

**NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
APRIL 7, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on April 7, 2025, 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 March 24, 2025, Special City Council Meeting Minutes & March 24, 2025, City Council Meeting Minutes
- b. Claims List
- c. Applications for Council Approval
- d. - Resolution approving pay request no. 9 to Gerard Tank & Steel for the Water Tower Project in the amount of \$409,911.13
- e. - Resolution approving the design and installation of a Public Art Mural on the south side of City Park (3rd Street, SE parking lot fence) in the amount of \$8,000
- f. - Resolution approving the Truman Drive, NE Phase 1 Special Assessment Consulting Services Agreement with Greenwood Consulting in the amount of \$4,500
- g. - Resolution to Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area
- h. - Resolution setting the date for public hearings on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder
- i. R-220118-17- Resolution approving Engagement Letter from Public Financial Advisors LLC (PFM) to act as Financial Advisor in connection with the issuance of approximately \$10,540,000 General Obligation Bonds, Series 2025A for a one-time fee of \$20,000 and \$34,255,000 in General Obligation (Annual Appropriation) Bonds, Series 2025B for a

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.

one-time fee of \$35,000

- j. - Resolution approving pay request no. 6 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$66,373.08
 - k. - Resolution approving pay request no. 4 to Alliance Construction Group, LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$505,428.70
 - l. - Resolution approving Amendment No. 2 to the Professional Services Agreement with HR Green for the 2nd Street, NW Widening Project Improvements in an amount not to exceed \$195,900
 - m. - Resolution awarding contract for Access Control and Video Monitoring Project for City Park to Convergent Technologies for the amount of \$25,375.89
 - n. - Resolution approving the disposal of expired / non-certified Self-Contained Breathing Apparatus bottles and harnesses
 - o. - Resolution of endorsement for the City of Bondurant's grant application to the Iowa Economic Development Authority's Community Catalyst Building Remediation Program for funding to assist with renovation efforts at T-12 Distillery at 101 Lincoln Street NE
 - p. - Resolution of endorsement for the City of Bondurant's grant application to the Iowa Economic Development Authority's Community Attraction & Tourism Grant for funding to assist with renovation efforts at The Station
6. Presentations
- a. National Library Week Proclamation
 - b. 2025 Arbor Day Proclamation
7. Guests requesting to address the City Council
- a. Heith Hockenberry, Jester Insurance
 - b. Danae Edwards, Iowa Parks & Recreation Foundation
 - c. Polk County Sheriff's Report
8. **Public Hearing**
- a. Public hearing to consider response(s) received for Request for Proposals (RFP) regarding the Lease Opportunity for Downtown Mobile Vendor Site
 - b. Public hearing to consider rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the

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- Agricultural (A-1) District to the Medium Density Residential (R-2) District
- c. Public hearing to consider rezoning request of multiple properties located within the Downtown Grain District Redevelopment Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD)
- d. Public Hearing regarding the City's Proposed Budget for FY26
- 9. Action Items
 - a. - Resolution selecting successful Downtown Mobile Vendor Lease RFP response
 - b. - Resolution approving the Bondurant-Farrar Community School District Baseball, Softball and Tennis Site Plan
 - c. - (First Reading) Ordinance to consider rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District
 - d. - (First Reading) Ordinance to consider rezoning request of multiple properties located within the Downtown Grain District Redevelopment Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD)
 - e. - Resolution adopting the Annual Budget for the Fiscal Year ending June 30, 2026 (FY26), and Certifying the Proposed Tax Levy Rate
- 10. Discussion Items -
 - a. - Discussion and possible consideration of a Resolution approving action to order construction and authorize staff to solicit quotes for a subdrain tiling project for the area along the south side of 5th Court, NW through to Eagle Park
- 11. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
- 12. **Closed Session-** Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
- 13. Adjournment

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

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**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
March 24, 2025
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, Finance & Employee Services
Director Jene Jess, Public Works Director John
Horton, Planning & Community Development
Director Maggie Murray, Assistant Fire Chief
Anthony Rauterberg

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 05:45 PM and declared a quorum.

3. Perfecting and Approval of the Agenda

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

4. **Public Hearing**

a. Property Tax Levy Hearing for FY26

Mayor Elrod opens the public hearing at 05:46 PM.

City Administrator Oliver presented the proposed property tax levy for FY26. The City's proposed tax rate will decrease for individual taxpayers, but overall property tax revenue will increase, due to strategic growth and increased commercial valuations.

Mayor Elrod closes the public hearing at 05:49 PM.

5. Adjournment

Motion by Cox, seconded by Driscoll, to adjourn at 05:49 PM. Vote on Motion 4-0. Motion carried.

ATTEST:

Shelby Hagan, City Clerk

**A virtual meeting was offered.*

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 March 24, 2025, 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

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
March 24, 2025
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, Finance & Employee Services
Director Jene Jess, Public Works Director John
Horton, Planning & Community Development
Director Maggie Murray, Fire Chief Aaron
Kreuder, Assistant Fire Chief Anthony
Rauterberg, Library Director Michell Klinker-
Feld

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

Council Member Driscoll abstains from the 2025 Bondurant Soccer Field
Use Agreement resolution due to serving on the Bondurant Soccer Club
Board.

4. Perfecting and Approval of the Agenda

Motion by Cox, seconded by Sillanpaa, to amend the agenda by moving
item #5gg to #7d. Vote on Motion 4-0. Motion carried. Motion by Cox,
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 March 3, 2025, City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

**A virtual meeting was offered.*

- d. Receive & File - Bondurant Cemetery Annual Report
- e. Receive & File - BES February Report
- f. Receive & File - February 5, 2025, Library Board Meeting Minutes & Director's Report
- g. Receive & File - the Annual Finance Report and External Audit for Fiscal Year 2024
- h. R-250324-62- Resolution accepting the Settlement Agreements (Tobacco Violations)
- i. R-250324-63- Resolution approving Change Order No. 1 for the Bondurant Emergency Services Facility in the amount of \$2,540.00
- j. R-250324-64- Resolution approving pay request No. 5 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$1,293,883.29
- k. R-250324-65- Resolution approving pay request No. 6 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$885,559.25
- l. R-250324-66- Resolution approving a Minimum Assessment Agreement for Phase 2 of the Shiloh Rose Business Park Project
- m. R-250324-67- Resolution approving deed that conveys to the City of Bondurant land owned by Suites on Grant, LLC for the area associated with the 1st Street, SW public parking project
- n. R-250324-68- Resolution accepting Water Quality Initiatives grant agreement with the Iowa Department of Agriculture & Land Stewardship for funding in the amount of \$127,500 to assist with stormwater enhancements at The Station renovation site
- o. R-250324-69- Resolution accepting an additional temporary construction easement for the 2nd Street NW, Franklin Street to Fireside Drive, Street & Pedestrian Connectivity Improvement Project

**A virtual meeting was offered.*

- p. R-250324-70- Resolution approving Professional Services Agreement with Shive-Hattery in the amount of \$59,400 for services related to pursuing site certification through the Iowa Economic Development Authority for property at Parcel 7922-05-200-002
- q. R-250324-71- Resolution affixing a public hearing date to consider rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District for April 7, 2025 at 6:00 p.m.
- r. R-250324-72- Resolution affixing a public hearing date to consider rezoning request of multiple properties located within the Downtown Grain District Redevelopment Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD) for April 7, 2025, at 6:00 p.m.
- s. R-250324-73- Resolution approving Plat of Survey to create Parcel 2025-2 and Parcel 2025-3
- t. R-250324-74- Resolution approving the Plat of Survey to create Parcel 2025-25
- u. R-250324-75- Resolution affixing a date for a public hearing to consider establishing the Eisenhower Drive NE/NE 88th Street, Highway 65 to 2nd Street, NE, Water Connection Fee District for May 5 at 6:00 p.m.
- v. R-250324-76- Resolution affixing a date for a public hearing to consider an ordinance establishing the SE Water Study Water Connection Fee District for May 5 at 6:00 p.m.
- w. R-250324-77- Resolution affixing a date for a public hearing to consider an ordinance establishing the 10th Street, SW Water Connection Fee District for May 5 at 6:00 p.m.
- x. R-250324-78- Resolution affixing a date for a public hearing to consider an ordinance establishing the Truman Drive NE, 2nd Street NE to 16th Street NE, Water Connection Fee District for May 5 at 6:00 p.m.
- y. R-250324-79- Resolution affixing a date for a public hearing to consider an ordinance amending the Urban Service Area Sanitary Sewer Connection Fee District for May 5 at 6:00 p.m.

**A virtual meeting was offered.*

- z. R-250324-80- Resolution affixing a date for a public hearing to consider an ordinance establishing the Truman Drive, NE, 2nd Street, NE to 16th Street, NE, Sanitary Sewer Connection Fee District for May 5 at 6:00 p.m.
 - aa. R-250324-81- Resolution affixing a date for a public hearing to consider an ordinance establishing the Civic Campus Regional Stormwater Management Connection Fee District for May 5 at 6:00 p.m.
 - bb. R-250324-82- Resolution approving pay request no. 3 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$121,961.95
 - cc. R-250324-83- Resolution approving proposal to place 3-phase electrical primary extension to serve City Park Phase 2 splash grounds from Mid-American Energy in the amount of \$35,152.27
 - dd. R-250324-84- Resolution affixing a date for a public hearing to consider establishing the 2nd Street, NE, Highway 65 to Eisenhower Drive NE/NE 88th Street, NE Water Connection Fee District for May 5 at 6:00 p.m.
 - ee. R-250324-85- Resolution approving a professional services agreement with Veenstra & Kimm for water system modeling related to the City of Bondurant Municipal Water System Improvements
 - ff. R-250324-86- Resolution approving contract with Youth Enrichment League (YEL) for 2025 Summer Programming
 - hh. R-250324-91- Resolution approving lease for Lucky Wife Wine Slushies for Summerfest
 - ii. R-250324-92- Resolution directing staff to take actions necessary to fulfill the goals of the 2025 DNR Community Forestry Grant Project Council Member Sillanpaa inquired about the timeline for the City Park Project. Motion by Driscoll, seconded by Cox, 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
- a. Urbanization: Progress or Peril for Our Hometown presented by Bondurant-Farrar High School FFA

**A virtual meeting was offered.*

Lauryn Fuchs, Clare Haselhoff, and Brayden Parks of Bondurant-Farrar High School FFA conducted a public forum titled "Urbanization: Progress or Peril for Our Hometown" during the City Council meeting as part of their participation in the Agricultural Issues Forum competition. This presentation, which explored both sides of the urbanization issue, fulfilled a requirement for their qualification to the Iowa FFA State Leadership Conference. It served as an opportunity to engage the Council and community in meaningful dialogue on a topic impacting the region.

- b. Stacie LoVan & Tiffany Tauscheck, Greater Des Moines Partnership
Stacie LoVan and Tiffany Tauscheck from the Greater Des Moines Partnership provided an update to the City Council on the Partnership's recent initiatives, regional collaboration efforts, and opportunities for continued engagement and support of Bondurant's growth within the metro area.

7. Action Items

- a. R-250324-88- Resolution approving site plan for Lot 4 of Commerce Crossing Plat 1
Planning & Community Development Director Murray presented the site plan for Lot 4 of the Commerce Crossing Plat, submitted by Signature Commercial Real Estate and prepared by Shive-Hattery Inc., which proposes a 15,401 square-foot warehouse building in the Light Industrial (M-1) District. The Planning & Zoning Commission recommended approval of the plan following their March 13, 2025, meeting.

Motion by Cox, seconded by Pepper, to Approve R-250324-88. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

- b. R-250324-89- Discussion and possible resolution approving action to order construction and authorizing staff to solicit quotes for drainage improvements along NE Jorie Way in an amount not to exceed \$75,000
Public Works Director Horton presented a recommendation for approval of a resolution authorizing staff to solicit quotes for the NE Jorie Way Drainage Improvements Project, which includes replacing a corrugated metal culvert with two reinforced concrete culverts and ensuring proper drainage tile outlets. The engineer's estimate for the project is \$72,370.

Motion by Cox, seconded by Driscoll, to Approve R-250324-89. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

- c. R-250324-90- Presentation of FY25/26 Budget Proposal and Consideration of Resolution affixing date of public hearing for FY25/26 City of Bondurant Budget for April 7, 2025 at 6:00 p.m.

**A virtual meeting was offered.*

City Administrator Oliver presented the FY25/26 Budget Proposal and recommended approval of a resolution setting the date for the public hearing on the proposed budget for April 7, 2025, at 6:00 p.m.

Motion by Pepper, seconded by Cox, to Approve R-250324-90. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

- gg. R-250324-87- Resolution approving the 2025 Bondurant Soccer Field Use Agreement

Motion by Cox, seconded by Pepper, to Approve R-250324-87. Roll Call: Ayes: Cox, Pepper, Sillanpaa. Nays: None. Absent: McKenzie. Abstain: Driscoll. Motion carried 3-0.

8. Reports / Comments and appropriate action thereon:

- a. Mayor
None.
- b. Council Members
Pepper - Parks & Recreation update.
Cox - Chamber update and upcoming meetings.
Sillanpaa - P&Z update and comments.
Driscoll - Cty Park, Local Leaders Day, BRAVO, and Chamber Dinner comments.
- c. Administrator
10 Main Street update, MPO funding update, GFOA article comments.
- d. Directors
Hagan - Department update.
Jess - Department update.
Horton - Department update.
Murray - Department update.
Kreuder - Department update.
Klinker-Feld - Department update.

9. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 08:07 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

**A virtual meeting was offered.*

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 March 24, 2025, 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



Check Register

Packet: APPKT01515 - 3/19/25 AUTOMATED PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2600	AIRGAS USA, LLC	03/19/2025	AP Automation	0.00	98.48	APA000531
0020	ALTOONA ACE HARDWARE	03/19/2025	AP Automation	0.00	53.40	APA000532
2705	AMAZON CAPITAL SERVICES	03/19/2025	AP Automation	0.00	451.95	APA000533
2935	ASCENDANCE TRUCKS, LLC	03/19/2025	AP Automation	0.00	612.99	APA000534
2687	AT&T MOBILITY	03/19/2025	AP Automation	0.00	1,154.51	APA000535
1585	BIG GREEN UMBRELLA MEDIA INC	03/19/2025	AP Automation	0.00	568.00	APA000536
1537	BOUND TREE MEDICAL LLC	03/19/2025	AP Automation	0.00	470.80	APA000537
0073	BRICK GENTRY P.C.	03/19/2025	AP Automation	0.00	8,235.00	APA000538
0095	CFI SALES INC.	03/19/2025	AP Automation	0.00	377.38	APA000539
1228	CINTAS CORPORATION #762	03/19/2025	AP Automation	0.00	75.30	APA000540
0097	CITY OF DES MOINES	03/19/2025	AP Automation	0.00	66,773.30	APA000541
2938	CSG FORTE PAYMENTS, INC.	03/19/2025	AP Automation	0.00	255.10	APA000542
2525	DINGES FIRE COMPANY	03/19/2025	AP Automation	0.00	425.00	APA000543
0146	DES MOINES AREA COMM COLLEGE	03/19/2025	AP Automation	0.00	21,600.00	APA000544
2321	EAGLE ENGRAVING, INC	03/19/2025	AP Automation	0.00	122.95	APA000545
2137	JESTER INSURANCE SERVICE	03/19/2025	AP Automation	0.00	149.00	APA000546
0780	FIRE SERVICE TRAINING BUREAU	03/19/2025	AP Automation	0.00	50.00	APA000547
1525	GANNETT MEDIA CORP	03/19/2025	AP Automation	0.00	264.80	APA000548
1525	GANNETT MEDIA CORP	03/19/2025	AP Automation	0.00	336.50	APA000549
2931	HENRY ROBERT VEENSTRA JR.	03/19/2025	AP Automation	0.00	9,195.00	APA000550
2765	I & S GROUP, INC.	03/19/2025	AP Automation	0.00	27,041.63	APA000551
2530	IOWA EMPLOYMENT CONFERENCE	03/19/2025	AP Automation	0.00	3,535.00	APA000552
0277	MARTIN MARIETTA MATERIALS	03/19/2025	AP Automation	0.00	9,837.94	APA000553
0842	MENARDS - ALTOONA	03/19/2025	AP Automation	0.00	361.65	APA000554
2409	MERCY NORTH PHARMACY	03/19/2025	AP Automation	0.00	79.39	APA000555
0286	METRO WASTE AUTHORITY	03/19/2025	AP Automation	0.00	1,150.00	APA000556
0251	MICROBAC LABORATORIES, INC	03/19/2025	AP Automation	0.00	87.50	APA000557
0308	MUNICIPAL SUPPLY, INC.	03/19/2025	AP Automation	0.00	814.05	APA000558
2192	OMNI EMS	03/19/2025	AP Automation	0.00	1,430.89	APA000559
1457	OREILLY AUTO PARTS	03/19/2025	AP Automation	0.00	2,299.99	APA000560
2017	RDG PLANNING & DESIGN	03/19/2025	AP Automation	0.00	8,398.62	APA000561
2832	SECURITY EQUIPMENT, INC.	03/19/2025	AP Automation	0.00	321.84	APA000562
1504	SHIVE-HATTERY INC	03/19/2025	AP Automation	0.00	16,226.70	APA000563
1106	SPRAYER SPECIALTIES, INC.	03/19/2025	AP Automation	0.00	5.08	APA000564
1346	STRYKER SALES CORPORATION	03/19/2025	AP Automation	0.00	241.80	APA000565
2683	TELEFLEX LLC	03/19/2025	AP Automation	0.00	1,100.00	APA000566
2847	THE UNIVERSITY OF OKLAHOMA	03/19/2025	AP Automation	0.00	1,945.00	APA000567
2227	TYLER TECHNOLOGIES INC	03/19/2025	AP Automation	0.00	33,539.22	APA000568
2706	VALEO NETWORKS	03/19/2025	AP Automation	0.00	6,200.00	APA000569
1161	VEENSTRA & KIMM, INC.	03/19/2025	AP Automation	0.00	31,130.40	APA000570

Check Register

Packet: APPKT01515-3/19/25 AUTOMATED PAYMENTS

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2595	VENDNOVATION, LLC	03/19/2025	AP Automation	0.00	50.00	APA000571

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
AP Automation	62	41	0.00	257,066.16
	62	41	0.00	257,066.16

AP Automation	62	41	0.00	257,066.16
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2025	257,066.16
			<u>257,066.16</u>



Check Register

Packet: APPKT01516 - 3/25/25 MANUAL PAYMENT PROCESS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2939	DAVID HIGGINS	03/26/2025	Regular	0.00	186.13	64812
0291	MIDAMERICAN ENERGY	03/26/2025	Regular	0.00	35,152.27	64813

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	2	0.00	35,338.40
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	2	2	0.00	35,338.40

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2025	35,338.40
			35,338.40



Check Register

Packet: APPKT01522 - 3/25/25 AUTOMATED PAYMENT PROCESS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0932	IAMU	03/26/2025	AP Automation	0.00	1,567.21	APA000572
0251	MICROBAC LABORATORIES, INC	03/26/2025	AP Automation	0.00	87.50	APA000573
2801	SEMACONNECT, LLC	03/26/2025	AP Automation	0.00	480.00	APA000574
2231	VERIZON WIRELESS	03/26/2025	AP Automation	0.00	1,932.04	APA000575

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
AP Automation	4	4	0.00	4,066.75
	4	4	0.00	4,066.75

AP Automation	4	4	0.00	4,066.75
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2025	4,066.75
			<u>4,066.75</u>



Check Register

Packet: APPKT01566 - 4/1/25 AUTOMATED PAYMENTS

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0020	ALTOONA ACE HARDWARE	04/01/2025	AP Automation	0.00	17.09	APA000576
0969	AMERICAN PLUMBING SUPPLY CO	04/01/2025	AP Automation	0.00	183.55	APA000577
2935	ASCENDANCE TRUCKS, LLC	04/01/2025	AP Automation	0.00	125.08	APA000578
0049	BAKER GROUP	04/01/2025	AP Automation	0.00	5,980.42	APA000579
0780	FIRE SERVICE TRAINING BUREAU	04/01/2025	AP Automation	0.00	50.00	APA000580
0179	GRAYBAR	04/01/2025	AP Automation	0.00	219.36	APA000581
0193	HAWKEYE TRUCK EQUIPMENT	04/01/2025	AP Automation	0.00	593.84	APA000582
2388	HOTSY CLEANING SYSTEMS	04/01/2025	AP Automation	0.00	624.60	APA000583
0230	IOWA ONE CALL	04/01/2025	AP Automation	0.00	71.10	APA000584
0842	MENARDS - ALTOONA	04/01/2025	AP Automation	0.00	559.16	APA000585
0308	MUNICIPAL SUPPLY, INC.	04/01/2025	AP Automation	0.00	1,420.60	APA000586
0979	NAPA AUTO PARTS	04/01/2025	AP Automation	0.00	50.78	APA000587
0619	RACOM CORPORATION	04/01/2025	AP Automation	0.00	14,957.28	APA000588
0930	TOMPKINS INDUSTRIES, INC.	04/01/2025	AP Automation	0.00	433.09	APA000589
0525	US CELLULAR	04/01/2025	AP Automation	0.00	306.53	APA000590
2887	WOODYS AUTO REPAIR SERVICE BOI	04/01/2025	AP Automation	0.00	71.97	APA000591

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
AP Automation	23	16	0.00	25,664.45
	23	16	0.00	25,664.45

AP Automation	23	16	0.00	25,664.45
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Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	4/2025	25,664.45
			25,664.45



Payroll Check Register

Checks

Pay Period: 3/10/2025-3/23/2025

Packet: PYPKT00674 - 03/10-03/23/25 PAID ON 03/28/25
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: 3/10/2025-3/23/2025

Packet: PYPKT00674 - 03/10-03/23/25 PAID ON 03/28/25

Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
ADAMS, CASSANDRA	3148	03/28/2025	289.04	106193
ADAMS, CASSANDRA	3148	03/28/2025	289.04	106193
ADKISSON, JENNIFER	3145	03/28/2025	983.00	106194
AGANS, PAYTON	1602	03/28/2025	1,878.48	106195
BAAS, JAMIE	4147	03/28/2025	41.45	106196
BAILEY, BOYCE E	7104	03/28/2025	1,325.37	106197
BERGESON, JOHN W	7121	03/28/2025	2,018.24	106198
BRIGGS, ASHTON S	1511	03/28/2025	801.42	106199
CARPENTER, JOHN C	5129	03/28/2025	1,651.02	106200
CLAMAN, CATHERINE JO	3146	03/28/2025	250.35	106201
CLAMAN, CATHERINE JO	3146	03/28/2025	375.52	106201
COLLISON, PATRICK F	5103	03/28/2025	2,309.63	106202
CORY, JOHN P	7120	03/28/2025	1,883.64	106203
CRITTENDEN, MATTHEW	1567	03/28/2025	1,281.79	106204
DE LOS SANTOS, JUAN DAVID	7128	03/28/2025	1,524.75	106205
DENHAM, DARIN	7129	03/28/2025	1,505.47	106206
DOMINGUEZ, MATTHEW P	1513	03/28/2025	146.90	106207
ELLIOTT, KYLE	1568	03/28/2025	972.65	106208
GANNAWAY, COURTNEY	1597	03/28/2025	421.17	106209
GILSON, DUSTY ALAN	7124	03/28/2025	1,569.24	106210
HAGAN, SHELBY L	5118	03/28/2025	2,733.60	106211
HARMISON, TROY G	1503	03/28/2025	875.95	106212
HIGGINS, DAVID P.	7105	03/28/2025	1,839.28	106213
HOFFMAN, JOSHUA MATTHEW	1578	03/28/2025	957.28	106214
HORTON, JOHN C	7112	03/28/2025	100.00	106215
HORTON, JOHN C	7112	03/28/2025	3,667.33	106215
HUFF, TIMOTHY J	1559	03/28/2025	2,196.56	106216
HUFF, TIMOTHY J	1559	03/28/2025	330.00	106216
ISKE, BLAKE	1600	03/28/2025	705.58	106217
JESS, JENE' N	5123	03/28/2025	3,646.75	106218
JOHNSON, ANNASTASHA	5130	03/28/2025	1,462.11	106219
KING, CHRISTINA M	3143	03/28/2025	665.84	106220
KLINKER-FELD, MICHELL M	3135	03/28/2025	2,629.37	106221
KLUS, KATIE	5134	03/28/2025	1,720.43	106222
KOBER, ANDREW M	1557	03/28/2025	482.34	106223
KREUDER, AARON M	1441	03/28/2025	3,921.67	106224
KRUSE, OSCAR	1586	03/28/2025	1,077.09	106225
LUING, TIFFANY A	5133	03/28/2025	1,915.20	106226
LUNDQUIST, BRADLEY D	1555	03/28/2025	1,071.07	106227
MARSHMAN, CRAIG A	5125	03/28/2025	1,751.10	106228
MASON, KYLE	1598	03/28/2025	1,013.19	106229
MERRILL, SARAH J	1590	03/28/2025	2,438.01	106230
MEYERES, KYLEIGH	1601	03/28/2025	669.80	106231
MILLER, BRODY E	1582	03/28/2025	2,148.85	106232
MURRAY, MARGARET	5126	03/28/2025	3,276.54	106233
OLIVER, MARKETA S	8403	03/28/2025	3,918.69	106234
OLIVER, MARKETA S	8403	03/28/2025	300.00	106234
PEZLEY, ISAAC J	5132	03/28/2025	2,360.43	106235
POWELL, TREVOR ALAN	7130	03/28/2025	957.38	106236
RAUTERBERG, ANTHONY	1599	03/28/2025	2,686.60	106237
REYNOLDS, RAY A	1537	03/28/2025	943.22	106238

Employee	Employee #	Date	Amount	Number
RICCIO, ANTHONY F	1583	03/28/2025	822.07	106239
SCHINCKE, MEGAN	3137	03/28/2025	1,556.71	106240
SCHINCKE, MEGAN	3137	03/28/2025	125.00	106240
SEXTON, WILLIAM M	7125	03/28/2025	250.00	106241
SEXTON, WILLIAM M	7125	03/28/2025	1,139.34	106241
SOCKNESS TEEPLE, MEGAN E	3147	03/28/2025	2,010.08	106242
SOCKNESS TEEPLE, MEGAN E	3147	03/28/2025	250.00	106242
SPENCER, OWEN	1603	03/28/2025	840.66	106243
SPOERRY, DANIELLE M	1527	03/28/2025	1,654.49	106244
SUHR, CARLENE E.F.	3144	03/28/2025	1,464.88	106245
SUMMERS, AANNA N	1575	03/28/2025	2,003.58	106246
SUMMERS, ALAN C	1534	03/28/2025	2,248.33	106247
WELTHA, CLAYTON	1566	03/28/2025	831.38	106248



Payroll Check Register

Report Summary

Pay Period: 3/10/2025-3/23/2025

Packet: PYPKT00674 - 03/10-03/23/25 PAID ON 03/28/25
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	64	91,175.95
Total	64	91,175.95



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

Item No. 5.c.
For Meeting of 4/7/2025
Motion

TITLE: Applications for Council Approval

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Lucky Wife Wine Slushies Iowa Alcoholic Beverages Division Application



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
1st Street Southeast	south side of road between Grant Street N and Main Street SE	Bondurant	Polk	50035
MAILING ADDRESS	CITY	STATE	ZIP	
1961 150th Street	Humboldt	Iowa	50548	

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
June 7, 2025	June 11, 2025	

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

June 7, 2025

POLICY EXPIRATION DATE

June 12, 2025

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



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

Item No. 5.d.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution approving pay request no. 9 to Gerard Tank & Steel for the Water Tower Project in the amount of \$409,911.13

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #9 in the amount of \$409,911.13 related to the Water Tower Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from December 11th, 2024 through March 20th, 2025, for the project. The contractor has completed most of the structural steel fabrication, and the painting crew is onsite and will be working on the coatings. An electrical subcontractor will be onsite after the painting crew finish, which should be by the end of April.

Staff have met with the contractor and have a bi-weekly progress meeting scheduled to keep them on track and moving forward to completion as soon as possible.

FUNDING SOURCE: SRF Funds repaid from the Water Utility

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-93
2. Pay Request No. 9

CITY OF BONDURANT
RESOLUTION NO. 250407-93

RESOLUTION APPROVING PAY REQUEST NO. 9 TO GERARD TANK AND STEEL
FOR THE WATER TOWER PROJECT IN THE AMOUNT OF \$409,911.13

WHEREAS the Water Tower Project Pay Request No. 9 was submitted on March 25th, 2025; AND

WHEREAS the pay request no. 9 is for work completed through March 20th, 2025, on the Water Tower Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 9 to Gerard Tank & Steel in the amount of \$409,911.13 is hereby approved.

Passed this 7th day of April 2025,

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				



VEENSTRA & KIMM INC.

6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

March 25, 2025

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

BONDURANT, IOWA
WATER TOWER - REBID
PARTIAL PAYMENT ESTIMATE NO. 9

Enclosed is a copy of Partial Payment Estimate No. 9 for the Water Tower project under the contract between the City of Bondurant and Gerard Tank & Steel. Partial Pay Estimate No. 9 is for the period ending March 20, 2025, in the amount of \$409,911.13.

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

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read 'Callin Hornsby'.

Callin Hornsby

CRH
428106

cc: Susan Melhus – Gerard Tank & Steel (electronic)
Malcom Richerson – Gerard Tank & Steel (electronic)



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

Date: **3/20/2025**

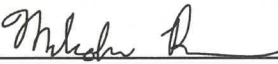
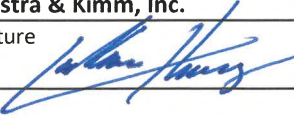
PAY ESTIMATE NO. 9.

Project Title	Water Tower City of Bondurant, Iowa			Contractor	Gerard Tank & Steel, Inc. 1540 East 11th Street, PO Box 513 Concordia, KS 66901		
Original Contract Amount & Date	\$4,438,273.10	10-Jul-23	Pay Period	12-Oct-24	to	20-Mar-25	
BID ITEMS							
Bid Item No.	Specification Section / Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1	1,000,000 Gallon Composite Water Tower						
1.1	Rommed Aggregate Piers	LS	1	\$ 81,000.00	\$ 81,000.00	100.00%	\$ 81,000.00
1.2	Foundation	LS	1	\$ 510,350.00	\$ 510,350.00	99.00%	\$ 505,246.50
1.3	Concrete Support Shaft	LS	1	\$ 811,000.00	\$ 811,000.00	99.00%	\$ 802,890.00
1.4	Fabricated Steel - Delivered	LS	1	\$ 844,308.10	\$ 844,308.10	100.00%	\$ 844,308.10
1.5	Steel Erection	LS	1	\$ 1,112,200.00	\$ 1,112,200.00	95.00%	\$ 1,056,590.00
1.6	Field Coating	LS	1	\$ 440,000.00	\$ 440,000.00	15.00%	\$ 66,000.00
1.7	Electrical	LS	1	\$ 185,000.00	\$ 185,000.00	0.00%	\$ -
1.8	Miscellaneous Start ip	LS	1	\$ 32,000.00	\$ 32,000.00	0.00%	\$ -
2	7" PCC Driveway	SY	1,175.0	\$ 135.00	\$ 158,625.00	0	\$ -
3	18" RCP Culvert	LF	55	\$ 40.00	\$ 2,200.00	55	\$ 2,200.00
4	18" RCP FES	EA	2	\$ 1,000.00	\$ 2,000.00	2	\$ 2,000.00
5	72" High Chain Link Fence	LF	720	\$ 52.00	\$ 37,440.00	0	\$ -
6	72" High Chain Link Fence Double Gate	EA	2	\$ 1,300.00	\$ 2,600.00	0	\$ -
7	PVC Water Main in Open Cut - 16"	LF	465	\$ 110.00	\$ 51,150.00	465	\$ 51,150.00
8	Hydrant	EA	1	\$ 9,000.00	\$ 9,000.00	0	\$ -
9	Gate Valve - 16"	EA	2	\$ 14,000.00	\$ 28,000.00	2	\$ 28,000.00
10	Site Improvement	LS	1	\$ 4,000.00	\$ 4,000.00	0.00%	\$ -
11	Seeding - SUDAS Type 2	ACRE	2	\$ 3,000.00	\$ 6,000.00	0	\$ -
12	Exterior Decorative Lighting	LS	1	\$ 121,400.00	\$ 121,400.00	0.00%	\$ -
CO 1	Intall Level Control Valve and Bypass Valve Facilities	LS	1	\$ 181,000.00	\$ 181,000.00	100.00%	\$ 181,000.00
TOTAL ORIGINAL CONTRACT				\$ 4,619,273.10			\$ 3,620,384.60

V-K Job No. 428106

SUMMARY			
		Original Contract Price	Value Completed
Bid Items Subtotal		\$4,438,273.10	\$ 3,620,384.60
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Value Completed
CO 1	Install Level Control Valve and Bypass Valve Facilities	\$ 181,000.00	
TOTAL ALL CHANGE ORDERS		\$ 181,000.00	\$ -
Revised Contract Price		\$ 4,619,273.10	\$ 3,620,384.60
Total Materials Stored			\$ -
Value of Completed Work and Materials Stored			\$ 3,620,384.60
Less Retained Percentage (5%)			\$ 181,019.23
Total Earned Less Retainage			\$ 3,439,365.37
PREVIOUSLY APPROVED PARTIAL PAYMENTS			
Less Estimate(s) Previously Approved		Pay Estimate No.1	\$ 697,752.68
		Pay Estimate No.2	\$ 323,589.00
		Pay Estimate No.3	\$ 269,657.50
		Pay Estimate No.4	\$ 248,995.00
		Pay Estimate No.5	\$ 151,131.90
		Pay Estimate No.6	\$ 984,100.89
		Pay Estimate No.7	\$ 62,700.00
		Pay Estimate No.8	\$291,527.27
Less Total Pay Estimates Previously Approved			\$ 3,029,454.24
Percent Complete	78.4%	Amount Due This Estimate	\$ 409,911.13

The amount \$409,911.13 is recommended for approval for payment in accordance with the terms of the contract.

Quantities Complete Submitted By: Gerard Tank & Steel, Inc.	Recommended By: Veenstra & Kimm, Inc.	Approved By: City of Bondurant, Iowa
Signature 	Signature 	Signature
Title Construction Manager	Title Project Engineer	Title Mayor
Date 3/20/2025	Date 3/25/2025	Date



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

Item No. 5.e.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution approving the design and installation of a Public Art Mural on the south side of City Park (3rd Street, SE parking lot fence) in the amount of \$8,000

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

The City has received a mural proposal from local artist Chris Vance and Andrew Golightly, art trade teacher at Bondurant-Farrar High School, for the newly-installed wooden fence at the 3rd Street SE parking lot, located just south of City Park at 201 3rd Street SE. The proposal, in the amount of \$8,000, includes the design and implementation of a large-scale mural to be installed on or before August 2025.

Chris Vance, a Bondurant resident and recognized area artist, will collaborate with Mr. Golightly and his students from Bondurant-Farrar Community High School to develop and execute the mural, creating a unique opportunity for youth participation in public art. The artists envision a vibrant mural that complements the existing mural at the parking lot north of City Park, with colors and themes inspired by the playground and splash pad features of City Park.

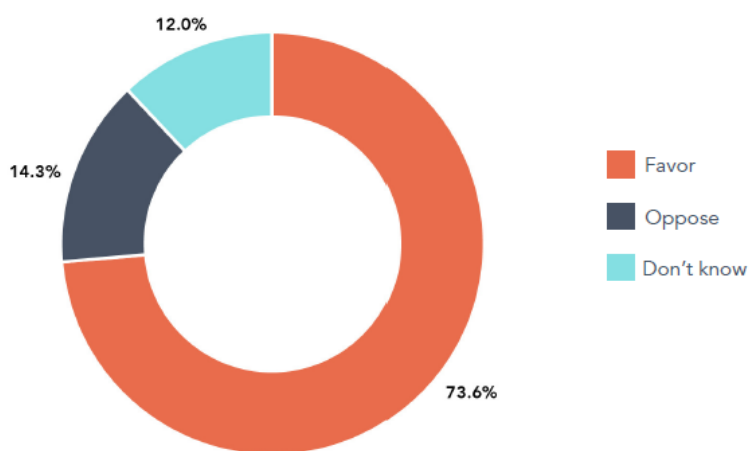
Chris Vance has successfully partnered with the Bondurant-Farrar Community School District on several other public art projects in the community, including the mural at the City Park north parking lot and the mural at the School District's bus barn. These past efforts have contributed to the City's visual identity and supported youth engagement in the arts.

The proposed mural project advances the goals of the City's *Art, Culture, & Wayfinding Master Plan*, particularly Goal 11: *Bring youth talents and passion into the community*. This goal encourages the integration of visual arts into community spaces and events and supports youth-led creative expression in the public realm. Implementation of this project would continue the City's momentum in creating an arts-rich environment and promoting a sense of place in Bondurant.

The importance of public art was identified during a survey conducted as part of the development of the *Art, Culture, & Wayfinding Master Plan*, with hundreds of residents participating. Residents saw the benefits of public art in supporting economic activity, increasing education and awareness, improving aesthetic quality, and creating a sense of place. Participants were asked their opinions on funding for the arts in various ways, including providing art in parks and the downtown area. Below are the results related to that question.

**Q9 - DO YOU FAVOR OR OPPOSE LOCAL GOVERNMENTS
FUNDING THE ARTS FOR THE FOLLOWING PURPOSES?**

"To provide art in parks, downtown areas, and other public places"



The investment in this project is included in the capital project budget.

FUNDING SOURCE: Capital project budget

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-94

CITY OF BONDURANT
RESOLUTION NO. 250407-94

RESOLUTION APPROVING THE DESIGN AND INSTALLATION OF A PUBLIC ART
MURAL ON THE SOUTH SIDE OF CITY PARK (3RD STREET SE PARKING LOT
FENCE) PROPOSAL IN THE AMOUNT OF \$8,000

WHEREAS the City has received a proposal from Chris Vance and Andrew Golightly to design and implement a mural on the wooden fence at the recently completed 3rd Street SE parking lot just south of City Park at 201 3rd Street SE; AND

WHEREAS the artists propose to involve high school students in the project providing a unique opportunity for youth participation in public art; AND

WHEREAS this mural project and process is consistent with the City's Art, Culture, & Wayfinding Master Plan, as Goal 11 emphasizes the important of bringing youth talents and passion into the community and encourages the incorporation of visual arts into public spaces and community events; AND

WHEREAS the artists envision a vibrant mural that complements the existing mural at the City Park north parking lot and draws color inspiration from the playground and splash pad at City Park; AND

WHEREAS 73.6% of survey participants during the development of the Art, Culture, and Wayfinding Master Plan responded they favored the local government funding to provide art in parks, downtown areas, and other public places; AND

WHEREAS the mural proposal includes an \$8,000 budget for the design and implementation of the mural to be installed in or before August 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council approves the artist proposal submitted by Chris Vance and Andrew Golightly in the amount of \$8,000.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 7th day of April 2025.

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. 5.f.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution approving the Truman Drive, NE Phase 1 Special Assessment Consulting Services Agreement with Greenwood Consulting in the amount of \$4,500

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

The City of Bondurant has identified the need for new north/south connectivity throughout the community to address both current and anticipated traffic needs. As part of this initiative, the City adopted the Major Streets Master Plan in March 2024, which designates the Truman Drive NE corridor as a future north/south collector street. Once fully constructed, the Truman Drive NE corridor is expected to extend from Highway 65 northward to at least 16th Street NE (also known as NE 86th Avenue).

Phase 1 of the Truman Drive NE corridor will provide an essential connection from 2nd Street NE northward to serve the upcoming Bondurant-Farrar elementary school site, scheduled to open in Fall 2027. Construction of this Phase 1 segment is anticipated to occur later in 2025 to ensure roadway access is in place in advance of the school's opening.

As outlined in the resolution and policy adopting the Major Streets Master Plan, "as rural sections develop, both gravel and paved roadways, into urbanized areas, cost sharing with adjacent landowners will need to assist the City in constructing improved streets and that it is typical that one lane of the new street is assessed to the adjacent properties." This cost-sharing policy applies to new street corridors designated as arterial or collector streets, such as Truman Drive NE, particularly when the project supports overall community connectivity and the general public health, safety, and welfare.

The attached proposal from Greenwood Consulting Services outlines a comprehensive set of services to support the City in establishing special assessments for the Truman Drive NE Phase 1 project. These services include parcel-by-parcel evaluations to determine the appropriate level of special benefit, preparation of preliminary and final special assessment plats and schedules, development of supporting documentation

such as draft resolutions and transmittal materials, and assistance throughout the adoption process. At this time, the special assessment process will apply only to the Phase 1 segment of Truman Drive NE and will be used to recover costs from adjacent property owners equivalent to one lane of road improvements.

FUNDING SOURCE: Streets Master Plan Capital Fund, supported by GO Bonds, TIF Bonds, Utility funds, and Developer Contributions

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-95
2. Bondurant Truman Drive Phase 1 Special Assessements Agreement

CITY OF BONDURANT
RESOLUTION NO. 250407-95

RESOLUTION APPROVING THE TRUMAN DRIVE, NE PHASE 1 SPECIAL
ASSESSMENT CONSULTING SERVICES AGREEMENT WITH GREENWOOD
CONSULTING IN THE AMOUNT OF NOT TO EXCEED \$4,500

WHEREAS the City of Bondurant has identified the need for improved north/south roadway connectivity to accommodate current and future traffic demands; AND

WHEREAS the City Council adopted the *Major Streets Master Plan* in March 2024, which designates the Truman Drive NE corridor as a future collector street extending from Highway 65 northward to at least 16th Street NE (NE 86th Avenue); AND

WHEREAS Phase 1 of the Truman Drive NE corridor—extending from 2nd Street NE to the future Bondurant-Farrar elementary school site—is scheduled for construction in 2025, in advance of the school’s planned opening in Fall 2027; AND

WHEREAS in accordance with the City’s cost-sharing policy outlined in the *Major Streets Master Plan*, special assessments may be used to recover from adjacent property owners the equivalent cost of one lane of new collector or arterial street improvements; AND

WHEREAS the City seeks to retain Greenwood Consulting Services, LLC to assist in establishing the special assessments for the Truman Drive NE Phase 1 segment; AND

WHEREAS Greenwood Consulting has submitted a proposal outlining services including parcel-by-parcel benefit evaluations, preparation of preliminary and final assessment schedules, development of supporting documentation, and assistance with the adoption process, for a total not-to-exceed amount of \$4,500.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Consulting Services Agreement with Greenwood Consulting Services, LLC for the Truman Drive NE Phase 1 Special Assessments, in the amount of not to exceed \$4,500, is hereby approved, and the Mayor is authorized to execute the agreement on behalf of the City.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 7th day of April 2025.

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				

CONSULTING SERVICES AGREEMENT

TRUMAN DRIVE NE PHASE 1 SPECIAL ASSESSEMENTS BONDURANT, IOWA

THIS AGREEMENT, made and entered into this _____ day of _____ 2025, by and between the **CITY OF BONDURANT**, a municipal corporation organized and existing pursuant to the laws of the State of Iowa, hereinafter referred to as the **City**, and **GREENWOOD CONSULTING SERVICES, LLC**, a limited liability corporation organized and existing under the laws of the State of Iowa, hereinafter referred to as the **Consultant**, with principal offices located in Des Moines, Iowa.

WITNESSETH; THAT WHEREAS, the City anticipates the construction of a new street referred to as Truman Drive NE Phase 1, and

WHEREAS, the City has previously established a general policy that property owners adjoining a new or improved street receive some level of special benefit from the new or improved street, and

WHEREAS, the City has established a general policy that property owners adjoining a new or improved street should be responsible for the cost of the street improvements that reflect the special benefit to the property, and

WHEREAS, the City has established a general policy property owner can either enter into an agreement for payment of the cost associated with the special benefit or the City will use a special assessment as provided in Chapter 384 of the Code of Iowa to allocate the cost associated with the special benefit to the benefitting property owners, and

WHEREAS, the City has identified property owners that will receive a special benefit from the construction of Truman Drive NE Phase 1, and

WHEREAS, the City anticipates the need for special assessments associated with the Truman Drive NE Phase 1 project, and

WHEREAS, the City desires to retain the Consultant to develop the information necessary for the City to establish the various connection fee districts.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto the City retains the Consultant for the development of the special assessments, subject to the following terms, conditions, and stipulations to wit:

1. **SCOPE OF PROJECT.** The services under this Agreement involve the establishment of special assessments associated with the Truman Drive NE Phase 1 street project.
2. **SCOPE OF SERVICES.** The scope of services for the special assessments will include, but not necessarily be limited to the following:
 - a. Review of each parcel to determine whether the general City policy regarding the assessment of costs is reflective of the special benefit received or if the special benefit is less than the benefit on which the City policy is based.
 - b. Recommendation to the City on the appropriate level of special benefit for each parcel.
 - c. Based on the project cost estimate provided by the City determine the value of special benefit to each parcel.
 - d. Development and recommend to the City the valuation of each parcel not taking into account the impact of the project.
 - e. Prepare the preliminary special assessment plat and schedule for all parcels that receive a special benefit that do not enter into a separate agreement with the City.
 - f. Prepare transmittal documents to each affected parcel providing notice and explanation of the preliminary special assessment.
 - g. Develop a schedule for the adoption of the preliminary special assessments
 - h. Develop draft resolutions and other necessary approval documents for the adoption of the preliminary special assessments.
 - i. Assist the City in the process of adopting the preliminary special assessments and the Resolution of Necessity.
 - j. At the completion of the project prepare the final special assessment plat and schedule.
 - k. Develop draft resolutions and other necessary approval documents for the adoption of the final special assessments.

- 3. RESPONSIBILITY OF THE CITY.** It is understood and agreed the City will provide assistance to the Consultant including making available relevant information. In addition, the City shall be responsible for the following:
- a. Provide estimated cost of construction to be used in the special assessments.
 - b. Transmit to benefitted property owners the documents for the preliminary special assessments.
 - c. File the preliminary special assessment plat and schedule with Polk County.
 - d. Provide the final cost of construction to be used in the final special assessment.
 - e. Transmit to benefitted property owners the documents for the final special assessments.
 - f. File the final special assessments with Polk County.
- 4. SERVICES NOT INCLUDED.** Services under this Agreement shall not include the preparation of any working drawings or contract documents, preparation of plans and specifications or taking of bids for any project recommended as part of this Agreement.
- Work under this Agreement shall not include any services associated with litigation or claims resolution resulting from the final adoption of the report by the City. Any additional services as a result of litigation or claims resolution shall be considered Extra Work.
- 5. EXTRA WORK.** The fees under this Agreement shall cover the services outlined in this Agreement for the Project. If the City requires additional services of the Consultant in connection with the Project or changes, or modifications in the Project, the Consultant shall receive additional compensation for such services. Such additional compensation shall be on the basis of a compensation mutually agreed to by the City and the Consultant and set forth in a written amendment to this Agreement.
- 6. ASSIGNMENT.** This Agreement and each and every portion thereof shall be binding upon the successors and heirs of the parties hereto.
- 7. TERMINATION.** Should the City abandon the Project before the Consultant has completed their work, the Consultant shall be paid proportionally for the work and services performed until the date of termination.

8. COMPENSATION. The fees for services under this Agreement shall be on the basis of the standard hourly fee of the Consultant personnel actually engaged in the performance of the services, plus direct out-of-pocket expenses. The fee for services under this Agreement associated with the preliminary special assessment shall not exceed the sum of Two Thousand Eight Hundred Dollars (\$2,800). The fee for services under this agreement associated with the final special assessment shall not exceed the sum of One Thousand Seven Hundred Dollars (\$1,700). The fees for services under this Agreement shall be due and payable on a monthly basis as invoiced by the Consultant on the basis of work completed.

11. TIME OF COMPLETION. The estimated time for completion of the work by the Consultant to allow the City to move forward with the preliminary special assessments is May 15, 2025 subject to the Consultant receiving all of the required information.

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

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

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

CITY OF BONDURANT, IOWA

ATTEST:

By _____
Mayor

By _____
City Clerk

GREENWOOD CONSULTING, LLC

By _____
H. R. Veenstra Jr., Managing Member



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

Item No. 5.g.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution to Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS:

In accordance with Chapter 403 of the Code of Iowa, the City of Bondurant has prepared an amendment to the Urban Renewal Plan for the Bondurant Urban Renewal Area. The proposed amendment updates the description of the previously approved Grain District Downtown Redevelopment Project, originally authorized in August 2024 and updated in November 2024.

The April 2025 Amendment includes acquisition of specific parcels (Polk County Parcel IDs 8022-31-127-026, 8022-31-127-009, and 8022-31-127-010) and outlines additional public infrastructure improvements such as construction of public amenities, which may include an amphitheater, new play areas, and other creative placemaking features. The project will support redevelopment of the former Landus Cooperative site, alleviate blighted conditions, and align with the City's downtown and economic development objectives.

FUNDING SOURCE: The projects will be funded with a bond issuance, supported by TIF; grants; and public-private partnerships.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-96

CITY OF BONDURANT
RESOLUTION NO. 250407-96

RESOLUTION TO APPROVE URBAN RENEWAL PLAN AMENDMENT
FOR THE BONDURANT URBAN RENEWAL AREA

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

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

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which updates the description of the City’s Grain District Downtown Redevelopment Project (the “Project”) previously approved by the City Council in the August, 2024 Amendment to the Plan and updated in the November, 2024 Amendment to the Plan; and

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

Section 1. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 2. It is hereby found and reaffirmed by this City Council as follows:

A. The Project proposed under the Amendment conforms to the general plan for the development of the City;

B. The Project proposed under the Amendment is necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. The Project is necessary to restore the property situated in the Urban Renewal Area to its highest and best use and to prevent the spread of blighted conditions in the Urban Renewal Area.

D. It is not intended that families will be displaced as a result of the City’s undertaking under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved April 7, 2025

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				

CITY OF BONDURANT, IOWA

URBAN RENEWAL PLAN AMENDMENT

BONDURANT URBAN RENEWAL AREA

April, 2025

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 purpose of updating the description of the City’s Grain District Downtown Redevelopment Project to identify certain real property that will be acquired by the City in connection therewith.

1) Update Description of the Grain District Downtown Redevelopment Project. The description of the City’s Grain District Downtown Redevelopment Project is hereby updated as follows:

Name of Project: Grain District Downtown Redevelopment Project

Date of Council Approval of Project: August 19, 2024, and updated on November 4, 2024, and April 7, 2025

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 and public parking along the new Filmore Avenue street corridor, in conjunction with approval of a Recreation Area site plan, or at a date determined by the City; accept and maintain the public stormwater facility as a public fishing amenity; and construct a new play area, amphitheater and lawn space.

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.

Property to be Acquired for the Project: The City intends to acquire certain real property (the "Property") bearing Polk County Property Tax Parcel Identification Numbers 8022-31-127-026, 8022-31-127-009 and 8022-31-127-010, more particularly described as:

Lot 7, Bondurant Heights, Bondurant, Polk County, Iowa; and Lot A and Outlot X of the Lewis Addition, Bondurant, Polk County, Iowa.

It is intended that the City will undertake a portion of the Grain District Redevelopment Project on the Property.

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.

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 Grain District Downtown Redevelopment Project and alternative development and funding options for the Grain District Downtown Redevelopment Project. The results of that analysis are summarized as follows:

A) Alternate Development Options: The City Council has determined that provision of superior recreational facilities is essential to the economic development of the City. The Grain District Downtown Redevelopment Project will revitalize the former Landus Cooperative site thereby alleviating blighted conditions in the Urban Renewal Area and cohesively extending the City's downtown. Promoting other types of development at City Park to the exclusion of the Grain District Downtown Redevelopment Project will not meet the public need being addressed by the Grain District Downtown Redevelopment Project.

B) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: Local Option Sales and Services Tax Revenues are unavailable to assist with the Grain District Downtown Redevelopment 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 Grain District Downtown Redevelopment 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 Grain District Downtown Redevelopment 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 (collectively, the "Bonds") to finance certain aspects of the Grain District Downtown Redevelopment Project,

including the construction of a new amphitheater. The use of tax increment financing to pay a portion of the debt service payments on the Bonds will lessen the burden on individual taxpayers 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. It is not feasible for the City to issue general obligation indebtedness for the Grain District Downtown Redevelopment Project without the ability to assure the taxpayers of the City that tax increment financing will be available to assist with a portion of the debt service on the Bonds.

* 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 Grain District Downtown Redevelopment Project.

2) 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>\$58,883,719</u>
Outstanding general obligation debt of the City:	<u>\$50,195,000</u>
Proposed debt to be incurred under the April, 2025 Amendment*:	<u>\$0</u>

*This amendment relocates an amenity originally envisioned to be included in the City Park project; however, has been relocated to The Grain District, thereby no additional debt beyond what was identified in earlier amendments is anticipated. It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council. **Additionally, the Grain District Downtown Redevelopment Project is 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.**



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

Item No. 5.h.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution setting the date for public hearings on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The City of Bondurant proposes to bond for various capital projects that will require the City to enter into loan agreements. Loan agreements are broken into various categories for the various projects and purposes. The first category is an Essential Purpose Loan Agreement pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the cost of (a) constructing street, water system, sanitary sewer system, sidewalk, bridge and storm water drainage improvements; (b) acquiring and installing street lighting, signage and signalization improvements; (c) acquiring vehicles and equipment for the municipal fire department; and (d) improving and equipping existing municipal parks, including, but not limited to, recreation trail improvements and paddle-sport/boating facilities (the “Essential Purpose Projects”). The second type of loan agreement - or bond- is a general purpose loan agreement pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the costs of (a) constructing recreation trail and bridge improvements; and (b) undertaking public parking improvements (the “General Purpose Projects”), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Recreation Trail Loan Agreement. The third type of loan agreement is a general obligation urban renewal loan agreement pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa and is proposed to fund the Bondurant Recreation and Civic Facility Project (The Station), an authorized urban renewal project last updated by action of the City Council on August 19, 2024, including the construction of community center and recreational facilities (the “Civic Facility Project”). The fourth type of loan agreement is a general obligation urban renewal loan agreement to borrow money pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of the construction of fire station/emergency response facilities. The final category is a general obligation urban renewal loan agreement pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of investing in public recreational amenities, which could include an amphitheater in the Grain District Downtown Redevelopment Project, an authorized urban renewal project of the City which was updated by City Council action on April 7, 2025.

The attached resolution sets public hearings for these loan agreements for April 21st at 6:00 p.m. in the City Council Chambers at City Hall., 200 Second Street NE, Bondurant, Iowa. These notices will be published as duly required by law. The proposal is to issue bonds for the following projects, and for the amount necessary to cover issuance costs of the bonds and an initial interest payment. There is no anticipated overall levy rate adjustment necessary for the bonding.

Project	Project Costs	2025 GO Bond	2025 TIF Bond
		<u>\$10,000,000</u>	<u>\$30,000,000</u>
Lake Petocka Dock	\$325,000		
10th Street/Bridge Replace	\$700,000		\$1,800,000
The Station project (Bondurant Recreation :			\$3,500,000
The Grain District-NEP			\$1,500,000
The Grain District-EP			\$3,200,000
CVT east			\$700,000
Fire Station	\$6,500,000		\$2,100,000
2006 Brush Truck & UHP	\$300,000		
Ambulance	\$525,000		
UHP and truck	\$200,000		
Grant Stre	\$9,000,000		\$4,200,000
Grant Street S Construction in 355 cap project			
Grant Street S land acquisition in 355 cap project			
Public Wor	\$17,000,000		
Downtown Parking (TE)			\$109,650
Downtown Parking (T)			\$140,350
Signage	\$57,000		
2nd St NW	\$5,300,000	\$1,293,000	\$4,007,000
Truman 2nd to School			\$3,300,000
16th Street (from Truman to Grant) Comple			\$3,200,000
16th Street (HWY 65 to Pleasant)			
City Park/Parks			\$2,013,000
Park Side Trail connection			\$200,000
Parks Capital Equipment			
Total		\$9,900,000	\$29,970,000

FUNDING SOURCE: Bonds to be repaid with GO Deby Levy and TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-97

CITY OF BONDURANT
RESOLUTION NO. 250407-97

RESOLUTION SETTING THE DATE FOR PUBLIC HEARINGS ON
PROPOSALS TO ENTER INTO GENERAL OBLIGATION LOAN
AGREEMENTS AND TO BORROW MONEY THEREUNDER

WHEREAS, the City of Bondurant (the “City”), in Polk County, State of Iowa, proposes to enter into an Essential Purpose Loan Agreement (the “Essential Purpose Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$29,875,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the cost, to that extent, of (a) constructing street, water system, sanitary sewer system, sidewalk, bridge and storm water drainage improvements; (b) acquiring and installing street lighting, signage and signalization improvements; (c) acquiring vehicles and equipment for the municipal fire department; and (d) improving and equipping existing municipal parks, including, but not limited to, recreation trail improvements and paddle-sport/boating facilities (the “Essential Purpose Projects”) and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Essential Purpose Loan Agreement and to give notice thereof as required by such law; and

WHEREAS, the City also proposes to enter into a general purpose loan agreement (the “General Purpose Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$934,570 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the costs, to that extent, of (a) constructing recreation trail and bridge improvements; and (b) undertaking public parking improvements (the “General Purpose Projects”), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Recreation Trail Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal; and

WHEREAS, the City also proposes to enter into a general obligation urban renewal loan agreement (the “Civic Facility Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$4,130,000 pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of paying the costs, to that extent, of undertaking the Bondurant Recreation and Civic Facility Project, an authorized urban renewal project last updated by action of the City Council on August 19, 2024, including the construction of community center and recreational facilities (the “Civic Facility Project”), and in lieu of calling an election thereon, the City desires to institute proceedings to enter into the Civic Facility Loan Agreement by causing a notice of such proposal to be published, including notice of the right to petition for an election, under the provisions of Sections 384.24.3(q) and 384.26 of the Code of Iowa, and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Civic Facility Loan Agreement and to give notice thereof as required by such law; and

WHEREAS, the City also proposes to enter into a general obligation urban renewal loan agreement (the “City Campus Loan Agreement”) and to borrow money thereunder

in a principal amount not to exceed \$10,150,000 pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of paying the costs, to that extent, of undertaking the City Campus Project, an authorized urban renewal project last updated by action of the City Council on September 18, 2023, including the construction of fire station/emergency response facilities (the “City Campus Project”), and in lieu of calling an election thereon, the City desires to institute proceedings to enter into the City Campus Loan Agreement by causing a notice of such proposal to be published, including notice of the right to petition for an election, under the provisions of Sections 384.24.3(q) and 384.26 of the Code of Iowa, and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the City Campus Loan Agreement and to give notice thereof as required by such law; and

WHEREAS, the City also proposes to enter into a general obligation urban renewal loan agreement (the “Grain District Loan Agreement” and together with the Essential Purpose Loan Agreement, the General Purpose Loan Agreement, the Civic Facility Loan Agreement, and the City Campus Loan Agreement, the “Loan Agreements”) and to borrow money thereunder in a principal amount not to exceed \$1,770,000 pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of paying the costs, to that extent, of undertaking the amphitheater and public recreation amenities elements of the Grain District Downtown Redevelopment Project, an authorized urban renewal project of the City which was updated by City Council action on April 7, 2025 (the “Grain District Project” and together with the Essential Purpose Projects, the General Purpose Projects, the Civic Facility Project, and the City Campus Project, the “Projects”), and in lieu of calling an election thereon, the City desires to institute proceedings to enter into the Grain District Loan Agreement by causing a notice of such proposal to be published, including notice of the right to petition for an election, under the provisions of Sections 384.24.3(q) and 384.26 of the Code of Iowa, and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Grain District Loan Agreement and to give notice thereof as required by such law;

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

Section 1. This City Council shall meet on April 21, 2025, at the Bondurant City Center, in the City, at six o'clock p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Loan Agreements described in the preamble hereof.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Essential Purpose Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than four (4) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED
\$29,875,000

(GENERAL OBLIGATION)

The City Council of the City of Bondurant, Iowa, will meet on April 21, 2025, at six o'clock p.m. at Bondurant City Center, Bondurant, Iowa, for the purpose of instituting proceedings and taking action on a proposal to enter into a Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$29,875,000 for the purpose of paying the costs, to that extent, of (a) constructing street, water system, sanitary sewer system, sidewalk, bridge and storm water drainage improvements; (b) acquiring and installing street lighting, signage and signalization improvements; (c) acquiring vehicles and equipment for the municipal fire department; and (d) improving and equipping existing municipal parks, including, but not limited to, recreation trail improvements and paddle sport/boating facilities.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City. The payment of debt service under the Loan Agreement may be made subject, in whole or in part, to annual appropriation by the City Council.

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City entering into the Loan Agreement will be \$190.89, however the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Bondurant, Iowa.

Shelby Hagan
City Clerk

Section 3. The City Clerk is hereby directed to give notice of the proposed action on the General Purpose Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$934,570

(GENERAL OBLIGATION)

The City Council of the City of Bondurant, Iowa, will meet on April 21, 2025, at six o'clock p.m. at Bondurant City Center, Bondurant, Iowa, for the purpose of instituting proceedings and taking action to enter into a Loan Agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$934,570 for the purpose of paying the cost, to that extent, of (a) constructing recreation trail and bridge improvements; and (b) undertaking public parking improvements.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City. The payment of debt service under the Loan Agreement may be made subject, in whole or in part, to annual appropriation by the City Council.

The maximum rate of interest which may be payable under the Loan Agreement is 7% per annum.

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City entering into the Loan Agreement will be \$6.16, however the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa.

By order of the City Council of the City of Bondurant, Iowa.

Shelby Hagan
City Clerk

Section 4. The City Clerk is hereby directed to give notice of the proposed action on the Civic Facility Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$4,130,000

(GENERAL OBLIGATION)

The City Council of the City of Bondurant, Iowa, will meet on April 21, 2025, at six o'clock p.m. at Bondurant City Center, Bondurant, Iowa, for the purpose of instituting proceedings and taking action to enter into a Loan Agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$4,130,000 for the purpose of paying the cost, to that extent, of undertaking the Bondurant Recreation and Civic Facility Project, an authorized urban renewal project last updated by action of the City Council on August 19, 2024, including the construction of community center and recreational facilities.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A and Section 384.24(3)(q) of the Code of Iowa and will constitute a general obligation of the City. The payment of debt service under the Loan Agreement may be made subject, in whole or in part, to annual appropriation by the City Council.

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City entering into the Loan Agreement will be \$26.57, however the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa. If no such petition is filed, at the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Bondurant, Iowa.

Shelby Hagan
City Clerk

Section 5. The City Clerk is hereby directed to give notice of the proposed action on the City Campus Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED
\$10,150,000

(GENERAL OBLIGATION)

The City Council of the City of Bondurant, Iowa, will meet on April 21, 2025, at six o'clock p.m. at Bondurant City Center, Bondurant, Iowa, for the purpose of instituting proceedings and taking action on a proposal to enter into a Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$10,150,000 for the purpose of paying the costs, to that extent, of undertaking the City Campus Project, an authorized urban renewal project last updated by action of the City Council on September 18, 2023, including the construction of fire station/emergency response facilities.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A and Section 384.24(3)(q) of the Code of Iowa and will constitute a general obligation of the City. The payment of debt service under the Loan Agreement may be made subject, in whole or in part, to annual appropriation by the City Council.

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City entering into the Loan Agreement will be \$65.04, however the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa. If no such petition is filed, at the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Bondurant, Iowa.

Shelby Hagan
City Clerk

Section 6. The City Clerk is hereby directed to give notice of the proposed action on the Grain District Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED
\$1,770,000

(GENERAL OBLIGATION)

The City Council of the City of Bondurant, Iowa (the "City"), will meet on April 21, 2025, at the Bondurant City Center, Bondurant, Iowa, at six o'clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder, in a principal amount not to exceed \$1,770,000, for the purpose of paying the costs, to that extent, of undertaking the amphitheater and public recreation amenities elements of the Grain District Downtown Redevelopment Project, an authorized urban renewal project of the City which was updated by City Council action on April 7, 2025.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A and Section 384.24(3)(q) of the Code of Iowa and will constitute a general obligation of the City. The payment of debt service under the Loan Agreement may be made subject, in whole or in part, to annual appropriation by the City Council.

It is estimated the annual increase in property taxes on a residential property with an actual valuation of one hundred thousand dollars resulting from the City entering into the Loan Agreement will be \$11.54, however the City Council may determine for any fiscal year while the Loan Agreement is outstanding to budget other available revenues to the payment of some or all of the debt service coming due thereunder.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa. If no such petition is filed, at the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Bondurant, Iowa.

Shelby Hagan
City Clerk

Section 7. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Projects which are reasonably estimated to cost approximately \$44,795,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Projects have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 8. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 7, 2025.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTY OF POLK SS:
CITY OF BONDURANT

I, the undersigned, City Clerk of the City of Bondurant, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearings on the City’s proposals to take action in connection with certain loan agreements, as referred to therein.

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk

ORGANIZATION CERTIFICATE

STATE OF IOWA
COUNTY OF POLK SS:
CITY OF BONDURANT

I, the undersigned City Clerk, do hereby certify that the City of Bondurant is organized and operating under the provisions of Title IX of the Code of Iowa and that the City is operating under the Mayor-council form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

_____, Mayor
_____, City Administrator
_____, City Clerk
_____, Finance Director
_____, Council Member/Mayor Pro Tem
_____, Council Member
_____, Council Member
_____, Council Member
_____, Council Member

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavits and have verified that the notices were published on the dates indicated in the affidavits but please return all other completed pages to us as soon as they are available.)

STATE OF IOWA
COUNTY OF POLK SS:
CITY OF BONDURANT

I, the undersigned, City Clerk of the City of Bondurant, do hereby certify that pursuant to the resolution of the City Council fixing a date of meeting at which it is proposed to take action to enter into certain loan agreements, the notices, of which the printed slips attached to the publisher's affidavits hereto attached are true and complete copies, were published on the dates and in the newspaper specified in such affidavits, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____,
2025.

City Clerk

(Attach here the publisher's original affidavits with clippings of the notices, as published.)



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

Item No. 5.i.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution approving Engagement Letter from Public Financial Advisors LLC (PFM) to act as Financial Advisor in connection with the issuance of approximately \$10,540,000 General Obligation Bonds, Series 2025A for a one-time fee of \$20,000 and \$34,255,000 in General Obligation (Annual Appropriation) Bonds, Series 2025B for a one-time fee of \$35,000

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: Attached is a resolution approving a PFM Engagement Letter for the issuance of General Obligation Corporate Purpose Bonds, Series 2025A and General Obligation Annual Appropriation Bonds, Series 2025B

The letter confirms an agreement that PFM to serve as municipal advisor on this transaction. The scope of services indicates that PFM will:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with Client's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Assist Client by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any
- investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to Client.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cashflow requirements, if necessary.
- If appropriate, develop credit rating presentation and coordinate with Client the overall presentation to rating agencies.
- Assist Client in the procurement of other services relating to debt issuance such as printing, paying agent and registrar, etc.

- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond resolutions regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond resolutions.
- PFM will complete a parity certificate if required by the authorizing resolutions of outstanding parity debt.
- Review the terms, conditions and structure of any proposed debt offering undertaken by Client and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Coordinate with Client's staff and other advisors with respect to the furnishing of data for offering documents. PFM will assist Client in the preparation of the offering document, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents and that the ultimate responsibility remains with Client.
- Provide regular updates of bond market conditions and advise Client as to the most advantageous timing for issuing its debt.
- Advise Client on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
- Assist and advise Client in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make definitive recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
- Arrange for the closing of the transaction.
- Preparation and delivery of bond financing record to Client.

PFM's fee is \$20,000 for the 2025A issuance of \$10,540,000 General Obligation Bonds and \$35,000 for the 2025B issuance of \$34,255,000 General Obligation (Annual Appropriation) Bonds, payable upon closing, as well as standard reimbursements. PFM and bond counsel fees are the same regardless of the method of sale. The timeline to close the bonds is June 2025.

PFM has a complete insurance program, including property, casualty, general liability, automobile liability and workers' compensation. PFM maintains professional liability and fidelity bond coverages which total \$5 million and \$5 million single loss/ \$10 million aggregate, respectively. PFM also carries a \$5 million cyber liability policy.

PFM is a registered municipal advisor with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2.

Attached are the letter of engagement, exhibits, and PFM's conflict of interest policy. It should be noted that an adult family member of one of PFM's financial advisors is

employed by the City. That is simply noted for transparency. Staff do not view that as a conflict.

FUNDING SOURCE: Fees are part of the issuance fees that are deducted from the bond proceeds.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-98
2. Bondurant Financial Advisory Engagement Letter GO Bonds 2025AB 04-02-2025
3. Bondurant Disclosure of Conflicts of Interest and Other Important MA Information GO 2025AB

CITY OF BONDURANT
RESOLUTION NO. 250407-98

RESOLUTION APPROVING THE ENGAGEMENT LETTER FROM PFM
FINANCIAL ADVISORS, LLC IN CONNECTION WITH THE ISSUANCE
OF APPROXIMATELY \$10,540,000 GENERAL OBLIGATION BONDS,
SERIES 2025A FOR A ONE-TIME FEE OF \$20,000 AND \$34,255,000 IN
GENERAL OBLIGATION (ANNUAL APPROPRIATION) BONDS, SERIES
2025B FOR A ONE-TIME FEE OF \$35,000

WHEREAS PFM Financial Advisors, LLC will act as a financial advisor to the City of Bondurant, Iowa in connection with the issuance of approximately \$10,540,000 General Obligation Bonds, Series 2025A for a one-time fee of \$20,000 and \$34,255,000 in General Obligation (Annual Appropriation) Bonds, Series 2025B for a one-time fee of \$35,000; AND

WHEREAS PFM will provide, upon request of the City, financial planning and debt issuance development services, as appicate and set forth in Exhibit A to the Engagement Letter; AND

WHEREAS in addition to \$20,000 FOR 2025A and the \$35,000 for 2025B one-time fees for services, PFM will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, printing, telephone, postage, internet posting and other ordinary costs which are incurred by PFM; AND

WHEREAS this Engagement Letter shall remain in effect until all related activities associated with this transaction are complete unless canceled in writing by either party upon thirty (30) days written notice to the other party.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Agreement with PFM Financial Advisors, LLC, is hereby approved.

Passed this 7th day of April 2025,

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				



April 2, 2025

Jené Jess
Finance Director
City of Bondurant, Iowa
200 2nd Street NE, PO Box 37
Bondurant, Iowa 50035

Dear Jené,

The purpose of this letter (this “Engagement Letter”) is to confirm our agreement that PFM Financial Advisors LLC (“PFM”) will act as financial advisor to the City of Bondurant (the “Client”) in connection with the issuance of General Obligation Corporate Purpose Bonds, Series 2025A and General Obligation Annual Appropriation Bonds, Series 2025B. PFM will provide, upon request of the Client, services related to financial planning, budget and strategic advice and planning, policy development and services related to debt issuance, as applicable and set forth in Exhibit A to this Engagement Letter. Most tasks requested by Client will not require all services provided for in Exhibit A and as such the specific scope of services for such task shall be limited to just those services required to complete the task.

PFM is a registered municipal advisor with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. As of the date of this letter, Client has **not** designated PFM as its independent registered municipal advisor (“IRMA”) for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the “IRMA exemption.”). Client agrees not to represent that PFM is Client’s IRMA with respect to any aspect of a municipal securities issuance or municipal financial product, without PFM’s prior written consent.

MSRB Rules require that municipal advisors make written disclosures to their clients of all material conflicts of interest, certain legal or disciplinary events and certain regulatory requirements. Such disclosures are provided in PFM’s Disclosure Statement delivered to Client prior to or together with this Engagement Letter.

PFM’s services will commence as soon as practicable after the receipt of this Engagement Letter by Client and a request by Client for such service. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Engagement Letter. Services provided by PFM which are not included in the scope of services set forth in Exhibit A of this Engagement Letter shall be completed as agreed in writing in advance between the Client and PFM. Upon request of Client, an affiliate of PFM or a third party referred or otherwise introduced by PFM may agree to additional services to be provided by such affiliate or third party, by a separate writing, including separate scope and compensation, between Client and such affiliate or third party.

For the services described in Exhibit A, PFM’s professional fees will be paid as provided in Exhibit B. All fees shall be due to PFM within thirty (30) days of the date of invoice. In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by PFM. Upon request of Client, documentation of such expenses will be provided.

This Engagement Letter shall remain in effect until all related activities associated with this transaction are complete unless canceled in writing by either party upon thirty (30) days written notice to the other party. Upon any such termination, PFM will be paid for all services performed and costs and expenses incurred up to the termination date.

pfm

801 Grand
Suite 3300
Des Moines, IA 50309
515.243.2600

pfm.com



PFM shall not assign any interest in this Engagement Letter or subcontract any of the work performed under this Engagement Letter without the prior written consent of Client; provided that PFM retains the right to enter into a sale, merger, internal reorganization, or similar transaction involving PFM's business without any such consent.

All information, data, reports, and records ("Data") in the possession of Client or any third party necessary for carrying out any services to be performed under this Engagement Letter shall be furnished to PFM. PFM may rely on the Data in connection with its provision of the services under this Engagement Letter and the provider thereof shall remain solely responsible for the adequacy, accuracy and completeness of such Data.

All notices and other communication required under this Engagement Letter will be in writing, sent by certified mail, return receipt requested, or by nationally recognized courier, with written verification of receipt. Notices shall be addressed to the party for whom it is intended, at the addresses on the first page of this Engagement Letter.

All materials, except functioning or dynamic financial models, prepared by PFM pursuant exclusively to this Engagement Letter will be the property of Client. Subject to the preceding exception, upon termination of this Engagement Letter, PFM will deliver to Client copies of any and all material pertaining to this Engagement Letter.

The Des Moines office of PFM will provide the services set forth in this Engagement Letter. PFM may, from time to time, supplement or otherwise amend team members. The Client has the right to request, for any reason, PFM to replace any member of the advisory staff. Should Client make such a request, PFM will promptly suggest a substitute for approval by Client.

PFM will maintain insurance coverage with policy limits not less than as stated in Exhibit C. Except to the extent caused by willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties under this Engagement Letter, PFM shall have no liability to any party under this Engagement Letter.

PFM, its employees, officers and representatives at all times will be independent contractors and will not be deemed to be employees, agents, partners, servants and/or joint ventures of Client by virtue of this Engagement Letter or any actions or services rendered under this Engagement Letter. Nothing in this Engagement Letter is intended or shall be construed to give any person, other than the parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Engagement Letter or any provisions contained herein. In no event will PFM be liable for any act or omission of any third party or for any circumstances beyond PFM's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

This Engagement Letter shall be construed, enforced, and administered according to the laws of the State of Iowa. PFM and the Client agree that, should a disagreement arise as to the terms or enforcement of any provision of this Engagement Letter, each party will in good faith attempt to resolve said disagreement prior to pursuing other action.

This Engagement Letter represents the entire agreement between Client and PFM and may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between Client and an affiliate of PFM or a third party referred or introduced by PFM shall not in any way be deemed an amendment or modification of this Engagement Letter. The invalidity in whole or in part of any provision of this Engagement Letter shall not void or affect the validity of any other provision.



Please have an authorized official of Client acknowledge receipt of this Engagement Letter and respond to us to acknowledge the terms of this engagement.

Sincerely,

PFM FINANCIAL ADVISORS LLC

Susanne Gerlach
Managing Director



EXHIBIT A **SCOPE OF SERVICES**

Financial planning and debt issue development services (Includes short term financings, bonds, loans, letters of credit and line of credit). Upon the request of Client:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with Client's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Assist Client by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to Client.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cashflow requirements, if necessary.
- If appropriate, develop credit rating presentation and coordinate with Client the overall presentation to rating agencies.
- Assist Client in the procurement of other services relating to debt issuance such as printing, paying agent and registrar, etc.
- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond resolutions regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond resolutions.
- Review the terms, conditions and structure of any proposed debt offering undertaken by Client and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Coordinate with Client's staff and other advisors with respect to the furnishing of data for offering documents. PFM will assist Client in the preparation of the offering document, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents and that the ultimate responsibility remains with Client.
- Provide regular updates of bond market conditions and advise Client as to the most advantageous timing for issuing its debt.
- Advise Client on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
- Assist and advise Client in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make definitive recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
- Arrange for the closing of the transaction.
- Preparation and delivery of bond financing record to Client.



EXHIBIT B
COMPENSATION FOR SERVICES

1. Fixed Rate Transaction Fees

For financial planning and debt issue development services related to the issuance of approximately \$10,540,000 General Obligation Bonds, Series 2025A. PFM will be paid a one-time fee of \$20,000, payable upon closing.

For financial planning and debt issue development services related to the issuance of approximately \$34,255,000 General Obligation Bonds, Series 2025B. PFM will be paid a one-time fee of \$35,000, payable upon closing.

2. Reimbursable Expenses

In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, printing, telephone, postage, data processing, internet posting and other ordinary costs which are incurred by PFM. Appropriate documentation can be provided.



EXHIBIT C **INSURANCE STATEMENT**

PFM has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains professional liability and fidelity bond coverages which total \$5 million and \$5 million single loss/ \$10 million aggregate, respectively. PFM also carries a \$5 million cyber liability policy.

Our Professional Liability policy is a "claims made" policy and our General Liability policy claims would be made by occurrence.

1. Deductibles/SIR:

Automobile \$100 comprehensive & \$1,000 collision
Cyber Liability \$100,000
General Liability \$0
Professional Liability (E&O) \$200,000
Financial Institution Bond \$50,000

2. Insurance Company & AM Best Rating

Professional Liability (E&O)	Lloyds of London; (A; Stable)
	AXIS Surplus Insurance Company; (A; Stable)
Financial Institution Bond	Berkley Regional Insurance Company; (A+; Stable)
Cyber Liability	Greenwich Insurance Company (A+; Stable)
General Liability	Valley Forge Insurance Company; (A; Stable)
Automobile Liability	Continental Insurance Company; (A; Stable)
Excess/Umbrella Liability	Continental Insurance Company; (A; Stable)
Workers Compensation & Employers Liability	Continental Insurance Company; (A; Stable)

DISCLOSURE OF CONFLICTS OF INTEREST AND OTHER IMPORTANT MUNICIPAL ADVISORY INFORMATION PFM Financial Advisors LLC

I. Introduction

PFM Financial Advisors LLC and PFM Swap Advisors LLC (hereinafter, referred to as “We,” “Us,” or “Our”) are registered municipal advisors with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. In accordance with MSRB rules, this disclosure statement is provided by Us to each client prior to the execution of its advisory agreement with written disclosures of all material conflicts of interests and legal or disciplinary events that are required to be disclosed with respect to providing financial advisory services pursuant to MSRB Rule G-42(b) and (c) (ii). We employ a number of resources to identify and subsequently manage actual or potential conflicts of interest in addition to disclosing actual and potential conflicts of interest provided herein. PFM does not provide legal, tax, or accounting advice.

How We Identify and Manage Conflicts of Interest

Code of Ethics. The Code requires that all employees conduct all aspects of Our business with the highest standards of integrity, honesty and fair dealing. All employees are required to avoid even the appearance of misconduct or impropriety and avoid actual or apparent conflicts of interest between personal and professional relationships that would or could interfere with an employee’s independent exercise of judgment in performing the obligations and responsibilities owed to a municipal advisor and Our clients.

Policies and Procedures. We have adopted policies and procedures that include specific rules and standards for conduct. Some of these policies and procedures provide guidance and reporting requirements about matters that allows Us to monitor behavior that might give rise to a conflict of interest. These include policies concerning the making of gifts and charitable contributions, entertaining clients, and engaging in outside activities, all of which may involve relationships with clients and others that are important to Our analysis of potential conflicts of interest.

Supervisory Structure. We have both a compliance and supervisory structure in place that enables Us to identify and monitor employees’ activities, both on a transaction and Firm-wide basis, to ensure compliance with appropriate standards. Prior to undertaking any engagement with a new client or an additional engagement with an existing client, appropriate municipal advisory personnel will review the possible intersection of the client’s interests, the proposed engagement, Our engagement personnel, experience and existing obligations to other clients and related parties. This review, together with employing the resources described above, allows Us to evaluate any situations that may be an actual or potential conflict of interest.

Disclosures. We will disclose to clients those situations that We believe would create a material conflict of interest, such as: 1) any advice, service or product that any affiliate may provide to a client that is directly related to the municipal advisory work We perform for such client; 2) any payment made to obtain or retain a municipal advisory engagement with a client; 3) any fee-splitting arrangement with any provider of an investment or services to a client; 4) any conflict that may arise from the type of compensation arrangement We may have with a client; and 5) any other actual or potential situation that We are or become aware of that might constitute a material conflict of interest that could reasonably expect to impair Our ability to provide advice to or on behalf of clients consistent with regulatory requirements. If We identify such situations or circumstances, We will prepare meaningful disclosure that will describe the implications of the situation and how We intend to manage the situation. We will also disclose any legal or disciplinary events that are material to a client’s evaluation or the integrity of Our management or advisory personnel. We will provide this disclosure (or a means to access this information) in writing prior to starting Our proposed engagement, and will provide such additional information or clarification as the client may request. We will also advise Our clients in writing of any subsequent material conflict of interest that may arise, as well as the related implications, Our plan to manage that situation, and any additional information such client may require.

II. General Conflict of Interest Disclosures

Disclosure of Conflicts Concerning the Firm’s Affiliates

Our affiliates offer a wide variety of financial services, and Our clients may be interested in pursuing services separately provided by an affiliate. The affiliate’s business with the client could create an incentive for Us to recommend a course of action designed to increase the level of the client’s business activities with the affiliate or to recommend against a course of

action that would reduce the client's business activities with the affiliate. In either instance, We may be perceived as recommending services for a client that are not in the best interests of Our clients, but rather are in Our interests or the interests of Our affiliates. Accordingly, We mitigate any perceived conflict of interest that may arise in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. Further, We receive no compensation from Our affiliates with respect to a client introduction or referral. If a client chooses to work with an affiliate, We require that the client consult and enter into a separate agreement for services, so that the client can make an independent, informed, evaluation of the services offered.

Disclosure of Conflicts Related to the Firm's Compensation

From time to time, We may be compensated by a municipal advisory fee that is or will be set forth in an agreement with the client to be, or that has been, negotiated and entered into in connection with a municipal advisory service. Payment of such fee may be contingent on the closing of the transaction and the amount of the fee may be based, in whole or in part, on a percentage of the principal or par amount of municipal securities or municipal financial product or the complexity of the municipal securities transaction or municipal financial product. While this form of compensation is customary in the municipal securities market, it may be deemed to present a conflict of interest since We may appear to have an incentive to recommend to the client a transaction that is larger in size or more complex than is necessary. Further, We may also receive compensation in the form of a fixed fee arrangement. While this form of compensation is customary, it may also present a potential conflict of interest, if the transaction requires more work than contemplated and We are perceived as recommending a less time consuming alternative contrary to the client's best interest so as not to sustain a loss. Finally, We may contract with clients on an hourly fee basis. If We do not agree on a maximum amount of hours at the outset of the engagement, this arrangement may pose a conflict of interest as We would not have a financial incentive to recommend an alternative that would result in fewer hours. We manage and mitigate all of these types of conflicts by disclosing the fee structure to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure of Conflicts Related to the Firm's Compensation Structure for Our Registered Advisors. Pursuant to various employee compensation structures, from time to time We offer certain of Our registered municipal advisors ("Registered Advisors") financial benefits based on his or her business plan, client base, performance, and/or transactions closed. This provides an incentive for such Registered Advisors to seek to retain additional clients and/or transactions or services from clients. While this form of compensation may be customary in some segments of the municipal advisory market, provision of such financial benefits may be deemed to present a conflict of interest. We manage and mitigate these types of conflicts by Registered Advisor's adherence to Our Code of Ethics and Policies and Procedures, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure Concerning Provision of Services to State and Local Government, and Non-Profit Clients

We regularly provide financial advisory services to state and local governments, their agencies, and instrumentalities, and non-profit clients. While Our clients have expressed that this experience in providing services to a wide variety of clients generally provides great benefit for all of Our clients, there may be or may have been clients with interests that are different from (and adverse to) other clients. If for some reason any client sees Our engagement with any other particular client as a conflict, We will mitigate this conflict by engaging in a broad range of conduct, if and as applicable. Such conduct may include one or any combination of the following: 1) disclosing the conflict to the client; 2) requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, including the client's needs, objectives and financial circumstances; 3) implementing procedures that establishes an "Informational Bubble" that creates physical, technological and procedural barriers and/or separations to ensure that non-public information is isolated to particular area such that certain governmental transaction team members and supporting functions operate separately during the course of work performed; and 4) in the rare event that a conflict cannot be resolved, We will withdraw from the engagement.

Disclosure Related to Legal and Disciplinary Events

As registered municipal advisors with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2, Our legal, disciplinary and judicial events are required to be disclosed on Our forms MA and MA-I filed with the SEC, in 'Item 9 Disclosure Information' of form MA, 'Item 6 Disclosure Information' of form MA-I, and if applicable, the corresponding disclosure reporting page(s) ("DRP"). To review the foregoing disclosure items and material change(s) or amendment(s), if any, clients may electronically

access PFM Financial Advisors LLC filed forms MA and MA-I on the SEC's Electronic Data Gathering, Analysis, and Retrieval system, listed by date of filing starting with the most recently filed, at:

PFM Financial Advisors LLC –

<http://www.sec.gov/cgi-bin/browse-edgar?company=PFM+Financial&owner=exclude&action=getcompany>

III. Specific Conflicts of Interest Disclosures –City of Bondurant

To Our knowledge, following reasonable inquiry, We make the additional disclosure(s) of actual or potential conflicts of interest cited below in connection with the municipal advisory services currently being contemplated for client.

We currently serve as a municipal advisor to certain overlapping and surrounding entities including Adel, Altoona, Ankeny, Carlisle, Clive, Cumming, Des Moines, Elkhart, Grimes, Johnston, Norwalk, Pleasant Hill, Polk City, Van Meter, Waukee, West Des Moines and Windsor Heights; Ankeny Community School District, Des Moines Independent Community School District, Waukee Community School District, West Des Moines Community School District, and Southeast Polk Community School District, Des Moines Metropolitan Wastewater Reclamation Authority, Des Moines Airport Authority, Des Moines Area Regional Transit Authority, Des Moines Water Works, Central Iowa Water Works, Metro Waste Authority, Urbandale Windsor Heights Sanitary District, Urbandale Sanitary Sewer District, Urbandale Water Utility, West Des Moines Water Works, and State of Iowa. We do not anticipate this to create a conflict of interest nor to impede Our ability to fulfill Our fiduciary duty to the City of Bondurant.

Conflicts Disclosure Related to Providing Services to Municipal Entity Clients and Obligated Persons on the Same Municipal Transaction

From time to time We may represent a Municipal Entity client and an Obligated Person on the same side of a transaction. This situation may present a potential conflict of interest if Our fiduciary duty to the Municipal Entity and duty of care owed to the Obligated Person represent competing interests. Accordingly, We mitigate this conflict of interest by disclosing it to clients, requiring separately negotiated agreements between Us and each client, and requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. We currently serve as municipal advisor to the Iowa Finance Authority who is the lender on all State Revolving Fund loans. We do not anticipate this to create a conflict of interest nor to impede Our ability to fulfill Our fiduciary duty to the City of Bondurant.

Disclosure of Familial Relationship

We may have an employee who has a family member (Spouse/Parent/Child) who is employed with a client with whom we have a business relationship. This circumstance may appear to be a conflict of interest because it may be perceived that the family member exerted influence or made a biased recommendation to the client to retain Our services. We manage and mitigate this conflict of interest by disclosing the familial relationship to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

IV. Municipal Advisory Complaint and Client Education Disclosure

The MSRB protects state and local governments and other municipal entities and the public interest by promoting fair and efficient municipal securities markets. To that end, MSRB rules are designed to govern the professional conduct of brokers, dealers, municipal securities dealers and municipal advisors. Accordingly, if you as municipal advisory customer have a complaint about any of these financial professionals, please contact the MSRB's website at www.msrb.org, and consult the MSRB's Municipal Advisory Client brochure. The MSRB's Municipal Advisory Client brochure describes the protections available to municipal advisory clients under MSRB rules, and describes the process for filing a complaint with the appropriate regulatory authority.

PFM's Financial Advisory services are provided by PFM Financial Advisors LLC. PFM's Swap Advisory services are provided by PFM Swap Advisors LLC. Both entities are registered municipal advisors with the MSRB and SEC under the Dodd Frank Act of 2010.



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

Item No. 5.j.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution approving pay request no. 6 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$66,373.08

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #6 in the amount of \$66,373.08 related to the Civic Campus Improvements Phase 1 Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from December 12th, 2024 through March 28th, 2025, for the project. The contractor has moved back onsite to complete Phase 1 of this project. They are in the process of moving the DMWW water line to facilitate the installation of the sanitary sewer to serve the civic campus and certified site area. They are also working on installing a new storm sewer that will serve this area as well.

FUNDING SOURCE: Bond Funding reapid with TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-99
2. Pay Request No. 6

CITY OF BONDURANT
RESOLUTION NO. 250407-99

RESOLUTION APPROVING PAY REQUEST NO. 6 TO MCANINCH CORPORATION
FOR THE CIVIC CAMPUS IMPROVEMENTS PHASE 1 PROJECT IN THE AMOUNT
OF \$66,373.08

WHEREAS the Civic Campus Improvements Phase 1 Pay Request No. 6 was submitted on March 31st, 2025; AND

WHEREAS the pay request no. 6 is for work completed December 12th, 2024, through March 28th, 2025, on the Civic Campus Phase 1 Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 6 to McAninch Corporation in the amount of \$66,373.08 hereby approved.

Passed this 7th day of April 2025,

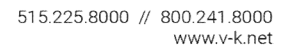
By: _____
Doug Elrod, Mayor

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.

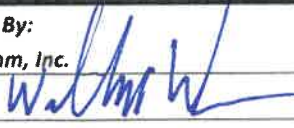
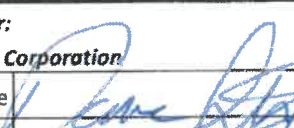
Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



[illegible]

[illegible]

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$1,627,374.45	\$1,084,357.35
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1	Water Main/Services and West Pond Excavation	\$92,795.80	\$0.00
2	West Pond #2 Excavation	\$66,528.28	\$0.00
3	Straw Mulch for Stabilization	\$7,300.50	\$0.00
4	Sanitary Sewer Alignment Adjustment to North of Road	\$259,141.80	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
10		\$0.00	\$0.00
(Refer to Bid Item Schedule for Total Completed) Total Change Orders		\$425,766.38	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$2,053,140.83	\$1,084,357.35
			Total Completed
Total Materials Stored			\$0.00
Total Completed Plus Materials Stored			\$1,084,357.35
Retainage (5%)			\$54,217.87
Total Earned Less Retainage			\$1,030,139.48
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	June 3, 2024 to June 25, 2024	\$99,178.96	
2	June 26, 2024 to July 31, 2024	\$389,397.52	
3	Aug 1, 2024 to Aug 30, 2024	\$382,055.49	
4	Aug 31, 2024 to Oct 28, 2024	\$86,198.69	
5	Oct 29, 2024 to Dec 11, 2024	\$6,935.74	
6		\$0.00	
7		\$0.00	
8		\$0.00	
9		\$0.00	
10		\$0.00	
11		\$0.00	
12		\$0.00	
		Total Previously Approved	\$963,766.40
Amount Due This Request			\$66,373.08
Note: The amount \$66,373.08 is recommended for approval for payment in accordance with the terms of the Contract.			
CONTRACT SUMMARY			
ORIGINAL CONTRACT AMOUNT		\$1,627,374.45	
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$2,053,140.83	
THIS PARTIAL PAYMENT		\$66,373.08	
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT		\$1,030,139.48	
BALANCE		\$1,023,001.35	
PERCENT COMPLETE		52.8%	
Recommended By:		Contractor:	
Veenstra & Kimm, Inc.		McAninch Corporation	
Signature		Signature	
Name	William Weber	Name	Dave Stitz
Title	Project Manager	Title	Vice-President
Date	3/31/2025	Date	3/31/2025
Approved by:		City of Bondurant	
Signature		Signature	
Name		Name	
Title		Title	
Date		Date	



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

Item No. 5.k.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution approving pay request no. 4 to Alliance Construction Group, LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$505,428.70

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #4 in the amount of \$505,428.70 related to the Civic Campus Improvements Phase 2 Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from February 8th through March 27th for the project. The sanitary sewer for Phase 2 is completed and most of the 12-inch water main has been installed as well. They will be working to complete the water main work and then start storm sewers in the next couple of weeks. Prep work for paving will begin after all underground work is substantially completed.

FUNDING SOURCE: RISE Grant/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-100
2. Pay Request No. 4

CITY OF BONDURANT
RESOLUTION NO. 250407-100

RESOLUTION APPROVING PAY REQUEST NO. 4 TO ALLIANCE CONSTRUCTION
GROUP LLC FOR THE CIVIC CAMPUS IMPROVEMENTS PHASE 2 PROJECT IN
THE AMOUNT OF \$505,428.70

WHEREAS the Civic Campus Improvements Phase 2 Pay Request No. 4 was submitted on March 31st, 2025; AND

WHEREAS the pay request no. 4 is for work completed February 8th through March 27th, 2025, on the Civic Campus Phase 2 Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 4 to Alliance Construction Group LLC in the above-referenced amount is hereby approved.

Passed this 7th day of April 2025,

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				

**ESTIMATE OF CONSTRUCTION COMPLETED****PARTIAL PAYMENT NO. 4****PROJECT TITLE: CIVIC CAMPUS IMPROVEMENTS PHASE 2****Contractor: Alliance Construction Group LLC****Date: 3/31/2025****Original Contract Amount: \$5,251,693.65****Pay Period: February 8, 2025 to March 27, 2025**

BID ITEMS							
ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
	EARTHWORK						
2.01	Clearing and Grubbing	LS	1	1	0.90	\$9,400.00	\$8,460.00
2.02	Topsoil	CY	22,025	22,025	5,507	\$4.80	\$26,433.60
2.03	Class 10 Excavation	CY	19,620	19,620		\$7.30	\$0.00
2.04	Obliterate Old Roadbed	STA	15.0	15.0		\$1,200.00	\$0.00
2.05	Below Grade Excavation (Core Out)	CY	928	928		\$3.75	\$0.00
2.06	Subgrade Preparation	SY	27,812	27,812		\$2.80	\$0.00
2.07	Granular Stabilization	TONS	1,753.0	1,753.0		\$47.75	\$0.00
2.08	Subgrade Treatment, Geogrid	SY	2,782	2,782		\$2.50	\$0.00
2.09	Modified Subbase	SY	27,812	27,812		\$7.20	\$0.00
2.10	Compaction Testing	LS	1	1	0.25	\$14,081.00	\$3,520.25
	SEWERS AND DRAINS						
4.01	Sanitary Sewer, Trenched, 8" PVC, CO1	LF	974	774	744	\$50.00	\$37,200.00
4.02	Sanitary Sewer, Trenched, 10" PVC	LF	1,797	1,797	1,789.5	\$51.50	\$92,159.25
4.03	Sanitary Sewer, Trenched, 12" PVC	LF	826	826	829	\$73.00	\$60,517.00
4.04	Sanitary Sewer Force Main, Trenched, 8" PVC	LF	1,857	1,857		\$55.00	\$0.00
4.05	Sanitary Sewer Force Main Abandonment, Plug	LS	1	1		\$725.00	\$0.00
4.06	Sanitary Sewer Service Stub, 6" PVC, CO1	LF	420	370	263	\$41.00	\$10,783.00
4.07	Storm Sewer, Trenched, RCP, 15"	LF	2,230	2,230		\$61.00	\$0.00
4.08	Storm Sewer, Trenched, RCP, 18"	LF	440	440		\$62.00	\$0.00
4.09	Storm Sewer, Trenched, RCP, 24"	LF	543	543		\$75.00	\$0.00
4.10	Storm Sewer, Trenched, RCP, 36"	LF	405	405		\$110.00	\$0.00
4.11	Storm Sewer, Trenched, RCP, 42", CO2	LF	1,614	1,606		\$150.00	\$0.00
4.12	Pipe Apron, Concrete, 15"	EA	2	2		\$2,163.00	\$0.00
4.13	Pipe Apron, Concrete, 24"	EA	2	2		\$3,030.00	\$0.00
4.14	Removal of Culverts	LF	256	256		\$10.00	\$0.00
4.15	Subdrain, Type 1, PVC, 6"	LF	8,446	8,446		\$13.00	\$0.00
4.16	Subdrain Cleanouts	EA	7	7		\$450.00	\$0.00
4.17	Subdrain Outlet	EA	72	72		\$200.00	\$0.00
4.18	Field Tile Repair	LF	400	400	235	\$20.00	\$4,700.00
4.19	Beveled Pipe and Guard, 24"	EA	1	1		\$2,650.00	\$0.00
	WATER MAINS AND APPURTENANCES						
5.01	Water Main, 4" PVC, Trenched	LF	2,785	2,785		\$21.00	\$0.00
5.02	Water Main, 12" PVC, Trenched	LF	4,982	4,982	2,886	\$52.50	\$151,515.00
5.03	Gate Valve, 4"	EA	2	2		\$1,200.00	\$0.00
5.04	Gate Valve, 12"	EA	10	10	7	\$3,600.00	\$25,200.00
5.05	Tapping Sleeve and Valve, 12"	EA	1	1		\$6,550.00	\$0.00
5.06	Water Service Stubs, 1.5", CO1, CO2	EA	6	4	2	\$1,700.00	\$3,400.00
5.07	Water Service Stubs, 8"	EA	2	2	1	\$3,250.00	\$3,250.00
5.08	Water Service Stubs, 1.5", CO1, CO2	LF	355	240	110	\$31.00	\$3,410.00
5.09	Water Service Stubs, 8"	LF	100	100	80	\$31.50	\$2,520.00
5.10	Hydrant Assembly	EA	16	16	9	\$6,600.00	\$59,400.00
5.11	Blowoff Assembly	EA	3	3		\$1,680.00	\$0.00
5.12	Connection to Existing	EA	2	2		\$630.00	\$0.00
5.13	Water Main Abandonment	LS	1	1		\$450.00	\$0.00

BID ITEMS							
ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
	STRUCTURES FOR SANITARY AND STORM SEWERS						
6.01	Manhole, SW-301, 48", CO1	EA	17	16	16	\$6,000.00	\$96,000.00
6.02	Manhole, SW-401, 72"	EA	13	13		\$9,550.00	\$0.00
6.03	Manhole, SW-401, 84"	EA	1	1		\$10,250.00	\$0.00
6.04	Manhole, SW-401, 96"	EA	1	1		\$16,200.00	\$0.00
6.05	Manhole, SW-406	EA	1	1		\$3,800.00	\$0.00
6.06	Intake, SW-508	EA	44	44		\$6,450.00	\$0.00
6.07	Intake, SW-510	EA	4	4		\$7,750.00	\$0.00
	STREETS AND RELATED WORK						
7.01	Pavement, PCC, 8"	SY	19,593	19,593		\$59.00	\$0.00
7.02	Pavement, PCC, 10"	SY	4,426	4,426		\$74.50	\$0.00
7.03	Pavement Samples and Testing	LS	1	1		\$13,500.00	\$0.00
7.04	Granular Surfacing	TONS	100.0	100.0		\$37.00	\$0.00
7.05	Granular Shoulder, Type B	TONS	351.0	351.0		\$50.00	\$0.00
7.06	Pavement Removal	SY	10,672	10,672		\$8.00	\$0.00
7.07	Driveway Removal	SY	134	134		\$6.00	\$0.00
7.08	Driveway, PCC	SY	378	378		\$70.00	\$0.00
7.09	Sidewalk, PCC	SY	615	615		\$50.00	\$0.00
7.10	Share Use Path, PCC	SY	3,821	3,821		\$43.00	\$0.00
7.11	Special Subgrade Preparation for Shared Use Paths	SY	1,167	1,167		\$9.20	\$0.00
7.12	Detectable Warnings	SF	160	160		\$30.00	\$0.00
7.13	Sidewalk/Driveway Assurance Testing	LS	1	1		\$6,500.00	\$0.00
	TRAFFIC CONTROL						
8.01	Traffic Signals	LS	1	1		\$399,000.00	\$0.00
8.02	Painted Pavement Markings, Solvent/Waterborne	STA	141.5	141.5		\$120.00	\$0.00
8.03	Painted Symbols and Legends	EA	21	21		\$125.00	\$0.00
8.04	Temporary Traffic Control	LS	1	1		\$29,000.00	\$0.00
8.05	Traffic Signs	EA	10	10		\$350.00	\$0.00
	SITE WORK AND LANDSCAPING						
9.01	Hydraulic Seeding, Type 1	AC	11.0	11.0		\$3,000.00	\$0.00
9.02	Hydraulic Seeding, Type 2	AC	2.0	2.0		\$2,800.00	\$0.00
9.03	SWPPP Preparation	LS	1	1	1	\$1,500.00	\$1,500.00
9.04	SWPPP Management	LS	1	1	0.15	\$7,250.00	\$1,087.50
9.05	Filter Sock, 9"	LF	11,000	11,000		\$1.65	\$0.00
9.06	Filter Socks, Removal	LF	11,000	11,000		\$0.05	\$0.00
9.07	Erosion Control Mulching, Hydromulching	AC	10.5	10.5		\$1,800.00	\$0.00
9.08	Rip Rap	TONS	50	50		\$102.00	\$0.00
	MISCELLANEOUS						
11.01	Construction Survey	LS	1	1	0.25	\$35,000.00	\$8,750.00
11.02	Mobilization	LS	1	1	0.50	\$120,000.00	\$60,000.00
	CHANGE ORDER						
CO1.6	Restocking fees (manhole and pipe)	LS	0	1	1	\$2,920.53	\$2,920.53
CO1.7	Sanitary Manhole, ST-13	LS	0	1	1	\$7,222.24	\$7,222.24
CO1.8	Sanitary Sewer, Trenched, 15" PVC	LF	0	12.5	3.5	\$104.00	\$364.00
CO2.4	Water Service Stubs, 6"	EA	0	1		\$2,860.00	\$0.00
CO2.5	Water Service Stubs, 6"	LF	0	30		\$71.50	\$0.00
CO2.6	Pipe Apron, Concrete, 42"	EA	0	1		\$7,975.00	\$0.00
	Total Value Completed - Bid Items						\$670,312.37

[illegible]

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$5,251,693.65	\$670,312.37
APPROVED CHANGE ORDERS			
Change Order No.	Description/Notes	Total Approved	Total Completed
1	Pleasant St Sanitary and Water Revisions	-\$10,942.23	\$0.00
2	Weston Water Service, 42" Apron	\$9,150.00	\$0.00
3		\$0.00	\$0.00
4		\$0.00	\$0.00
5		\$0.00	\$0.00
6		\$0.00	\$0.00
7		\$0.00	\$0.00
8		\$0.00	\$0.00
9		\$0.00	\$0.00
10		\$0.00	\$0.00
(Refer to Bid Item Schedule for Total Completed) Total Change Orders		-\$1,792.23	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$5,249,901.42	\$670,312.37
			Total Completed
Total Materials Stored			\$145,566.44
Total Completed Plus Materials Stored			\$815,878.81
Retainage (5%)			\$40,793.94
Total Earned Less Retainage			\$775,084.87
APPROVED PARTIAL PAYMENTS			
Partial Payment No.	Period	Total Approved	
1	November 26, 2024 to December 10, 2024	\$31,587.50	
2	December 11, 2024 to January 7, 2025	\$170,649.31	
3	January 8, 2025 to February 7, 2025	\$67,419.36	
4		\$0.00	
5		\$0.00	
6		\$0.00	
7		\$0.00	
8		\$0.00	
9		\$0.00	
10		\$0.00	
11		\$0.00	
12		\$0.00	
		Total Previously Approved	\$269,656.17
Amount Due This Request			\$505,428.70
Note: The amount \$505,428.70 is recommended for approval for payment in accordance with the terms of the Contract.			
CONTRACT SUMMARY			
ORIGINAL CONTRACT AMOUNT		\$5,251,693.65	
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS		\$5,249,901.42	
THIS PARTIAL PAYMENT		\$505,428.70	
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT		\$775,084.87	
BALANCE		\$4,474,816.55	
PERCENT COMPLETE		15.5%	
Recommended By:		Contractor:	Approved by:
Veenstra & Kimm, Inc.		Alliance Construction Group LLC	City of Bondurant
Signature		Signature	
Name	William Weber	Name	Clint Carpenter
Title	Project Manager	Title	Project Manager
Date	Mar 31, 2025	Date	Mar 31, 2025
Signature		Signature	
Name	John Horton	Name	John Horton
Title	Public Works Director	Title	Public Works Director
Date	Apr 1, 2025	Date	Apr 1, 2025

428119-2 Partial Payment No. 4

Final Audit Report

2025-04-01

Created:	2025-03-31
By:	Will Weber (wweber@v-k.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAA0d6jvZ0MC414t7lv0bRjqNfBMJLAwuZc

"428119-2 Partial Payment No. 4" History

-  Document created by Will Weber (wweber@v-k.net)
2025-03-31 - 7:48:28 PM GMT
-  Document emailed to Will Weber (wweber@v-k.net) for signature
2025-03-31 - 7:49:14 PM GMT
-  Document emailed to Clint Carpenter (ccarpenter@acgiowa.com) for signature
2025-03-31 - 7:49:14 PM GMT
-  Document emailed to jhorton@cityofbondurant.com for signature
2025-03-31 - 7:49:14 PM GMT
-  Document e-signed by Will Weber (wweber@v-k.net)
Signature Date: 2025-03-31 - 7:49:44 PM GMT - Time Source: server
-  Email viewed by Clint Carpenter (ccarpenter@acgiowa.com)
2025-03-31 - 7:51:09 PM GMT
-  Document e-signed by Clint Carpenter (ccarpenter@acgiowa.com)
Signature Date: 2025-03-31 - 7:59:00 PM GMT - Time Source: server
-  Email viewed by jhorton@cityofbondurant.com
2025-04-01 - 1:08:42 PM GMT
-  Signer jhorton@cityofbondurant.com entered name at signing as John Horton
2025-04-01 - 1:10:57 PM GMT
-  Document e-signed by John Horton (jhorton@cityofbondurant.com)
Signature Date: 2025-04-01 - 1:10:59 PM GMT - Time Source: server
-  Agreement completed.
2025-04-01 - 1:10:59 PM GMT



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

Item No. 5.I.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution approving Amendment No. 2 to the Professional Services Agreement with HR Green for the 2nd Street, NW Widening Project Improvements in an amount not to exceed \$195,900

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: This resolution is to amend our current contract with HR Green to provide construction administration and construction inspection services for the 2nd St. Widening Project. Now that the City has awarded the project, and the full scope of the project work has been determined, this amendment covers the costs that will be incurred to have a resident inspector on site daily during the construction work, handle onsite issues, provide information back to staff on schedule updates, and keep the project on track.

