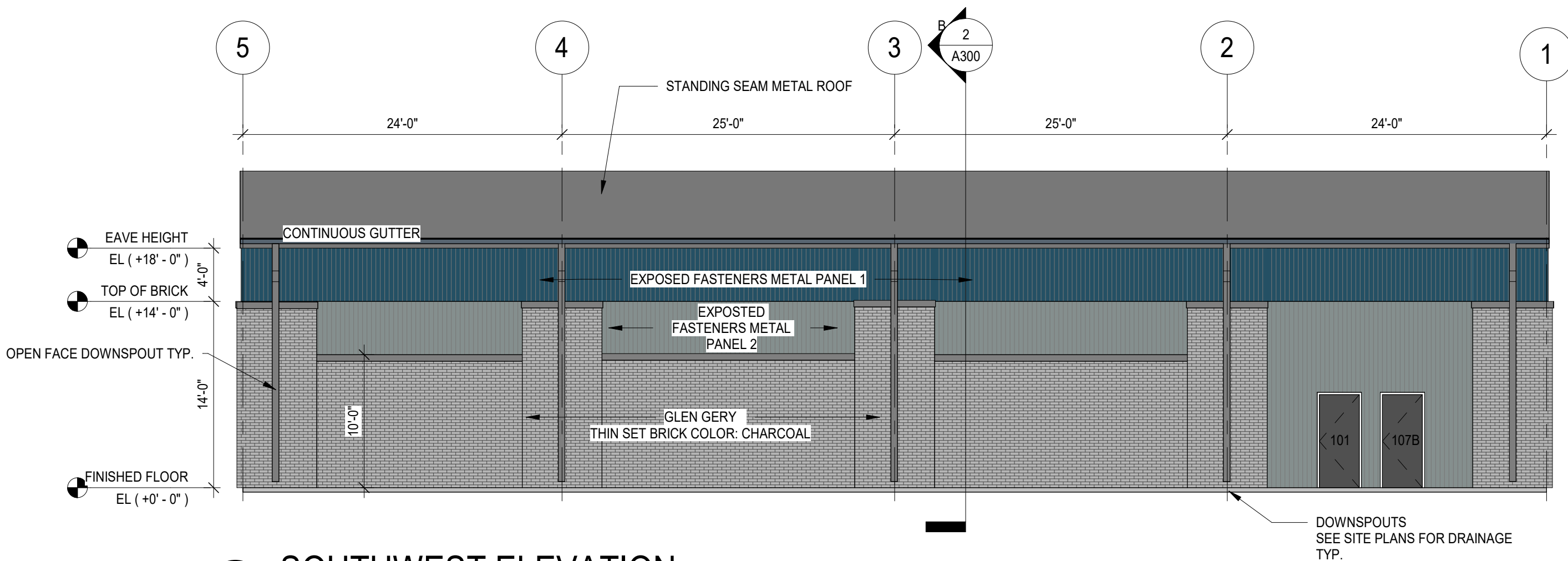
TITLE			
PEMB OFFICE & WAREHOUSE BONDURANT INDUSTRIAL PARK, LOT 4 BONDURANT, IOWA			
REVISIONS		PRELIMINARY	
COPYRIGHT DATE:	DRAWN BY:	SCALE:	LATEST REVISION:
-----	L. BURKE	1"=20'	06.06.2024
FILE PATH:		DRAWING NO:	
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C-701 - LANDSCAPING SHEET			