FUNDING SOURCE: CIP Project Budget

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-101
2. AMD02 2025.03.17 HRG Amendment Professional Services Agreement 2nd Street Widening Base Bid Option A or B

CITY OF BONDURANT
RESOLUTION NO. 250407-101

RESOLUTION APPROVING AMENDMENT NO. 2 TO THE PROFESSIONAL
SERVICES AGREEMENT FOR THE 2nd STREET, NW WIDENING PROJECT
IMPROVEMENTS IN AN AMOUNT OF \$195,900

WHEREAS 2nd Street, NW is currently a two-lane, rural cross section road in need of widening/urbanization to a three-lane, urban cross section due to current and anticipated future traffic demands in the western area of Bondurant; AND

WHEREAS The draft Streets Master Plan identifies this stretch of 2nd Street, NW as potentially seeing 20,000-30,000 vehicles per day through 2050 if development continues to occur as planned for in the Building Bondurant Comprehensive Plan; AND

WHEREAS the attached amendment to the professional services agreement is for construction inspection services for the three-lane, urban design of the 2nd Street, NW corridor from Franklin Street, NW east over to Landon Drive, NW.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the attached amendment to the professional services agreement with HR Green for the 2nd Street, NW Street widening project is hereby approved as presented.

Passed this 7th day of April 2025,

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				



HR GREEN, INC.
PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 2

THIS AMENDMENT, made this ____ day of _____, 2025 by and between, City of Bondurant, IA the CLIENT, and HR GREEN, INC. (hereafter "COMPANY"), for professional services concerning:

2nd Street Widening Project

hereby amends the original Professional Services Agreement dated August 9th, 2024 as follows:

The CLIENT and COMPANY agree to amend the Scope of Services of the original Professional Services Agreement and previous amendments as follows:

HR Green will provide Construction-Phase services for the project, including the following:

Task H – Construction Administration

The work tasks to be formed under Construction Administration shall consist of the following:

H.1 Pre-construction Meeting

The consultant shall conduct a pre-construction meeting in Bondurant, IA after award of construction contract for the Client's Contractor, subcontractors, utility companies, and other interested parties. The Consultant will also prepare meeting minutes and distribute to attendees. It is assumed two (2) staff members of the Consultant will participate in the meeting.

H.2 Shop Drawings

The Consultant shall review acceptability of the Contractor's submittals, such as shop drawings, product data, samples and other data, which the Contractor is required to submit, but only for the limited purpose of checking for conformance with the design concept and the information shown in the Construction Documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. The Consultant's review shall be conducted with reasonable promptness while allowing sufficient time in the Consultant's judgment to permit adequate review. The Consultant shall not be responsible for any deviations from the Construction Documents not brought to the attention of the Consultant in writing by the Contractor. The Consultant shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

The Consultant shall have authority to require special inspection or testing of the work, and shall receive and review all certificates of inspections, testing, and approvals required by law, rules, regulations, ordinances, codes, orders or the Plans.

H.3 Site Visits

In connection with observations of the Contractor's work while it is in progress:

- The Senior Staff of the Consultant shall make visits to the site and at intervals appropriate to the various stages of construction, as the Consultant deems necessary, in order to observe as an experienced and qualified design professional the progress and quality of the various aspects of the Contractor's work. Based on information obtained during such visits and on such observations, the Consultant shall endeavor to determine,

- in general, if such work is proceeding in accordance with the Plans, and the Consultant shall keep the Client informed of the progress of the work. It is estimated that six (6) site visits will be required involving one (1) senior staff member for this effort.
- The purpose of the Senior Staff's visits to the site will be to enable the Consultant to better carry out its duties and responsibilities during the construction phase, and to provide for the Client a greater degree of confidence that the completed work of the Contractor will conform generally to the Plans and that the integrity of the design concept as reflected in the Plans has been implemented and preserved by the Contractor.
 - Such visits by the Senior Staff of the Consultant are not to be construed as part of the observation duties of the on-site observation personnel defined in Resident Engineering.

H.4 Construction Observation

- **Project Startup**
The Consultant will complete a preconstruction video of the proposed construction area to document the existing conditions prior to the start of construction. The Consultant will also utilize this time to prepare its filing system for SUDAS contract documentation standards and incorporate Iowa DOT's Fieldmanger/FieldBook (or other system) construction management software into the Consultant's computer system. The project startup also allows the Consultant time to review the plans and specifications prior to the start of the project, become familiar with the phasing and scopes of work, conduct on-site field reviews and begin documentation of items to be removed.

Assumptions:

- The Consultant expects the construction engineer to spend twenty-four (24) hours completing this task. Additional support by Consultant administrative staff is estimated at eight (8) hours.
- **Resident Engineering**
The work to be performed by the Consultant under Resident Engineering shall include on-site observation of the construction. This phase consists of observing construction methods and preparing written reports that document compliance or non-compliance of the construction methods and materials in accordance with the project specifications.

This scope of services assumes "full-time" Resident Engineering representing one (1) full-time staff with an average of 40 hours of individual staff time per week the Consultant is on site. **It is assumed construction will begin April, 2025 with a completion date of October 1, 2025. For budget purposes, the estimated construction duration is approximately 6 months.** A supplemental agreement may be required to account for additional Resident Engineering services resulting from the Contractor working time in excess of the assumptions listed herein. An adjustment in Resident Engineering Services may result from a difference in anticipated work duration, modification to the construction contract time specified by change order, or delays in the construction caused by the Contractor's delay in completing the work.

When the Consultant provides on-site observation personnel as part of services during construction under this Agreement, the on-site observation personnel will make reasonable efforts to guard the Client against defects and deficiencies in the work of the Contractor(s), and to help determine if the provisions of the Contract Documents are being fulfilled. The Consultant may disapprove of or reject the Contractor's work while it is in progress if the Consultant believes that such work will not produce a completed Project that conforms generally to the Plans or that it will prejudice the integrity of the design concept of the Project as reflected in the Plans. The Consultant's day-to-day

observations will not, however cause the Consultant to be responsible for those duties and responsibilities which belong to the construction Contractor(s), including but not limited to, full responsibility for the means, methods, techniques, sequences, and progress of construction, and the safety precautions incidental thereto, and for performing the construction work in accordance with the Contract Documents.

H.5 Partial Pay Estimates

The Consultant will determine the amounts owed to the Contractor and recommend, in writing, payments to the Contractor in such amounts. Such recommendations of payment will constitute a representation to the Client, based on such observation and review that the work progressed to the point indicated, and that to the best of the Consultant's knowledge, information, and belief, quality of such work is generally in accordance with the Plan and Specifications. In the case of unit-price work, the recommendations of payment will include determinations of the quantities and classifications of such work.

H.6 Plan Interpretation/Extra Work Orders

The Consultant shall issue necessary interpretations and clarifications of the Plans and in connection therewith, prepare extra work orders as required. Review of Contractor's request for change orders, advise Client of the merit and reasonableness of request, and when finalized submit to Client for approval.

H.7 Final Inspection

The Consultant shall conduct a final inspection in the company of the Client to determine if the work is substantially completed. It is anticipated that two (2) staff members will attend the inspection. If the completed work is acceptable the Consultant may recommend, in writing, final payment to the Contractor and may give written notice to the Client and the Contractor that the work is acceptable. This task will also include assembling final project documentation and certifications.

H.8 Project Close-Out

The Consultant will prepare and submit final project documentation, forms and certifications, and perform project closeout work including:

- Check and cross reference all quantity measurements and calculations.
- Evidence of material inspection will be finalized.
- FieldBook (daily diary, IDRs, and item e-sheets) forms will be printed and bound, electron files written to USB drive, indexed and boxed for submittal.
- Collect and submit all survey books and traffic control diaries from the Contractor.

Total work estimates are sixteen (16) hours for the construction engineer to complete this task.

H.9 As-Built Plans

The Consultant will submit as-built plans in electronic PDF format, redlined with actual contract quantities used and locations placed. Total work is estimated for the construction engineer at eight (8) hours to complete this task.

Deliverables and Schedule included in this Amendment

The following schedule is developed assuming a signed authorization issued by CLIENT at its March 17, 2025 Council Meeting:



Authorization to Proceed to HR Green March 17, 2025
Notice to Proceed to Contractor/Begin Construction..... April 1, 2025
Contractual Substantial Completion September 1, 2025
Contractual Final Completion October 1, 2025

This schedule was prepared to include reasonable allowances for review and approval times required by the CLIENT and public authorities having jurisdiction over the project. This schedule shall be equitably adjusted as the project progresses, allowing for changes in the scope of the project requested by the CLIENT or for delays or other causes beyond the control of the COMPANY.

COMPANY Project Number: 2403363

The CLIENT and COMPANY agree to amend other provisions of the original Professional Services Agreement and previous amendments as follows:

N/A

In consideration for these services, the CLIENT AGREES to adjust the payment for services performed by COMPANY on the following basis:

☒ Per current rate schedule with a maximum fee to be increased by One Hundred Ninety-Five Thousand Nine Hundred Dollars (\$195,900.00).

The total authorized compensation after this Amendment, including the original Professional Services Agreement and all previous Amendments, is Three Hundred Four Thousand Eight Hundred Dollars (\$304,800.00).

THIS AMENDMENT is subject to all provisions of the original Professional Services Agreement.

THIS AMENDMENT, together with the original Professional Services Agreement and all previous amendments represents the entire and integrated AGREEMENT between the CLIENT and COMPANY.

THIS AMENDMENT executed the day and year written above.

CITY OF BONDURANT, IA

HR GREEN, INC.

By: Doug Elrod, Mayor

Date:

By: Stacy E. Woodson, P.E.

Date: December 31, 2024



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

Item No. 5.m.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution awarding contract for Access Control and Video Monitoring Project for City Park to Converjint Technologies for the amount of \$25,375.89

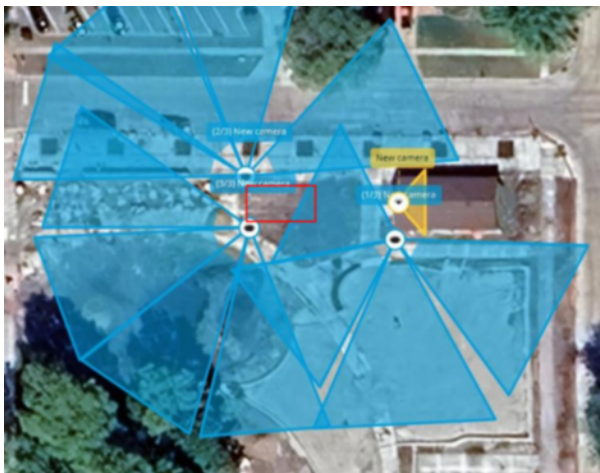
CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Public works staff solicited quotes for the addition of new security cameras for the City Park and the new Splash Grounds that are currently under construction.

The attached resolution approves a proposal from Converjint Technologies for access control and video monitoring in City Park. The proposal is for \$25,375.89.

The proposal is for the addition of 4 new cameras that will cover the inside of the current shelter house, the new playground area, the new splash grounds, and the North Street Scape area and the North Parking Lot that is across 2nd St. SE. These cameras will better help with monitoring the park and the surrounding areas when staff cannot be nearby to monitor and will also aid in the resolution of vandalism that does and has been occurring in the park. (See Image below for camera coverage area.)



FUNDING SOURCE: CIP Budget

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-102
2. DL19795180P_City Park Access Control Video (003)

CITY OF BONDURANT
RESOLUTION NO. 250407-102

RESOLUTION AWARDING THE CONTRACT FOR ACCESS CONTROL AND VIDEO
MONITORING PROJECT FOR CITY PARK TO CONVERGINT TECHNOLOGIES FOR
THE AMOUNT OF \$25,375.89

WHEREAS in March of 2025, the City of Bondurant received the proposal for the addition of security camera monitoring for City Park and the new Splash Grounds; AND

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

The proposal is to include the addition of 4 camera monitors and associated equipment, as well as all equipment and electrical connections for 2 access-controlled door locations, to add to the Genetec Control Monitoring Software that the City currently has.

WHEREAS the City Council approves the proposal for addition of access control and camera monitoring on City Park to Convergent Technologies.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Access Control and Camera Monitoring Project for City Park Project is awarded to Convergent Technologies in the amount of \$25,375.89.

Passed this 7th day of April 2025,

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				

March 27, 2025

City of Bondurant
Bondurant City Park
201 Main St SE Bondurant, Iowa 50035
Attention: John Horton

Quotation: DL19795180P
RFP#:
License/Cert

Reference: Bondurant City Park - Genetec Video / ACS

On behalf of Convergent's global network of colleagues, I would like to personally thank you for providing Convergent with the opportunity to present this proposal addressing your electronic security needs.

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

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

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

Scope of work

Convergent will provide, install and program a Surveillance and Access control System to monitor and record activity at your facility as well as provide controlled access to certain areas.

Included in this proposal

- Installation of (4) cameras and required mounting hardware
- Installation of cable
- Cable terminations
- Access Control head end with required Cloud Link connector
- (2) Electronic locks
- Programming of system
- Licensing
- Post installation clean up

Excluded from this proposal:

- Servers
- Network PoE switches
- 120 VAC requirements
- Conduit
- Any rental equipment
- Any potential state or local permits

Surveillance theory of operation

All cameras will be recorded on motion detection based on the area of interest per customer request.

Cameras on the network will utilize the customer's network, and each will have an IP address, subnet, & gateway that will be provided by the customer.

Camera locations & detail

A total of 4 cameras will be installed throughout your facility.

Camera locations and views shall be as follows:

- (1) Axis P3267LVE to be installed as a replacement for existing camera to view the area of the pavilion
- (2) Axis P3737 PLVE 360° cameras to be installed in the soffit of the N.W. and the S.W. corners of the pavilion to view the parking lots, playgrounds and pool areas.
- (1) Axis P3737 PLVE 360° camera to be corner mounted on pavilion to view the playground area.

Head end location

This system will provide a minimum of 30 days of recorded video storage at 10 frames per second (camera resolution and frame rate can be adjusted to maximize storage capabilities, but image quality will be reduced – only done at customer's request).

POE switch for camera connectivity will be provided by the customer.
This is a cloud-based system and does not require a server.

Access Control theory of operation

A total of 2 doors will be secured by the access control system. Each door will be outfitted with a new electronic lock. The two doors will be set to only activate the electronic locks during a set programmed schedule for access to the areas.

Door handles, crash bars, latches, deadbolts, keyed cylinders and any other latching hardware are not included in this proposal unless otherwise noted below.

- Men's Restroom
- Women's Restroom

Head end location

1 control panel and 1 power supply are required for the system. The panel shall be installed in the mechanical room of building.

The control panel will require 120V AC hardwired or plug in receptacle connection. This to be done by a qualified licensed electrician and shall be provided by the customer.

Dedicated network jack, I.P. Address, Subnet Mask and Gateway information are required for communication. The control panel will require 1 network connection with 1 static IP addresses each, which shall be provided by the customer.

Programming

Convergent shall provide all necessary labor to configure, test, & commission the cameras and access controls system.

Customer responsible for written approval of all camera views

Training

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

Cabling

Wire, cable and installation of wire and cable shall be completed by Convergint. Conduit that is required for wire runs shall be the responsibility of the customer.

Rental equipment & Permits

Any local permits needed are not included in this proposal.
Any rental equipment needed to complete the project is not included in this proposal.
Aerial lifts, ladders, or any other rental equipment needed will have additional costs.

Software subscription

1-Year Software Support.

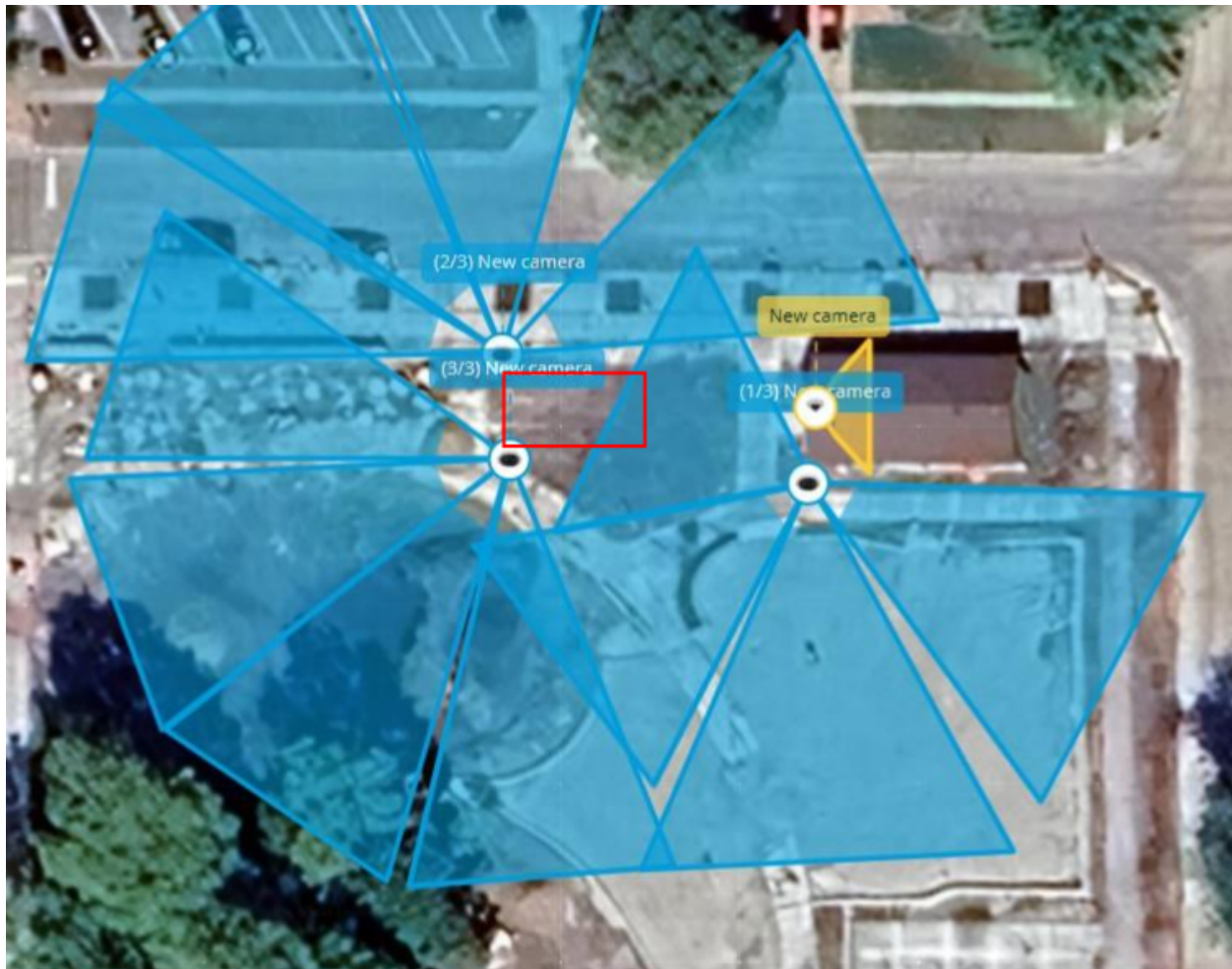
Warranty

1-Year Parts & Labor Warranty.

Tariff Contract Clause:

Pricing is based on current market conditions and does not include any potential tariffs, duties, or manufacturer-imposed surcharges that may arise during the project. If such costs are incurred due to changes in trade policies, supply chain disruptions, or other external factors beyond Convergint's control, Convergint will assess their impact and submit a formal change order for review. These costs will be communicated transparently, and project continuation may require an adjustment to the budget accordingly. Customer's agreement to the change request will not be unreasonably withheld.

This proposal is valid for 30 days.



Device Hardening (reduce cyber risk)



Convergent may provide Device Hardening services for certain qualifying and scoped equipment. Services may include disabling unused & non-essential device features, disabling unused network comms (e.g., services, ports), changing default passwords, and updating firmware. The hardening services provided will depend on the equipment being installed, equipment capabilities, and manufacturer-provided permissions and recommendations. Not all equipment may receive hardening. Ask your Convergent contact for details on qualifying equipment and the hardening services being provided.

These are one-time services — ask your Convergent contact for information on how Convergent can provide ongoing support.

Convergent cannot guarantee the security of the devices it installs or of Customer's IT environment, no networked system is completely secure, and Customer remains ultimately responsible for its IT environment.

Materials

Line	Qty	Part	Description	Manufacturer
1	1.00	AXC-02330001	AXIS P3267-LVE	AXIS
2	3.00	Z4-02634001	P3737-PLE Multidirectional Panoramic Camera	AXIS
3	1.00	AXC-01513001	Axis T94N01D Pendant Kit	AXIS
4	1.00	AXC-5504821	AXIS T91D61 Wall Mount	AXIS
5	1.00	AXC-5017-641	AXIS T91A64 Corner Bracket	AXIS
6	1.00	PW-PS1270	12V 7AH SLA BATTERY F1	Power-Sonic
7	1.00	ALT-TROVE1M1S X	Trove1M1 enclosure w/ Mercury backplane	Altronix
8	1.00	ALT-AL600ULXB	POWER SUPPLY/CHARGER,UL,115VACINPUT BOAR	Altronix
9	1.00	ALT-ACM4CB	4 OUTPUT ACCESS POWER CONTROLMODULE - CO	Altronix
10	1.00	SY-LP1502	Mercury Intelligent Controller, Linux Based, 8In/4Out/2Rd (2 reader licence connections included)	genetec
11	2.00	1500-605	1500-605 ELEC STRIKE BODY ONLY MORT&CY12/24VDC FSE/FS	HES
12	1.00	5566060	23-4P Unshielded Solid Plenum Cat6 Grn Jkt	Windy City Wire
13	1.00	446100CT-250	4 Element Composite Cable Plenum Wht Jkt, 250FT	Windy City Wire
14	1.00	SY-CLOUDLINK-G2	Synergis™ Cloud Link with 4GB of RAM, 16GB Flash, second generation, installed with Synergis™ access control firmware, four RS-485 ports, PoE.	genetec
15	13.00	SCC-PREMIUM-1C-1Y	Security Center SaaS Premium - One camera lens connection for 1 year	genetec

Line	Qty	Part	Description	Manufacturer
16	2.00	SCC- PREMIUM- 1R-1Y	Security Center SaaS Premium - One reader connection for 1 year	genetec
Total Project Price				\$ 25,375.89

Clarifications and Exclusion

1. All work proposed herein, shall be performed during normal business hours Monday through Friday 8:00 am - 5:00 pm.
2. Low voltage wiring shall be installed via open air code approved methods.
3. Provision or installation of conduit, wire, boxes, fittings or other electrical installation materials unless specifically listed under Inclusions or Bill of Materials.
4. Permits or associated fees are not included.
5. Customer to provide static IP addresses and network connections at panel locations.
6. Customer to provide a secured staging & storage area for project related materials.
7. Pricing assumes that electronic Auto CAD files are available from customer for our use in creating submittal drawings.
8. Fifty percent (50%) of the proposed sell price shall be payable to Convergent for project mobilization. Mobilization shall be invoiced and due upon customer acceptance of this proposal.
9. Proposal does not include sales tax unless otherwise noted.
10. Anything in the Contract Documents notwithstanding, in no event shall either Contractor or Subcontractor be liable for special, indirect, incidental or consequential damages, including commercial loss, loss of use, or lost profits, even if either party has been advised of the possibility of such damages.
11. Convergent reserves the right to negotiate mutually acceptable contract terms and conditions with customer by making mutually agreeable changes to the formal contract included in the Bid Documents.
12. Supply Chain Delays & Price Adjustments: Customer acknowledges that supply chain disruptions and shipping delays may occur for reasons beyond Convergent's reasonable control and agrees to grant reasonable extensions for such delays. Pricing is based on current market conditions and excludes increases due to tariffs, duties, manufacturer-imposed surcharges, or other cost increases arising from trade policy, regulatory actions, or external factors beyond Convergent's control. If such cost increases arise, Convergent will submit a formal change order, and Customer agrees to approve reasonable adjustments. Convergent will use commercially reasonable efforts to minimize such increases.

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

IMPORTANT NOTICE

You requested that Convergint provide you with certain security and safety products and services. By using these products and services, you acknowledge that:

- **Under no circumstances should Convergint-provided products and services be your sole method of security or safety.** Effective security and safety require a multi-layered approach involving people, processes, and technologies. Convergint-provided products and services do not guarantee security or safety, will not detect or prevent all threats or risks all the time (including threats they are designed to detect), and will not ensure overall safety and security. You are ultimately responsible for your people, premises, and property, including for maintaining an effective response plan and promptly implementing your response plan in response to alarms or threats.
- **All security products and services have limitations.** No product or service can guarantee safety or security. It is your responsibility to ensure you are informed about product or service limitations and that you regularly test and validate the products and safety plans. Reach out to your Convergint account executive to learn how our support services can help. And if you have a service plan, you are responsible for promptly notifying Convergint in the event of any defect, malfunction, or performance issue with the products and services.
- **Various factors can impact product performance.** Selecting products and settings may involve tradeoffs between the level of security and safety on the one hand and speed, convenience, and cost on the other hand. Convergint can give you guidance, but you are ultimately responsible for selecting products and settings based on your organization's risk profile and tolerance.
- **The products are made by third-party manufacturers, not Convergint.** You are bound by and must use, test, and maintain the products in accordance with the manufacturer's terms and instructions. Convergint does not independently validate the accuracy of claims or statements made by manufacturers, and makes no assurances regarding their accuracy. You are responsible for using the products and services in compliance with laws and regulations applicable to you or as permitted in your jurisdiction.
- **All products and services are governed exclusively by a final agreement.** No advertisement, literature, brochure, website, or statements made during the sale process or otherwise (whether orally or in writing) should be interpreted as a promise, warranty, or other assurance.
- **You have reviewed the "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION" documentation, available at convergint.com/terms.**



Total Project Investment:

\$ 25,375.89

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

Sincerely,

Daniel Lynch

Convergent

Daniel Lynch

By signing below or accepting the services described in this proposal, Customer accepts and agrees to this proposal, including the enclosed Terms and Conditions, along with any addendums or exhibits that may be attached or referenced therein. Any additional or contrary terms, including on a Customer PO, are expressly rejected. By signing, you represent and warrant that you have authority to accept this proposal on behalf of Customer.

John Horton Customer Name (Printed)	March 27, 2025 Date
Authorized Signature	Title

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

SECTION 1. THE WORK

This Agreement takes precedence over and supersedes all prior proposals, correspondence, and oral or written agreements or representations relating to the work set forth in the attached scope of work ("Work"). This Work commences on the start date and will be performed pursuant to the schedule specified in the attached scope of work and, subject to any change orders or addendums, represents the entire agreement between Convergent and Customer. This Agreement applies to the exclusion of any other terms that the Customer seeks to impose or incorporate (such as Customer's purchase order form) which are in addition to or inconsistent with the terms and conditions of this Agreement, or which are implied by trade, custom, practice or course of dealing, all of which are deemed expressly rejected and will not be binding.

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

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

Convergent agrees in accordance with the mutually agreed project schedule:

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

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

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

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

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

Applicable to Monitoring Services Only: If Monitoring Services are identified in the Proposal, the parties agree that (a) these Terms and Conditions are not applicable, and (b) Monitoring Services are governed by the Monitoring Services Terms and Conditions effective on the Effective Date of the Proposal and available at <https://www.convergent.com/terms>, which is incorporated by reference as if set forth herein in full. "Monitoring Services" is defined as "Services" in the Monitoring Services Terms and Conditions.

SECTION 2. PRICING

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

SECTION 3. INVOICE REMITTANCE AND PAYMENT

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

If the Work is performed over more than one month, Convergent will invoice Customer each month for the Work performed during the previous month. Customer agrees to pay the amount due to Convergent as invoiced, within thirty (30) days of the date of such invoice. If the Work is

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

SECTION 4. WARRANTY

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

SECTION 5. CHANGES

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

SECTION 6. FORCE MAJEURE

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

SECTION 7. INSURANCE

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

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

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

SECTION 8. INDEMNIFICATION

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

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

Applicable to Weapons Detection Only: If Convergent provides Weapons Detection Systems or Services, then such Systems and Services are further governed by the Weapons Detection Addendum effective on the Effective Date of this Proposal and available at <https://www.convergent.com/terms>, which is incorporated by reference as if set forth herein in full. "Weapons Detection Systems or Services" means any "Systems" and/or "Services" as each are defined in the Weapons Detection Addendum.

SECTION 9. LIMITATION OF LIABILITY

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

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

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

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

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

SECTION 11. PERSONAL DATA & SECURITY

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

To the extent Convergent accesses Customer's information systems, Convergent will not be responsible or liable for losses or harms caused by following Customer's instructions, caused by Third Party Products, caused by third party or Customer-specified remote access software, or that are otherwise not due to the fault of Convergent. Customer-authorized changes to Customer information systems are at Customer's own risk and Customer acknowledges it is responsible for the overall security of its information systems.

SECTION 12. INTELLECTUAL PROPERTY

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

SECTION 13. PRICE ADJUSTMENT

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

fuel, such surcharges to be specified and invoiced by Convergent.

SECTION 14. TERMINATION

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

SECTION 15. GOVERNING LAW AND DISPUTES

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

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

SECTION 16. MISCELLANEOUS

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

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

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

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

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

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

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

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

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

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

Convergent provides additional product safety and service information at <https://www.convergent.com/terms/> (see "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION"), which it encourages Customer to review prior to use.



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

Item No. 5.n.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution approving the disposal of expired / non-certified Self-Contained Breathing Apparatus bottles and harnesses

CONTACT PERSON:

Aaron Kreuder, Fire Chief

BRIEF HISTORY & ANALYSIS: The Bondurant Emergency Services Department is planning to dispose of self-contained breathing apparatus (SCBA) equipment. This equipment was obtained for free from another fire department and utilized for training purposes only (no live fire training), in an effort to preserve the life and capacity of current certified equipment. With the change in staffing and hiring practices, BES no longer has a need for this equipment and the equipment is no longer usable for live fire operations. As BES prepares to move additional items to dispose of will be forthcoming. At this time the intent is to utilize these items for the first auction with [Govdeals.com](https://www.govdeals.com) in preparation for the future.

The attached resolution authorizes the disposal of the equipment by auctioning it on Govdeals.com.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-103

CITY OF BONDURANT
RESOLUTION NO. 250407-103

RESOLUTION APPROVING THE DISPOSAL OF EXPIRED / NON-CERTIFIED SELF-CONTAINED BREATHING APPARATUS (SCBA) BOTTLES AND HARNESSSES

WHEREAS, the City of Bondurant Emergency Services Department (BES) has in its possession expired and non-certified self-contained breathing apparatus (SCBA) bottles and harnesses; and

WHEREAS, the SCBA equipment was originally obtained at no cost from another fire department and used solely for training purposes (excluding live fire training), in an effort to preserve the lifespan and functionality of the City's certified SCBA equipment; and

WHEREAS, due to changes in staffing and hiring practices, the BES no longer has a use for the expired equipment, which is no longer suitable for use in live fire operations and has exceeded its functional service life; and

WHEREAS, the BES has identified GovDeals.com as the platform to auction said equipment and prepare for future surplus disposals; and

WHEREAS, the City deems it in the public interest to authorize the disposal of such equipment through auction in accordance with applicable city and state procedures.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the disposal of the expired / non-certified SCBA bottles and harnesses by auction on GovDeals.com is hereby approved.

PASSED AND APPROVED this 7th day of April 2025.

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. 5.o.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution of endorsement for the City of Bondurant's grant application to the Iowa Economic Development Authority's Community Catalyst Building Remediation Program for funding to assist with renovation efforts at T-12 Distillery at 101 Lincoln Street NE

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

On January 8, 2025, the Bondurant City Council held a public hearing to consider potential private development projects interested in partnering with the City to submit a pre-application to the Iowa Economic Development Authority's (IEDA) Community Catalyst Building Remediation Grant Program. The program is designed to support the revitalization of underutilized or deteriorating buildings in Iowa communities by funding transformative redevelopment projects that enhance local economic vitality and improve quality of life.

As the program allows only one pre-application per community per grant round—and requires that the City, not a private developer, serve as the applicant—the City Council considered all presented projects against the IEDA's published pre-application scoring criteria. Following this process, the Council selected the T-12 Distillery renovation project at 101 Lincoln Street NE as the most competitive for submission.

The City submitted its pre-application to the IEDA prior to the January 30, 2025 deadline. Subsequently, the City was notified by the IEDA that it has been invited to submit a full application for the project. The full application is due April 17, 2025. If awarded, the grant—up to \$100,000—would be distributed to the developer through a reimbursement process, as outlined in a future development agreement between the City and T-12 Distillery. Project completion is required within 24 months of the anticipated award date in June 2025.

The resolution under consideration formally endorses the City's full application to the IEDA and authorizes staff to complete and submit the required documentation on behalf of the project.

FUNDING SOURCE: N/A to submit application

STAFF RECOMMENDATION: Approve resolution on a roll call vote after inserting address for applicant project.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-104

CITY OF BONDURANT
RESOLUTION NO. 250407-104

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S FULL
APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY'S
COMMUNITY CATALYST GRANT PROGRAM FOR FUNDING TO ASSIST WITH
RENOVATION EFFORTS AT T-12 DISTILLERY AT 101 LINCOLN STREET NE

WHEREAS on January 8, 2025, the Bondurant City Council held a public hearing to consider potential private development projects interested in partnering with the City to submit a pre-application to the Iowa Economic Development Authority's (IEDA) Community Catalyst Building Remediation Grant Program; AND

WHEREAS the program requires that the City, not a private developer, serves as the applicant; AND

WHEREAS following review of all submitted proposals, the City Council selected the renovation of T-12 Distillery, located at 101 Lincoln Street NE in downtown Bondurant, as the most competitive project for submission based on the IEDA's scoring criteria; AND

WHEREAS the T-12 Distillery project aligns with the vision set for in the Grain District Downtown Redevelopment Plan.

WHEREAS the T-12 Distillery project aligns with Chapter 7 of the Building Bondurant Comprehensive Plan, Community Character + Downtown, which encourages preservation and enhancement of the City's historic core and supports strategic partnerships to promote a vibrant, economically diverse downtown; AND

WHEREAS the T-12 Distillery project is considered to be catalytic, meaning its renovation efforts may help drive other downtown-area redevelopment efforts of the Grain District; AND

WHEREAS the City of Bondurant submitted its pre-application by January 30, 2025, deadline and was subsequently invited by IEDA to submit a full application for the project; AND

WHEREAS if awarded, the grant will be reimbursed to the developer through a formal development agreement with the City, with project completion required within 24 months of the anticipated award date in June 2025; AND

WHEREAS the City of Bondurant is appreciative of the opportunity to apply for funds through the Community Catalyst Building Remediation Grant Program to assist with renovation of this catalytic T-12 Distillery project.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council authorizes City Staff to submit the City's full application grant request in the amount of \$100,000 to the Community Catalyst Building Remediation Grant Program and that the Mayor is authorized to sign the necessary Project Assurances attachment.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 7th day of April 2025.

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. 5.p.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution of endorsement for the City of Bondurant's grant application to the Iowa Economic Development Authority's Community Attraction & Tourism Grant for funding to assist with renovation efforts at The Station

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Information will be added on Monday, April 7 regarding this grant.

FUNDING SOURCE: N/A to submit application

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

Proclamation
National Library Week 2025
April 6-12, 2025

WHEREAS, libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can explore new ideas and be drawn to new possibilities;

WHEREAS, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and lifelong learning;

WHEREAS, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive;

WHEREAS, libraries partner with schools, businesses, and organizations, connecting the dots to maximize resources, increase efficiency, and expand access to essential services, strengthening the entire community;

WHEREAS, libraries empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success;

WHEREAS, libraries nurture young minds through storytimes, STEAM programs, and literacy initiatives, fostering curiosity and a love of learning that lasts a lifetime;

WHEREAS, libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression;

WHEREAS, dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all;

WHEREAS, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme “**Drawn to the Library**”;

NOW, THEREFORE, be it resolved that I, Doug Elrod, Mayor, proclaim April 6–12, 2025, as National **Library Week**. During this week, I encourage all residents to visit their library, explore its resources, and celebrate all the ways that the library draws us together as a community.



Doug Elrod, Mayor



Whereas, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

Whereas, Arbor Day is now observed throughout the nation and the world, and

Whereas, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I, Doug Elrod, Mayor of the City of
Bondurant, Iowa, do hereby proclaim
April 25, 2025 as

Arbor Day

In the City of Bondurant, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 25th day of April
Mayor



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

Item No. 7.b.
For Meeting of 4/7/2025
Presentation

TITLE: Danae Edwards, Iowa Parks & Recreation Foundation

CONTACT PERSON:

Katie Klus, Communication & Events Coordinator

BRIEF HISTORY & ANALYSIS: The City of Bondurant applied and was awarded a mini-grant from the Iowa Parks and Recreation Foundation to fund new park infrastructure, including benches and picnic tables, at Collison Soccer Park. This coincides with the playground replacement project. Danae Edwards, representing IPRF will present the funds to the City.

FUNDING SOURCE: Revenue

STAFF RECOMMENDATION: Accept check.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



Bondurant - CAD - Calls for Service

Count

Mar 2025

Call Code	Call Sub-Code	Number of Calls
ABANDONED VEHICLE		3
ACCIDENT		1
ACCIDENT	PERSONAL INJURY	2
ACCIDENT	PROPERTY DAMAGE	7
ALARM SILENT	PANIC	1
ALARM SILENT	RESIDENTIAL	1
ANIMAL CALL		1
ANIMAL CALL	BARKING DOG	1
ANIMAL CALL	BITE	2
ANIMAL CALL	CONFINED	1
ANIMAL CALL	INJURED	1
ANIMAL CALL	STRAY	7
ASSIST OFFICER/AGENCY	FIRE DEPARTMENT (PSCO USE ONLY)	8
ASSIST OFFICER/AGENCY	MEDICS (PCSO USE ONLY)	33
AUDIBLE ALARM	COMMERCIAL	11
AUDIBLE ALARM	RESIDENTIAL	5
BUILDING CHECK		28
CHILD IN NEED OF ASSISTANCE (CHINA)		3
CONCENTRATED PATROL - PC ONLY		49
DEBRIS IN ROADWAY		1
DISPUTE/DISAGREEMENT		3
DISPUTE/DISAGREEMENT	CIVIL	2
DISPUTE/DISAGREEMENT	HALF ONLY	2
DOMESTIC		5
DOMESTIC	FIGHT	1
DOMESTIC	PROPERTY RETRIEVAL	3



Polk County Sheriff's Office
Administrative Services

Bondurant - CAD - Calls for Service

Count
Mar 2025

DPQ		2
FIGHT		1
FIRE ALARM - PC ONLY		8
FOLLOW UP		11
FRAUD	REPORT	4
HARASSMENT	REPORT	3
HIT & RUN	REPORT	3
ILLEGAL POSSESSION	TOBACCO	1
INFORMATION		2
INFORMATION	REPOSSED VEHICLE	2
INTOXICATED PERSON		2
INVESTIGATION ASSIGNMENT	CARBON MONOXIDE DETECTOR W/O ILLNESS - PC ONLY	2
INVESTIGATION ASSIGNMENT	FIRE ALARM SIGNAL TROUBLE - PC ONLY	1
INVESTIGATION ASSIGNMENT	SMOKE IN THE AREA - PC ONLY	1
INVESTIGATION ASSIGNMENT	SMOKE ODOR NO FIRE - PC ONLY	1
LOST PROPERTY	REPORT	1
MENTAL PROBLEM		1
MESSAGE		5
MISSING PERSON	REPORT	1
NARCOTIC ACTIVITY		1
OPEN DOOR		3
OWI		1
PUBLIC ASSIST (POLICE)		11
PUBLIC WORKS INFORMATION		3
RADAR SETUP		17
RECKLESS DRIVER(S)		8
RECOVERED/FOUND PROPERTY		2



Bondurant - CAD - Calls for Service

Count

Mar 2025

SCHOOL BUS VIOLATION		10
STALLED VEHICLE		14
STILL ALARM - CHOOSE SUB TYPE	GRASS/TREE FIRE - PC ONLY	2
STILL ALARM - CHOOSE SUB TYPE	ILLEGAL BURN	1
STILL ALARM - CHOOSE SUB TYPE	WIRES DOWN / ARCING - PC ONLY	1
STRUCTURE FIRE	APPLIANCE CONTAINED - PC ONLY	1
SUICIDE	SERIOUS INJURIES	1
SUICIDE	THREATS	2
SUSPICIOUS		1
SUSPICIOUS	ACTIVITY	3
SUSPICIOUS	INFORMATION	1
SUSPICIOUS	PERSON	3
SUSPICIOUS	PERSON WITH WEAPON	2
SUSPICIOUS	VEHICLE	7
THEFT	REPORT	2
THREATS	REPORT	1
TRAFFIC STOP		136
VANDALISM		1
VEHICLE UNLOCK		7
WELFARE CHECK		7
Total:		483

A total of one response was received. The response was submitted by Twist. Twist is a side shop serving mixed sodas, lemonades, sparking waters, teas, and energy drinks. The RFP Scoring Committee recommends the Bondurant City Council select Twist as the successful response. They are proposing a \$2,000 payment for the seasonal lease. A copy of the proposal is attached.

FUNDING SOURCE: Revenue

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Twist - Bondurant Lease Opportunity 2025

Bondurant Mobile Vendor Site Application 2025

Twist - Soda Shop
Tiffany & Justin Simmons
Bondurant, IA
515-867-4767

<https://twistsips.com/>
<https://www.instagram.com/twistsips/>
<https://www.facebook.com/twistfountainsips/>

Business Information:

Twist is a dirty fountain soda shop serving up fun mixed sodas, lemonades, sparkling waters, teas, and energy drinks. After a successful season of mobile events in 2023, we built a walk-up soda shop in 2024, placing it in Bondurant, IA, where we served hundreds of happy customers daily earning rave reviews on Google and social media. Our concept is relatively new to Iowa and the Midwest but has exploded in popularity elsewhere, especially thanks to a hit TV show based in Utah.

Part of our success stems from drawing customers not just from Bondurant but from across the Des Moines Metro, including Pella, Indianola, Knoxville, Grimes, West Des Moines, Altoona, and Ankeny. We believe a fun, family-friendly drink option like Twist is a great fit for any community, especially right along the Chichaqua Valley Trail in our hometown.

We're actively pursuing a brick-and-mortar location in Bondurant's Grain District and are excited about the opportunity to continue serving our customers as we establish a permanent spot. As local, small business owners we are committed to our community as Justin serves on the Board of Directors for the Bondurant Chamber of Commerce, specializing in technology and partnerships and Tiffany and Twist were honored as nominees for Small Business Person of the Year and Small Business of the Year in 2024.

At Twist, we enjoy adding positivity and fun to our community and connecting with other small business owners who uplift and support one another.

Business Plan:

Within the paved concrete pad we will set-up our 7x10 custom built walk-up soda shop which we refer to as a “Sip Studio” where we aim to bring a fun, family-friendly drink option to the Chichaqua Valley Trail area. Our business aligns with the community’s character by offering a nostalgic yet modern soda experience that appeals to cyclists, walkers and local families. We focus on efficiency, sustainability, and inclusivity, ensuring every customer finds a drink they love. By setting up near the trail, we will complement existing businesses while providing a non-alcoholic, non-coffee specialty drink option.



Operational Plan

- **Hours of Operation:** Summer Hours: Monday-Saturday 12-8pm; Sunday 12-6pm, Fall Hours: We will operate similar hours but close earlier due to daylight savings
- **Staffing:** The business will be primarily operated by Tiffany and will be staffed with other members of the community. Last year we employed 6 high school students and 3 local residents and look to do the same in 2025, hoping to inspire the next generation of entrepreneurs.
- **Compliance:** We adhere to all Site Specifications, Vendor Requirements, Food Safety Standards, and Lease Terms outlined in the RFP, ensuring a seamless integration into the space.
- **Site Plan:** Twist's "Sip Studio" requires minimal space and operates efficiently. Our rechargeable battery-powered setup allows us to serve customers without disrupting the natural ambiance of the trail, making us a flexible and ideal vendor for the location (no noisy/smelly generators).

Experience & Qualifications

In addition to our walk-up soda shop serving in Bondurant in 2024, Twist has also successfully operated at numerous farmers' markets, fairs, and private events throughout Iowa, including:

- **Farmers' Markets:** Valley Junction, Uptown Ankeny, Bondurant, Beaverdale, Maxwell, Nevada, and Carlisle. In 2025 we can also be found at the Downtown Des Moines Farmers Market.
- **Festivals & Fairs:** Marion County Fair, WillowFest, Adel's Sweet Corn Festival, Carlisle's 4th of July, Southeast Polk's Homecoming Festival, and more.
- **Private & Corporate Events:** Weddings, corporate functions, and weekly drink drops for local and surrounding school districts. In 2025 we can also be found at Drake and Iowa State University events.
- **Professional Background:** Tiffany is the creative mind behind the branding, voice, and menu at Twist. She previously held leadership positions in corporate America for over a decade, sat in an HR organization for a local company and ran a successful photography business

Justin manages the company's physical assets from fixtures to hardware and inventory as well as the ops processes. He was previously a business consultant for a large insurance company and two tech startups and co-founded a separate tech startup.

Our track record demonstrates our ability to manage high-volume events efficiently while providing a high-quality customer experience.

Financial Proposal

We propose a competitive lease rate of \$2,000 for the season while ensuring mutual benefit for both our business and the city, contributing to the vibrancy of downtown Bondurant.

Additional Considerations

- **Unique Product Offering:** Twist provides a diverse mix of beverage options that are not currently available in the area, ensuring a fresh addition to the local food and beverage scene.
- **Eco-Friendly & Community-Oriented:** Our sustainable approach reduces waste and energy consumption, making us an environmentally conscious choice for the space.
- **Proven Success & Growth Potential:** Our rapid growth and strong customer engagement indicate long-term sustainability and potential for expansion, aligning with Bondurant's vision for economic development.

Conclusion

Twist is the perfect addition to the Chichaqua Valley Trail area. Our commitment to sustainability, community engagement, and high-quality service ensures that we will enhance the trail's appeal while providing a refreshing and enjoyable experience for visitors. We look forward to the opportunity to contribute to Bondurant's charm and vibrancy through our unique beverage offerings - both at this space and eventually in the Grain District.



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

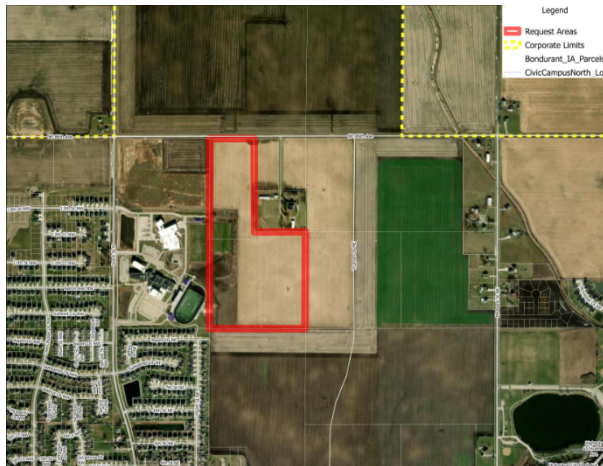
Item No. 8.b.
For Meeting of 4/7/2025
Public Hearing

TITLE: Public hearing to consider rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District

CONTACT PERSON:

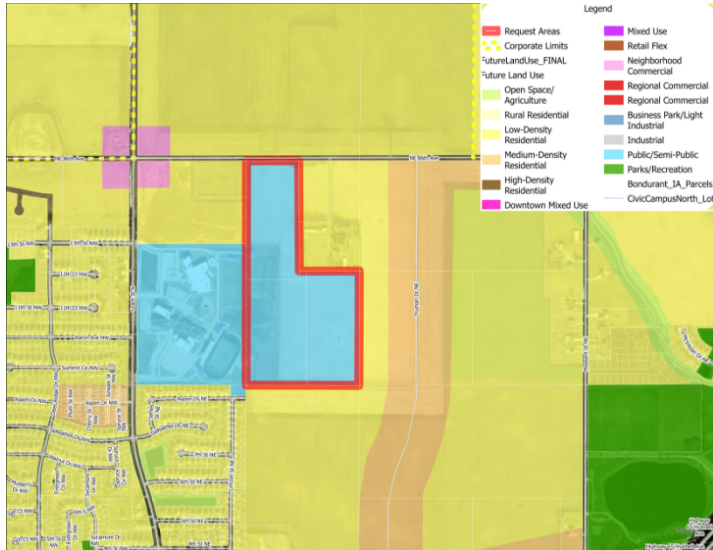
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City has received a rezoning request for parcels 231/00021-623-003, 231/00021-623-005 and 231/00021-623-006. The rezoning request proposes to change the zoning from A-1 Agricultural to R-2 Medium Density Residential. This property is currently owned by the Bondurant-Farrar Community School District. A portion of the property is being proposed for athletic fields for use by the School District. The request area is highlighted below.

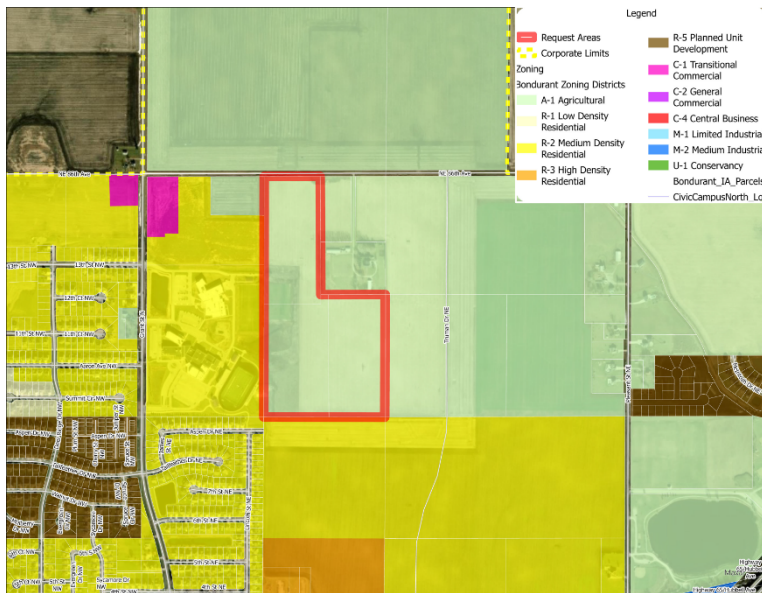


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, Comments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

Comprehensive Plan/Future Land Use Map – the property is currently designated for Public/Semi-Public. There is existing residential use to the southwest of the three parcels. The Future Land Use Map calls for low-density residential to the north, east and south with Medium-Density Residential along the future Truman Street corridor. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The parcels in question are currently zoned A-1 Agricultural. The current property is used for agricultural row cropping. There is existing single-family residential located to the east and southwest of the subject properties. The properties in question are outlined below on the City's existing Zoning Map.



Parkland Dedication –There are no parkland dedication requirements for public school developments. As part of a larger school project located to the south of the rezoning

area, a neighborhood park will be constructed to the east of the existing residential properties located on Lincoln Street NE.

Streets – The property is accessible from the existing school campus. The property will also have limited access from Aspen Drive NE. A site plan for this area is also on the Planning and Zoning Commission's agenda.

Pedestrian Connections –The City is currently working with the property owner to locate a pedestrian trail along the southern property line. There will be pedestrian walking paths connecting to the proposed athletic fields.

Utilities – All utilities have been expanded to the existing school campus, these utilities will be extended to the proposed development site. The athletic fields will include the use of stadium lighting, this lighting is further addressed on the applicant's site plan.

FEMA Floodplain – this property is not located within 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 - none directly related to rezoning application.

Comments from Properties within 200' - as required by the Zoning Code, property owners within 200' of the requested rezoning area were notified by mail of the rezoning application. No comments have been received at the time of writing this agenda statement.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this rezoning request during their March 13, 2025, meeting and voted on recommended approval. Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

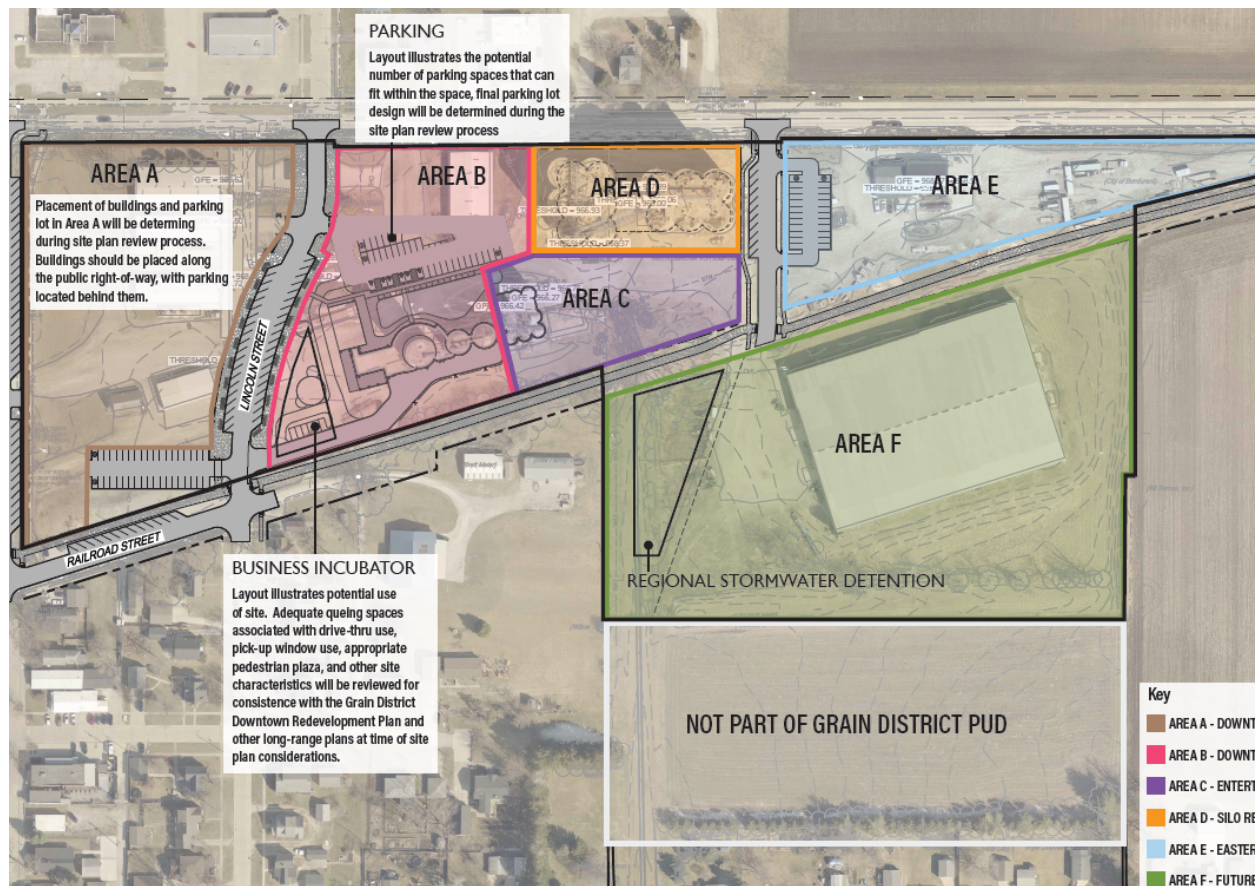
Item No. 8.c.
For Meeting of 4/7/2025
Public Hearing

TITLE: Public hearing to consider rezoning request of multiple properties located within the Downtown Grain District Redevelopment Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD)

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: The City of Bondurant and The 101 LLC have jointly submitted a rezoning request for multiple parcels located within the Grain District Downtown Redevelopment Area. The request proposes changing the zoning designation of these parcels—from Central Business (C-4) and Medium Industrial (M-2) Districts to the Grain District Planned Unit Development (PUD), or R-5 District—to implement the vision of the Grain District Downtown Redevelopment Plan. As is shown in the attached and below PUD Concept Plan, there are six distinct redevelopment areas of the Grain District, including: Downtown Mixed Use, Downtown Corridor, Entertainment & Play, Silo Redevelopment, Eastern Gateway, and Future Recreation. While each area serves a unique purpose, together they collectively advance the shared goal of transforming the Grain District into a vibrant and connected mixed use district that honors the community's history while introducing areas for commercial, upper-story residential, entertainment, and civic space. The regulations included in the attached Grain District PUD ordinance establish the regulatory framework necessary to activate key redevelopment areas and are consistent with the terms previously agreed upon in the Grain District Memorandum of Understanding, which was approved in October 2024.



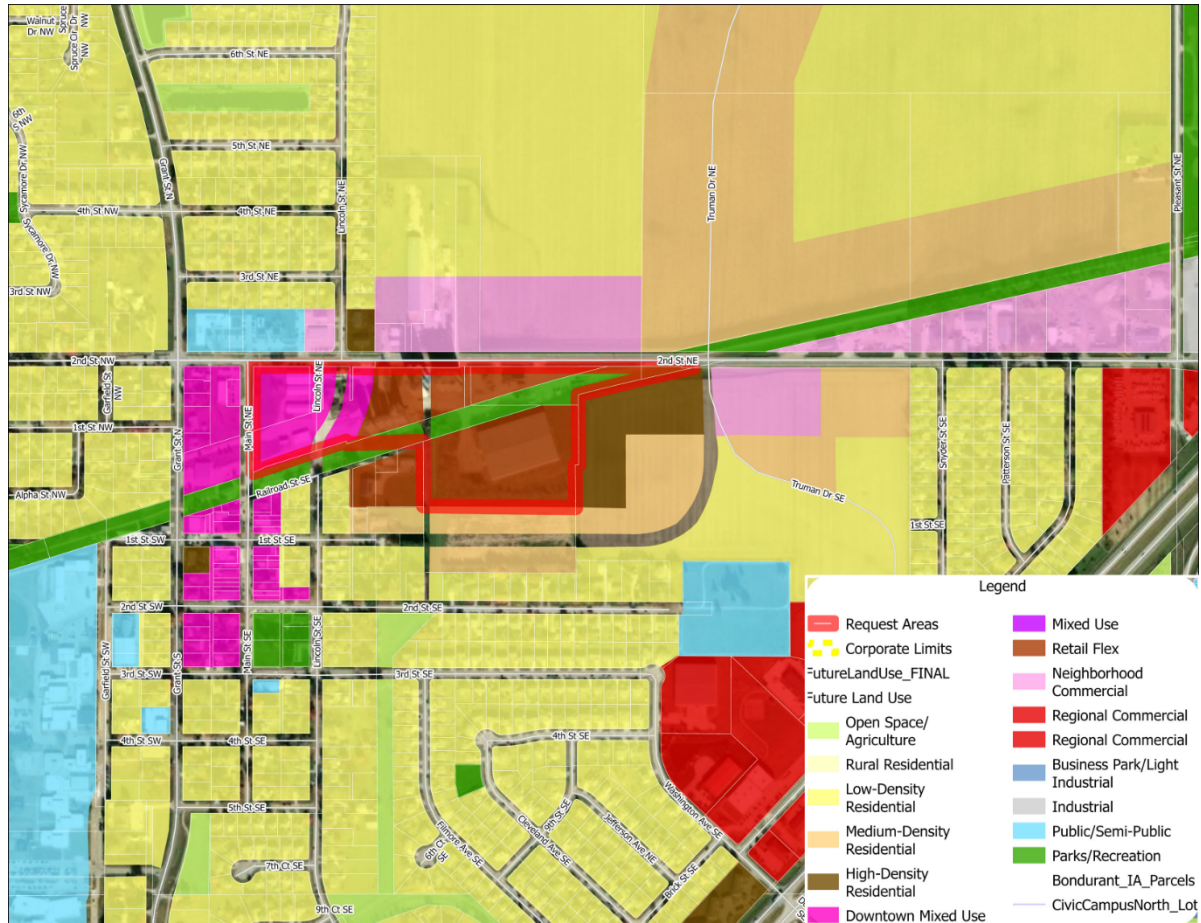
The Planning & Zoning Commission reviewed the Grain District PUD rezoning request at its March 13, 2025 meeting and voted to recommend approval. During the meeting, the Commission discussed proposed building heights for new structures in the Downtown Mixed Use and Downtown Corridor areas. The draft ordinance initially mirrored the C-4 District's height limit of 4 stories or 65 feet, which aligns with the Building Bondurant Comprehensive Plan's description of Mixed Use. In response to the developer's request for flexibility, the Commission supported allowing height increases to be reviewed as a minor PUD modification (rather than a substantial PUD modification) during eventual site plan review, provided the proposal is compatible with area character and parking needs. The attached PUD ordinance reflects this updated language recommended by the Planning & Zoning Commission.

The Grain District rezoning request area is highlighted below.

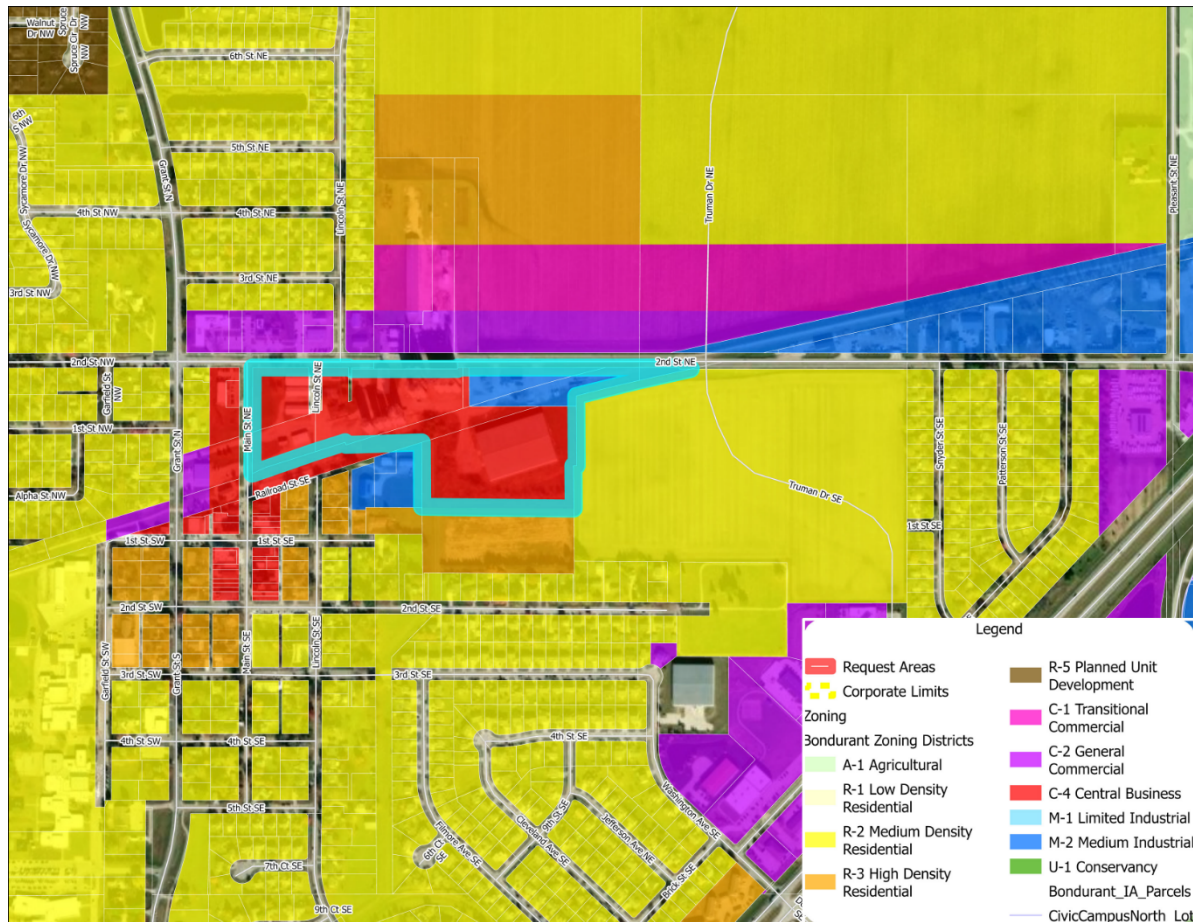


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land Use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, Comments from City Officials, and Comments from Nearby Property Owners.

Comprehensive Plan/Future Land Use Map – the Building Bondurant Comprehensive Plan designates the rezoning area as Retail Flex and Downtown Mixed Use, both of which align with the proposed uses of the Grain District PUD. *Retail Flex* supports a mix of residential and commercial uses in a cohesive, planned setting that complements adjacent downtown development. *Downtown Mixed Use* encourages higher-density, multi-story buildings up to 4 stories tall, with ground-floor retail or office and upper-story residential, along with shared or rear parking. Surrounding land uses include existing residential to the south-southeast, commercial to the west, and government and residential uses to the north. The request area is shown on the 2022 Future Land Use Map below.



Zoning – the parcels in question are currently zoned Central Business (C-4) and Medium Industrial (M-2). Rezoning approval will create consistency between the Building Bondurant Comprehensive Plan's Future Land Use Map and the City's official Zoning Map. The rezoning area is outlined below on the City's existing Zoning Map.



Parkland Dedication – this item will be reviewed in detail if/when mixed use buildings containing upper-story housing is proposed.

Streets –The Grain District is accessible via 2nd Street NE, Railroad Street, Lincoln Street NE, and Main Street NE. In 2025, Lincoln Street NE will be extended from Railroad Street to 2nd Street NE, opening new opportunities for commercial development. The Grain District Plan and PUD also call for urbanizing Main Street between Railroad Street and 2nd Street NE, as well as establishing a future north-south street between the elevator superstructure and 401 2nd Street NE to support long-term development south of the area.

Pedestrian Connections – in 2025 the Chichaqua Valley Trail will be extended diagonally through the entire Grain District area in the former railroad right-of-way area where an arboretum will be planted along it to help with creative placemaking efforts.

Utilities – this item will be reviewed in detail when the upcoming Grain District Preliminary Plat is submitted for review.

FEMA Floodplain – this property is not located within 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 - none directly related to rezoning application.

Comments from Properties within 200' - as required by the Zoning Code, property owners within 200' of the requested rezoning area were notified by mail of the rezoning application. No comments have been received at the time of writing this agenda statement.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this rezoning request during their March 13, 2025 meeting and voted on recommended approval. Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250324-72
2. Draft Grain District PUD Ordinance Text
3. Grain District Planned Unit Development Exhibit 03-05-2025

CITY OF BONDURANT
RESOLUTION NO. 250324-72

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REQUEST FOR
REZONING FROM THE CENTRAL BUSINESS (C-4) AND MEDIUM INDUSTRIAL (M-
2) DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD), ON THE PROPERTY
LOCATED WITHIN THE GRAIN DISTRICT MASTER PLAN AREA

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 Central Business (C-4) & Medium Industrial (M-2) Districts to Planned Unit Development (PUD), on property located within the Grain District Master Plan area and further described as follows:

Parcel 8022-31-127-026 excluding the southern portion currently zoned High Density Residential (R-3):

LOT 7 IN BONDURANT HEIGHTS, AN OFFICIAL PLAT, (EXCEPT PARCEL "L" OF PLAT OF SURVEY FILED ON OCTOBER 19, 2012 AND RECORDED IN BOOK 14493 PAGE 751), AND OUTLOT "X" AND LOT "A" IN LEWIS ADDITION, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

Parcels 8022-31-201-001, 8022-31-126-007 & 8022-31-126-009:

THE 100 FOOT ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NW ¼ OF THE NE ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND

PARCEL "L" OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751, BEING A PART OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NE ¼ OF THE NW ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND PART OF LOT 7, BONDURANT HEIGHTS, AN OFFICIAL PLAT; AND

THAT PART OF THE N ½ OF THE NW ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22, WEST OF THE 5TH P.M., LYING NORTH OF THE CHICAGO GREAT WESTERN RAILROAD CO. RIGHT-OF-WAY, EXCEPT THE WEST 1774 FEET THEREOF, AND EXCEPT PARCEL "M" OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

Parcels 8022-23-104-003:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., IN POLK COUNTY, IOWA BOUNDED AS FOLLOWS: ON THE WEST BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF MAIN STREET; ON THE NORTHWEST BY A LINE PARALLEL WITH AND DISTANT 250 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE WISCONSIN, IOWA AND BREASKA RAILWAY COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 31; ON THE EAST BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF LINCOLN STREET; AND ON THE SOUTHEAST BY THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF MAIN STREET, DISTANT 9 FEET NORTHWESTERLY, MEASURED RADIALLY, FROM THE CENTER LINE OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID SIDE TRACK IS NOW LOCATED; THENCE NORTHEASTERLY PARALLEL WITH SAID SIDE TRACK CENTER LINE TO A POINT DISTANT 8.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY EXTENSION OF THE CENTER LINE OF THE TANGENT SEGMENT OF SAID SIDE TRACK; THENCE NORTHEASTERLY PARALLEL WITH SAID LAST DESCRIBED SIDE TRACK CENTER LINE AND THE SOUTHWESTERLY EXTENSION THEREOF, TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF LINCOLN STREET, AND THERE TERMINATING; EXCEPTING THEREFROM THAT PART, IF ANY, LYING SOUTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID RAILWAY COMPANY, AS THE SAME IS NOW LOCATED.

Parcel 8022-31-126-006:

A STRIP OF LAND 100 FEET IN WIDTH EXTENDING OVER AND ACROSS THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., SAID STRIP OF LAND BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF THE MAIN TRACK OF THE FORMER WISCONSIN, IOWA, AND NEBRASKA RAILWAY COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, AND THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., LYING NORTHWESTERLY OF THE ABOVE DESCRIBED 100-FOOT WIDE STRIP OF LAND AND LYING SOUTHEASTERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 9 FEET NORTHWESTERLY, MEASURED RADIALLY, FROM THE CURVED SEGMENTS AND 8.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE TANGENT SEGMENTS, OF THE MOST NORTHWESTERLY SIDE

TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID SIDE TRACK IS NOW LOCATED, EXCEPT PARCEL "L" OF PLAT OF SURVEY FILED ON OCTOBER 19, 2012 AND RECORDED IN BOOK 14493 PAGE 751 AND EXCEPT THAT PART CONVEYED IN WARRANTY DEED RECORDED IN BOOK 14689 PAGE 266 AND EXCEPT THAT PART CONVEYED IN QUIT CLAIM DEED RECORDED IN BOOK 14688 PAGE 259.

Parcels 8022-31-126-005 & 8022-31-126-008:

LOTS 10, 11, 12, 13, 14, 16, 17, 18 AND 19 IN BLOCK 12 IN THE OFFICIAL PLAT OF OUT LOTS 10, 11 AND 12 IN THE TOWN OF BONDURANT, AND OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA. AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 39 MINUTES WEST 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST, 428.12 FEET; THENCE SOUTH 73 DEGREES 11 MINUTES 00 SECONDS WEST 448.81 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 00 SECONDS EAST, 132.84 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BONDURANT, POLK COUNTY, IOA, THENCE NORTH 90°00' EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, 1038.0 FEET, TO THE CENTER LINE OF LINCOLN STREET, AS PRESENTLY ESTABLISHED; TEHNCE SOUTH 0°00' EAST, ALONG SAID CENTER LINE OF LINCOLN STREET, 458.73 FEET, TO THE CENTER LINE OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS PRESENTLY ESTABLISHED; THENCE NORTH 72°55' EAST, ALONG SAID CENTER LINE 160.0 FEET; THENCE NORTH 17°05' WEST 8.5 FEET, TO THE POINT OF BEGINNING; THENCE TONTINUING NORTH 17°05' WEST 90.0 FEET, THENCE NORTH 72°55' EAST 100.0 FEET; THENCE SOUTH 07°05' EAST 90.0 FEET; THENCE SOUTH 72°55' WEST 100.0 FEET, TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80, RANGE 22; THENCE N. 90°00' E., ALONG THE NORTH LINE OF SECTION 31, 347 FEET; THENCE S. 0°39' W., 470.2 FEET; THENCE N. 73°11' E., 762.80 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EAST LINE OF LINCOLN STREET; THENCE CONTINUING N. 73°11' E., 478.0 FEET; THENCE S. 16°49' E., 200.0 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING 50 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE SOUTHWESTERLY 240.9 FEET ALONG A CIRCULAR CURVE CONCAVE SOUTHEASTERL; THENCE S. 73°11' W., 75.0 FEET; THENCE N. 16°49'W., 90.0 FEET; THENCE S. 73°11' W., 100.0 FEET; THENCE S. 16°49' E., 90.0 FEET TO A POINT ON THE NORTH LINE OF THE SAID RAILROAD RIGHT-OF-WAY AND 64

FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE S. 73°11' W ALONG THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY, 121.2 FEET TO A POINT ON THE EAST LINE OF LINCOLN STREET; THENCE N. 0°39' E., ALONG THE EAST LINE OF LINCOLN STREET, 194.99 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.998 ACRES. ALSO, A PORTION OF LINCOLN STREET IN THE TOWN OF BONDURANT, IOWA DESCRIBED AS A TRACT OF LAND BEING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, THENCE RUNNING SOUTHWESTERLY ALONG THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD 34.6 FEET TO THE CENTER OF LINCOLN STREET; THENCE NORTH ALONG THE CENTER LINE OF LINCOLN STREET AND PARALLEL WITH THE EAST LINE OF LINCOLN STREET 194.99 FEET; THENCE NORTHEAST A DISTANCE OF 34.6 FEET; THENCE SOUTH ALONG THE EAST LINE OF LINCOLN STREET, 194.99 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80, RANGE 22, THENCE N. 90°00' E., ALONG THE NORTH LINE OF SECTION 31, 347 FEET; THENCE S. 0°39' W., 470.2 FEET; THENCE N. 73°11' E., 1240.80 FEET TO THE POINT OF BEGINNING; THENCE N. 73°11' E., 235.2 FEET TO THE SOUTH LINE OF N.E. 78TH AVENUE; THENCE S. 89°21' E., ALONG SAID SOUTH LINE, 23.0 FEET; THENCE S. 0°39' W., 223.15 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING 30.3 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE SOUTHWESTERLY 191.70 FEET ALONG A CIRCULAR CURVE CONCAVE SOUTHEASTERLY TO A POINT ON THE SAID RAILROAD RIGHT-OF-WAY, BEING 50 FEET NORMALLY DISTANCE NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE N. 16°49' W., 200.0 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.088 ACRES. AND PARCEL "M" OF PLAT OF SURVEY FILED OCTOBER 19, 2012 IN BOOK 14493 PAGE 751 BEING PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 0.16 ACRES (6,883 S.F).

Parcel 8022-31-104-004:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 IN BLOCK 12, AND THE VACATED ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 12, ALL IN THE OFFICIAL REPLAT OF OUT LOTS 10, 11 AND 12 IN THE TOWN OF BONDURANT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 7th day of April, 2025 6:00 p.m. at the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed rezoning request of said property.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 24th day of March, 2025.

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 April 7, 2025 in the Bondurant City Council Chambers at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to rezone property from the Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD) District on multiple parcels located within the Grain District Master Plan area and further described as follows:

Parcel 8022-31-127-026 excluding the southern portion currently zoned High Density Residential (R-3):

LOT 7 IN BONDURANT HEIGHTS, AN OFFICIAL PLAT, (EXCEPT PARCEL "L" OF PLAT OF SURVEY FILED ON OCTOBER 19, 2012 AND RECORDED IN BOOK 14493 PAGE 751), AND OUTLOT "X" AND LOT "A" IN LEWIS ADDITION, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

Parcels 8022-31-201-001, 8022-31-126-007 & 8022-31-126-009:

THE 100 FOOT ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND

PARCEL "L" OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751, BEING A PART OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND PART OF LOT 7, BONDURANT HEIGHTS, AN OFFICIAL PLAT; AND

THAT PART OF THE N $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22, WEST OF THE 5TH P.M., LYING NORTH OF THE CHICAGO GREAT WESTERN RAILROAD CO. RIGHT-OF-WAY, EXCEPT THE WEST 1774 FEET THEREOF, AND EXCEPT PARCEL "M" OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

Parcels 8022-23-104-003:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., IN POLK COUNTY, IOWA BOUNDED AS FOLLOWS: ON THE WEST BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF MAIN STREET; ON THE NORTHWEST BY A LINE PARALLEL WITH AND DISTANT 250 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE WISCONSIN, IOWA AND BREASKA RAILWAY COMPANY (LATER THE CHICAGO

GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 31; ON THE EAST BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF LINCOLN STREET; AND ON THE SOUTHEAST BY THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF MAIN STREET, DISTANT 9 FEET NORTHWESTERLY, MEASURED RADIALLY, FROM THE CENTER LINE OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID SIDE TRACK IS NOW LOCATED; THENCE NORTHEASTERLY PARALLEL WITH SAID SIDE TRACK CENTER LINE TO A POINT DISTANT 8.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY EXTENSION OF THE CENTER LINE OF THE TANGENT SEGMENT OF SAID SIDE TRACK; THENCE NORTHEASTERLY PARALLEL WITH SAID LAST DESCRIBED SIDE TRACK CENTER LINE AND THE SOUTHWESTERLY EXTENSION THEREOF, TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF LINCOLN STREET, AND THERE TERMINATING; EXCEPTING THEREFROM THAT PART, IF ANY, LYING SOUTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID RAILWAY COMPANY, AS THE SAME IS NOW LOCATED.

Parcel 8022-31-126-006:

A STRIP OF LAND 100 FEET IN WIDTH EXTENDING OVER AND ACROSS THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., SAID STRIP OF LAND BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF THE MAIN TRACK OF THE FORMER WISCONSIN, IOWA, AND NEBRASKA RAILWAY COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, AND THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., LYING NORTHWESTERLY OF THE ABOVE DESCRIBED 100-FOOT WIDE STRIP OF LAND AND LYING SOUTHEASTERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 9 FEET NORTHWESTERLY, MEASURED RADIALLY, FROM THE CURVED SEGMENTS AND 8.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE TANGENT SEGMENTS, OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID SIDE TRACK IS NOW LOCATED, EXCEPT PARCEL "L" OF PLAT OF SURVEY FILED ON OCTOBER 19, 2012 AND RECORDED IN BOOK 14493 PAGE 751 AND EXCEPT THAT PART CONVEYED IN WARRANTY DEED RECORDED IN BOOK 14689 PAGE 266 AND EXCEPT THAT PART CONVEYED IN QUIT CLAIM DEED RECORDED IN BOOK 14688 PAGE 259.

Parcels 8022-31-126-005 & 8022-31-126-008:

LOTS 10, 11, 12, 13, 14, 16, 17, 18 AND 19 IN BLOCK 12 IN THE OFFICIAL PLAT OF
 OUT LOTS 10, 11 AND 12 IN THE TOWN OF BONDURANT, AND OFFICIAL PLAT,
 NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK
 COUNTY, IOWA. AND THAT PART OF THE NORTHEAST QUARTER OF THE
 NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22
 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE TOWN OF BONDURANT, POLK
 COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST
 CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF
 SAID SECTION 31; THENCE SOUTH 00 DEGREES 39 MINUTES WEST 33.00 FEET
 TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36 MINUTES 00
 SECONDS EAST, 428.12 FEET; THENCE SOUTH 73 DEGREES 11 MINUTES 00
 SECONDS WEST 448.81 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 00
 SECONDS EAST, 132.84 FEET TO THE POINT OF BEGINNING. AND
 COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80
 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BONDURANT,
 POLK COUNTY, IOA, THENCE NORTH 90°00' EAST ALONG THE NORTH LINE OF
 THE NORTHWEST QUARTER OF SAID SECTION 31, 1038.0 FEET, TO THE
 CENTER LINE OF LINCOLN STREET, AS PRESENTLY ESTABLISHED; TEHNCE
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 THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS PRESENTLY
 ESTABLISHED; THENCE NORTH 72°55' EAST, ALONG SAID CENTER LINE 160.0
 FEET; THENCE NORTH 17°05' WEST 8.5 FEET, TO THE POINT OF BEGINNING;
 THENCE TONTINUING NORTH 17°05' WEST 90.0 FEET, THENCE NORTH 72°55'
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 0°39' W., 470.2 FEET; THENCE N. 73°11' E., 762.80 FEET TO THE POINT OF
 BEGINNING; SAID POINT BEING ON THE EAST LINE OF LINCOLN STREET;
 THENCE CONTINUING N. 73°11' E., 478.0 FEET; THENCE S. 16°49' E., 200.0 FEET
 TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN
 RAILROAD RIGHT-OF-WAY, SAID POINT BEING 50 FEET NORMALLY DISTANT
 NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE
 SOUTHWESTERLY 240.9 FEET ALONG A CIRCULAR CURVE CONCAVE
 SOUTHEASTERL; THENCE S. 73°11' W., 75.0 FEET; THENCE N. 16°49'W., 90.0
 FEET; THENCE S. 73°11' W., 100.0 FEET; THENCE S. 16°49' E., 90.0 FEET TO A
 POINT ON THE NORTH LINE OF THE SAID RAILROAD RIGHT-OF-WAY AND 64
 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE
 MAIN TRACK; THENCE S. 73°11' W ALONG THE NORTH LINE OF SAID RAILROAD
 RIGHT-OF-WAY, 121.2 FEET TO A POINT ON THE EAST LINE OF LINCOLN
 STREET; THENCE N. 0°39' E., ALONG THE EAST LINE OF LINCOLN STREET,
 194.99 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED
 PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
 TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK

COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.998 ACRES. ALSO, A PORTION OF LINCOLN STREET IN THE TOWN OF BONDURANT, IOWA DESCRIBED AS A TRACT OF LAND BEING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, THENCE RUNNING SOUTHWESTERLY ALONG THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD 34.6 FEET TO THE CENTER OF LINCOLN STREET; THENCE NORTH ALONG THE CENTER LINE OF LINCOLN STREET AND PARALLEL WITH THE EAST LINE OF LINCOLN STREET 194.99 FEET; THENCE NORTHEAST A DISTANCE OF 34.6 FEET; THENCE SOUTH ALONG THE EAST LINE OF LINCOLN STREET, 194.99 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80, RANGE 22, THENCE N. 90°00' E., ALONG THE NORTH LINE OF SECTION 31, 347 FEET; THENCE S. 0°39' W., 470.2 FEET; THENCE N. 73°11' E., 1240.80 FEET TO THE POINT OF BEGINNING; THENCE N. 73°11' E., 235.2 FEET TO THE SOUTH LINE OF N.E. 78TH AVENUE; THENCE S. 89°21' E., ALONG SAID SOUTH LINE, 23.0 FEET; THENCE S. 0°39' W., 223.15 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING 30.3 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE SOUTHWESTERLY 191.70 FEET ALONG A CIRCULAR CURVE CONCAVE SOUTHEASTERLY TO A POINT ON THE SAID RAILROAD RIGHT-OF-WAY, BEING 50 FEET NORMALLY DISTANCE NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE N. 16°49' W., 200.0 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.088 ACRES. AND PARCEL "M" OF PLAT OF SURVEY FILED OCTOBER 19, 2012 IN BOOK 14493 PAGE 751 BEING PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 0.16 ACRES (6,883 S.F).

Parcel 8022-31-104-004:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 IN BLOCK 12, AND THE VACATED ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 12, ALL IN THE OFFICIAL REPLAT OF OUT LOTS 10, 11 AND 12 IN THE TOWN OF BONDURANT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK

GRAIN DISTRICT PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE

Section 1. Purpose and Intent

The Grain District Planned Unit Development (PUD) is designed to establish a dynamic, pedestrian-oriented district that repurposes existing grain silos while integrating a mix of new commercial, public, and upper-story residential spaces. The PUD promotes walkability, connectivity, and high-quality urban design, forming a cohesive extension of Bondurant's downtown core.

This ordinance defines the following six distinct redevelopment areas, each with unique roles in shaping the district's character and helping to realize the vision set forth in the Grain District Downtown Redevelopment Plan:

1. **Downtown Mixed Use – Intent:** This area will expand Bondurant's downtown core, creating a vibrant district with ground-floor commercial space and upper-story residential opportunities along Main Street NE and a reconstructed Lincoln Street NE. Development will prioritize high-quality construction at a human scale to enhance walkability and cohesion.
2. **Downtown Corridor – Intent:** This area allows for repurposing the three westernmost grain silos as a district anchor while enabling a Corridor Incubator Space and providing space for mixed use, fostering walkability and supporting local businesses.
3. **Entertainment & Play – Intent:** This public amenity area is intended to repurpose the grain silo pack into an outdoor amphitheater space, with dedicated space for a lawn and other community-inspired features to enhance Bondurant's hometown feel. The Grain District Downtown Redevelopment Plan designates part of this area for future parking to support Silo Redevelopment.
4. **Silo Redevelopment – Intent:** This area envisions the adaptive reuse of the two six-pack grain silos as a hotel, condominiums, event space, or a combination of these uses, preserving their historic character while introducing vibrant new functions. This future potential project will serve as a key anchor, drawing activity to the district and enhancing its economic vitality and unique identity.
5. **Eastern Gateway – Intent:** This area, owned by the City of Bondurant, serves to activate the eastern edge of the Grain District.
6. **Future Recreation – Intent:** This area, owned by the City of Bondurant, is envisioned for potential recreation redevelopment in alignment with the Grain District Downtown Redevelopment Plan where the City may seek private redevelopment interest in this area. In the interim, the City may implement low-cost, high-impact improvements to activate the space and attract visitors to the district.

Section 2. Permitted Uses.

- A. Table 2.A.1 details permitted principal uses allowed by Grain District PUD sub-district:

Table 2.A.1 – Permitted Principal Uses

Sub-District	Permitted Principal Use Description
Downtown Mixed Use	Shall comply with those permitted principal uses in the C-4 District, with Indoor Commercial Entertainment Facility* also allowed.
Downtown Corridor	Shall comply with those permitted principal uses in the C-4 District, with Distilleries*; Indoor Commercial Entertainment Facility**; and up to two drive-thrus allowed, one of which may be required to also dual function as a pick-up window for relief purposes during high volumes. The drive-thru/pick-up window uses are limited to the Corridor Business Incubator space***.
Entertainment & Play	The following uses are permitted in this area: amphitheater and lawn space, playground, and other public uses complementary of Grain District redevelopment efforts.
Silo Redevelopment	Shall comply with those permitted principal uses in the C-4 District, and to also include first-floor residential occupancy if such first-floor residential occupancy involves reuse of an existing grain silo structure.
Eastern Gateway	Shall comply with those permitted principal uses in the C-4 District, with Indoor Commercial Entertainment Facility** also allowed.
Future Recreation	Shall comply with those permitted principal uses in the C-4 District, with Indoor Commercial Entertainment Facility**, Indoor Recreation Complex****, and any use associated with temporary activation of the existing 84,000 SF structure allowed deemed consistent with the vision of the Grain District Downtown Redevelopment Plan and/or Building Bondurant Comprehensive Plan .

***Distillery:** Facility licensed and operating in accordance with the applicable provisions of the Iowa Code that is engaged in the production of distilled spirits. This includes the processes of fermentation, distillation, and aging to produce alcoholic beverages. This use also includes related uses such as tasting rooms, on-site bar and patio space, and event space.

****Indoor Commercial Entertainment Facility:** Indoor facilities open to the public for a fee, including but not limited to, billiard parlors, skating rinks, indoor swimming pools, bowling alleys, arcades, miniature golf, driving ranges, playground spaces, and other similar businesses. Such businesses may also incorporate as part of its operations a restaurant, brewery, distillery, winery, tavern/bar, retail sales of related items, and other support facilities.

*****Corridor Business Incubator Area:** May include up to two drive-thrus, one of which may be required to also dual function as a pick-up window, in area as shown in Grain District PUD Concept Plan, but that adequate queuing spaces associated with drive-thru/pick-up window uses, appropriate pedestrian plaza, and other site characteristics will be reviewed for consistency with

the Grain District Downtown Redevelopment Plan and other long-range plans at time of site plan consideration.

******Indoor Recreation Complex:** An indoor complex or destination used primarily for indoor physical activities, including but not limited to organized sports, fitness classes, recreational leagues, and community events. This use includes related accessory uses.

B. Permitted Accessory Uses. Permitted accessory uses shall comply with the permitted accessory uses of the C-4 District, except for the following modifications:

- i. This is not a modification but rather a general guideline encouraging the incorporation of outdoor dining as an accessory use wherever it can be feasibly accommodated for restaurants, breweries, Indoor Commercial Entertainment Facilities, and similar establishments.
- ii. Outdoor displays on public sidewalks are permitted as an accessory use only with an approved annual Grain District Sidewalk Encroachment Permit. This permit allows businesses to use up to three feet of the sidewalk adjacent to their storefronts for merchandise displays, provided that at least six feet remains unobstructed for pedestrians. Long-term or permanent storage on the sidewalk is prohibited, and all items must be arranged to avoid pedestrian hazards.
- iii. Outdoor accessory yard games, such as cornhole, bocce ball, horseshoes, etc. are permitted on private property when serving a permitted principal use such as restaurants, breweries, distilleries, Indoor Commercial Entertainment Facilities, or other permitted principal uses. Such outdoor accessory yard games must be confined to designated areas shown on a site plan that are landscaped or otherwise screened from adjacent properties, ensuring these accessory use areas do not interfere with pedestrian circulation or the overall aesthetics of the district.
- iv. Mobile Food Vendors operating from private property are permitted as an accessory use when directly servicing a permitted principal use. These operations must be temporary or intermittent in nature, integrated into the overall site design, and comply with all applicable health, safety, and licensing requirements.

Refer to Section 11.C of the Grain District PUD ordinance for Mobile Food Vendor requirements pertaining to public property.

C. Conditional Uses. All conditional uses shall comply with conditional use permit requirements of the C-4 District unless otherwise specified in this Grain District PUD ordinance. No conditional use permit application shall be presented to the Board of Adjustment unless it has first been reviewed and favorably recommended by the Planning & Zoning Commission. The Commission shall evaluate the proposed use for consistency with the Grain District Downtown

Development Plan, the [Building Bondurant Comprehensive Plan](#), and other relevant long-range planning documents. Only after obtaining a positive recommendation from the Commission may the application be submitted to the Board of Adjustment for final determination.

Section 3. Bulk Regulations.

A. Table 3.A.1 details bulk regulations allowed by Grain District PUD sub-district.

Table 3.A.1 – Bulk Regulations

Sub-District	Bulk Regulations Description
Downtown Mixed Use	Shall comply with bulk regulations of the C-4 District, except that any increase in building height or number of stories beyond C-4 District regulations may be considered a minor PUD modification rather than a substantial modification during the site plan review process for a given site, with area character and ability to meet parking needs are the items for consideration when reviewing height increase requests.
Downtown Corridor	Shall comply with bulk regulations of the C-4 District, except the following: • That maximum height, story, and footprint requirements do not apply to projects that repurpose existing silo structures. • That any increase in building height or number of stories beyond C-4 District regulations for new structure may be considered a minor PUD modification rather than a substantial modification during the site plan review process for a given site, with area character and ability to meet parking needs are the items for consideration when reviewing height increase requests.
Entertainment & Play	Shall comply with bulk regulations of the C-4 District, except that maximum height, story, and footprint requirements do not apply to projects that repurpose existing silo structures.
Silo Redevelopment	Shall comply with bulk regulations of the C-4 District, except that maximum height, story, and footprint requirements do not apply to projects that repurpose existing silo structures.
Eastern Gateway	Shall comply with bulk regulations of the C-4 District.
Future Recreation	Existing Structure – Shall comply with bulk regulations of the C-4 District, except that maximum footprint limits do not

	apply; New Building – Shall comply with bulk regulations of the C-2 District.
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Section 4. Parking Regulations – Vehicles & Bicycle Racks.

- A. Vehicles: For those structures involving upper-story housing, the following minimum parking stall count requirements shall apply and must be provided in a private parking lot area either on site or off-site through a shared-use parking lot agreement: for each one (1) bedroom unit, at least 1.5 parking spaces must be provided; for each two (2) bedroom unit, or larger, at least two (2) parking spaces must be provided.
- B. Vehicles: For those structures not containing upper-story housing, the following minimum parking stall count requirements shall apply: Parking stall count requirements shall be exempt from parking requirements of the traditional Zoning Code. Rather, parking shall be determined on a case-by-case basis, where all site plans shall be accompanied by a parking study that identifies peak parking demand by use and a parking strategy.
- C. Bicycle Racks: 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 building entrances. **For projects involving upper-story housing, interior bicycle storage may be considered proportionally as part of the required bicycle parking accommodations.**

Section 5. General Driveway & Parking Layout – Downtown Mixed Use Area.

- A. New driveways accessing Main Street and Lincoln Street in the Downtown Mixed Use Area shall be shared or clustered whenever possible and generally restricted to locations designated in the Grain District Planned Unit Development Concept Plan.
- B. Surface-level private parking lot provided for in the Downtown Mixed Use Area shall be located behind the structures in the area generally shown in the Grain District PUD Concept Plan.

Section 6. Open Space & Landscaping Regulations.

- A. All areas shall comply with the Open Space & Landscaping standards as prescribed in the traditional Zoning Code, except for the following modifications:

- i. A minimum of 10% open space for each development site is required unless an engineer's stormwater management report provides sufficient documentation justifying a reduction.
 - ii. If a proposed building layout adjacent to a public right-of-way prevents a site from meeting the minimum general tree count requirements in the front yard area, the developer may choose to pay a fee in lieu. This fee will support the City's right-of-way tree planting efforts in the Grain District and will be determined annually based on market rate conditions.
 - iii. No part of any parking space on private property shall be located closer than 5' to any established street right-of-way line.
-

Section 7. Screening Regulations.

A. Trash Enclosures.

- i. Shall be fully enclosed and screened with an opaque material at least 6 feet high, using a design that is architecturally cohesive with the primary structure.
- ii. Trash enclosures in the Downtown Mixed Use Area shall be clustered where reasonably possible.

B. Loading Docks & Other Negative Aspects. Adequate treatment and/or screening shall be provided from view of the public right-of-way, public trail, and residential uses by a combination of plantings, earth forms, fencing, or other adequate treatment.

C. Outdoor Storage. Shall comply with outdoor storage location and screening requirements of the C-4 District. Additional locations for outdoor storage may be approved through the site plan review process, provided it is determined that such storage does not visually detract from the site or surrounding properties, and is designed in accordance with the general intent of this ordinance and the [Grain District Downtown Redevelopment Plan](#).

Section 8. Accessory Structures.

- A. Accessory structures shall meet the City's accessory structure requirements of the Zoning Code, except for the following modifications:
 - i. Such accessory structures shall match the primary building's materials and/or architectural style, regardless of size.
 - ii. Such accessory structures related to outdoor dining (pergola, covered patio, etc.) do not need to be located in a rear yard area only.
-

Section 9. Signage Regulations.

- A. Signage shall follow the City's Sign Code standards, except for the following modifications:
- i. This is not a modification but rather a general guideline encouraging the use of blade signs, awning signs, and canopy signs in the Downtown Mixed Use Area, but these signs are still subject to count and square footage limitations of the Sign Code
 - ii. Monument signs are prohibited in the Downtown Mixed Use Area.
 - iii. If sign will be lit, the only form of acceptable lighting for all areas except for the Future Recreation Area is an externally lit sign or a halo-lit sign.
 - iv. Projects reusing existing concrete grain silos are exempt from the Sign Code's maximum building signage square footage and count regulations. Instead, allowable signage square footage and count requirement will be determined during site plan review process, based on a submitted signage plan detailing size, location, and design.
 - v. A general acknowledgement that the City's Wayfinding Plan, as part of the adopted Art, Culture, & Wayfinding Plan, is exempt from Sign Code regulations. The City will continue efforts to implement wayfinding signage as reasonably practical in the Grain District.
-

Section 10. Building Design Regulations.

- A. **Building Elevations Required.** Colored building elevations for all elevations prepared by a professional architect shall be submitted at the time of site plan consideration for review by the Planning & Zoning Commission and City Council where such elevations shall detail materials proposed showing compliancy with the building design regulations of this ordinance.
- B. **Rooftop Mechanical Units.** New rooftop mechanical units in all areas shall be screened from public view by the extension of a parapet wall or other roof mounted equipment. Such screening shall have similar design features as the building including material, shape, and/or color considerations.
- C. **Downtown Mixed Use Building Design Regulations.** Buildings in the Downtown Mixed Use area shall be consistent with the Iowa Economic Development Authority's [Downtown Design Guide](#), related to new construction; and shall also meet the City's C-4 District building design requirements, with the following modifications:
- i. The existing structure housing the indoor batting cage use within the upcoming Lincoln Street NE extension project area is exempt from the Downtown Mixed Use Area's building design and material requirements.
 - ii. Front building entrance(s) shall be oriented toward the public street areas of Main Street NE, 2nd Street NE, and/or Lincoln Street NE.

- iii. No building façade facing a public street shall have the appearance of a rear façade. Architectural details, including materials, textures, patterns, colors, and design features used on the front façade shall be incorporated into all facades facing public streets and easily visible to the public.

Consistency with the Iowa Economic Development Authority's [Downtown Design Guide](#) related to new construction, the City's C-4 District building design, and the above modifications will be evaluated at the time of site plan consideration to ensure alignment with the [Grain District Downtown Redevelopment Plan](#)'s vision. In the event of any discrepancy between the Iowa Economic Development Authority's [Downtown Design Guide](#) and the City's C-4 District building design requirements, the provision that most effectively advances the goals of the [Grain District Downtown Redevelopment Plan](#) shall prevail.

D. Downtown Corridor Building Design Regulations. Buildings in the Downtown Corridor Area shall be consistent with the Iowa Economic Development Authority's [Downtown Design Guide](#), related to new construction; and shall also meet the City's C-4 District building design, with the following modifications:

- i. **Existing Concrete Grain Silos.** The existing concrete grain silos in the Downtown Corridor Area may maintain their current design and materials to preserve their industrial character. Any new additions should complement the existing structure by respecting its industrial aesthetics recognizing that non-traditional building design/material may be allowed while thoughtfully incorporating traditional downtown design elements where appropriate.
- ii. **Structures Constructed in Corridor Business Incubator Area.** This area may feature small-scale, repurposed metal grain bins and complementary materials, creating compact business incubators that offer opportunities for small businesses. Any metal grain bin used shall be designed to enhance the pedestrian-scale environment. In conjunction with developing structures within the Corridor Business Incubator Area, the developer shall be required to construct an outdoor pedestrian plaza, as identified in the Grain District PUD Concept Plan.

Consistency with the Iowa Economic Development Authority's [Downtown Design Guide](#) related to new construction, the City's C-4 District building design, and the above modifications will be evaluated at the time of site plan consideration to ensure alignment with the [Grain District Downtown Redevelopment Plan](#)'s vision. In the event of any discrepancy between the Iowa Economic Development Authority's [Downtown Design Guide](#) and the City's C-4 District building design requirements, the provision that most effectively advances the goals of the [Grain District Downtown Redevelopment Plan](#) shall prevail.

- E. **Entertainment & Play Building Design Regulations.** The existing concrete grain silos in the Entertainment & Play Area may retain their current design and materials, preserving their industrial character as a backdrop for the amphitheater space. The amphitheater addition's materials and finishes will be determined through the schematic design process, ensuring compatibility with the [Grain District Downtown Redevelopment Plan](#)'s aesthetic and functional needs. A mural on the grain silo structures may be incorporated as part of the amphitheater addition project, serving to enhance the visual identity of the district.
- F. **Silo Redevelopment Building Design Regulations.** The existing concrete grain silo structures in the Silo Redevelopment Area may maintain their current design and materials to preserve their industrial character. Any new additions should complement the existing structure recognizing that non-traditional downtown building materials may be allowed while thoughtfully incorporating traditional downtown design elements where appropriate.

Consistency with the statement above will be evaluated at the time of site plan consideration to ensure alignment with the [Grain District Downtown Redevelopment Plan](#)'s vision.

- G. **Eastern Gateway Building Design Regulations.** New buildings in the Eastern Gateway Area shall be consistent with the Iowa Economic Development Authority's [Downtown Design Guide](#), related to new construction; and shall also meet the City's C-4 District building design requirements, with the following modification:
- i. The existing structure at 401 2nd Street NE is exempt from the Eastern Gateway Area's building design, in an effort to honor existing industrial feel of this eastern gateway coupled with potential changing site needs when other Grain District areas redevelop.

Consistency with the Iowa Economic Development Authority's [Downtown Design Guide](#) related to new construction, the City's C-4 District building design, and the above modification will be evaluated at the time of site plan consideration related to new buildings to ensure alignment with the [Grain District Downtown Redevelopment Plan](#)'s vision. In the event of any discrepancy between the Iowa Economic Development Authority's [Downtown Design Guide](#) and the City's C-4 District building design requirements, the provision that most effectively advances the goals of the [Grain District Downtown Redevelopment Plan](#) shall prevail.

- H. **Future Recreation.** New buildings in the Future Recreation Area shall be consistent with the City's C-2 District building design requirements, with the following modifications:
- i. For new structures over 40,000 SF containing an Indoor Commercial Entertainment Facility use or an Indoor Recreation Complex use, a

relaxation in C-2 District building design standards may be considered at the time of site plan consideration where such new building may alternatively meet industrial district building design regulations.

- ii. Building design standards do not apply to any maintenance associated with the existing 84,000 SF structure in the Future Recreation Area, as the [Grain District Downtown Redevelopment Plan](#) envisions this existing structure may be removed in the future to accommodate redevelopment.

Section 11. Other Grain District PUD Considerations.

- A. **Public Parkland Dedication.** The extension of the Arboretum Trail via the Chichaqua Valley Trail through the Grain District and the designated amphitheater space shall be recognized as contributing toward the required public parkland dedication for projects that include upper-story housing. The dedication requirement for each applicable project shall first be satisfied by these improvements. If additional public parkland dedication is necessary beyond these designated areas to meet the minimum parkland dedication requirements, the developer shall provide either additional land dedication or pay a fee-in-lieu as prescribed in the City's Subdivision Code.
- B. **Special Events.** The regulations governing large-scale public events are not included within the Grain District PUD ordinance. Instead, such events shall be subject to the City's Special Events Permit application process and requirements. Event organizers must obtain approval in accordance with the City's established permitting procedures.
- C. **Mobile Food Vendors.** The regulation of mobile food vendors within the Grain District PUD is not contained within this ordinance. Mobile food vendors shall be governed by Chapter 125 of the City Code, titled Mobile Food Vendor, and must comply with all applicable licensing, location, and operational standards as outlined in that chapter.
- D. **Noise Control.** The regulation of noise control within the Grain District PUD is not contained within this ordinance. Instead, all noise-control matters shall be governed by Chapter 53 of the City Code, titled Noise Control.
- E. **Ownership.**
 - i. For the Downtown Mixed Use, Downtown Corridor, and Silo Redevelopment Areas, The 101 LLC retains the right to develop these areas or sell portions of the property to other developers.
 - ii. For the Entertainment & Play, Eastern Gateway, and Future Recreation Areas, the City of Bondurant retains the right to develop these areas or sell portions of the property to other developers.

If any portion of the Grain District is sold, the Grain District PUD ordinance and its associated maintenance and restrictive covenants shall remain in effect and shall be fully applicable to any future buyers of the property, ensuring consistency with the established vision and regulatory framework.

- F. **Common Area Maintenance.** Common areas of the Downtown Mixed Use Area and the Downtown Corridor Area shall be maintained through an owners' association structure or a similar private maintenance entity, where documentation of the established maintenance structure, including the applicable private covenants and easements, shall be provided by the developer at the time of development of the adjacent building areas that the common area is intended to serve. This requirement ensures the ongoing upkeep and functionality of shared spaces.

Section 12. Grain District PUD Regulatory Flexibility, Amendments, & Applicability of Zoning & Subdivision Code.

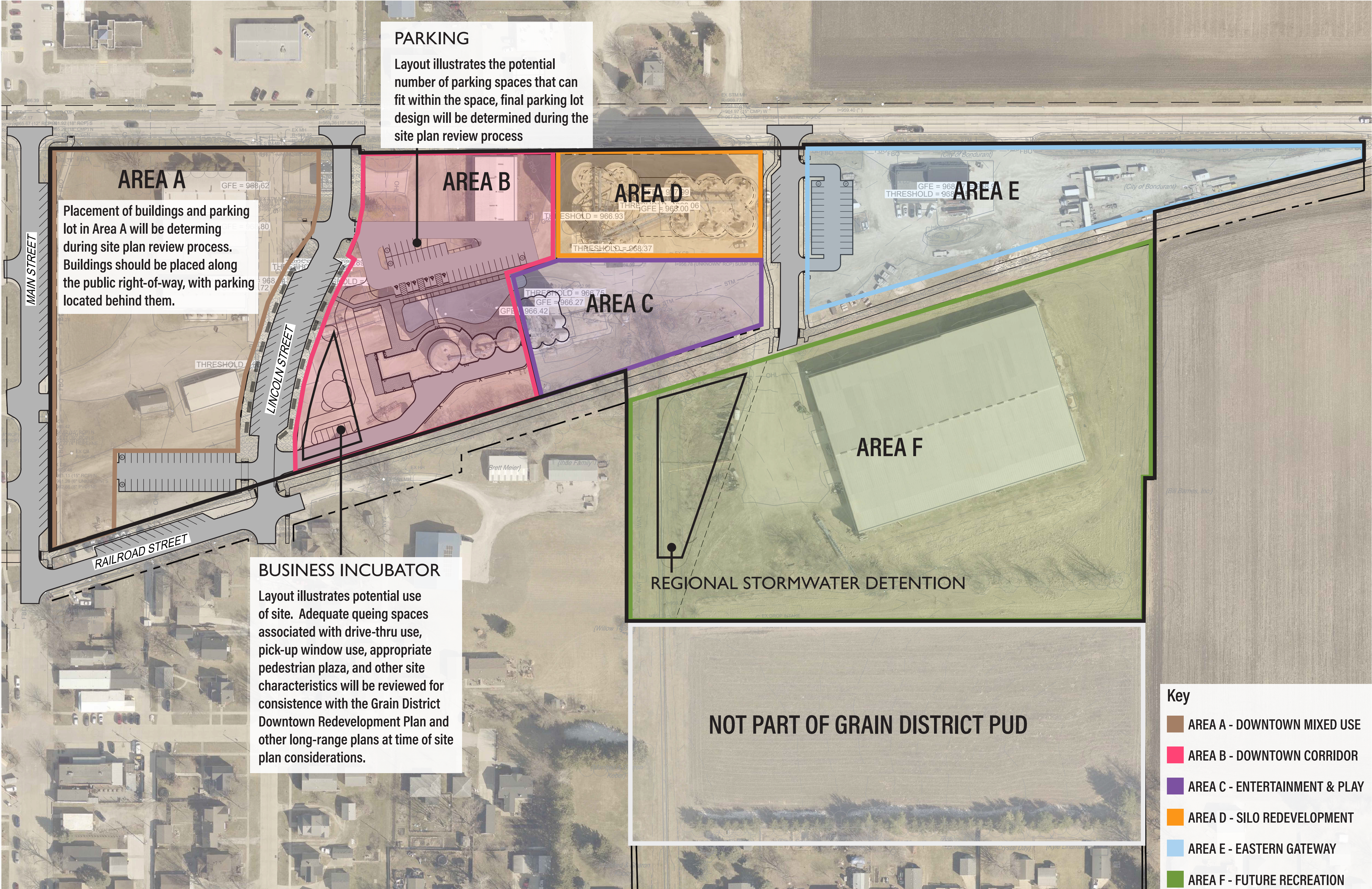
- A. **Automatic Updates.** If the City modifies/updates the regulations contained within the C-4 District or any other section of the City Code herein referenced in the Grain District PUD ordinance, those changes shall automatically apply to the Grain District PUD ordinance unless otherwise already prescribed in the Grain District PUD ordinance.
- B. **Applicability of Zoning & Subdivision Code.** Any unaddressed regulations of this Grain District PUD ordinance shall default to Bondurant's Zoning & Subdivision Code or the general City Code of Bondurant.
- C. **Modifications.** Any modifications to the Grain District PUD ordinance shall follow the procedures established in the City's Zoning Code pertaining to Minor Modifications and Substantial Modification of PUD Districts. Amendments may be initiated by the City, The 101 LLC, or subsequent property owners. Any modification shall maintain the integrity and intent of the Grain District PUD, ensuring consistency with the vision of the [Grain District Downtown Redevelopment Plan](#) and other long-range planning documents. As previously-stated, future amendments to the City's C-4 District regulations or any other section of the City Code herein referenced in this Grain District PUD ordinance, shall automatically apply to the Grain District PUD ordinance unless explicitly stated otherwise within the Grain District PUD ordinance.
- D. **Preservation of Grain District PUD Standards.** Any current and future language in the Iowa Code limiting a city's ability to enforce its Zoning Standards related to permitted uses, bulk regulations, parking regulations, general driveway and parking lot layout, open space and landscaping regulations, screening regulations, accessory structures, signage regulations, and building design regulations shall not affect the applicability of the regulations contained in this Grain District PUD, as these regulations have been established and agreed upon through the PUD rezoning process.

EXHIBIT A: Grain District Planned Unit Development Concept Plan

DRAFT

Intent of the Grain District Planned Unit Development:
The Grain District Planned Unit Development (PUD) is designed to establish a dynamic, pedestrian-oriented district that repurposes existing grain silos while integrating a mix of new commercial, public, and upper-story residential spaces. The PUD promotes walkability, connectivity, and high-quality urban design, forming a cohesive extension of Bondurant's downtown core.

- This ordinance defines the following six distinct redevelopment areas, each with unique roles in shaping the district's character and helping to realize the vision set forth in the Grain District Downtown Redevelopment Plan:
1. Downtown Mixed Use – Intent: This area will expand Bondurant's downtown core, creating a vibrant district with ground-floor commercial space and upper-story residential opportunities along Main Street NE and a reconstructed Lincoln Street NE. Development will prioritize high-quality construction at a human scale to enhance walkability and cohesion.
 2. Downtown Corridor – Intent: This area allows for repurposing the three westernmost grain silos as a district anchor while enabling a Corridor Incubator Space and providing space for mixed use, fostering walkability and supporting local businesses.
 3. Entertainment & Play – Intent: This public amenity area is intended to repurpose the grain silo pack into an outdoor amphitheater space, with dedicated space for a lawn and other community-inspired features to enhance Bondurant's hometown feel. The Grain District Downtown Redevelopment Plan designates part of this area for future parking to support Silo Redevelopment.
 4. Silo Redevelopment – Intent: This area envisions the adaptive reuse of the two six-pack grain silos as a hotel, condominiums, event space, or a combination of these uses, preserving their historic character while introducing vibrant new functions. This future potential project will serve as a key anchor, drawing activity to the district and enhancing its economic vitality and unique identity.
 5. Eastern Gateway – Intent: This area, owned by the City of Bondurant, serves to activate the eastern edge of the Grain District.
 6. Future Recreation – Intent: This area, owned by the City of Bondurant, is envisioned for potential recreation redevelopment in alignment with the Grain District Downtown Redevelopment Plan where the City may seek private redevelopment interest in this area. In the interim, the City may implement low-cost, high-impact improvements to activate the space and attract visitors to the district.





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

Item No. 8.d.
For Meeting of 4/7/2025
Resolution

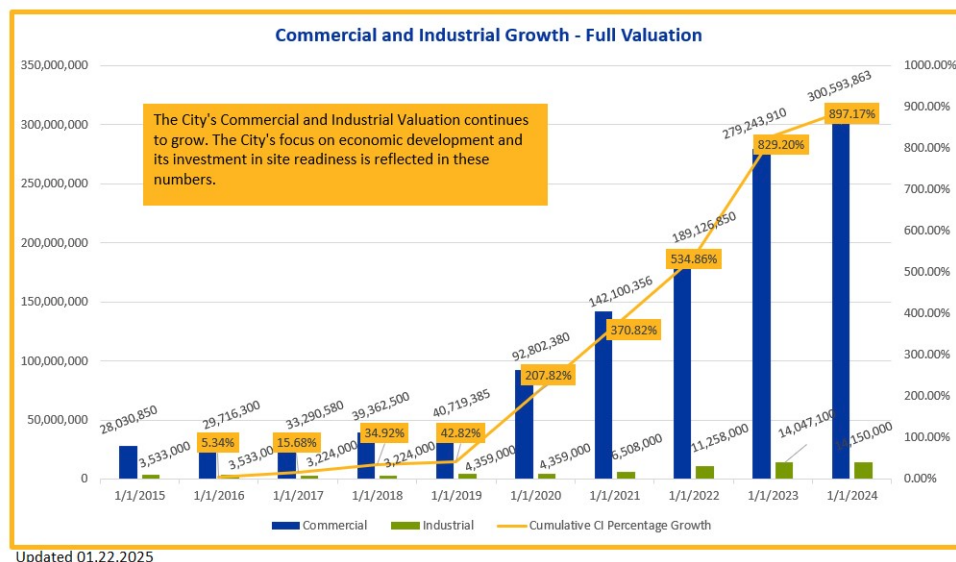
TITLE: Public Hearing regarding the City's Proposed Budget for FY26

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The Fiscal Year 2025-2026 Proposed Budget and a Fiscal Year 2026-2027 Projected Budget, as well as a five-year Capital Improvement Plan. The budget provides the financial plan for all City funds and activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as well as a projected view of the following fiscal year. The City unveiled a biennial budget document several years ago. While the final budget adoption will include only FY26, the FY27 information is presented as a planning tool to provide more foresight into the future of the City's finances and financial condition.

The proposed tax levy rate is \$10.83493, a slight reduction from last year's levy rate of \$10.84075 per thousand dollars of taxable valuation and the 19th consecutive year for a proposed reduction. The continued decrease is possible through the dramatic increase in commercial and industrial valuation effectuated by the Mayor and Council's vision and strategic economic development efforts, as well as the voter-approved, Local Option Sales and Services Tax (LOSST). During FY18, the City began an Economic Development Launch program, focusing on site certification as an economic development tool and on strategically investing in infrastructure in targeted locations where development was likely imminent. The results have been hugely beneficial, providing a growing foundation of commercial and industrial valuation to support the community's needs. Below is a table showing the City's commercial and industrial valuation growth since the inception of the Launch Program, a direct result of decisions made by the City's elected leadership. It should be noted, however, that due to recent and ongoing state legislation and the level at which the levy rate sits currently, it may not be possible to continue to lower it. HF718, which was passed by the State Legislature in 2023, effectively limits the City's ability to take advantage of the valuation it has created. Below is a chart showing Bondurant's Commercial and Industrial Growth since the launch of the economic development program.



Operating expenditures align with available revenues through the lens of the City Council's strategic plans, financial policies, and legislative directives. Expenditures representing the investment the City makes in projects and services for the community for FY25 year-end are estimated to be \$54,378,418 and projected investments for FY26 are \$70,082,255. Capital projects continue to be a significant driver of the budget. The total for the City's five-year Capital Improvement Plan (FY26-FY30) is \$140,678,950. Capital Projects are 53.14% of the year-end estimate and 60.02% of the proposed budget. Adding capital projects and the total investments in capital (projects and equipment) are estimated to be \$29,841,705 for year-end and \$43,745,748 for FY26.

Revenues are proposed to be \$46,000,539 for next year and estimated at \$73,415,136 for year-end. Year-end revenues include a proposed \$10 million General Obligation bond and \$30 million TIF bond issuance slated for June 2025. The bonds are being issued pursuant to long-term bonding plans and are not anticipated to affect the City's overall levy rate. The difference between revenues and expenditures is funded through existing fund balances, pulled through from multi-year capital projects.

Capital projects are supported by several different funding sources, including grants, bonds, and charges for services (which arise from payments to connect to the community's water/sewer systems). Bonds are repaid using the property tax debt service levy, Tax Increment Financing, Charges for Service (for utility projects), and transfers from other funds such as utility funds, Road Use Taxes, and the Local Option Sales and Services Tax (LOSST). Bondurant voters approved LOSST in August 2019, and it has been an essential source to fund capital projects and reduce the property tax levy.

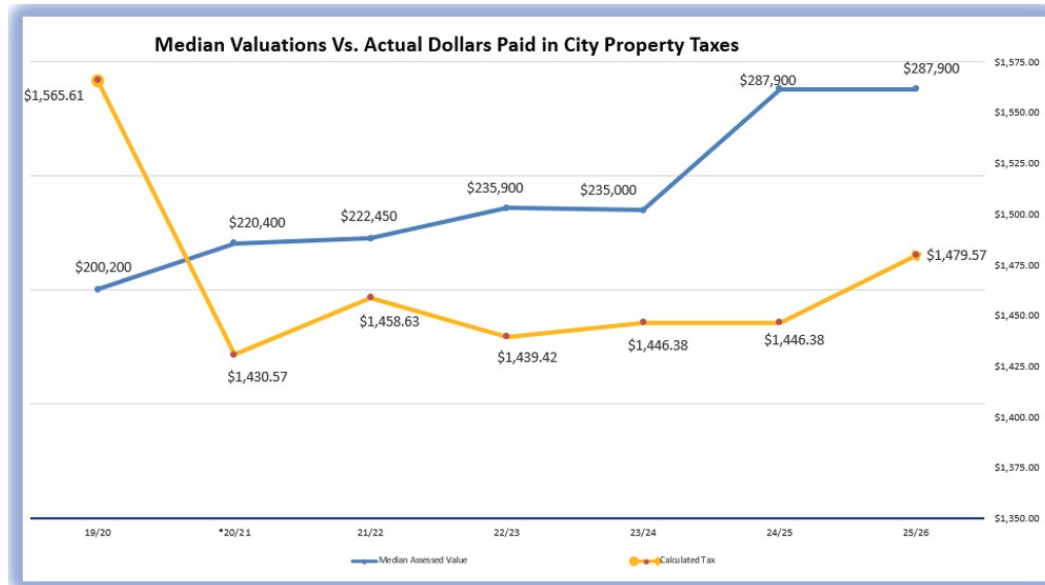
As previously mentioned, the City's commercial and industrial valuation has grown dramatically, and the City's overall total valuation has increased by nearly 279%. It is important to note that a significant portion of this growth is related to new valuation and not revaluation. The City's continued focus on economic development efforts has led to

the City breaching a billion dollars in valuation in 2023, which is a considerable milestone for a community.

Assessment Year	Payable Fiscal Year	100% Actual Valuation	% Change
2016	*2017-2018	\$310,751,709	
2017	2018-2019	\$368,215,917	18.49%
2018	2019-2020	\$409,974,881	11.34%
2109	2020-2021	\$466,183,797	13.71%
2020	2021-2022	\$548,714,456	17.70%
2021	2022-2023	\$679,466,800	23.83%
2022	2023-2024	\$798,310,036	17.49%
2023	2024-2025	\$1,090,142,147	36.56%
2024	2025-2026	\$1,177,675,631	8.03%
*City began its Economic Development Launch program, including pursuing certified sites and investing proactively in infrastructure in strategic locations.			
Cumulative Change since the ED Launch Program:			278.98%

updated 01.28.2025

It is important to note that at the heart of the City's economic development efforts are the goals of enhancing public safety and improving quality of life for the residents of Bondurant. In 2023, residents saw a dramatic increase in assessed valuation, causing a tumult of concern that taxes would rise dramatically. At the time, the City conveyed the message that an increase in valuation does not directly equate to an equivalent increase in property taxes and often does not lead to any increase in property taxes at all. The discussion of valuation plays a critical role in the discussion of property taxes because the full valuation increases lead to taxable valuation increases and the increased tax base provides the foundation for the City to lower levy rates. Addressing citizen concerns about rising property values, below is a graph showing the trajectory of median valuations in Bondurant versus what the median-valued home actually paid in City of Bondurant property taxes since FY19/20. As you can see, while a median-value home has ascended in value by nearly 44% (from \$200,200 in FY20-assessment year 2018 to \$287,900 in FY25-assessment year 2023), the dollars paid in City property taxes have decreased by more than 5.5%, dropping from \$1,565.61 to \$1,479.57. At the same time, the Midwest CPI has increased approximately 22.32%.



Throughout the past fiscal year and to date in the current fiscal year to date, the City has continued to achieve goals established and prioritized by the City Council. Accomplishments include:

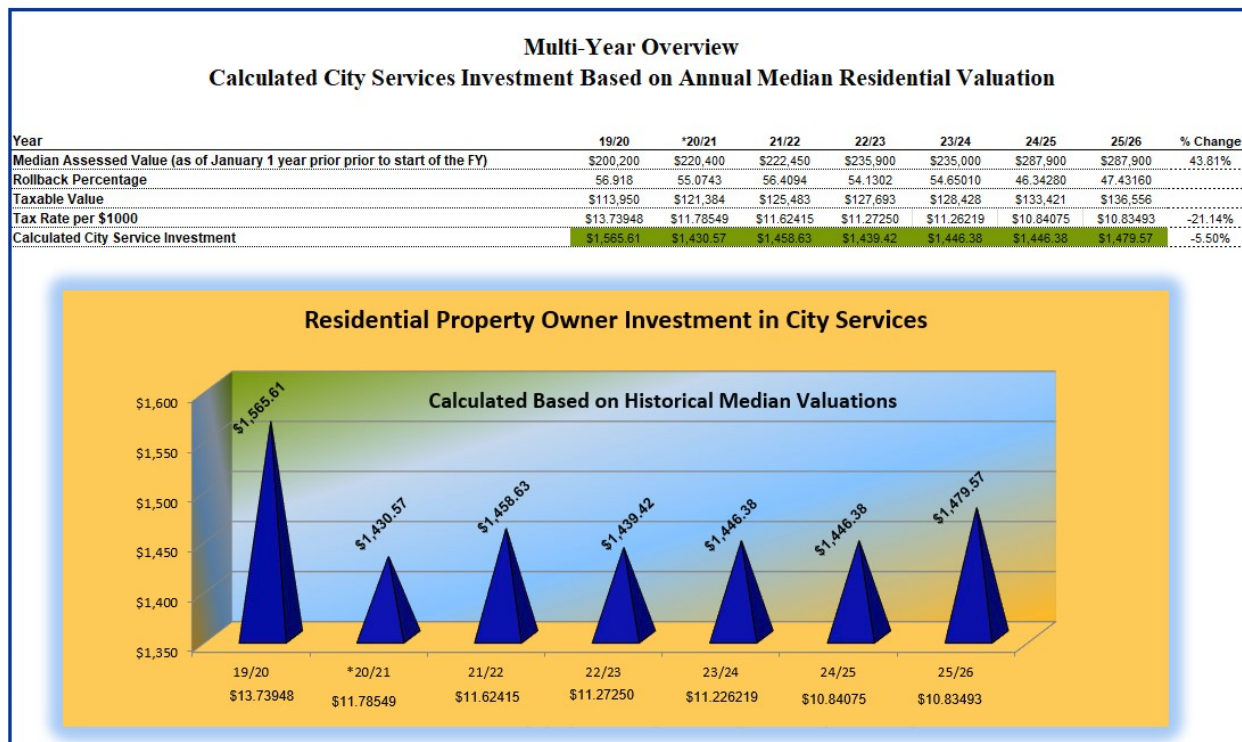
- The City Council lowered the property tax rate for the 18th year in a row. A home of median valuation in Bondurant is actually paying less in property taxes to all taxing entities today than they were five years ago, even though that home has risen significantly in value.
- Maintained an upgraded Moody's bond rating, meaning the cost of borrowing for infrastructure projects is lower because of excellence in financial management and economic development;
- Reached a billion-dollar valuation level;
- Finalized The Grain District Downtown Redevelopment Plan and advanced implementation of the plan with the purchase of a 13-acre parcel and joint planning and engineering with the developer on a multitude of public/private improvements;
- Completed two additional Certified Sites for Economic Development;
- Completed a special census, adding 2,028 citizens for a new official population of 9,393;
- Contracted for major infrastructure upgrade to 2nd Street NE (near Myers1 Certified Site) and signalization of Highway 65/2nd Street;
- Attracted a medical clinic (Hy-Vee Exemplar Care), employing Bondurant's recently adopted Targeted Business and Industry Incentive Program for the first time;
- Facilitated \$100K Community Catalyst Grant for a downtown business to expand and renovate an historic building. Also, collaborated with the property owner with a Targeted Business and Industry Incentive Program grant to upgrade the façade in the downtown;

- Constructed two additional parking lots downtown, upgraded existed parking lot with lighting, and expanded downtown parking through reconfiguration;
- Deployed planters and seasonal plantings in the downtown district;
- Purchased new holiday decorations for the entire community and outfitted The Depot with stationary lighting that can be programmed for a variety of events year-round;
- Opened Highway 65 Underpass;
- Promoted sustainability by adding solar panels to City Hall;
- Broke ground on new Bondurant Emergency Services Facility and began planning and design for renovation and reuse of former facility to become a recreational programming/civic use space (The Station Project);
- Launched a Street Tree Program, adopting a Right-of-Way tree ordinance and planting 250+ street trees over the past several years;
- Resurfaced trail around Lake Petocka;
- Finished the first phase of the Eagle Park project and secured funding for the Puddles Pavilion art installation;
- Implemented the Rec-n-Roll Trailer program (THANK YOU Chamber, Amazon, Prairie Meadows, and Polk County for supporting that program);
- Constructed Sankey Summit/Eagle Park Trail connection;
- Constructed Ditch 2 Trail Connection and completed streambank stabilization project;
- Christened the new inclusive playground at City Park, along with a new basketball court, finishing Phase 1 of construction of the City Park Master Plan and launched Phase 2 of construction – the splash pad;
- Adopted Art, Culture, and Wayfinding Master Plan (February 20, 2025; which is being aggressively implemented, including the construction of the “Dining Room”, the first interactive and functional art installation as part of the ARTocka plan for Lake Petocka;
- Collaborated with Bondurant-Farrar Community School District on the development of joint sports courts (tennis/pickleball);
- Constructed a new parking lot at BRSC;
- Opened Pawtocka, the dog park located on the south side of Lake Petocka;
- Secured funding and initiated planning for “The Garden,” which is a fishing dock/kayak launch and the second interactive, functional art installation in the ARTocka series;
- Dedicated a mural on the south side of the current Bondurant Emergency Services Facility;
- The Council made a formal decision to pursue water production and distribution, engaging design and purchasing land for future water treatment facilities. This involves planned investments of \$12.5 million in 2026, \$10.45 million in FY27, and \$1.475 million in FY28. This will help ensure sustainable water access, reliability, and quality for current and future residents;
- Began construction of water tower, including public art that markets Bondurant to the traffic on Interstate 80;

- Finalized major water main looping project in the area of the new water tower and in an area slated for future industrial development;
- Secured funding for Planning and Environmental Linkages Study for future interstate interchange, collaborating with neighboring community;
- Adopted Major Streets Master Plan and upgraded Street Design Practices;
- Engaged with Bondurant-Farrar Community Schools to plan and construct (future) Truman Drive NE to serve a future elementary school;
- Secured TEAP grant and finalized Grant Street South corridor study (near current elementary schools);
- Hired new Communications and Events Coordinator; promoted Assistant Library Director to Library Director (replacing retiring Director) and hired new Assistant Library Director, and hired new Assistant Fire Chief - Operations;
- Forged new Bondurant Emergency Services Department staffing model to transition Bondurant into a full-time fire/EMS department;
- Advanced the implementation of the Comprehensive Stormwater Master Plan with improvements at 13th/Lincoln and north of Midwest Underground;
- Finalized 15 projects through the Iowa Initiative for Sustainable Communities, including engineering for the Chichaqua Valley Trailhead and Trail Improvements; GIS Mapping and Analysis; Oral Histories of Summerfest and the Farmers' Cooperative; Parks and Recreation Mural; Parks, Trails, and Greenways Master Plan; Policy Pathways for Redevelopment of the Idle Grain Silo Complex; Public Safety Study; Community and Economic Development Policy Briefs; Community Promotional Video; Public Works Facility conceptual design; and Telling the Story of Bondurant's History;
- Secured a total of \$8,314,494 in outside funding to assist with City projects and programs in Fiscal Year 2024 and \$2,013,229 to date in Fiscal Year 2025; and
- Earned multiple awards for innovative programs and transparency, including:
 - FY25, FY24, FY23, and FY22 GFOA Distinguished Budget Presentation Award;
 - 2023, 2024, and 2025 Bondurant Chamber of Commerce Organization of the Year Award - Bondurant Community Library; and
 - 2024 American Planning Association - Iowa Chapter Economic Development Award for the Grain District Downtown Redevelopment Plan;
 - 2024 American Planning Association - Iowa Chapter Exemplary Student Project Award for the Parks, Trails, & Greenways Master Plan;
 - 2024 American Planning Association - Iowa Chapter Planning Advocate of the Year to Mayor Doug Elrod;
 - 2024 Iowa League of Cities All Star Community for the Rec-N-Roll Trailer (THANK YOU Chamber, Amazon, Prairie Meadows, and Polk County for supporting that program);
 - 2024 Tree City USA (recognizing the City's commitment to expanding its tree canopy);
 - 2025 American Planning Association – National Best Practice in Planning Award for the Grain District Downtown Redevelopment Plan;
 - 2025 Governor's Art Champion Award; and

- 2025 laCMA Program of the Year Award – Public Art Program.

This year the residential rollback is 47.43160, 1.0880 more than last year's rate of 46.34280, meaning the percentage of assessed valuation of a residential property that is taxable has increased slightly. Considering these factors, under the proposed levy rate, a homeowner with a median-priced home in Bondurant will invest a total \$1,479.57, which is \$2.77 more per month in City services next year than they paid this year. For approximately \$123.30 per month, the citizens and visitors of Bondurant receive 24-hour law enforcement and Fire protection, emergency medical services, recreational facilities and parks programming, top-notch library services, streetlights, road repair and reconstruction, capital projects which expand and upgrade the infrastructure they use every day, and a host of other services and protections. Below is a chart showing a multi-year overview of what an individual homeowner has invested in City services. It is important to note here also that the vast majority of what is invested in the community remains in the community. For example, when the City of Bondurant uses property tax dollars to fund a capital project, the people earning those dollars spend many of them at local businesses and on local services. Those dollars also multiply in the community. It is estimated that the multiplier factor for capital investments is 1.5, meaning for every dollar the City of Bondurant invests in capital projects, an additional \$1.50 is generated in economic value in the community.



The City's budget is a complex, living document. Budgeting has become more

challenging in the wake of several years of legislative actions taken by the State that continue to diminish or eliminate city financial resources. During the 2023 Legislative session, HF718, the "property tax reform" bill was passed. This bill did a number of things, including: Consolidated levies and created a newly-defined adjusted city general fund levy (ACGFL); Limited levies based on property tax valuation growth "tiers", providing a formula in State Code that determines the maximum general fund levy, driving the levy down based on the formula related to growth; Created a new homestead exemption for residential property owners of age 65 or more and shifted the financial impact to local government; Provided a military service exemption expansion and shifted the financial impact to local government; Revised provisions for property tax abatement agreements and added further limitations on residential abatement, removing the school levy from abatement; Required County Auditors to create reports to distinguish revaluation and other additions to the tax base; Required "truth in taxation" statements to be mailed to each property owner; Changed budget timelines, forms, hearings, and processes; Dictated bond election dates, requiring a single date annually for bond elections; and Set new limitations for general corporate purpose bonding.

The impact of this bill is far-reaching. Aside from removing decision-making authority from local elected officials, it has a dramatic impact on local government finances, especially for small communities that are growing quickly, such as Bondurant. For the general fund levy, using an estimation tool provided by the State Department of Management, staff developed the projection of the impact of HF718 on the City over the next four years. The legislation reduces the City's ability to collect approximately \$1.6M over the next four years. Additionally, the expansion and shift of Senior and Military exemptions reduces the City's general fund collection by an estimated \$15,562 and has a total budget impact of \$50,576 for FY26. Current State legislation applies the residential rollback to the full valuation of daycare facilities. The impact of this legislation would be \$21,225 to the general fund and \$30,054 to the full budget. This recent legislation is in addition to change made by the State Legislature in 2022 to the Business Property Tax Credit (BPTC) that it offered to businesses under the 2013 legislation that devalued business and commercial properties. The 2022 legislation shifted the cost of the BPTC onto cities and cities were told that they would be reimbursed for the cost, yet reimbursement does not fully cover the loss. The FY26 impact is estimated to be \$61,063 to the general fund. When all the reductions are added together from the legislation passed by the State Legislature in the past three years alone, the total impact on the general fund is \$707,783, equivalent to 16.53% of property taxes and state reimbursement revenues.

The City has absorbed these reductions by delaying the planned expansion of law enforcement and revising long-term staffing plans; however, the continued erosion of local resources and local control is extremely concerning.

Additionally, State legislators recently introduced companion bills for the most sweeping property tax reform in nearly 50 years in Iowa. The property tax bills (HSB 313/SB 1208) do the following:

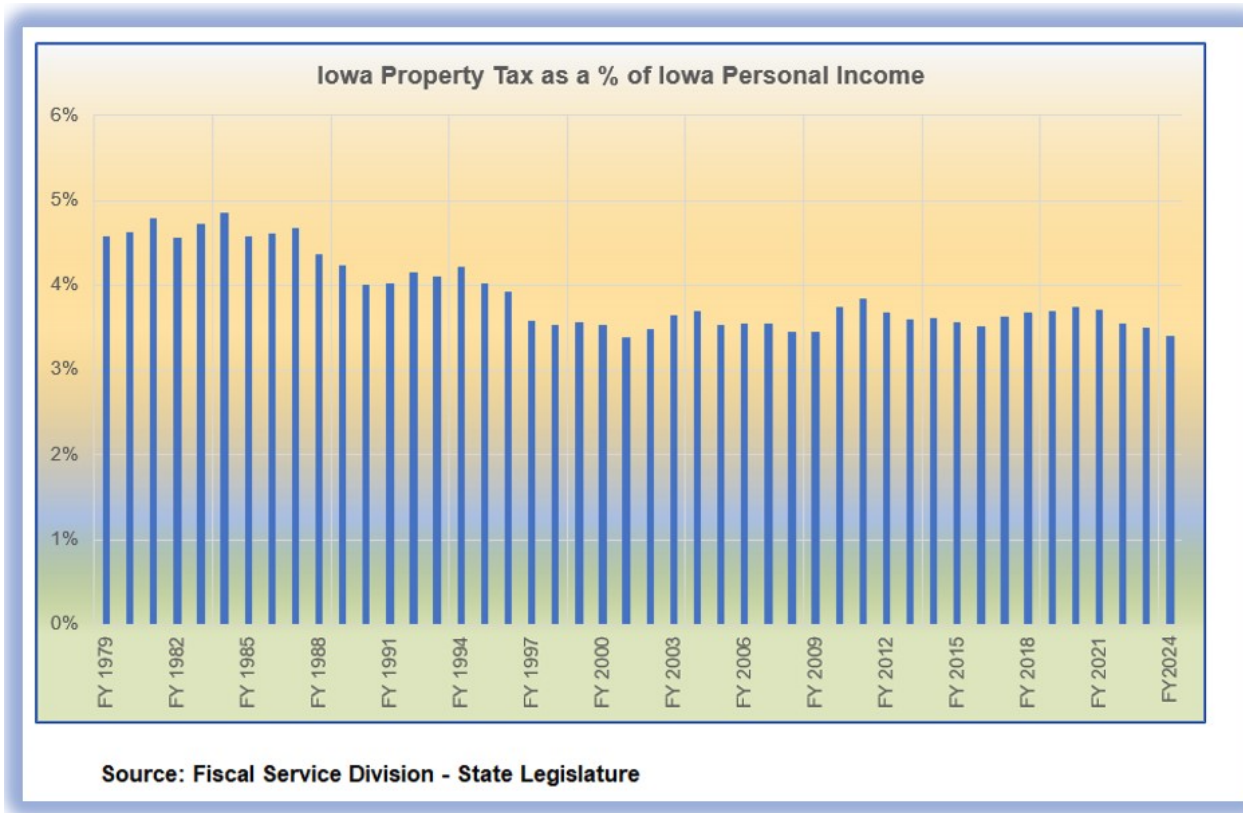
Phase out rollbacks over a 5-year period;

- Currently, implement a 2% hard cap revenue restriction;
- Revenue restriction excludes new growth; however, does not include TIF at this time, which is problematic to development and development agreements;
- Eliminate the State's allocation to reimburse the Business Property Tax Credit that was included in HF 718;
- The homestead credit (and State funding for such) is phased out and replaced with a homestead exemption, shifting the funding responsibility to local governments; Increase the veteran/military property tax exemption from \$4,000 to \$7,000;
- Provide a \$25k homestead exemption; and
- For schools, it creates a lower uniform levy to \$2.97 and streamlines the school funding formula.

The definition is not clear on how Tax Increment Finance (TIF) is treated in relation to the 2% cap. There is a need to verify how property tax abatement at expiration is handled.

The effects of this bill at this point appear to be less of a property tax reduction and more of a property tax shift to small business and residential properties. The bills are currently in study bill format and the City appreciates the legislators who are the bills' sponsors for offering an opportunity for cities to work up amendments to help make the bills better and more functional.

Below is a chart with information from the Iowa State Legislature's Fiscal Services Bureau showing property taxes as a percentage of personal income. As you can see, property taxes as a percentage of personal income are at an all-time low.



A full copy of the City's budget and capital plan is available on the City's website. Below is a table of regional levy rates.

Regional Levy Rates	
City	FY26 Rate
Des Moines	16.61000
Norwalk	14.88638
Carlisle	14.82000
Adel	13.25836
Windsor Heights	14.20958
Indianola	13.98739
Waukee	12.80000
Pleasant Hill	11.50000
Johnston	11.43790
Polk City	11.00000
Bondurant	10.83493
West Des Moines	10.80000
Grimes	10.69943
Altoona	10.75000
Urbandale	10.03000
Clive	9.92000
Ankeny	9.90000
Average	12.20259

(1.36766)

FUNDING SOURCE: All

STAFF RECOMMENDATION: Hold public hearing, which was duly published as required by law.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

CITY OF BONDURANT
RESOLUTION NO. 250407-105

RESOLUTION SELECTING SUCCESSFUL DOWNTOWN MOBILE VENDOR LEASE
RFP RESPONSE

WHEREAS the City of Bondurant is committed to fostering economic development and supporting business growth in the downtown area as envisioned in Chapter 7, *Community Character + Downtown*, of the Building Bondurant Comprehensive Plan; AND

WHEREAS on March 4, 2025, the City of Bondurant released a Request for Proposals (RFP) seeking business responses from parties interested in leasing the Downtown Mobile Vendor Site from the City of Bondurant; AND

WHEREAS the Downtown Mobile Vendor Site is a 352-square-foot (16' x 22') paved concrete pad located north of the existing public parking along 1st Street NW, directly connected to the Chichaqua Valley Trail; AND

WHEREAS the lease term is proposed to run from May 1, 2025, through March 31, 2026, with no option for subleasing, and the selected lessee is expected to align with the City's vision for a pedestrian-friendly downtown, comply with all applicable regulations, and contribute positively to the surrounding environment; AND

WHEREAS a total of one response was received, and was reviewed and scored by the RFP Scoring Committee based on the following evaluation criteria: community integration, operational readiness, business viability, and financial feasibility; AND

WHEREAS the RFP Scoring Committee recommends that the Bondurant City Council select Twist as the successful response to the Downtown Mobile Vendor Lease RFP.

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

1. That the City Council hereby selects Twist as the successful respondent to the Downtown Mobile Vendor Lease RFP.
2. That a formal lease agreement between the City of Bondurant and the selected respondent will be brought to a later City Council meeting for approval to allow for a lease start date of May 1, 2025.

Passed this 7th day of April 2025

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				

Bondurant Mobile Vendor Site Application 2025

Twist - Soda Shop
Tiffany & Justin Simmons
Bondurant, IA
515-867-4767

<https://twistsips.com/>
<https://www.instagram.com/twistsips/>
<https://www.facebook.com/twistfountainsips/>

Business Information:

Twist is a dirty fountain soda shop serving up fun mixed sodas, lemonades, sparkling waters, teas, and energy drinks. After a successful season of mobile events in 2023, we built a walk-up soda shop in 2024, placing it in Bondurant, IA, where we served hundreds of happy customers daily earning rave reviews on Google and social media. Our concept is relatively new to Iowa and the Midwest but has exploded in popularity elsewhere, especially thanks to a hit TV show based in Utah.

Part of our success stems from drawing customers not just from Bondurant but from across the Des Moines Metro, including Pella, Indianola, Knoxville, Grimes, West Des Moines, Altoona, and Ankeny. We believe a fun, family-friendly drink option like Twist is a great fit for any community, especially right along the Chichaqua Valley Trail in our hometown.

We're actively pursuing a brick-and-mortar location in Bondurant's Grain District and are excited about the opportunity to continue serving our customers as we establish a permanent spot. As local, small business owners we are committed to our community as Justin serves on the Board of Directors for the Bondurant Chamber of Commerce, specializing in technology and partnerships and Tiffany and Twist were honored as nominees for Small Business Person of the Year and Small Business of the Year in 2024.

At Twist, we enjoy adding positivity and fun to our community and connecting with other small business owners who uplift and support one another.

Business Plan:

Within the paved concrete pad we will set-up our 7x10 custom built walk-up soda shop which we refer to as a “Sip Studio” where we aim to bring a fun, family-friendly drink option to the Chichaqua Valley Trail area. Our business aligns with the community’s character by offering a nostalgic yet modern soda experience that appeals to cyclists, walkers and local families. We focus on efficiency, sustainability, and inclusivity, ensuring every customer finds a drink they love. By setting up near the trail, we will complement existing businesses while providing a non-alcoholic, non-coffee specialty drink option.



Operational Plan

- **Hours of Operation:** Summer Hours: Monday-Saturday 12-8pm; Sunday 12-6pm, Fall Hours: We will operate similar hours but close earlier due to daylight savings
- **Staffing:** The business will be primarily operated by Tiffany and will be staffed with other members of the community. Last year we employed 6 high school students and 3 local residents and look to do the same in 2025, hoping to inspire the next generation of entrepreneurs.
- **Compliance:** We adhere to all Site Specifications, Vendor Requirements, Food Safety Standards, and Lease Terms outlined in the RFP, ensuring a seamless integration into the space.
- **Site Plan:** Twist's "Sip Studio" requires minimal space and operates efficiently. Our rechargeable battery-powered setup allows us to serve customers without disrupting the natural ambiance of the trail, making us a flexible and ideal vendor for the location (no noisy/smelly generators).

Experience & Qualifications

In addition to our walk-up soda shop serving in Bondurant in 2024, Twist has also successfully operated at numerous farmers' markets, fairs, and private events throughout Iowa, including:

- **Farmers' Markets:** Valley Junction, Uptown Ankeny, Bondurant, Beaverdale, Maxwell, Nevada, and Carlisle. In 2025 we can also be found at the Downtown Des Moines Farmers Market.
- **Festivals & Fairs:** Marion County Fair, WillowFest, Adel's Sweet Corn Festival, Carlisle's 4th of July, Southeast Polk's Homecoming Festival, and more.
- **Private & Corporate Events:** Weddings, corporate functions, and weekly drink drops for local and surrounding school districts. In 2025 we can also be found at Drake and Iowa State University events.
- **Professional Background:** Tiffany is the creative mind behind the branding, voice, and menu at Twist. She previously held leadership positions in corporate America for over a decade, sat in an HR organization for a local company and ran a successful photography business

Justin manages the company's physical assets from fixtures to hardware and inventory as well as the ops processes. He was previously a business consultant for a large insurance company and two tech startups and co-founded a separate tech startup.

Our track record demonstrates our ability to manage high-volume events efficiently while providing a high-quality customer experience.

Financial Proposal

We propose a competitive lease rate of \$2,000 for the season while ensuring mutual benefit for both our business and the city, contributing to the vibrancy of downtown Bondurant.

Additional Considerations

- **Unique Product Offering:** Twist provides a diverse mix of beverage options that are not currently available in the area, ensuring a fresh addition to the local food and beverage scene.
- **Eco-Friendly & Community-Oriented:** Our sustainable approach reduces waste and energy consumption, making us an environmentally conscious choice for the space.
- **Proven Success & Growth Potential:** Our rapid growth and strong customer engagement indicate long-term sustainability and potential for expansion, aligning with Bondurant's vision for economic development.

Conclusion

Twist is the perfect addition to the Chichaqua Valley Trail area. Our commitment to sustainability, community engagement, and high-quality service ensures that we will enhance the trail's appeal while providing a refreshing and enjoyable experience for visitors. We look forward to the opportunity to contribute to Bondurant's charm and vibrancy through our unique beverage offerings - both at this space and eventually in the Grain District.



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

Item No. 9.b.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution approving the Bondurant-Farrar Community School District Baseball, Softball and Tennis Site Plan

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 for BFCSD baseball, softball and tennis/pickleball courts. The site plan applicant and owner of the property is the Bondurant-Farrar Community School District. The site plan was prepared by Confluence. The applicant is proposing a new baseball field, softball field, tennis court, parking lots and walking paths. This property is currently zoned as being within the City's Agricultural (A-1) District. The school district has requested to rezone this area to Medium Density Residential (R-2), where such school amenities are permitted uses of the R-2 District. The Planning & Zoning Commission reviewed this site plan request during their March 13, 2025 meeting and voted on recommended approval.

The property in question is outlined below in red.

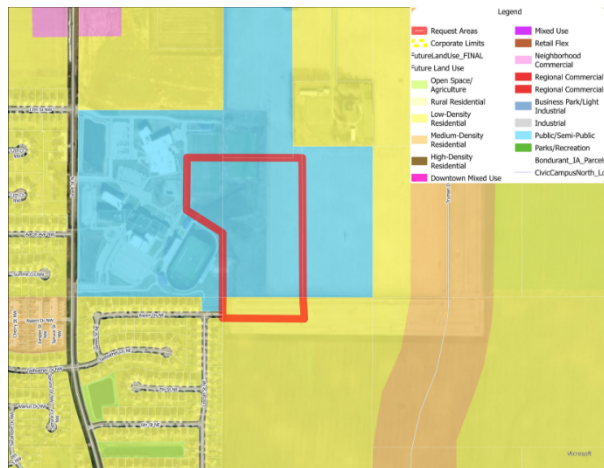


When the Planning & Zoning Commission and City Council review site plans, they

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

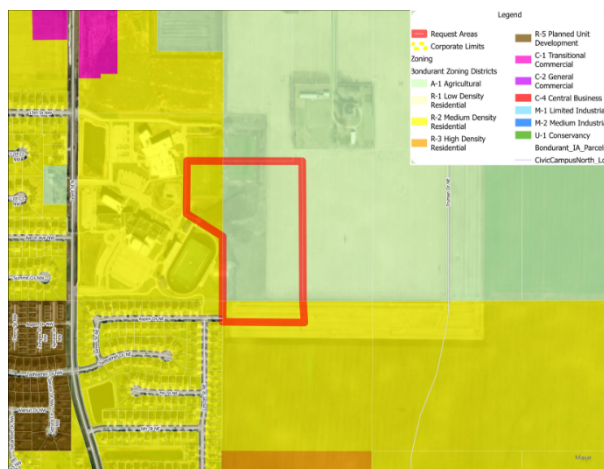
Consistency with the City's Comprehensive Plan:

A school recreational development at this location is consistent with the 2022 Comprehensive Plan which guides for Public/Semi-Public at this location. There is Public/Semi-Public to the west and north of the proposed property, and Low-Density Residential to the east and south.



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. The Zoning Map shows portions of the site plan area as Agricultural (A-1). The school district has requested to rezone this area to Medium Density Residential (R-2) to be consistent with the existing school campus.



General Use & Bulk Standards

- The site plan labels the required setbacks at this location - a 50' front yard setback for use other than dwellings, a 50' rear yard setback for uses other than dwellings and 20' side yard setbacks from the eastern and western property lines.

Parking/Drive Areas

- Access to the athletic fields will be through the existing school campus.
- The site plan shows three new athletic fields/courts. The northern most field will be used for baseball, the middle field for softball, and courts for tennis and pickleball.
- 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" and 8" P.C.C. which meets code requirements.
- The site plan does shows a total of 184 parking stalls with 6 ADA stalls and 2 van accessible stalls. The majority of the proposed parking stalls are located at the northern end of the site plan with another smaller parking lot at the south end near the tennis and pickle ball courts.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer. The City Engineer is still reviewing the stormwater management report, any comments submitted by the City Engineer must be addressed before City Staff releases the Site Plan.
- This property is located within a Northwest Truck Sewer Connection Fee District. An invoice will be sent to the applicants.
- This property is located within a 16th St NE (Grant St N to Pleasant St NE) Water Connection Fee District. An invoice will be sent to the applicants.
- The 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

- The proposed site plan is for athletic fields and not any structures. For this reason there are no architectural design standards for this site plan.

Other Site Plan Features

- A landscaping plan has been submitted to staff and meets the requirements of Section 182.
- Pedestrian walking paths are provided throughout the proposed site. The site plan shows an extension of the walking trail along the north side of Aspen Drive NE.

Comments from City Officials:

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

1. Public Works & Engineering - A meeting between City staff, including Public Works and Engineering, is scheduled to further review the submitted site plan. Any comments or concerns that are discussed at this meeting will be reflected on the site plan before approval by City Council.
2. Fire Department - reviewed and no comments have been received at this time.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-106
2. Site Plan

CITY OF BONDURANT
RESOLUTION NO. 250407-106

RESOLUTION APPROVING THE BONDURANT-FARRAR COMMUNITY SCHOOL
DISTRICT BASEBALL, SOFTBALL AND TENNIS SITE PLAN.

WHEREAS, Confluence, on behalf of the applicant Bondurant-Farrar Community School District, has submitted the site plan for new baseball, softball and tennis athletic facilities on property described as follows;

SITE A:
S 50A W ½ NW ¼ LESS RD EAS SEC 30-80-22

SITE B:
PARCEL 2020-188 BK 18268 PG 247 BEG NW COR E ½ NW ¼ THN E 610.21F S 1418.2F W 620.44F N 1413.51F TO POB LESS .46A RD E ½ NW ¼ SEC 30-80-22.

SITE C:
PARCEL 2020-189 BK 18268 PG 247 E ½ NW ¼ SEC 30-80-22.

SITE D -EX W 400F S 1003F- & -EX 120F WIDTH & 1003F DEEP LYG & ADJ PARCEL A BK 6743 PG 162-E ½ SW ¼ LESS RD SEC 30-80-22.

WHEREAS the zoning for the property is currently zoned Agricultural (A-1) AND;

WHEREAS the applicant has requested to rezone the property to Medium Density Residential (R-2) District and athletic fields is a permitted accessory use per Sections 178.03.2. of the Zoning Code;

WHEREAS the Planning and Zoning Commission voted 7-0 to recommend approval of the submitted site plan at their March 13, 2025, meeting;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, the submitted site plan is hereby approved subject to the following City Code/Policy clarification recommendation items;

1. Request to rezone subject property from the Agricultural (A-1) District to the Medium Density Residential (R-2) District is approved.
2. Any comments and/or clarifications from the Public Work or City Engineering Departments is addressed.

Passed this 7th day of April 2025,

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				

BFCSD HIGH SCHOOL BB/SB/TENNIS

Bondurant - Farrar Community School District

1000 Grant St N,
Bondurant, Iowa 50035

LANDSCAPE REQUIREMENTS:

GENERAL TREE REQUIREMENT:

1 TREE PER 6 PARKING, LOADING, AND STACKING SPACES

190 SPACES X 1 TREES / 6 SPACES =

32 OVERSTORY TREES REQUIRED

32 OVERSTORY TREES PROVIDED

PARKING LOT ISLANDS:

1 TREE PER 18 PARKING SPACES

184 SPACES X 1 TREES / 18 SPACES =

10 OVERSTORY TREE/ISLAND REQUIRED

11 OVERSTORY TREE/ISLAND PROVIDED

PARKING REQUIREMENTS:

SCHOOLS:

- A. 1 STALL FOR EACH 8 SEATS IN A PRINCIPAL AUDITORIUM.
B. WHEN NO AUDITORIUM IS INVOLVED, 1 SPACE FOR EVERY 2 EMPLOYEES.

EXPLANATION: PROPOSED ARE HIGH SCHOOL BASEBALL & SOFTBALL FIELDS, TENNIS COURTS, AND A SHARED CONCESSIONS/RESTROOM BUILDING WITH THE EXISTING STADIUM. WE ARE PROVIDING ADDITIONAL PARKING FOR THE STADIUM, NEW PROPOSED FIELDS, AND TENNIS COURTS. WE DO NOT HAVE AN APPROXIMATE EMPLOYEE COUNT, BUT BELIEVE THAT WE ARE PROVIDING ADEQUATE PARKING FOR WHAT IS PROPOSED.

TOTAL PARKING STALLS PROVIDED: **184 STALLS (6 ADA + 2 VAN)**
TOTAL DROP-OFF SPACES PROVIDED: **6 SPACES**

ACCESSIBLE STALLS REQUIRED: **6**
ACCESSIBLE STALLS PROVIDED: **8 (2 ARE VAN ACCESSIBLE)**

LEGAL DESCRIPTIONS

SITE A: S 50A W $\frac{1}{2}$ NW $\frac{1}{4}$ LESS RD EAS SEC 30-80-22

SITE B: PARCEL 2020-188 BK 18268 PG 247 BEG NW COR E $\frac{1}{2}$ NW $\frac{1}{4}$ THN E 610.21F S 1418.2F W 620.44F N 1413.51F TO POB LESS .46A RD E $\frac{1}{2}$ NW $\frac{1}{4}$ SEC 30-80-22

SITE C: PARCEL 2020-189 BK 18268 PG 247 E $\frac{1}{2}$ NW $\frac{1}{2}$ SEC 30-80-22

SITE D: -EX W 400F S 1003F- & -EX 120F WIDTH & 1003F DEEP LYG & ADJ PARCEL A BK 6743 PG 162- E $\frac{1}{2}$ SW $\frac{1}{4}$ LESS RD SEC 30-80-22

ZONING AND LAND USE

EXISTING ZONING: A-1 AGRICULTURAL

PROPOSED REZONING: R-2 MEDIUM DENSITY RESIDENTIAL

EXISTING LAND USE: VACANT

SETBACKS

FRONT YARD: 50' FOR ANY PERMITTED USE OTHER THAN DWELLINGS

SIDE YARD: 50' FOR ANY PERMITTED USE OTHER THAN DWELLINGS

REAR YARD: 50' FOR ANY PERMITTED USE OTHER THAN DWELLINGS

MAXIMUM HEIGHT: 35' PRINCIPAL BUILDINGS. 12' ACCESSORY BUILDINGS

MAXIMUM STORIES: 3 STORIES FOR PRINCIPAL BUILDINGS. 1 STORY FOR ACCESSORY BUILDINGS

APPLICANT/PREPARER OF SUBMITTAL

MATT CARLILE

525 17TH STREET

DES MOINES, IA 50309

515-288-4875

E-MAIL: MCARLILE@THINKCONFLUENCE.COM

CONTACT: MATT CARLILE

OWNER/APPLICANT

BONDURANT-FARRAR COMMUNITY SCHOOL DISTRICT

300 GARFIELD ST. SW

BONDURANT, IA 50035

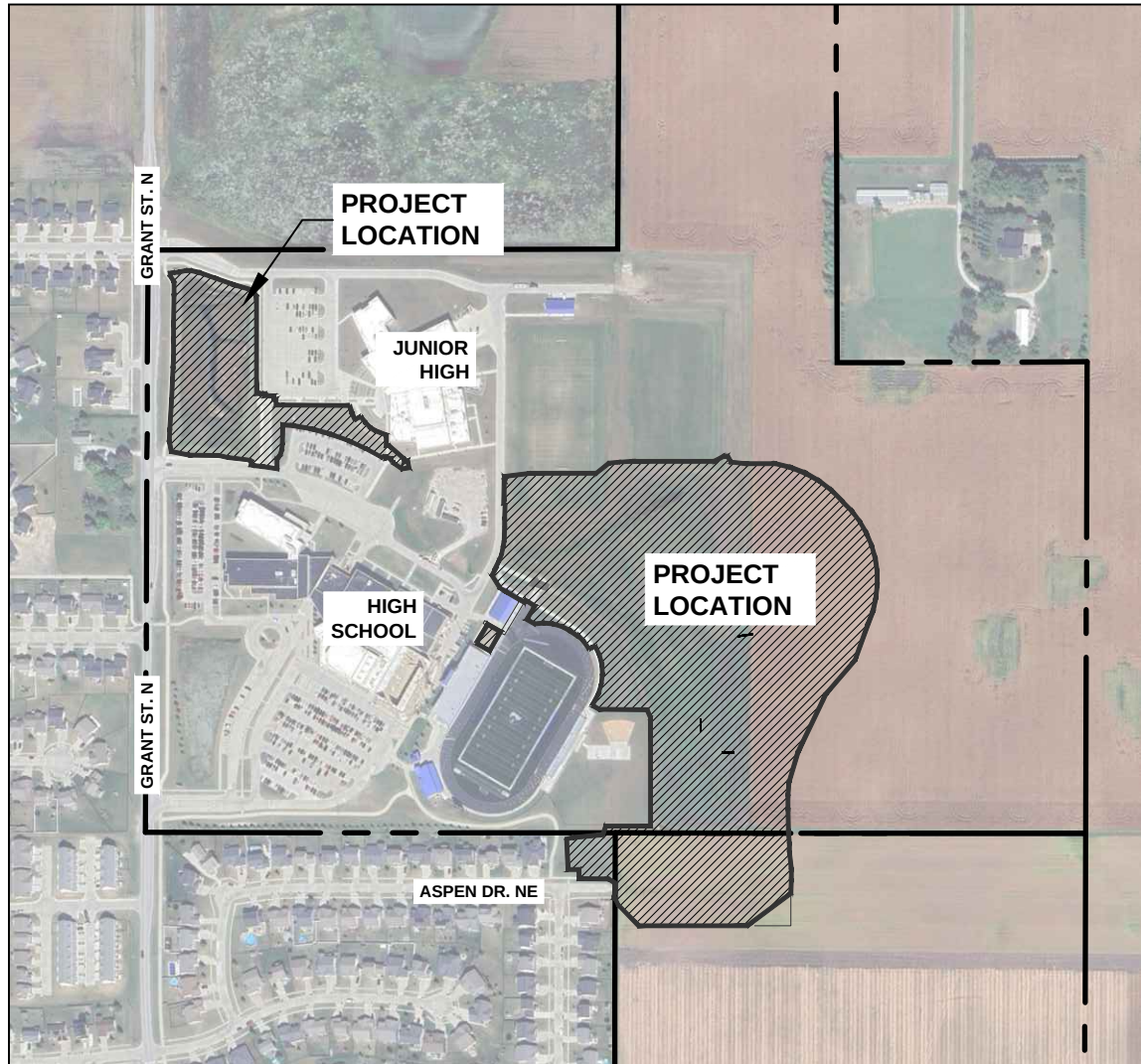
515-967-7819



SHEET INDEX

SHEET NO.	SHEET TITLE
G000	COVER SHEET
CIVIL SHEETS	
C100-C108	UTILITY PLAN
C200	UTILITY DETAILS
C300-C308	EROSION CONTROL PLAN
C400	ASPEN DRIVE PLAN & PROFILE
LANDSCAPE SHEETS	
L000	GENERAL NOTES
L100	OVERALL SITE PREPARATION PLAN
L101-L108	SITE PREPARATION PLANS
L200	OVERALL SITE LAYOUT PLAN
L201-L208	SITE LAYOUT PLANS
L300	OVERALL SITE GRADING PLAN
L301-L308	SITE GRADING PLANS
L309	SIDEWALK RAMP DETAILS
L400	OVERALL SITE PLANTING PLAN
L401-L408	SITE PLANTING PLANS
L500-L502	SITE DETAILS
L503	BASEBALL FIELD ENLARGEMENT
L504	BASEBALL FIELD DETAILS
L505	SOFTBALL FIELD ENLARGEMENT
L506	SOFTBALL FIELD DETAILS
L507-L509	SPORTS FIELDS DETAILS
L510	BATTING TUNNEL DETAILS
L511	SITE LIGHTING DETAILS
ARCHITECTURAL SHEETS	
A101	BASEBALL DUGOUTS
A102	SOFTBALL DUGOUTS
A103	PRESS BOX
A104	CONCESSIONS FLOOR PLAN
A105	ENTRY STRUCTURES

VICINITY MAP



ISSUED FOR

SITE PLAN REVIEW

NOT FOR CONSTRUCTION

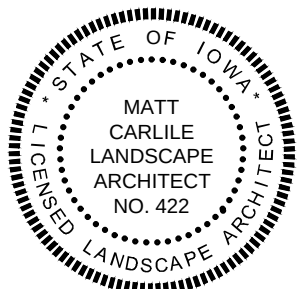


COVER SHEET

CONFLUENCE PROJECT # 23003

G000

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MATT CARLILE REGISTRATION #422 DATE MY REGISTRATION DATE IS: JUNE 30, 2026

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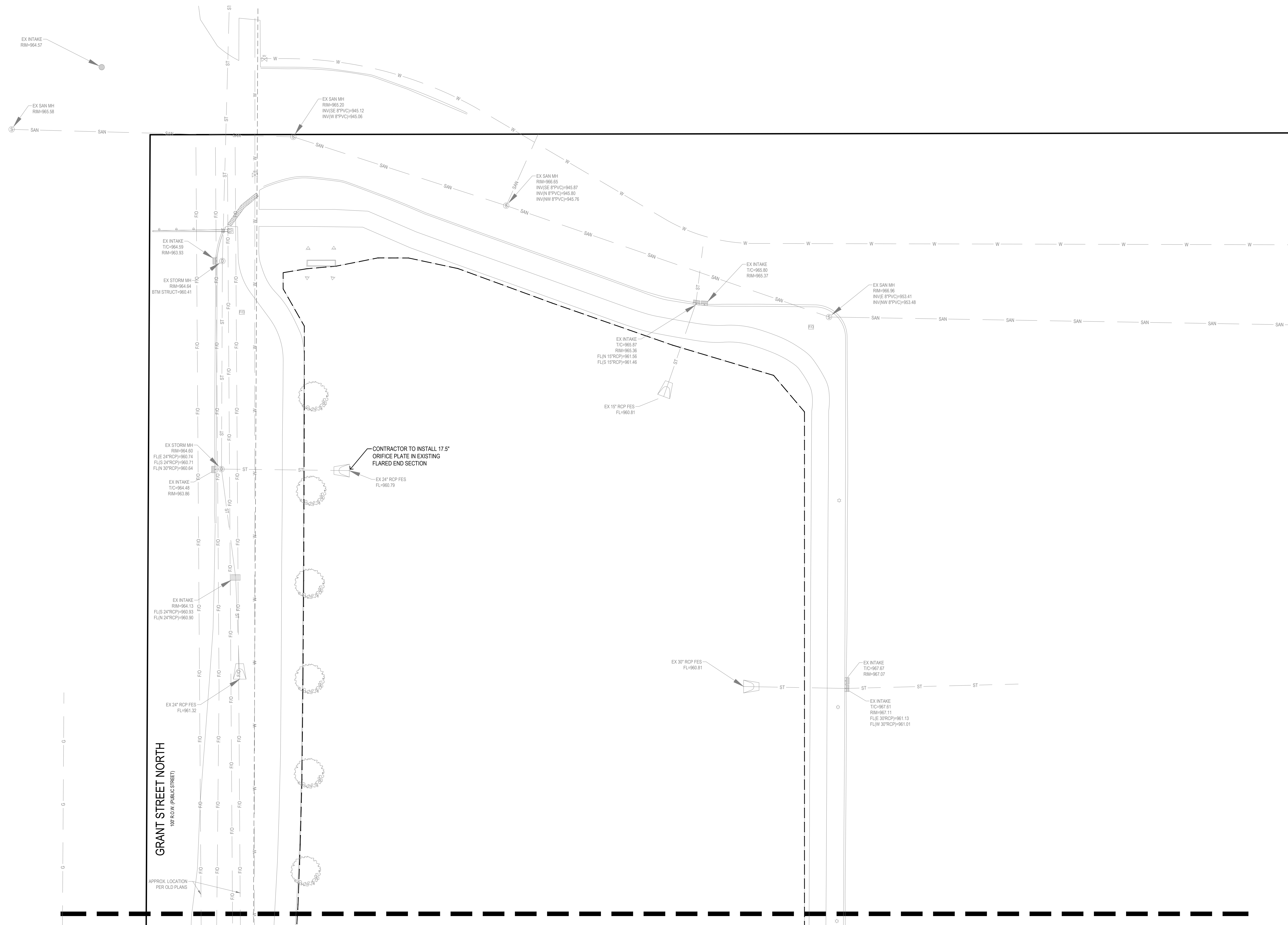
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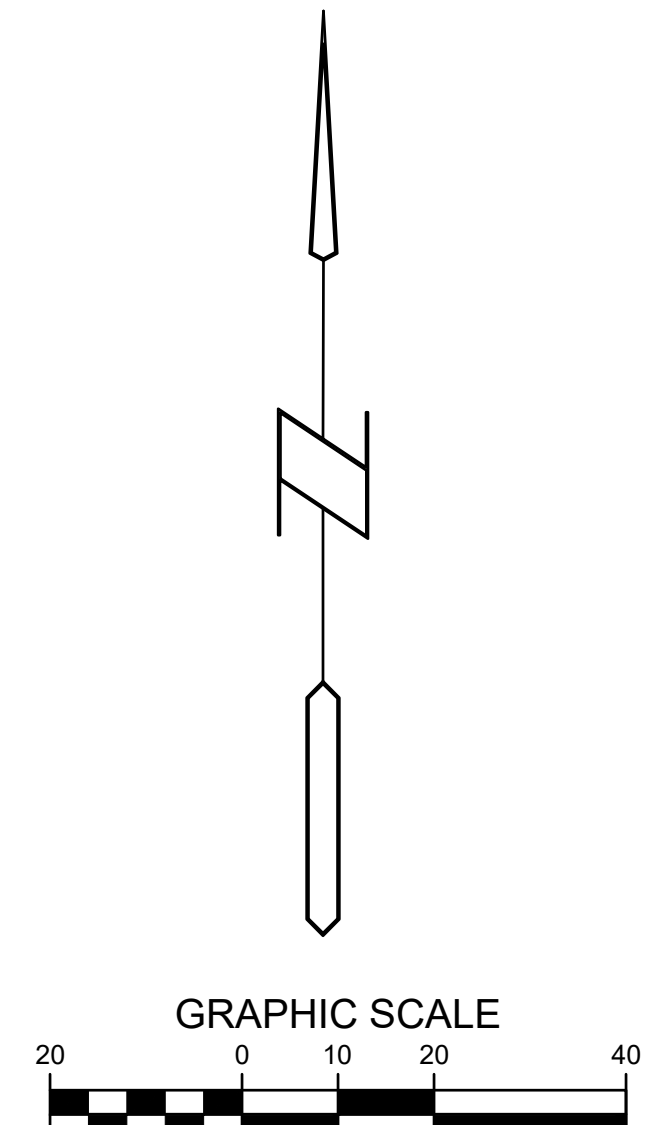
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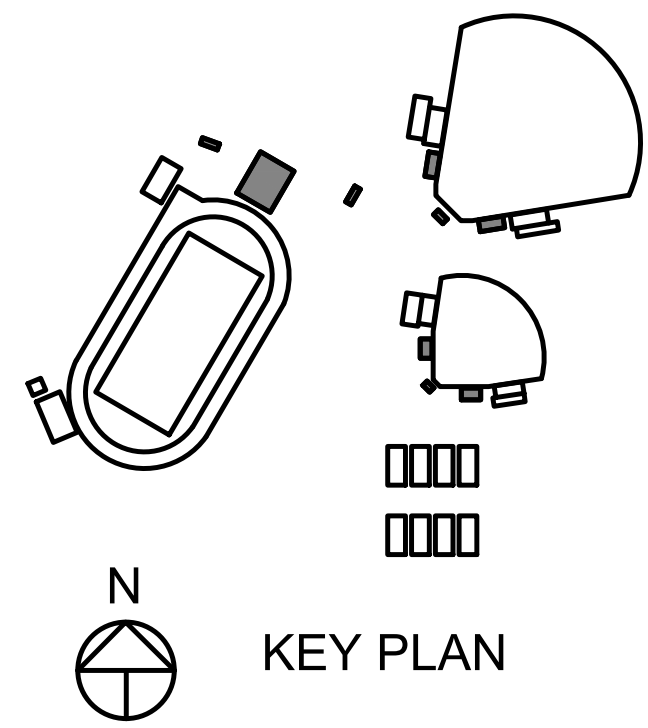
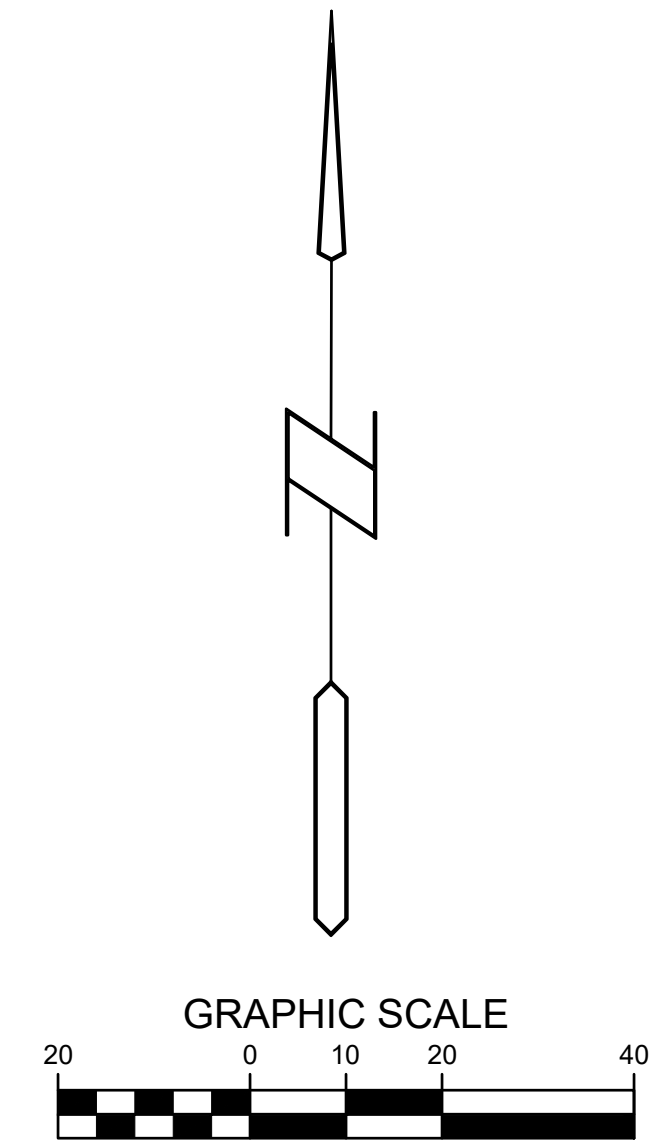
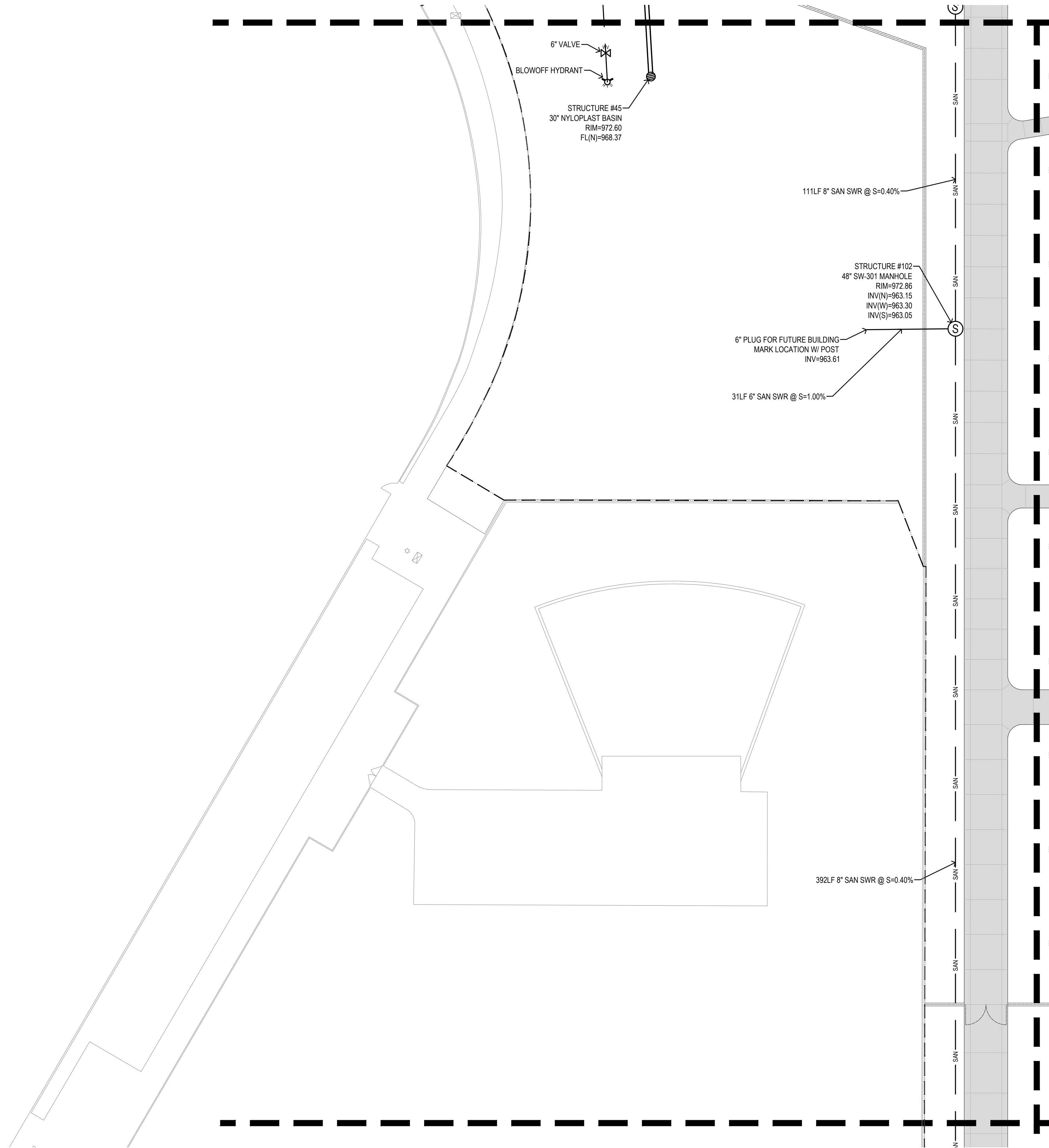
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**BONDURANT -
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BONDURANT, IA 50035

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CONSTRUCTION DOCUMENTS
02/25/2024

REVISIONS

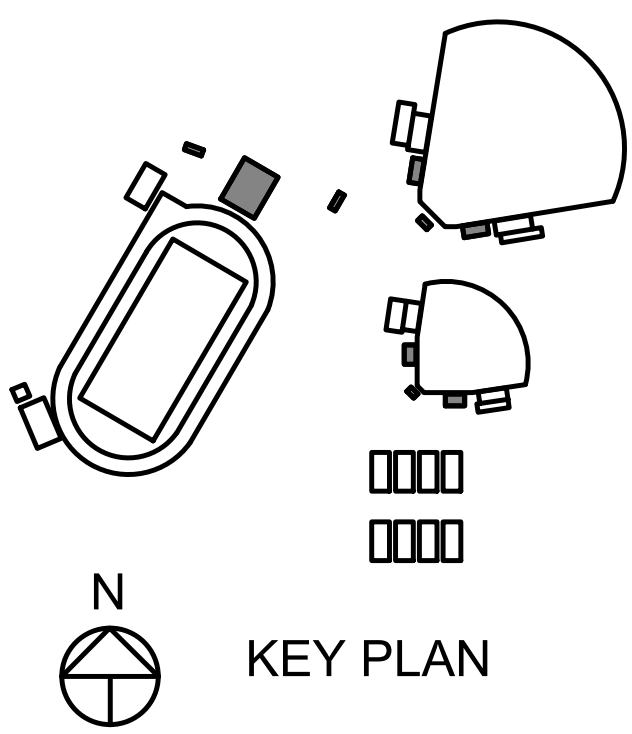
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24010

UTILITY PLAN

C105



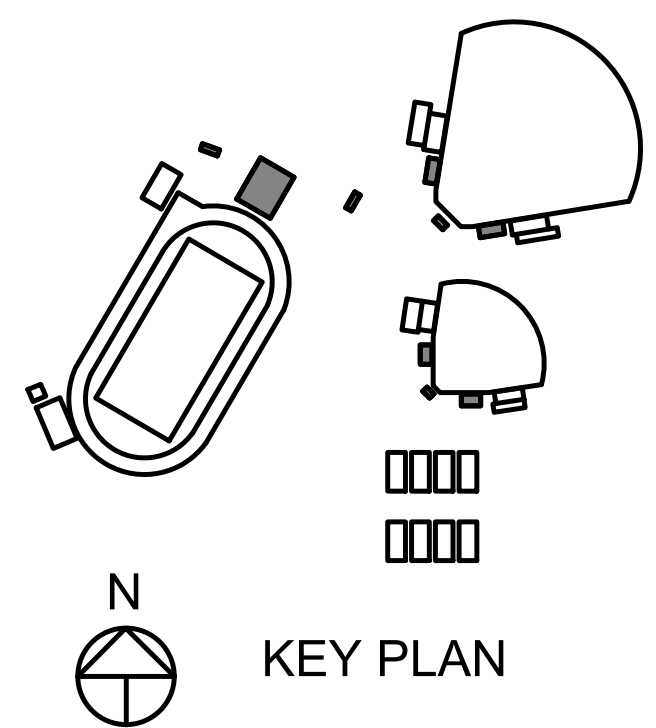
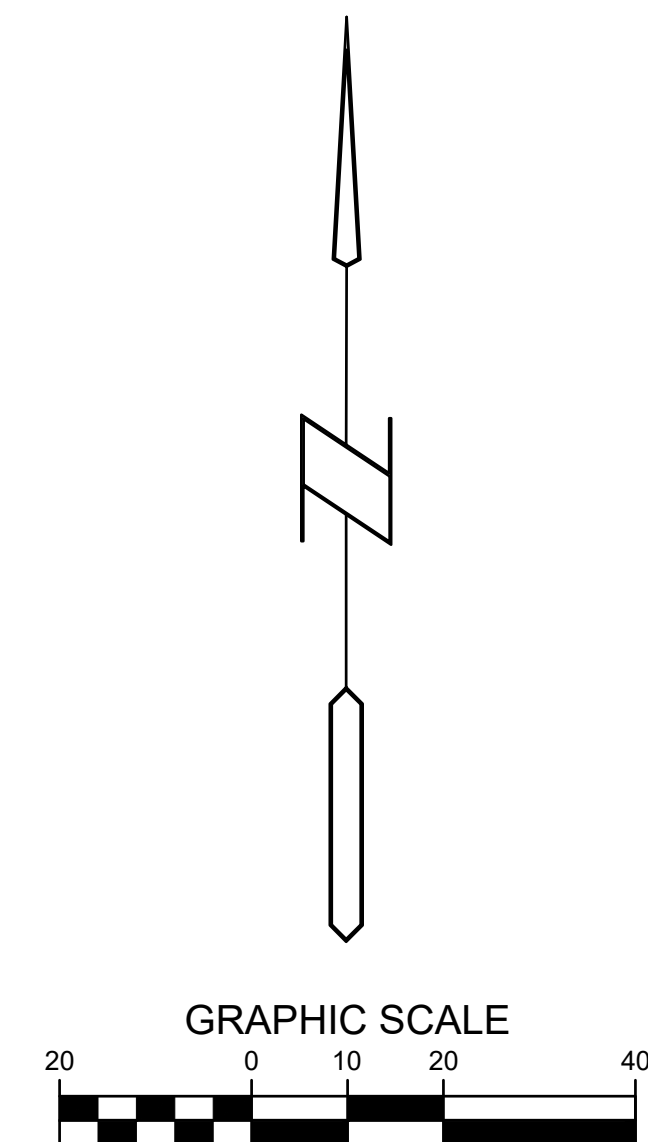
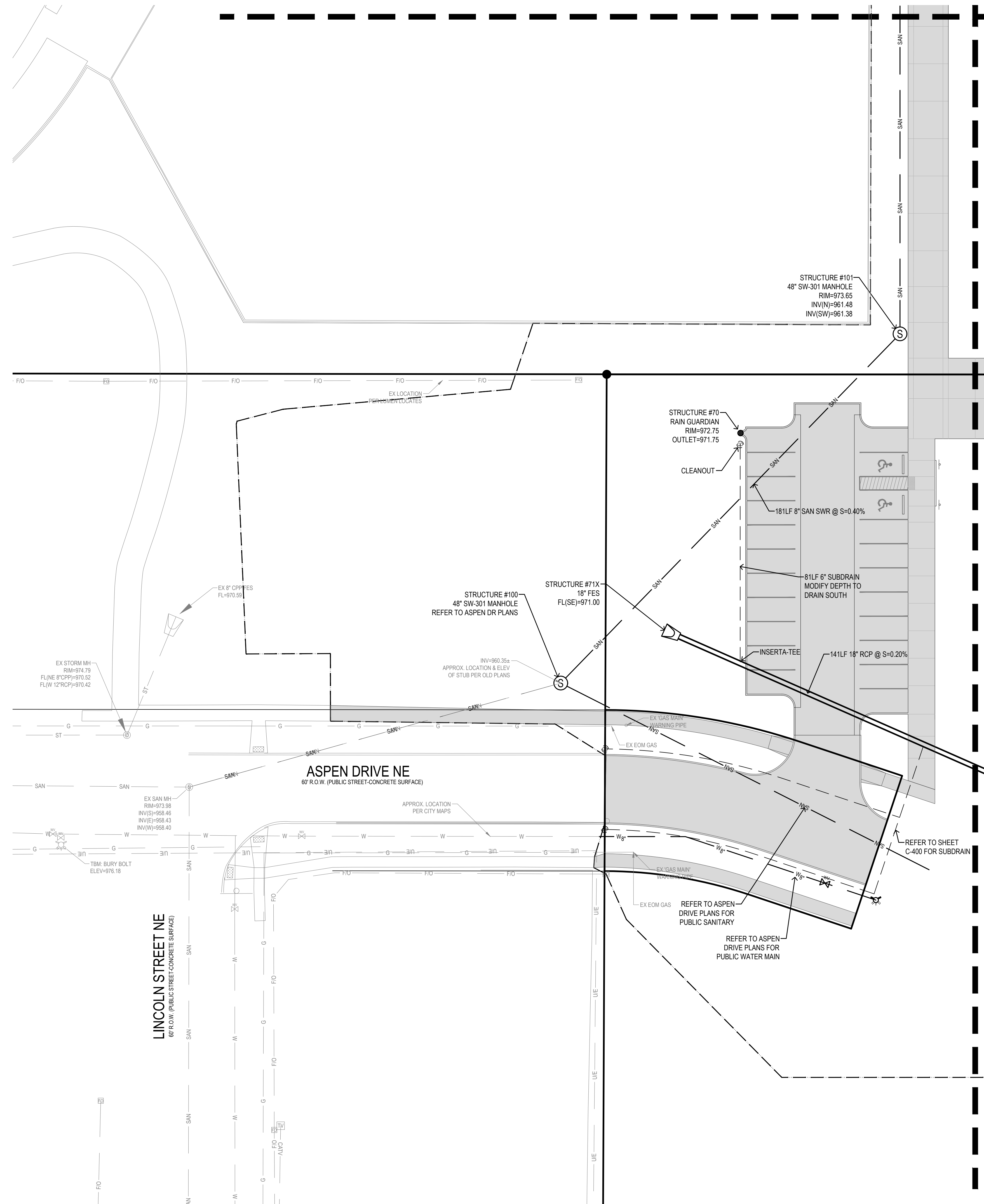
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UTILITY PLAN