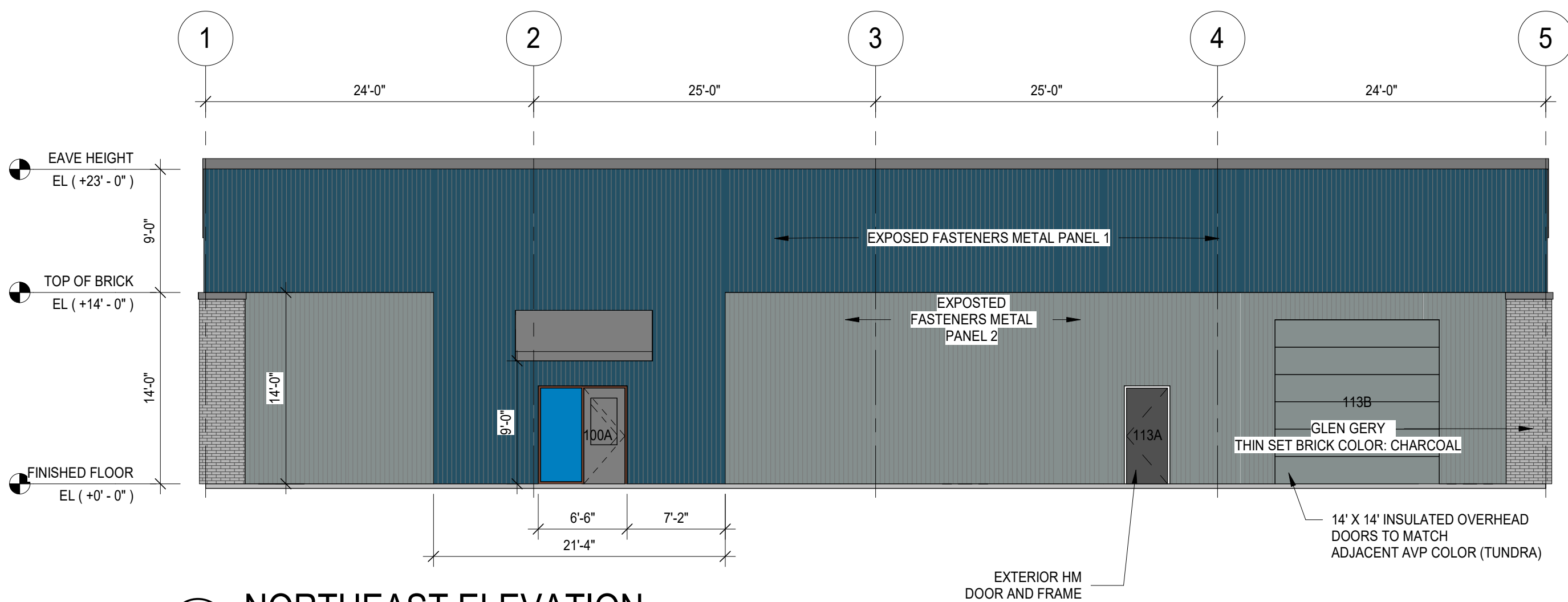
4 NORTHWEST ELEVATION
1/8" = 1'-0"



3 SOUTHEAST ELEVATION
1/8" = 1'-0"



2 SOUTHWEST ELEVATION
1/8" = 1'-0"



1 NORTHEAST ELEVATION
1/8" = 1'-0"

METERIAL CLASSIFICATION

MATERIAL	OVERLAY CLASS	NORTHEAST ELEV%	NORTHWEST ELEV.%	SOUTHEAST FACADE%	SOUTHWEST FACADE%
METAL SIDING PANEL - COLOR 1	SECONDARY	1,007 SF 47.03%	342 SF 28.43%	342 SF 28.03%	380 SF 21.05%
METAL SIDING PANEL - COLOR 2	SECONDARY	799 SF 37.32%	202 SF 16.79%	193 SF 15.82%	386 SF 21.39%
DOORS	SECONDARY	191 SF 8.93%	24 SF 2.00%	0 SF 0.00%	48 SF 2.66%
GLASS	PRIMARY	23 SF 1.07%	0 SF 0.00%	80 SF 6.56%	0 SF 0%
MODULAR BRICK	PRIMARY	90 SF 4.20%	606 SF 50.37%	557 SF 45.66%	917 SF 50.80%
METAL COPING	LIMITED	31 SF 1.45%	29 SF 2.41%	48 SF 3.93%	74 SF 4.10%
TOTAL SF		2,141 SF	1,203 SF	1,220 SF	1,805 SF

PROJECT NAME:
PEMB Office & Warehouse
BONDURANT INDUST. PRK. LOT 4
BONDURANT, IOWA

REVISION		
No	DESC	DATE

CONSTRUCTION DOCUMENTS

DATE OF ISSUE: 07.02.2024
KEY PLAN

DRAWN BY: RG
CHECKED BY: DCW
JOB NUMBER: 24-023

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A200



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

Item No. 8.d.
For Meeting of 7/15/2024
Ordinance

TITLE: - (First Reading) Ordinance amending Section 177.09 of the Zoning Code regarding bicycle parking regulations

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.

The Planning and Zoning Commission voted 6-0, with one member absent, to recommend approval of the text amendment at their June 13, 2024 meeting. A public hearing was held earlier on this agenda.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve one or more readings of the ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 240715-209
2. Proposed Bike Parking Text Amendment

CITY OF BONDURANT
ORDINANCE NO. 240715-209

**AN ORDINANCE AMENDING THE CITY CODE OF BONDURANT, IOWA, BY
AMENDING THE FOLLOWING SECTION 177.09 OF THE ZONING CODE REGARDING
BICYCLE PARKING REQUIREMENTS.**

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

Section 1. **SECTIONS AMENDED.** Section 177.09. of the Code of Ordinances of the City of Bondurant, Iowa, 2002, is amended to read as follows:

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. Bicycle parking accommodations shall be placed an adequate distance from the entrance to multi-family residential and nonresidential buildings.

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

Section 3. **SEVERABILITY.** If any section, provisions, sentence, clause, phrase or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section, subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

Section 4. **EFFECTIVE DATE.** This ordinance shall be in full force and effect following its passage, adoption and publication as required by law.

PASSED AND APPROVED by the City Council this _____ day of _____, 2024

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: July 15, 2024

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No. _____, was published as required by law on the ____ day of _____, 2024.

Shelby Hagan
City Clerk

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.
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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.