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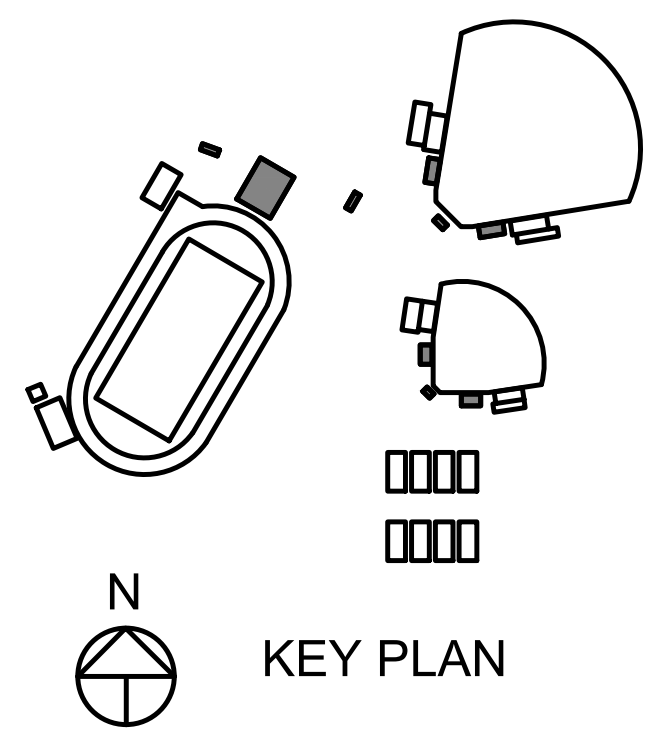
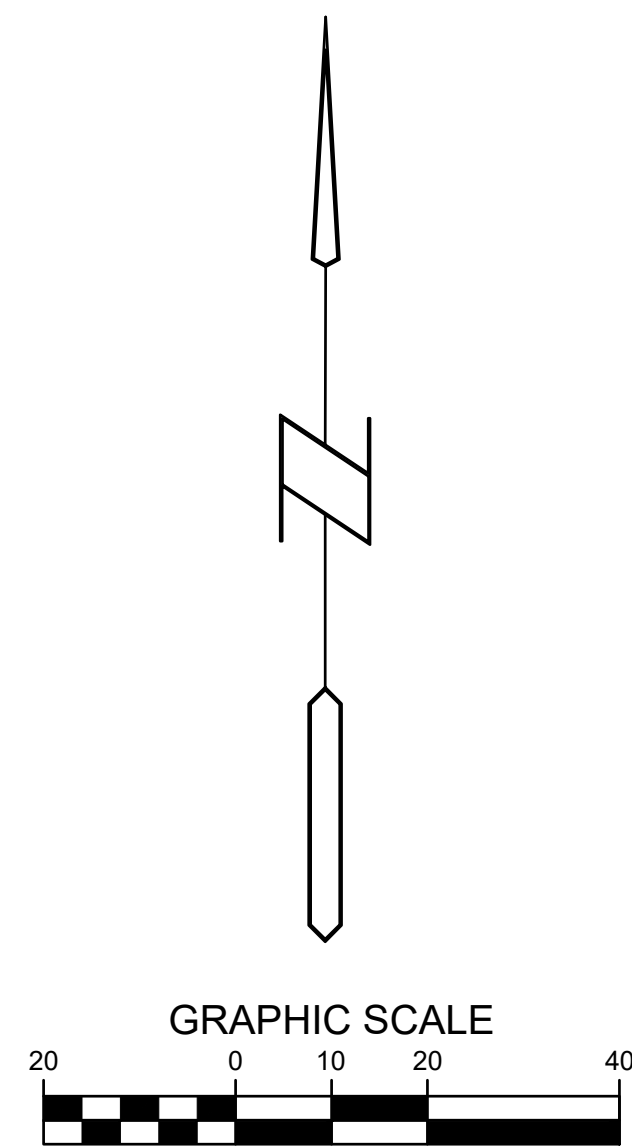
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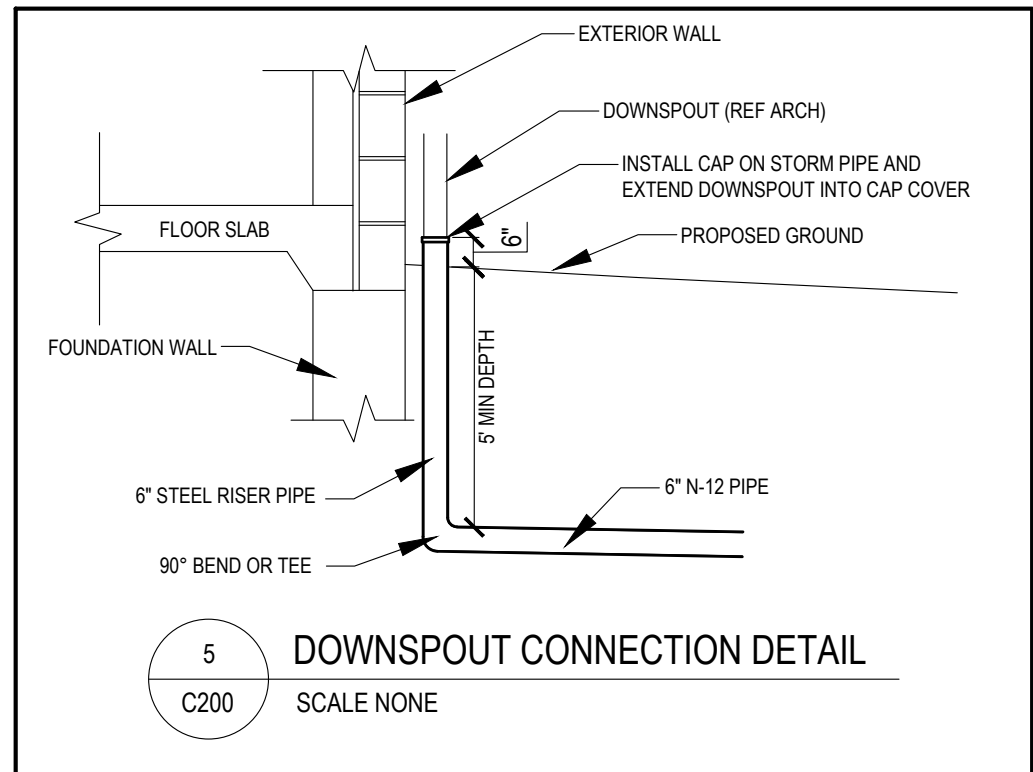
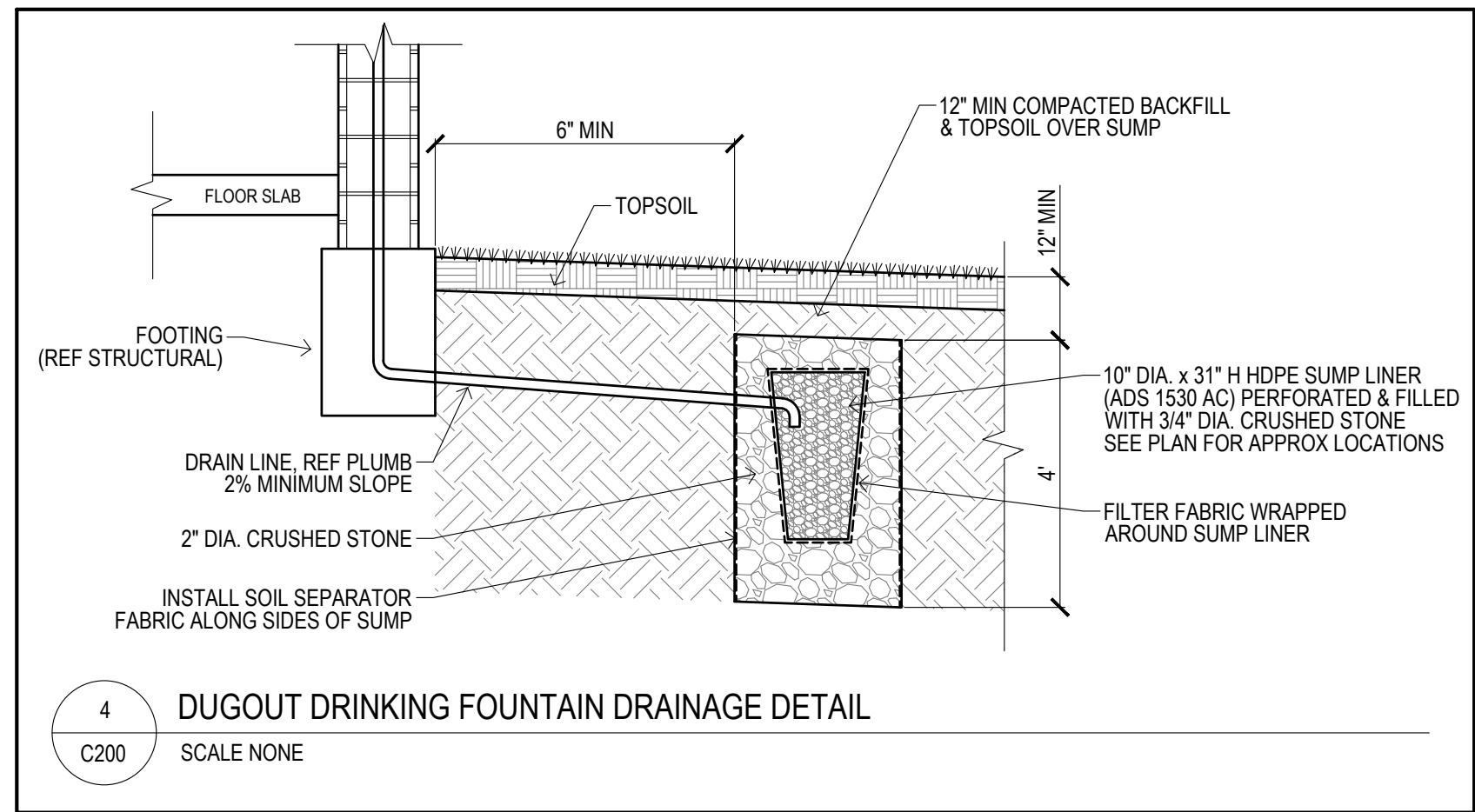
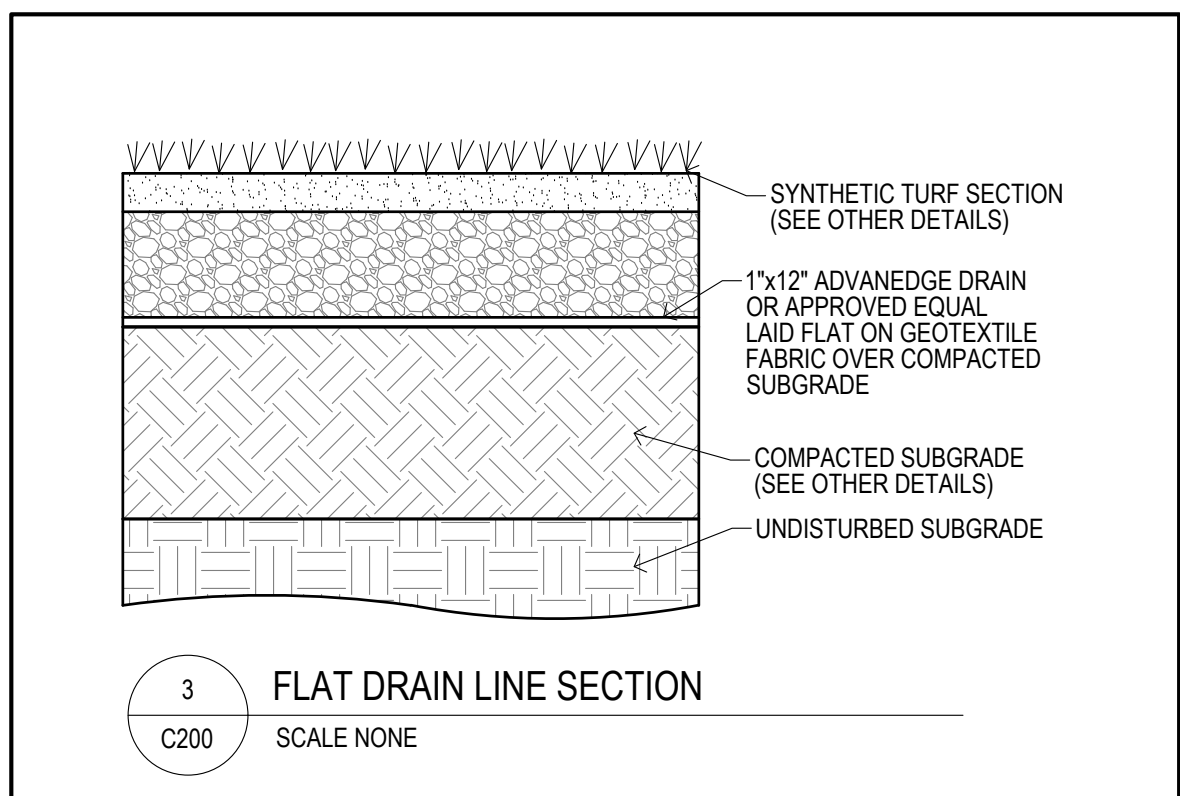
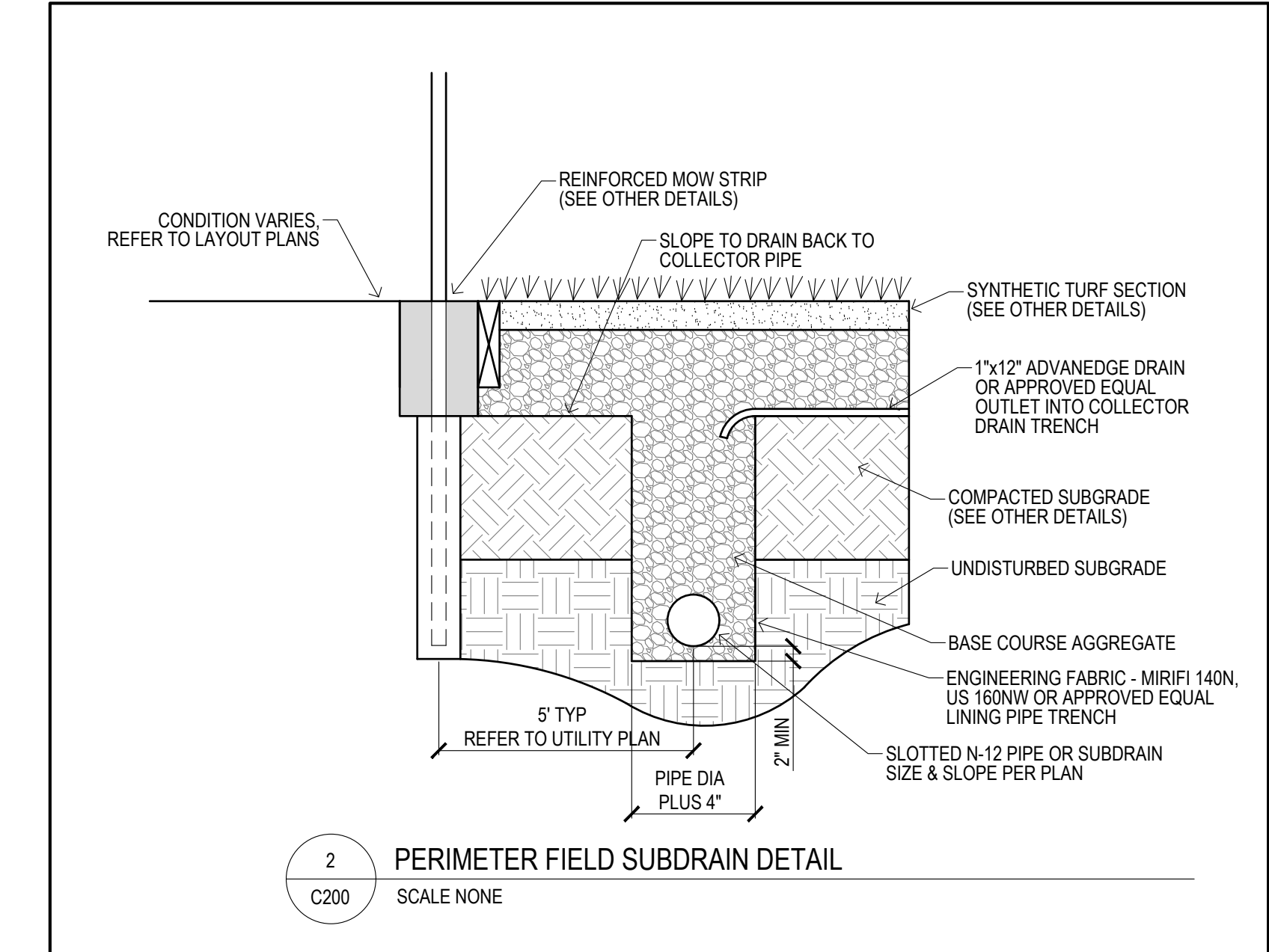
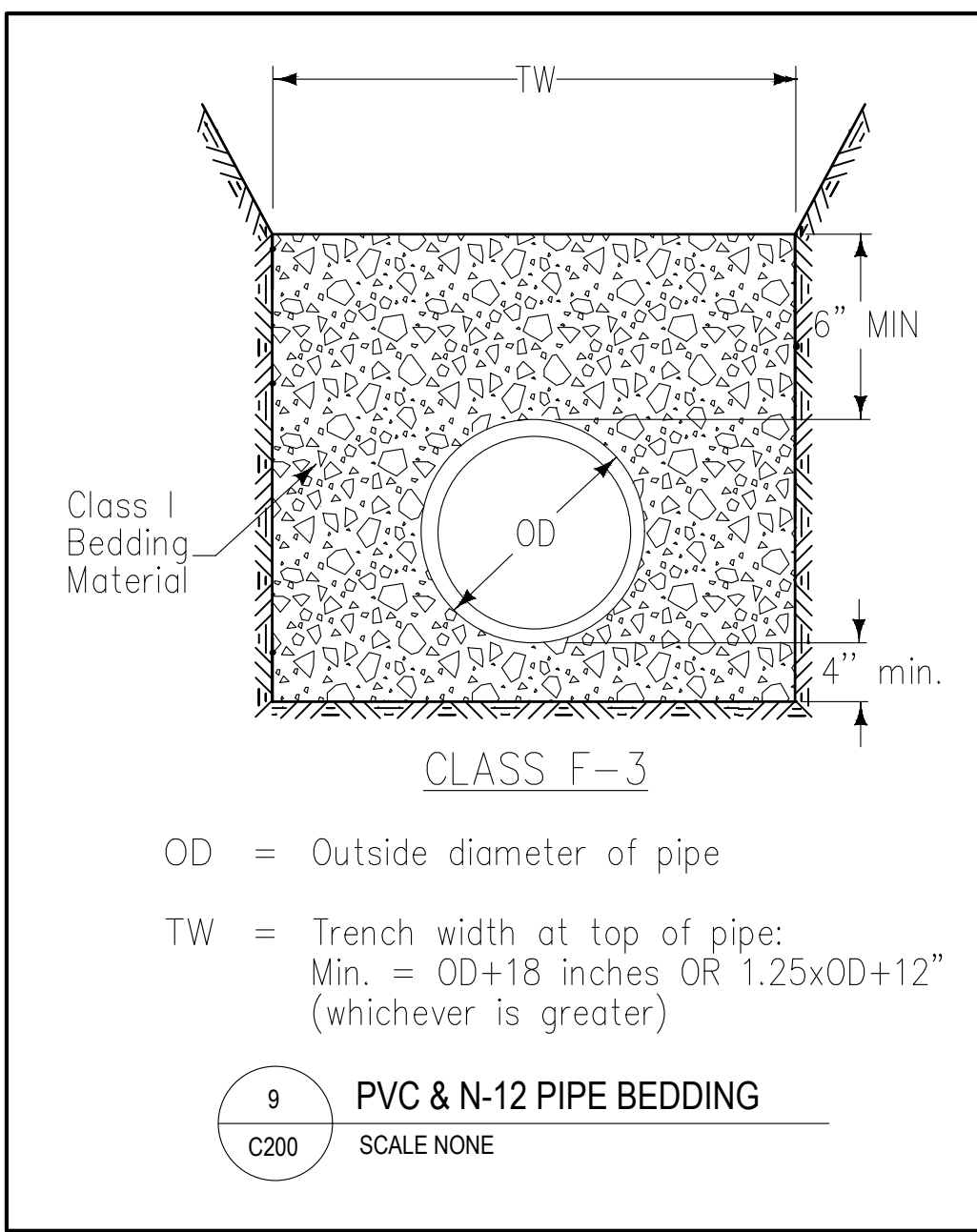
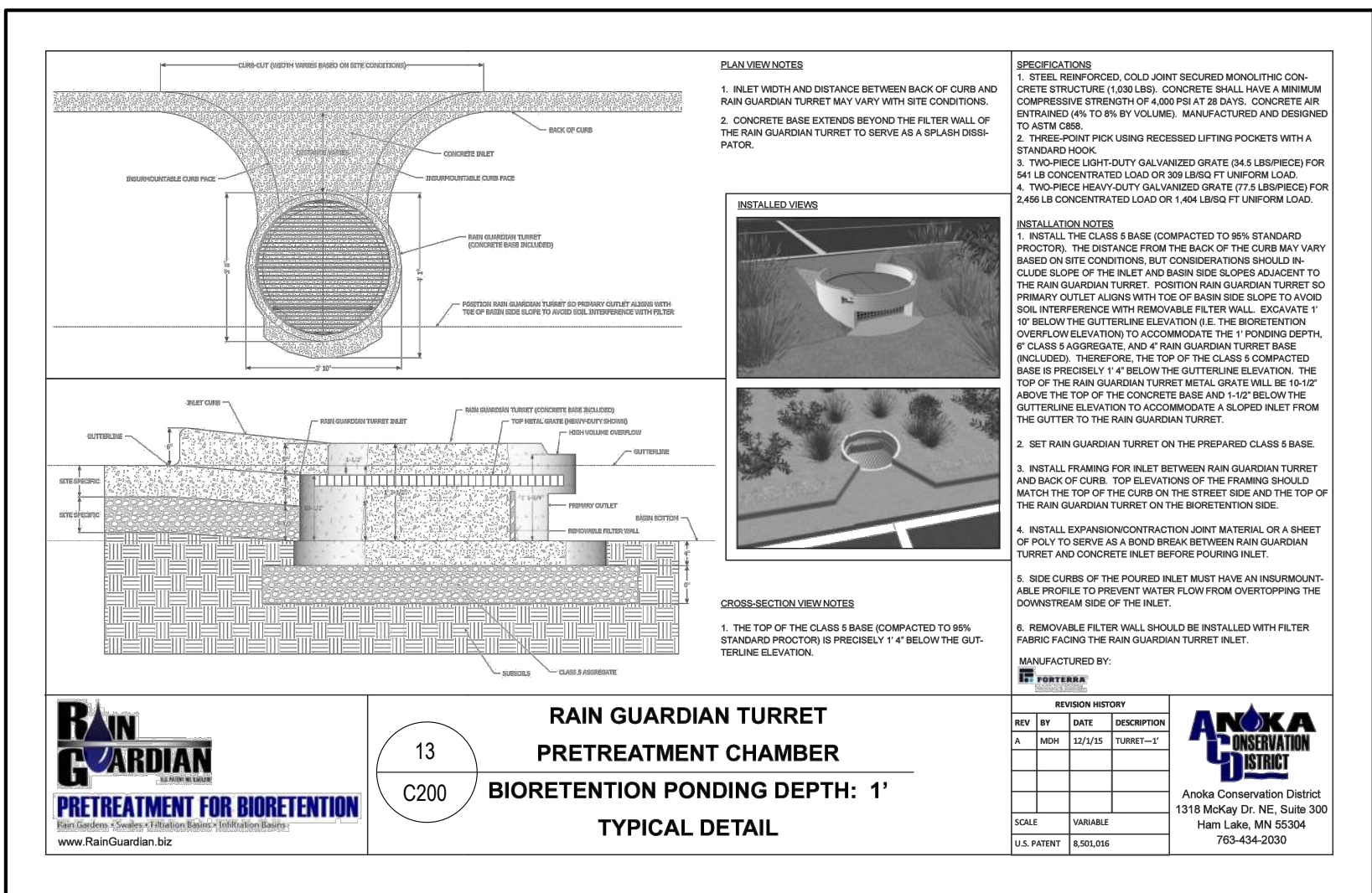
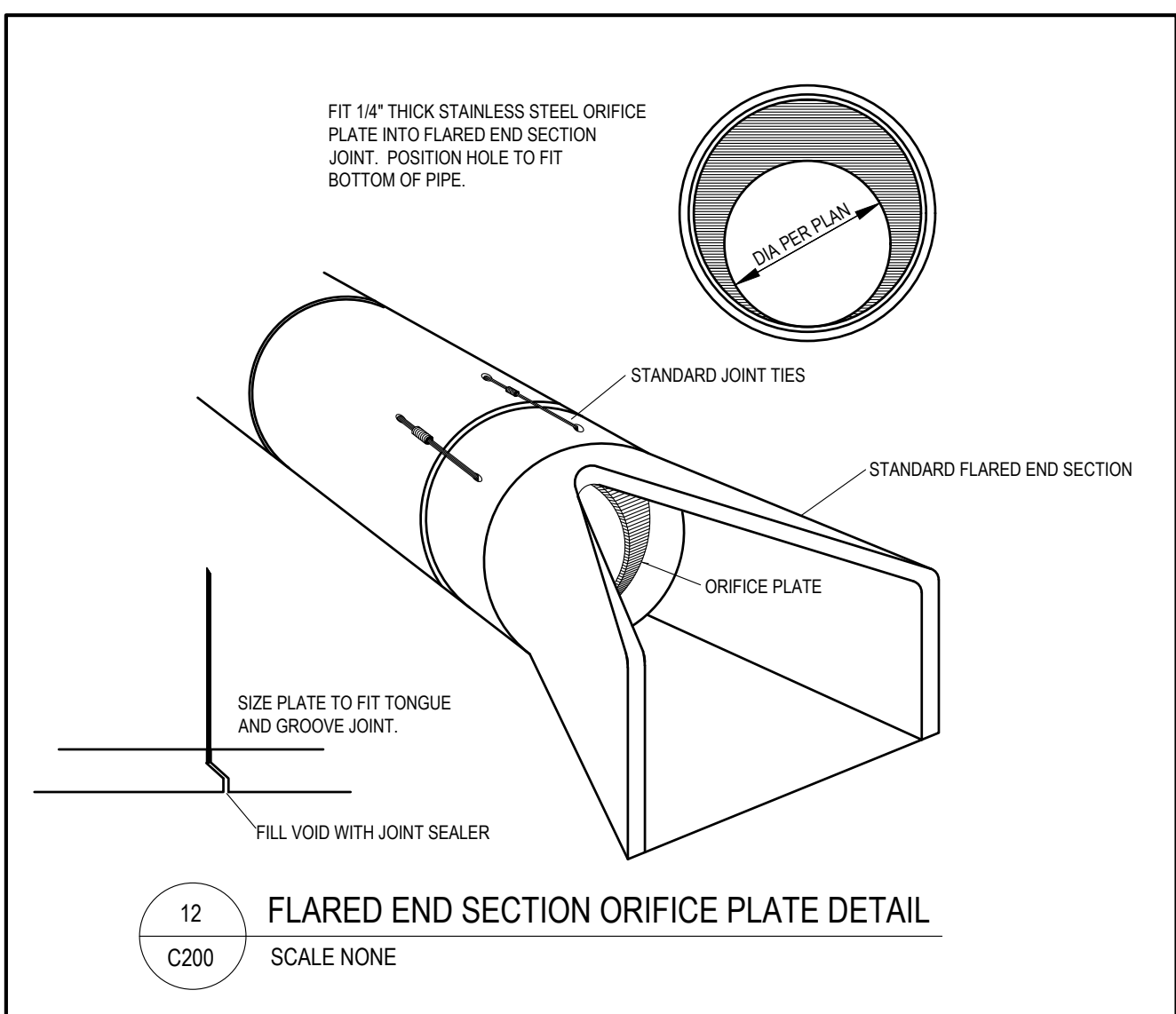
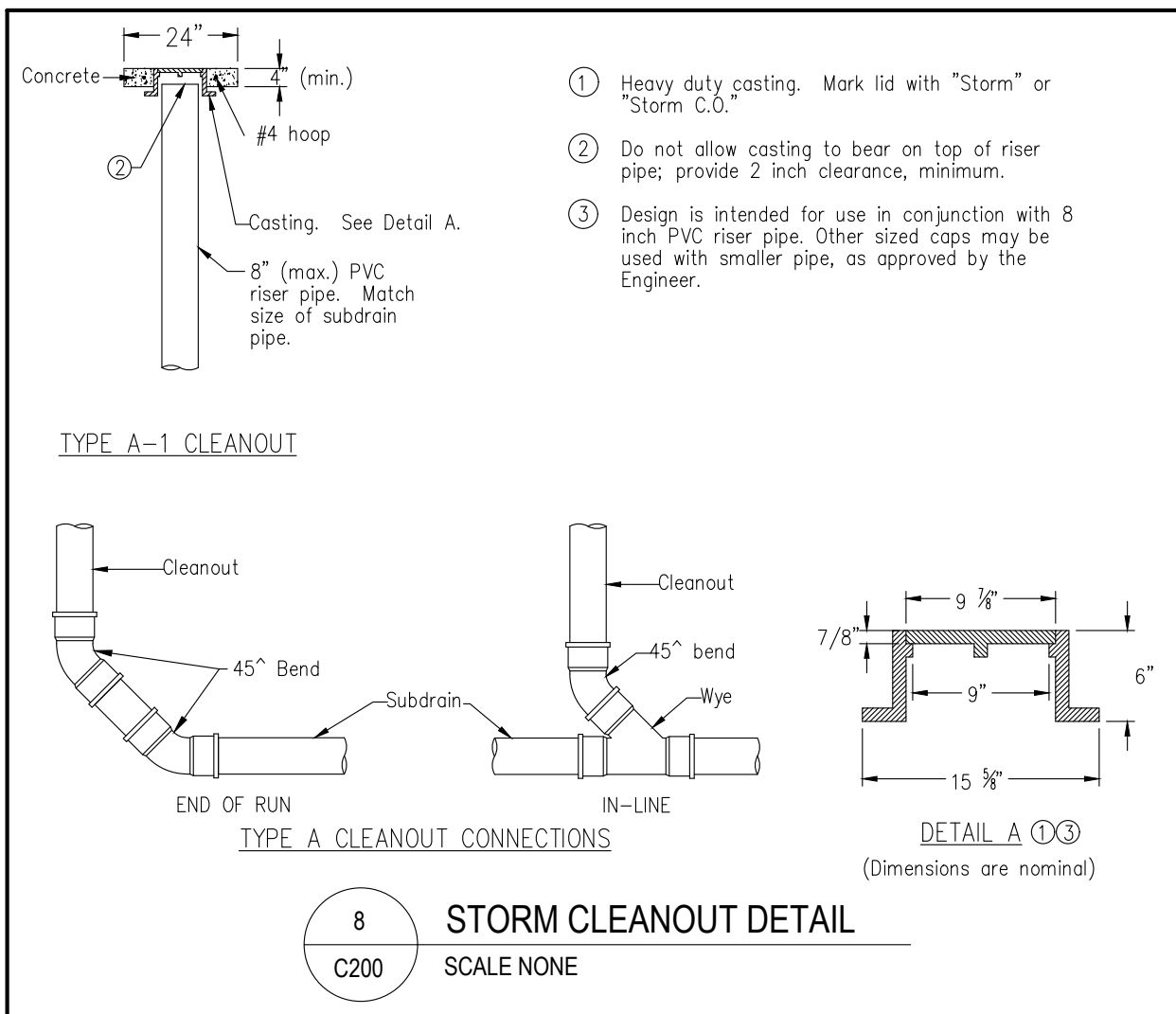
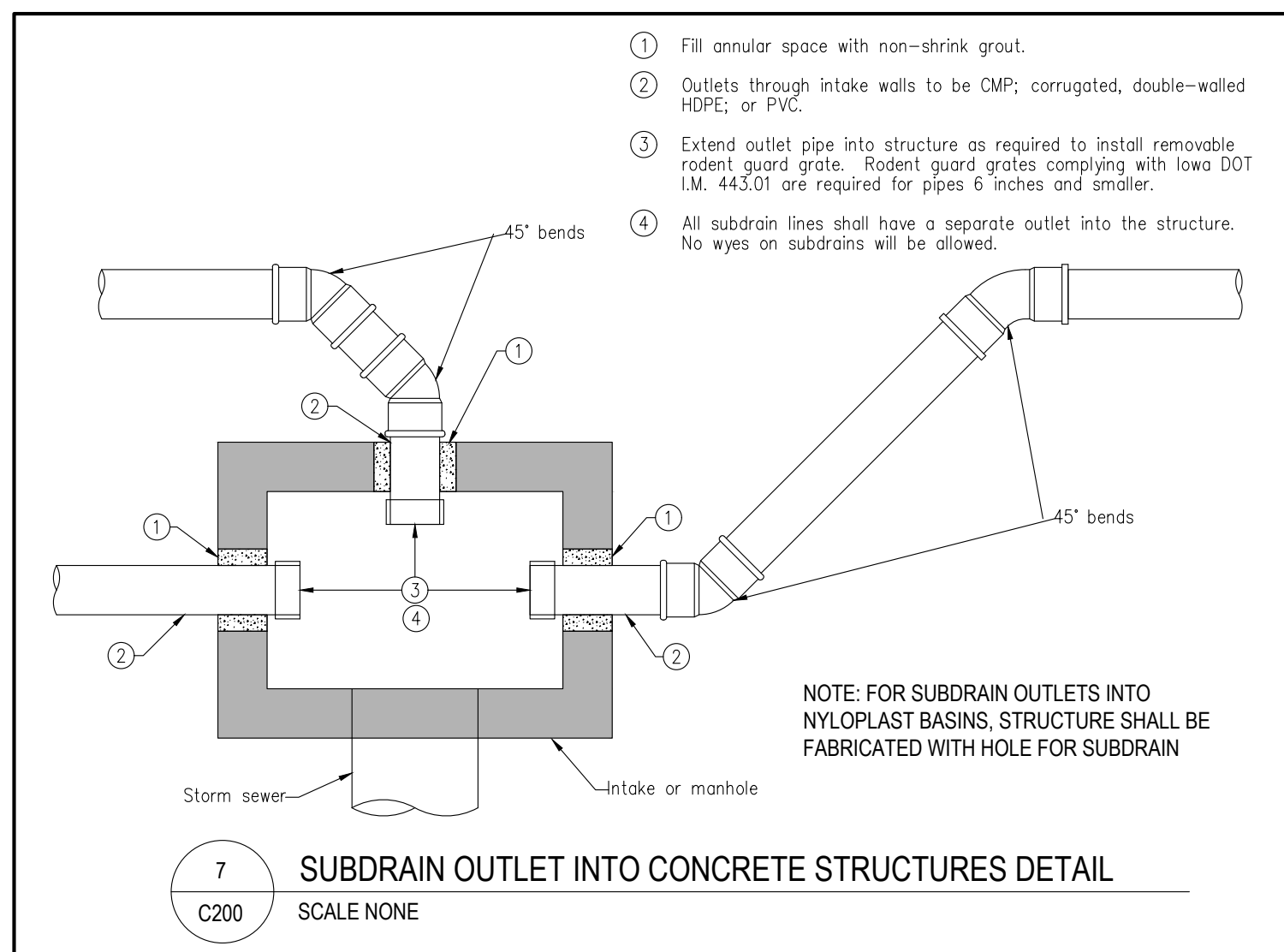
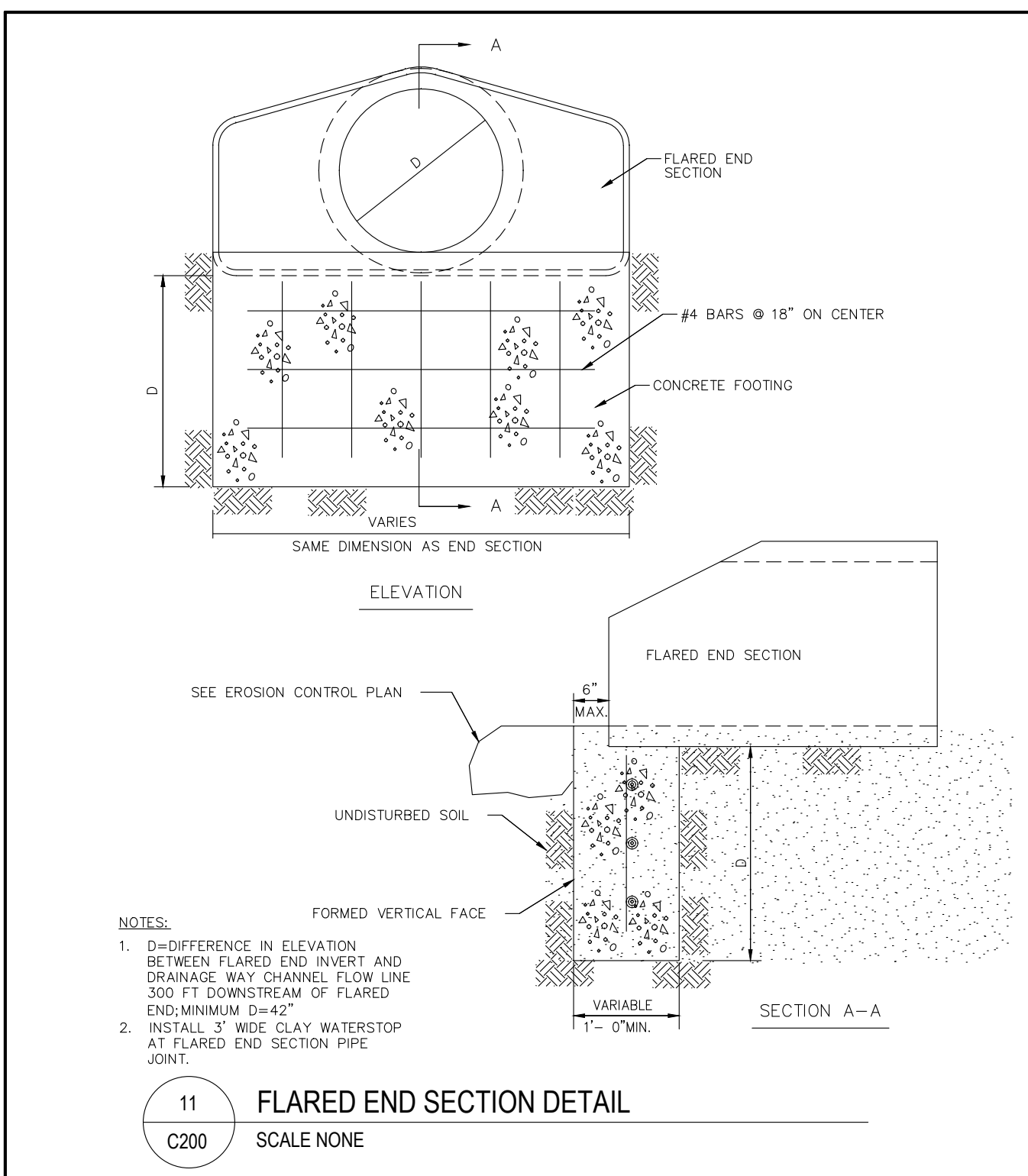
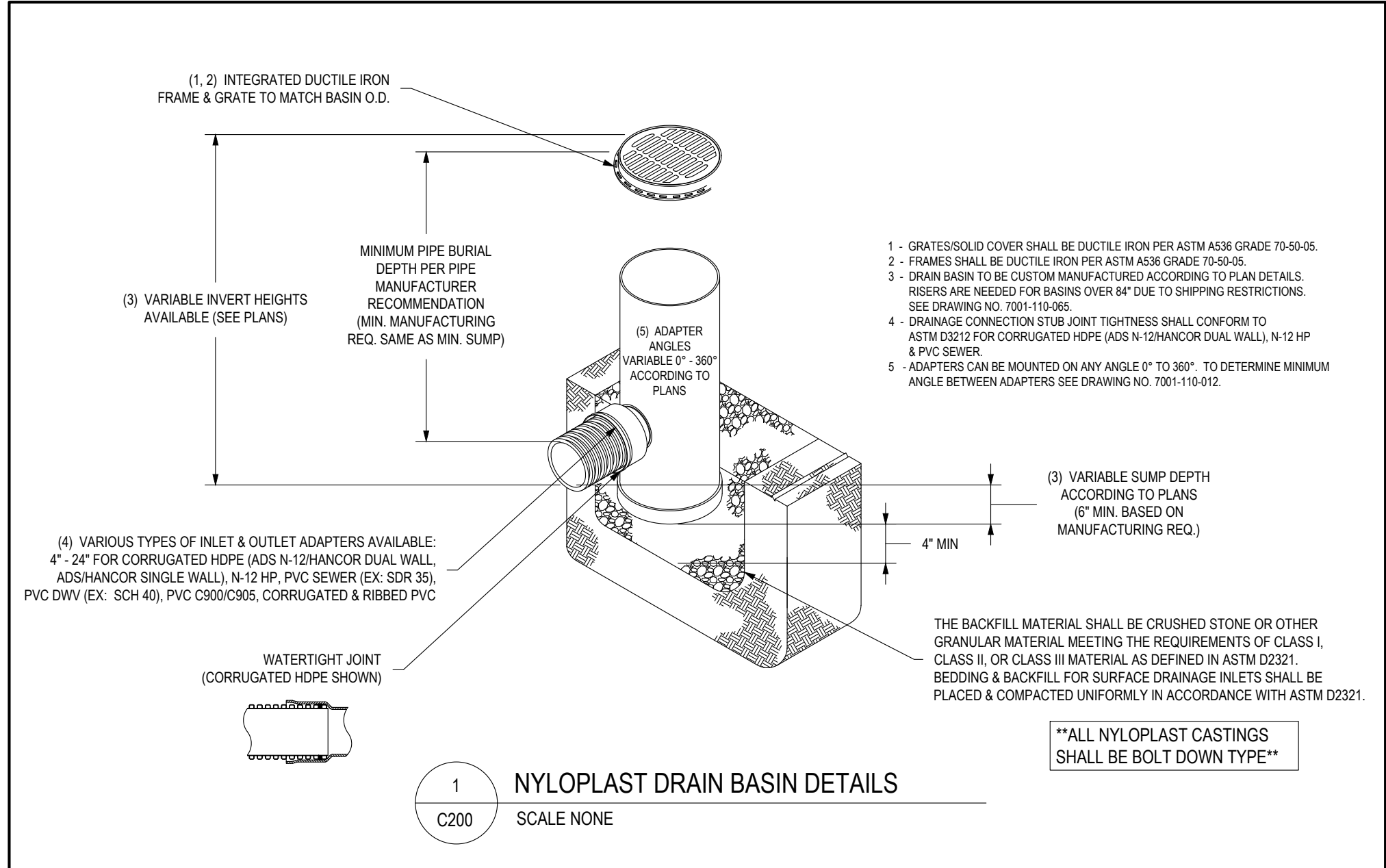
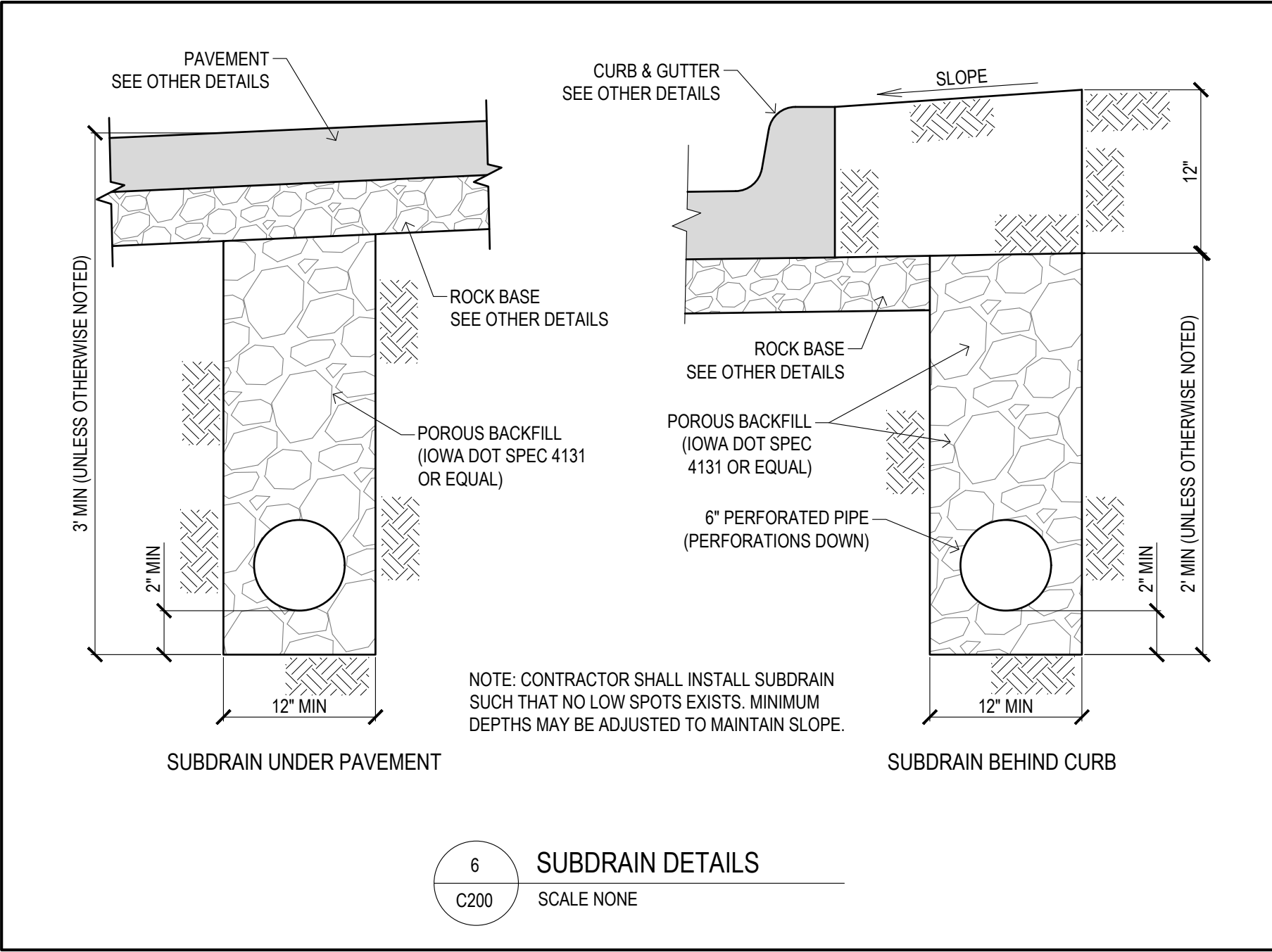
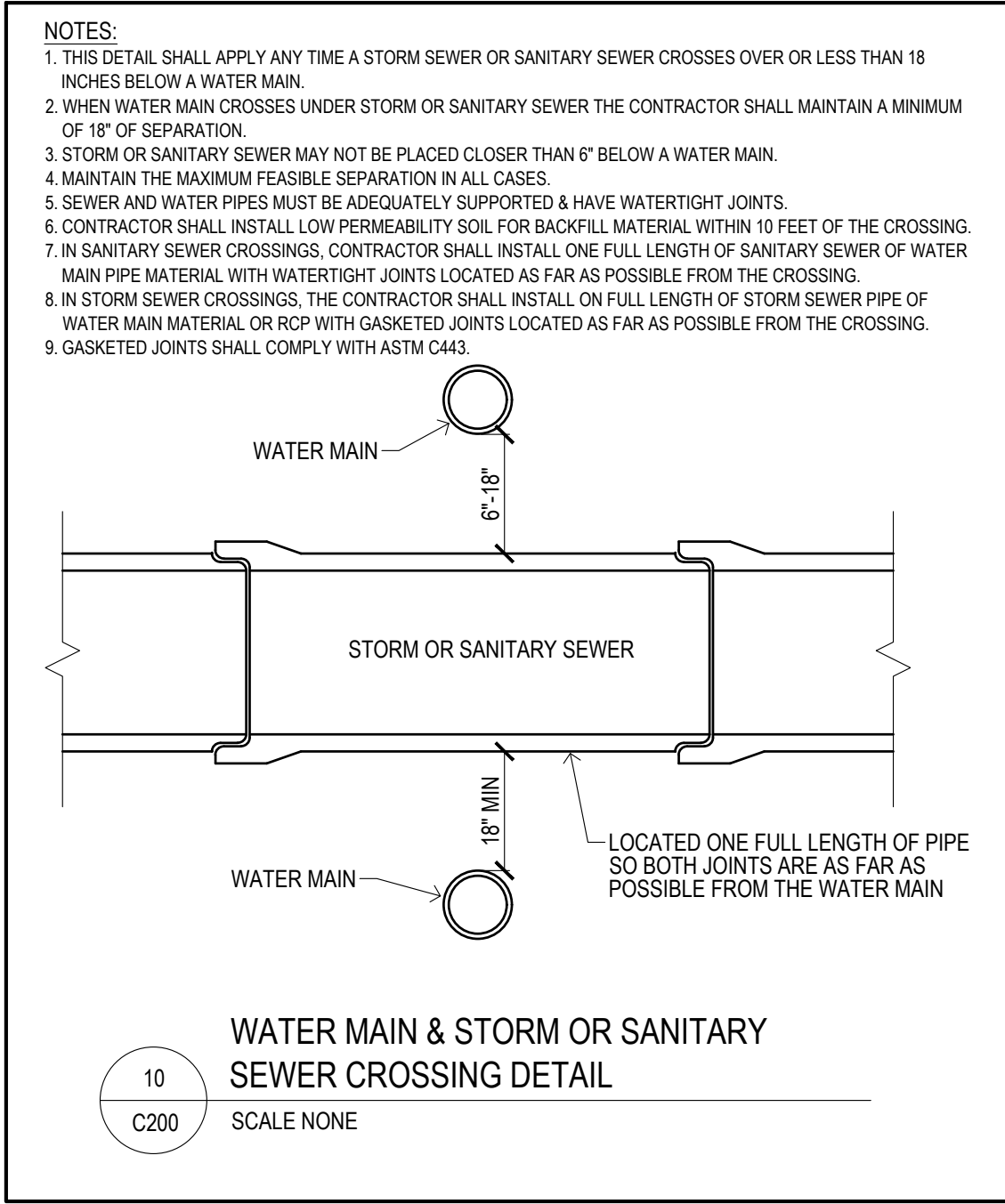
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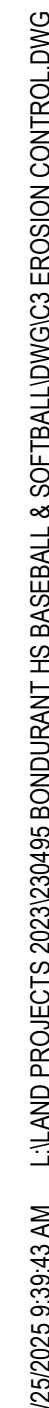
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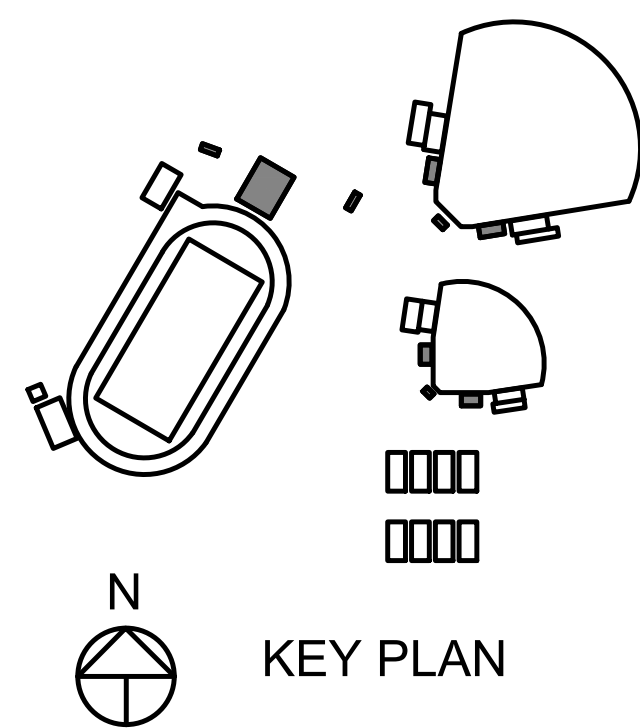
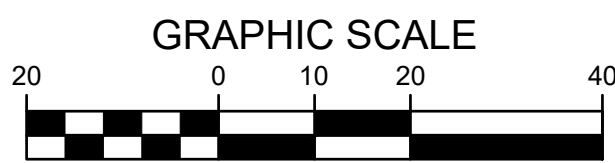
UTILITY PLAN

C108





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1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2024

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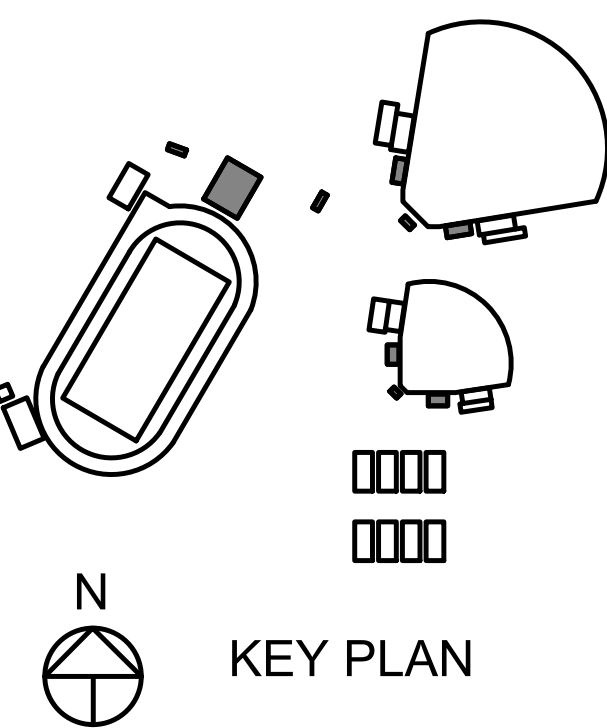
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EROSION CONTROL PLAN

C301



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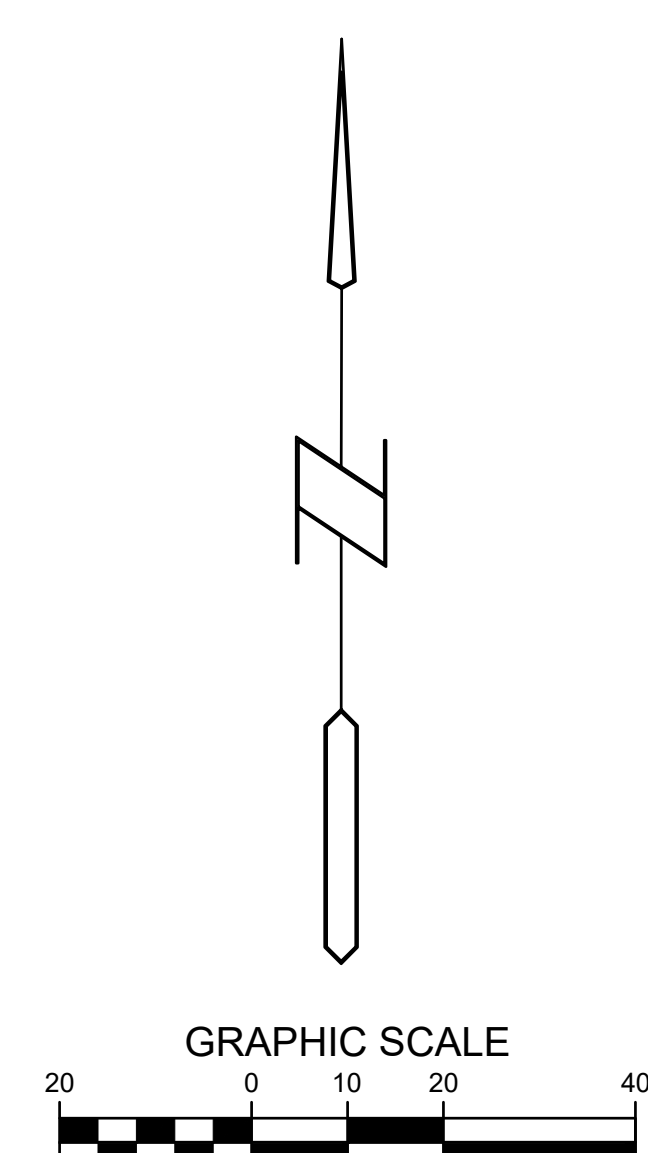
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PROJECT NUMBER
24010

EROSION CONTROL PLAN

C305



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A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50222 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE B11 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITH ANY EXISTING UTILITY OR WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

H. ALL WORK INVOLVING CONNECTION OF PUBLIC IMPROVEMENTS, AND ALL WORK ASSOCIATED WITH PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE REQUIREMENTS OF CONDUCTION OF WORK INVOLVING ALL APPLICABLE PERMITS AND 2025 EDITION OF SUDAS.

- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH THE OWNER'S DESIGN PROFESSIONAL AND UTILITIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM ANY OWNERS OBLIGATION TO DISSEMINATE REPORT ANY DAMAGE TO EXISTING UTILITIES PRIOR TO REPAIR. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT OWNERS RISK AND WITHOUT CHARGE TO THE UTILITY.
- B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY CALL THE UTILITY TO REPORT ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
- C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
- E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
- F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CURBLINE JOINT WHERE PRACTICAL.
- G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

- A. ALL CURBS AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
- C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
- D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' ON CENTER AND ADJACENT TO RIGID VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

- A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF PARKING ELEVATION.
- B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SHALL BE PROTECTED BY A MINIMUM 2% MINOR SLOPE TO BE OPENED IN SUCH A MANNER TO BE FREE OF OBSTRUCTIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICT WITH THE REQUIREMENTS OF THE CITY OF CHICAGO ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
- C. WALK SLOPE SHALL NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMP'S MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 20% IN ANY DIRECTION.
- D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO EXISTING PROFILES. EXISTING PROFILES SHALL INCLUDE, BUT NOT BE LIMITED TO, EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
- E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
- F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.
- G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
- H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEEP AT THE END OF EACH WORKING DAY.

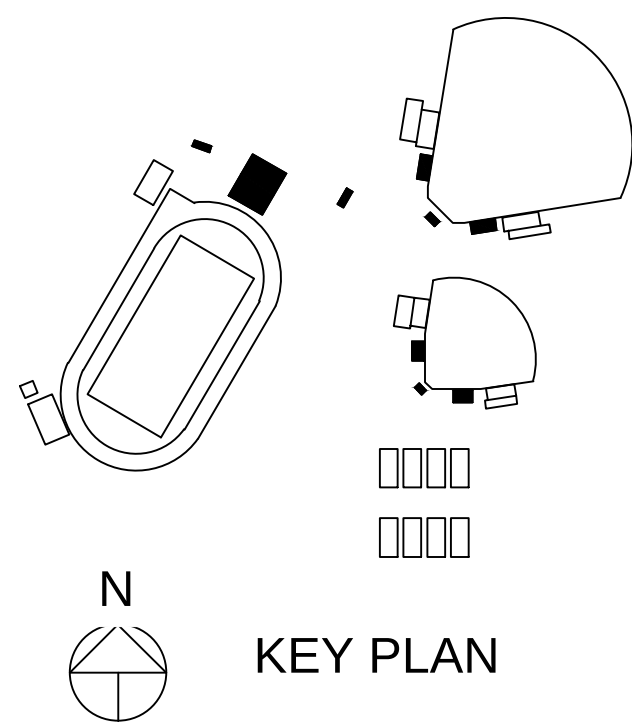
CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW EXISTING UTILITIES. EXISTING UTILITIES INCLUDE, BUT NOT BE LIMITED TO, FIRE HYDRANTS, MANHOLE RIS, INLETS, WATER VALVES.

J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

- A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLANT WILL BE SUBJECT TO REVISION.
- B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS OF THE AWARD. THE AWARD IS A TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND THE PLANT PART OF THE SPECIFICATION IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO TAGGING. THE SUBSTITUTION SHALL BE OF THE SAME OR EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH PLANT MATERIAL WITHIN THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFICATION FOR NURSERY STOCK (ANSI Z60.3), MOST RECENT EDITION.
- E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING. THE REQUIREMENTS FOR TREE SPECIES DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.
- G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY NURSERY STOCK, WITH A SUITABLE SEED MIXTURE. SEEDING NOTES ATTACHED TO PLANTING DETAILS.
- J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

AL	ALTERNATE	LP	LOW POINT
ALLOW	ALLOWANCE	MP	MANUFACTURER
AM	AMERICANS WITH DISABILITIES ACT	MH	MANHOLE
APPROX	APPROXIMATE	ME	MATCH EXISTING
ARCH	ARCHITECT	MAX	MAXIMUM
AVE	AVERAGE	MIN	MINIMUM
BAB	BACKED AND BURLAPPED	NOM	NOMINAL
BAC	BALK OF CURB	N	NORTH
BBC	BOTHWAYS	NIC	NOT IN CONTRACT
BBS	BOTTOM OF CURB	NTS	NOT TO SCALE
BDS	BOTTOM STEPS	NO	NUMBER
BLDG	BUILDING	OC	ON CENTER
BLD	BUILDING	OD	OUTSIDE DIAMETER
CAL	CALIPER	PT	POINT
CIP	CAST IN PLACE	PC	POINT OF CURVE
CL	CENTER LINE	PI	POINT OF INTERSECTION
CLR	CLEAR	PL	POLYETHYLENE
CNC	CLEANOUT	PLV	POLY VINYL CHLORIDE
CONT	CONTINUOUS	PE	PROPERTY LINE
CON	CURB	QTY	QUANTITY
CY	CUBIC YARD		
DEMO	DEMOLISH	R	RADIUS
DTL	DETAIL	REF	REFERENCE
DIM	DIAMETER	REINF	REINFORCE
DML	DIMENSION	REINFC	REINFORCED EXPANSION JT
DWG	DRAWING	REQD	REQUIRED
DWN	DOWN	REV	REVISION
E	EACH	ROW	RIGHT-OF-WAY
EAL	EACH		
E	EAST	S	SOUTH
EL	ELEVATION	SAN	SANITARY
ENG	ENGINEER	SF	SQUARE FEET
EQ	EQUAL	SMT	SHEET
EST	ESTIMATE	SPCS	SPECIFICATIONS
EXIST	EXISTING	ST	STORM SEWER
EXP	EXPANSION	SY	SQUARE YARD
EXPJ	EXPANSION JOINT	STAT	STATUTE
FOC	FACE OF CURB	STD	STANDARD
FOW	FACE OF CURB OF WALL	SYM	SYMMETRICAL
FEET	FEET	SQ	SQUARE
FFE	FINISHED FLOOR ELEV	TH	THICK
FG	FINISHED GRADE	TBD	TO BE DETERMINED
FIN	FINISHED SURFACE	TB	TOP AND BOTTOM
FES	FLARED END SECTION	TC	TOP OF CURB
FL	FLOWLINE	TS	TOP OF STEPS
FOOTING	FOOTING	TW	TOP OF WALL
GALV	GALVANIZED	TOPO	TOPOGRAPHY
GAUGE	GAUGE	TY	TYPICAL
GEN	GENERAL	UNO	UNLESS NOTED OTHERWISE
HDEP	HIGH DENSITY POLYETHYLENE	VAR	VARIABLE
HORIZ	HORIZONTAL	VE	VEHICLE
H	HORIZONTAL	VOL	VOLUME
IN	INCHES	WT	WEIGHT
INCL	INCLUDED	WWM	WELDED WIRE MESH
INCH	INCH DIAMETER	W	WEST
IE	INVERT ELEVATION	WTH	WITH
JT	JOINT	WO	WITHOUT
YD	YARD		

-----	PROPERTY LINE
-----	EASEMENT
-----	SETBACK
##	EXISTING INDEX CONTOUR
##	EXISTING CONTOUR
##	PROPOSED INDEX CONTOUR
##	PROPOSED CONTOUR
COM	COMMUNICATIONS
OE	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
F/O	FIBER OPTIC
S	SANITARY SEWER
ST	STORM SEWER
UD	UNDERDRAIN
T	TELEPHONE
W	WATER
SF	SILT FENCE
O	FENCE
X	FENCE
[]	FENCE



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BONDURANT, IA 50035

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SITE GENERAL NOTES

L000



OVERALL SITE PREPARATION PLAN

A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0487) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD CONDITIONS.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. THE CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES TO DETERMINE THE LOCATION, DEPTH AND EXTENT OF ALL UTILITIES AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, STRUCTURES, POST HOLES, ETC. AND ALL OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

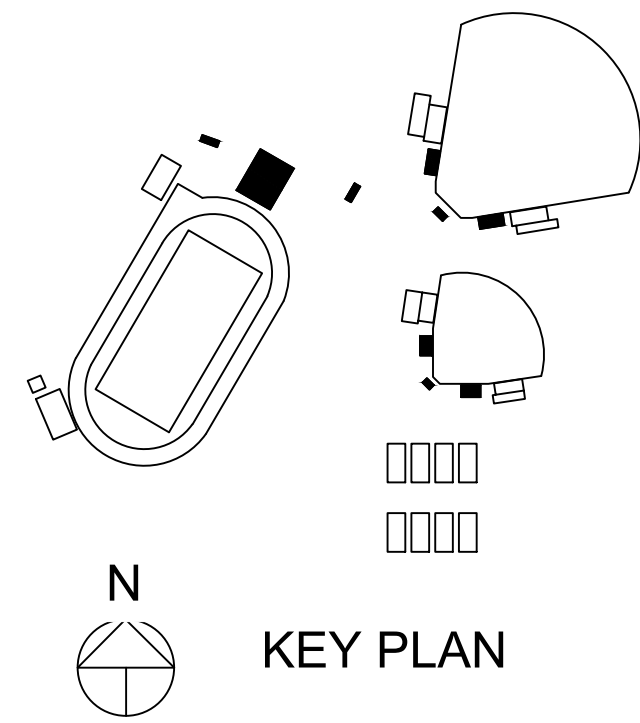
E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SUE CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CORNER JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

- 1 CLEAR AND GRUB EXISTING VEGETATION. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
- 2 REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE, CURB AND BASE.
- 3 REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE MOW STRIP, CHAIN LINK FENCE, CHAIN LINK GATES, AND FOOTINGS.
- 4 PRESERVE AND PROTECT EXISTING SITE UTILITIES
- 5 PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

	LIMIT OF WORK LINE
	GRADING EXTENTS
	DEMOLITION EXTENTS
	REMOVE EXISTING INFRASTRUCTURE, REFER TO PLAN AND KEYNOTES
	REMOVE AND LEGALLY DISPOSE OF EXISTING TREE
	TREE PROTECTION FENCE, SEE DETAIL 02/L502



1000 GRANT ST NORTH,
BONDURANT, IA 50035

CONSTRUCTION DOCUMENTS
02/25/2025

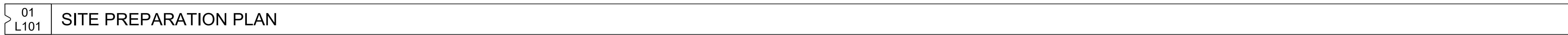
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24010

SITE PREPARATION PLAN

L100



A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0487) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND THE FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD CONDITIONS.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY AND SURVEY WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES TO DETERMINE THE LOCATION, DEPTH AND EXTENT OF UTILITIES AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.

CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, CONDUITS, ETC. PRIOR TO ANY EXCAVATION. NOTIFY THE OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

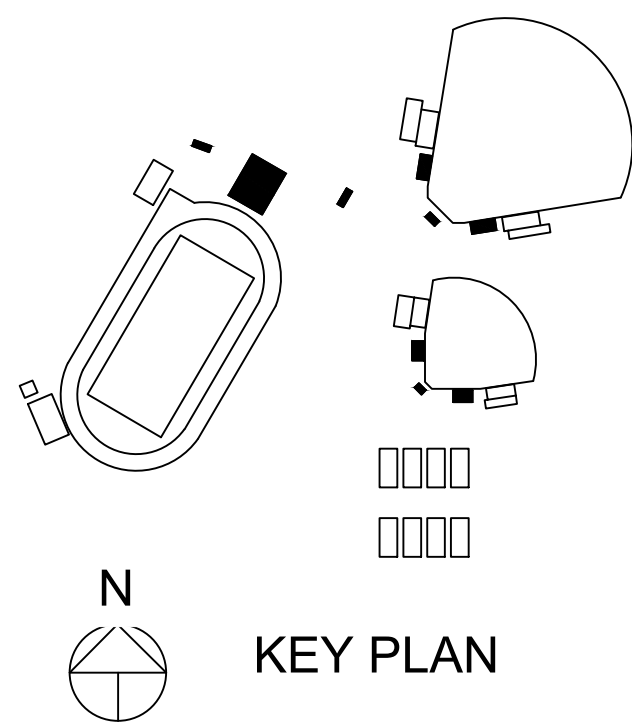
E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAWN CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CURB, JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

- ① CLEAR AND GRUB EXISTING VEGETATION. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
- ② REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE, CURB AND BASE.
- ③ REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE MOW STRIP, CHAIN LINK FENCE, CHAIN LINK GATES, AND FOOTINGS.
- ④ PRESERVE AND PROTECT EXISTING SITE UTILITIES
- ⑤ PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

	LIMIT OF WORK LINE
	GRADING EXTENTS
	DEMOLITION EXTENTS
	REMOVE EXISTING INFRASTRUCTURE, REFER TO PLAN AND KEYNOTES
	REMOVE AND LEGALLY DISPOSE OF EXISTING TREE
	TREE PROTECTION FENCE, SEE DETAIL 02/L502



1000 GRANT ST NORTH,
BONDURANT, IA 50035

CONSTRUCTION DOCUMENTS
02/25/2025

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SITE PREPARATION PLAN

L101



1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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PROJECT NUMBER
24010

SITE PREPARATION PLAN

L102

- 1 CLEAR AND GRUB EXISTING VEGETATION. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
- 2 REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE, CURB AND BASE.
- 3 REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE MOW STRIP, CHAIN LINK FENCE, CHAIN LINK GATES, AND FOOTINGS.
- 4 PRESERVE AND PROTECT EXISTING SITE UTILITIES
- 5 PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

	LIMIT OF WORK LINE
	GRADING EXTENTS
	DEMOLITION EXTENTS
	REMOVE EXISTING INFRASTRUCTURE, REFER TO PLAN AND KEYNOTES
	REMOVE AND LEGALLY DISPOSE OF EXISTING TREE
	TREE PROTECTION FENCE, SEE DETAIL 02/L502

A. BISHOP ENGINEERING, 35011 104TH ST. URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE #11 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES PRIOR TO THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY #11 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

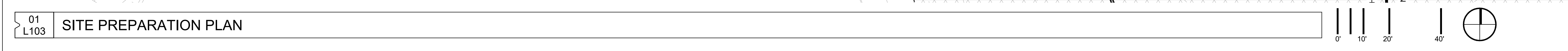
C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS. IMPROVEMENTS SHALL BE MADE AND REPAIRS TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREET WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO DETERMINE POSSIBLE UTILITY LOCATIONS AND DEPTHS OF COMPLETION OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND STRUCTURES RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- B. FIELD VISIT EXISTING GRADES AND LOCATIONS OF EXISTING UTILITY (ELECTRIC, WATER, GAS, FIBER, ETC.) TO BE LOCATED BY OTHER SITE SURVEYORS. CONTRACTOR SHALL NOTIFY LOCAL AGENCIES OF CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
- C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLAN MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
- E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL, COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
- F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONCRETE JOINT WHERE PRACTICAL.
- G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.





A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-4667) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE 811 ONE CALL CENTER. 811 ONE CALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

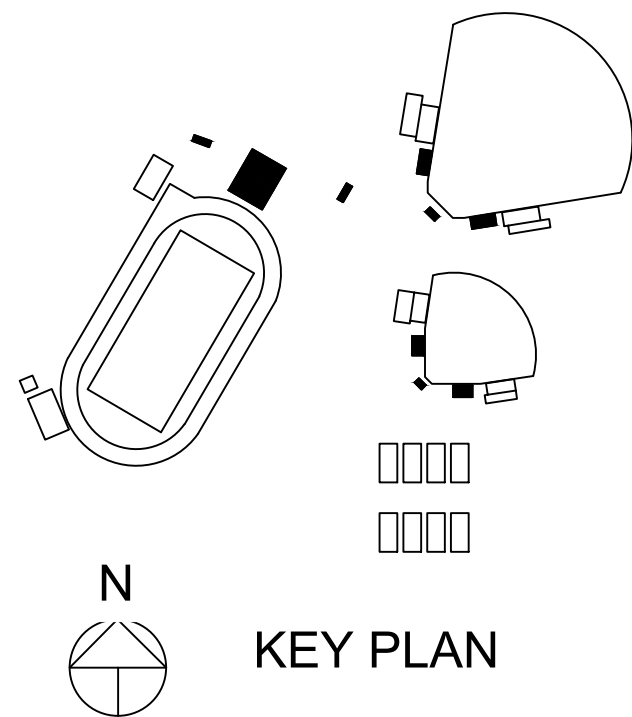
THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH THE IOWA DEPARTMENT OF TRANSPORTATION AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ALL APPROPRIATE SAFETY REGULATIONS.

- D. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES REPRESENTATIVES TO LOCATE ALL UTILITIES, DEPTHS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPAIRS TO ALL DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- E. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION. NOTIFY THE OWNER OF ANY OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
- F. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- G. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
- H. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
- I. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST JOINT, JOINT WHERE PRACTICAL.
- J. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

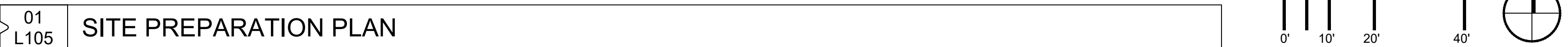
- 1 CLEAR AND GRUB EXISTING VEGETATION. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
- 2 REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE, CURB AND BASE.
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- 4 PRESERVE AND PROTECT EXISTING SITE UTILITIES
- 5 PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

	LIMIT OF WORK LINE
	GRADING EXTENTS
	DEMOLITION EXTENTS
	REMOVE EXISTING INFRASTRUCTURE. REFER TO PLAN AND KEYNOTES
	REMOVE AND LEGALLY DISPOSE OF EXISTING TREE
	TREE PROTECTION FENCE, SEE DETAIL 02/L502



REVISIONS

L103



A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50222 (515-276-0747) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE CITY ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. THE CITY LANDSCAPE ARCHITECT SHALL VERIFY FIELD CONDITIONS.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES TO PRESENT A LIST OF ALL UTILITIES TO BE EXCAVATED, AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. REPAIR ALL DAMAGE TO UTILITIES AND STRUCTURES. REPAIR DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.

B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES. POST SIGNAGE TO PROTECT ALL OTHER SITE STRUCTURES PRIOR TO DEMOLITION OR CONSTRUCTION AND IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. REPAIR ALL DAMAGE TO UTILITIES AND THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.

C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.

E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.

F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CORNER JOINT WHERE PRACTICAL.

G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

- ① CLEAR AND GRUB EXISTING VEGETATION. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
- ② REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE, CURB AND BASE.
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- ④ PRESERVE AND PROTECT EXISTING SITE UTILITIES
- ⑤ PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

	LIMIT OF WORK LINE
	GRADING EXTENTS
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	TREE PROTECTION FENCE, SEE DETAIL 02/L502

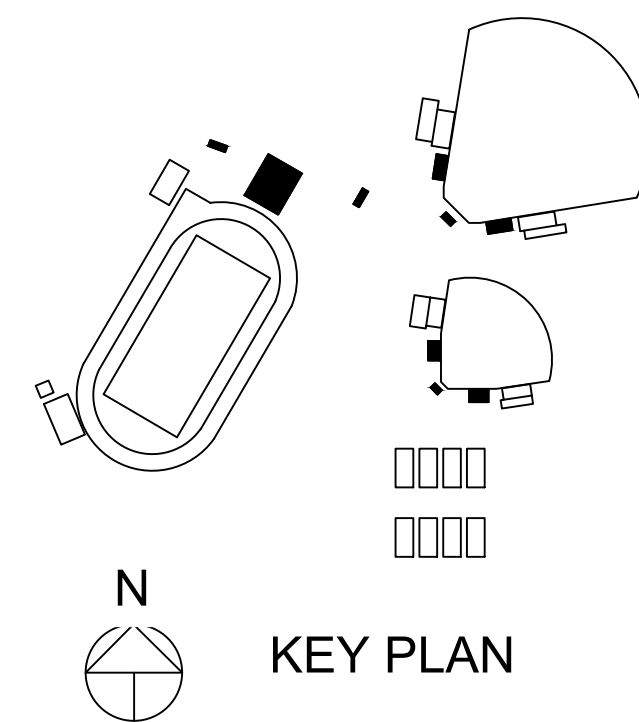


- A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-4647) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND THE FIELD CONDITIONS.
- B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY FIELD CONDITIONS.
- C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- A. PRIOR TO ANY EXCAVATION AT THE SITE, CONTRACTOR SHALL CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANIES TO REPRESENT UTILITIES TO BE EXCAVATED AND LOCATE OTHERS AND DEPTHS. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE RESULTING FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITY.
- B. FIELD VERIFY EXISTING GRADES AND LOCATIONS OF EXISTING UTILITIES, AND LOCATIONS OF ALL OTHERS. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNER ANY DAMAGE TO OWNER'S PROPERTY PRIOR TO REPAIR.
- C. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- D. CONTACT THE LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY PLANT MATERIAL NOT INDICATED TO BE PROTECTED OR REMOVED.
- E. CONTRACTOR TO PROVIDE ADEQUATE BARRICADES AND TRAFFIC CONTROL. COMPLY WITH REQUIREMENTS OF LOCAL JURISDICTION.
- F. CONTRACTOR SHALL SAW CUT ALL ASPHALT OR CONCRETE TO BE REMOVED TO THE NEAREST CONTROL JOINT WHERE PRACTICAL.
- G. PROTECT ALL ITEMS WITHIN CONTRACT LIMITS NOT INDICATED TO BE REMOVED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

- ① CLEAR AND GRUB EXISTING VEGETATION. CONTRACTOR TO STRIP TOPSOIL TO PROVIDE A MINIMUM DEPTH OF 8" AT FINAL GRADE.
- ② REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE, CURB AND BASE.
- ③ REMOVE AND LEGALLY DISPOSE OF EXISTING CONCRETE MOW STRIP, CHAIN LINK FENCE, CHAIN LINK GATES, AND FOOTINGS.
- ④ PRESERVE AND PROTECT EXISTING SITE UTILITIES
- ⑤ PRESERVE AND PROTECT EXISTING SITE FENCING AND MOW STRIP

	LIMIT OF WORK LINE
	GRADING EXTENTS
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	TREE PROTECTION FENCE, SEE DETAIL 02/L502



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BONDURANT, IA 50035

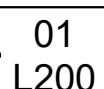
CONSTRUCTION DOCUMENTS
02/25/2025

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SITE PREPARATION PLAN

Page 221 of 331



OVERALL SITE LAYOUT PLAN

L200



B. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

C. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED TO THE ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

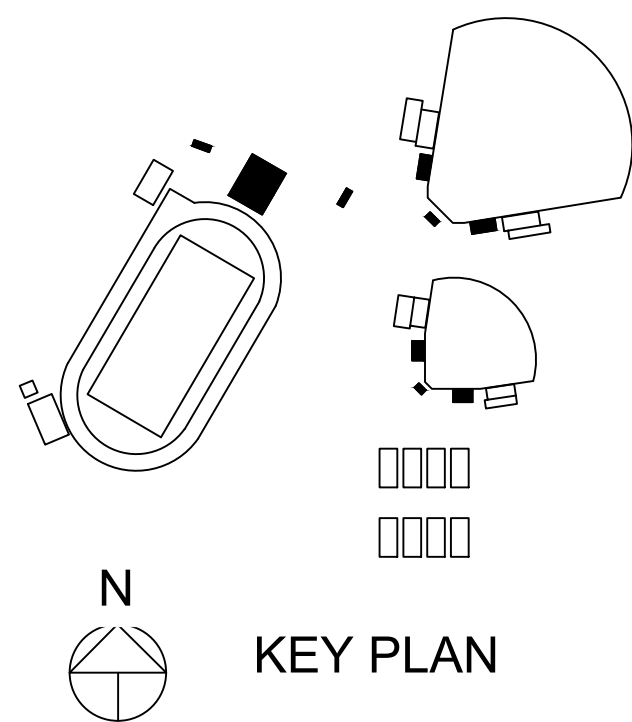
E. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

F. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR OF ANY APPLICABLE WORKING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
- C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
- D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS; COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' C/C AND ADJUSTED TO POSITION AT JOINTS IN STRUCTURES SUCH AS WALLS, CURBS, RAMPS AND BUILDINGS.
- F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

1	TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
2	TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
3	TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
4	STRUCTURAL STOOP. SEE STRUCTURAL PLANS AND DETAILS
5	STANDARD PCC CURB AND GUTTER, RE: 06/L500
6	INTERGRAL PCC CURB AT WALK, RE: 06/L500
7	PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
8	PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
9	PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309
10	ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
11	ADA PARKING SIGNAGE - VAN, RE: 16/L500
12	PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
13	CROSS-WALK STRIPING
14	CONCRETE WHEEL STOP, RE: 17/L500
15	PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT, RE:01/L501
16	PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT, RE:01/L501
17	PVC COATED CHAINLINK FENCE, BLACK, 8' HEIGHT, RE:01/L501
18	PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT, RE:01/L501
19	PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:02/L501
20	PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:03/L501
21	PROTECTIVE FENCE TOPPER, RE: 01/L501
22	ALUMINUM FENCE SYSTEM, BLACK, 6' HEIGHT, RE: 04/L501
23	ALUMINUM FENCE SYSTEM GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
24	TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE:08/L501
25	STANDARD MOW STRIP, RE: 06/L501
26	REINFORCED MOW STRIP, RE: 07/L501
27	FIELD LIGHTING, REFERENCE ELECTRICAL PLANS, DETAILS, AND SCHEDULES
28	AREA LIGHTING, RE: 02/L510, 03/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
29	PATHWAY LIGHTING, RE: 01/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
30	LITTER RECEPTACLE
31	INTERNAL WIND TENNIS SYSTEM
32	PORTABLE PICKLEBALL SYSTEM

	LIMIT OF WORK LINE
	TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
	TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
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	ALUMINUM FENCE SYSTEM
	PVC COATED CHAINLINK FENCING, BLACK HEIGHT VARIES, SEE PLANS



1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

02/20/2020

02/20/2020

REVISIONS

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PROJECT NUMBER
24010

SITE LAYOUT PLAN

L201

— LIMIT OF WORK LINE

TYPE 1 PCC PAVEMENT: PEDESTRIAN,
RE: 01/L500

TYPE 2 PCC PAVEMENT: PARKING STALL,
RE: 02/L500

TYPE 3 PCC PAVEMENT: DRIVE LANE,
RE: 03/L500

ALUMINUM FENCE SYSTEM

PVC COATED CHAINLINK FENCING, BLACK
HEIGHT VARIES, SEE PLANS

A. BISHOP ENGINEERING, 3001 104TH ST. URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY UPON NOTIFICATION OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITIES LOCATED AND NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

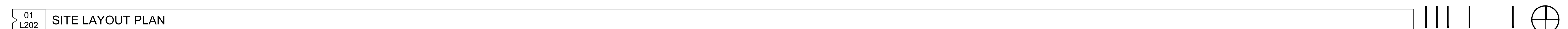
C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES. IMPROVEMENTS OR RELOCATION OF UTILITIES TO REMAIN ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

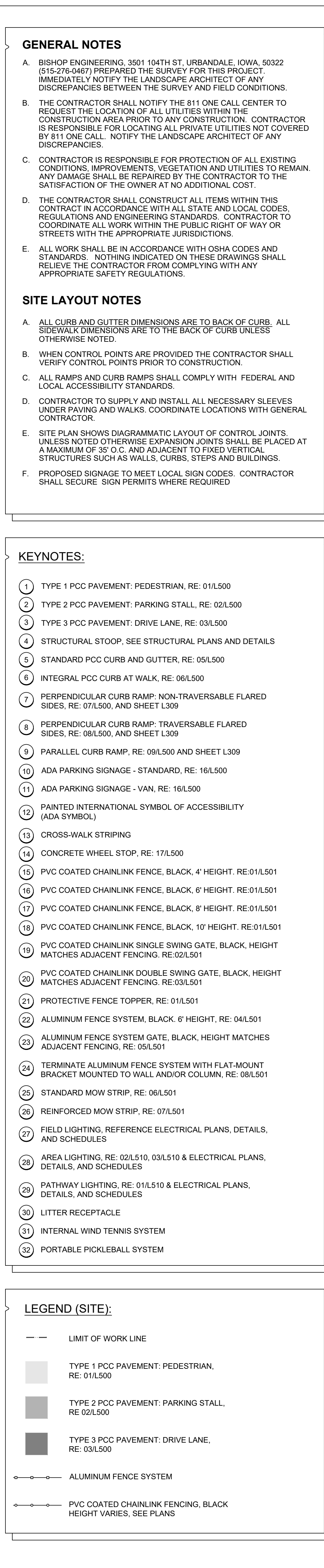
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E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
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- C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND STATE ACCESSIBILITY STANDARDS.
- D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL POINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' C/C AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.
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- 18 PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT, RE:01/L501
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- 21 PROTECTIVE FENCE TOPPER, RE: 01/L501
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- 23 ALUMINUM FENCE SYSTEM GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
- 24 TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET ADJACENT TO WALL AND/OR COLUMN, RE: 08/L501
- 25 STANDARD MOW STRIP, RE: 06/L501
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- 28 AREA LIGHTING, RE: 02/L510, 03/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
- 29 PATHWAY LIGHTING, RE: 01/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
- 30 LITTER RECEPTACLE
- 31 INTERNAL WIND TENNIS SYSTEM
- 32 PORTABLE PICKLEBALL SYSTEM





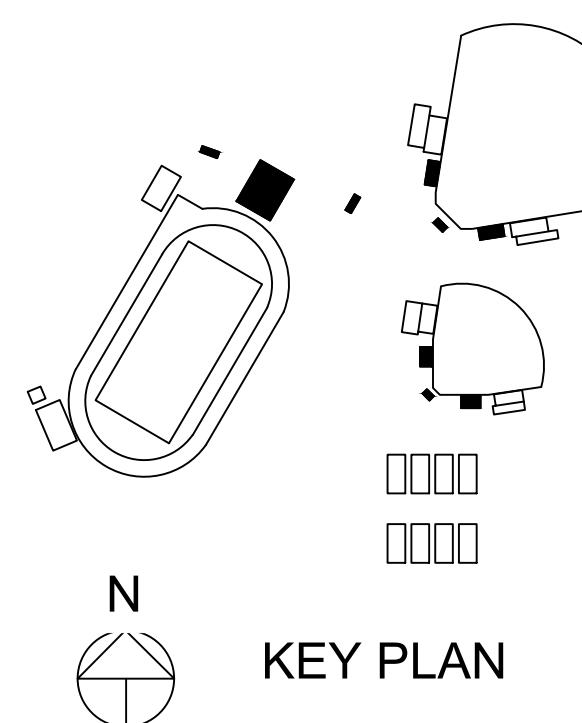


- A. BISHOP ENGINEERING, 3501 104TH ST. URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BEFORE ANY CONSTRUCTION BEGINS.
- B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
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- D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONFORM TO ALL ORDINANCES AND ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
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- F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE. SIGN PERMITS WHERE REQUIRED.

- 1 TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- 2 TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
- 3 TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
- 4 STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS
- 5 STANDARD PCC CURB AND GUTTER, RE: 05/L500
- 6 INTEGRAL PCC CURB AT WALK, RE: 06/L500
- 7 PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
- 8 PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309
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- 10 ADA PARKING SIGNAGE - STANDARD, RE: 16/L500
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- 12 PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL)
- 13 CROSS-WALK STRIPING
- 14 CONCRETE WHEEL STOP, RE: 17/L500
- 15 PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT, RE:01/L501
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- 20 PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:03/L501
- 21 PROTECTIVE FENCE TOPPER, RE: 01/L501
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- 28 AREA LIGHTING, RE: 02/L510, 03/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
- 29 PATHWAY LIGHTING, RE: 01/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
- 30 LITTER RECEPTACLE
- 31 INTERNAL WIND TENNIS SYSTEM
- 32 PORTABLE PICKLEBALL SYSTEM

	LIMIT OF WORK LINE
	TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
	TYPE 2 PCC PAVEMENT: PARKING STALL, RE 02/L500
	TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
	ALUMINUM FENCE SYSTEM
	PVC COATED CHAINLINK FENCING, BLACK HEIGHT VARIES, SEE PLANS



1000 GRANT ST NORTH,
BONDURANT, IA 50035

CONSTRUCTION DOCUMENTS

PROJECT NUMBER
24010

L204



A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT.

IMMEDIATE NOTICE OF DISCREPANCIES SHALL BE GIVEN TO THE OWNER OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PRIORITIZING UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. SHALL BE RESPONSIBLE FOR PROTECTING EXISTING UTILITIES TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

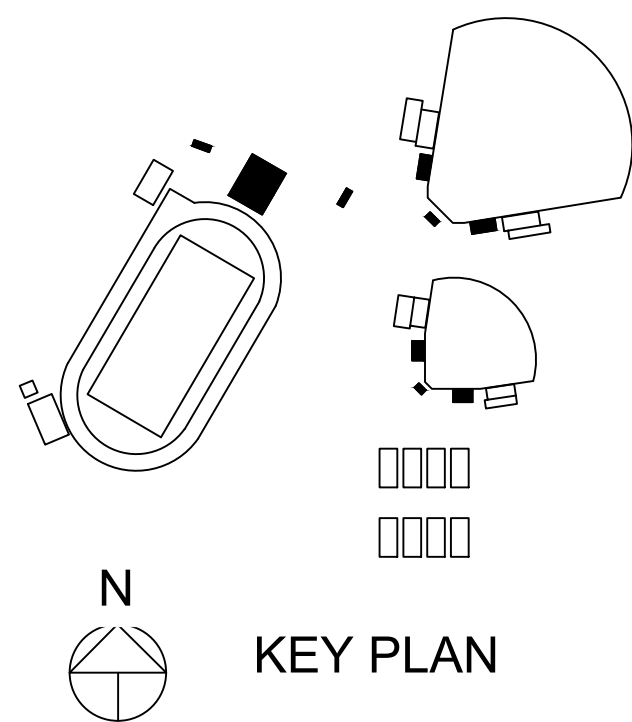
D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR OF ANY LIABILITY FOR COMPLIING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- A. ALL CURB AND GUTTER DIMENSIONS ARE TO BACK OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
- C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
- D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJUSTED TO COORDINATE WITH CURB STRUCTURES SUCH AS CURBS, STEPS AND BUILDINGS.
- F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHEN REQUIRED.

- 1 TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
- 2 TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
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- 5 STANDARD PCC CURB AND GUTTER, RE: 05/L500
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- 7 PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309
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	LIMIT OF WORK LINE
	TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
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	ALUMINUM FENCE SYSTEM
	PVC COATED CHAINLINK FENCING, BLACK HEIGHT VARIES, SEE PLANS



1000 GRANT ST NORTH,
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ISSUANCE

02/25/2025

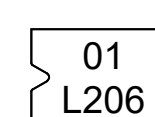
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PROJECT NUMBER
24010

SITE LAYOUT PLAN

L205



SITE LAYOUT PLAN



A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IF ANY DISCREPANCIES RESULT FROM THESE CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT IF ANY DISCREPANCIES.

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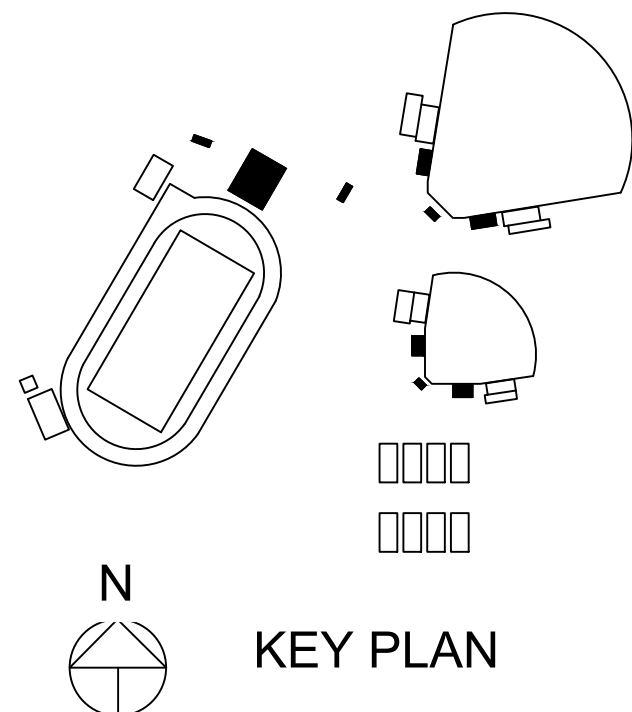
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15	PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT, RE:01/L501
16	PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT, RE:01/L501
17	PVC COATED CHAINLINK FENCE, BLACK, 8' HEIGHT, RE:01/L501
18	PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT, RE:01/L501
19	PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:03/L501
20	PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:03/L501
21	PROTECTIVE FENCE TOPPER, RE: 01/L501
22	ALUMINUM FENCE SYSTEM, BLACK, 6' HEIGHT, RE: 04/L501
23	ALUMINUM FENCE SYSTEM GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501
24	TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE: 08/L501
25	STANDARD MOW STRIP, RE: 06/L501
26	REINFORCED MOW STRIP, RE: 07/L501
27	FIELD LIGHTING, REFERENCE ELECTRICAL PLANS, DETAILS, AND SCHEDULES
28	AREA LIGHTING, RE: 02/L510, 03/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
29	PATHWAY LIGHTING, RE: 01/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES
30	LITTER RECEPTACLE
31	INTERNAL WIND TENNIS SYSTEM
32	PORTABLE PICKLEBALL SYSTEM

	LIMIT OF WORK LINE
	TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500
	TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500
	TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500
	ALUMINUM FENCE SYSTEM
	PVC COATED CHAINLINK FENCING, BLACK HEIGHT VARIES, SEE PLANS



**BONDURANT -
FARRAR CSD
BASEBALL /
SOFTBALL
FIELDS & TENNIS**

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
09/05/2005

REVISIONS

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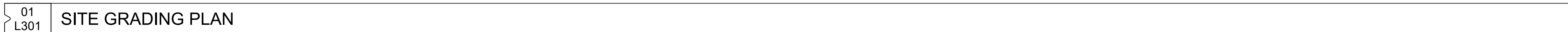
PROJECT NUMBER

24010

SITE LAYOUT PLAN

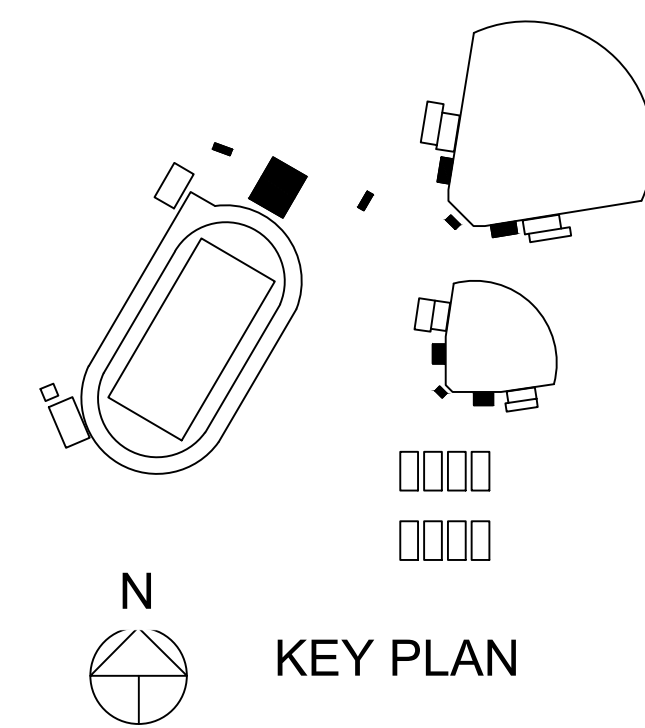
L206





- A. BISHOP ENGINEERING, 3501 104TH ST. URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND THE EXISTING CONDITIONS.
- D. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING SURFACE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL BE DEEMED BY THE CONTRACTOR AS COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.
- B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE SLOPED AT A MINIMUM OF 1% TO BE SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THE LANDSCAPE ARCHITECT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
- C. WALK CROSS SLOPE MAY NOT EXCEED 2.0% RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.
- D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. FORMS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW.
- E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
- F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.
- G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
- H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.
- I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RISERS, INLETS, WATER VALVES, AND LIGHT BASES.
- J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.



1000 GRANT ST NORTH,
BONDURANT, IA 50035

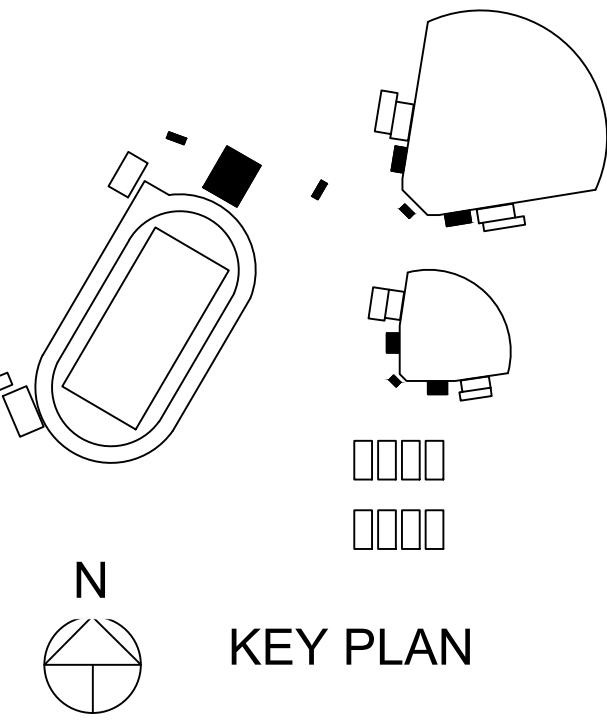
CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

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SITE GRADING PLAN

L301



**BONDURANT -
FARRAR CSD
BASEBALL /
SOFTBALL
FIELDS & TENNIS**

1000 GRANT ST NORTH,
BONDURANT, IA 50035

SSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

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PROJECT NUMBER
24010

SITE GRADING PLAN

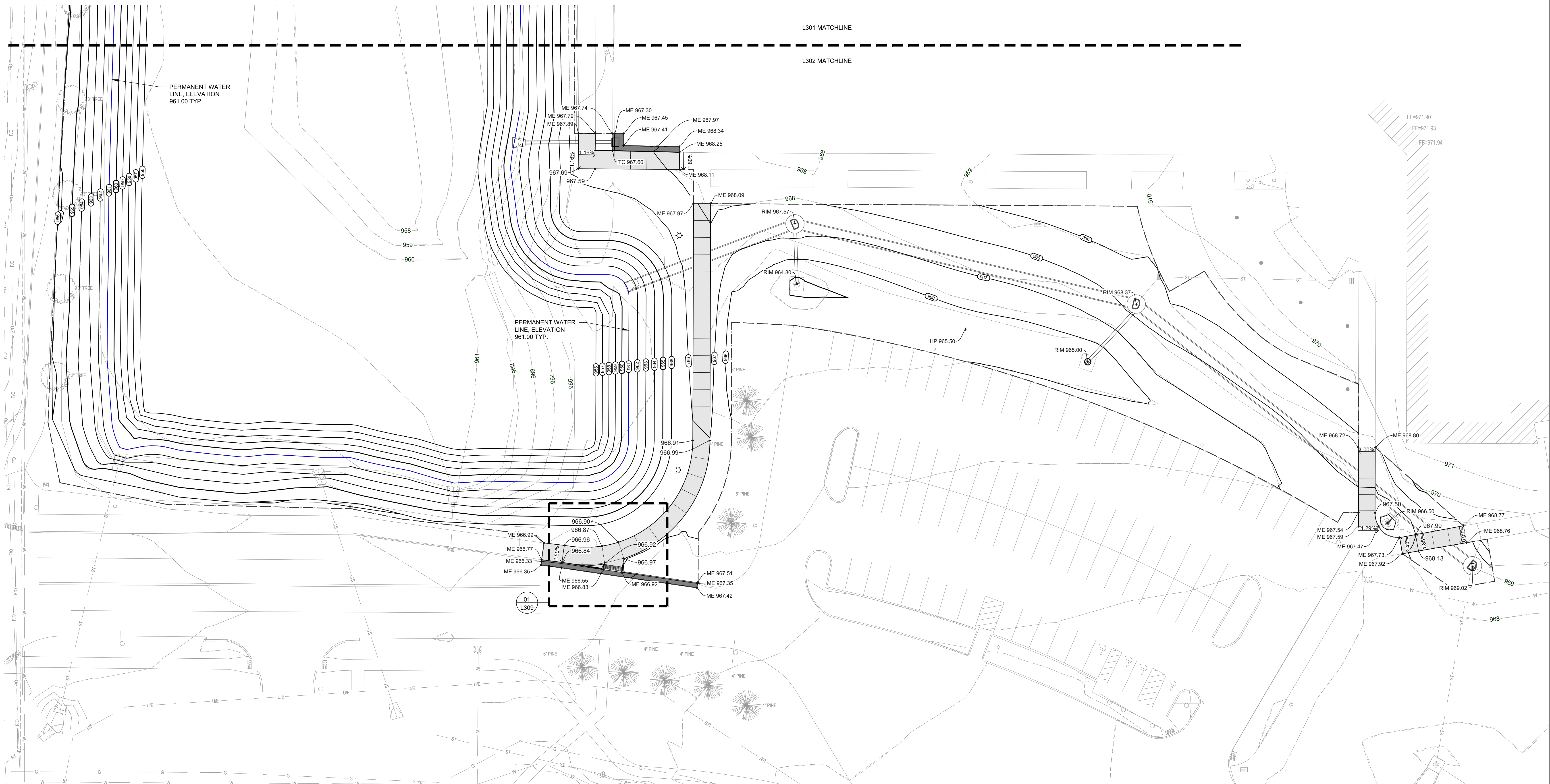
L302

GRADING NOTES

- A. ALL SLOP ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE. SLOP ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD .6" TO COMPUTE TOP OF CURB ELEVATION.
- B. CONTRACTOR TO VERIFY ALL SLOP ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS. UNLESS OTHERWISE NOTED, ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
- C. WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:1 WITH LANDSCAPE TRAIN. DO NOT EXCEED 1% IN ANY DIRECTION.
- D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRASSES TO PROTECT EXISTING TREES. GRASS SHALL BE MAINTAINED AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
- E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
- F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.
- G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
- H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEEP AT THE END OF EACH WORKING DAY.
- I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
- J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

GENERAL NOTES

- A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0407) PREPARED THE SURVEY FOR THIS PROJECT.
- B. IMMEDIATE NOTICE OF THE FINDINGS OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- D. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE 811 ONE CALL CENTER COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- E. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES. IMPROVEMENTS VEGETATION SHALL REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- F. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- G. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.



01
L302 SITE GRADING PLAN



L303



A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0647) PREPARED THE SURVEY FOR THIS PROJECT.

B. IMMEDIATELY NOTIFY THE LANDS DEPARTMENT ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

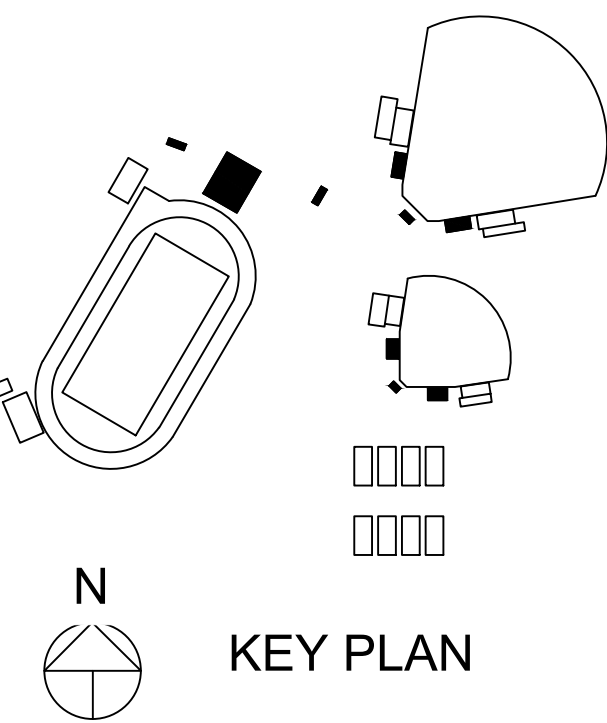
C. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING STRIKE PRONE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

E. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

F. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR OF COMPLIING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- A. ALL SLOP ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE. SLOP ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD .6" TO COMPUTE TOP OF CURB ELEVATION.
- B. CONTRACTOR TO VERIFY ALL SLOP ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS. UNLESS OTHERWISE NOTED, ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STAGNATION. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
- C. WALK CROSS SLOPE SHALL NOT EXCEED 2.0%. RUNNING SLOPE SHALL NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.
- D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO EXISTING GRADES. WHERE PROPOSED GRADES DO NOT MEET EXISTING WORK, PONDINGS AT JOINTS WILL NOT BE ACCEPTED.
- E. CONTRACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
- F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.
- G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
- H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.
- I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: HYDRANTS, MANHOLE RISERS, INLETS, WATER VALVES, AND LIGHT BASES.
- J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.

[illegible]

L304



A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY UPON THE COMPLETION OF THE SURVEY, THE SURVEYOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

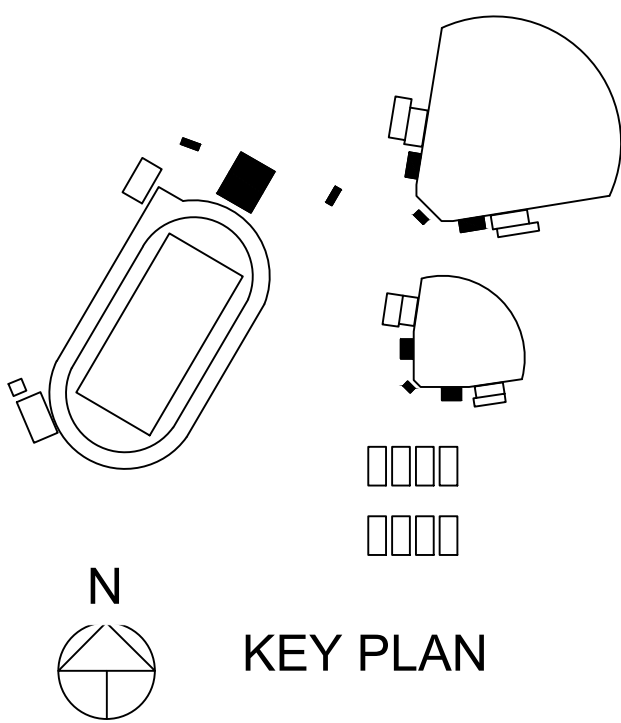
B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED TO THE ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

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- D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO EXISTING GRADES. WHERE PROPOSED GRADES DO NOT MEET EXISTING WORK, PONDINGS AT JOINTS WILL NOT BE ACCEPTED.
- E. CONTRACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
- F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.
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- H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEPT AT THE END OF EACH WORKING DAY.
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- J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.



1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

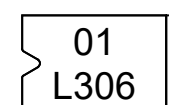
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PROJECT NUMBER
24010

SITE GRADING PLAN

L305



SITE GRADING PLAN

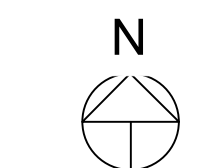
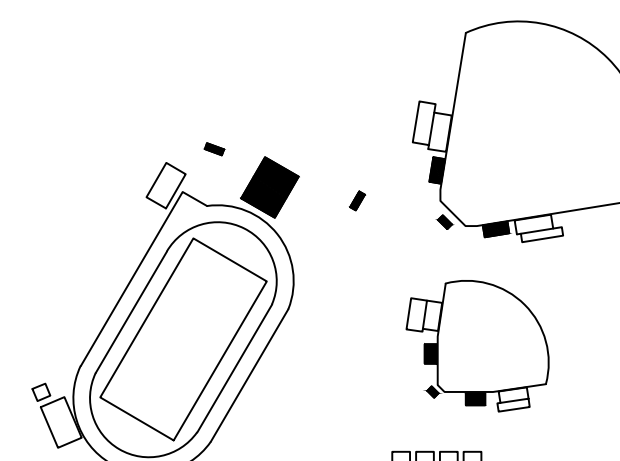
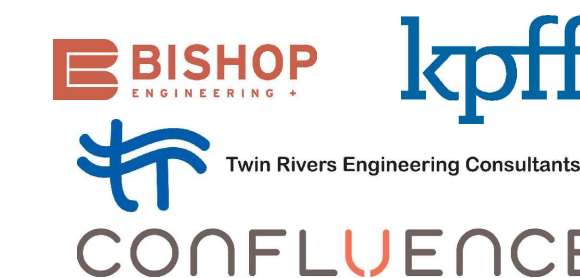


GENERAL NOTES

- A. BISHOP ENGINEERING, 3501 154TH ST. URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND THE FIELD CONDITIONS.
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- D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES OUT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL BE DEEMED BY CONTRACTOR TO BE IN COMPLIANCE WITH ANY APPROPRIATE SAFETY REGULATIONS.

GRADING NOTES

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- C. WALK CROSS SLOPE MAY NOT EXCEED 2.0% RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.
- D. WHERE PROPOSED GRADES MEET EXISTING, BLENDE GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. REPAIR AND PATCH AREAS TO MATCH ACCEPTED STANDARDS.
- E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
- F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.
- G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
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- J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.



KEY PLAN

**BONDURANT -
FARRAR CSD
BASEBALL /
SOFTBALL
FIELDS & TENNIS**

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

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PROJECT NUMBER
24010

SITE GRADING PLAN

L306

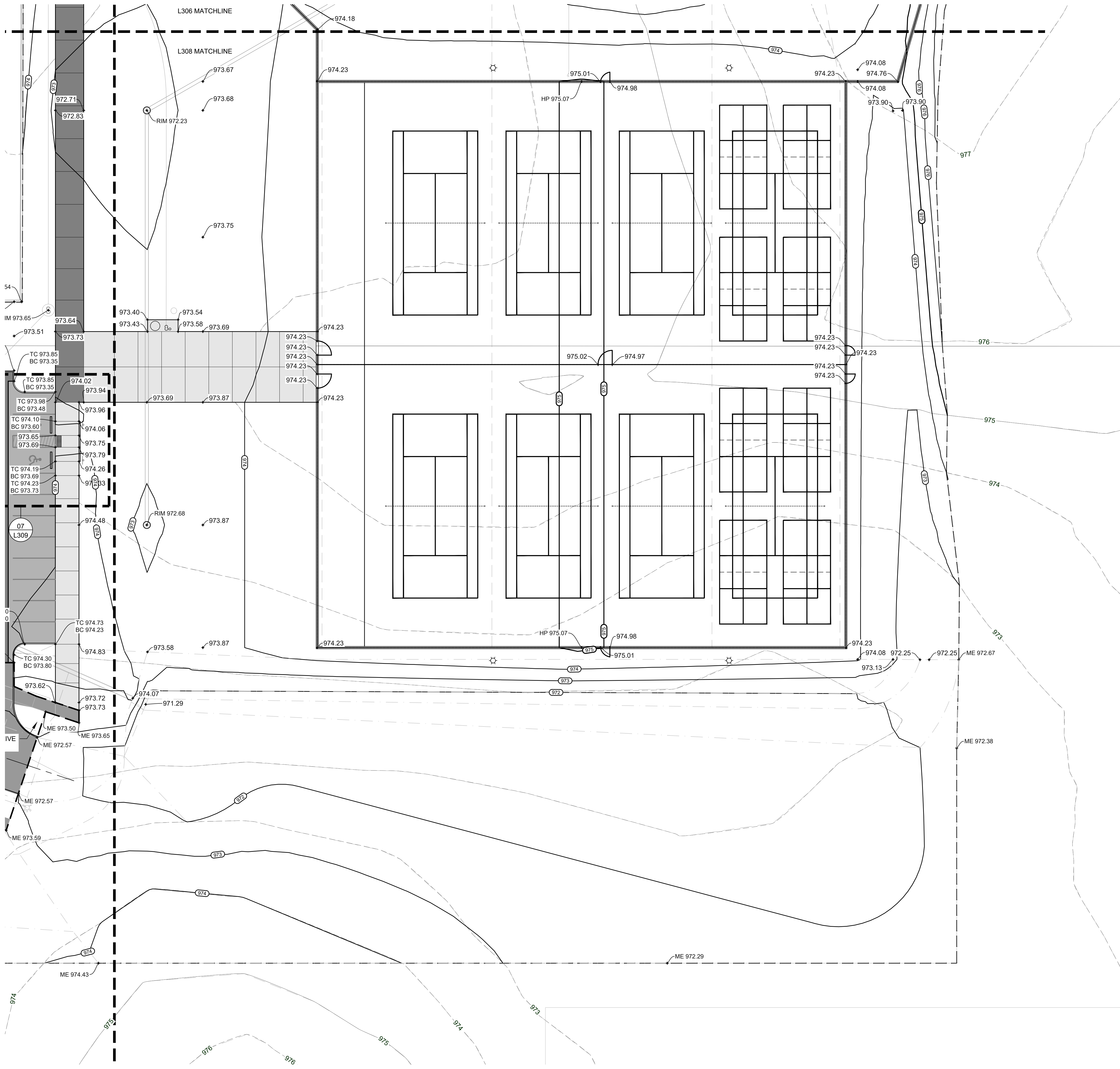


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- A. ALL SPOIL ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE. SPOIL ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 6" TO COMPUTE TOP OF CURB ELEVATION.
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- D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO EXISTING. SMOOTH TRANSITION TO NEW GRADES. DO NOT REMOVE EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
- E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
- F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.
- G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
- H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEEP AT THE END OF EACH WORKING DAY.
- I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO FIRE HYDRANTS, MANHOLE RINGS, INLETS, WATER VALVES, AND LIGHT BASES.
- J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.



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01
L308 SITE GRADING PLAN

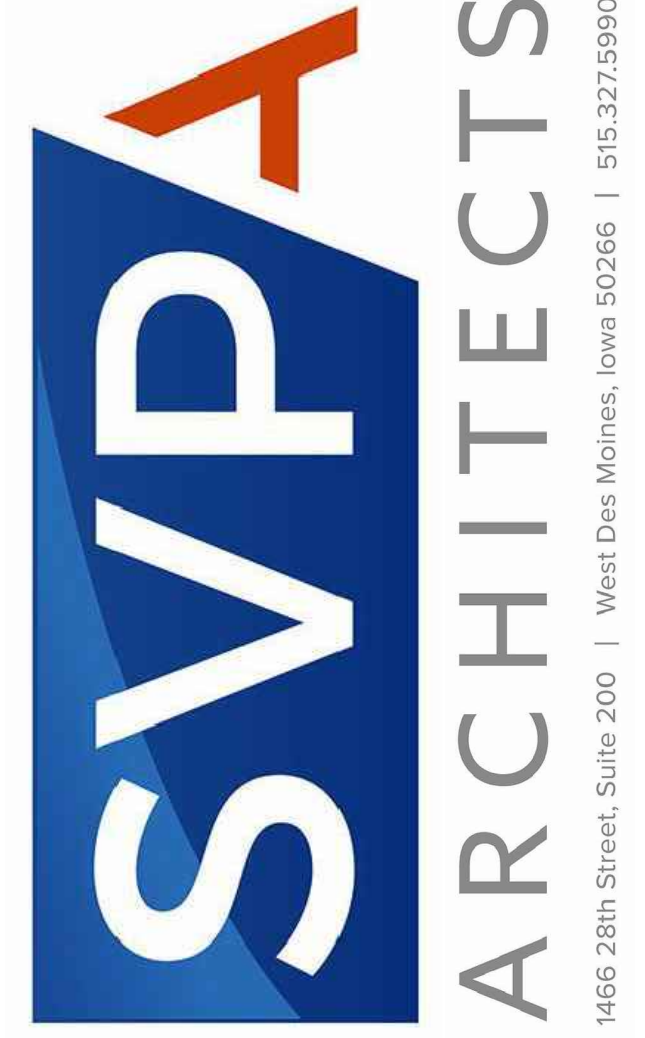


GENERAL NOTES

- A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

GRADING NOTES

- A. ALL SPOT ELEVATIONS ARE AT THE TOP OF FINISHED SURFACES UNLESS NOTED OTHERWISE. SPOT ELEVATIONS SHOWN IN PARKING ARE AT THE BOTTOM OF CURB. ADD 8" TO COMPUTE TOP OF CURB ELEVATION.
- B. CONTRACTOR TO VERIFY ALL SPOT ELEVATIONS FOR POSITIVE DRAINAGE BEFORE INSTALLATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSITIVE SURFACE DRAINAGE IN ALL AREAS, UNLESS OTHERWISE NOTED. ALL NEWLY GRADED GROUND SURFACES SHALL BE FINISHED TO UNIFORM GRADES AND SLOPED IN SUCH A MANNER TO BE FREE OF DEPRESSIONS THAT CAUSE AREAS OF STANDING WATER. THE CONTRACTOR SHALL REPORT ANY CONFLICTS WITH THIS REQUIREMENT TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO FINAL GRADING OPERATIONS.
- C. WALK CROSS SLOPE MAY NOT EXCEED 2.0%. RUNNING SLOPE MAY NOT EXCEED 5.0%. RUNNING SLOPE FOR RAMPS MAY NOT EXCEED 1:12 WITH LANDINGS THAT DO NOT EXCEED 2.0% IN ANY DIRECTION.
- D. WHERE PROPOSED GRADES MEET EXISTING, BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN THE NEW WORK AND EXISTING WORK. PONDING AT JOINTS WILL NOT BE ACCEPTED.
- E. CONTACT LANDSCAPE ARCHITECT PRIOR TO BACKFILLING AGAINST EXISTING BUILDINGS. PROVIDE WATERPROOFING WHEN BACKFILLING AGAINST EXISTING BUILDINGS.
- F. FINAL BERM SHAPE TO APPROVED BY LANDSCAPE ARCHITECT.
- G. SEE SPECIFICATIONS FOR MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS AND PLANTING BEDS.
- H. DEBRIS SHALL BE REMOVED AND PAVEMENT WITHIN THE RIGHT-OF-WAY SWEEP AT THE END OF EACH WORKING DAY.
- I. CONTRACTOR TO FIELD ADJUST ALL EXISTING SITE UTILITIES TO NEW FINISHED GRADES. EXISTING UTILITIES INCLUDE, BUT ARE NOT LIMITED TO, FIRE HYDRANTS, MANHOLE RIMS, INLETS, WATER VALVES, AND LIGHT BASES.
- J. SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED UNTIL ESTABLISHMENT OF PERMANENT GROUND COVER.



BONDURANT - FARRAR CSD BASEBALL / SOFTBALL FIELDS & TENNIS

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

REVISIONS

KEY PLAN

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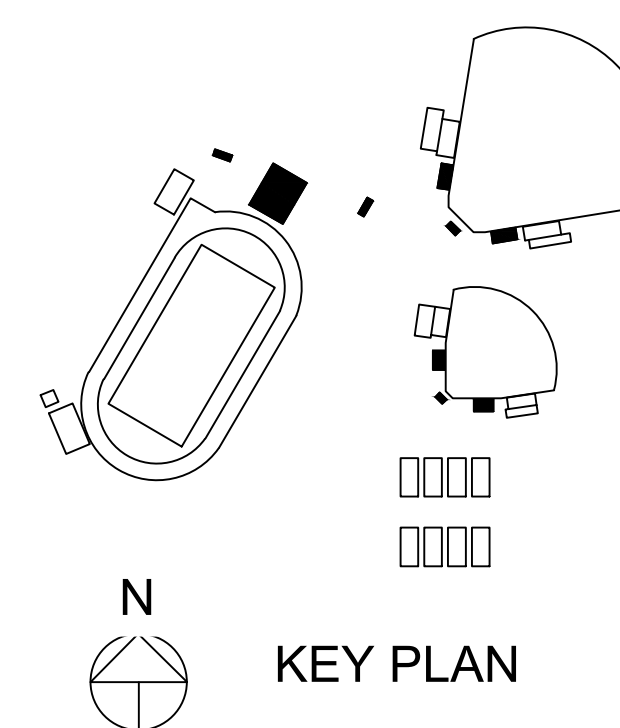
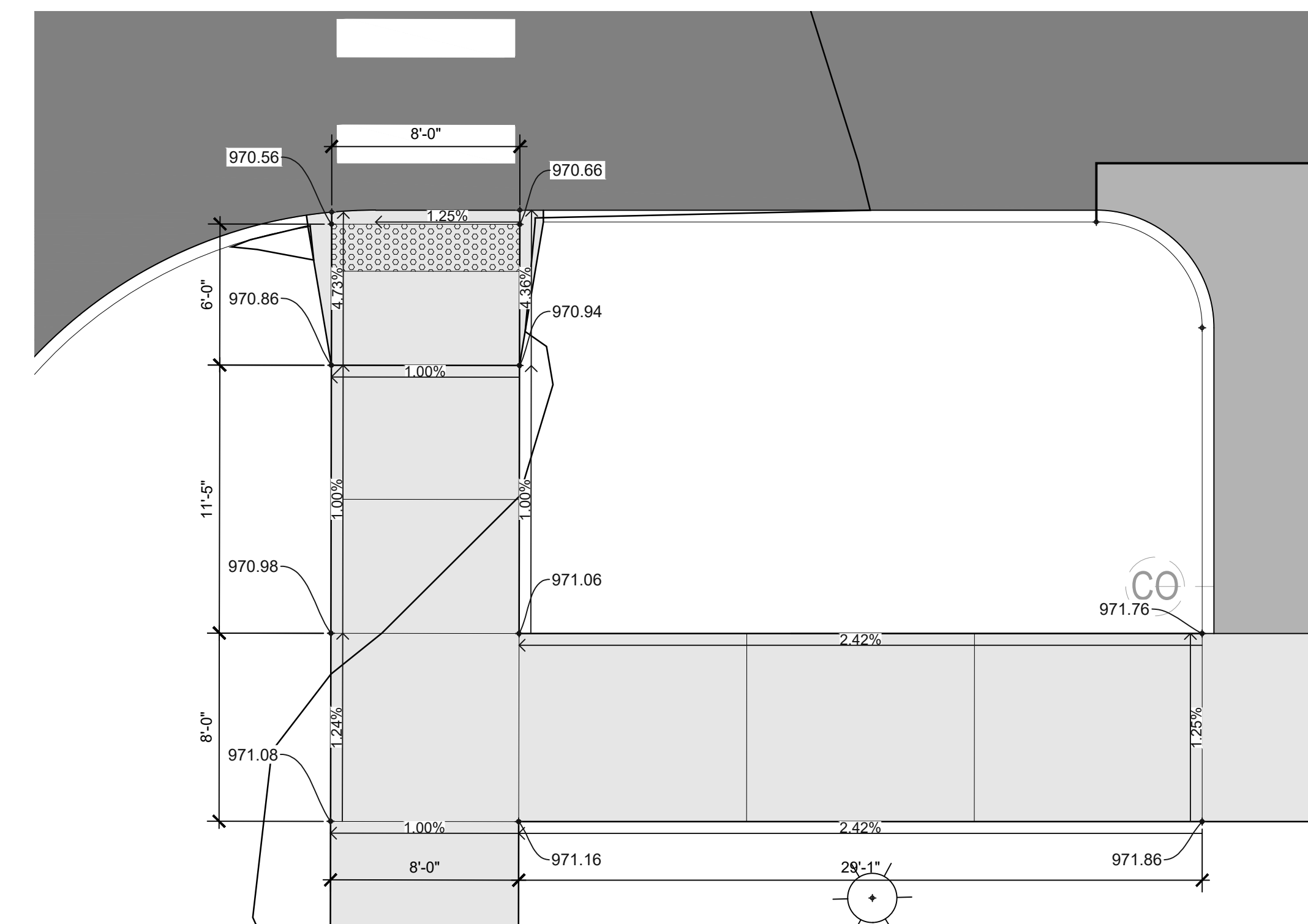
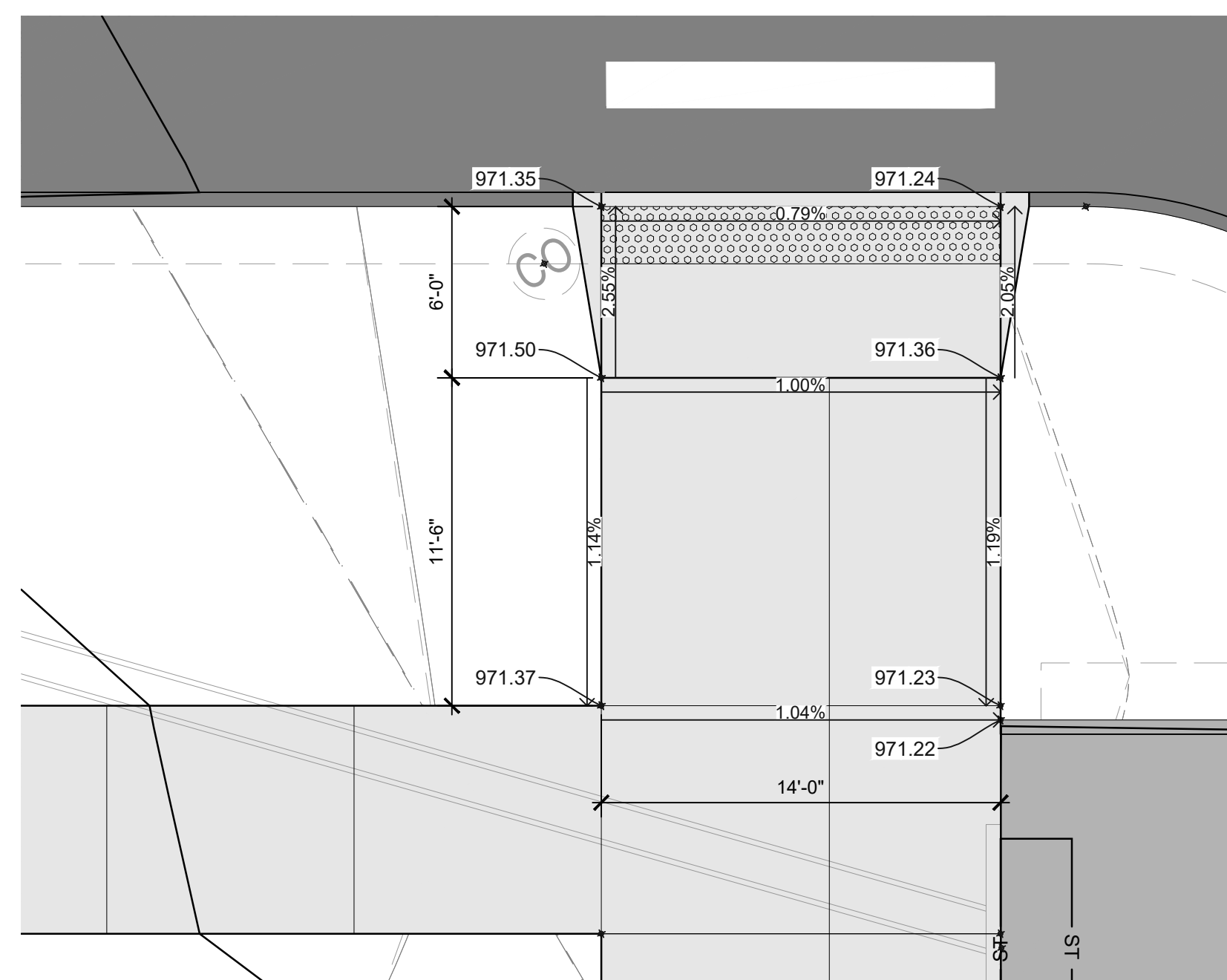
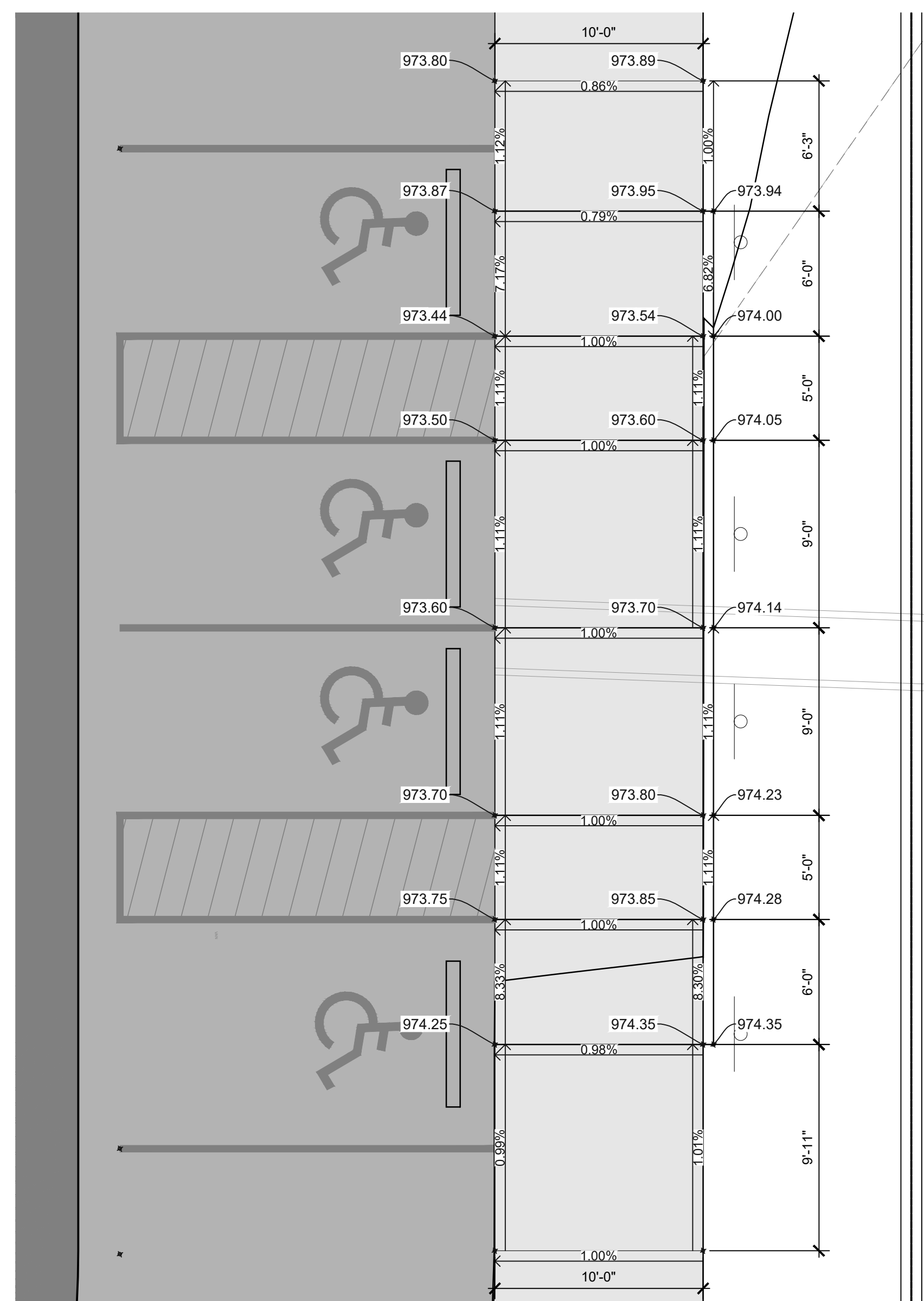
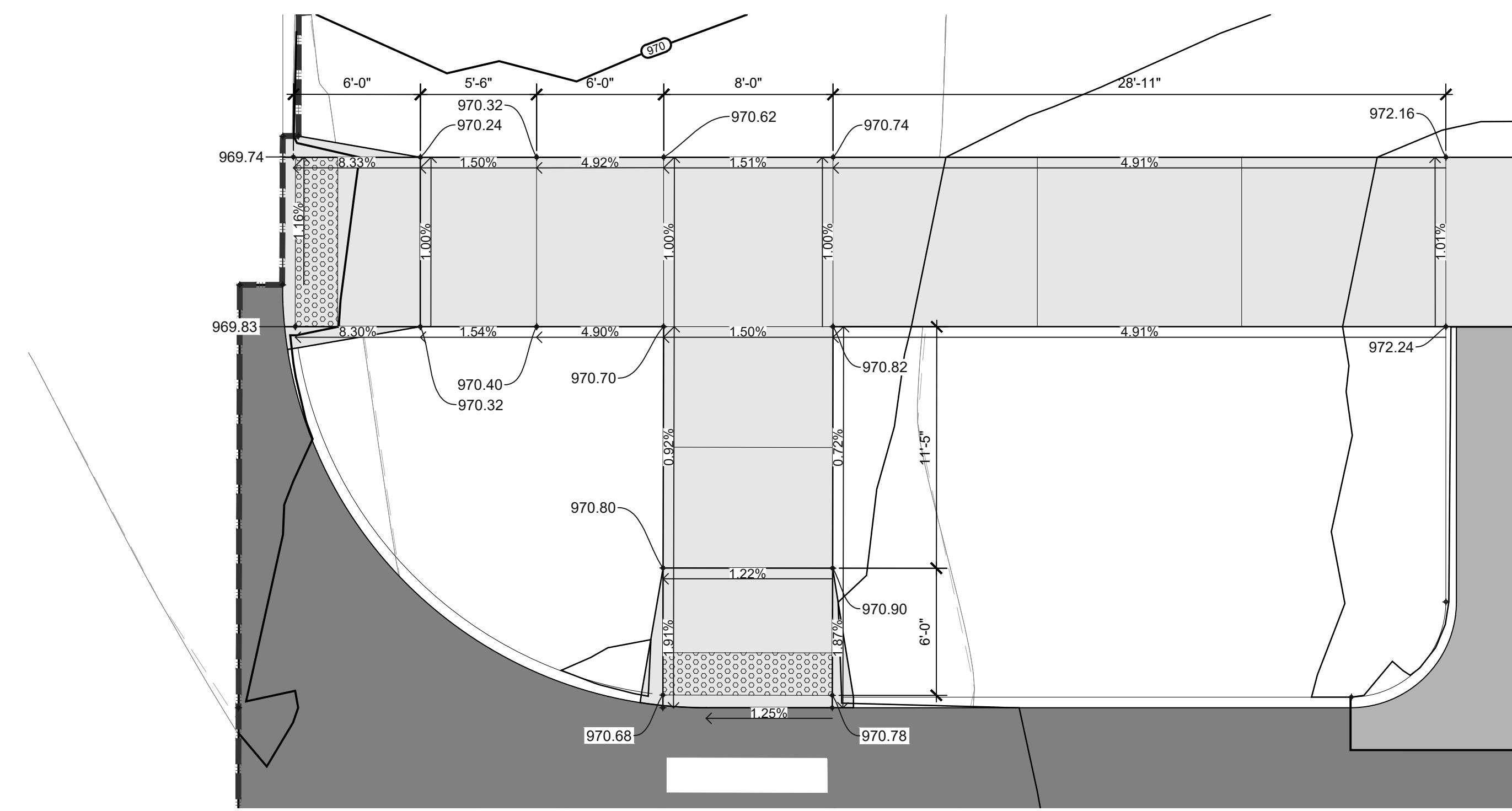
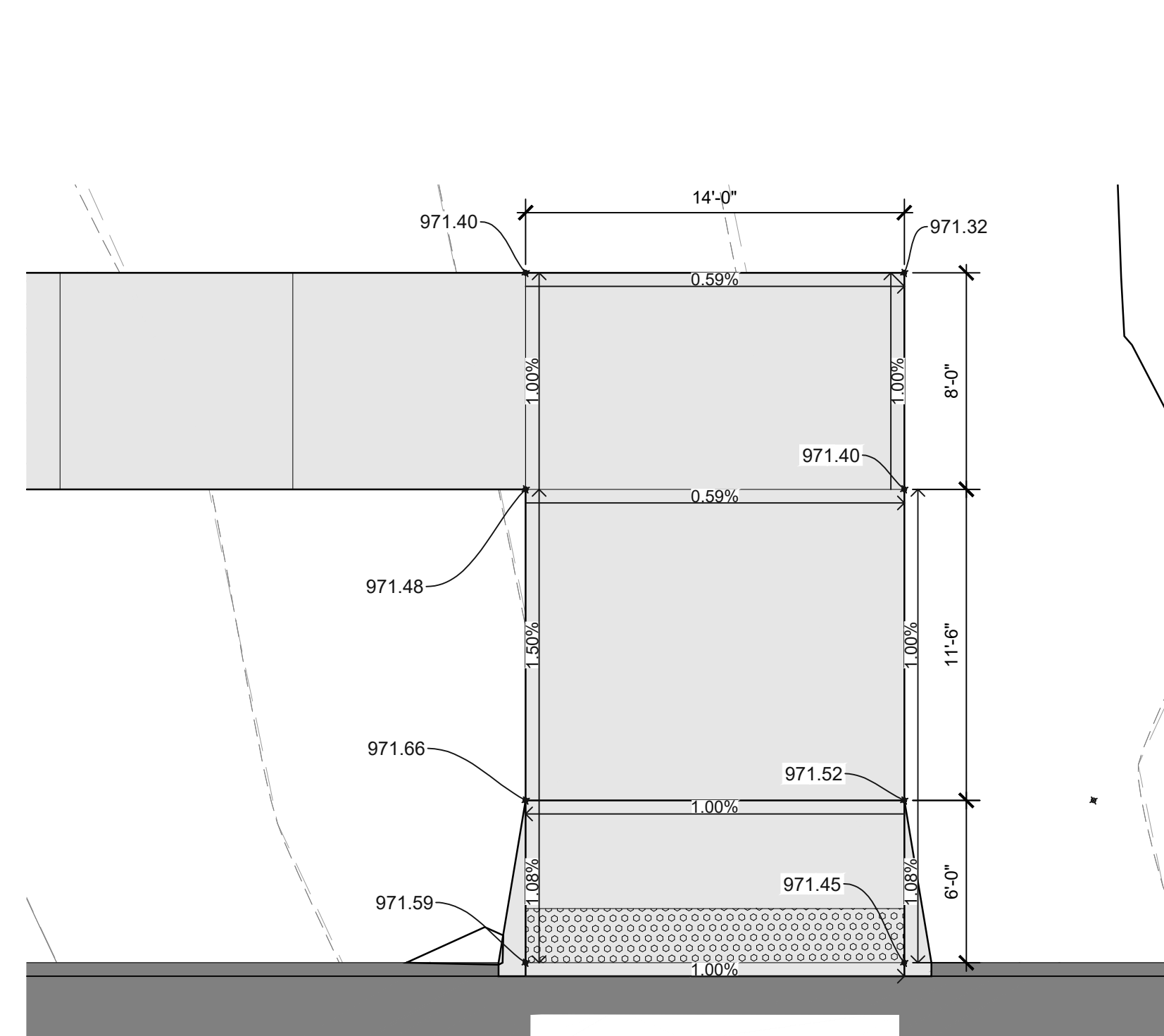
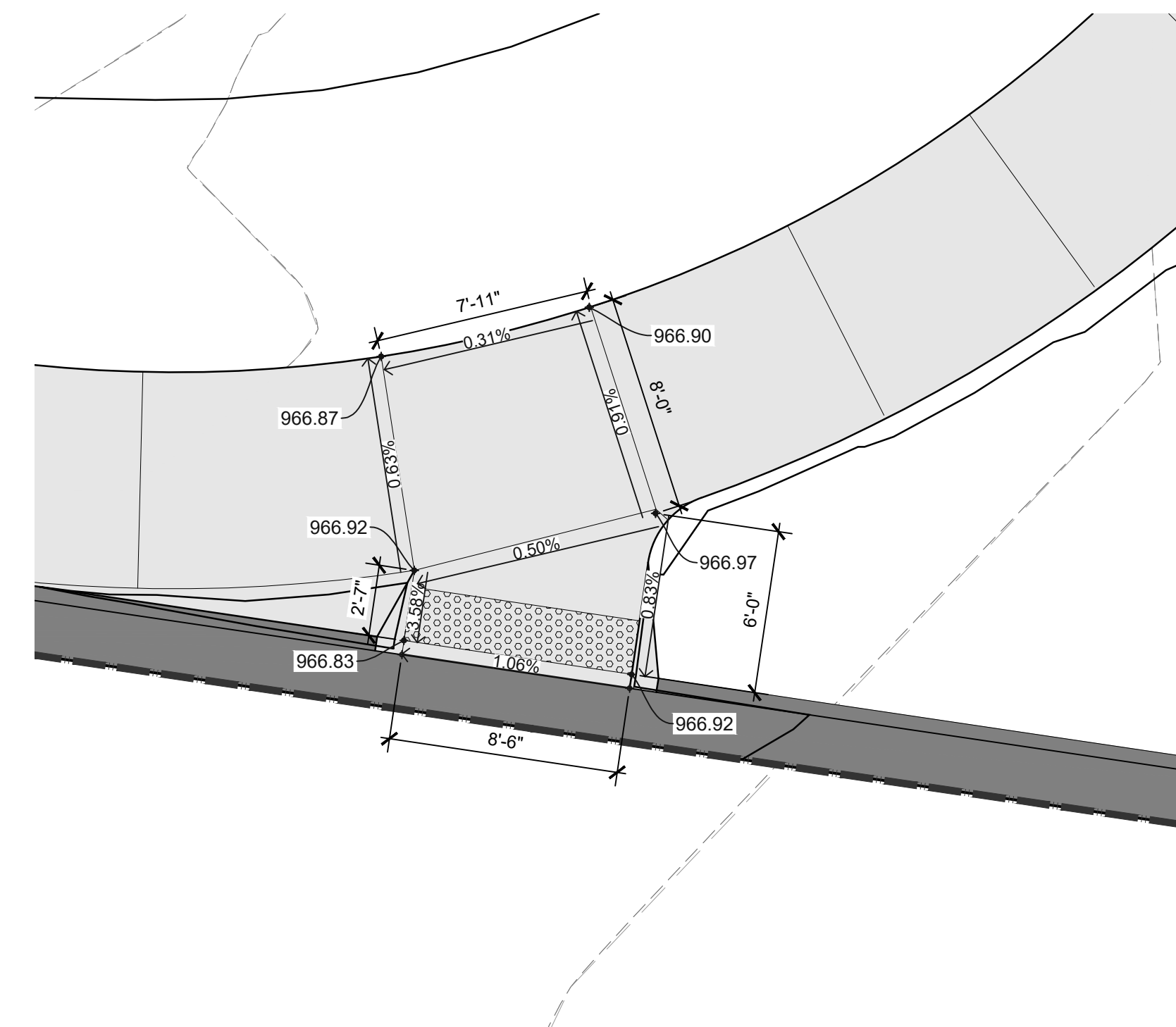
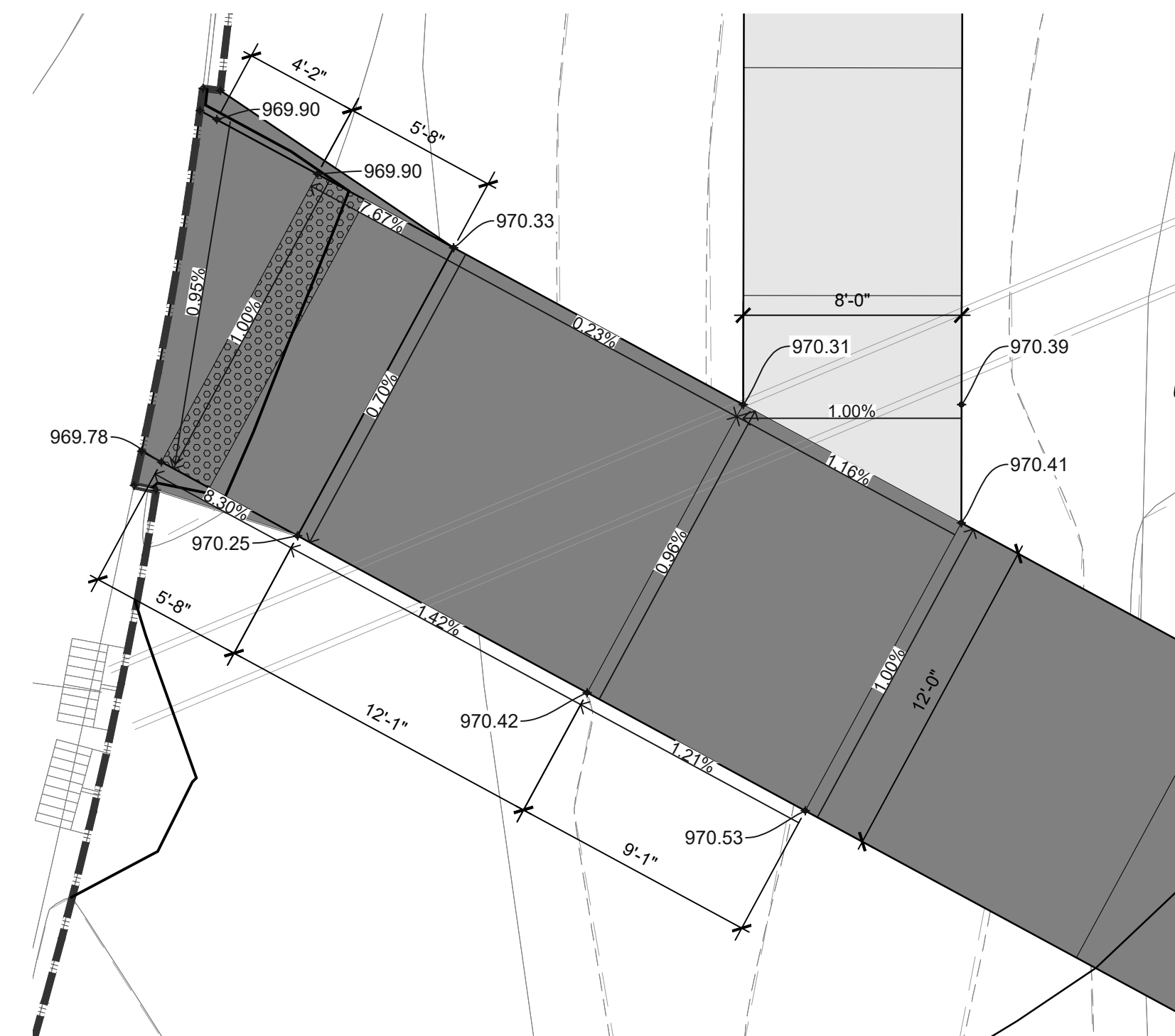
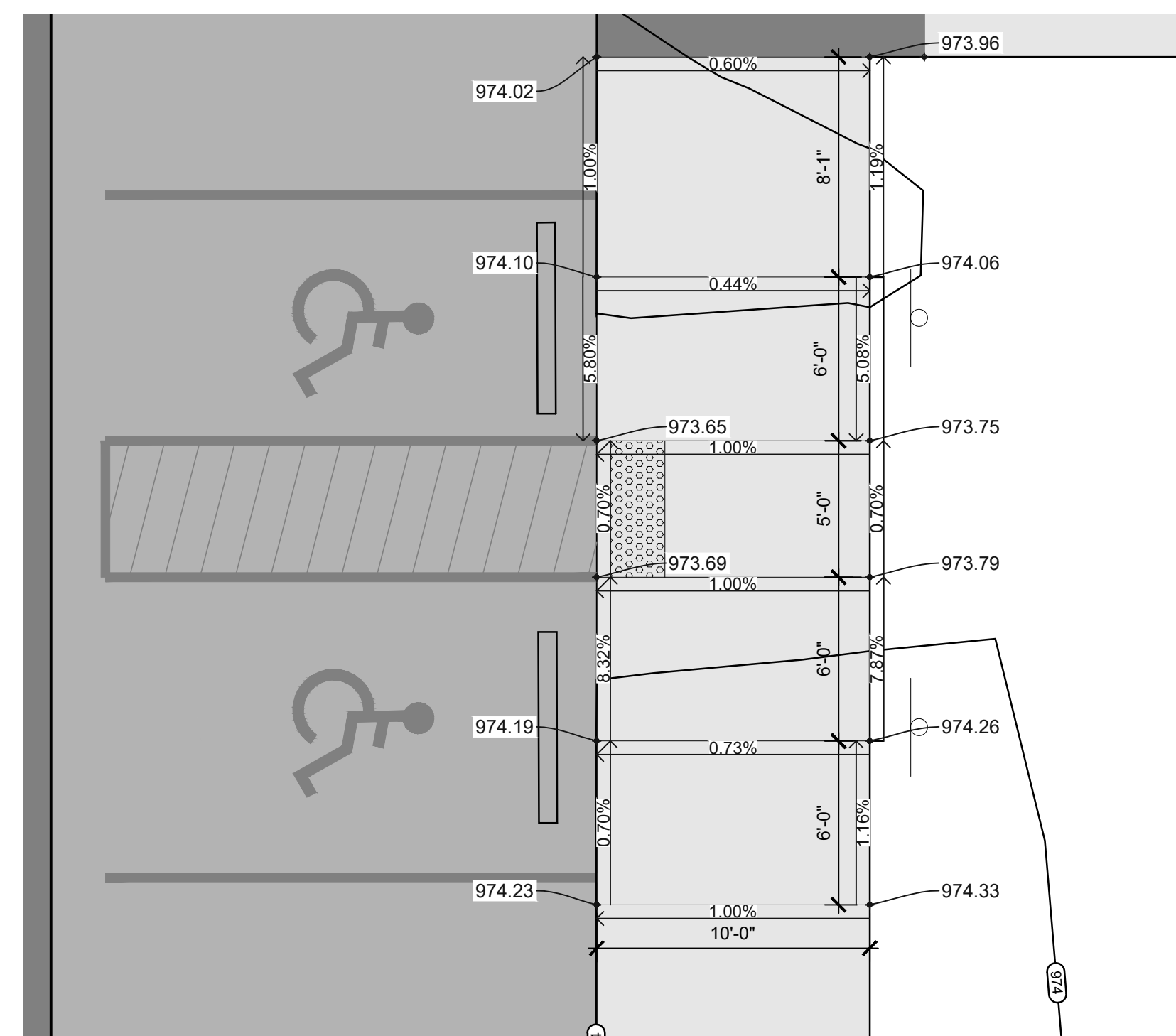
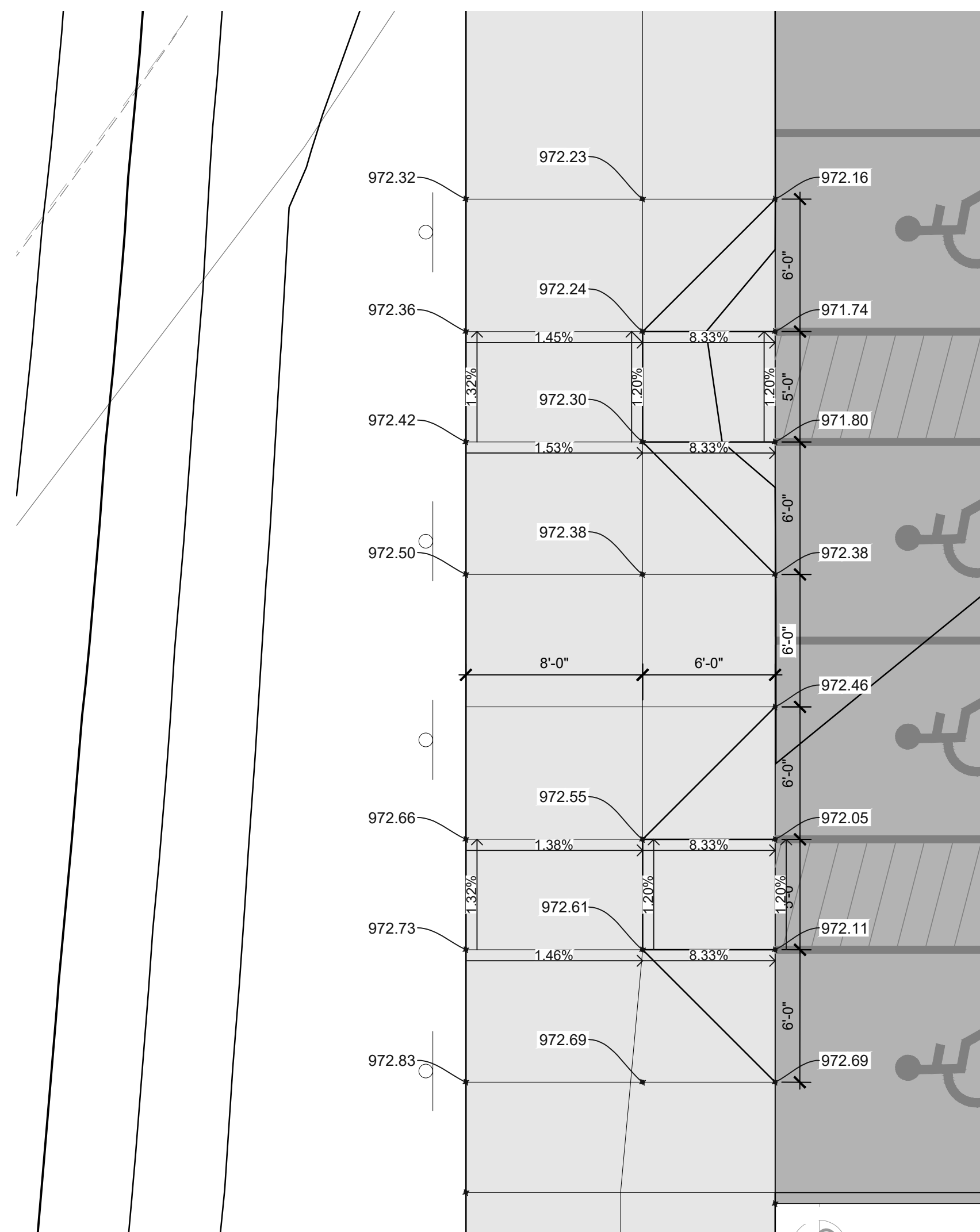
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PROJECT NUMBER
24010

SITE GRADING
PLAN

L308

1466 28th Street, Suite 200 | West Des Moines, Iowa 50266 | 515.327.9990



**BONDURANT -
FARRAR CSD
BASEBALL /
SOFTBALL
FIELDS & TENNIS**

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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02/25/2025

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PROJECT NUMBER

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SIDEWALK RAMP DETAILS

L309



B. BISHOP ENGINEERING, 3051 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDOWNER OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

C. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL CALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

D. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

E. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THE 2015 IOWA STANDARD SPECIFICATIONS, IOWA DEPARTMENT OF TRANSPORTATION CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

F. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.

B. THE CONTRACTOR SHALL SHOW SOURCE OF PROCUREMENT, SOURCES, VARIETIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.

C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL SOURCES FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE ARCHITECT AND LANDSCAPE ARCHITECT FOR REVIEW. THE PLANTING SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.

D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HALF OF THE PLANT WITH 15 NORMAL LEAVES FOR THE SPECIES. PLANTS BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), MOST RECENT EDITION.

E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.

F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE COMPREHENSIVE UNDERSTANDING OF INFORMATION NO. 100-1 PLANTING DETAIL AND SPECIFICATIONS.

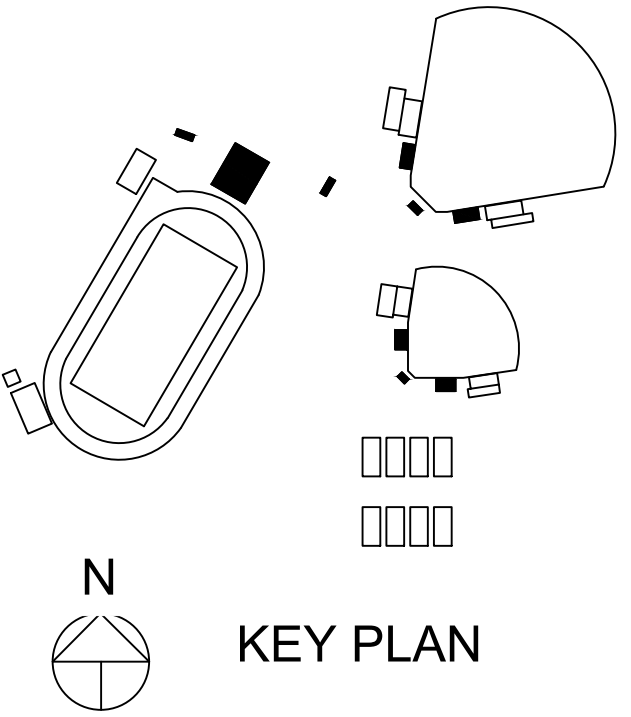
G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.

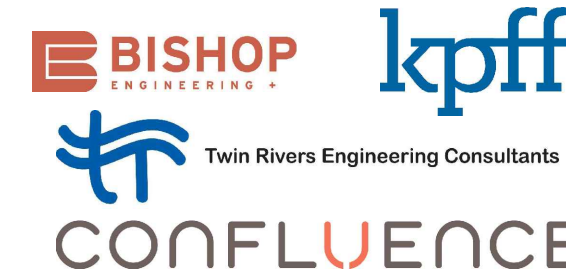
J. CONTRACTOR SHALL PLANT SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".

K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.



REVISIONS

L400



1000 GRANT ST NORTH,
BONDURANT, IA 50035

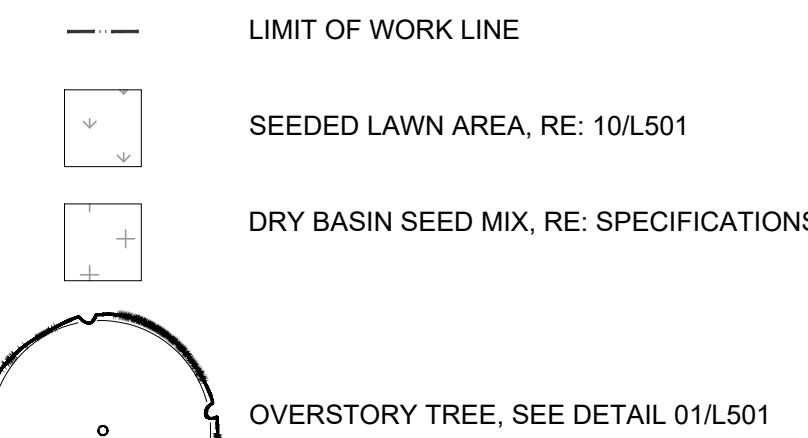
CONSTRUCTION DOCUMENTS
02/25/2025

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PLANTING PLAN

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F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD BE CONDUCTED COMPLETING ALL NECESSARY INFORMATION INCLUDED IN PLANTING DETAILS AND SPECIFICATIONS.

G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.

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— — — — —

LIMIT OF WORK LINE

□

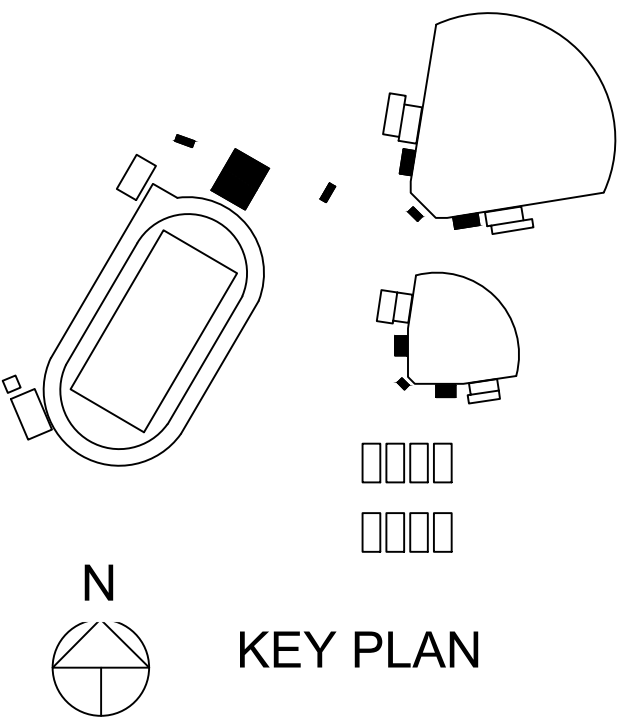
SEEDED LAWN AREA, RE: 10/L501

□

DRY BASIN SEED MIX, RE: SPECIFICATION

○

OVERSTORY TREE, SEE DETAIL 01/L501



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PROJECT NUMBER
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PLANTING PLAN

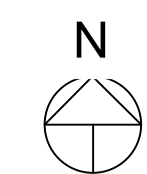
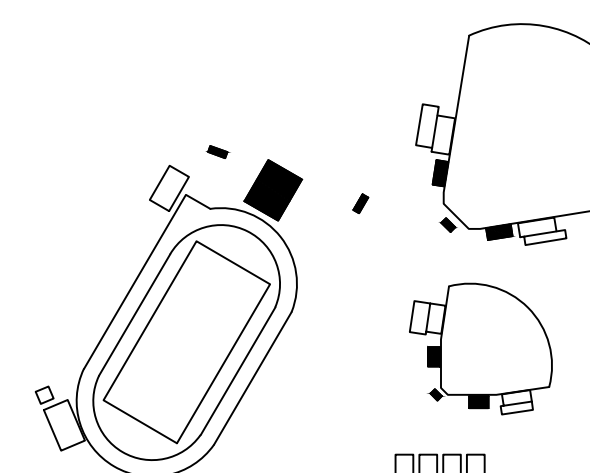
L403



- A. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322 (515-276-0487) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE CONDITIONS.
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- I. BUILD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, SEEDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

-- -- -- LIMIT OF WORK LINE
 SEEDED LAWN AREA, RE: 10/L501
 DRY BASIN SEED MIX, RE: SPECIFICATIONS
 OVERSTORY TREE, SEE DETAIL 01/L501



**BONDURANT -
FARRAR CSD
BASEBALL /
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FIELDS & TENNIS**

ISSUANCE

CONSTRUCTION DOCUMENTS
02/25/2025

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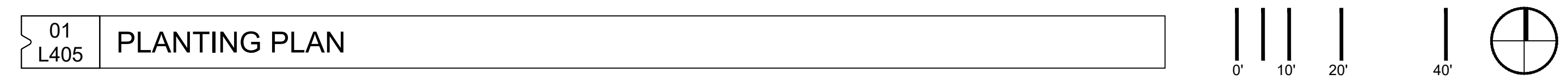
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PROJECT NUMBER
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PLANTING PLAN

L404



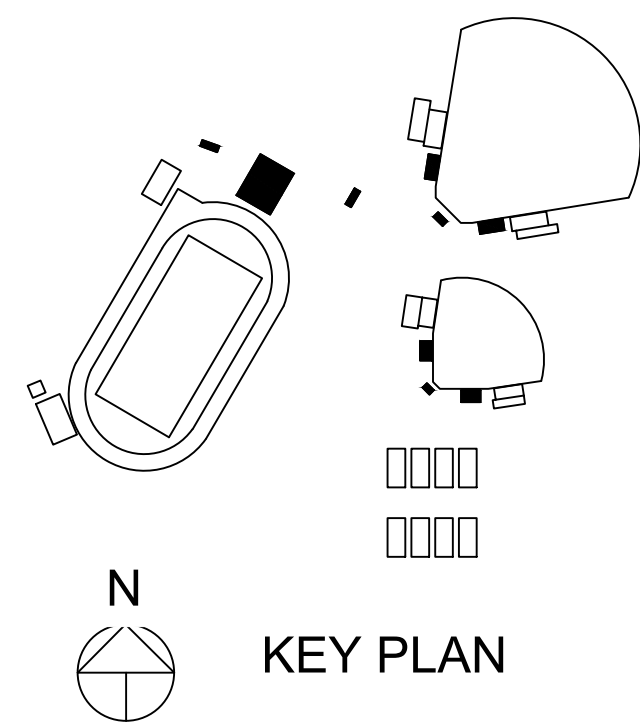
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-- -- LIMIT OF WORK LINE

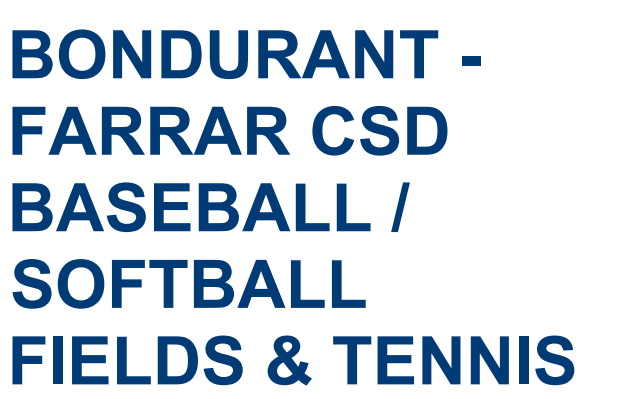
[Symbol] SEEDLED LAWN AREA, RE: 10/L501

[Symbol] DRY BASIN SEED MIX, RE: SPECIFICATIONS

[Symbol] OVERSTORY TREE, SEE DETAIL 01/L501

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L405



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02/25/2025

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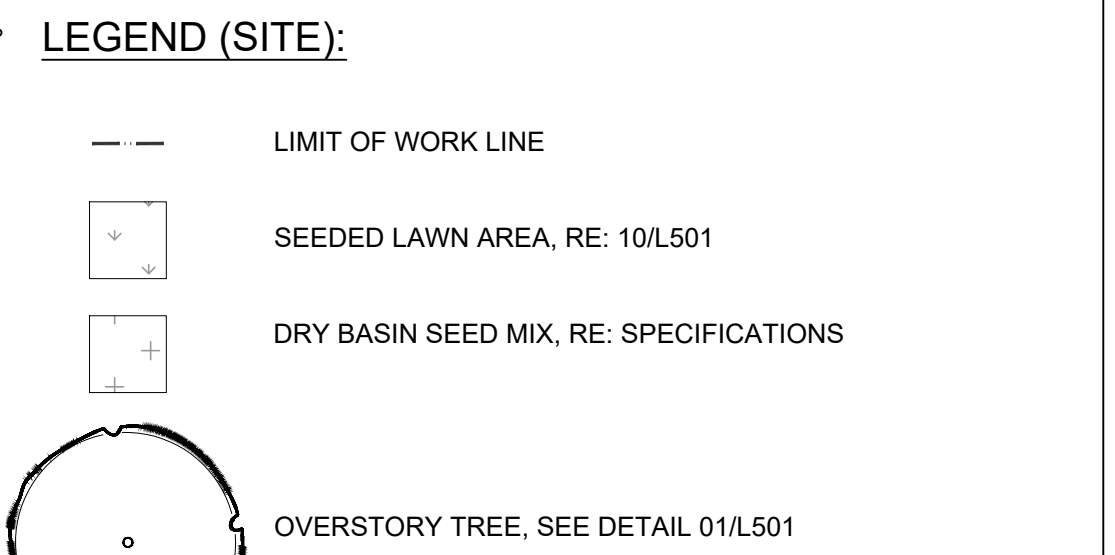
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PLANTING PLAN

L40C

L406



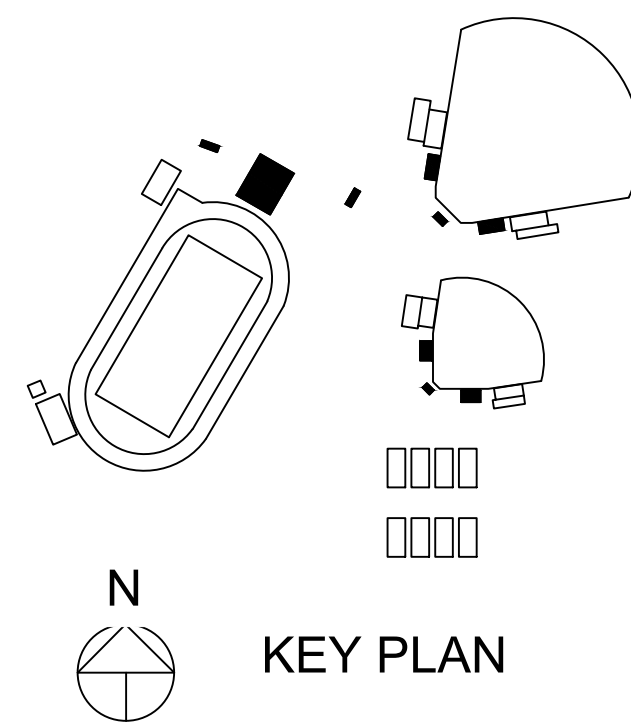
5/9/2024 3:58:06 PM



- A. BISHOP ENGINEERING, 35011 104TH ST, URBANDALE, IOWA, 50322 (515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
- D. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PROTECTIVE UTILITY NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- E. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, AND UTILITIES. UTILITIES TO REMAIN ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.
- E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL BE BELIEVED BY CONTRACTOR TO BE APPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

- A. PLANT QUANTITIES IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. QUANTITIES ON PLAN WILL PREVAIL IF DISCREPANCIES OCCUR.
- B. THE CONTRACTOR SHALL SHOW PROOF OF PROCUREMENT, SOURCES, QUANTITIES AND VARIETIES FOR ALL SHRUBS, PERENNIALS, TREES, ORNAMENTALS, AND ANNUALS WITHIN 21 DAYS FOLLOWING THE AWARD OF CONTRACT. TIMELY PROCUREMENT OF ALL PLANT MATERIAL IS ESSENTIAL TO THE SUCCESSFUL COMPLETION AND ACCEPTANCE OF THE PROJECT.
- C. SUBSTITUTIONS SHALL ONLY BE ALLOWED WHEN THE CONTRACTOR HAS EXHAUSTED ALL OPTIONS FOR THE SPECIFIED MATERIAL, AND HAS PROVEN THAT THE SPECIFIED MATERIAL IS NOT AVAILABLE. THE CONTRACTOR MUST PROVIDE NAME AND VARIETY OF SUBSTITUTION TO THE LANDSCAPE ARCHITECT FOR REVIEW AND TO THE OWNER OR PLANTING. SUBSTITUTIONS SHALL BE NEAREST EQUIVALENT SIZE OF VARIETY OF PLANT HAVING SAME ESSENTIAL CHARACTERISTICS.
- D. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASES AND INJURIES, WITH AVERAGE OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT LIST. KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1, MOST RECENT EDITION).
- E. STAKE OR PLACE ALL PLANTS IN FIELD AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- F. PLANT FIVE TREES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANTING THE REMAINING TREES ON SITE. DEMONSTRATION SHOULD ILLUSTRATE A COMPREHENSIVE UNDERSTANDING OF INFORMATION REQUIRED BY PLANTING SPECIFICATIONS.
- G. PROVIDE A MINIMUM OF 48 HOURS NOTICE FOR APPROVAL OF PLANT LAYOUT AND SAMPLE TREE PLANTINGS.
- H. THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- I. SEED ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS, OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
- J. CONTRACTOR SHALL PLACE SHREDDED BARK MULCH AROUND ALL TREES AND IN ALL PLANTING BEDS TO A DEPTH OF 3".
- K. SEE SPECIFICATIONS FOR PLANT MAINTENANCE AND WARRANTY REQUIREMENTS.

- — LIMIT OF WORK LINE
-
 SEEDED LAWN AREA, RE: 10/L501
-
 DRY BASIN SEED MIX, RE: SPECIFICATIONS
-
 OVERSTORY TREE, SEE DETAIL 01/L501



1000 GRANT ST NORTH,
BONDURANT, IA 50035

CONSTRUCTION DOCUMENTS
02/25/2025

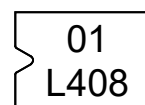
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PROJECT NUMBER
24010

PLANTING PLAN

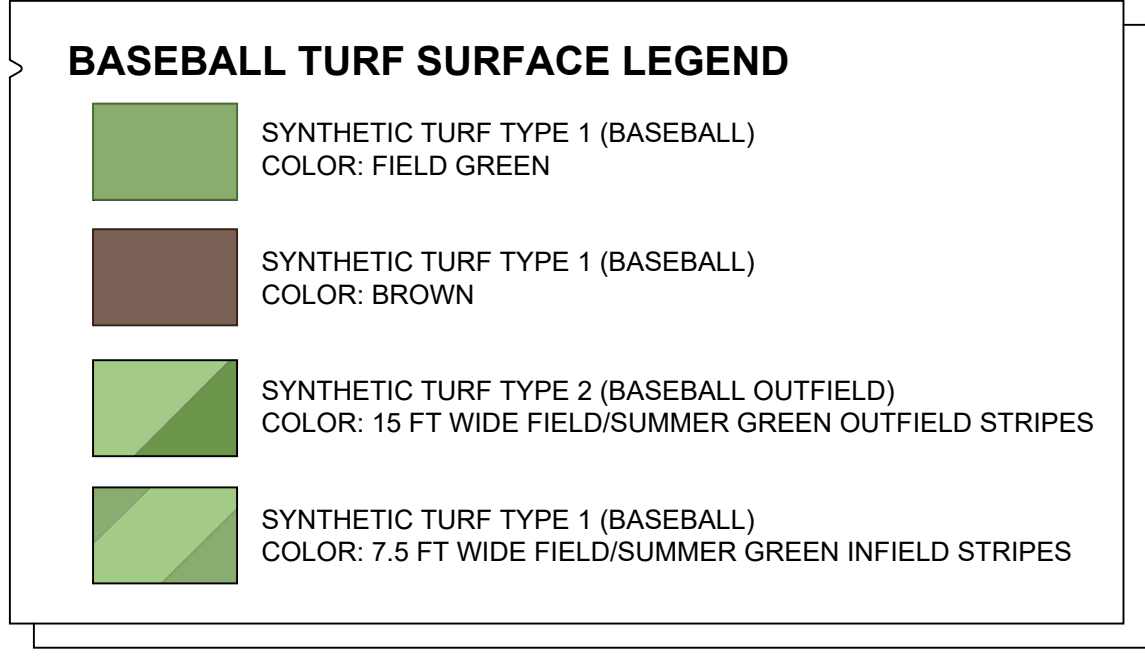
L407



PLANTING PLAN



L408



1. BISHOP ENGINEERING, 3501 104TH ST, URBANDALE, IOWA, 50322
(515-276-0467) PREPARED THE SURVEY FOR THIS PROJECT.
2. IMMEDIATELY NOTIFY THE LAND SURVEYOR OF ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.
3. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO
REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE
CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR
IS RESPONSIBLE FOR NOTIFYING THE 811 ONE CALL CENTER TO COVERED
BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY
DISCREPANCIES.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING
CONSTRUCTED AND UNCONSTRUCTED UTILITIES TO REMAIN.
ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE
SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
5. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS
CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES,
ORDINANCES AND ENGINEERING STANDARDS. CONTRACTOR SHALL
COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR
STREETS WITH THE APPROPRIATE JURISDICTIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND
STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL
RELIEVE THE CONTRACTOR OF COMPLIANCE WITH ANY
APPROPRIATE SAFETY REGULATIONS.

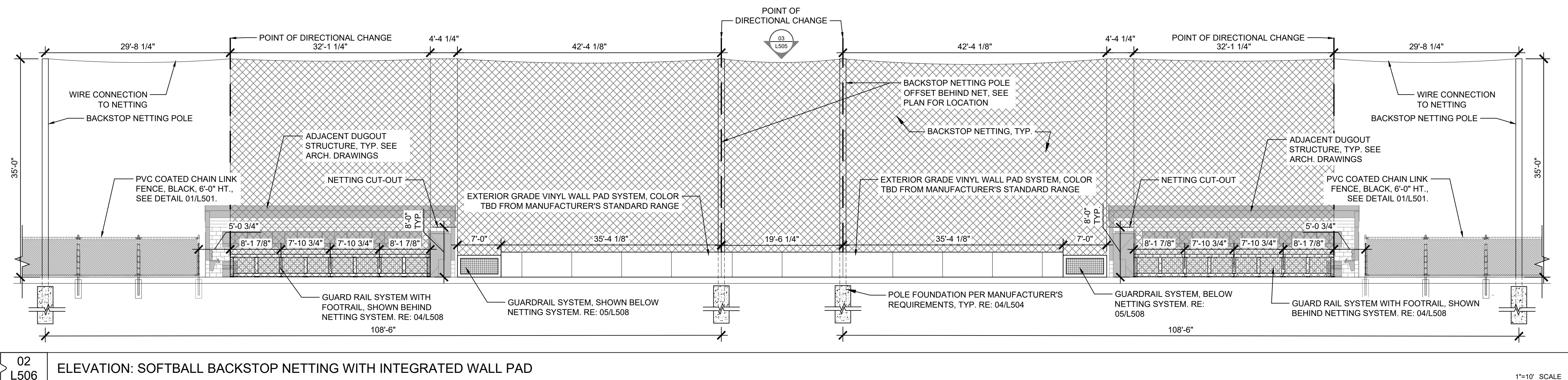
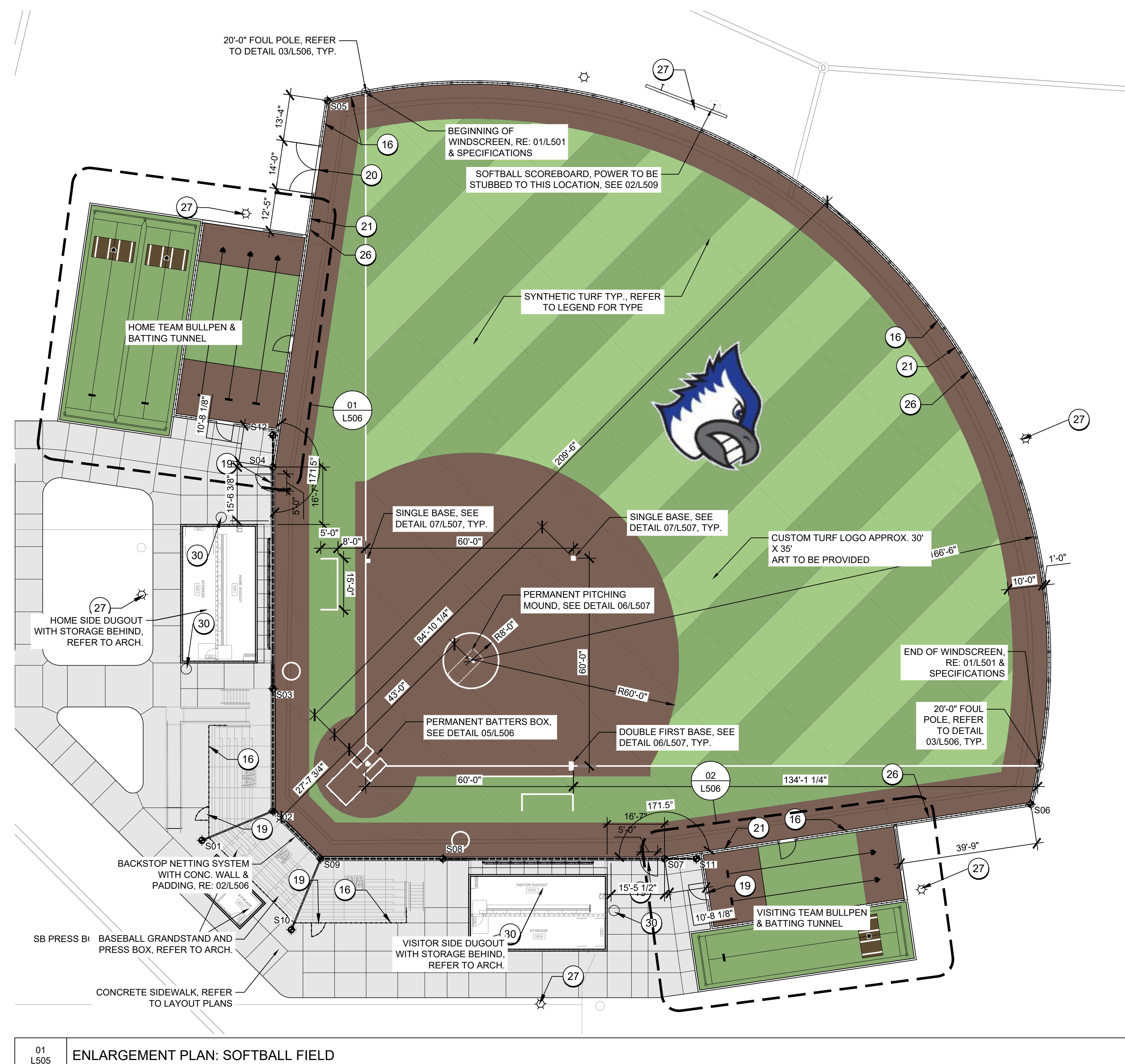
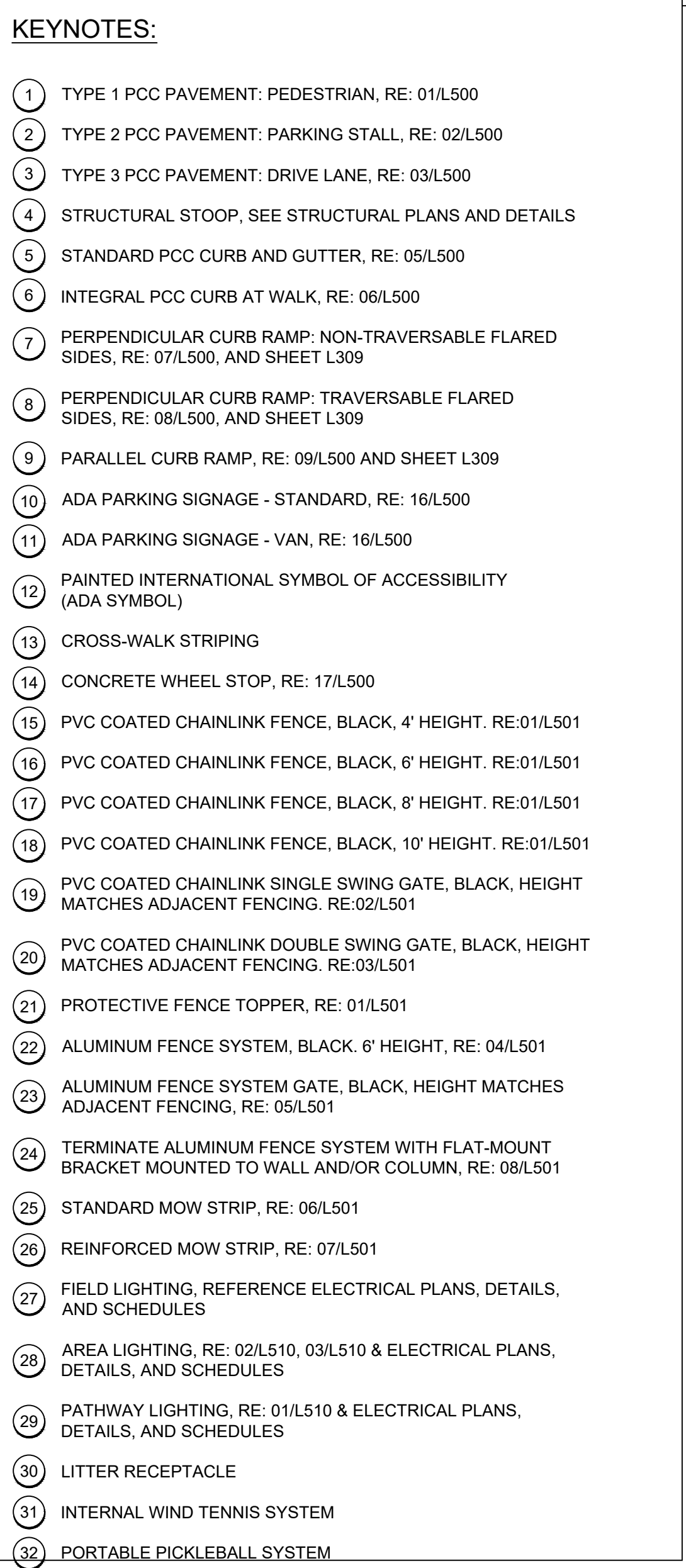
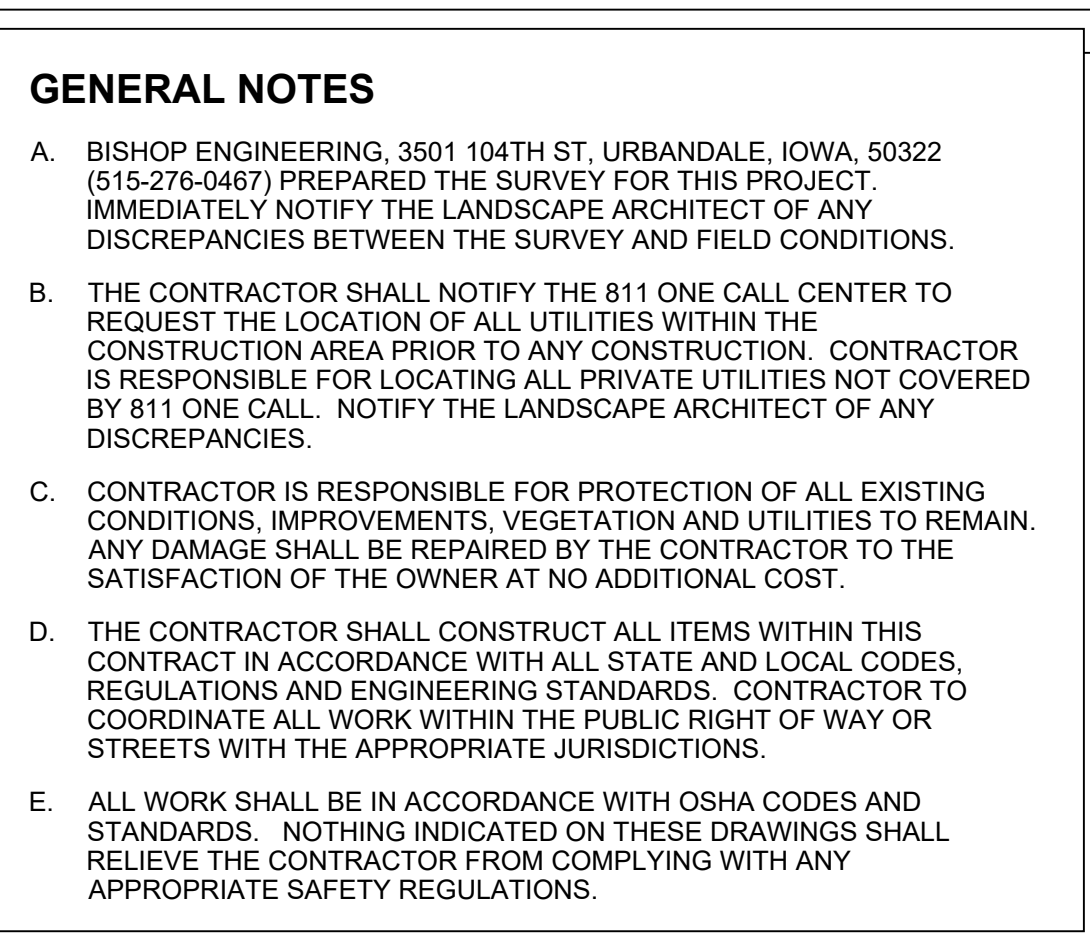
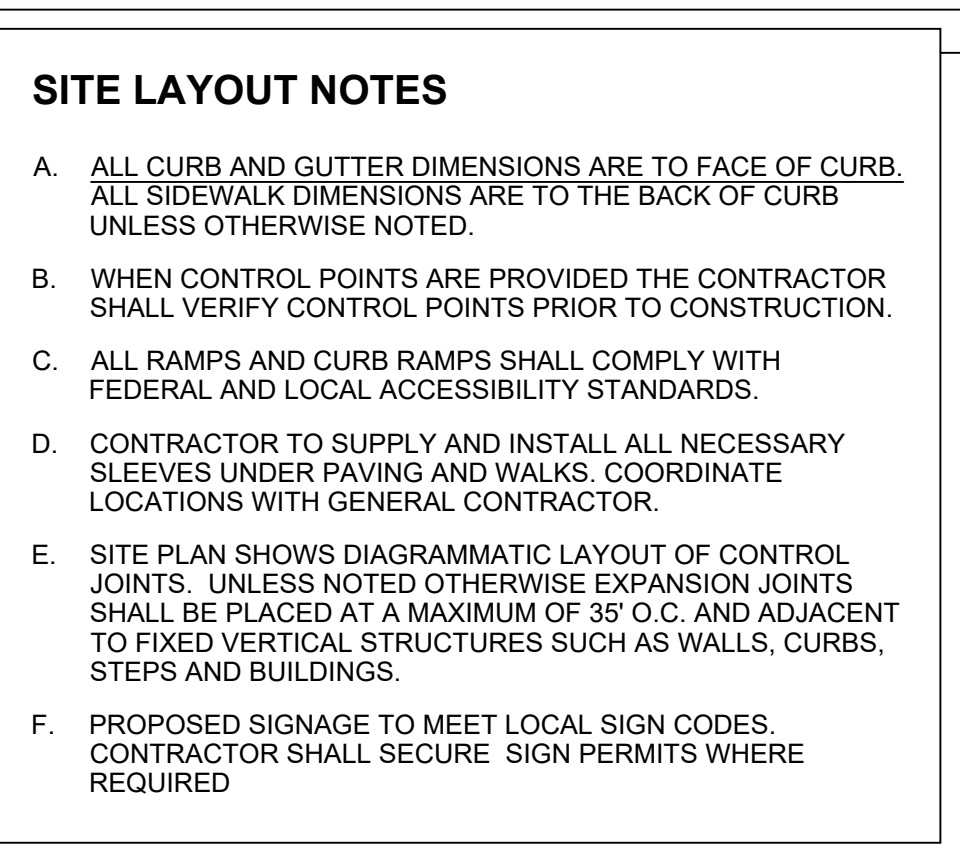
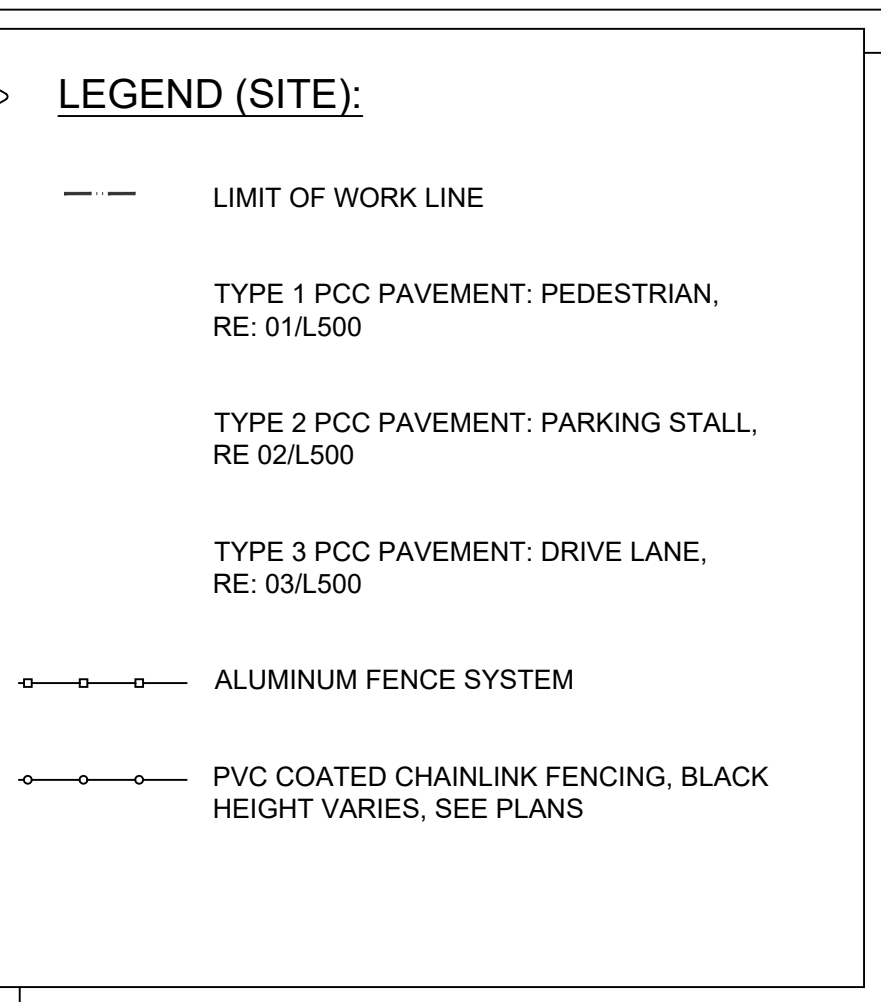
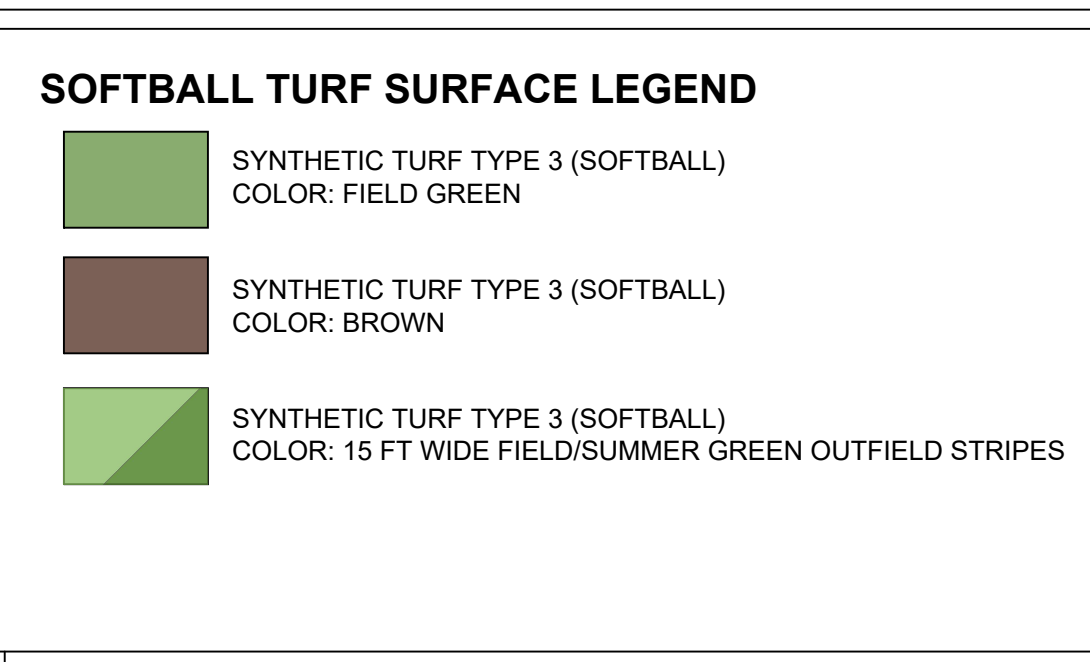
- A. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- B. WHEN CONTROL POINTS ARE PROVIDED THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.
- C. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.
- D. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.
- E. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 30' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.
- F. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED.

- LIMIT OF WORK LINE
- TYPE 1 PCC PAVEMENT: PEDESTRIAN,
RE: 01/L500
- TYPE 2 PCC PAVEMENT: PARKING STALL,
RE: 02/L500
- TYPE 3 PCC PAVEMENT: DRIVE LANE,
RE: 03/L500
- ALUMINUM FENCE SYSTEM
- PVC COATED CHAINLINK FENCING, BLACK
HEIGHT VARIES, SEE PLANS

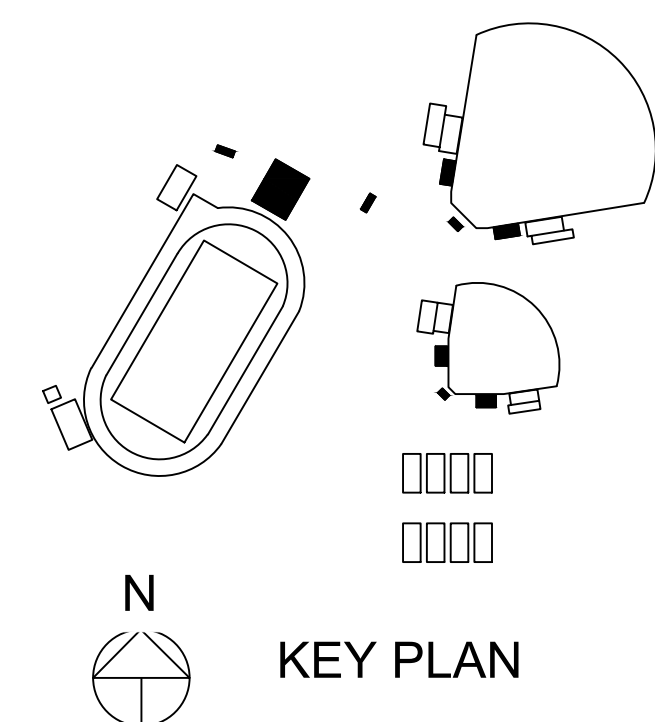
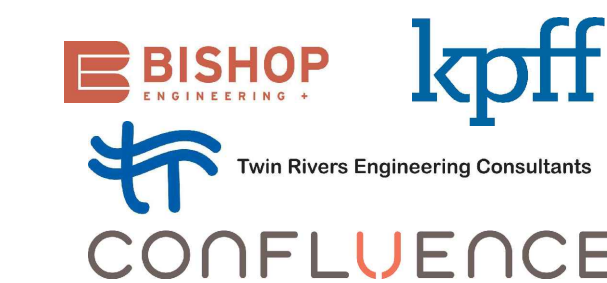
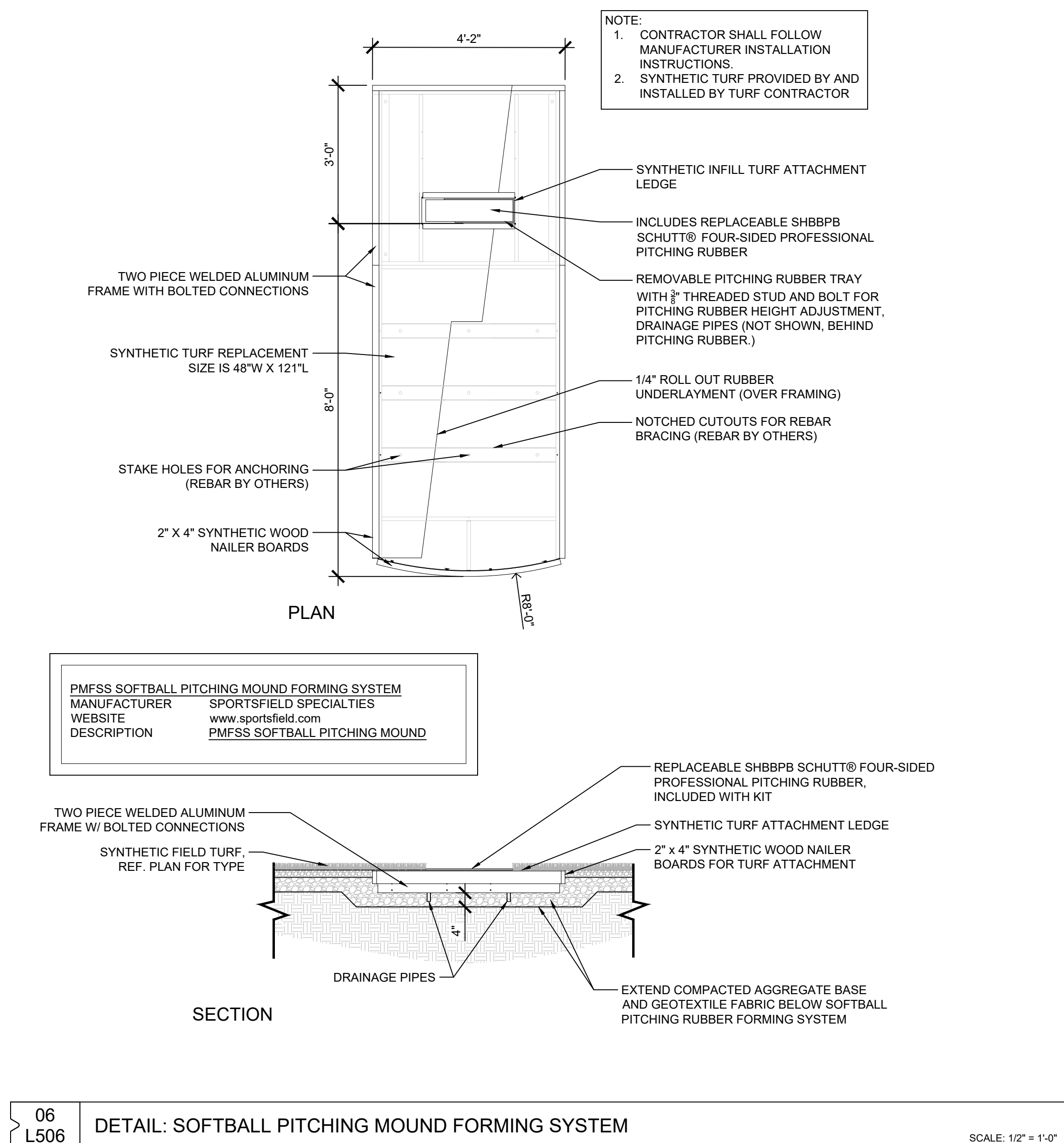
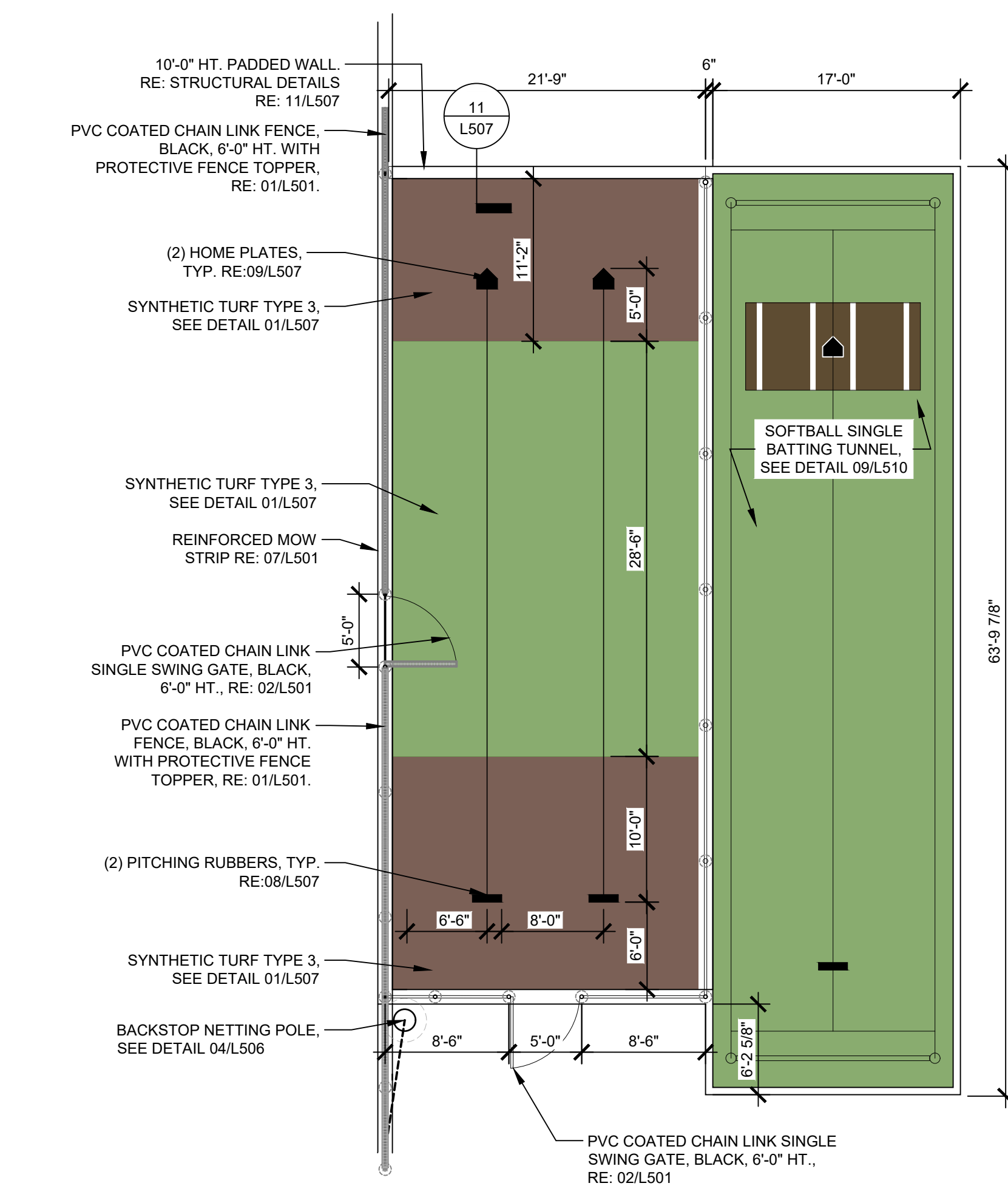
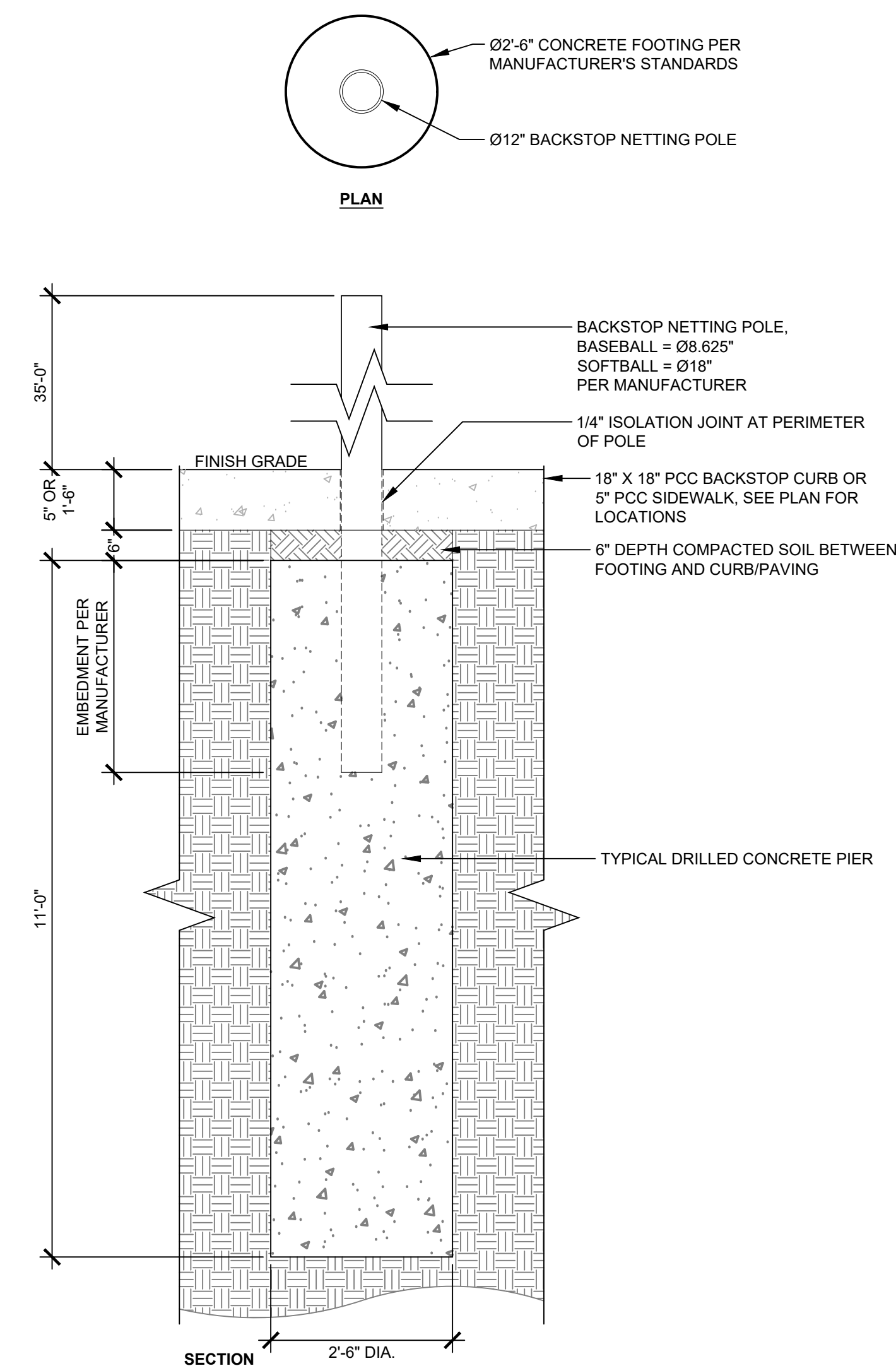
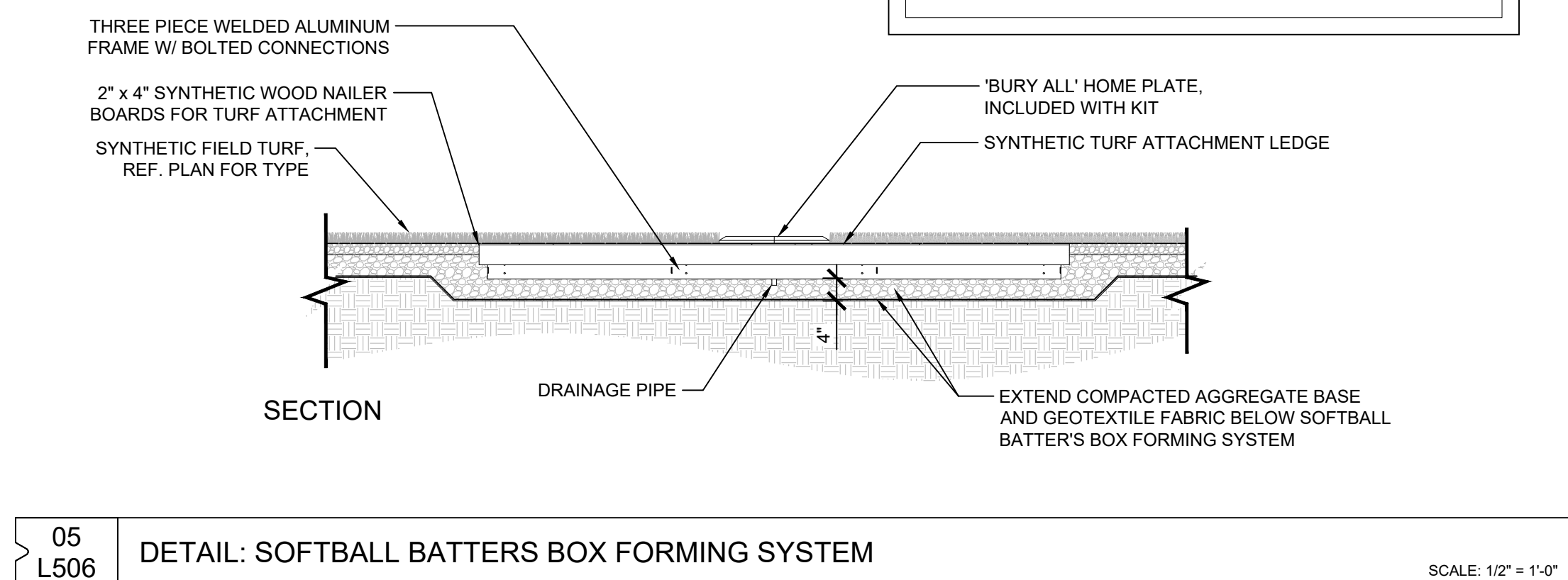
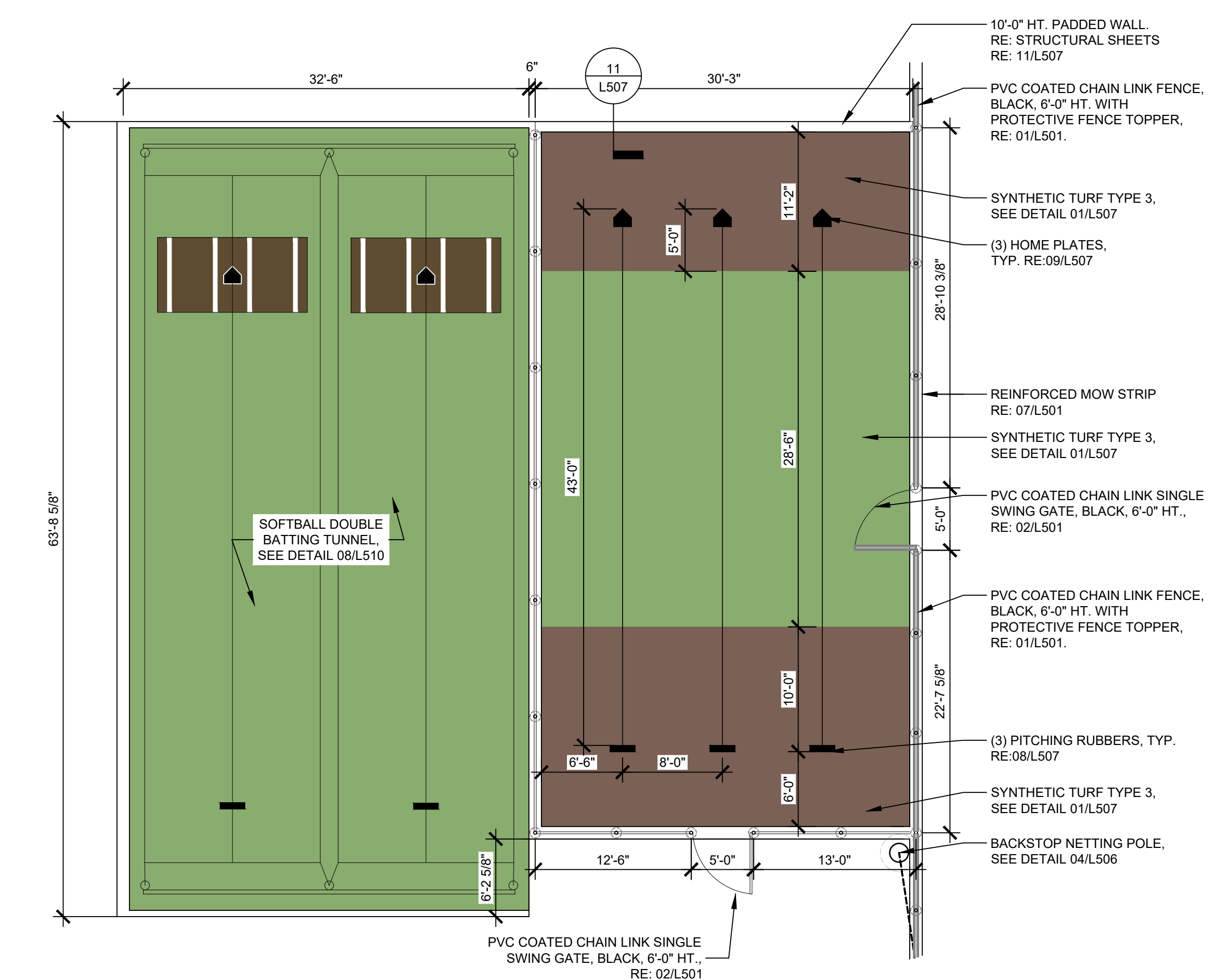
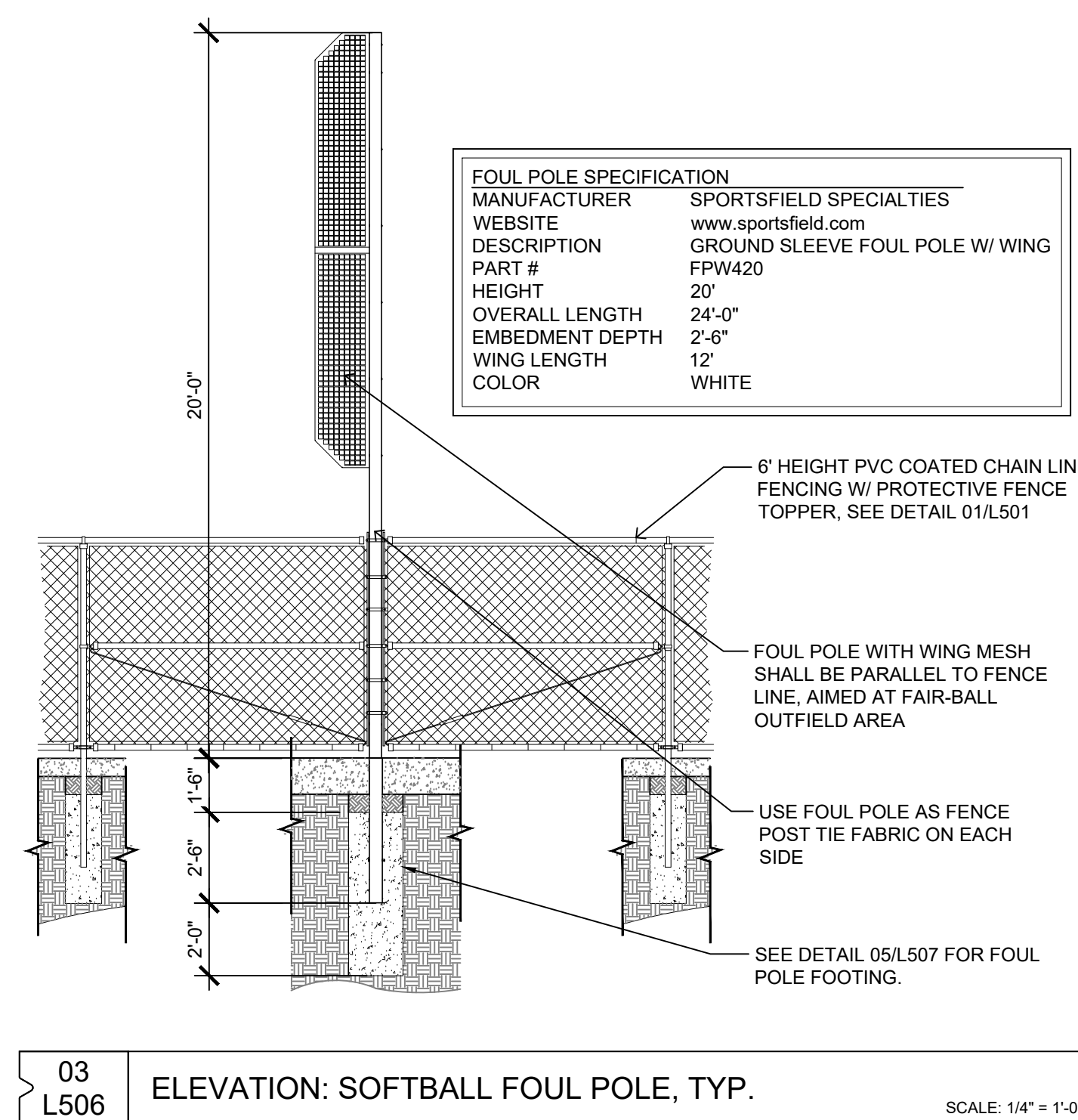
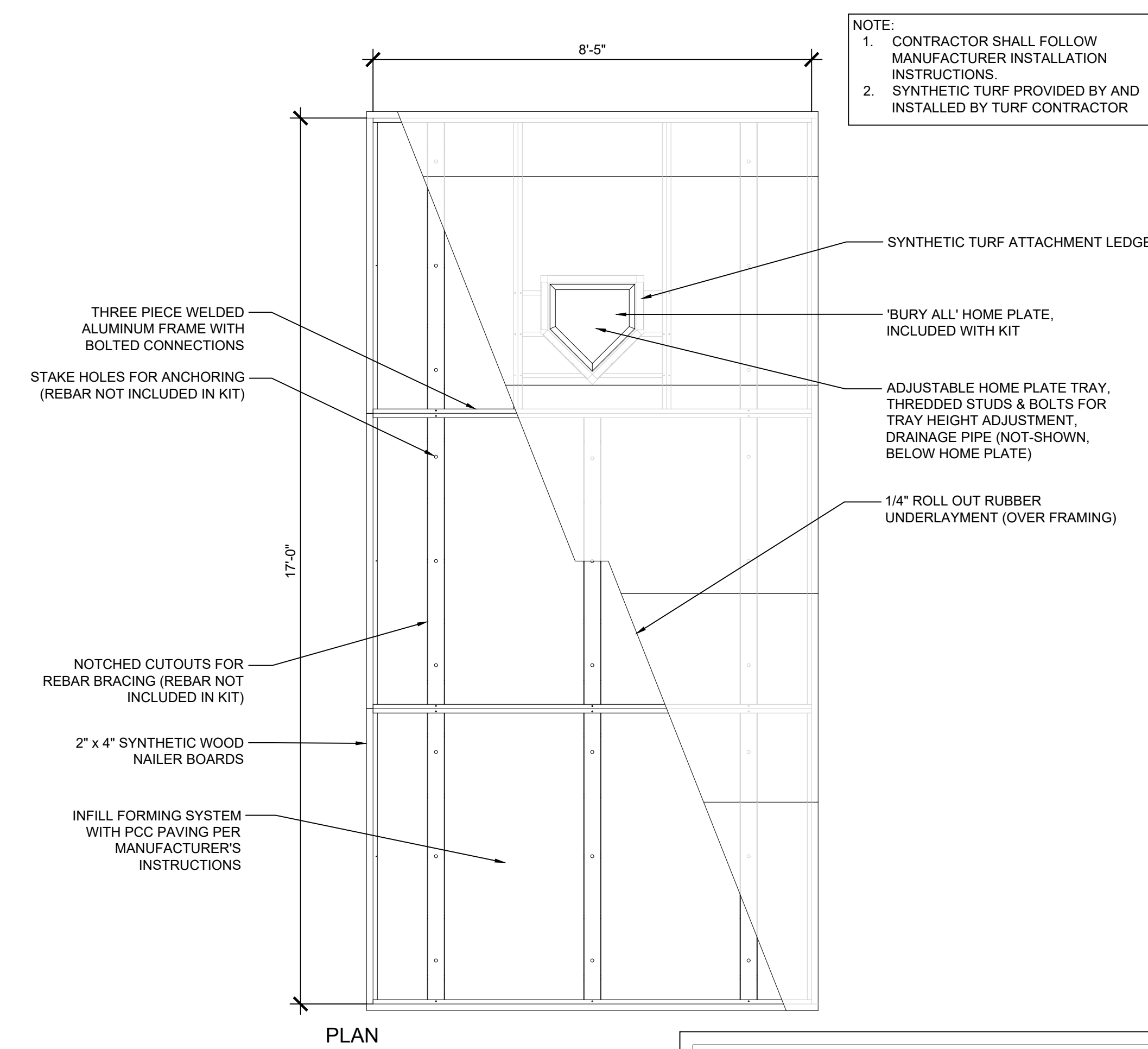
- | | |
|----|--|
| 1 | TYPE 1 PCC PAVEMENT: PEDESTRIAN, RE: 01/L500 |
| 2 | TYPE 2 PCC PAVEMENT: PARKING STALL, RE: 02/L500 |
| 3 | TYPE 3 PCC PAVEMENT: DRIVE LANE, RE: 03/L500 |
| 4 | STRUCTURAL STOOP, SEE STRUCTURAL PLANS AND DETAILS |
| 5 | STANDARD PCC CURB AND GUTTER, RE: 05/L500 |
| 6 | INTERNAL PCC CURB AT WALK, RE: 06/L500 |
| 7 | PERPENDICULAR CURB RAMP: NON-TRAVERSABLE FLARED SIDES, RE: 07/L500, AND SHEET L309 |
| 8 | PERPENDICULAR CURB RAMP: TRAVERSABLE FLARED SIDES, RE: 08/L500, AND SHEET L309 |
| 9 | PARALLEL CURB RAMP, RE: 09/L500 AND SHEET L309 |
| 10 | ADA PARKING SIGNAGE - STANDARD, RE: 16/L500 |
| 11 | ADA PARKING SIGNAGE - VAN, RE: 16/L500 |
| 12 | PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY (ADA SYMBOL) |
| 13 | CROSS-WALK STRIPING |
| 14 | CONCRETE WHEEL STOP, RE: 17/L500 |
| 15 | PVC COATED CHAINLINK FENCE, BLACK, 4' HEIGHT, RE:01/L501 |
| 16 | PVC COATED CHAINLINK FENCE, BLACK, 6' HEIGHT, RE:01/L501 |
| 17 | PVC COATED CHAINLINK FENCE, BLACK, 8' HEIGHT, RE:01/L501 |
| 18 | PVC COATED CHAINLINK FENCE, BLACK, 10' HEIGHT, RE:01/L501 |
| 19 | PVC COATED CHAINLINK SINGLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:02/L501 |
| 20 | PVC COATED CHAINLINK DOUBLE SWING GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE:03/L501 |
| 21 | PROTECTIVE FENCE TOPPER, RE: 01/L501 |
| 22 | ALUMINUM FENCE SYSTEM, BLACK, 6' HEIGHT, RE: 04/L501 |
| 23 | ALUMINUM FENCE SYSTEM GATE, BLACK, HEIGHT MATCHES ADJACENT FENCING, RE: 05/L501 |
| 24 | TERMINATE ALUMINUM FENCE SYSTEM WITH FLAT-MOUNT BRACKET MOUNTED TO WALL AND/OR COLUMN, RE: 08/L501 |
| 25 | STANDARD MOW STRIP, RE: 06/L501 |
| 26 | REINFORCED MOW STRIP, RE: 07/L501 |
| 27 | FIELD LIGHTING, REFERENCE ELECTRICAL PLANS, DETAILS, AND SCHEDULES |
| 28 | AREA LIGHTING, RE: 02/L510, 03/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES |
| 29 | PATHWAY LIGHTING, RE: 01/L510 & ELECTRICAL PLANS, DETAILS, AND SCHEDULES |
| 30 | LITTER RECEPTACLE |
| 31 | INTERNAL WAD TENNIS SYSTEM |
| 32 | PORTABLE PICKLEBALL SYSTEM |

L503

03
L506 PLAN: SOFTBALL BACKSTOP NETTING WITH INTEGRATED WALL PAD & FREESTANDING PCC WALL 1"=10' SCALE



02 L506	ELEVATION: SOFTBALL BACKSTOP NETTING WITH INTEGRATED WALL PAD
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**BONDURANT -
FARRAR CSD
BASEBALL /
SOFTBALL
FIELDS & TENNIS**

1000 GRANT ST NORTH,
BONDURANT, IA 50035

ISSUANCE

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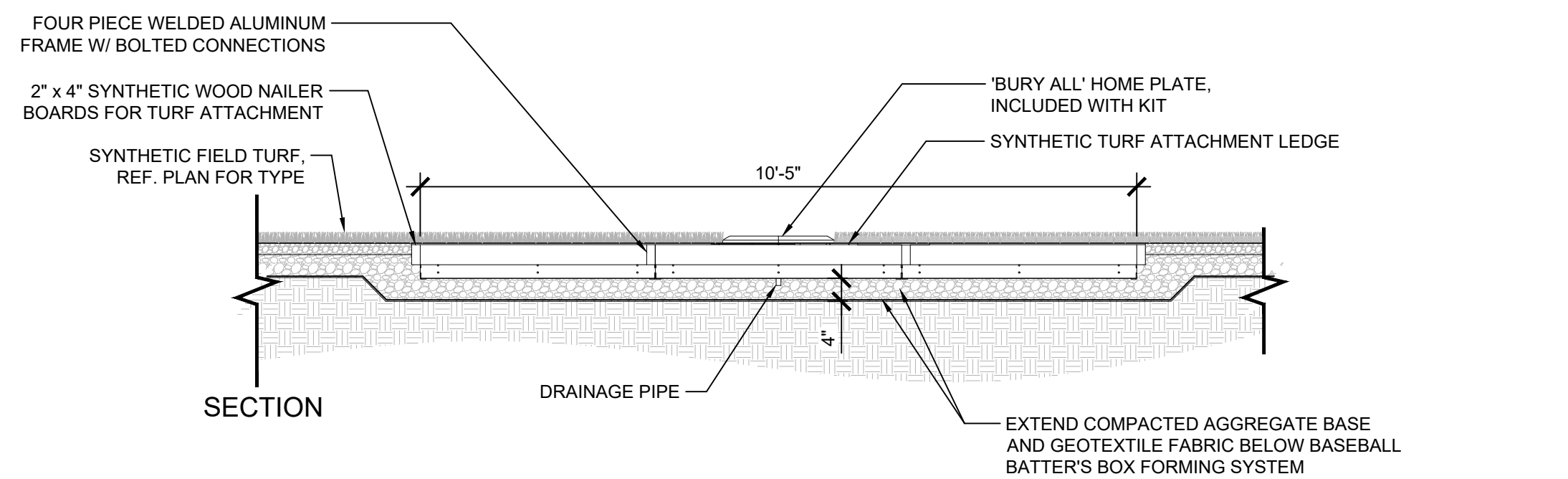
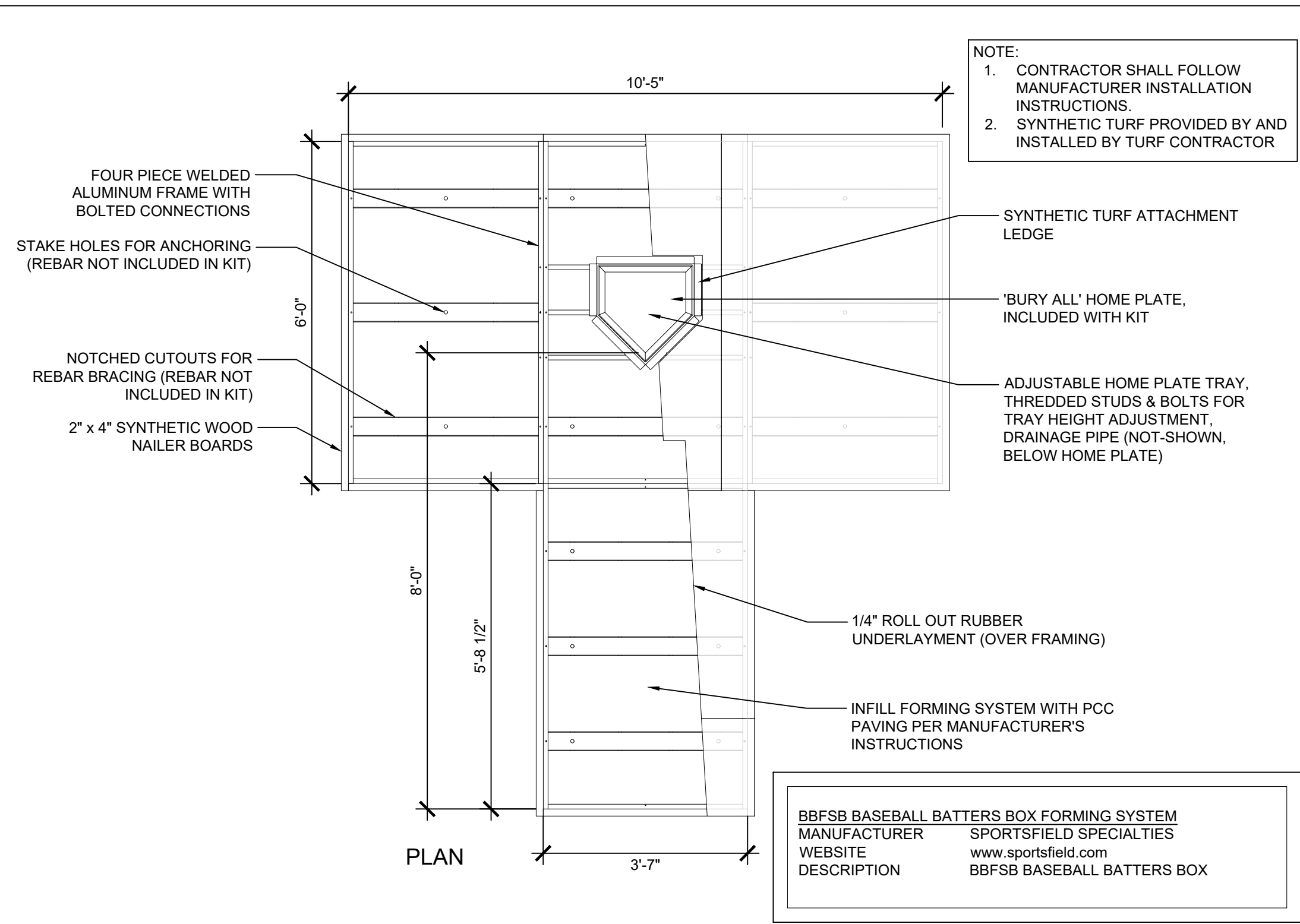
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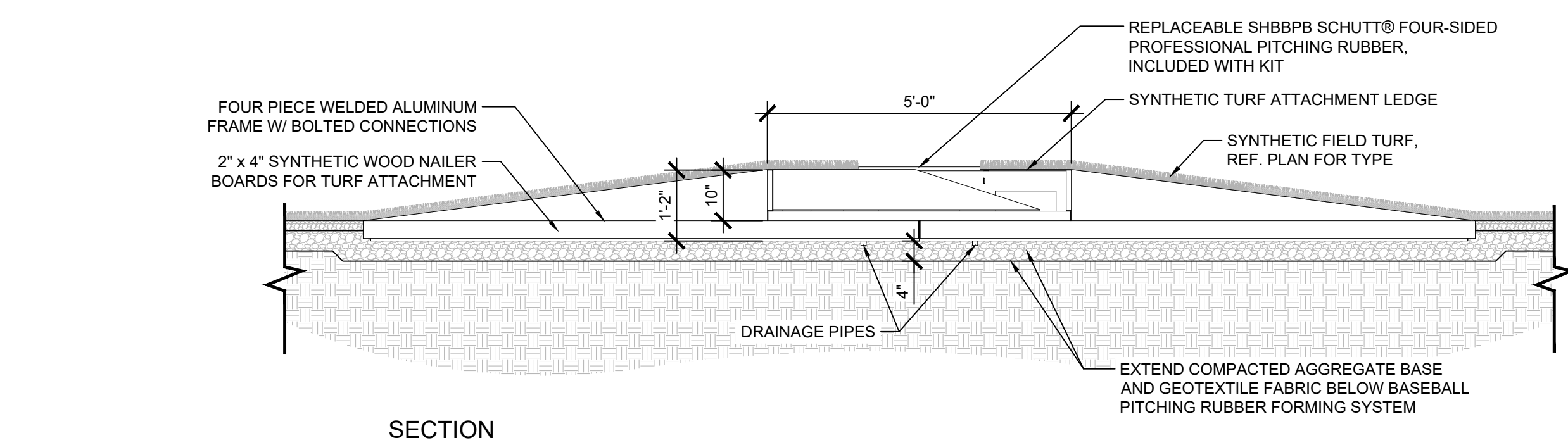
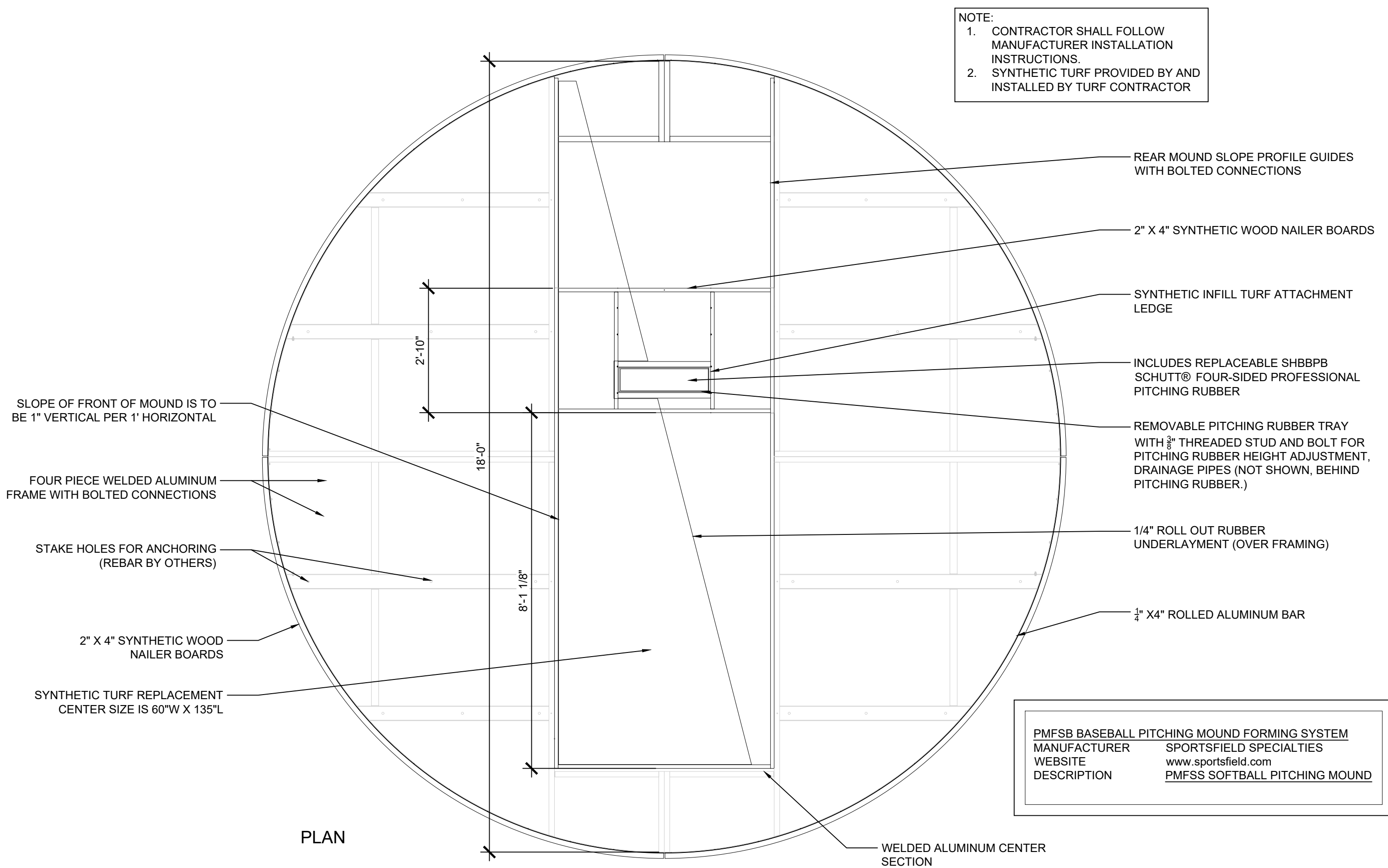
PROJECT NUMBER
24010

SOFTBALL FIELD DETAILS

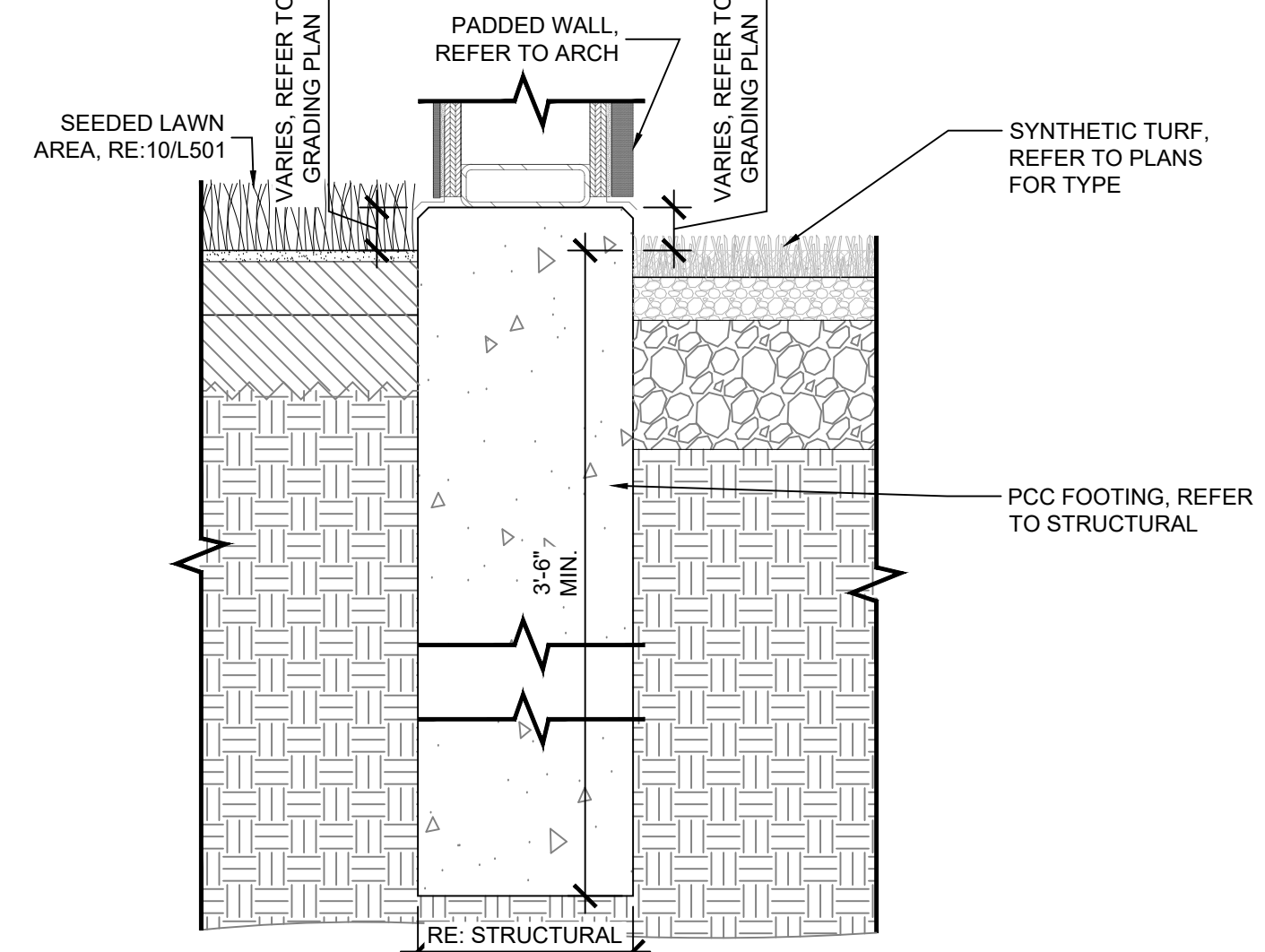
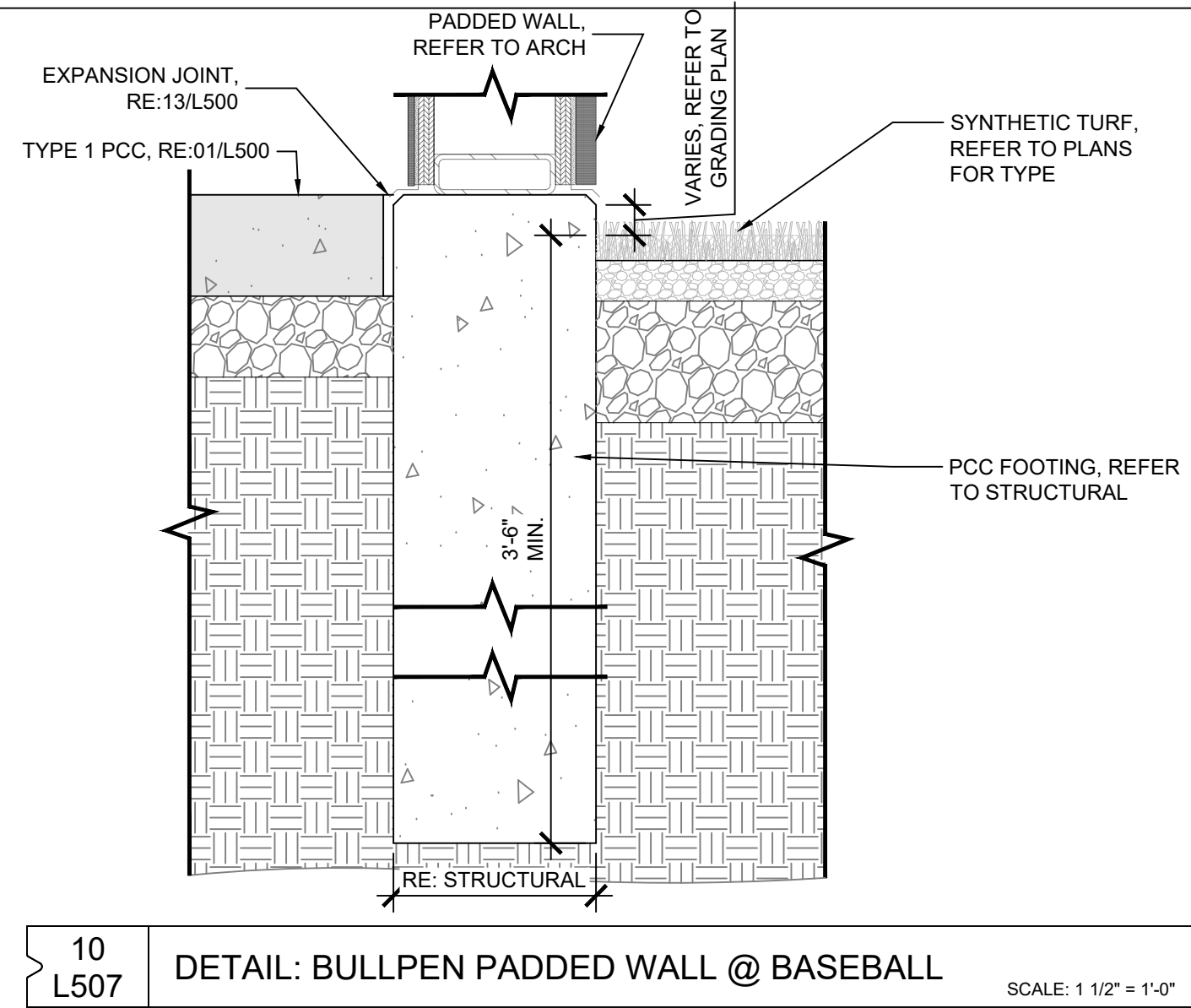
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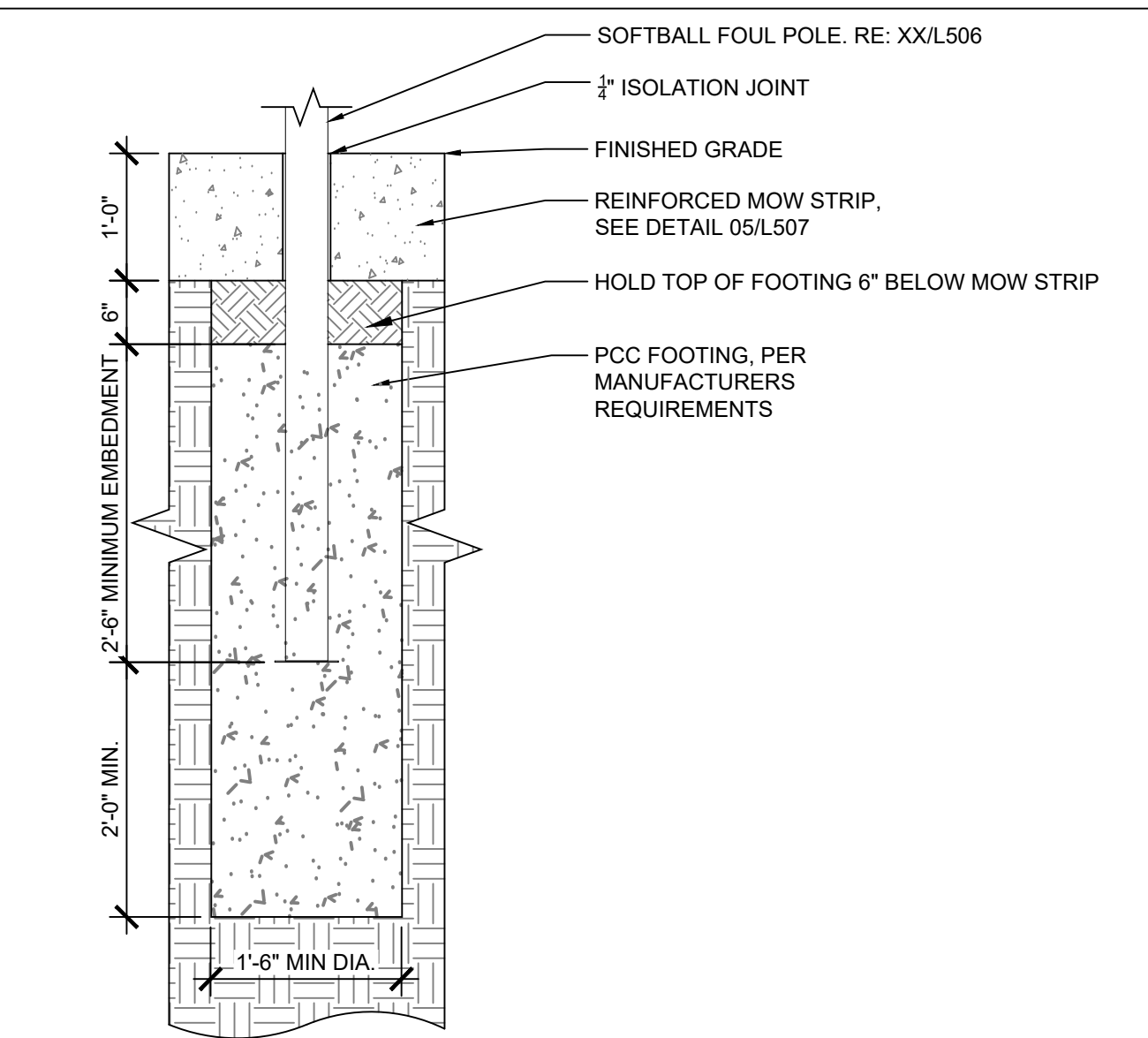
12 L507 DETAIL: BASEBALL BATTERS BOX FORMING SYSTEM SCALE: 1/2" = 1'-0"



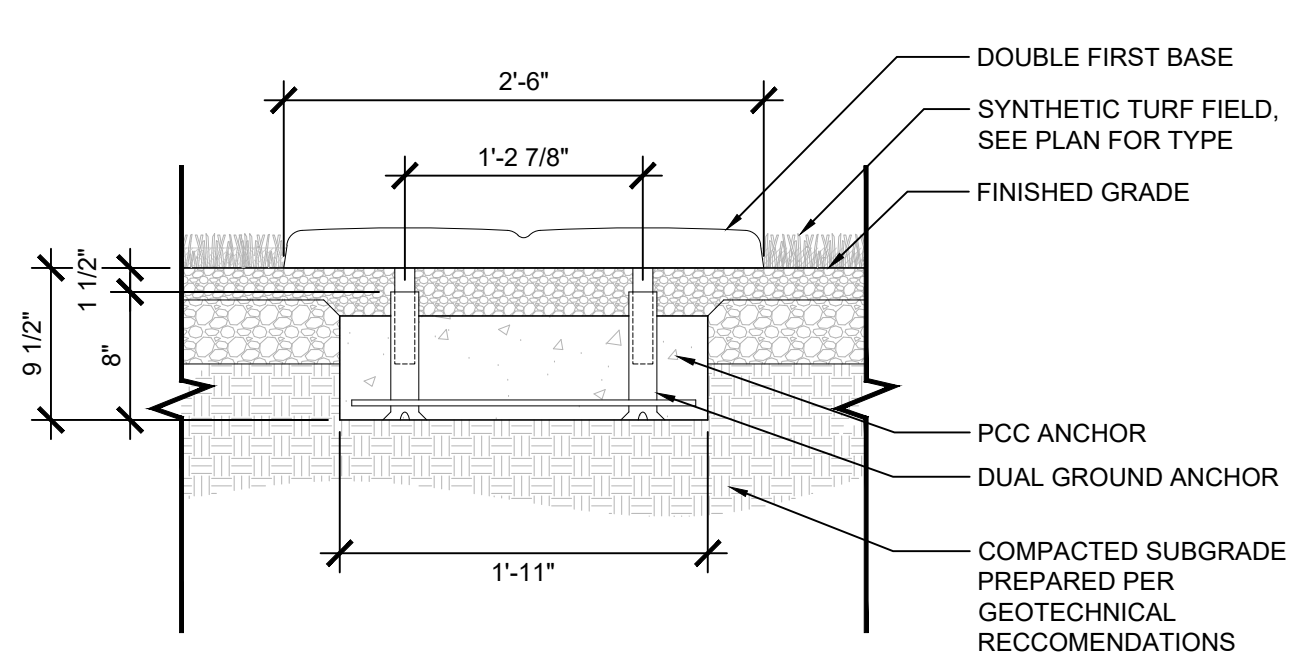
13 L507 DETAIL: BASEBALL PITCHING MOUND FORMING SYSTEM SCALE: 1/2" = 1'-0"



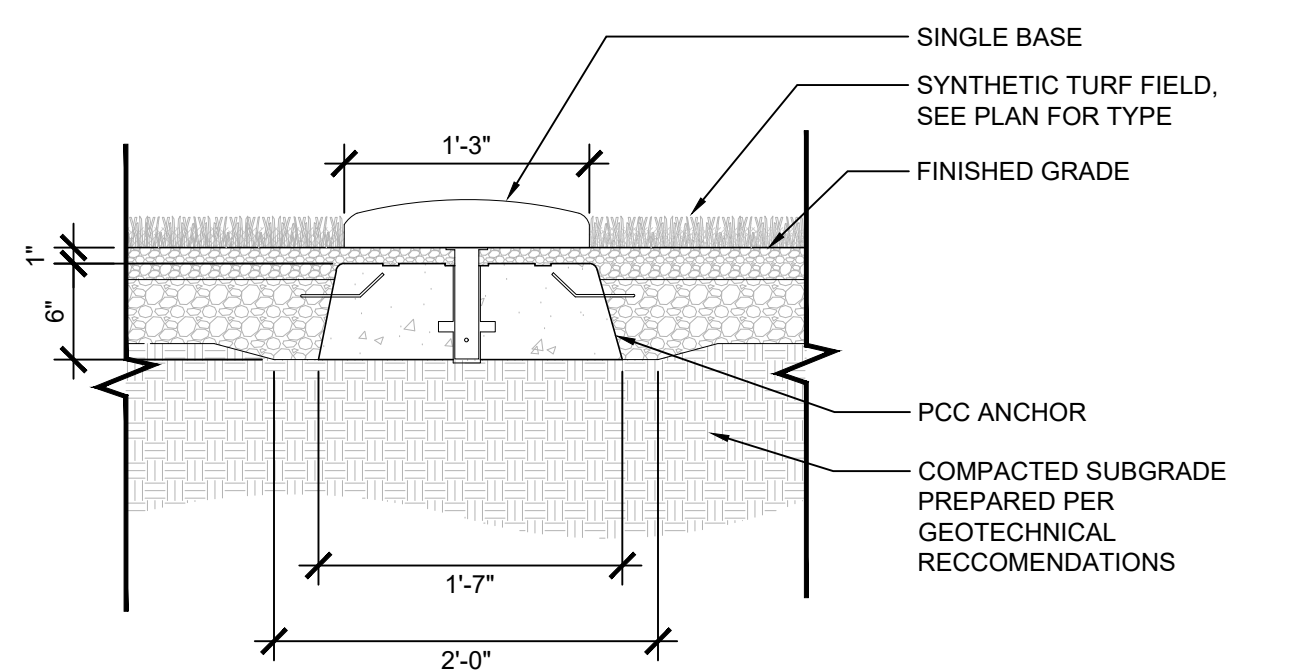
11 L507 DETAIL: BULLPEN PADDED WALL @ SOFTBALL SCALE: 1 1/2" = 1'-0"



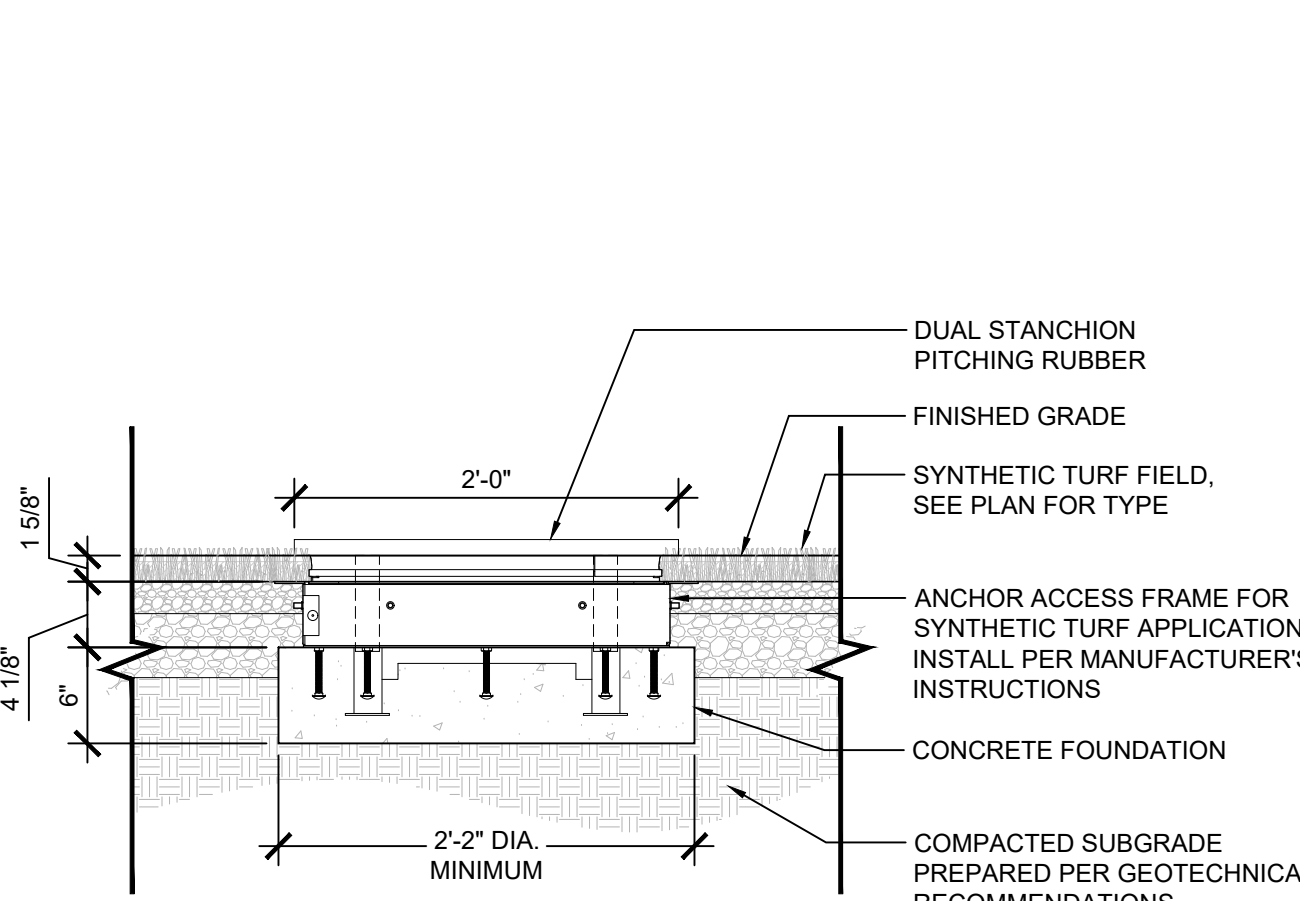
05 L507 SECTION: SOFTBALL FOUL POLE FOOTING SCALE: 3/4" = 1'-0"



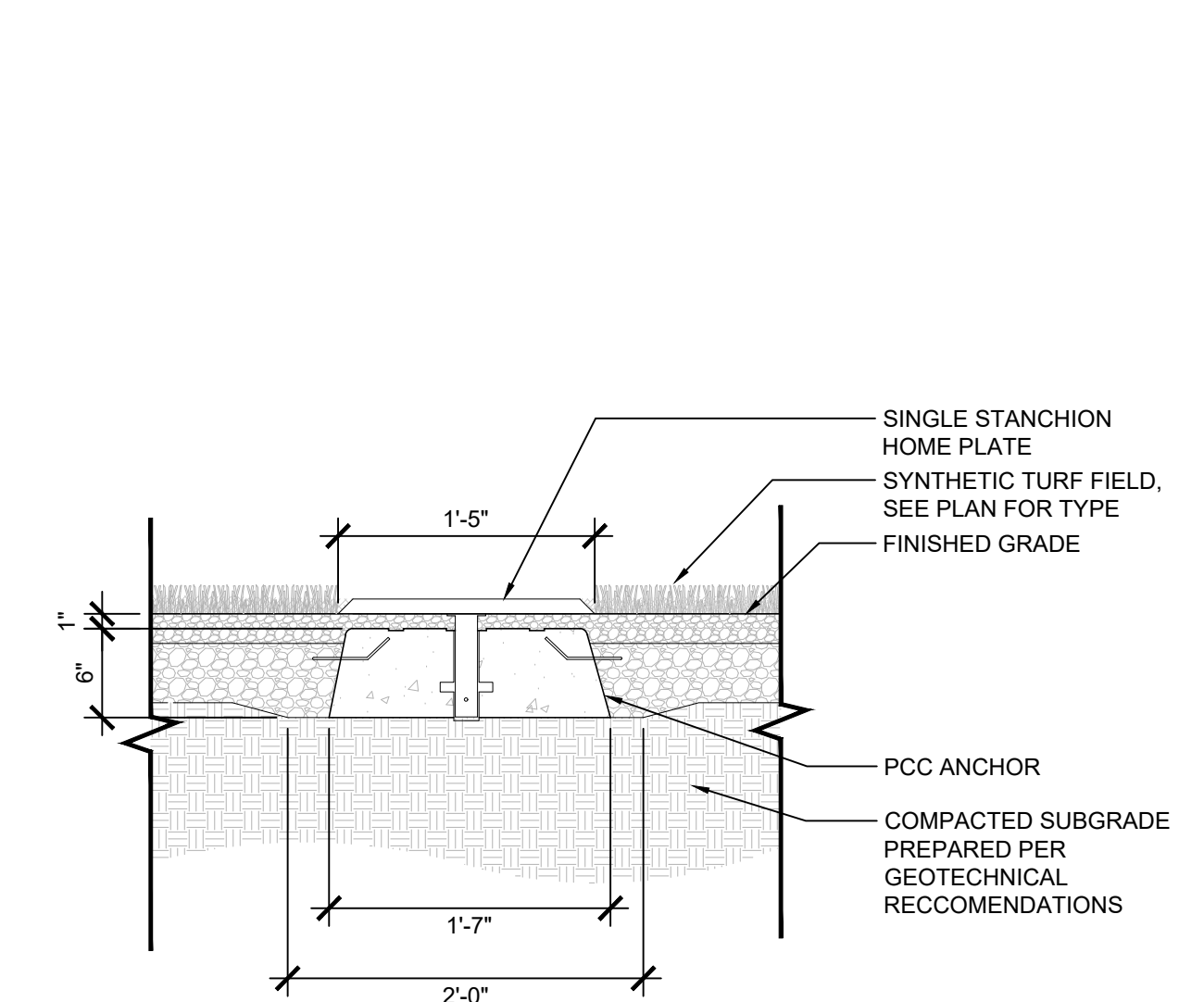
06 L507 SECTION: DOUBLE FIRST BASE SCALE: 1" = 1'-0"



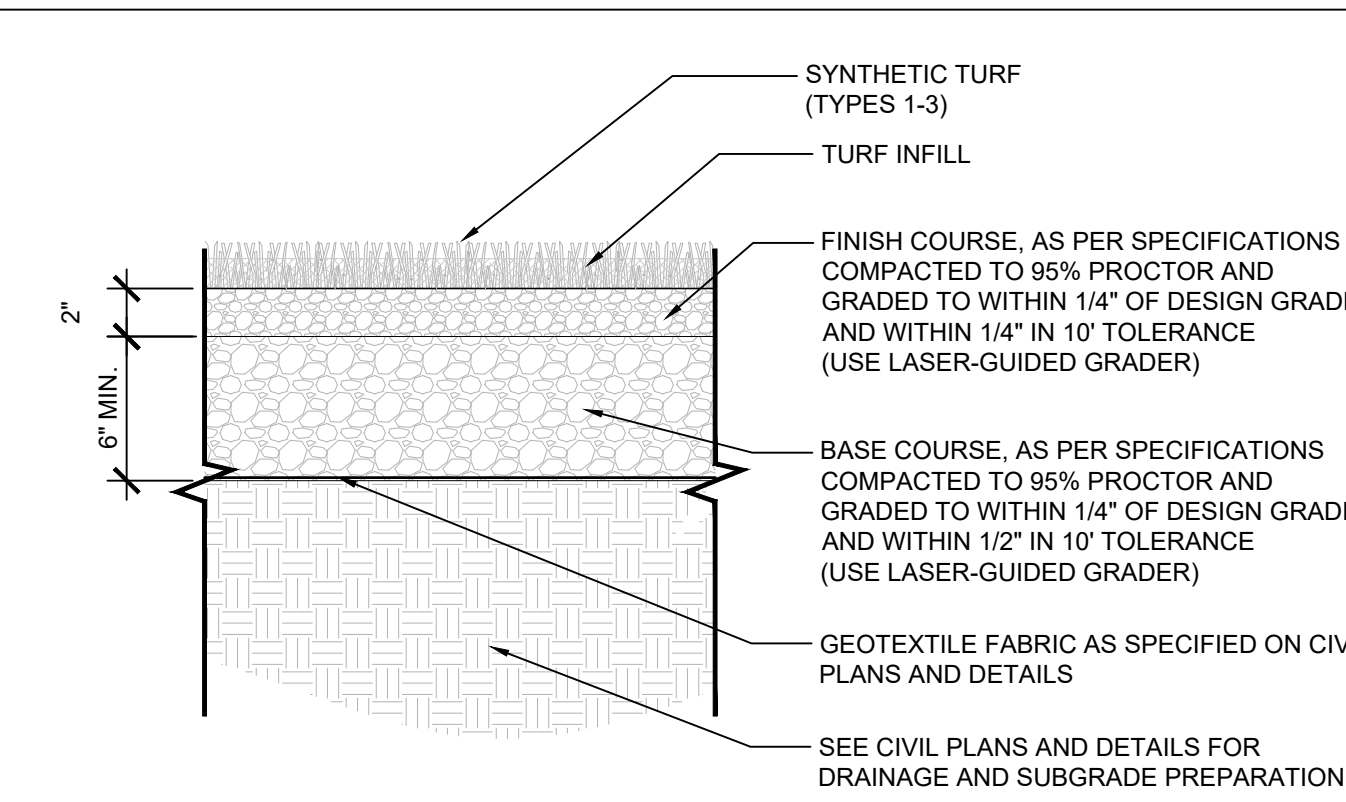
07 L507 SECTION: SINGLE BASE SCALE: 1" = 1'-0"



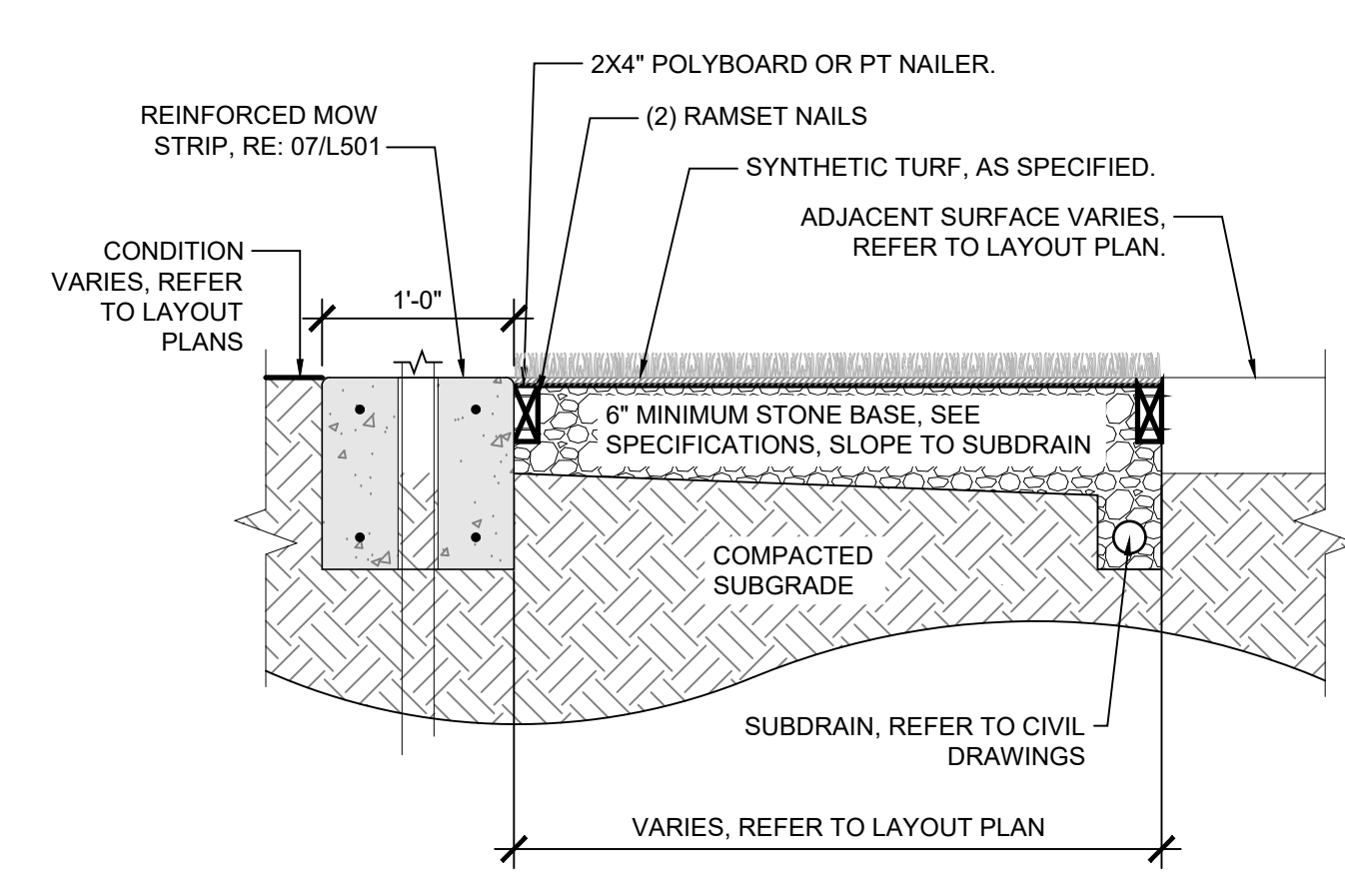
08 L507 SECTION: PITCHING RUBBER SCALE: 1" = 1'-0"



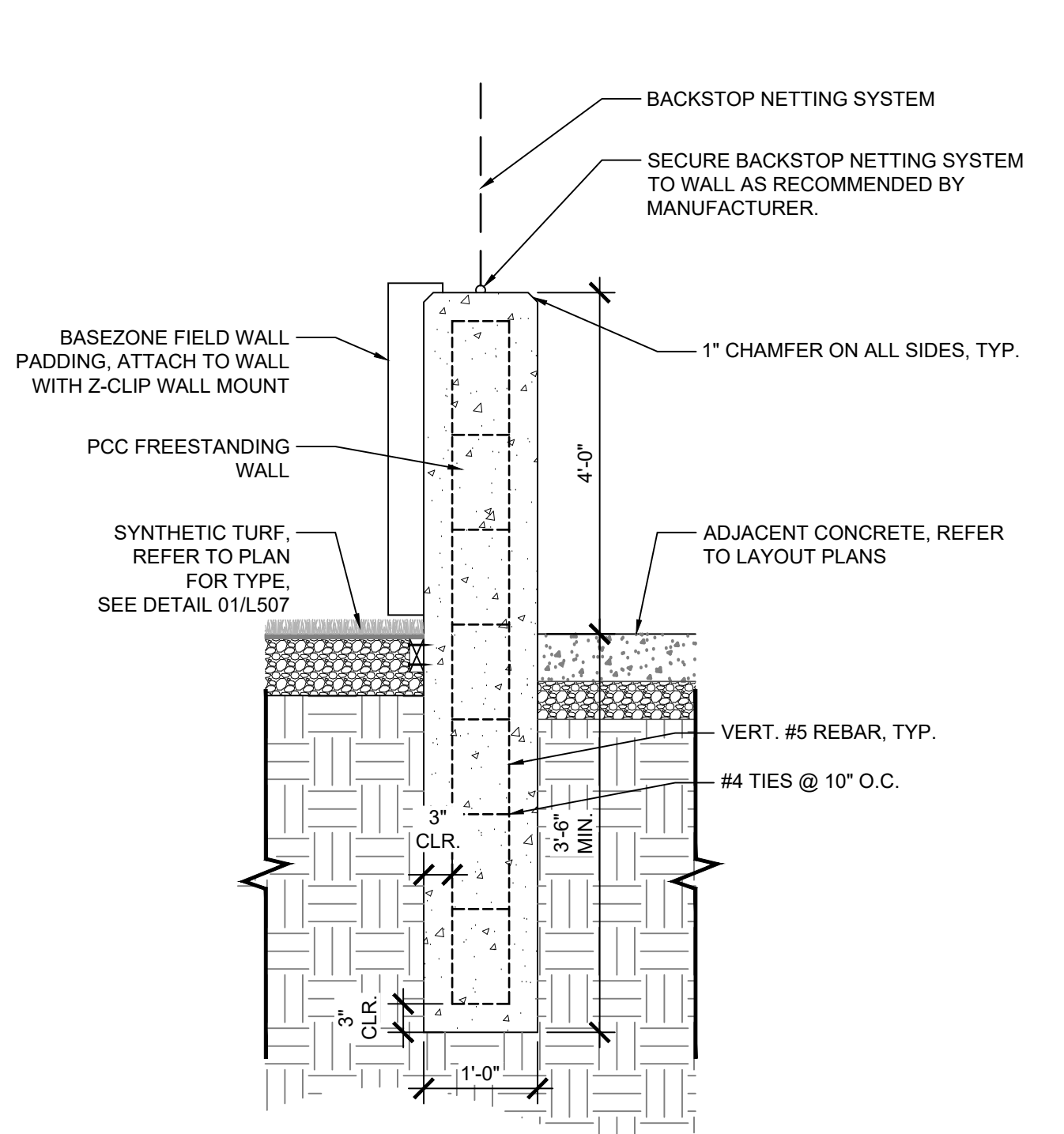
09 L507 SECTION: HOME PLATE SCALE: 1" = 1'-0"



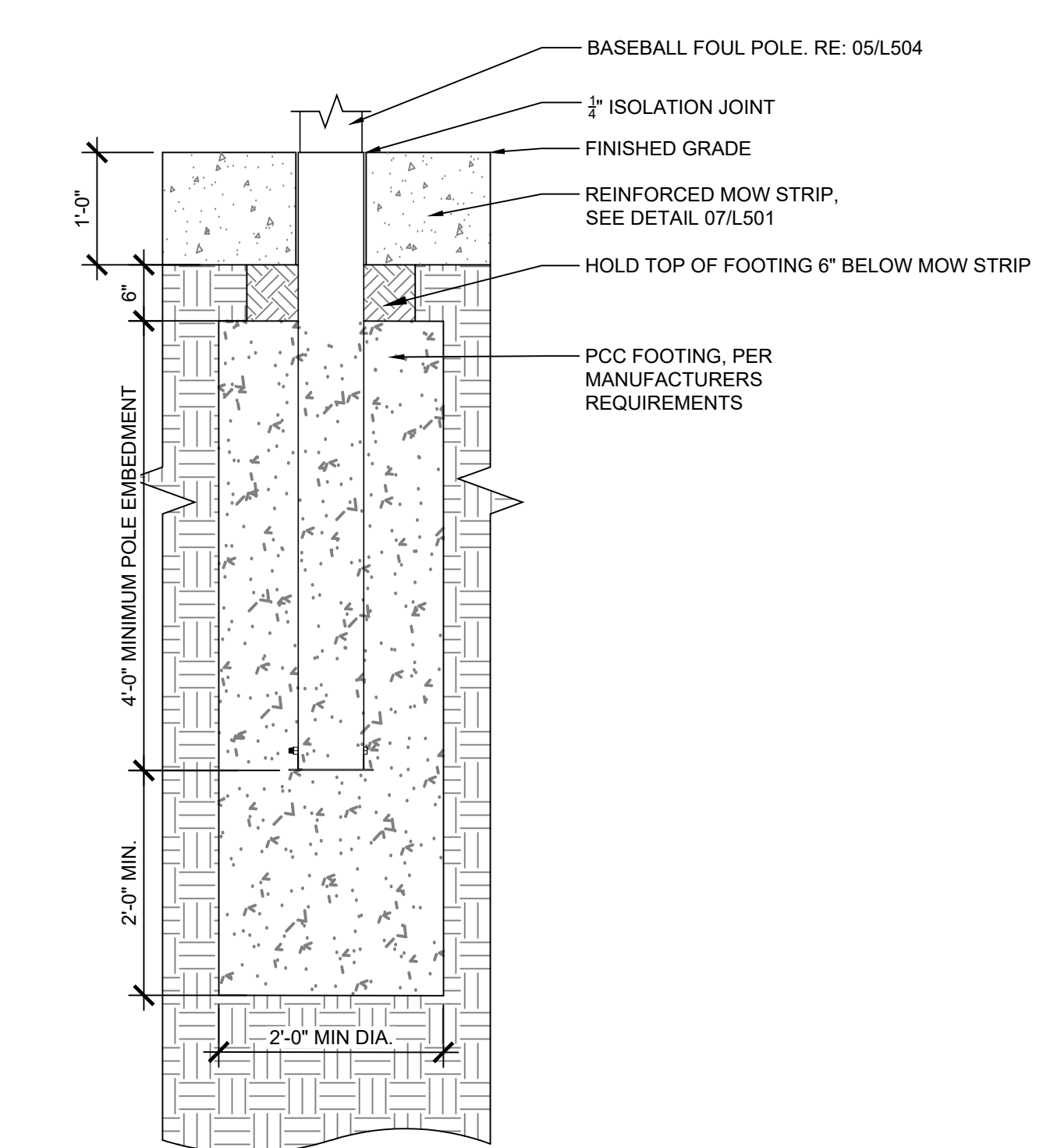
01 L507 SECTION: SYNTHETIC TURF SYSTEM SCALE: 1 1/2" = 1'-0"



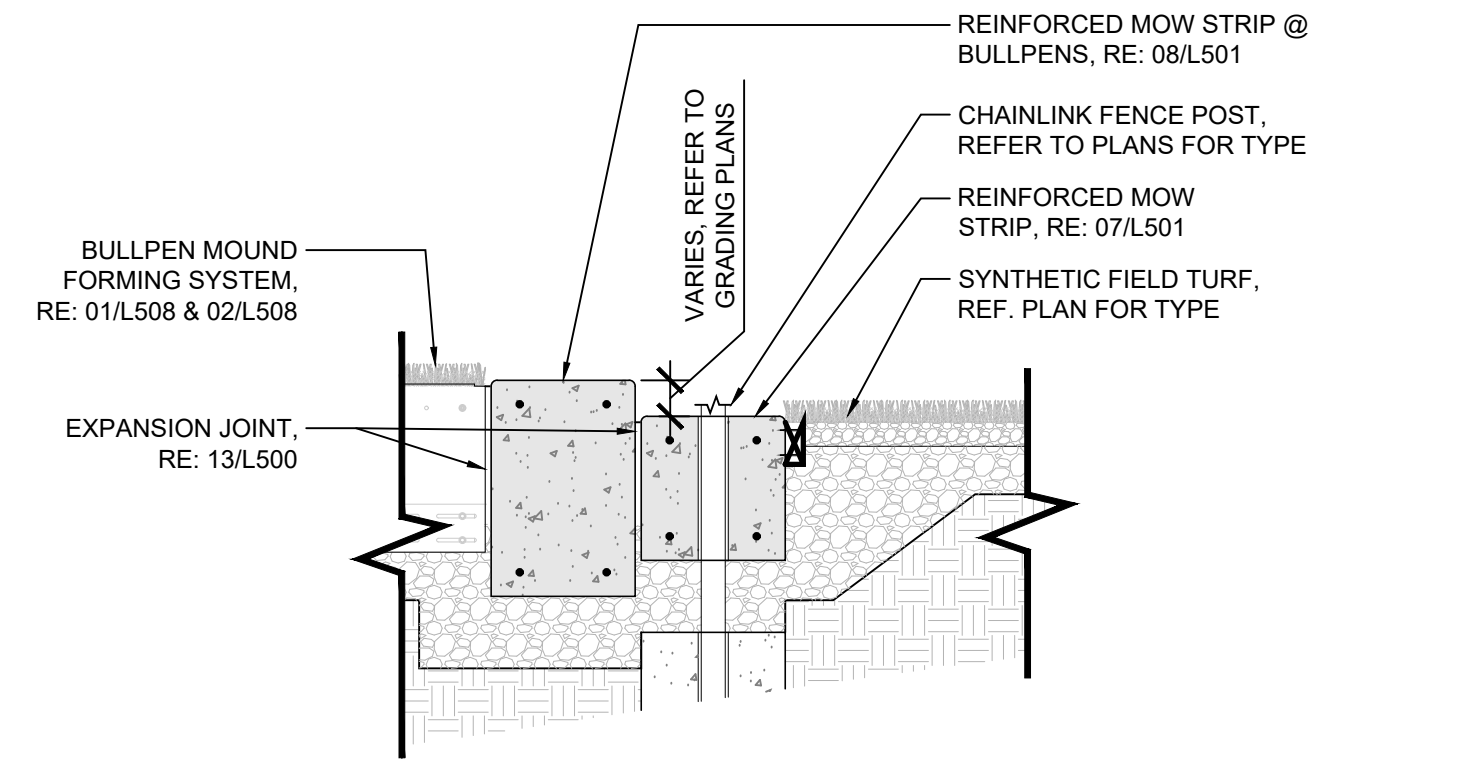
02 L507 SECTION: SYNTHETIC TURF EDGE CONDITION SCALE: 1" = 1'-0"



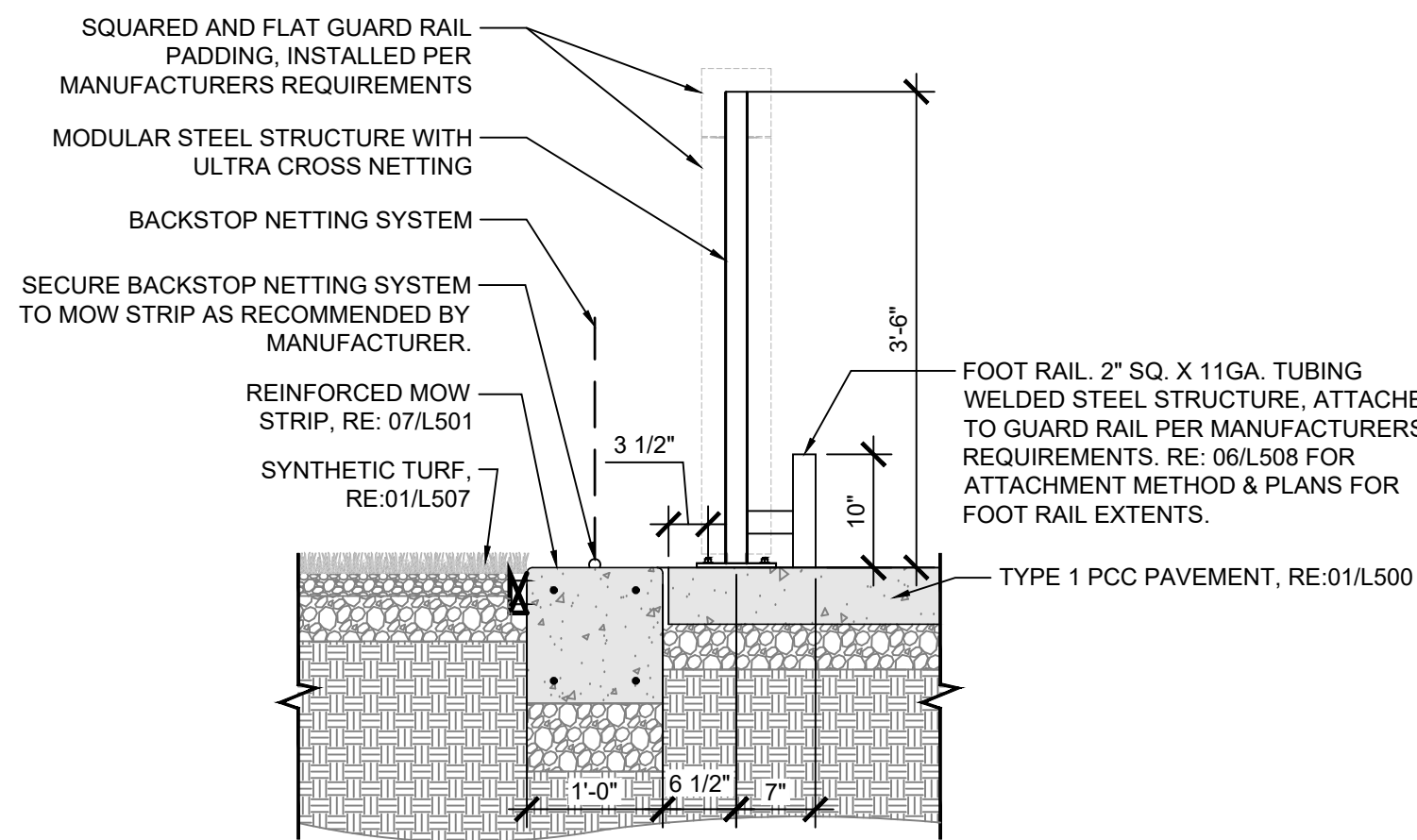
03 L507 SECTION: PCC FREESTANDING WALL AT BACKSTOP SCALE: 3/4" = 1'-0"



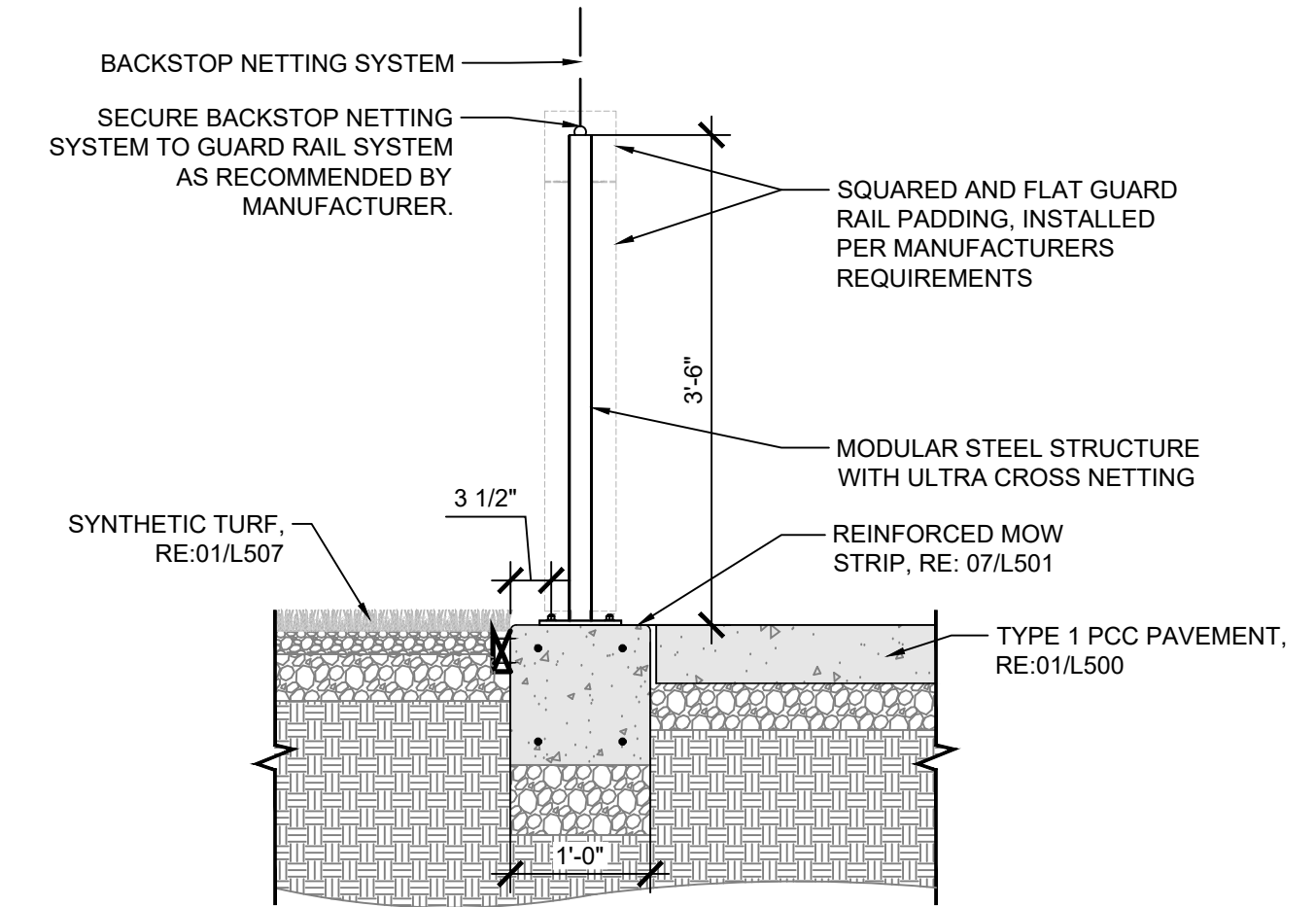
04 L507 SECTION: BASEBALL FOUL POLE FOOTING SCALE: 3/4" = 1'-0"



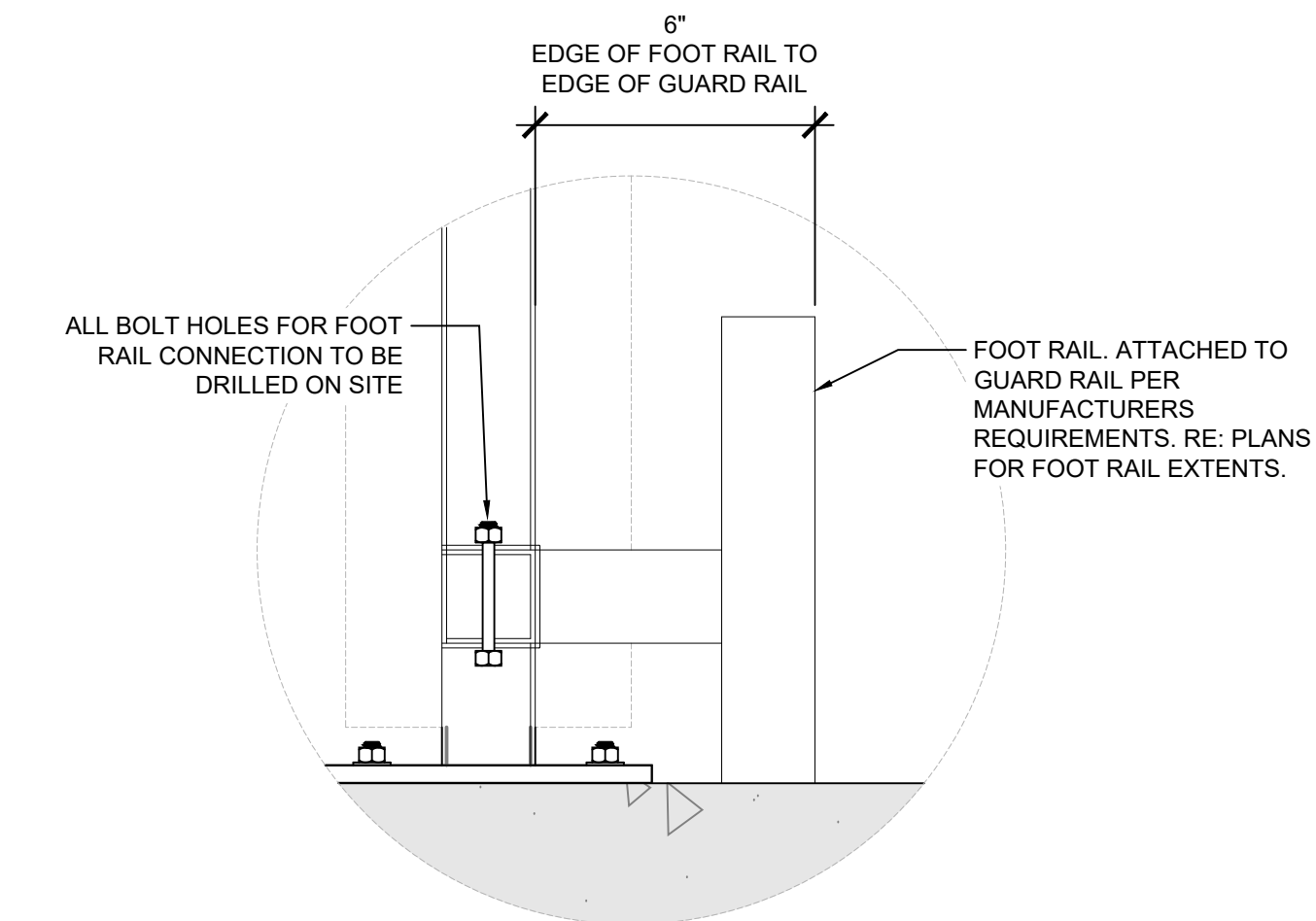
03 L508 SECTION ENLARGEMENT: PARALLEL MOW STRIPS SCALE: 3/4" = 1'-0"



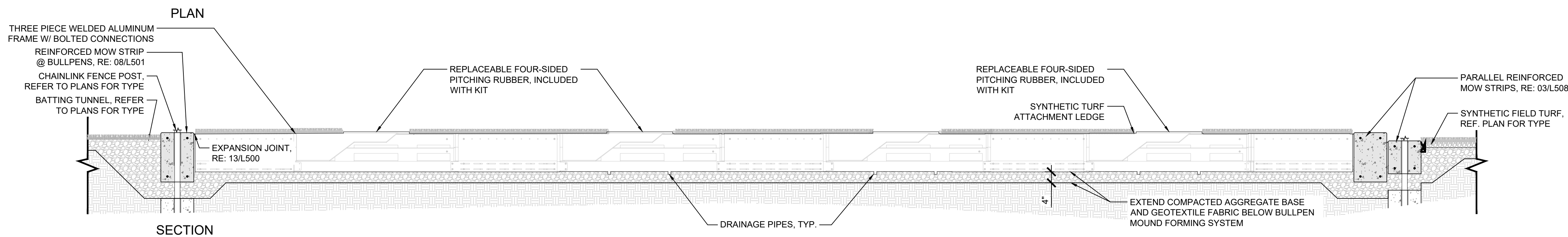
04 L508 SECTION: GUARD RAIL SYSTEM WITH FOOTRAIL SCALE: 3/4" = 1'-0"



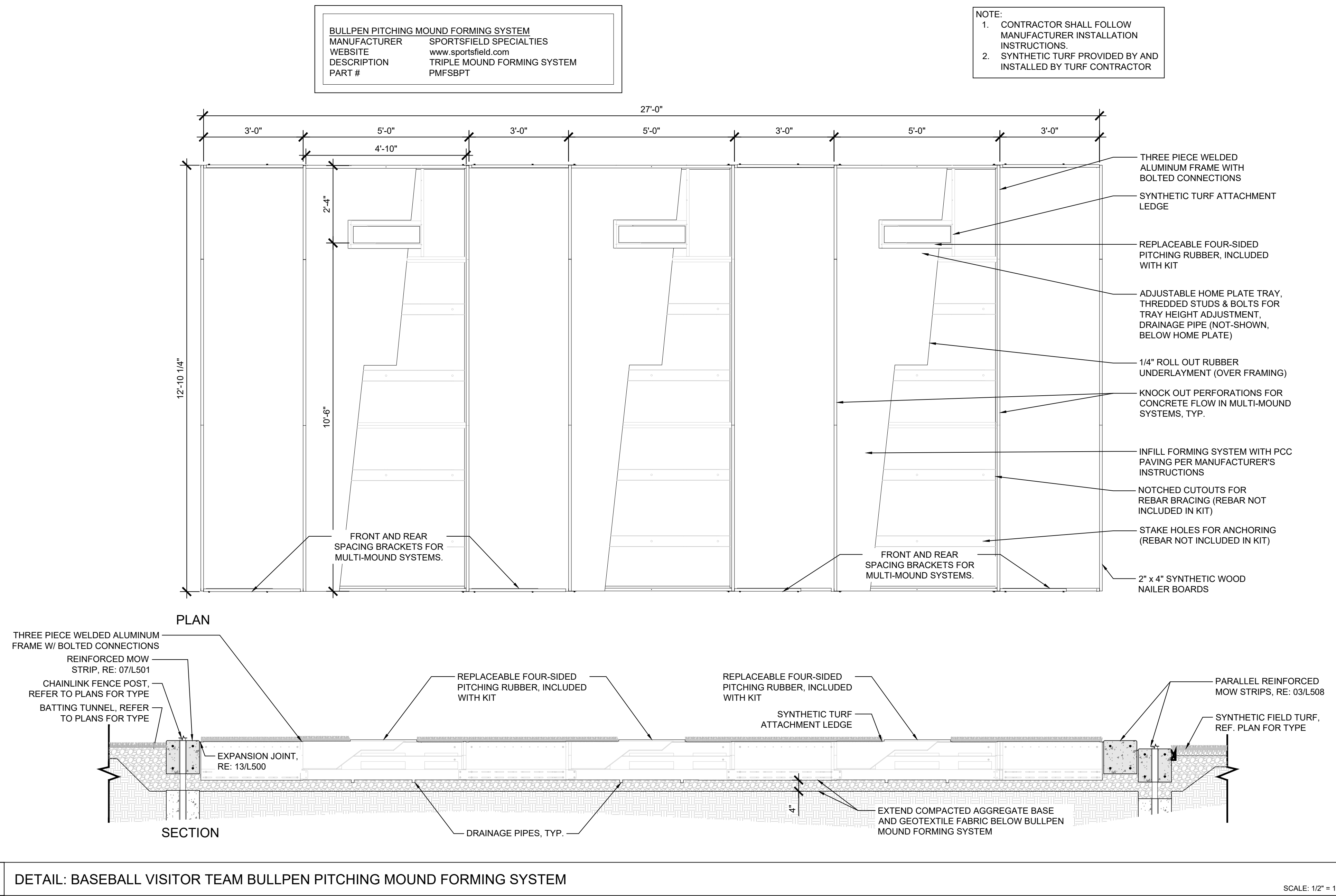
05 L508 SECTION: GUARD RAIL SYSTEM SCALE: 3/4" = 1'-0"



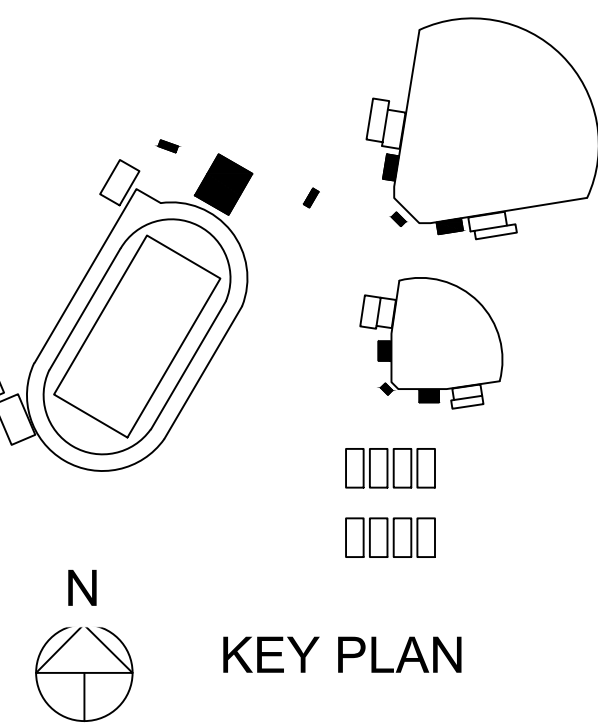
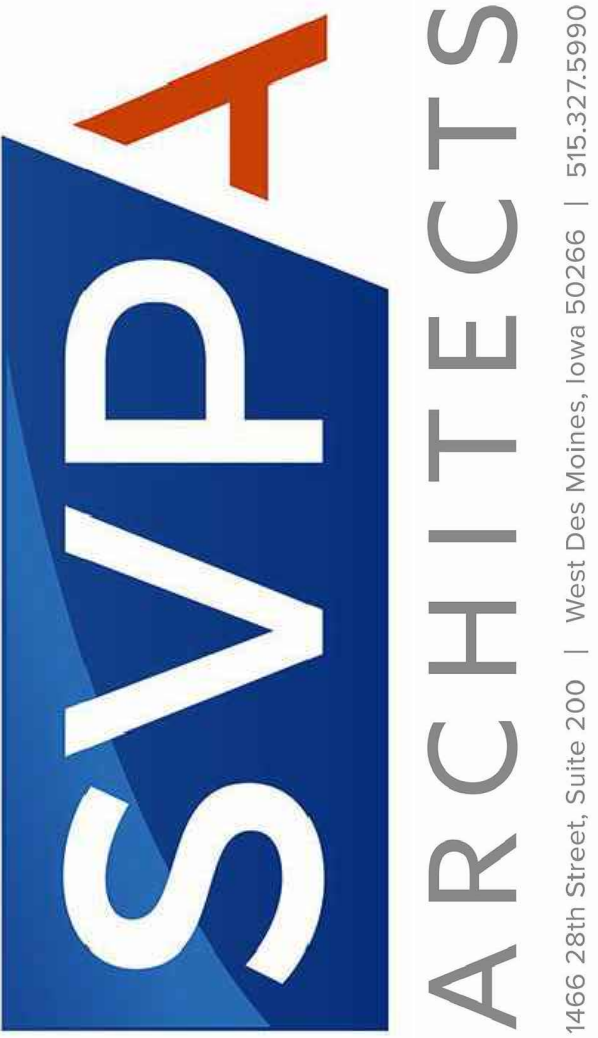
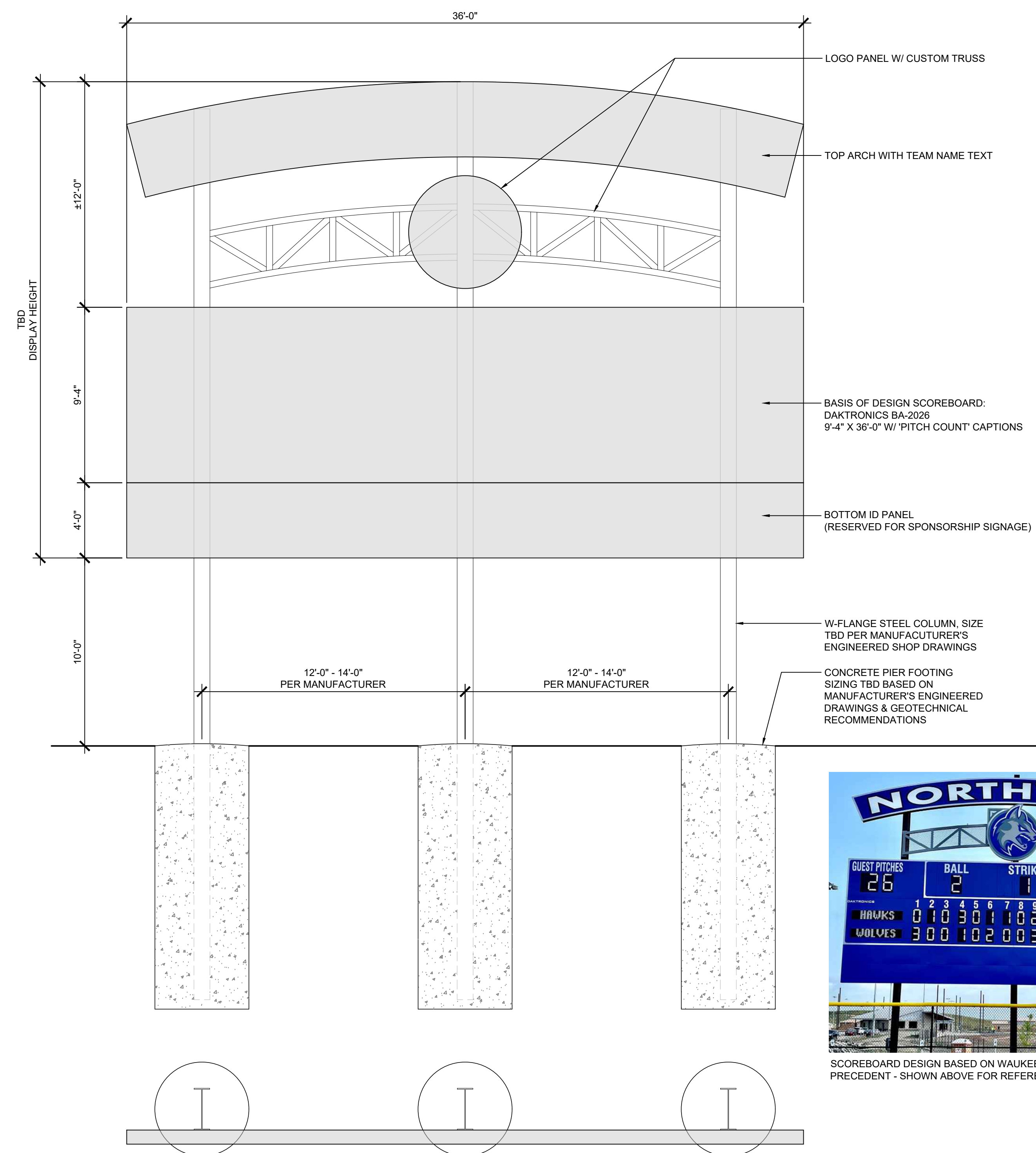
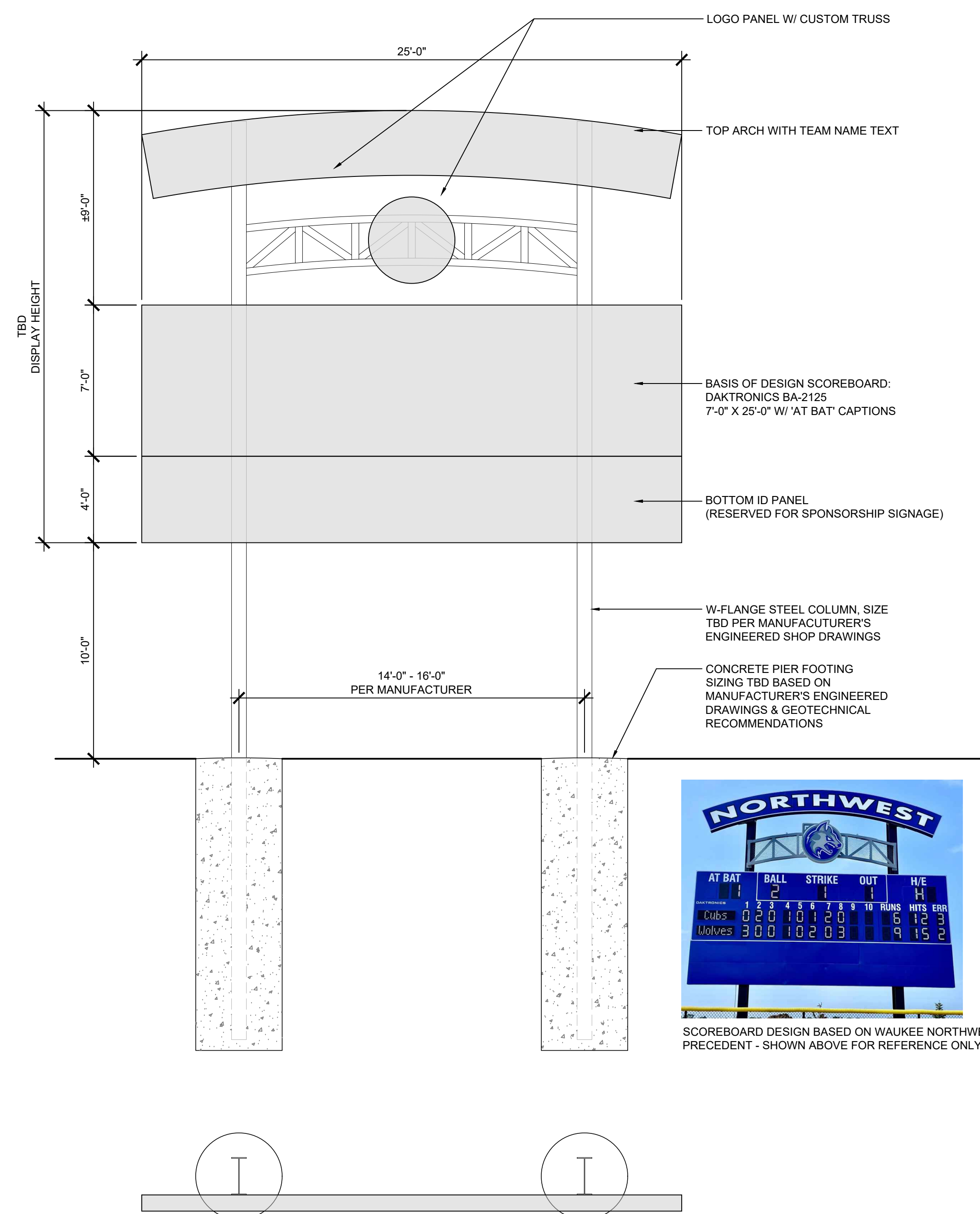
06 L508 SECTION ENLARGEMENT: FOOT RAIL CONNECTION SCALE: 3/4" = 1'-0"



02 L508 DETAIL: BASEBALL HOME TEAM BULLPEN PITCHING MOUND FORMING SYSTEM SCALE: 1/2" = 1'-0"



01 L508 DETAIL: BASEBALL VISITOR TEAM BULLPEN PITCHING MOUND FORMING SYSTEM SCALE: 1/2" = 1'-0"



**BONDURANT -
FARRAR CSD
BASEBALL /
SOFTBALL
FIELDS & TENNIS**

000 GRANT ST NORTH,
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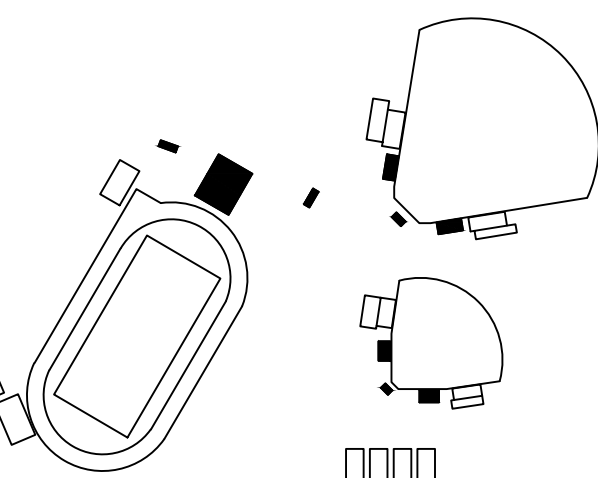
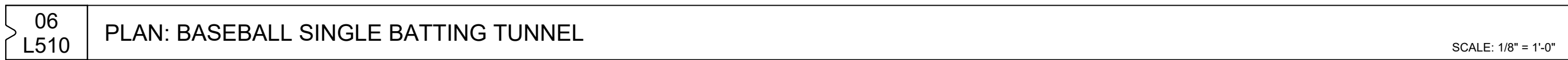
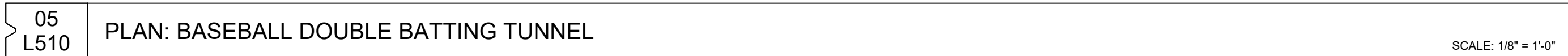
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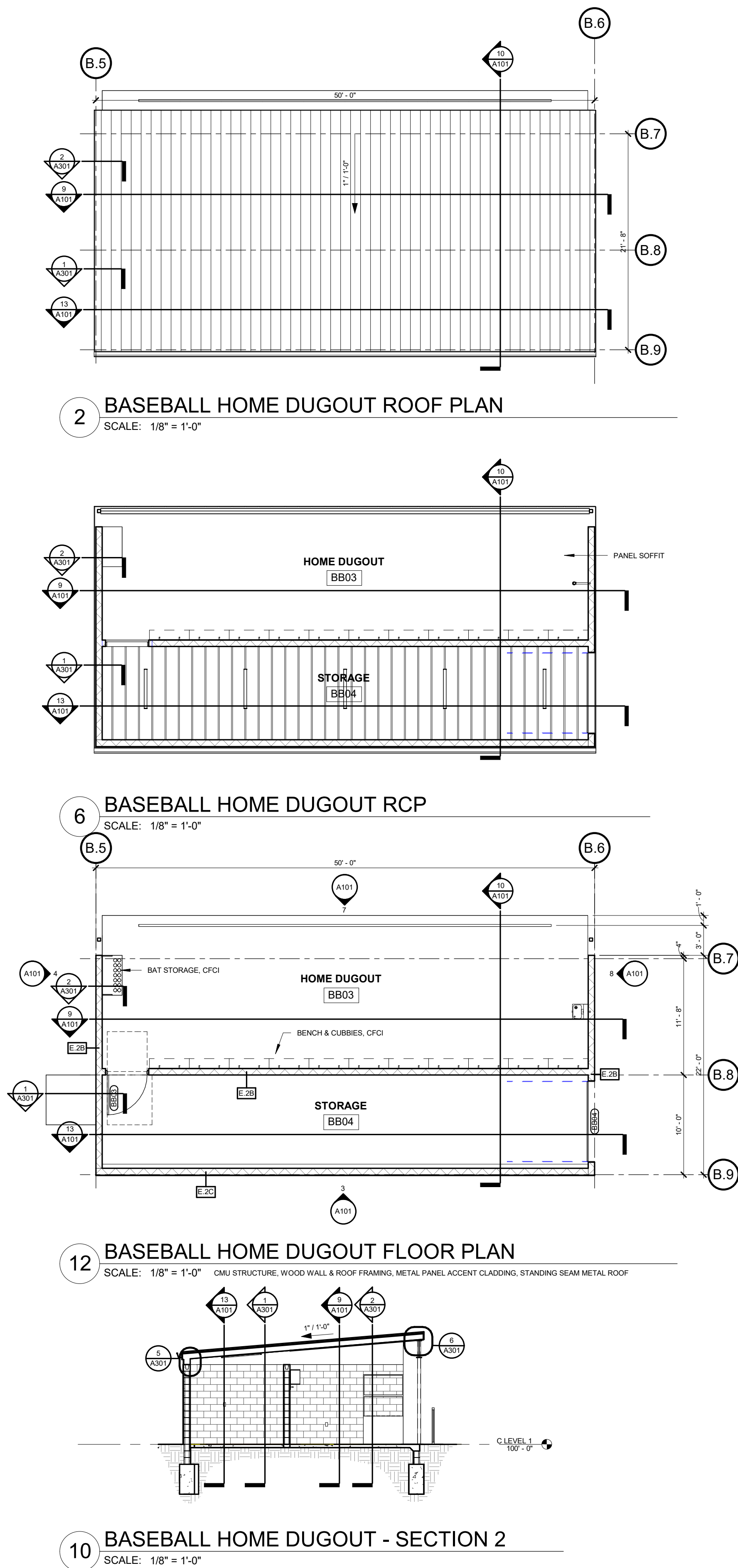
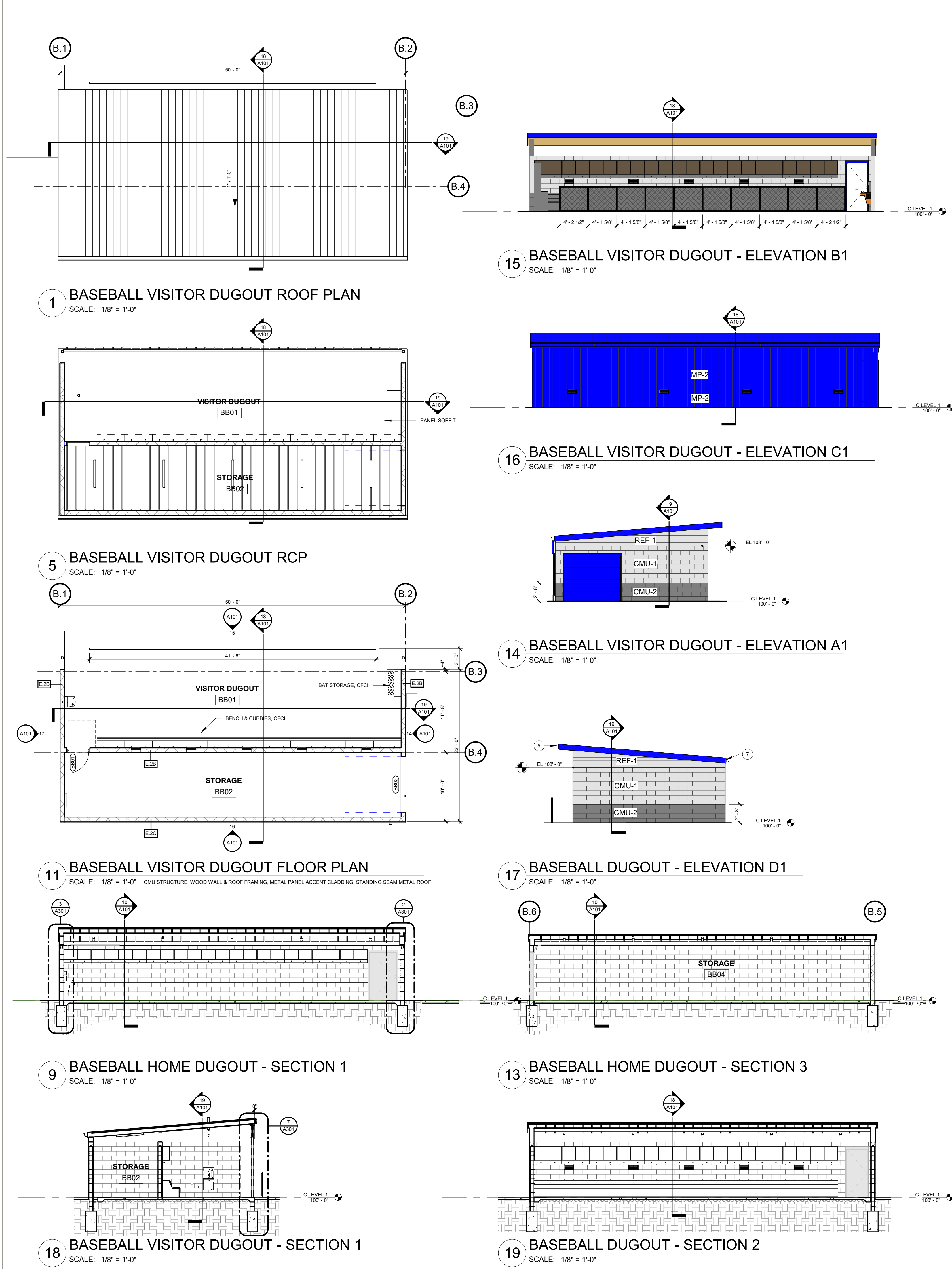
24010

FIELD DETAILS

L509

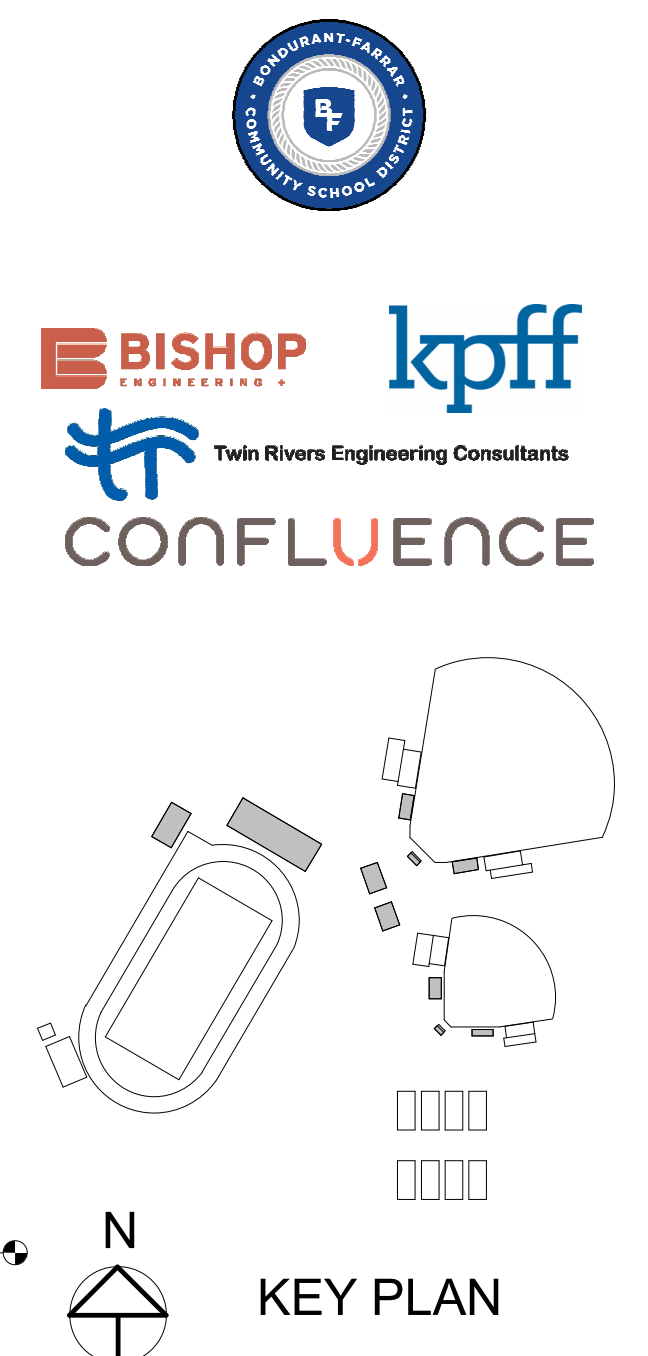
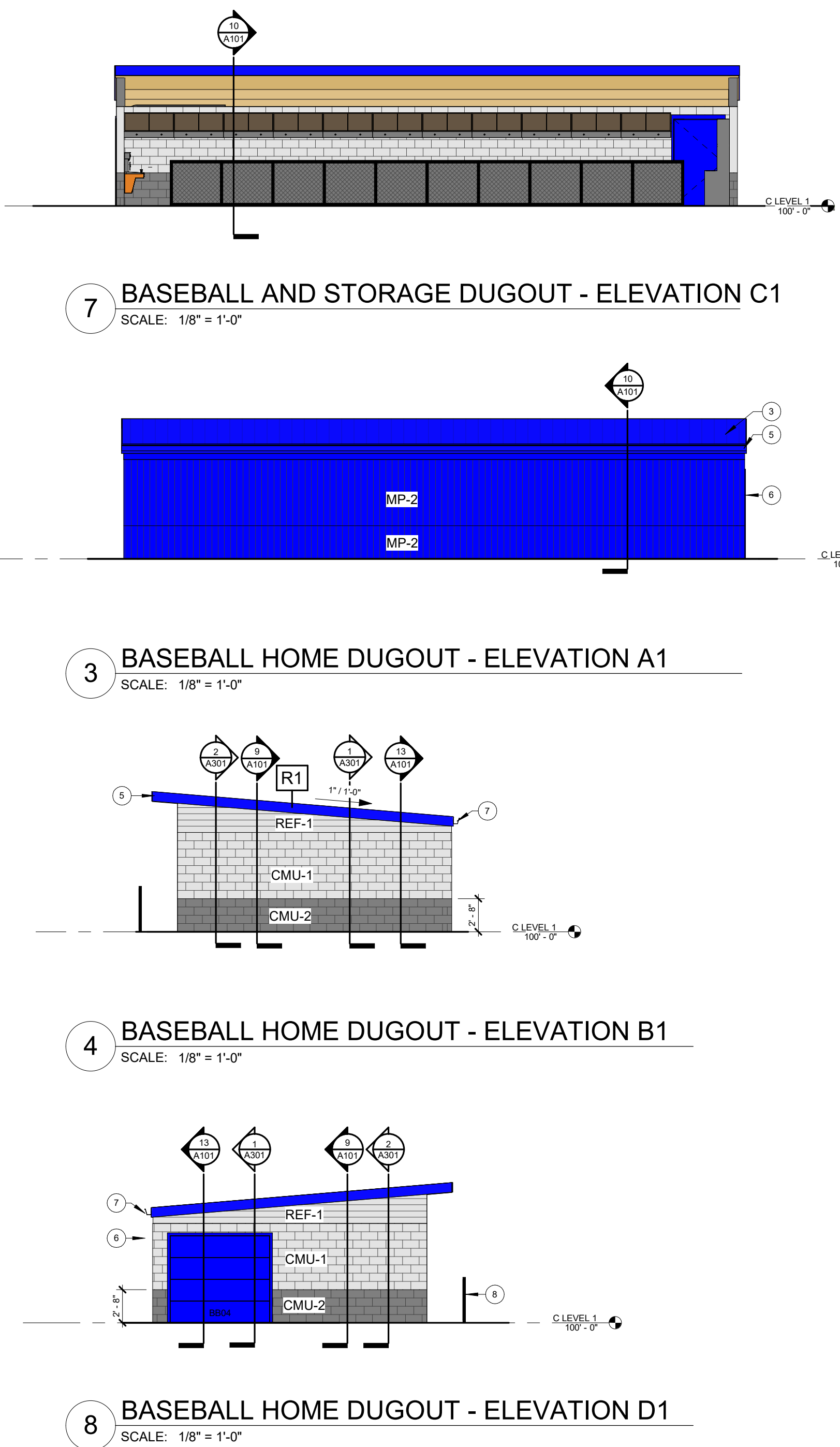
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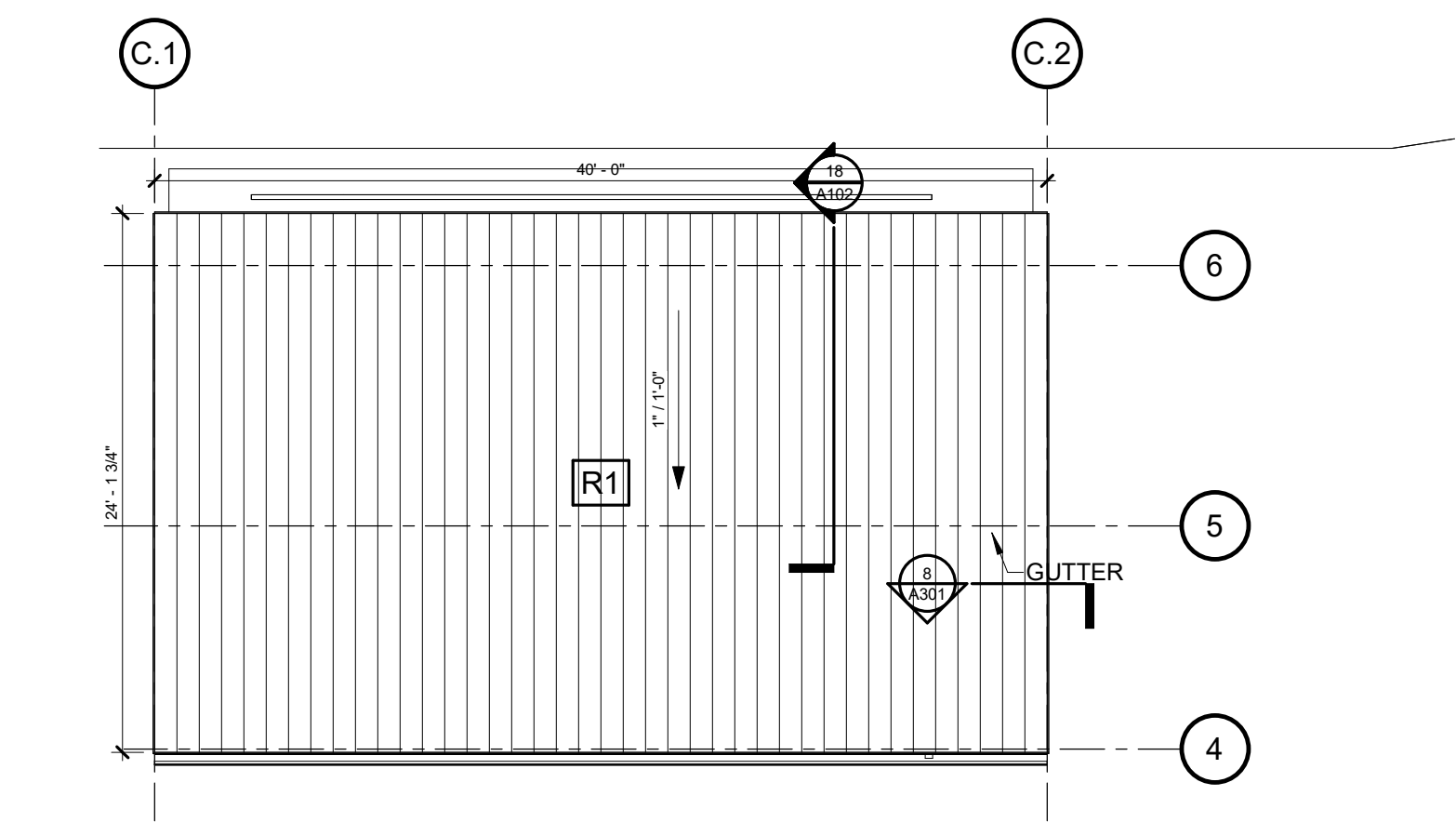
L510



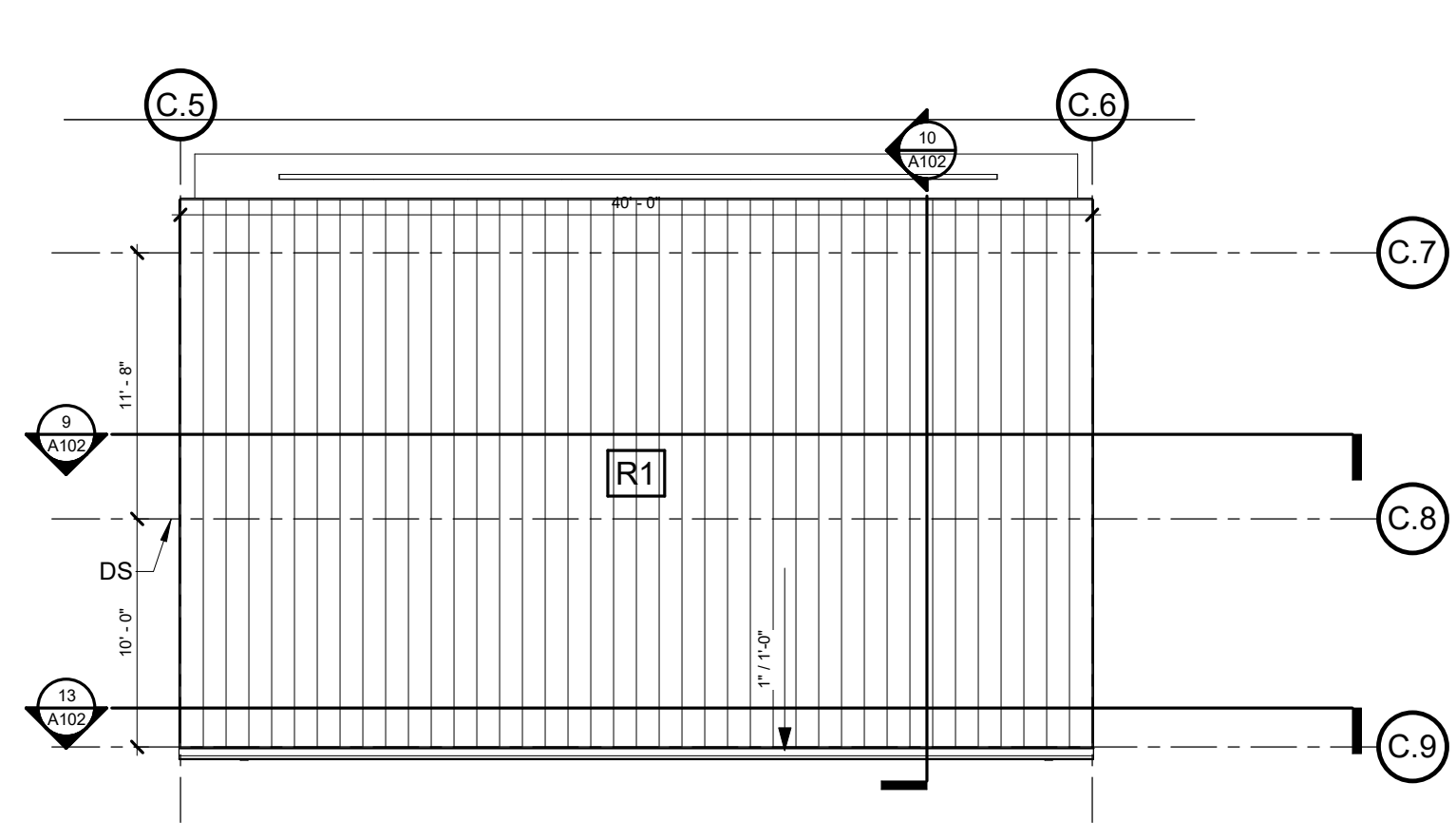
BASEBALL EXTERIOR ELEVATION NOTES	
1	CONCRETE MASONRY UNIT - SMOOTH FACE
2	PLYWOOD SIDING
3	METAL ROOF PANEL
4	ROOF EDGE FASCIA
5	DOWNSPOUT
6	HYDRANT
7	HYDRANT
8	FENCE WITH FACING

- GENERAL NOTES: FLOOR PLANS**
- THESE GENERAL NOTES APPLY TO ALL FLOOR PLAN SHEETS.
 - DRAWINGS SHOULD NOT BE SCALED. DIMENSIONS GOVERN. CONTACT ARCHITECT FOR CLARIFICATION.
 - FLOOR SPOT ELEVATIONS ARE SHOWN THUS $\text{ELEVATION } \text{E.C.} = 100.00$ GRADE SHOWN ON CIVIL DRAWINGS.
 - ALL WOOD SHEATHING EXCEPT WHEN USED FOR BLOCKING AT WINDOWS, DOORS AND PARTIALLY MUST BE FIRE RETARDANT TREATED SHEATHING.
 - ALL DIMENSIONS ARE TO FACE OF FINISHED WALLS, FACE OF CMU WALLS, OR CENTERLINE OF STRUCTURE / COLUMN, UNLESS NOTED OTHERWISE.
 - SEE SHEET A001 FOR WALL TYPE DESCRIPTIONS.
 - PROVIDE BRACING AT TOP OF NON-LOAD BEARING WALLS AS REQUIRED. VERIFY PROPOSED BRACING OF NON-LOAD BEARING MASONRY WALLS WITH STRUCTURAL ENGINEER.
 - MASONRY CONTROL JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS, AND SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND PER PROJECT MANUAL SPECIFICATIONS. PROVIDE WHERE MASONRY WALLS BEARING ON CONCRETE FLOOR SLABS ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS.
 - DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE NOMINAL. VERIFY AND ALLOW RECOMMENDED SHIM AND SEALANT GAPS AS REQUIRED AT DOOR AND WINDOW FRAMES.
 - PROVIDE BULL-NOSE CORNERS ON CONCRETE BLOCK WALLS AT ALL EXPOSED OUTSIDE CORNERS AND AT JAMBS AND SILLS OF DOOR AND WINDOW OPENINGS UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AND CABINETS AS REQUIRED BY CODE, LOCAL AUTHORITIES HAVING JURISDICTION, AND AS NOTED ON DRAWINGS AND PROJECT MANUAL.
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 - CONCRETE FLOORS SHALL SLOPE TO FLOOR DRAINS WHERE INDICATED. SLOPE FLOORS TO DRAIN, NOT TO EXCEED 2% SLOPE TO MAXIMUM SLOPES TO COMPLY WITH ADA AND LOCAL CODES. SEE DRAWINGS FOR ADDITIONAL INFORMATION.
 - ALL CMU BLOCK WALLS BELOW GRADE OR BELOW TOP OF SLAB TO BE GROUTED SOLID.
 - PANT ALL EXTERIOR STEEL LINTELS W/ HIGH PERFORMANCE COATINGS.

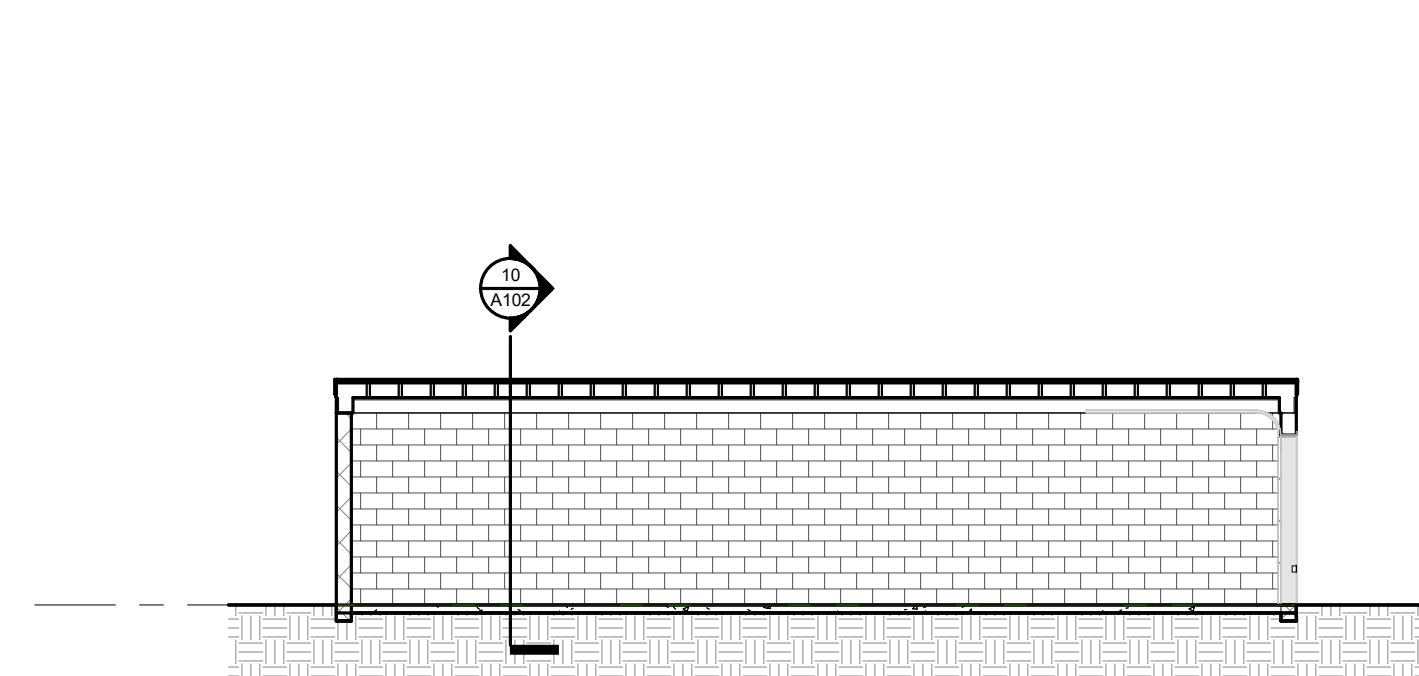




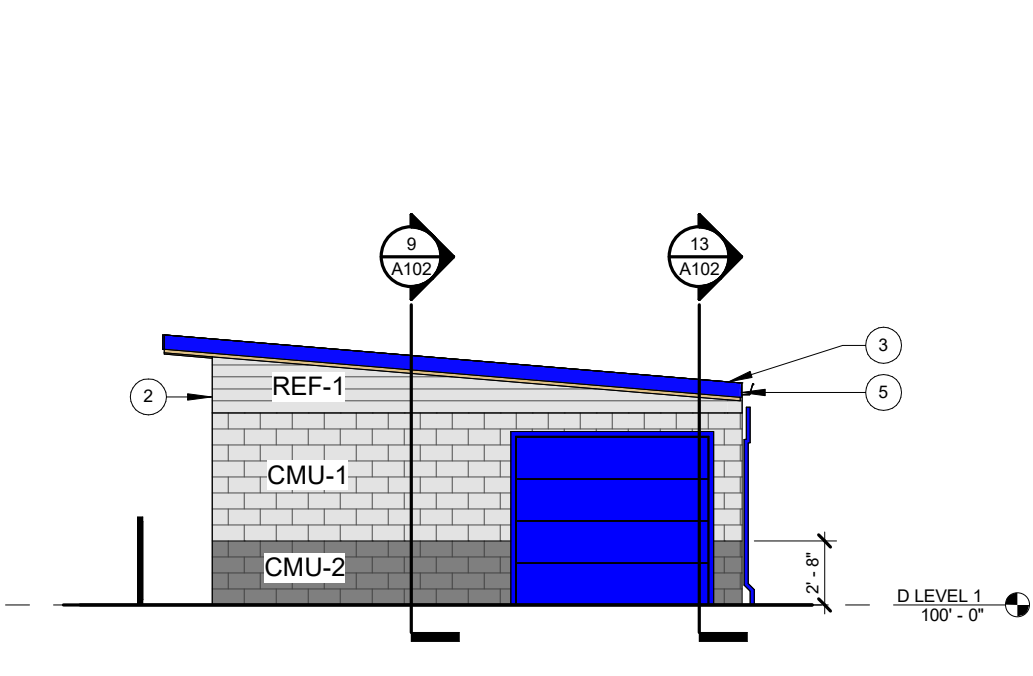
1 SB VISITOR DUGOUT ROOF PLAN
SCALE: 1/8" = 1'-0"



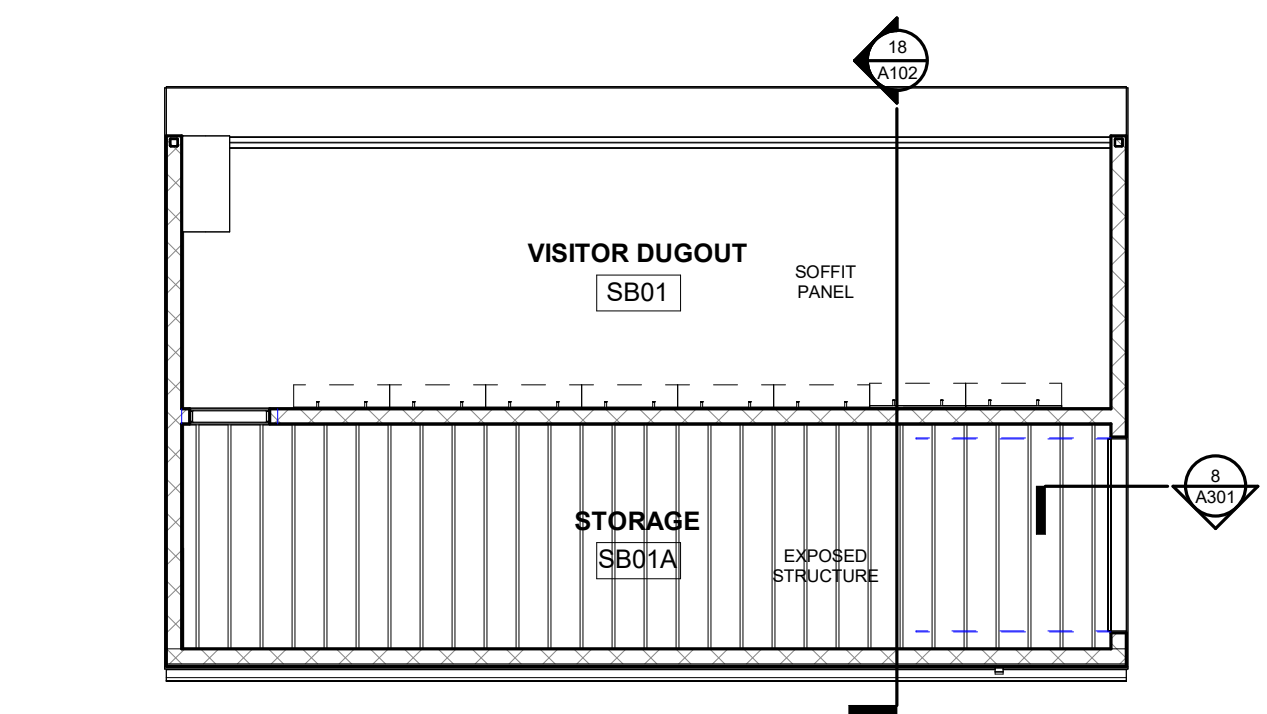
2 SB HOME DUGOUT ROOF PLAN
SCALE: 1/8" = 1'-0"



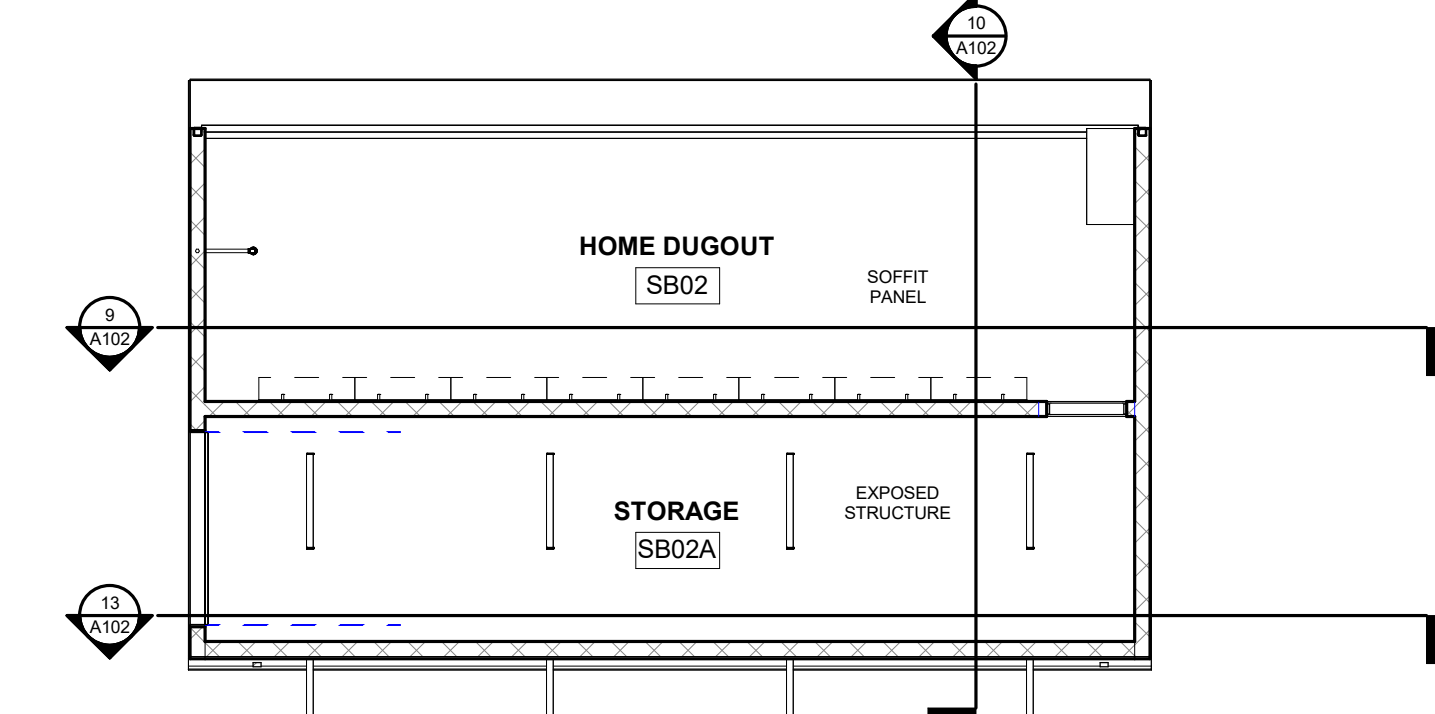
13 SOFTBALL HOME DUGOUT - SECTION 3
SCALE: 1/8" = 1'-0"



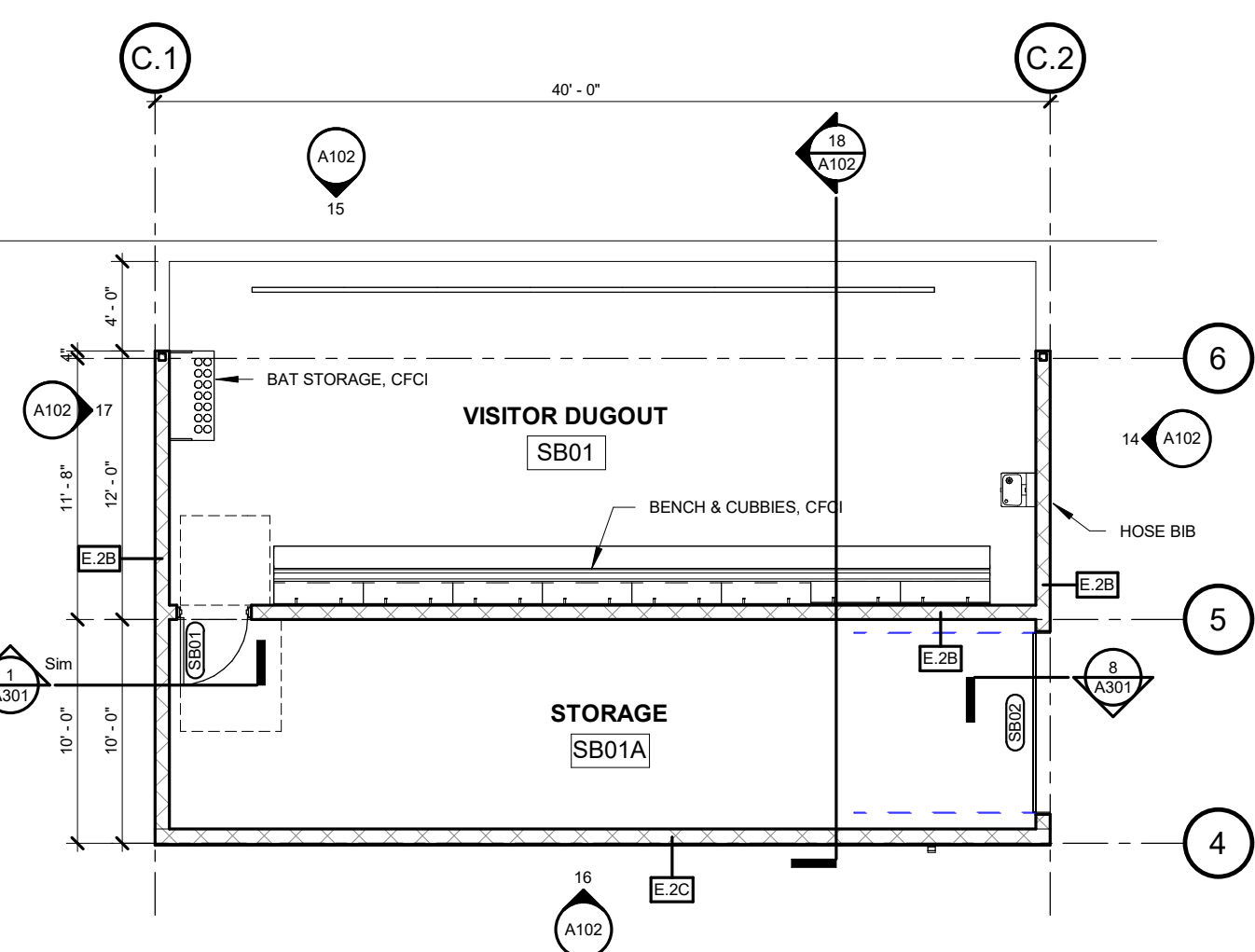
4 SOFTBALL HOME DUGOUT - ELEVATION B1
SCALE: 1/8" = 1'-0"



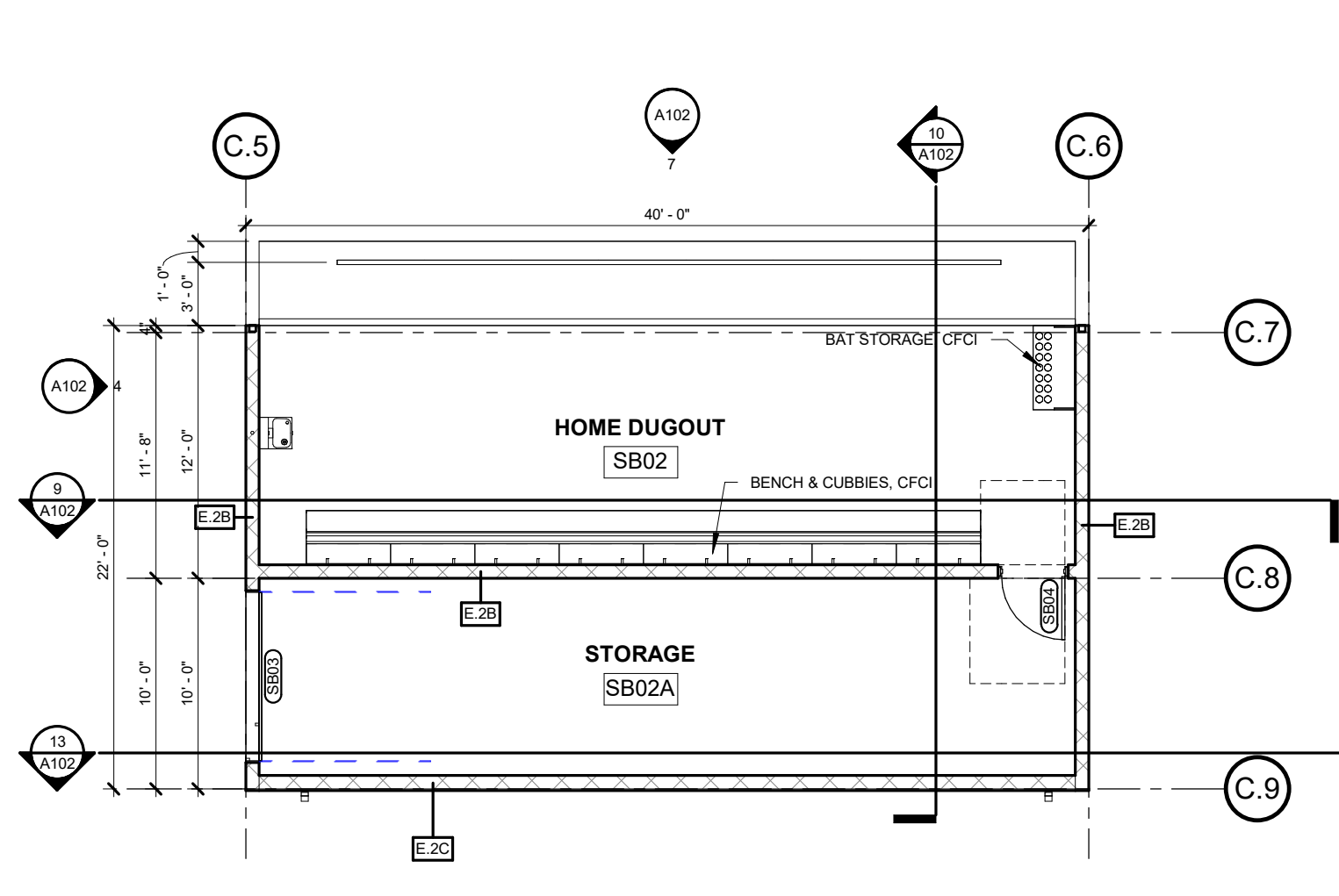
5 SB VISITOR DUGOUT RCP
SCALE: 1/8" = 1'-0"



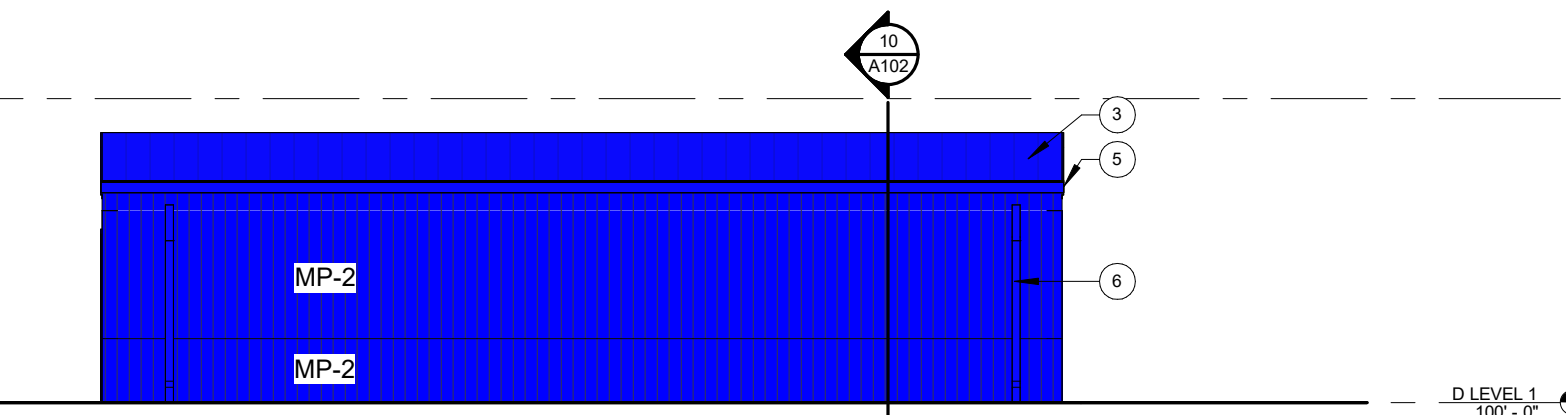
6 SB HOME DUGOUT RCP
SCALE: 1/8" = 1'-0"



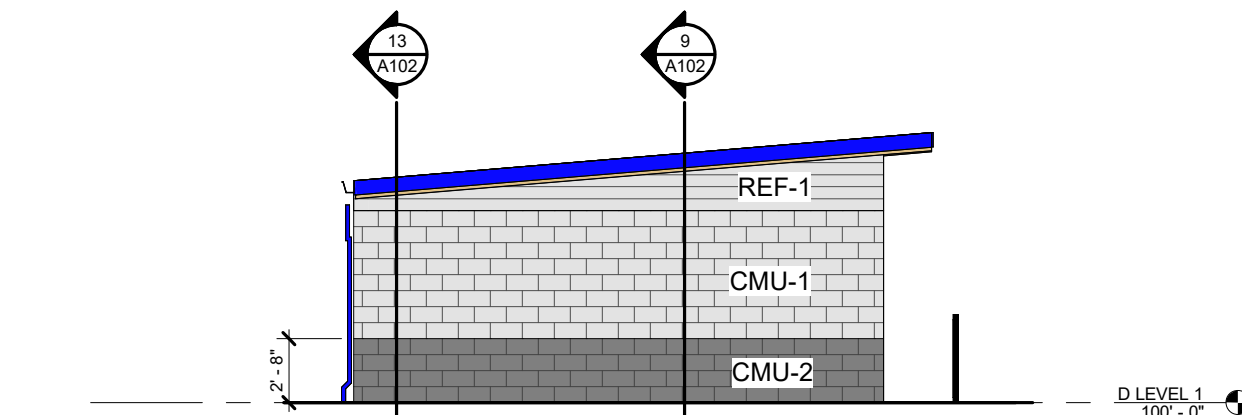
11 SB VISITOR DUGOUT FLOOR PLAN
SCALE: 1/8" = 1'-0" CMU STRUCTURE, WOOD WALL & ROOF FRAMING, METAL PANEL ACCENT CLADDING, STANDING SEAM METAL ROOF



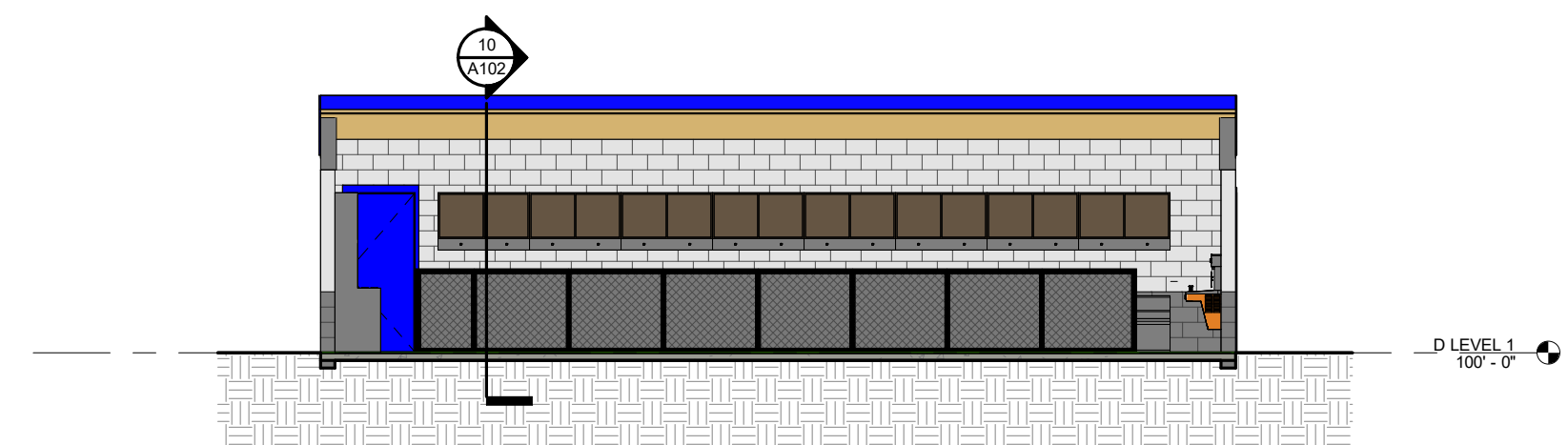
12 SB HOME DUGOUT FLOOR PLAN
SCALE: 1/8" = 1'-0" CMU STRUCTURE, WOOD WALL & ROOF FRAMING, METAL PANEL ACCENT CLADDING, STANDING SEAM METAL ROOF



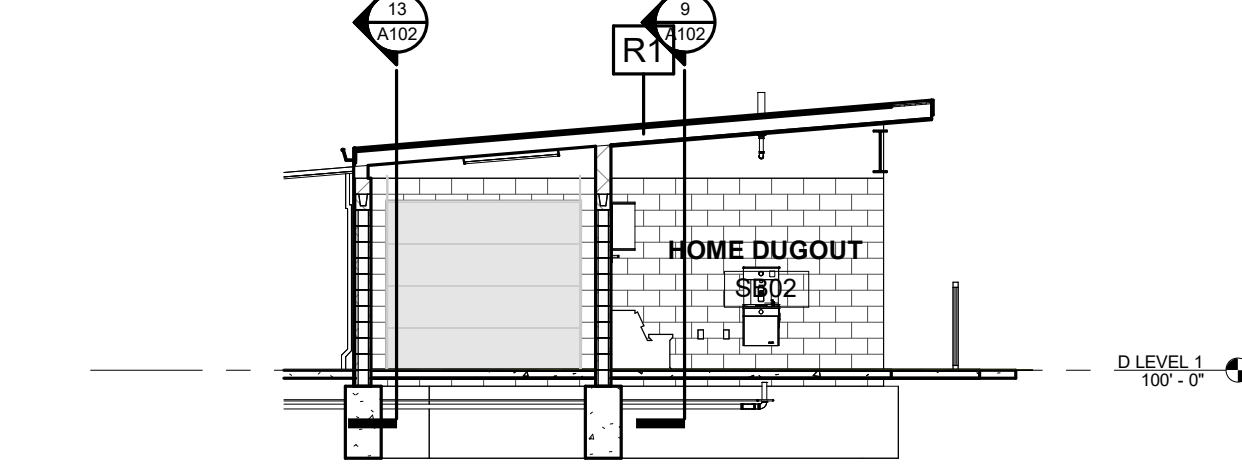
3 SOFTBALL HOME DUGOUT - ELEVATION A1
SCALE: 1/8" = 1'-0"



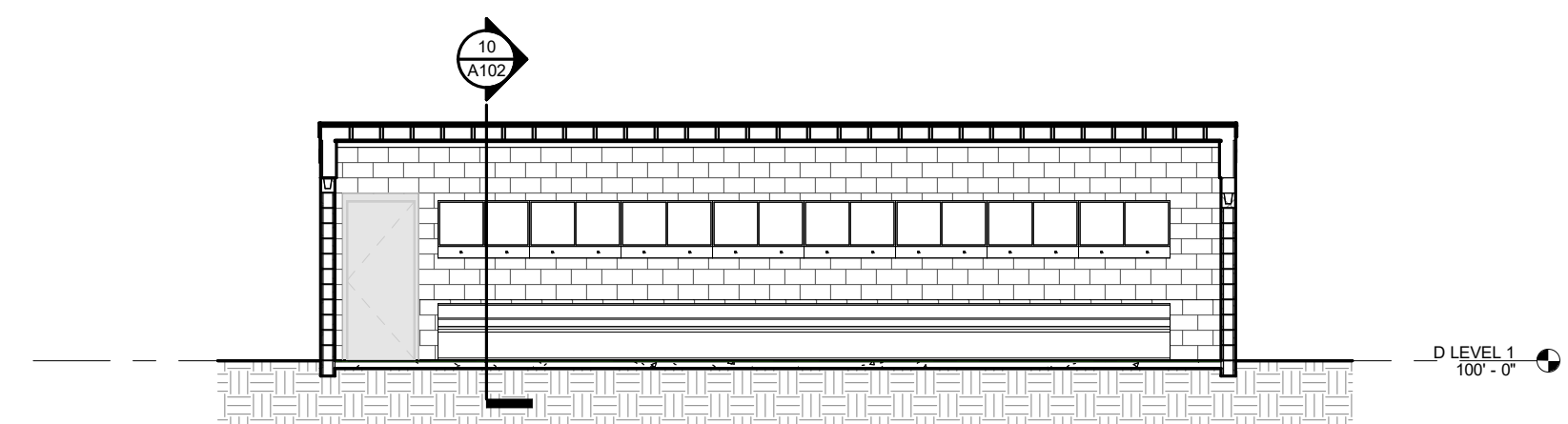
8 SOFTBALL HOME DUGOUT - ELEVATION D1
SCALE: 1/8" = 1'-0"



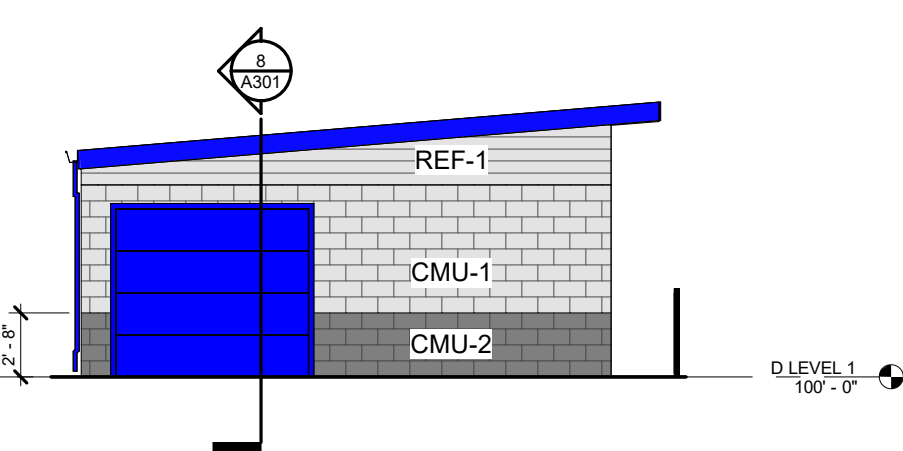
7 SOFTBALL HOME DUGOUT - ELEVATION C1
SCALE: 1/8" = 1'-0"



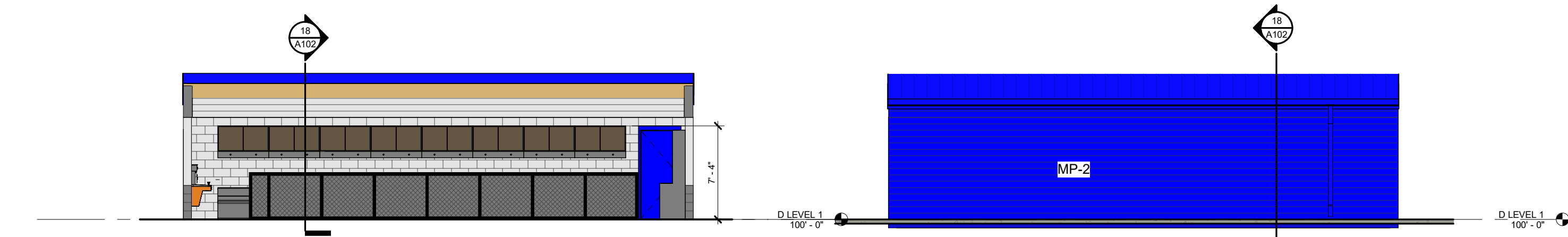
10 SOFTBALL AND STORAGE DUGOUT - SECTION 2
SCALE: 1/8" = 1'-0"



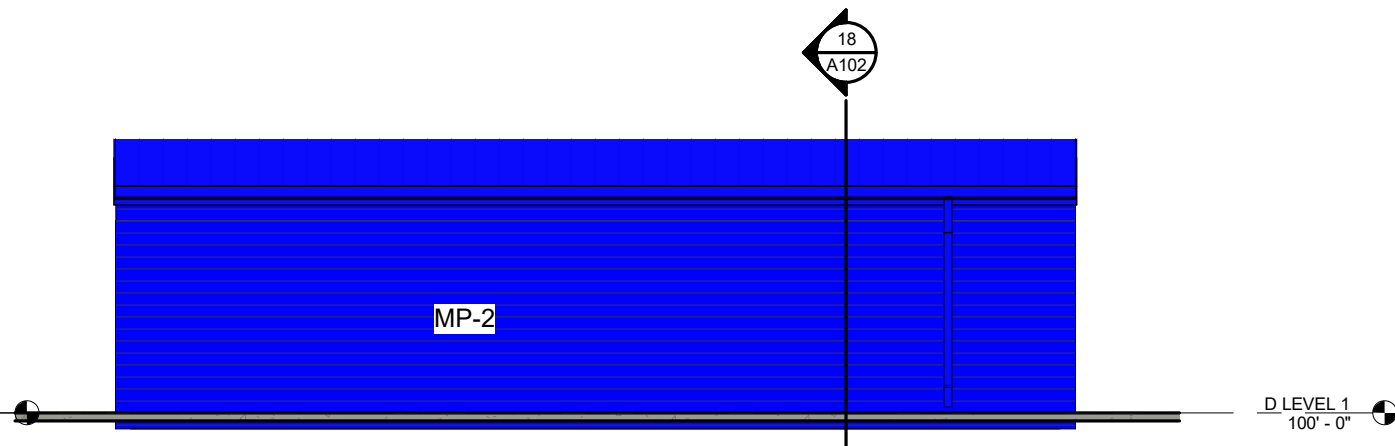
9 SOFTBALL HOME DUGOUT - SECTION 1
SCALE: 1/8" = 1'-0"



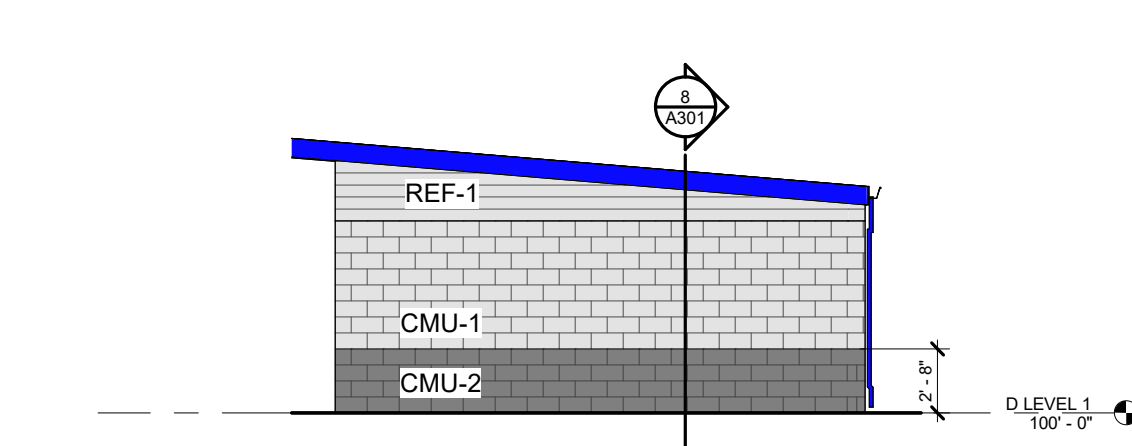
14 SB VISITOR DUGOUT - ELEVATION A1
SCALE: 1/8" = 1'-0"



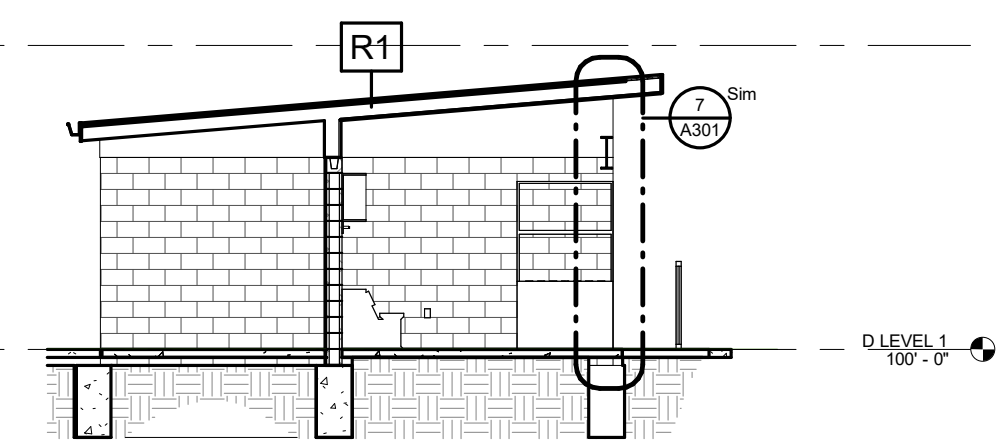
15 SB VISITOR DUGOUT - ELEVATION B1
SCALE: 1/8" = 1'-0"



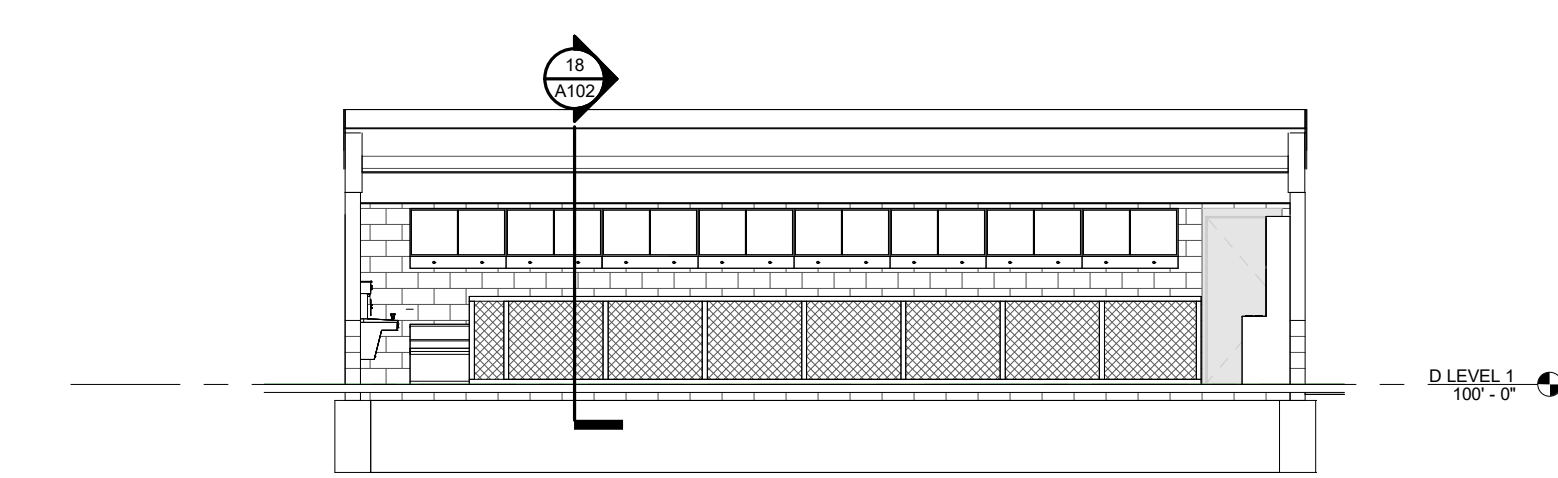
16 SB VISITOR DUGOUT - ELEVATION C1
SCALE: 1/8" = 1'-0"



17 SB VISITOR DUGOUT - ELEVATION D1
SCALE: 1/8" = 1'-0"



18 SOFTBALL DUGOUT - SECTION 1
SCALE: 1/8" = 1'-0"



19 SOFTBALL DUGOUT - SECTION 2
SCALE: 1/8" = 1'-0"

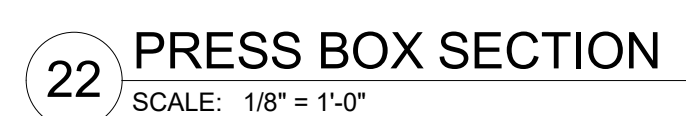
MATERIAL LEGEND

CMU-1	CONCRETE MASONRY UNIT 1
CMU-2	CONCRETE MASONRY UNIT 2
REF-1	SIDING 1
MP-1	CORROGATED METAL PANEL 1
MP-2	CORROGATED METAL PANEL 2
MCA-1	METAL COMPOSITE MATERIAL 1
MCA-2	METAL COMPOSITE MATERIAL 2
BRK-1	BRICK 1

GENERAL NOTES: FLOOR PLANS

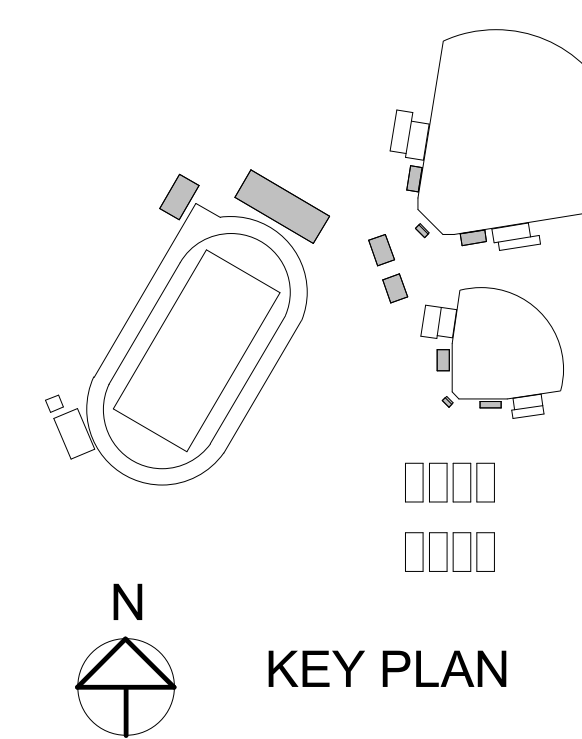
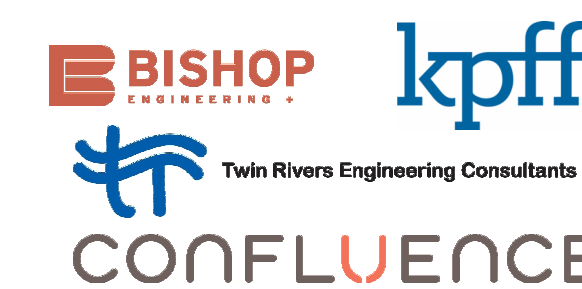
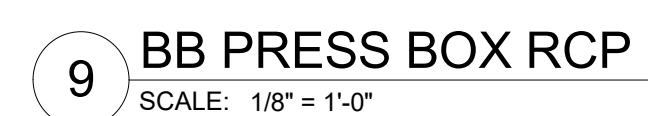
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- ALL CMU BLOCK WALLS BELOW GRADE OR BELOW TOP OF SLAB TO BE GROUTED SOLID.
- PAIN ALL EXTERIOR STEEL LINTELS w/ HIGH PERFORMANCE COATINGS.

SOFTBALL EXTERIOR ELEVATION NOTES	
1	CONCRETE MASONRY UNIT - SMOOTH FACE
2	PAVING DRIVE
3	METAL ROOF PANEL
4	ROOF EDGE FASCEA
5	DOWNPOUT
6	TRAILER
7	FENCE WITH PADDING



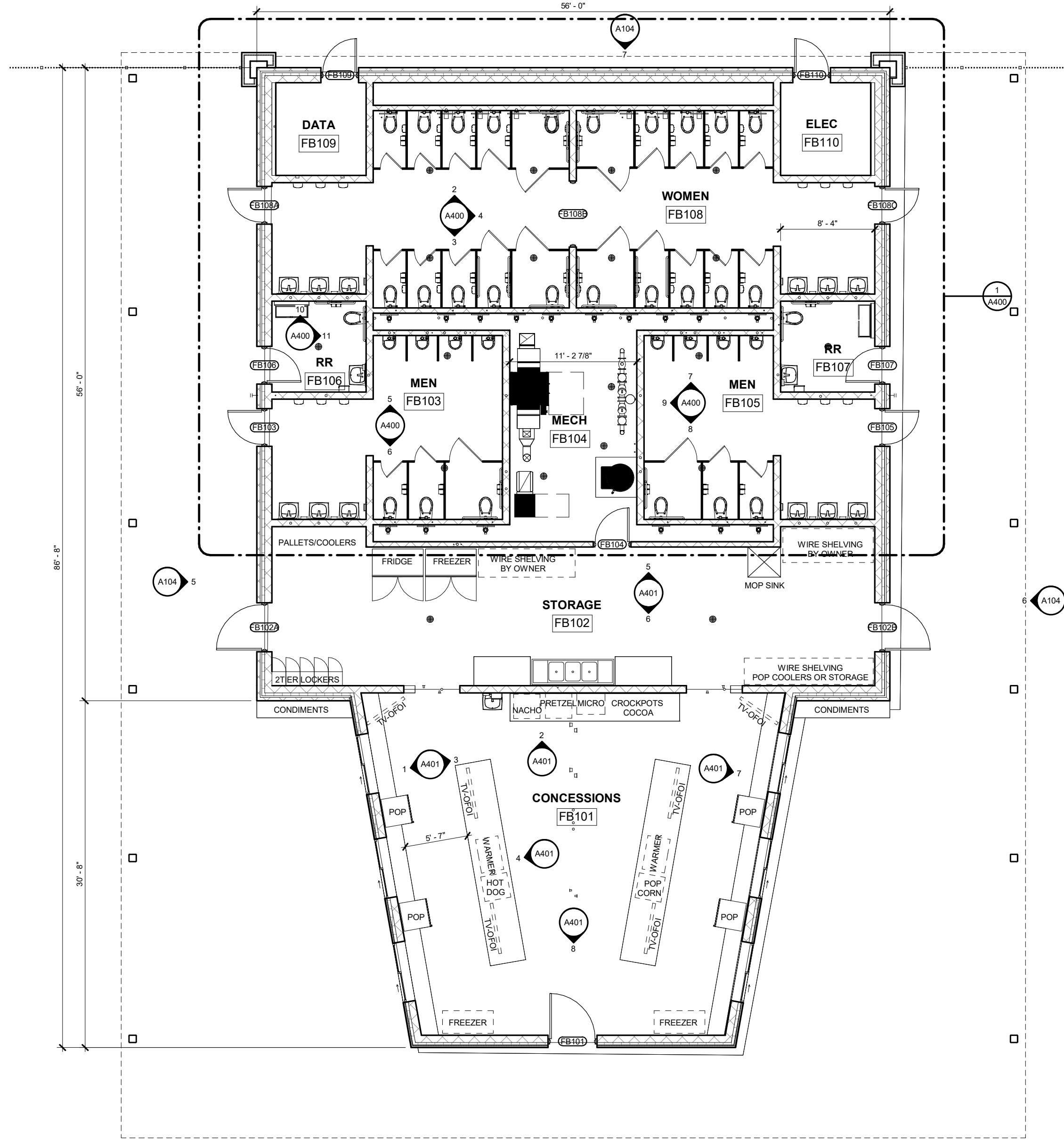
MATERIAL LEGEND

CMU-1	CONCRETE MASONRY UNIT 1
CMU-2	CONCRETE MASONRY UNIT 2
REF-1	SIDING 1
MP-1	CORROGATED METAL PANEL 1
MP-2	CORROGATED METAL PANEL 2
MCM-1	METAL COMPOSITE MATERIAL 1
MCM-2	METAL COMPOSITE MATERIAL 2
BRK-1	BRICK 1

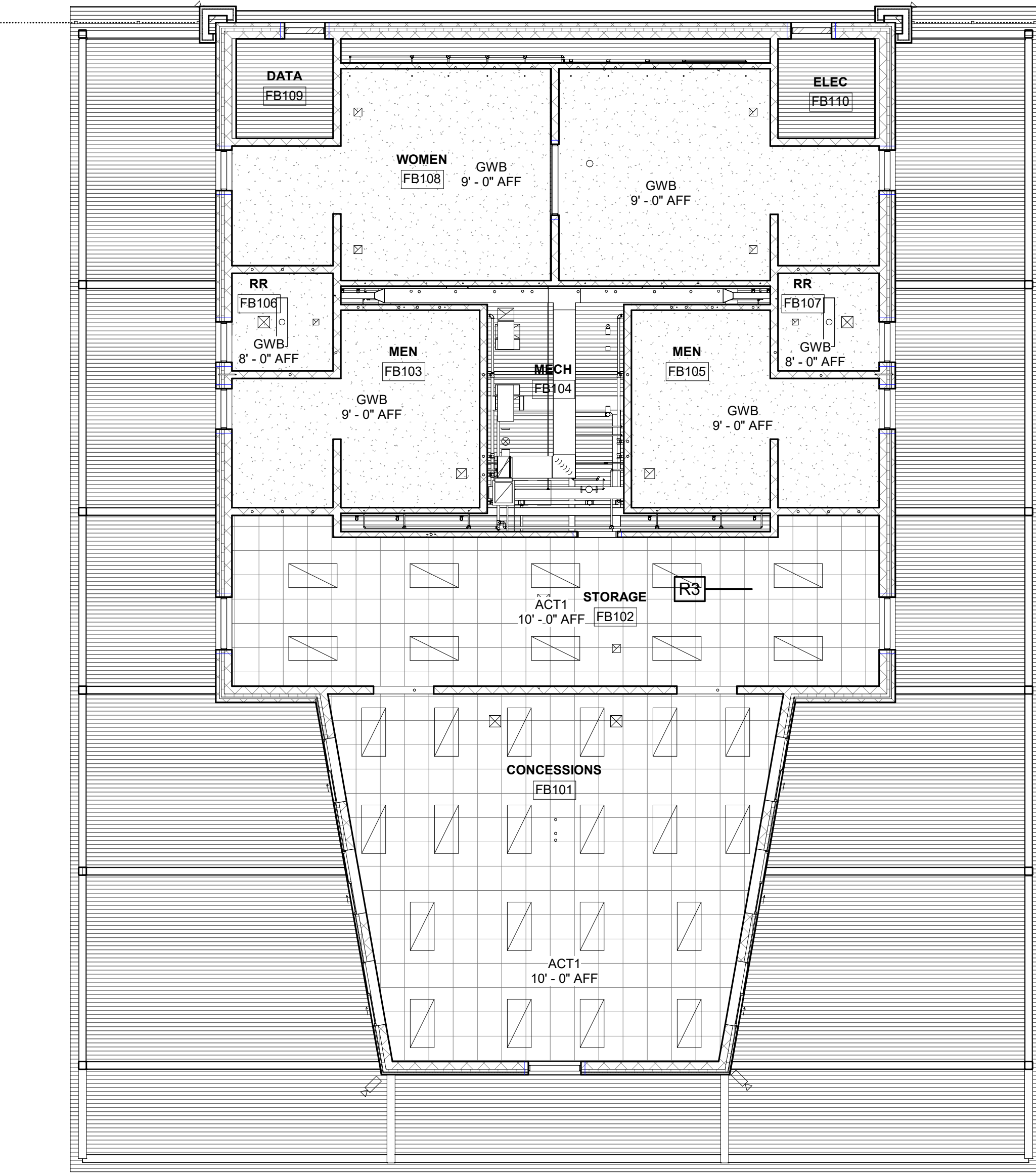


A103

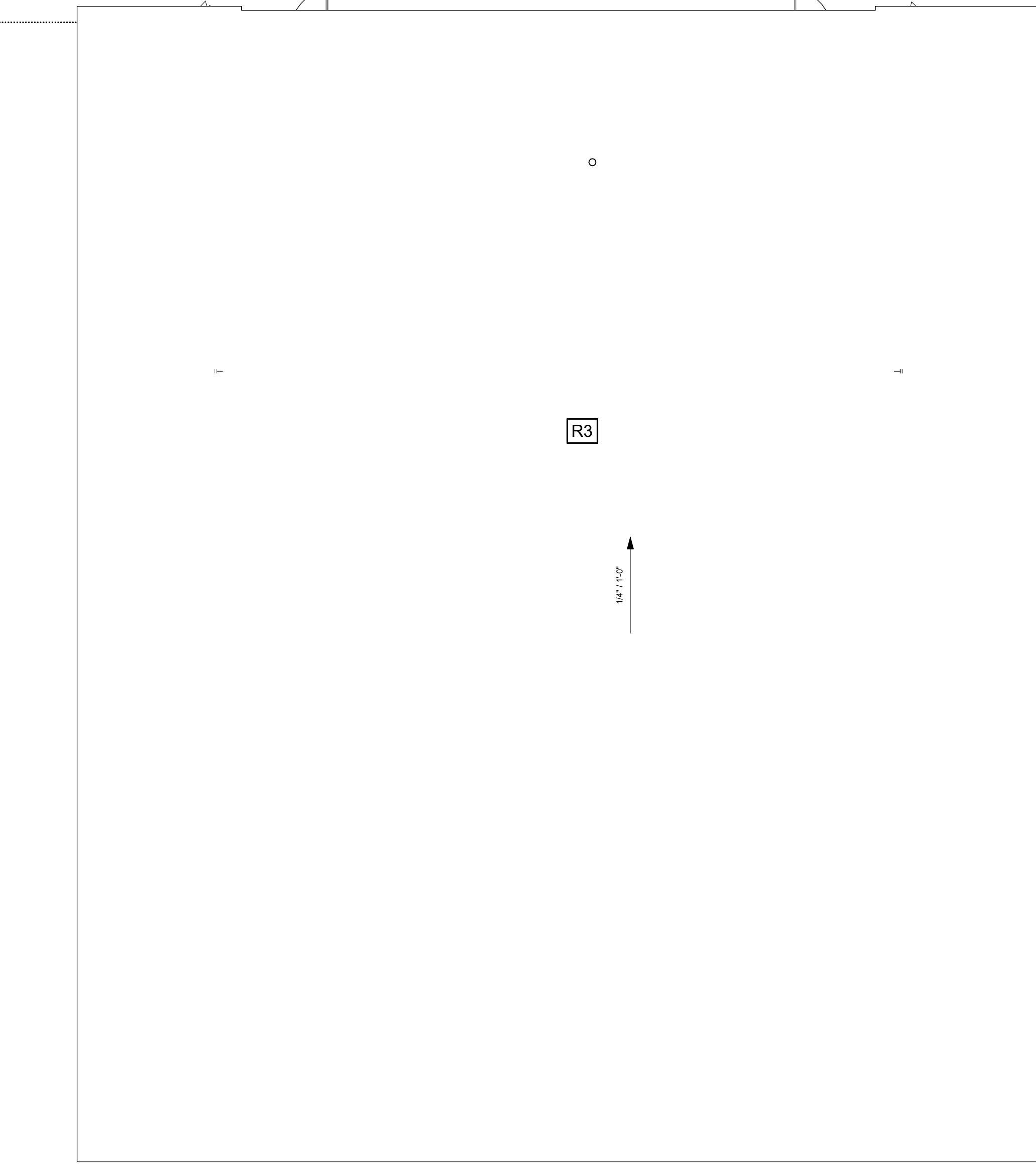
2/13/2025 9:55:16 AM
Autodesk Docs://24010_BF_CSD Softball-Baseball Fields/24010_BF_CSD Softball-Baseball Fields_ARCH_R24.rvt



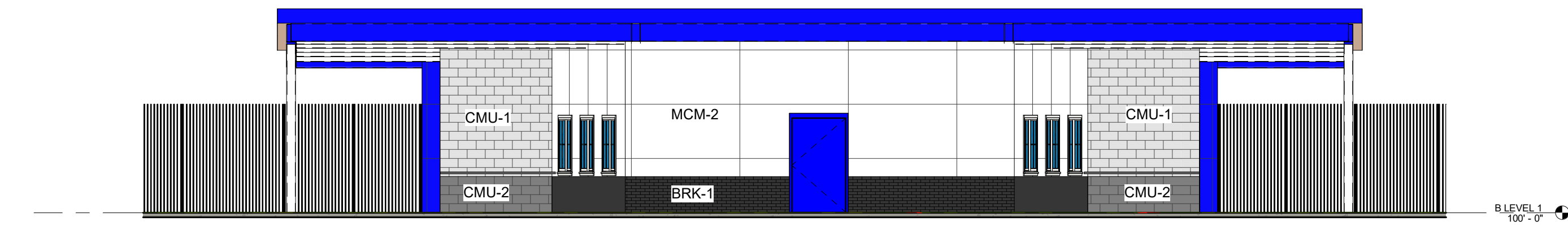
1 CONCESSIONS & RR FLOOR PLAN
SCALE: 1/8" = 1'-0" CMU & STEEL STRUCTURE; CMU WALL FRAMING, BRICK, MCM, & FACE CMU CLADDING; MEMBRANE ROOF



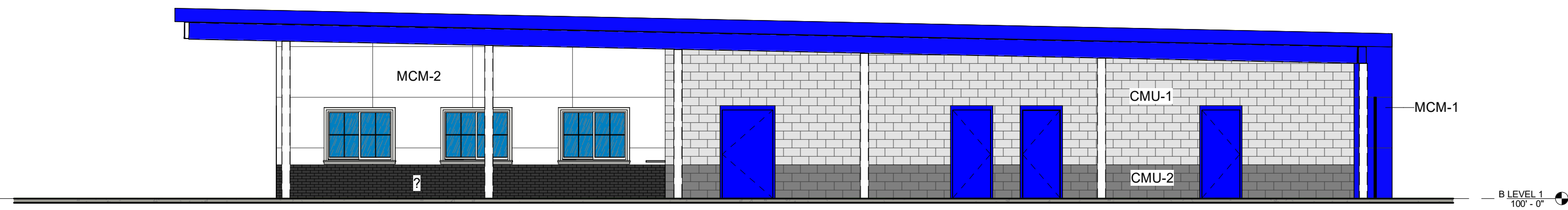
2 CONCESSIONS RCP
SCALE: 1/8" = 1'-0"



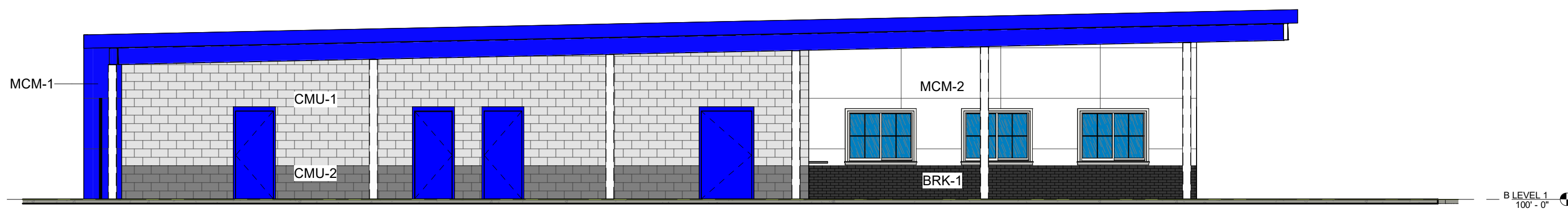
3 CONCESSIONS ROOF PLAN
SCALE: 1/8" = 1'-0"



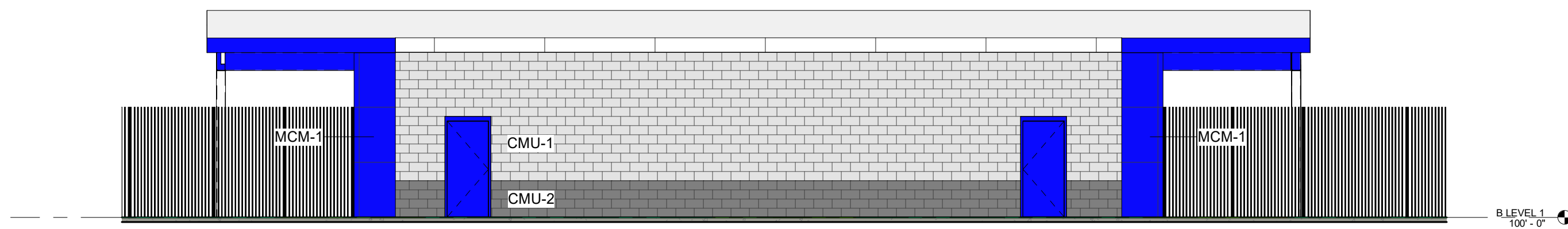
4 CONCESSIONS SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



6 CONCESSIONS SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

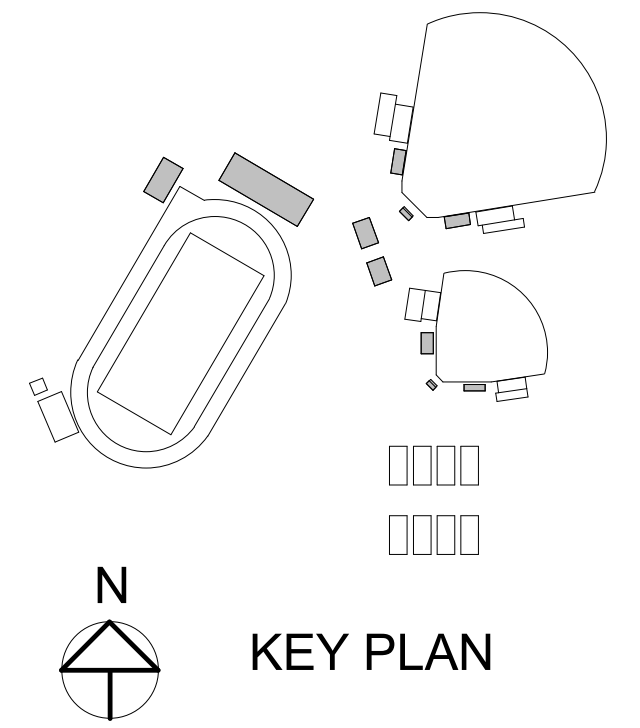


5 CONCESSIONS NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



7 CONCESSIONS NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
CMU-1	CONCRETE MASONRY UNIT 1
CMU-2	CONCRETE MASONRY UNIT 2
REF-1	ROOFING 1
MP-1	CORRUGATED METAL PANEL 1
MP-2	CORRUGATED METAL PANEL 2
MCM-1	METAL COMPOSITE MATERIAL 1
MCM-2	METAL COMPOSITE MATERIAL 2
BRK-1	BRICK 1





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

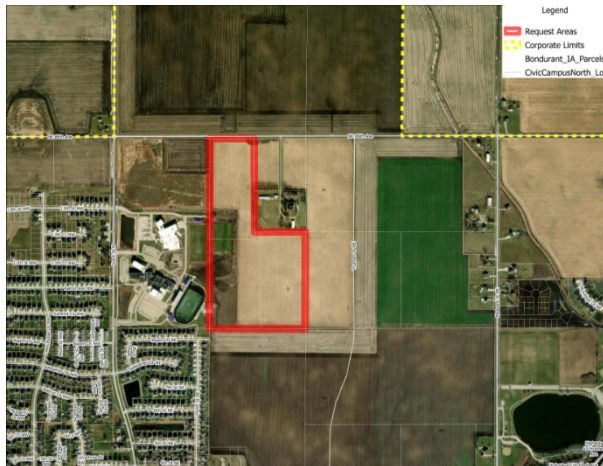
Item No. 9.c.
For Meeting of 4/7/2025
Ordinance

TITLE: - (First Reading) Ordinance to consider rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District

CONTACT PERSON:

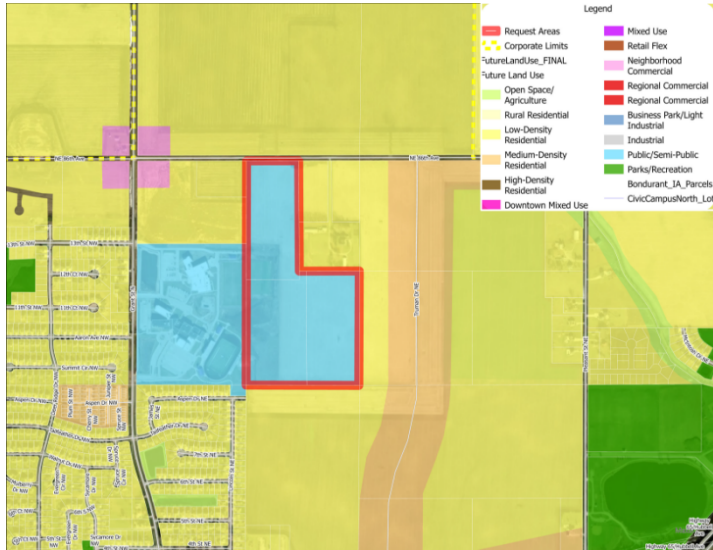
Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City has received a rezoning request for parcels 231/00021-623-003, 231/00021-623-005 and 231/00021-623-006. The rezoning request proposes to change the zoning from A-1 Agricultural to R-2 Medium Density Residential. This property is currently owned by the Bondurant-Farrar Community School District. A portion of the property is being proposed for athletic fields for use by the School District. The request area is highlighted below.

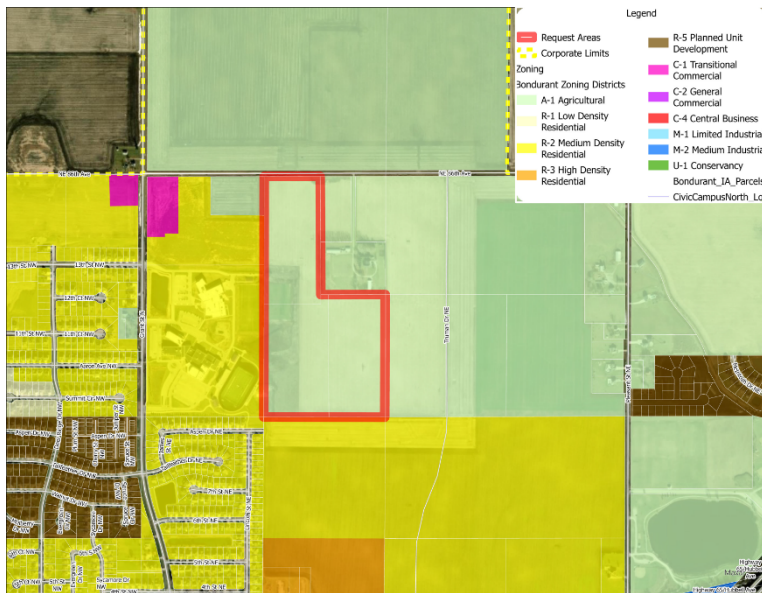


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, Comments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

Comprehensive Plan/Future Land Use Map – the property is currently designated for Public/Semi-Public. There is existing residential use to the southwest of the three parcels. The Future Land Use Map calls for low-density residential to the north, east and south with Medium-Density Residential along the future Truman Street corridor. The request area is outlined below on the 2022 Future Land Use Map.



Zoning – The parcels in question are currently zoned A-1 Agricultural. The current property is used for agricultural row cropping. There is existing single-family residential located to the east and southwest of the subject properties. The properties in question are outlined below on the City's existing Zoning Map.



Parkland Dedication –There are no parkland dedication requirements for public school developments. As part of a larger school project located to the south of the rezoning

area, a neighborhood park will be constructed to the east of the existing residential properties located on Lincoln Street NE.

Streets – The property is accessible from the existing school campus. The property will also have limited access from Aspen Drive NE. A site plan for this area is also on the Planning and Zoning Commission’s agenda.

Pedestrian Connections –The City is currently working with the property owner to locate a pedestrian trail along the southern property line. There will be pedestrian walking paths connecting to the proposed athletic fields.

Utilities – All utilities have been expanded to the existing school campus, these utilities will be extended to the proposed development site. The athletic fields will include the use of stadium lighting, this lighting is further addressed on the applicant’s site plan.

FEMA Floodplain – this property is not located within 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 - none directly related to rezoning application.

Comments from Properties within 200' - as required by the Zoning Code, property owners within 200' of the requested rezoning area were notified by mail of the rezoning application. No comments have been received at the time of writing this agenda statement.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve one or more readings of ordinance on a roll call vote. The Planning & Zoning Commission reviewed this rezoning request during their March 13, 2025 meeting and voted on recommended approval.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 250407-204

CITY OF BONDURANT
ORDINANCE NO. 250407-204

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING FROM THE
AGRICULTURAL (A-1) DISTRICT TO THE MEDIUM INDUSTRIAL (M-2) DISTRICT, ON THE
PROPERTY LOCATED AT 1920 2ND STREET NE.

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

Section 1. PURPOSE. The purpose of this ordinance is to change the zoning from Agricultural (A-1) to Medium Density Residential (R-2) District on the following properties located in Bondurant, Polk County, Iowa as described as follows:

Parcel 231/00021-623-003:

PARCEL 2020-188 BK 18268 PG 247 BEG NW COR E ½ NW ¼ THN E 610.21F S 1218.2F W 620.44F N 1413.51F TO POB LESS .46A RD E ½ NW ¼ SEC 30-80-22

Parcel 231/00021-623-005:

PARCEL 2020-189 BK 18268 PG 247 E ½ NW ¼ SEC 30-80-22

Parcel 231/00021-623-006:

PARCEL 2020-190 BK 18268 PG 247 E ½ NW ¼ SEC 30-80-22

AND;

Section 2. FINDINGS. The City Council of the City of Bondurant, hereby makes the following findings:

1. That the Planning & Zoning Commission held a public hearing on March 13, 2025, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. HEREBY REZONED. The properties, above described, is hereby rezoned to the Medium Density Residential (R-2) District.

Section 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. SEVERABILITY. If any section, provisions, sentence, clause, phrase, or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall

not affect the validity of the ordinance as a whole or any provision, section subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

Section 6. **EFFECTIVE DATE.** This ordinance shall be in full force and effect following its passage, adoption and publication as required by law.

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2025.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: April 7, 2025

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 XXXX.

Shelby Hagan
City Clerk



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

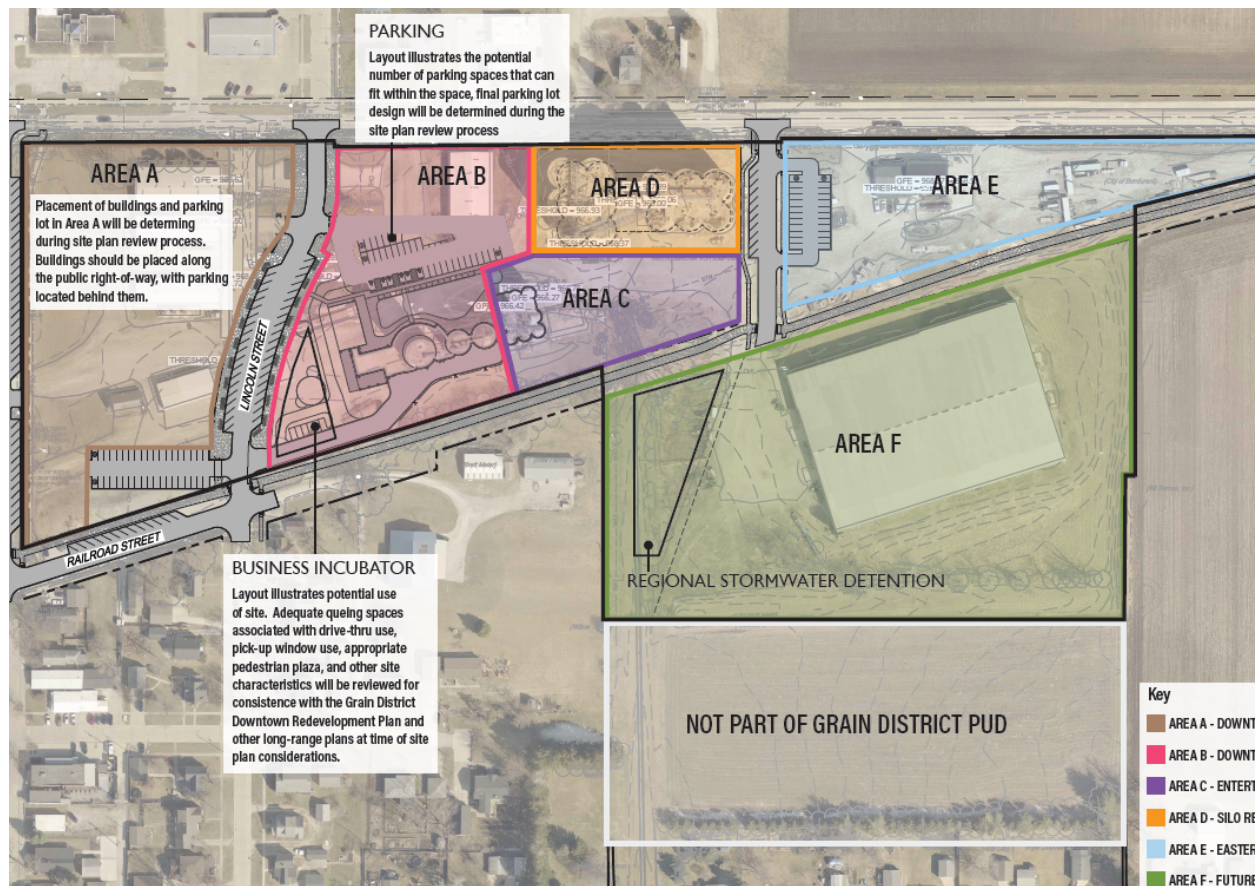
Item No. 9.d.
For Meeting of 4/7/2025
Ordinance

TITLE: - (First Reading) Ordinance to consider rezoning request of multiple properties located within the Downtown Grain District Redevelopment Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD)

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: The City of Bondurant and The 101 LLC have jointly submitted a rezoning request for multiple parcels located within the Grain District Downtown Redevelopment Area. The request proposes changing the zoning designation of these parcels—from Central Business (C-4) and Medium Industrial (M-2) Districts to the Grain District Planned Unit Development (PUD), or R-5 District—to implement the vision of the Grain District Downtown Redevelopment Plan. As is shown in the attached and below PUD Concept Plan, there are six distinct redevelopment areas of the Grain District, including: Downtown Mixed Use, Downtown Corridor, Entertainment & Play, Silo Redevelopment, Eastern Gateway, and Future Recreation. While each area serves a unique purpose, together they collectively advance the shared goal of transforming the Grain District into a vibrant and connected mixed use district that honors the community's history while introducing areas for commercial, upper-story residential, entertainment, and civic space. The regulations included in the attached Grain District PUD ordinance establish the regulatory framework necessary to activate key redevelopment areas and are consistent with the terms previously agreed upon in the Grain District Memorandum of Understanding, which was approved in October 2024.



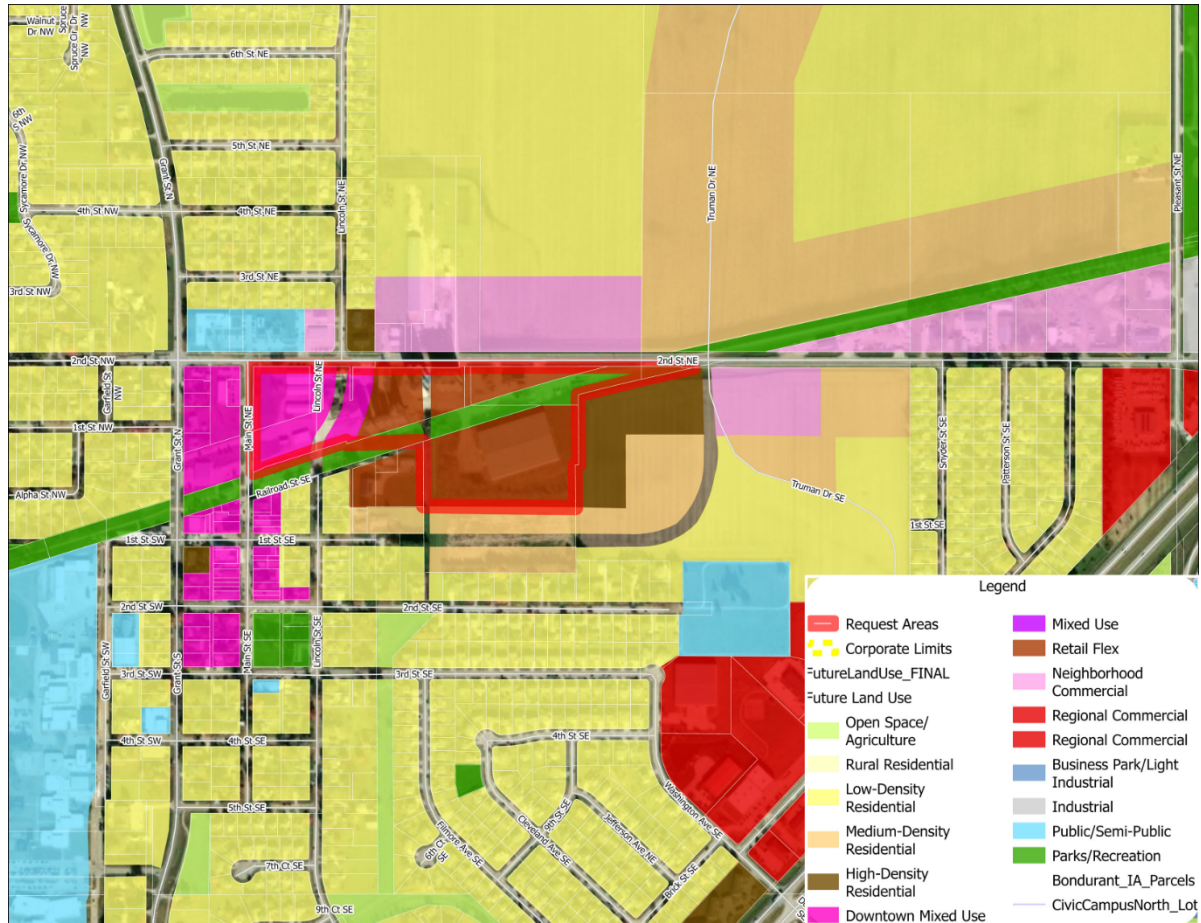
The Planning & Zoning Commission reviewed the Grain District PUD rezoning request at its March 13, 2025 meeting and voted to recommend approval. During the meeting, the Commission discussed proposed building heights for new structures in the Downtown Mixed Use and Downtown Corridor areas. The draft ordinance initially mirrored the C-4 District's height limit of 4 stories or 65 feet, which aligns with the Building Bondurant Comprehensive Plan's description of Mixed Use. In response to the developer's request for flexibility, the Commission supported allowing height increases to be reviewed as a minor PUD modification (rather than a substantial PUD modification) during eventual site plan review, provided the proposal is compatible with area character and parking needs. The attached PUD ordinance reflects this updated language recommended by the Planning & Zoning Commission.

The Grain District rezoning request area is highlighted below.

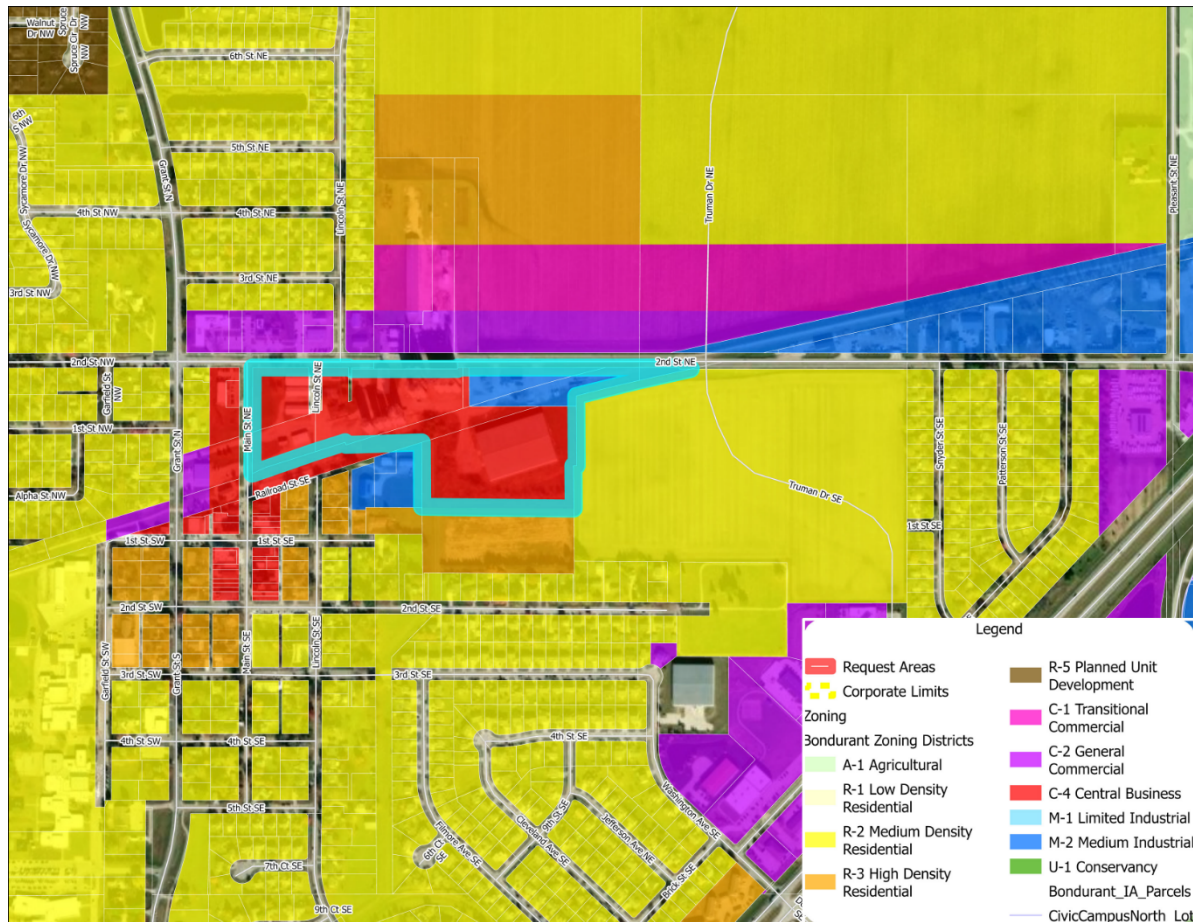


When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land Use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, Comments from City Officials, and Comments from Nearby Property Owners.

Comprehensive Plan/Future Land Use Map – the Building Bondurant Comprehensive Plan designates the rezoning area as Retail Flex and Downtown Mixed Use, both of which align with the proposed uses of the Grain District PUD. *Retail Flex* supports a mix of residential and commercial uses in a cohesive, planned setting that complements adjacent downtown development. *Downtown Mixed Use* encourages higher-density, multi-story buildings up to 4 stories tall, with ground-floor retail or office and upper-story residential, along with shared or rear parking. Surrounding land uses include existing residential to the south-southeast, commercial to the west, and government and residential uses to the north. The request area is shown on the 2022 Future Land Use Map below.



Zoning – the parcels in question are currently zoned Central Business (C-4) and Medium Industrial (M-2). Rezoning approval will create consistency between the Building Bondurant Comprehensive Plan's Future Land Use Map and the City's official Zoning Map. The rezoning area is outlined below on the City's existing Zoning Map.



Parkland Dedication – this item will be reviewed in detail if/when mixed use buildings containing upper-story housing is proposed.

Streets –The Grain District is accessible via 2nd Street NE, Railroad Street, Lincoln Street NE, and Main Street NE. In 2025, Lincoln Street NE will be extended from Railroad Street to 2nd Street NE, opening new opportunities for commercial development. The Grain District Plan and PUD also call for urbanizing Main Street between Railroad Street and 2nd Street NE, as well as establishing a future north-south street between the elevator superstructure and 401 2nd Street NE to support long-term development south of the area.

Pedestrian Connections – in 2025 the Chichaqua Valley Trail will be extended diagonally through the entire Grain District area in the former railroad right-of-way area where an arboretum will be planted along it to help with creative placemaking efforts.

Utilities – this item will be reviewed in detail when the upcoming Grain District Preliminary Plat is submitted for review.

FEMA Floodplain – this property is not located within 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 - none directly related to rezoning application.

Comments from Properties within 200' - as required by the Zoning Code, property owners within 200' of the requested rezoning area were notified by mail of the rezoning application. No comments have been received at the time of writing this agenda statement.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve one or more readings of ordinance on a roll call vote. The Planning & Zoning Commission reviewed this rezoning request during their meeting on March 13, 2025 and voted on recommended approval.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 250407-205

CITY OF BONDURANT
ORDINANCE NO. 250407-205

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING FROM THE
CENTRAL BUSINESS (C-4) AND MEDIUM INDUSTRIAL (M-2) DISTRICTS TO PLANNED
UNIT DEVELOPMENT (PUD), OR R-5 DISTRICT, ON THE PROPERTY LOCATED WITHIN
THE GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN AREA.

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

Section 1. PURPOSE. The purpose of this ordinance is to change the zoning from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD) on the following properties located in Bondurant, Polk County, Iowa as described as follows:

Parcel 8022-31-127-026 excluding the southern portion currently zoned High Density Residential (R-3):

LOT 7 IN BONDURANT HEIGHTS, AN OFFICIAL PLAT, (EXCEPT PARCEL "L" OF PLAT OF SURVEY FILED ON OCTOBER 19, 2012 AND RECORDED IN BOOK 14493 PAGE 751), AND OUTLOT "X" AND LOT "A" IN LEWIS ADDITION, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

Parcels 8022-31-201-001, 8022-31-126-007 & 8022-31-126-009:

THE 100 FOOT ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NW ¼ OF THE NE ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND

PARCEL "L" OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751, BEING A PART OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD IN THE NE ¼ OF THE NW ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.; AND PART OF LOT 7, BONDURANT HEIGHTS, AN OFFICIAL PLAT; AND

THAT PART OF THE N ½ OF THE NW ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22, WEST OF THE 5TH P.M., LYING NORTH OF THE CHICAGO GREAT WESTERN RAILROAD CO. RIGHT-OF-WAY, EXCEPT THE WEST 1774 FEET THEREOF, AND EXCEPT PARCEL "M" OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

Parcels 8022-23-104-003:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., IN POLK COUNTY, IOWA BOUNDED AS FOLLOWS: ON THE WEST BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF MAIN STREET; ON THE NORTHWEST BY A LINE PARALLEL WITH AND DISTANT 250 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE WISCONSIN, IOWA

AND BREASKA RAILWAY COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 31; ON THE EAST BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF LINCOLN STREET; AND ON THE SOUTHEAST BY THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF MAIN STREET, DISTANT 9 FEET NORTHWESTERLY, MEASURED RADially, FROM THE CENTER LINE OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID SIDE TRACK IS NOW LOCATED; THENCE NORTHEASTERLY PARALLEL WITH SAID SIDE TRACK CENTER LINE TO A POINT DISTANT 8.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY EXTENSION OF THE CENTER LINE OF THE TANGENT SEGMENT OF SAID SIDE TRACK; THENCE NORTHEASTERLY PARALLEL WITH SAID LAST DESCRIBED SIDE TRACK CENTER LINE AND THE SOUTHWESTERLY EXTENSION THEREOF, TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTER LINE OF LINCOLN STREET, AND THERE TERMINATING; EXCEPTING THEREFROM THAT PART, IF ANY, LYING SOUTHEASTERLY OF A LINE PARALLEL WITH AND DISTANT 50 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF SAID RAILWAY COMPANY, AS THE SAME IS NOW LOCATED.

Parcel 8022-31-126-006:

A STRIP OF LAND 100 FEET IN WIDTH EXTENDING OVER AND ACROSS THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., SAID STRIP OF LAND BEING 50 FEET IN WIDTH ON EACH SIDE OF THE CENTER LINE OF THE MAIN TRACK OF THE FORMER WISCONSIN, IOWA, AND NEBRASKA RAILWAY COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED, AND THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., LYING NORTHWESTERLY OF THE ABOVE DESCRIBED 100-FOOT WIDE STRIP OF LAND AND LYING SOUTHEASTERLY OF A LINE DRAWN PARALLEL WITH AND DISTANT 9 FEET NORTHWESTERLY, MEASURED RADially, FROM THE CURVED SEGMENTS AND 8.5 FEET NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE TANGENT SEGMENTS, OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID SIDE TRACK IS NOW LOCATED, EXCEPT PARCEL "L" OF PLAT OF SURVEY FILED ON OCTOBER 19, 2012 AND RECORDED IN BOOK 14493 PAGE 751 AND EXCEPT THAT PART CONVEYED IN WARRANTY DEED RECORDED IN BOOK 14689 PAGE 266 AND EXCEPT THAT PART CONVEYED IN QUIT CLAIM DEED RECORDED IN BOOK 14688 PAGE 259.

Parcels 8022-31-126-005 & 8022-31-126-008:

LOTS 10, 11, 12, 13, 14, 16, 17, 18 AND 19 IN BLOCK 12 IN THE OFFICIAL PLAT OF OUT LOTS 10, 11 AND 12 IN THE TOWN OF BONDURANT, AND OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA. AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00

DEGREES 39 MINUTES WEST 33.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36 MINUTES 00 SECONDS EAST, 428.12 FEET; THENCE SOUTH 73 DEGREES 11 MINUTES 00 SECONDS WEST 448.81 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 00 SECONDS EAST, 132.84 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BONDURANT, POLK COUNTY, IOA, THENCE NORTH 90°00' EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31, 1038.0 FEET, TO THE CENTER LINE OF LINCOLN STREET, AS PRESENTLY ESTABLISHED; TEHNCE SOUTH 0°00' EAST, ALONG SAID CENTER LINE OF LINCOLN STREET, 458.73 FEET, TO THE CENTER LINE OF THE MOST NORTHWESTERLY SIDE TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS PRESENTLY ESTABLISHED; THENCE NORTH 72°55' EAST, ALONG SAID CENTER LINE 160.0 FEET; THENCE NORTH 17°05' WEST 8.5 FEET, TO THE POINT OF BEGINNING; THENCE TONTINUING NORTH 17°05' WEST 90.0 FEET, THENCE NORTH 72°55' EAST 100.0 FEET; THENCE SOUTH 07°05' EAST 90.0 FEET; THENCE SOUTH 72°55' WEST 100.0 FEET, TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80, RANGE 22; THENCE N. 90°00' E., ALONG THE NORTH LINE OF SECTION 31, 347 FEET; THENCE S. 0°39' W., 470.2 FEET; THENCE N. 73°11' E., 762.80 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE EAST LINE OF LINCOLN STREET; THENCE CONTINUING N. 73°11' E., 478.0 FEET; THENCE S. 16°49' E., 200.0 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING 50 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE SOUTHWESTERLY 240.9 FEET ALONG A CIRCULAR CURVE CONCAVE SOUTHEASTERL; THENCE S. 73°11' W., 75.0 FEET; THENCE N. 16°49'W., 90.0 FEET; THENCE S. 73°11' W., 100.0 FEET; THENCE S. 16°49' E., 90.0 FEET TO A POINT ON THE NORTH LINE OF THE SAID RAILROAD RIGHT-OF-WAY AND 64 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE S. 73°11' W ALONG THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY, 121.2 FEET TO A POINT ON THE EAST LINE OF LINCOLN STREET; THENCE N. 0°39' E., ALONG THE EAST LINE OF LINCOLN STREET, 194.99 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.998 ACRES. ALSO, A PORTION OF LINCOLN STREET IN THE TOWN OF BONDURANT, IOWA DESCRIBED AS A TRACT OF LAND BEING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, THENCE RUNNING SOUTHWESTERLY ALONG THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILROAD 34.6 FEET TO THE CENTER OF LINCOLN STREET; THENCE NORTH ALONG THE CENTER LINE OF LINCOLN STREET AND PARALLEL WITH THE EAST LINE OF LINCOLN STREET 194.99 FEET; THENCE NORTHEAST A DISTANCE OF 34.6 FEET; THENCE SOUTH ALONG THE EAST LINE OF LINCOLN STREET, 194.99 FEET TO THE POINT OF BEGINNING. AND COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 80, RANGE 22, THENCE N. 90°00' E., ALONG THE NORTH LINE OF SECTION 31, 347 FEET; THENCE S. 0°39' W., 470.2 FEET; THENCE N. 73°11' E., 1240.80 FEET TO THE POINT OF BEGINNING; THENCE N. 73°11' E., 235.2 FEET TO THE SOUTH LINE OF N.E. 78TH AVENUE; THENCE S. 89°21' E., ALONG SAID SOUTH LINE, 23.0 FEET; THENCE S. 0°39' W., 223.15 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO GREAT WESTERN RAILROAD RIGHT-OF-WAY, SAID POINT BEING 30.3 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE SOUTHWESTERLY 191.70 FEET ALONG A CIRCULAR CURVE CONCAVE SOUTHEASTERLY TO A POINT ON THE SAID RAILROAD RIGHT-OF-WAY, BEING 50 FEET

NORMALLY DISTANCE NORTHWESTERLY FROM THE CENTER LINE OF THE MAIN TRACK; THENCE N. 16°49' W., 200.0 FEET TO THE POINT OF BEGINNING. ALL OF THE ABOVE DESCRIBED PARCEL BEING LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST IN THE TOWN OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 1.088 ACRES. AND PARCEL "M" OF PLAT OF SURVEY FILED OCTOBER 19, 2012 IN BOOK 14493 PAGE 751 BEING PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, AND CONTAINS APPROXIMATELY 0.16 ACRES (6,883 S.F).

Parcel 8022-31-104-004:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 IN BLOCK 12, AND THE VACATED ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 12, ALL IN THE OFFICIAL REPLAT OF OUT LOTS 10, 11 AND 12 IN THE TOWN OF BONDURANT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA.

AND;

Section 2. FINDINGS. The City Council of the City of Bondurant, hereby makes the following findings:

1. That the Planning & Zoning Commission held a public hearing on March 13, 2025, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. HEREBY REZONED. The properties described above are hereby rezoned to the Grain District Planned Unit Development (PUD), or R-5 District, and shall be governed by the provisions set forth in the Grain District PUD Ordinance and Grain District Planned Unit Development Concept Map attached hereto as Exhibit A and incorporated by reference herein.

Section 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. SEVERABILITY. If any section, provisions, sentence, clause, phrase, or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

Section 6. EFFECTIVE DATE. This ordinance shall be in full force and effect following its passage, adoption and publication as required by law.

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2025.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: April 7, 2025

SECOND CONSIDERATION:

THIRD CONSIDERATION:

EXHIBIT A: GRAIN DISTRICT PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE

Section 1. Purpose and Intent

The Grain District Planned Unit Development (PUD) is designed to establish a dynamic, pedestrian-oriented district that repurposes existing grain silos while integrating a mix of new commercial, public, and upper-story residential spaces. The PUD promotes walkability, connectivity, and high-quality urban design, forming a cohesive extension of Bondurant's downtown core.

This ordinance defines the following six distinct redevelopment areas, each with unique roles in shaping the district's character and helping to realize the vision set forth in the Grain District Downtown Redevelopment Plan:

1. **Downtown Mixed Use – Intent:** This area will expand Bondurant's downtown core, creating a vibrant district with ground-floor commercial space and upper-story residential opportunities along Main Street NE and a reconstructed Lincoln Street NE. Development will prioritize high-quality construction at a human scale to enhance walkability and cohesion.
2. **Downtown Corridor – Intent:** This area allows for repurposing the three westernmost grain silos as a district anchor while enabling a Corridor Incubator Space and providing space for mixed use, fostering walkability and supporting local businesses.
3. **Entertainment & Play – Intent:** This public amenity area is intended to repurpose the grain silo pack into an outdoor amphitheater space, with dedicated space for a lawn and other community-inspired features to enhance Bondurant's hometown feel. The Grain District Downtown Redevelopment Plan designates part of this area for future parking to support Silo Redevelopment.
4. **Silo Redevelopment – Intent:** This area envisions the adaptive reuse of the two six-pack grain silos as a hotel, condominiums, event space, or a combination of these uses, preserving their historic character while introducing vibrant new functions. This future potential project will serve as a key anchor, drawing activity to the district and enhancing its economic vitality and unique identity.
5. **Eastern Gateway – Intent:** This area, owned by the City of Bondurant, serves to activate the eastern edge of the Grain District.
6. **Future Recreation – Intent:** This area, owned by the City of Bondurant, is envisioned for potential recreation redevelopment in alignment with the Grain District Downtown Redevelopment Plan where the City may seek private redevelopment interest in this area. In the interim, the City may implement low-cost, high-impact improvements to activate the space and attract visitors to the district.

Section 2. Permitted Uses.

- A. Table 2.A.1 details permitted principal uses allowed by Grain District PUD sub-district:

Table 2.A.1 – Permitted Principal Uses

Sub-District	Permitted Principal Use Description
Downtown Mixed Use	Shall comply with those permitted principal uses in the C-4 District, with Indoor Commercial Entertainment Facility* also allowed.
Downtown Corridor	Shall comply with those permitted principal uses in the C-4 District, with Distilleries*; Indoor Commercial Entertainment Facility**; and up to two drive-thrus allowed, one of which may be required to also dual function as a pick-up window for relief purposes during high volumes. The drive-thru/pick-up window uses are limited to the Corridor Business Incubator space***.
Entertainment & Play	The following uses are permitted in this area: amphitheater and lawn space, playground, and other public uses complementary of Grain District redevelopment efforts.
Silo Redevelopment	Shall comply with those permitted principal uses in the C-4 District, and to also include first-floor residential occupancy if such first-floor residential occupancy involves reuse of an existing grain silo structure.
Eastern Gateway	Shall comply with those permitted principal uses in the C-4 District, with Indoor Commercial Entertainment Facility** also allowed.
Future Recreation	Shall comply with those permitted principal uses in the C-4 District, with Indoor Commercial Entertainment Facility**, Indoor Recreation Complex****, and any use associated with temporary activation of the existing 84,000 SF structure allowed deemed consistent with the vision of the Grain District Downtown Redevelopment Plan and/or Building Bondurant Comprehensive Plan.

***Distillery:** Facility licensed and operating in accordance with the applicable provisions of the Iowa Code that is engaged in the production of distilled spirits. This includes the processes of fermentation, distillation, and aging to produce alcoholic beverages. This use also includes related uses such as tasting rooms, on-site bar and patio space, and event space.

****Indoor Commercial Entertainment Facility:** Indoor facilities open to the public for a fee, including but not limited to, billiard parlors, skating rinks, indoor swimming pools, bowling alleys, arcades, miniature golf, driving ranges, playground spaces, and other similar businesses. Such businesses may also incorporate as part of its operations a restaurant, brewery, distillery, winery, tavern/bar, retail sales of related items, and other support facilities.

*****Corridor Business Incubator Area:** May include up to two drive-thrus, one of which may be required to also dual function as a pick-up window, in area as shown in Grain District PUD Concept Plan, but that adequate queuing spaces associated with drive-thru/pick-up window uses, appropriate pedestrian plaza, and other site characteristics will be reviewed for consistency with the Grain District Downtown Redevelopment Plan and other long-range plans at time of site plan consideration.

******Indoor Recreation Complex:** An indoor complex or destination used primarily for indoor physical activities, including but not limited to organized sports, fitness classes, recreational leagues, and community events. This use includes related accessory uses.

- B. Permitted Accessory Uses. Permitted accessory uses shall comply with the permitted accessory uses of the C-4 District, except for the following modifications:
- i. This is not a modification but rather a general guideline encouraging the incorporation of outdoor dining as an accessory use wherever it can be feasibly accommodated for restaurants, breweries, Indoor Commercial Entertainment Facilities, and similar establishments.
 - ii. Outdoor displays on public sidewalks are permitted as an accessory use only with an approved annual Grain District Sidewalk Encroachment Permit. This permit allows businesses to use up to three feet of the sidewalk adjacent to their storefronts for merchandise displays, provided that at least six feet remains unobstructed for pedestrians. Long-term or permanent storage on the sidewalk is prohibited, and all items must be arranged to avoid pedestrian hazards.
 - iii. Outdoor accessory yard games, such as cornhole, bocce ball, horseshoes, etc. are permitted on private property when serving a permitted principal use such as restaurants, breweries, distilleries, Indoor Commercial Entertainment Facilities, or other permitted principal uses. Such outdoor accessory yard games must be confined to designated areas shown on a site plan that are landscaped or otherwise screened from adjacent properties, ensuring these accessory use areas do not interfere with pedestrian circulation or the overall aesthetics of the district.
 - iv. Mobile Food Vendors operating from private property are permitted as an accessory use when directly servicing a permitted principal use. These operations must be temporary or intermittent in nature, integrated into the overall site design, and comply with all applicable health, safety, and licensing requirements.

Refer to Section 11.C of the Grain District PUD ordinance for Mobile Food Vendor requirements pertaining to public property.

- C. Conditional Uses. All conditional uses shall comply with conditional use permit requirements of the C-4 District unless otherwise specified in this Grain District PUD ordinance. No conditional use permit application shall be presented to the Board of Adjustment unless it has first been reviewed and favorably recommended by the Planning & Zoning Commission. The Commission shall evaluate the proposed use for consistency with the Grain District Downtown Development Plan, the Building Bondurant Comprehensive Plan, and other relevant long-range planning documents. Only after obtaining a positive

recommendation from the Commission may the application be submitted to the Board of Adjustment for final determination.

Section 3. Bulk Regulations.

A. Table 3.A.1 details bulk regulations allowed by Grain District PUD sub-district.

Table 3.A.1 – Bulk Regulations

Sub-District	Bulk Regulations Description
Downtown Mixed Use	Shall comply with bulk regulations of the C-4 District, except that any increase in building height or number of stories beyond C-4 District regulations may be considered a minor PUD modification rather than a substantial modification during the site plan review process for a given site, with area character and ability to meet parking needs are the items for consideration when reviewing height increase requests.
Downtown Corridor	Shall comply with bulk regulations of the C-4 District, except the following: • That maximum height, story, and footprint requirements do not apply to projects that repurpose existing silo structures. • That any increase in building height or number of stories beyond C-4 District regulations for new structure may be considered a minor PUD modification rather than a substantial modification during the site plan review process for a given site, with area character and ability to meet parking needs are the items for consideration when reviewing height increase requests.
Entertainment & Play	Shall comply with bulk regulations of the C-4 District, except that maximum height, story, and footprint requirements do not apply to projects that repurpose existing silo structures.
Silo Redevelopment	Shall comply with bulk regulations of the C-4 District, except that maximum height, story, and footprint requirements do not apply to projects that repurpose existing silo structures.
Eastern Gateway	Shall comply with bulk regulations of the C-4 District.
Future Recreation	Existing Structure – Shall comply with bulk regulations of the C-4 District, except that maximum footprint limits do not apply; New Building – Shall comply with bulk regulations of the C-2 District.

Section 4. Parking Regulations – Vehicles & Bicycle Racks.

- A. Vehicles: For those structures involving upper-story housing, the following minimum parking stall count requirements shall apply and must be provided in a private parking lot area either on site or off-site through a shared-use parking lot agreement: for each one (1) bedroom unit, at least 1.5 parking spaces must be provided; for each two (2) bedroom unit, or larger, at least two (2) parking spaces must be provided.
- B. Vehicles: For those structures not containing upper-story housing, the following minimum parking stall count requirements shall apply: Parking stall count requirements shall be exempt from parking requirements of the traditional Zoning Code. Rather, parking shall be determined on a case-by-case basis, where all site plans shall be accompanied by a parking study that identifies peak parking demand by use and a parking strategy.
- C. Bicycle Racks: 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 building entrances. For projects involving upper-story housing, interior bicycle storage may be considered proportionally as part of the required bicycle parking accommodations.

Section 5. General Driveway & Parking Layout – Downtown Mixed Use Area.

- A. New driveways accessing Main Street and Lincoln Street in the Downtown Mixed Use Area shall be shared or clustered whenever possible and generally restricted to locations designated in the Grain District Planned Unit Development Concept Plan.
- B. Surface-level private parking lot provided for in the Downtown Mixed Use Area shall be located behind the structures in the area generally shown in the Grain District PUD Concept Plan.

Section 6. Open Space & Landscaping Regulations.

- A. All areas shall comply with the Open Space & Landscaping standards as prescribed in the traditional Zoning Code, except for the following modifications:
 - i. A minimum of 10% open space for each development site is required unless an engineer's stormwater management report provides sufficient documentation justifying a reduction.
 - ii. If a proposed building layout adjacent to a public right-of-way prevents a site from meeting the minimum general tree count requirements in the front yard area, the developer may choose to pay a fee in lieu. This fee will support the City's right-of-way tree planting efforts in the Grain District and will be determined annually based on market rate conditions.

- iii. No part of any parking space on private property shall be located closer than 5' to any established street right-of-way line.

Section 7. Screening Regulations.

A. Trash Enclosures.

- i. Shall be fully enclosed and screened with an opaque material at least 6 feet high, using a design that is architecturally cohesive with the primary structure.
- ii. Trash enclosures in the Downtown Mixed Use Area shall be clustered where reasonably possible.

B. Loading Docks & Other Negative Aspects. Adequate treatment and/or screening shall be provided from view of the public right-of-way, public trail, and residential uses by a combination of plantings, earth forms, fencing, or other adequate treatment.

C. Outdoor Storage. Shall comply with outdoor storage location and screening requirements of the C-4 District. Additional locations for outdoor storage may be approved through the site plan review process, provided it is determined that such storage does not visually detract from the site or surrounding properties, and is designed in accordance with the general intent of this ordinance and the Grain District Downtown Redevelopment Plan.

Section 8. Accessory Structures.

- A. Accessory structures shall meet the City's accessory structure requirements of the Zoning Code, except for the following modifications:
 - i. Such accessory structures shall match the primary building's materials and/or architectural style, regardless of size.
 - ii. Such accessory structures related to outdoor dining (pergola, covered patio, etc.) do not need to be located in a rear yard area only.

Section 9. Signage Regulations.

- A. Signage shall follow the City's Sign Code standards, except for the following modifications:
 - i. This is not a modification but rather a general guideline encouraging the use of blade signs, awning signs, and canopy signs in the Downtown Mixed Use Area, but these signs are still subject to count and square footage limitations of the Sign Code
 - ii. Monument signs are prohibited in the Downtown Mixed Use Area.
 - iii. If sign will be lit, the only form of acceptable lighting for all areas except for the Future Recreation Area is an externally lit sign or a halo-lit sign.
 - iv. Projects reusing existing concrete grain silos are exempt from the Sign Code's maximum building signage square footage and count regulations.

Instead, allowable signage square footage and count requirement will be determined during site plan review process, based on a submitted signage plan detailing size, location, and design.

- v. A general acknowledgement that the City's Wayfinding Plan, as part of the adopted Art, Culture, & Wayfinding Plan, is exempt from Sign Code regulations. The City will continue efforts to implement wayfinding signage as reasonably practical in the Grain District.

Section 10. Building Design Regulations.

- A. **Building Elevations Required.** Colored building elevations for all elevations prepared by a professional architect shall be submitted at the time of site plan consideration for review by the Planning & Zoning Commission and City Council where such elevations shall detail materials proposed showing compliancy with the building design regulations of this ordinance.
- B. **Rooftop Mechanical Units.** New rooftop mechanical units in all areas shall be screened from public view by the extension of a parapet wall or other roof mounted equipment. Such screening shall have similar design features as the building including material, shape, and/or color considerations.
- C. **Downtown Mixed Use Building Design Regulations.** Buildings in the Downtown Mixed Use area shall be consistent with the Iowa Economic Development Authority's Downtown Design Guide, related to new construction; and shall also meet the City's C-4 District building design requirements, with the following modifications:
 - i. The existing structure housing the indoor batting cage use within the upcoming Lincoln Street NE extension project area is exempt from the Downtown Mixed Use Area's building design and material requirements.
 - ii. Front building entrance(s) shall be oriented toward the public street areas of Main Street NE, 2nd Street NE, and/or Lincoln Street NE.
 - iii. No building façade facing a public street shall have the appearance of a rear façade. Architectural details, including materials, textures, patterns, colors, and design features used on the front façade shall be incorporated into all facades facing public streets and easily visible to the public.

Consistency with the Iowa Economic Development Authority's Downtown Design Guide related to new construction, the City's C-4 District building design, and the above modifications will be evaluated at the time of site plan consideration to ensure alignment with the Grain District Downtown Redevelopment Plan's vision. In the event of any discrepancy between the Iowa Economic Development Authority's Downtown Design Guide and the City's C-4 District building design requirements, the provision that most effectively advances the goals of the Grain District Downtown Redevelopment Plan shall prevail.

- D. **Downtown Corridor Building Design Regulations.** Buildings in the Downtown Corridor Area shall be consistent with the Iowa Economic Development

Authority's Downtown Design Guide, related to new construction; and shall also meet the City's C-4 District building design, with the following modifications:

- i. **Existing Concrete Grain Silos.** The existing concrete grain silos in the Downtown Corridor Area may maintain their current design and materials to preserve their industrial character. Any new additions should complement the existing structure by respecting its industrial aesthetics recognizing that non-traditional building design/material may be allowed while thoughtfully incorporating traditional downtown design elements where appropriate.
- ii. **Structures Constructed in Corridor Business Incubator Area.** This area may feature small-scale, repurposed metal grain bins and complementary materials, creating compact business incubators that offer opportunities for small businesses. Any metal grain bin used shall be designed to enhance the pedestrian-scale environment. In conjunction with developing structures within the Corridor Business Incubator Area, the developer shall be required to construct an outdoor pedestrian plaza, as identified in the Grain District PUD Concept Plan.

Consistency with the Iowa Economic Development Authority's Downtown Design Guide related to new construction, the City's C-4 District building design, and the above modifications will be evaluated at the time of site plan consideration to ensure alignment with the Grain District Downtown Redevelopment Plan's vision. In the event of any discrepancy between the Iowa Economic Development Authority's Downtown Design Guide and the City's C-4 District building design requirements, the provision that most effectively advances the goals of the Grain District Downtown Redevelopment Plan shall prevail.

- E. **Entertainment & Play Building Design Regulations.** The existing concrete grain silos in the Entertainment & Play Area may retain their current design and materials, preserving their industrial character as a backdrop for the amphitheater space. The amphitheater addition's materials and finishes will be determined through the schematic design process, ensuring compatibility with the Grain District Downtown Redevelopment Plan's aesthetic and functional needs. A mural on the grain silo structures may be incorporated as part of the amphitheater addition project, serving to enhance the visual identity of the district.
- F. **Silo Redevelopment Building Design Regulations.** The existing concrete grain silo structures in the Silo Redevelopment Area may maintain their current design and materials to preserve their industrial character. Any new additions should complement the existing structure recognizing that non-traditional downtown building materials may be allowed while thoughtfully incorporating traditional downtown design elements where appropriate.

Consistency with the statement above will be evaluated at the time of site plan consideration to ensure alignment with the Grain District Downtown Redevelopment

Plan's vision.

- G. **Eastern Gateway Building Design Regulations.** New buildings in the Eastern Gateway Area shall be consistent with the Iowa Economic Development Authority's Downtown Design Guide, related to new construction; and shall also meet the City's C-4 District building design requirements, with the following modification:

- i. The existing structure at 401 2nd Street NE is exempt from the Eastern Gateway Area's building design, in an effort to honor existing industrial feel of this eastern gateway coupled with potential changing site needs when other Grain District areas redevelop.

Consistency with the Iowa Economic Development Authority's Downtown Design Guide related to new construction, the City's C-4 District building design, and the above modification will be evaluated at the time of site plan consideration related to new buildings to ensure alignment with the Grain District Downtown Redevelopment Plan's vision. In the event of any discrepancy between the Iowa Economic Development Authority's Downtown Design Guide and the City's C-4 District building design requirements, the provision that most effectively advances the goals of the Grain District Downtown Redevelopment Plan shall prevail.

- H. **Future Recreation.** New buildings in the Future Recreation Area shall be consistent with the City's C-2 District building design requirements, with the following modifications:

- i. For new structures over 40,000 SF containing an Indoor Commercial Entertainment Facility use or an Indoor Recreation Complex use, a relaxation in C-2 District building design standards may be considered at the time of site plan consideration where such new building may alternatively meet industrial district building design regulations.
- ii. Building design standards do not apply to any maintenance associated with the existing 84,000 SF structure in the Future Recreation Area, as the Grain District Downtown Redevelopment Plan envisions this existing structure may be removed in the future to accommodate redevelopment.

Section 11. Other Grain District PUD Considerations.

- A. **Public Parkland Dedication.** The extension of the Arboretum Trail via the Chichaqua Valley Trail through the Grain District and the designated amphitheater space shall be recognized as contributing toward the required public parkland dedication for projects that include upper-story housing. The dedication requirement for each applicable project shall first be satisfied by these improvements. If additional public parkland dedication is necessary beyond these designated areas to meet the minimum parkland dedication requirements, the developer shall provide either additional land dedication or pay a fee-in-lieu as prescribed in the City's Subdivision Code.
- B. **Special Events.** The regulations governing large-scale public events are not included within the Grain District PUD ordinance. Instead, such events shall be subject to the City's Special Events Permit application process and requirements.

Event organizers must obtain approval in accordance with the City's established permitting procedures.

- C. **Mobile Food Vendors.** The regulation of mobile food vendors within the Grain District PUD is not contained within this ordinance. Mobile food vendors shall be governed by Chapter 125 of the City Code, titled Mobile Food Vendor, and must comply with all applicable licensing, location, and operational standards as outlined in that chapter.
- D. **Noise Control.** The regulation of noise control within the Grain District PUD is not contained within this ordinance. Instead, all noise-control matters shall be governed by Chapter 53 of the City Code, titled Noise Control.
- E. **Ownership.**
 - i. For the Downtown Mixed Use, Downtown Corridor, and Silo Redevelopment Areas, The 101 LLC retains the right to develop these areas or sell portions of the property to other developers.
 - ii. For the Entertainment & Play, Eastern Gateway, and Future Recreation Areas, the City of Bondurant retains the right to develop these areas or sell portions of the property to other developers.

If any portion of the Grain District is sold, the Grain District PUD ordinance and its associated maintenance and restrictive covenants shall remain in effect and shall be fully applicable to any future buyers of the property, ensuring consistency with the established vision and regulatory framework.

- F. **Common Area Maintenance.** Common areas of the Downtown Mixed Use Area and the Downtown Corridor Area shall be maintained through an owners' association structure or a similar private maintenance entity, where documentation of the established maintenance structure, including the applicable private covenants and easements, shall be provided by the developer at the time of development of the adjacent building areas that the common area is intended to serve. This requirement ensures the ongoing upkeep and functionality of shared spaces.

Section 12. Grain District PUD Regulatory Flexibility, Amendments, & Applicability of Zoning & Subdivision Code.

- A. **Automatic Updates.** If the City modifies/updates the regulations contained within the C-4 District or any other section of the City Code herein referenced in the Grain District PUD ordinance, those changes shall automatically apply to the Grain District PUD ordinance unless otherwise already prescribed in the Grain District PUD ordinance.
- B. **Applicability of Zoning & Subdivision Code.** Any unaddressed regulations of this Grain District PUD ordinance shall default to Bondurant's Zoning & Subdivision Code or the general City Code of Bondurant.
- C. **Modifications.** Any modifications to the Grain District PUD ordinance shall follow the procedures established in the City's Zoning Code pertaining to Minor Modifications and Substantial Modification of PUD Districts. Amendments may be

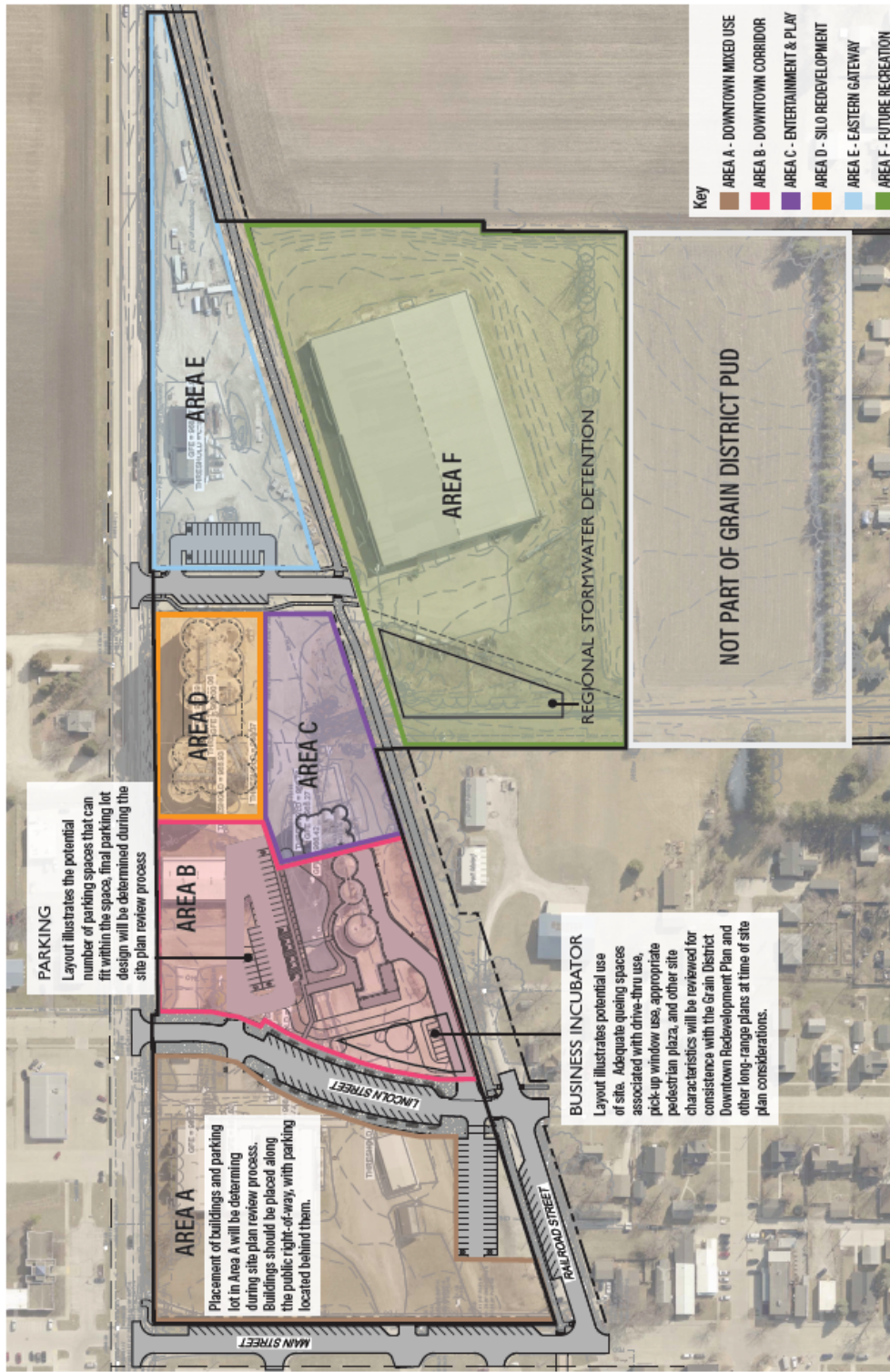
initiated by the City, The 101 LLC, or subsequent property owners. Any modification shall maintain the integrity and intent of the Grain District PUD, ensuring consistency with the vision of the Grain District Downtown Redevelopment Plan and other long-range planning documents. As previously-stated, future amendments to the City's C-4 District regulations or any other section of the City Code herein referenced in this Grain District PUD ordinance, shall automatically apply to the Grain District PUD ordinance unless explicitly stated otherwise within the Grain District PUD ordinance.

- D. **Preservation of Grain District PUD Standards.** Any current and future language in the Iowa Code limiting a city's ability to enforce its Zoning Standards related to permitted uses, bulk regulations, parking regulations, general driveway and parking lot layout, open space and landscaping regulations, screening regulations, accessory structures, signage regulations, and building design regulations shall not affect the applicability of the regulations contained in this Grain District PUD, as these regulations have been established and agreed upon through the PUD rezoning process.

Intent of the Grain District Planned Unit Development:
The Grain District Planned Unit Development (PUD) is designed to establish a dynamic, pedestrian-oriented district that repurposes existing grain silos while integrating a mix of new commercial, public, and upper-story residential spaces. The PUD promotes walkability, connectivity, and high-quality urban design, forming a cohesive extension of Bondurant's downtown core.

This ordinance defines the following six district redevelopment areas, each with unique roles in shaping the district's character and helping to realize the vision set forth in the Grain District Downtown Redevelopment Plan:

- 1. Downtown Mixed Use – Intent:** This area will expand Bondurant's downtown core, creating a vibrant district with ground-floor commercial space and upper-story residential opportunities along Main Street NE and a reconstructed Lincoln Street NE. Development will prioritize high-quality construction at a human scale to enhance walkability and cohesion.
- 2. Downtown Corridor – Intent:** This area allows for repurposing the three westernmost grain silos as a district anchor while enabling a Corridor Incubator Space and providing space for mixed use, fostering walkability and supporting local businesses.
- 3. Entertainment & Play – Intent:** This public amenity area is intended to repurpose the grain silo pack into an outdoor amphitheater space, with dedicated space for a lawn and other community-inspired features to enhance Bondurant's hometown feel. The Grain District Downtown Redevelopment Plan designates part of this area for future parking to support Silo Redevelopment.
- 4. Silo Redevelopment – Intent:** This area envisions the adaptive reuse of the two six-pack grain silos as a hotel, condominiums, event space, or a combination of these uses, preserving their historic character while introducing vibrant new functions. This future potential project will serve as a key anchor, drawing activity to the district and enhancing its economic vitality and unique identity.
- 5. Eastern Gateway – Intent:** This area, owned by the City of Bondurant, serves to activate the eastern edge of the Grain District.
- 6. Future Recreation – Intent:** This area, owned by the City of Bondurant, is envisioned for potential recreation redevelopment in alignment with the Grain District Downtown Redevelopment Plan where the City may seek private redevelopment interest in this area. In the interim, the City may implement low-cost, high-impact improvements to activate the space and attract visitors to the district.



CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No., was published as required by law on the XXXX.

Shelby Hagan
City Clerk



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

Item No. 9.e.
For Meeting of 4/7/2025
Resolution

TITLE: - Resolution adopting the Annual Budget for the Fiscal Year ending June 30, 2026 (FY26), and Certifying the Proposed Tax Levy Rate

CONTACT PERSON:

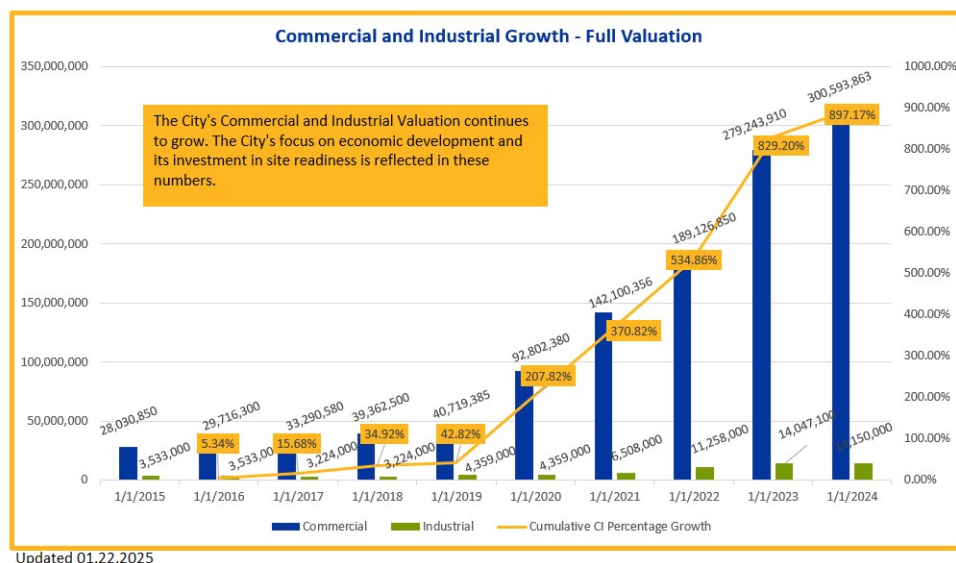
Marketa Oliver, ICMA-CM, SPHR, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The attached resolution adopts the annual budget for the fiscal year ending June 30, 2026, including transfers as detailed in the attached spreadsheet, and certifies the tax levy rate.

The Fiscal Year 2025-2026 Proposed Budget and a Fiscal Year 2026-2027 Projected Budget, as well as a five-year Capital Improvement Plan. The budget provides the financial plan for all City funds and activities for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as well as a projected view of the following fiscal year. The City unveiled a biennial budget document several years ago. While the final budget adoption will include only FY26, the FY27 information is presented as a planning tool to provide more foresight into the future of the City's finances and financial condition.

The proposed tax levy rate is \$10.83493, a slight reduction from last year's levy rate of \$10.84075 per thousand dollars of taxable valuation and the 19th consecutive year for a proposed reduction. The continued decrease is possible through the dramatic increase in commercial and industrial valuation effectuated by the Mayor and Council's vision and strategic economic development efforts, as well as the voter-approved, Local Option Sales and Services Tax (LOSST). During FY18, the City began an Economic Development Launch program, focusing on site certification as an economic development tool and on strategically investing in infrastructure in targeted locations where development was likely imminent. The results have been hugely beneficial, providing a growing foundation of commercial and industrial valuation to support the community's needs. Below is a table showing the City's commercial and industrial valuation growth since the inception of the Launch Program, a direct result of decisions made by the City's elected leadership. It should be noted, however, that due to recent and ongoing state legislation and the level at which the levy rate sits currently, it may not be possible to continue to lower it. HF718, which was passed by the State Legislature in 2023, effectively limits the City's ability to take advantage of the valuation

it has created. Below is a chart showing Bondurant's Commercial and Industrial Growth since the launch of the economic development program.



Operating expenditures align with available revenues through the lens of the City Council's strategic plans, financial policies, and legislative directives. Expenditures representing the investment the City makes in projects and services for the community for FY25 year-end are estimated to be \$54,378,418 and projected investments for FY26 are \$70,082,255. Capital projects continue to be a significant driver of the budget. The total for the City's five-year Capital Improvement Plan (FY26-FY30) is \$140,678,950. Capital Projects are 53.14% of the year-end estimate and 60.02% of the proposed budget. Adding capital projects and the total investments in capital (projects and equipment) are estimated to be \$29,841,705 for year-end and \$43,745,748 for FY26.

Revenues are proposed to be \$46,000,539 for next year and estimated at \$73,415,136 for year-end. Year-end revenues include a proposed \$10 million General Obligation bond and \$30 million TIF bond issuance slated for June 2025. The bonds are being issued pursuant to long-term bonding plans and are not anticipated to affect the City's overall levy rate. The difference between revenues and expenditures is funded through existing fund balances, pulled through from multi-year capital projects.

Capital projects are supported by several different funding sources, including grants, bonds, and charges for services (which arise from payments to connect to the community's water/sewer systems). Bonds are repaid using the property tax debt service levy, Tax Increment Financing, Charges for Service (for utility projects), and transfers from other funds such as utility funds, Road Use Taxes, and the Local Option Sales and Services Tax (LOSST). Bondurant voters approved LOSST in August 2019, and it has been an essential source to fund capital projects and reduce the property tax levy.

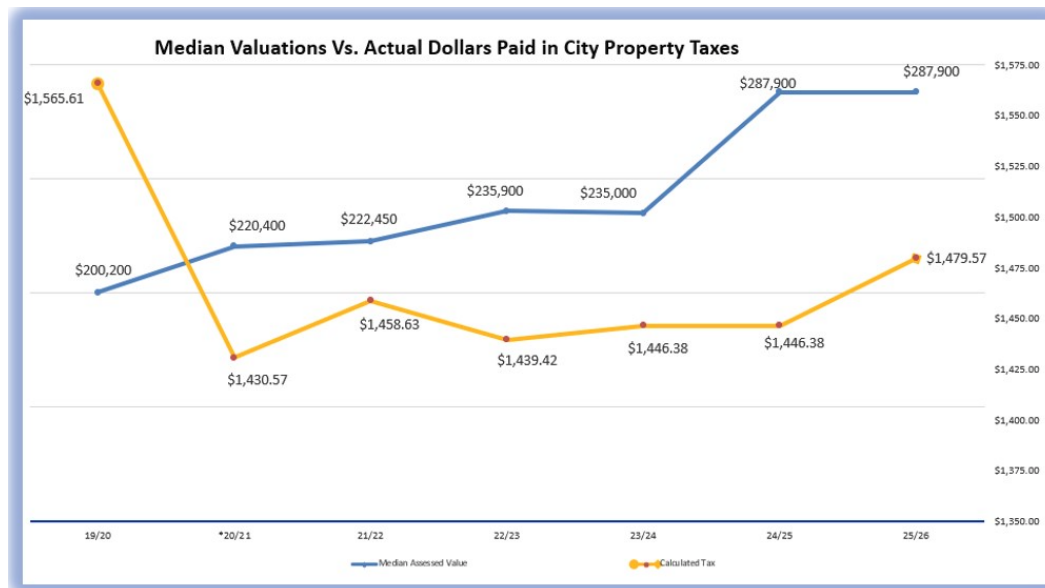
As previously mentioned, the City's commercial and industrial valuation has grown

dramatically, and the City's overall total valuation has increased by nearly 279%. It is important to note that a significant portion of this growth is related to new valuation and not revaluation. The City's continued focus on economic development efforts has led to the City breaching a billion dollars in valuation in 2023, which is a considerable milestone for a community.

Assessment Year	Payable Fiscal Year	100% Actual Valuation	% Change
2016	*2017-2018	\$310,751,709	
2017	2018-2019	\$368,215,917	18.49%
2018	2019-2020	\$409,974,881	11.34%
2109	2020-2021	\$466,183,797	13.71%
2020	2021-2022	\$548,714,456	17.70%
2021	2022-2023	\$679,466,800	23.83%
2022	2023-2024	\$798,310,036	17.49%
2023	2024-2025	\$1,090,142,147	36.56%
2024	2025-2026	\$1,177,675,631	8.03%
*City began its Economic Development Launch program, including pursuing certified sites and investing proactively in infrastructure in strategic locations.			
Cumulative Change since the ED Launch Program:			278.98%

updated 01.28.2025

It is important to note that at the heart of the City's economic development efforts are the goals of enhancing public safety and improving quality of life for the residents of Bondurant. In 2023, residents saw a dramatic increase in assessed valuation, causing a tumult of concern that taxes would rise dramatically. At the time, the City conveyed the message that an increase in valuation does not directly equate to an equivalent increase in property taxes and often does not lead to any increase in property taxes at all. The discussion of valuation plays a critical role in the discussion of property taxes because the full valuation increases lead to taxable valuation increases and the increased tax base provides the foundation for the City to lower levy rates. Addressing citizen concerns about rising property values, below is a graph showing the trajectory of median valuations in Bondurant versus what the median-valued home actually paid in City of Bondurant property taxes since FY19/20. As you can see, while a median-value home has ascended in value by nearly 44% (from \$200,200 in FY20-assessment year 2018 to \$287,900 in FY25-assessment year 2023), the dollars paid in City property taxes have decreased by more than 5.5%, dropping from \$1,565.61 to \$1,479.57. At the same time, the Midwest CPI has increased approximately 22.32%.



Throughout the past fiscal year and to date in the current fiscal year to date, the City has continued to achieve goals established and prioritized by the City Council. Accomplishments include:

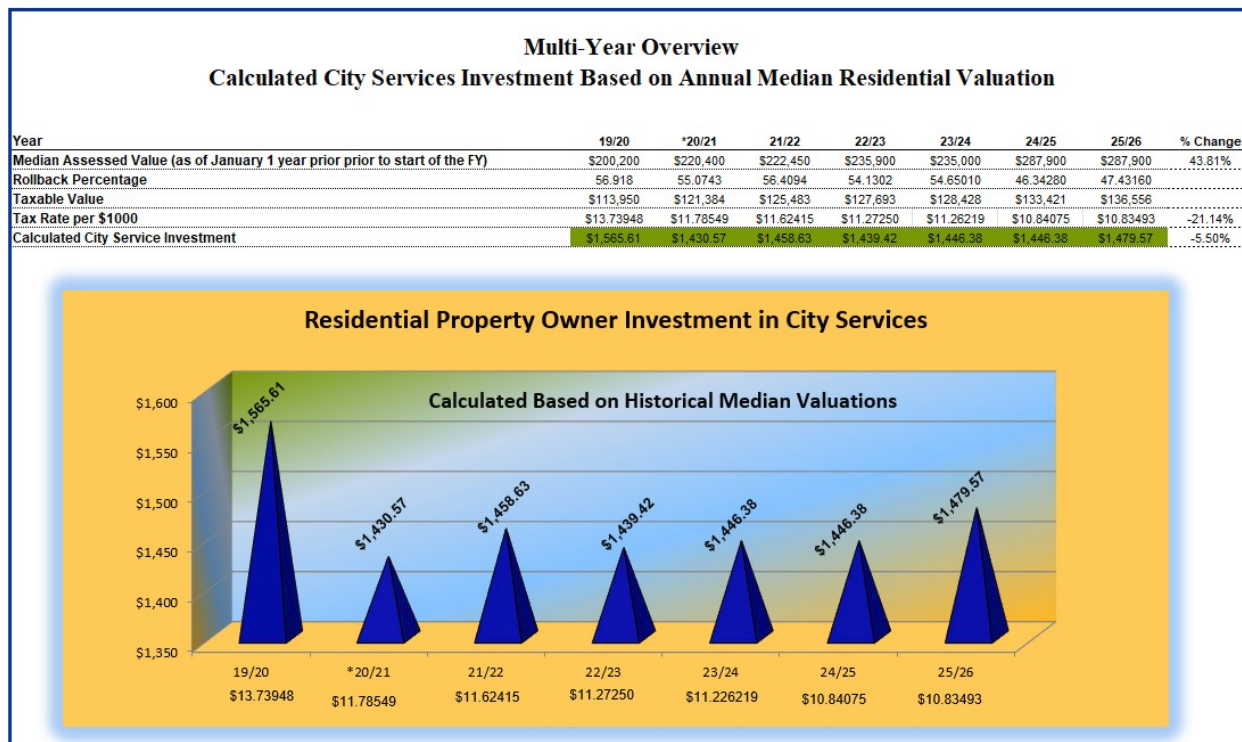
- The City Council lowered the property tax rate for the 18th year in a row. A home of median valuation in Bondurant is actually paying less in property taxes to all taxing entities today than they were five years ago, even though that home has risen significantly in value.
- Maintained an upgraded Moody's bond rating, meaning the cost of borrowing for infrastructure projects is lower because of excellence in financial management and economic development;
- Reached a billion-dollar valuation level;
- Finalized The Grain District Downtown Redevelopment Plan and advanced implementation of the plan with the purchase of a 13-acre parcel and joint planning and engineering with the developer on a multitude of public/private improvements;
- Completed two additional Certified Sites for Economic Development;
- Completed a special census, adding 2,028 citizens for a new official population of 9,393;
- Contracted for major infrastructure upgrade to 2nd Street NE (near Myers1 Certified Site) and signalization of Highway 65/2nd Street;
- Attracted a medical clinic (Hy-Vee Exemplar Care), employing Bondurant's recently adopted Targeted Business and Industry Incentive Program for the first time;
- Facilitated \$100K Community Catalyst Grant for a downtown business to expand and renovate an historic building. Also, collaborated with the property owner with a Targeted Business and Industry Incentive Program grant to upgrade the façade in the downtown;

- Constructed two additional parking lots downtown, upgraded existed parking lot with lighting, and expanded downtown parking through reconfiguration;
- Deployed planters and seasonal plantings in the downtown district;
- Purchased new holiday decorations for the entire community and outfitted The Depot with stationary lighting that can be programmed for a variety of events year-round;
- Opened Highway 65 Underpass;
- Promoted sustainability by adding solar panels to City Hall;
- Broke ground on new Bondurant Emergency Services Facility and began planning and design for renovation and reuse of former facility to become a recreational programming/civic use space (The Station Project);
- Launched a Street Tree Program, adopting a Right-of-Way tree ordinance and planting 250+ street trees over the past several years;
- Resurfaced trail around Lake Petocka;
- Finished the first phase of the Eagle Park project and secured funding for the Puddles Pavilion art installation;
- Implemented the Rec-n-Roll Trailer program (THANK YOU Chamber, Amazon, Prairie Meadows, and Polk County for supporting that program);
- Constructed Sankey Summit/Eagle Park Trail connection;
- Constructed Ditch 2 Trail Connection and completed streambank stabilization project;
- Christened the new inclusive playground at City Park, along with a new basketball court, finishing Phase 1 of construction of the City Park Master Plan and launched Phase 2 of construction – the splash pad;
- Adopted Art, Culture, and Wayfinding Master Plan (February 20, 2025; which is being aggressively implemented, including the construction of the “Dining Room”, the first interactive and functional art installation as part of the ARTocka plan for Lake Petocka;
- Collaborated with Bondurant-Farrar Community School District on the development of joint sports courts (tennis/pickleball);
- Constructed a new parking lot at BRSC;
- Opened Pawtocka, the dog park located on the south side of Lake Petocka;
- Secured funding and initiated planning for “The Garden,” which is a fishing dock/kayak launch and the second interactive, functional art installation in the ARTocka series;
- Dedicated a mural on the south side of the current Bondurant Emergency Services Facility;
- The Council made a formal decision to pursue water production and distribution, engaging design and purchasing land for future water treatment facilities. This involves planned investments of \$12.5 million in 2026, \$10.45 million in FY27, and \$1.475 million in FY28. This will help ensure sustainable water access, reliability, and quality for current and future residents;
- Began construction of water tower, including public art that markets Bondurant to the traffic on Interstate 80;

- Finalized major water main looping project in the area of the new water tower and in an area slated for future industrial development;
- Secured funding for Planning and Environmental Linkages Study for future interstate interchange, collaborating with neighboring community;
- Adopted Major Streets Master Plan and upgraded Street Design Practices;
- Engaged with Bondurant-Farrar Community Schools to plan and construct (future) Truman Drive NE to serve a future elementary school;
- Secured TEAP grant and finalized Grant Street South corridor study (near current elementary schools);
- Hired new Communications and Events Coordinator; promoted Assistant Library Director to Library Director (replacing retiring Director) and hired new Assistant Library Director, and hired new Assistant Fire Chief - Operations;
- Forged new Bondurant Emergency Services Department staffing model to transition Bondurant into a full-time fire/EMS department;
- Advanced the implementation of the Comprehensive Stormwater Master Plan with improvements at 13th/Lincoln and north of Midwest Underground;
- Finalized 15 projects through the Iowa Initiative for Sustainable Communities, including engineering for the Chichaqua Valley Trailhead and Trail Improvements; GIS Mapping and Analysis; Oral Histories of Summerfest and the Farmers' Cooperative; Parks and Recreation Mural; Parks, Trails, and Greenways Master Plan; Policy Pathways for Redevelopment of the Idle Grain Silo Complex; Public Safety Study; Community and Economic Development Policy Briefs; Community Promotional Video; Public Works Facility conceptual design; and Telling the Story of Bondurant's History;
- Secured a total of \$8,314,494 in outside funding to assist with City projects and programs in Fiscal Year 2024 and \$2,013,229 to date in Fiscal Year 2025; and
- Earned multiple awards for innovative programs and transparency, including:
 - FY25, FY24, FY23, and FY22 GFOA Distinguished Budget Presentation Award;
 - 2023, 2024, and 2025 Bondurant Chamber of Commerce Organization of the Year Award - Bondurant Community Library; and
 - 2024 American Planning Association - Iowa Chapter Economic Development Award for the Grain District Downtown Redevelopment Plan;
 - 2024 American Planning Association - Iowa Chapter Exemplary Student Project Award for the Parks, Trails, & Greenways Master Plan;
 - 2024 American Planning Association - Iowa Chapter Planning Advocate of the Year to Mayor Doug Elrod;
 - 2024 Iowa League of Cities All Star Community for the Rec-N-Roll Trailer (THANK YOU Chamber, Amazon, Prairie Meadows, and Polk County for supporting that program);
 - 2024 Tree City USA (recognizing the City's commitment to expanding its tree canopy);
 - 2025 American Planning Association – National Best Practice in Planning Award for the Grain District Downtown Redevelopment Plan;
 - 2025 Governor's Art Champion Award; and

- 2025 laCMA Program of the Year Award – Public Art Program.

This year the residential rollback is 47.43160, 1.0880 more than last year's rate of 46.34280, meaning the percentage of assessed valuation of a residential property that is taxable has increased slightly. Considering these factors, under the proposed levy rate, a homeowner with a median-priced home in Bondurant will invest a total \$1,479.57, which is \$2.77 more per month in City services next year than they paid this year. For approximately \$123.30 per month, the citizens and visitors of Bondurant receive 24-hour law enforcement and Fire protection, emergency medical services, recreational facilities and parks programming, top-notch library services, streetlights, road repair and reconstruction, capital projects which expand and upgrade the infrastructure they use every day, and a host of other services and protections. Below is a chart showing a multi-year overview of what an individual homeowner has invested in City services. It is important to note here also that the vast majority of what is invested in the community remains in the community. For example, when the City of Bondurant uses property tax dollars to fund a capital project, the people earning those dollars spend many of them at local businesses and on local services. Those dollars also multiply in the community. It is estimated that the multiplier factor for capital investments is 1.5, meaning for every dollar the City of Bondurant invests in capital projects, an additional \$1.50 is generated in economic value in the community.



The City's budget is a complex, living document. Budgeting has become more

challenging in the wake of several years of legislative actions taken by the State that continue to diminish or eliminate city financial resources. During the 2023 Legislative session, HF718, the "property tax reform" bill was passed. This bill did a number of things, including: Consolidated levies and created a newly-defined adjusted city general fund levy (ACGFL); Limited levies based on property tax valuation growth "tiers", providing a formula in State Code that determines the maximum general fund levy, driving the levy down based on the formula related to growth; Created a new homestead exemption for residential property owners of age 65 or more and shifted the financial impact to local government; Provided a military service exemption expansion and shifted the financial impact to local government; Revised provisions for property tax abatement agreements and added further limitations on residential abatement, removing the school levy from abatement; Required County Auditors to create reports to distinguish revaluation and other additions to the tax base; Required "truth in taxation" statements to be mailed to each property owner; Changed budget timelines, forms, hearings, and processes; Dictated bond election dates, requiring a single date annually for bond elections; and Set new limitations for general corporate purpose bonding.

The impact of this bill is far-reaching. Aside from removing decision-making authority from local elected officials, it has a dramatic impact on local government finances, especially for small communities that are growing quickly, such as Bondurant. For the general fund levy, using an estimation tool provided by the State Department of Management, staff developed the projection of the impact of HF718 on the City over the next four years. The legislation reduces the City's ability to collect approximately \$1.6M over the next four years. Additionally, the expansion and shift of Senior and Military exemptions reduces the City's general fund collection by an estimated \$15,562 and has a total budget impact of \$50,576 for FY26. Current State legislation applies the residential rollback to the full valuation of daycare facilities. The impact of this legislation would be \$21,225 to the general fund and \$30,054 to the full budget. This recent legislation is in addition to change made by the State Legislature in 2022 to the Business Property Tax Credit (BPTC) that it offered to businesses under the 2013 legislation that devalued business and commercial properties. The 2022 legislation shifted the cost of the BPTC onto cities and cities were told that they would be reimbursed for the cost, yet reimbursement does not fully cover the loss. The FY26 impact is estimated to be \$61,063 to the general fund. When all the reductions are added together from the legislation passed by the State Legislature in the past three years alone, the total impact on the general fund is \$707,783, equivalent to 16.53% of property taxes and state reimbursement revenues.

The City has absorbed these reductions by delaying the planned expansion of law enforcement and revising long-term staffing plans; however, the continued erosion of local resources and local control is extremely concerning.

Additionally, State legislators recently introduced companion bills for the most sweeping property tax reform in nearly 50 years in Iowa. The property tax bills (HSB 313/SB 1208) do the following:

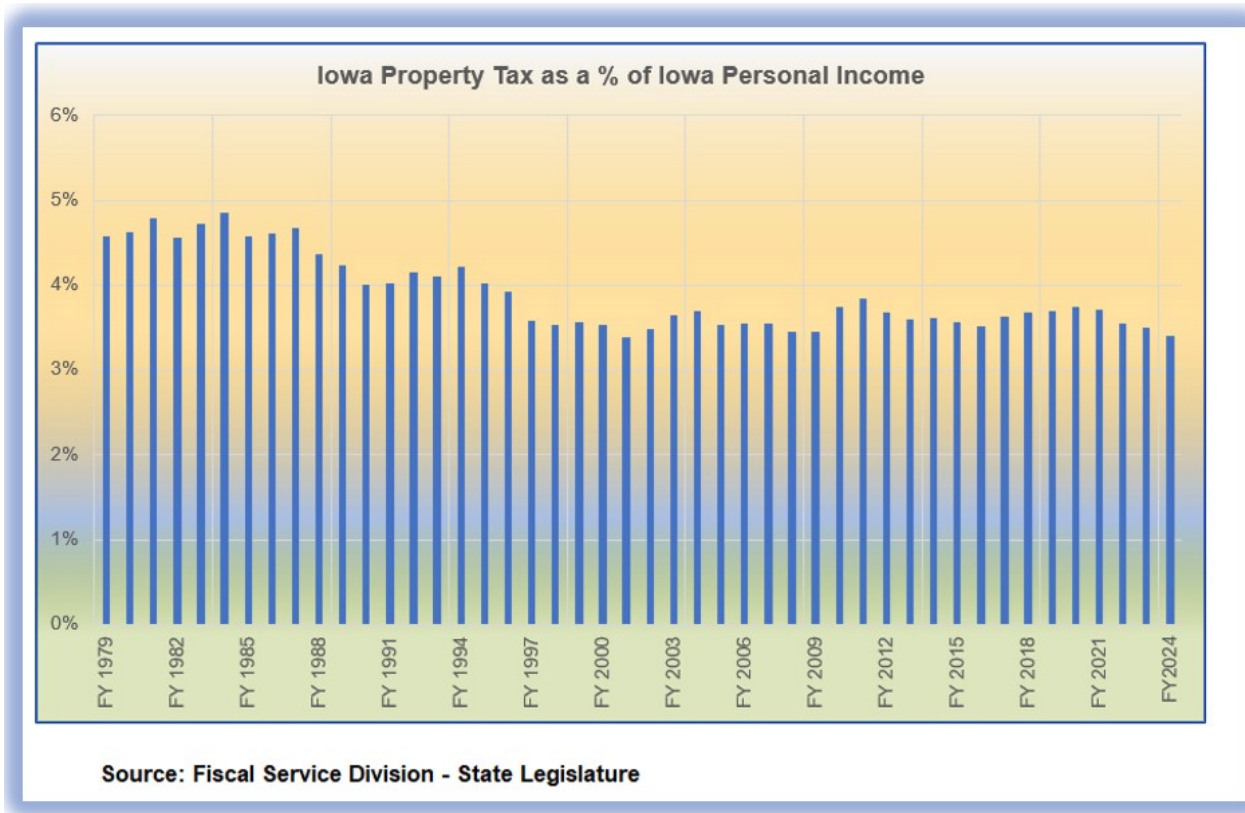
Phase out rollbacks over a 5-year period;

- Currently, implement a 2% hard cap revenue restriction;
- Revenue restriction excludes new growth; however, does not include TIF at this time, which is problematic to development and development agreements;
- Eliminate the State's allocation to reimburse the Business Property Tax Credit that was included in HF 718;
- The homestead credit (and State funding for such) is phased out and replaced with a homestead exemption, shifting the funding responsibility to local governments; Increase the veteran/military property tax exemption from \$4,000 to \$7,000;
- Provide a \$25k homestead exemption; and
- For schools, it creates a lower uniform levy to \$2.97 and streamlines the school funding formula.

The definition is not clear on how Tax Increment Finance (TIF) is treated in relation to the 2% cap. There is a need to verify how property tax abatement at expiration is handled.

The effects of this bill at this point appear to be less of a property tax reduction and more of a property tax shift to small business and residential properties. The bills are currently in study bill format and the City appreciates the legislators who are the bills' sponsors for offering an opportunity for cities to work up amendments to help make the bills better and more functional.

Below is a chart with information from the Iowa State Legislature's Fiscal Services Bureau showing property taxes as a percentage of personal income. As you can see, property taxes as a percentage of personal income are at an all-time low.



A full copy of the City's budget and capital plan is available on the City's website. Below is a table of regional levy rates.

Regional Levy Rates	
City	FY26 Rate
Des Moines	16.61000
Norwalk	14.88638
Carlisle	14.82000
Adel	13.25836
Windsor Heights	14.20958
Indianola	13.98739
Waukee	12.80000
Pleasant Hill	11.50000
Johnston	11.43790
Polk City	11.00000
Bondurant	10.83493
West Des Moines	10.80000
Grimes	10.69943
Altoona	10.75000
Urbandale	10.03000
Clive	9.92000
Ankeny	9.90000
Average	12.20259

(1.36766)

FUNDING SOURCE: All

STAFF RECOMMENDATION: Hold public hearing, which was duly published as required by law.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-107
2. FY26 State Government Budget forms
3. FY 26 transfers

CITY OF BONDURANT
RESOLUTION NO. 250407-107

A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR
ENDING JUNE 30, 2026, AND CERTIFYING THE PROPOSED TAX LEVY RATE

WHEREAS State law requires the adoption of the annual budget for the fiscal year July 1, 2025, to June 30, 2026, and all conditions precedent required by State law, including public hearing requirements, have been fulfilled; and

WHEREAS the City of Bondurant fulfilled State law requirement, holding a "Proposed Property Tax Levy" public hearing on March 24, 2025, during which no one spoke about the proposal; and

WHEREAS the FY26 budget includes \$70,082,255 in expenditures (re-estimated expenses for FY25 are \$54,378,418), which includes salaries, benefits and professional development for the 33 full-time (adding four full-time Fire/EMS positions and a Parks Operations Specialist position) and up to 24 permanent, part-time positions and funding to pay for operating expenses, capital purchases, and capital projects; and

WHEREAS the budget includes a total of \$46,000,539 in FY26 revenues and \$73,416,136 in re-estimated revenues for FY25, which includes bond issuance; and

WHEREAS an organizational chart is included in the budget; and

WHEREAS the budget includes a total of \$4,963,610 for Public Safety; \$2,241,279 for Public Works; \$49,618 for Health and Social Services; \$1,347,280 for Culture and Recreation; \$1,200,943 in Community and Economic Development; \$851,093 in General Government; \$4,856,613 in Debt Service; \$42,197,813 in Capital Projects; \$5,381,308 in Business Type Expenditures; and \$6,992,698 in transfers; and

WHEREAS revenues include \$5,940,579 in Property Taxes; \$4,301,224 in TIF revenues; \$1,575,990 in Other City Taxes; \$165,240 in Licenses and Permits; \$303,520 in Use of Money and Property; \$5,077,585 in Intergovernmental; \$2,681,427 in Miscellaneous; \$5,762,276 in Charges for Fee and Service; \$0 in Special Assessments; \$6,992,698 in Transfers, and \$13,200,000 in Proceeds of Debt; and

WHEREAS capital expenditures include the Bondurant Emergency Services facility planning and construction; City Park Improvements, the renovation of the former Bondurant Emergency Services facility; Tennis/Pickleball Courts (joint with the Bondurant-Farrar Community School District); Wayfinding/signage installation; public art installation at Lake Petocka; Grant Street S realignment/Central District Stormwater Improvements planning and design; Myers Certified Site/Civic Campus/Campus Drive Infrastructure Improvements; Truman Drive engineering and construction; Garfield Street/10th Street Extension planning; Lincoln Street Extension; Downtown parking

improvements; Water Tower project; Water facilities planning and construction; capital equipment, among others.

WHEREAS the proposed tax levy rate is \$10.83493, a slight reduction from last year's levy rate of \$10.84075 per thousand dollars of taxable valuation and the 19th consecutive year for a proposed reduction.

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

1. The annual budget for the fiscal year ending June 30, 2026, as set forth in the attached Budget Summary Certificate and in the detailed budget in support thereof, showing the revenue estimates and appropriation expenditures and allocations to programs and activities for the said fiscal year is adopted, and the City Administrator, Finance Director, and City Clerk are hereby directed to make the filings required by law and to establish such accounts in accordance with the summary and details, as adopted; and
2. The FY 2025 budget year-end re-estimated expenditures and re-estimated revenues; and
3. The transfers in both the FY25 re-estimated information and the FY26 transfers, including the sources, amounts, and purposes; and
4. The organizational chart; and
5. The Capital Improvement Plan, FY26 through FY30.

Passed this 7th day of April 2025,

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				

FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES

The City of : **BONDURANT** County Name: **POLK COUNTY**

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	518,225,433	2b	515,041,746	City Number: 77-715 Last Official Census: 7,365
DEBT SERVICE	3a	674,673,859	3b	671,490,172	
Ag Land	4a	5,465,018			

Consolidated General Fund Levy Calculation

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2025 Budget Data	8.06927	4,058,820	502,997,201	3.03
	Limitation Percentage			
	1			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2026	7.98938	4,140,300	2.01	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW			(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	7.98938	Consolidated General Fund			5	4,140,300	4,114,864	43	7.98938
		Non-Voted Other Permissible Levies							
384.12(1)	0.95000	Opr & Maint publicly owned Transit			7		0	45	0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)			11		0	49	0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs			14	89,753	89,200	52	0.17319
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.			462	4,697	4,666	465	0.00906
		Voted Other Permissible Levies							
28E.22	1.50000	Unified Law Enforcement			24		0	62	0.00000
		Total General Fund Regular Levies (5 thru 24)			25	4,234,750	4,208,730		
384.1	3.00375	Ag Land			26	16,416	16,416	63	3.00375
		Total General Fund Tax Levies (25 + 26)			27	4,251,166	4,225,146		Do Not Add
		Special Revenue Levies							
384.6	Amt Nec	Police & Fire Retirement			29		0		0.00000
	Amt Nec	FICA & IPERS (if general fund at levy limit)			30	241,635	240,149		0.46627
Rules	Amt Nec	Other Employee Benefits			31		0		0.00000
		Subtotal Employee Benefit Levy (29,30,31)			32	241,635	240,149	65	0.46627
			Valuation						
386	As Req	With Gas & Elec		Without Gas & Elec					
	SSMID 1 (A)	0 (B)		0	34		0	66	0.00000
	SSMID 2 (A)	0 (B)		0	35		0	67	0.00000
	SSMID 3 (A)	0 (B)		0	36		0	68	0.00000
	SSMID 4 (A)	0 (B)		0	37		0	69	0.00000
	SSMID 5 (A)	0 (B)		0	555		0	565	0.00000
	SSMID 6 (A)	0 (B)		0	556		0	566	0.00000
	SSMID 7 (A)	0 (B)		0	1177		0	1179	0.00000
	SSMID 8 (A)	0 (B)		0	1185		0	1187	0.00000
		Total Special Revenue Levies			39	241,635	240,149		
384.4	Amt Nec	Debt Service Levy 76.10(6)			40	1,482,277	1,475,284	70	2.19703
384.7	0.67500	Capital Projects (Capital Improv. Reserve)			41		0	71	0.00000
		Total Property Taxes (27+39+40+41)			42	5,975,078	5,940,579	72	10.83493

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following: Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

(City Representative)

(Date)

(County Auditor)

(Date)

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF BONDURANT - PROPOSED PROPERTY TAX LEVY

BONDURANT

Fiscal Year July 1, 2025 - June 30, 2026

CITY #: 77-715

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 3/24/2025 Meeting Time: 05:45 PM Meeting Location: Bondurant City Hall, 200 2nd Street NE, Bondurant, Iowa 50035 or via Zoom at <https://us02web.zoom.us/j/89685689710?pwd=tM8MagFoySmIXvOQ5kZFIljFgDVeTd.1>

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
cityofbondurant.com

City Telephone Number
(515) 967-2418

Iowa Department of Management	Current Year Certified Property Tax 2024 - 2025	Budget Year Effective Property Tax 2025 - 2026	Budget Year Proposed Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service	499,978,457	515,041,746	515,041,746
Consolidated General Fund	4,034,461	4,034,461	4,114,864
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	77,572	77,572	89,200
Support of Local Emergency Mgmt. Comm.	7,320	7,320	4,666
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	104,106	104,106	240,149
Other Employee Benefits	0	0	0
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	618,647,969	671,490,172	671,490,172
Debt Service	1,480,715	1,480,715	1,475,284
CITY REGULAR TOTAL PROPERTY TAX	5,704,174	5,704,174	5,924,163
CITY REGULAR TAX RATE	10.84075	10.40534	10.83493
Taxable Value for City Ag Land	5,528,236	5,465,018	5,465,018
Ag Land	16,605	16,605	16,416
CITY AG LAND TAX RATE	3.00375	3.03842	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Residential	502	565	12.55
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Commercial	2,217	2,526	13.94

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

Bondurant recently grew by 2,023 residents and is collecting \$80,403 more in CGFL property tax revenues than last year due to increased valuation through the City's past economic development efforts. The additional funds are being used to enhance Fire/EMS.

FUND BALANCE

City Name: BONDURANT
Fiscal Year July 1, 2025 - June 30, 2026

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2024										
Beginning Fund Balance July 1	1	4,214,479	1,371,583	1	95,545	11,038,865	28,773	16,749,246	3,656,501	20,405,747
Actual Revenues Except Beg Balance	2	7,335,213	3,932,514	2,510,329	3,857,851	23,397,967	3,094	41,036,968	5,258,776	46,295,744
Actual Expenditures Except End Balance	3	5,717,784	4,173,960	2,507,496	3,799,883	9,007,431	0	25,206,554	4,174,269	29,380,823
Ending Fund Balance June 30	4	5,831,908	1,130,137	2,834	153,513	25,429,401	31,867	32,579,660	4,741,008	37,320,668
Re-Estimated FY 2025										
Beginning Fund Balance	5	5,831,908	1,130,137	2,834	153,513	25,429,401	31,867	32,579,660	4,741,008	37,320,668
Re-Est Revenues	6	7,876,893	4,193,036	3,267,305	4,681,538	48,394,371	3,740	68,416,883	4,999,253	73,416,136
Re-Est Expenditures	7	6,538,837	4,326,863	3,396,703	4,148,717	29,114,593	0	47,525,713	6,852,705	54,378,418
Ending Fund Balance	8	7,169,964	996,310	-126,564	686,334	44,709,179	35,607	53,470,830	2,887,556	56,358,386
Budget FY 2026										
Beginning Fund Balance	9	7,169,964	996,310	-126,564	686,334	44,709,179	35,607	53,470,830	2,887,556	56,358,386
Revenues	10	6,951,002	4,555,244	4,301,224	4,921,012	19,592,695	2,940	40,324,117	5,676,422	46,000,539
Expenditures	11	7,829,162	4,902,117	4,300,227	4,856,613	42,197,813	0	64,085,932	5,996,323	70,082,255
Ending Fund Balance	12	6,291,804	649,437	-125,567	750,733	22,104,061	38,547	29,709,015	2,567,655	32,276,670

LOCAL EMC SUPPORT

City Name: BONDURANT
Fiscal Year July 1, 2025 - June 30, 2026

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 6 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

	Request with Utility Replacement	Property Taxes Levied
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.		0
Support of a Local Emerg.Mgmt.Comm.	4,697	4,666
TOTAL FOR FY 2026	4,697	4,666

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 1

City Name: BONDURANT
Fiscal Year July 1, 2024 - June 30, 2025

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
PUBLIC SAFETY										
Police Department/Crime Prevention	1	843,267							843,267	833,263
Jail	2								0	0
Emergency Management	3								0	0
Flood Control	4								0	0
Fire Department	5	826,311	249,976						1,076,287	819,888
Ambulance	6	883,837	368,306						1,252,143	825,675
Building Inspections	7	327,212	10,078						337,290	255,280
Miscellaneous Protective Services	8	6,555	1,301						7,856	157
Animal Control	9								0	0
Other Public Safety	10								0	61,663
TOTAL (lines 1 - 10)	11	2,887,182	629,661				0		3,516,843	2,795,926
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12	242,429	1,076,418						1,318,847	1,014,718
Parking - Meter and Off-Street	13								0	0
Street Lighting	14		68,000						68,000	0
Traffic Control and Safety	15		8,080						8,080	31,925
Snow Removal	16		76,133						76,133	0
Highway Engineering	17								0	0
Street Cleaning	18								0	0
Airport (if not Enterprise)	19								0	0
Garbage (if not Enterprise)	20	577,859	6,480						584,339	555,062
Other Public Works	21								0	0
TOTAL (lines 12 - 21)	22	820,288	1,235,111				0		2,055,399	1,601,705
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23	38,968							38,968	0
City Hospital	24								0	0
Payments to Private Hospitals	25								0	0
Health Regulation and Inspection	26								0	0
Water, Air, and Mosquito Control	27	25,197							25,197	214
Community Mental Health	28								0	0
Other Health and Social Services	29								0	18,707
TOTAL (lines 23 - 29)	30	64,165	0				0		64,165	18,921
CULTURE & RECREATION										
Library Services	31	739,293	197,171						936,464	813,657
Museum, Band and Theater	32								0	0
Parks	33	179,660	76,139						255,799	348,276
Recreation	34	67,510	19,698						87,208	72,086
Cemetery	35	63,397	18,233						81,630	45,419
Community Center, Zoo, & Marina	36								0	0
Other Culture and Recreation	37	13,736							13,736	20,899
TOTAL (lines 31 - 37)	38	1,063,596	311,241				0		1,374,837	1,300,337

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2

City Name: BONDURANT
Fiscal Year July 1, 2024 - June 30, 2025

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39								0	33,216
Economic Development	40	493,201	55,454						548,655	379,460
Housing and Urban Renewal	41								0	0
Planning & Zoning	42	339,697	85,198						424,895	400,430
Other Com & Econ Development	43								0	0
TIF Rebates	44								0	0
TOTAL (lines 39 - 44)	45	832,898	140,652	0			0		973,550	813,106
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	168,556	45,693						214,249	180,145
Clerk, Treasurer, & Finance Adm.	47	335,435	92,943						428,378	394,576
Elections	48								0	2,350
Legal Services & City Attorney	49	25,000							25,000	7,898
City Hall & General Buildings	50	27,670							27,670	20,003
Tort Liability	51	122,538							122,538	112,650
Other General Government	52	4,265							4,265	409,134
TOTAL (lines 46 - 52)	53	683,464	138,636	0			0		822,100	1,126,756
DEBT SERVICE	54				4,148,717				4,148,717	3,740,471
Gov Capital Projects	55					28,897,761			28,897,761	7,828,824
TIF Capital Projects	56								0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		28,897,761	0		28,897,761	7,828,824
TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	58	6,351,593	2,455,301	0	4,148,717	28,897,761	0		41,853,372	19,226,046
BUSINESS TYPE ACTIVITIES Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							2,596,663	2,596,663	1,513,040
Sewer Utility	60							1,957,288	1,957,288	1,413,419
Electric Utility	61								0	0
Gas Utility	62								0	0
Airport	63								0	0
Landfill/Garbage	64								0	0
Transit	65								0	0
Cable TV, Internet & Telephone	66								0	0
Housing Authority	67								0	0
Storm Water Utility	68							411,085	411,085	298,223
Other Business Type (city hosp., ISF, parking, etc.)	69								0	0
Enterprise DEBT SERVICE	70							0	0	435,779
Enterprise CAPITAL PROJECTS	71								0	105,650
Enterprise TIF CAPITAL PROJECTS	72								0	0
TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	73							4,965,036	4,965,036	3,766,111
TOTAL ALL EXPENDITURES (lines 58+73)	74	6,351,593	2,455,301	0	4,148,717	28,897,761	0	4,965,036	46,818,408	22,992,157
Regular Transfers Out	75	187,244	1,871,562			98,397		1,887,669	4,044,872	2,673,711
Internal TIF Loan Transfers Out	76			3,396,703	0	118,435			3,515,138	3,714,955
Total ALL Transfers Out	77	187,244	1,871,562	3,396,703	0	216,832	0	1,887,669	7,560,010	6,388,666
Total Expenditures and Other Fin Uses (lines 74+77)	78	6,538,837	4,326,863	3,396,703	4,148,717	29,114,593	0	6,852,705	54,378,418	29,380,823
Ending Fund Balance June 30	79	7,169,964	996,310	-126,564	686,334	44,709,179	35,607	2,887,556	56,358,386	37,320,668

RE-ESTIMATED REVENUES DETAIL

City Name: BONDURANT
Fiscal Year July 1, 2024 - June 30, 2025

REVENUES & OTHER FINANCING SOURCES		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
Taxes Levied on Property	1	4,252,895	107,562		1,480,715				5,841,172	4,902,073
Less: Uncollected Property Taxes - Levy Year	2								0	0
Net Current Property Taxes (line 1 minus line 2)	3	4,252,895	107,562		1,480,715	0			5,841,172	4,902,073
Delinquent Property Taxes	4								0	0
TIF Revenues	5			3,257,960					3,257,960	2,506,224
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	24,510	618		7,120				32,248	2,953
Utility franchise tax (Iowa Code Chapter 364.2)	7	8,856							8,856	11,235
Parimutuel wager tax	8								0	0
Gaming wager tax	9								0	0
Mobile Home Taxes	10								0	0
Hotel/Motel Taxes	11	4,224							4,224	3,811
Other Local Option Taxes	12		1,449,344						1,449,344	1,421,184
Subtotal - Other City Taxes (lines 6 thru 12)	13	37,590	1,449,962		7,120	0			1,494,672	1,439,183
Licenses & Permits	14	86,240							86,240	453,608
Use of Money & Property	15	93,205	95,564	9,345	9,391	711,662	1,500	295,639	1,216,306	1,474,654
Intergovernmental:										
Federal Grants & Reimbursements	16					2,582,250			2,582,250	4,083
Road Use Taxes	17		1,146,764						1,146,764	1,041,597
Other State Grants & Reimbursements	18	0	23,310			542,387			565,697	174,274
Local Grants & Reimbursements	19	192,237				3,000			195,237	231,413
Subtotal - Intergovernmental (lines 16 thru 19)	20	192,237	1,170,074	0	0	3,127,637		0	4,489,948	1,451,367
Charges for Fees & Service:										
Water Utility	21					16,777		2,497,306	2,514,083	2,400,537
Sewer Utility	22							1,729,090	1,729,090	2,160,512
Electric Utility	23								0	38
Gas Utility	24								0	0
Parking	25								0	0
Airport	26								0	0
Landfill/Garbage	27	598,757							598,757	581,563
Hospital	28								0	0
Transit	29								0	0
Cable TV, Internet & Telephone	30								0	0
Housing Authority	31								0	0
Storm Water Utility	32							467,838	467,838	461,583
Other Fees & Charges for Service	33								0	175,490
Subtotal - Charges for Service (lines 21 thru 33)	34	598,757	0		0	16,777	0	4,694,234	5,309,768	5,779,723
Special Assessments	35								0	0
Miscellaneous	36	583,182	8,000			105,431	2,240	9,380	708,233	852,036
Other Financing Sources:										
Regular Operating Transfers In	37	416,571	1,361,874		431,070	1,835,357			4,044,872	2,673,711
Internal TIF Loan Transfers In	38	591,216			2,753,242	170,680			3,515,138	3,714,955
Subtotal ALL Operating Transfers In	39	1,007,787	1,361,874	0	3,184,312	2,006,037	0	0	7,560,010	6,388,666
Proceeds of Debt (Excluding TIF Internal Borrowing)	40	1,025,000				42,426,827			43,451,827	21,045,687
Proceeds of Capital Asset Sales	41								0	2,523
Subtotal-Other Financing Sources (lines 36 thru 38)	42	2,032,787	1,361,874	0	3,184,312	44,432,864	0	0	51,011,837	27,436,876
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43	7,876,893	4,193,036	3,267,305	4,681,538	48,394,371	3,740	4,999,253	73,416,136	46,295,744
Beginning Fund Balance July 1	44	5,831,908	1,130,137	2,834	153,513	25,429,401	31,867	4,741,008	37,320,668	20,405,747
TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	45	13,708,801	5,323,173	3,270,139	4,835,051	73,823,772	35,607	9,740,261	110,736,804	66,701,491

EXPENDITURES SCHEDULE PAGE 1

City Name: BONDURANT
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
PUBLIC SAFETY											
Police Department/Crime Prevention	1	883,396							883,396	843,267	833,263
Jail	2								0	0	0
Emergency Management	3								0	0	0
Flood Control	4								0	0	0
Fire Department	5	1,551,882	291,265						1,843,147	1,076,287	819,888
Ambulance	6	1,600,259	289,969						1,890,228	1,252,143	825,675
Building Inspections	7	328,210	10,063						338,273	337,290	255,280
Miscellaneous Protective Services	8	6,817	1,749						8,566	7,856	157
Animal Control	9								0	0	0
Other Public Safety	10								0	0	61,663
TOTAL (lines 1 - 10)	11	4,370,564	593,046				0		4,963,610	3,516,843	2,795,926
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12		1,466,585						1,466,585	1,318,847	1,014,718
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14		70,450						70,450	68,000	0
Traffic Control and Safety	15		8,322						8,322	8,080	31,925
Snow Removal	16		96,056						96,056	76,133	0
Highway Engineering	17								0	0	0
Street Cleaning	18								0	0	0
Airport	19								0	0	0
Garbage (if not Enterprise)	20	593,573	6,293						599,866	584,339	555,062
Other Public Works	21								0	0	0
TOTAL (lines 12 - 21)	22	593,573	1,647,706				0		2,241,279	2,055,399	1,601,705
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23	25,000							25,000	38,968	0
City Hospital	24								0	0	0
Payments to Private Hospitals	25								0	0	0
Health Regulation and Inspection	26								0	0	0
Water, Air, and Mosquito Control	27	24,618							24,618	25,197	214
Community Mental Health	28								0	0	0
Other Health and Social Services	29								0	0	18,707
TOTAL (lines 23 - 29)	30	49,618	0				0		49,618	64,165	18,921
CULTURE & RECREATION											
Library Services	31	684,961	150,789						835,750	936,464	813,657
Museum, Band and Theater	32								0	0	0
Parks	33	218,786	74,455						293,241	255,799	348,276
Recreation	34	111,311	37,636						148,947	87,208	72,086
Cemetery	35	38,621	16,626						55,247	81,630	45,419
Community Center, Zoo, & Marina	36								0	0	0
Other Culture and Recreation	37	14,095							14,095	13,736	20,899
TOTAL (lines 31 - 37)	38	1,067,774	279,506				0		1,347,280	1,374,837	1,300,337

EXPENDITURES SCHEDULE PAGE 2

City Name: BONDURANT
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39								0	0	33,216
Economic Development	40	735,124	84,421						819,545	548,655	379,460
Housing and Urban Renewal	41								0	0	0
Planning & Zoning	42	302,641	78,757						381,398	424,895	400,430
Other Com & Econ Development	43								0	0	0
TIF Rebates	44								0	0	0
TOTAL (lines 39 - 44)	45	1,037,765	163,178	0			0		1,200,943	973,550	813,106
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	176,397	43,294						219,691	214,249	180,145
Clerk, Treasurer, & Finance Adm.	47	299,936	97,931						397,867	428,378	394,576
Elections	48								0	0	2,350
Legal Services & City Attorney	49	25,000							25,000	25,000	7,898
City Hall & General Buildings	50	28,170							28,170	27,670	20,003
Tort Liability	51	179,000							179,000	122,538	112,650
Other General Government	52	1,365							1,365	4,265	409,134
TOTAL (lines 46 - 52)	53	709,868	141,225	0			0		851,093	822,100	1,126,756
DEBT SERVICE	54				4,856,613				4,856,613	4,148,717	3,740,471
Gov Capital Projects	55					42,197,813			42,197,813	28,897,761	7,828,824
TIF Capital Projects	56								0	0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		42,197,813	0		42,197,813	28,897,761	7,828,824
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	7,829,162	2,824,661	0	4,856,613	42,197,813	0		57,708,249	41,853,372	19,226,046
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59							2,848,359	2,848,359	2,596,663	1,513,040
Sewer Utility	60							2,143,074	2,143,074	1,957,288	1,413,419
Electric Utility	61							0	0	0	0
Gas Utility	62							0	0	0	0
Airport	63							0	0	0	0
Landfill/Garbage	64							0	0	0	0
Transit	65							0	0	0	0
Cable TV, Internet & Telephone	66							0	0	0	0
Housing Authority	67							0	0	0	0
Storm Water Utility	68							389,875	389,875	411,085	298,223
Other Business Type (city hosp., ISF, parking, etc.)	69							0	0	0	0
Enterprise DEBT SERVICE	70							0	0	0	435,779
Enterprise CAPITAL PROJECTS	71							0	0	0	105,650
Enterprise TIF CAPITAL PROJECTS	72							0	0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73							5,381,308	5,381,308	4,965,036	3,766,111
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	7,829,162	2,824,661	0	4,856,613	42,197,813	0	5,381,308	63,089,557	46,818,408	22,992,157
Regular Transfers Out	75		2,077,456					615,015	2,692,471	4,044,872	2,673,711
Internal TIF Loan / Repayment Transfers Out	76			4,300,227					4,300,227	3,515,138	3,714,955
Total ALL Transfers Out	77	0	2,077,456	4,300,227	0	0	0	615,015	6,992,698	7,560,010	6,388,666
Total Expenditures & Fund Transfers Out (lines 74+77)	78	7,829,162	4,902,117	4,300,227	4,856,613	42,197,813	0	5,996,323	70,082,255	54,378,418	29,380,823
Ending Fund Balance June 30	79	6,291,804	649,437	-125,567	750,733	22,104,061	38,547	2,567,655	32,276,670	56,358,386	37,320,668

REVENUES DETAIL

City Name: BONDURANT
Fiscal Year July 1, 2025 - June 30, 2026

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
REVENUES & OTHER FINANCING SOURCES											
Taxes Levied on Property	1	4,225,146	240,149		1,475,284	0			5,940,579	5,841,172	4,902,073
Less: Uncollected Property Taxes - Levy Year	2								0	0	0
Net Current Property Taxes (line 1 minus line 2)	3	4,225,146	240,149		1,475,284	0			5,940,579	5,841,172	4,902,073
Delinquent Property Taxes	4								0	0	0
TIF Revenues	5			4,301,224					4,301,224	3,257,960	2,506,224
Other City Taxes:											
Utility Tax Replacement Excise Taxes	6	26,020	1,486		6,993	0			34,499	32,248	2,953
Utility franchise tax (Iowa Code Chapter 364.2)	7	8,856							8,856	8,856	11,235
Parimutuel wager tax	8								0	0	0
Gaming wager tax	9								0	0	0
Mobile Home Taxes	10								0	0	0
Hotel/Motel Taxes	11	2,635							2,635	4,224	3,811
Other Local Option Taxes	12		1,530,000						1,530,000	1,449,344	1,421,184
Subtotal - Other City Taxes (lines 6 thru 12)	13	37,511	1,531,486		6,993	0			1,575,990	1,494,672	1,439,183
Licenses & Permits	14	165,240							165,240	86,240	453,608
Use of Money & Property	15	25,000	35,000		5,000	90,000	700	147,820	303,520	1,216,306	1,474,654
Intergovernmental:											
Federal Grants & Reimbursements	16					250,000			250,000	2,582,250	4,083
Road Use Taxes	17		1,319,717						1,319,717	1,146,764	1,041,597
Other State Grants & Reimbursements	18		10,000			3,321,278			3,331,278	565,697	174,274
Local Grants & Reimbursements	19	176,590							176,590	195,237	231,413
Subtotal - Intergovernmental (lines 16 thru 19)	20	176,590	1,329,717	0	0	3,571,278		0	5,077,585	4,489,948	1,451,367
Charges for Fees & Service:											
Water Utility	21							2,944,227	2,944,227	2,514,083	2,400,537
Sewer Utility	22							1,741,958	1,741,958	1,729,090	2,160,512
Electric Utility	23								0	0	38
Gas Utility	24								0	0	0
Parking	25								0	0	0
Airport	26								0	0	0
Landfill/Garbage	27	604,745							604,745	598,757	581,563
Hospital	28								0	0	0
Transit	29								0	0	0
Cable TV, Internet & Telephone	30								0	0	0
Housing Authority	31								0	0	0
Storm Water Utility	32							471,346	471,346	467,838	461,583
Other Fees & Charges for Service	33								0	0	175,490
Subtotal - Charges for Service (lines 21 thru 33)	34	604,745	0		0	0	0	5,157,531	5,762,276	5,309,768	5,779,723
Special Assessments	35								0	0	0
Miscellaneous	36	450,526	8,000			2,212,667	2,240	7,994	2,681,427	708,233	852,036
Other Financing Sources:											
Regular Operating Transfers In	37	296,154	1,304,795		582,422	509,100			2,692,471	4,044,872	2,673,711
Internal TIF Loan Transfers In	38	970,090	106,097		2,851,313	9,650		363,077	4,300,227	3,515,138	3,714,955
Subtotal ALL Operating Transfers In	39	1,266,244	1,410,892	0	3,433,735	518,750	0	363,077	6,992,698	7,560,010	6,388,666
Proceeds of Debt (Excluding TIF Internal Borrowing)	40					13,200,000			13,200,000	43,451,827	21,045,687
Proceeds of Capital Asset Sales	41								0	0	2,523
Subtotal-Other Financing Sources (lines 38 thru 40)	42	1,266,244	1,410,892	0	3,433,735	13,718,750	0	363,077	20,192,698	51,011,837	27,436,876
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	6,951,002	4,555,244	4,301,224	4,921,012	19,592,695	2,940	5,676,422	46,000,539	73,416,136	46,295,744
Beginning Fund Balance July 1	44	7,169,964	996,310	-126,564	686,334	44,709,179	35,607	2,887,556	56,358,386	37,320,668	20,405,747
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	14,120,966	5,551,554	4,174,660	5,607,346	64,301,874	38,547	8,563,978	102,358,925	110,736,804	66,701,491

ADOPTED BUDGET SUMMARY

City Name: BONDURANT
Fiscal Year July 1, 2025 - June 30, 2026

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
Revenues & Other Financing Sources											
Taxes Levied on Property	1	4,225,146	240,149		1,475,284	0			5,940,579	5,841,172	4,902,073
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	4,225,146	240,149		1,475,284	0			5,940,579	5,841,172	4,902,073
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			4,301,224					4,301,224	3,257,960	2,506,224
Other City Taxes	6	37,511	1,531,486		6,993	0			1,575,990	1,494,672	1,439,183
Licenses & Permits	7	165,240	0					0	165,240	86,240	453,608
Use of Money and Property	8	25,000	35,000	0	5,000	90,000	700	147,820	303,520	1,216,306	1,474,654
Intergovernmental	9	176,590	1,329,717	0	0	3,571,278		0	5,077,585	4,489,948	1,451,367
Charges for Fees & Service	10	604,745	0		0	0	0	5,157,531	5,762,276	5,309,768	5,779,723
Special Assessments	11	0	0		0	0		0	0	0	0
Miscellaneous	12	450,526	8,000		0	2,212,667	2,240	7,994	2,681,427	708,233	852,036
Sub-Total Revenues	13	5,684,758	3,144,352	4,301,224	1,487,277	5,873,945	2,940	5,313,345	25,807,841	22,404,299	18,858,868
Other Financing Sources:											
Total Transfers In	14	1,266,244	1,410,892	0	3,433,735	518,750	0	363,077	6,992,698	7,560,010	6,388,666
Proceeds of Debt	15	0	0	0	0	13,200,000		0	13,200,000	43,451,827	21,045,687
Proceeds of Capital Asset Sales	16	0	0	0	0	0	0	0	0	0	2,523
Total Revenues and Other Sources	17	6,951,002	4,555,244	4,301,224	4,921,012	19,592,695	2,940	5,676,422	46,000,539	73,416,136	46,295,744
Expenditures & Other Financing Uses											
Public Safety	18	4,370,564	593,046	0			0		4,963,610	3,516,843	2,795,926
Public Works	19	593,573	1,647,706	0			0		2,241,279	2,055,399	1,601,705
Health and Social Services	20	49,618	0	0			0		49,618	64,165	18,921
Culture and Recreation	21	1,067,774	279,506	0			0		1,347,280	1,374,837	1,300,337
Community and Economic Development	22	1,037,765	163,178	0			0		1,200,943	973,550	813,106
General Government	23	709,868	141,225	0			0		851,093	822,100	1,126,756
Debt Service	24	0	0	0	4,856,613		0		4,856,613	4,148,717	3,740,471
Capital Projects	25	0	0	0		42,197,813	0		42,197,813	28,897,761	7,828,824
Total Government Activities Expenditures	26	7,829,162	2,824,661	0	4,856,613	42,197,813	0		57,708,249	41,853,372	19,226,046
Business Type Proprietary: Enterprise & ISF	27							5,381,308	5,381,308	4,965,036	3,766,111
Total Gov & Bus Type Expenditures	28	7,829,162	2,824,661	0	4,856,613	42,197,813	0	5,381,308	63,089,557	46,818,408	22,992,157
Total Transfers Out	29	0	2,077,456	4,300,227	0	0	0	615,015	6,992,698	7,560,010	6,388,666
Total ALL Expenditures/Fund Transfers Out	30	7,829,162	4,902,117	4,300,227	4,856,613	42,197,813	0	5,996,323	70,082,255	54,378,418	29,380,823
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	-878,160	-346,873	997	64,399	-22,605,118	2,940	-319,901	-24,081,716	19,037,718	16,914,921
Beginning Fund Balance July 1	33	7,169,964	996,310	-126,564	686,334	44,709,179	35,607	2,887,556	56,358,386	37,320,668	20,405,747
Ending Fund Balance June 30	34	6,291,804	649,437	-125,567	750,733	22,104,061	38,547	2,567,655	32,276,670	56,358,386	37,320,668

LONG TERM DEBT SCHEDULE - LT DEBT1

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
\$1,550,000 2011 GO Bond (PW Facility, Paine Hts drainage, 2nd SE) 2011	1	1,550,000	GO	11-87	145,000	5,003	150,003	500		7,101	143,402
\$1,130,000 2014A GO Bond (Water Purchase Capacity)	2	1,130,000	GO	14-31	120,000	15,110	135,110	500		135,610	0
\$895,000 GO Bond(England Parkland Purchase) 2017	3	895,000	GO	17-54	145,000	3,408	148,408	500		148,908	0
\$2455000 2018A GO Bond (Lincoln, 2nd St Culvert,Ambulance)	4	2,455,000	GO	18-98	265,000	36,390	301,390	600		179,897	122,093
\$2,135,000 GO 2020A Bond (PW equipment, Fire truck, City Hall)	5	2,135,000	GO	200121-27	200,000	48,300	248,300	600		157,104	91,796
\$7,045,000 TIF 2020B Bond (Bluejay/City Hall)	6	7,045,000	GO	200121-27	540,000	140,900	680,900	600		681,500	0
\$2,665,000 2020C Bond Sewer Revenue	7	2,665,000	NON-GO	200615-182	170,000	50,085	220,085	600		220,685	0
\$3.58M 2020D Library Bond	8	3,580,000	GO	201019-299	160,000	68,975	228,975	600			229,575
\$2.29M 2020E Stormwater Revenue Bond	9	2,290,000	NON-GO	201221-381	105,000	35,800	140,800	600		141,400	0
\$6,050,000 TIF2021A Project Omega (Economic Development)	10	6,050,000	NON-GO	210119-22	380,000	121,300	501,300	600		501,900	0
\$13,700,000 TIF/GO 2022A ES Building, Land, Meyer Certified Site	11	13,700,000	GO	220207-47	375,000	440,375	815,375	600		501,700	314,275
\$7,750,000 2023 SRF Water Revenue	12	7,750,000	NON-GO	230710-136	200,000	133,877	333,877	19,125		353,002	0
\$6,420,000 GO 2023A Civic Campus Land, City Park, Road, etc.	13	6,420,000	GO	231120-246	450,000	288,000	738,000	600		157,464	581,136
\$11,540,000 TIF 2023B Civic Campus	14	11,540,000	GO	231120-247	385,000	517,550	902,550	600		903,150	0
\$1,221,213 Polk Co Urban Service Area	15	1,221,213	NON-GO		106,759		106,759			106,759	0
	16	-	-				0				0
Debt Service Reserves	17	-	-				0			51,000	-51,000
	18	-	-				0				0
	19	-	-				0				0
	20	-	-				0				0
	21	-	-				0				0
	22	-	-				0				0
	23	-	-				0				0
	24	-	-				0				0
	25	-	-				0				0
	26	-	-				0				0
	27	-	-				0				0
	28	-	-				0				0
	29	-	-				0				0
	30	-	-				0				0
TOTALS					3,746,759	1,905,073	5,651,832	26,625	0	4,247,180	1,431,277

LONG TERM DEBT SCHEDULE - GRAND TOTALS

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2026	Interest Due FY 2026	Total Obligation Due FY 2026	Bond Reg./ Paying Agent Fees Due FY 2026	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	2,785,000	1,564,011	4,349,011	5,700	0	2,872,434	1,482,277
NON GO - TOTAL	961,759	341,062	1,302,821	20,925	0	1,323,746	0
GRAND - TOTAL	3,746,759	1,905,073	5,651,832	26,625	0	4,196,180	1,482,277

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2025 - June 30, 2026

City of: **BONDURANT**

The City Council will conduct a public hearing on the proposed Budget at: **Bondurant City Council Chambers, 200 Second Street NE, Bondurant, Iowa** or via zoom at: <https://us02web.zoom.us/j/84455942471> Meeting Date: **4/7/2025** Meeting Time: **06:00 PM**

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.				
The estimated Total tax levy rate per \$1000 valuation on regular property				10.83493
The estimated tax levy rate per \$1000 valuation on Agricultural property is				3.00375
At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.				
Phone Number (515) 967-2418	City Clerk/Finance Officer's NAME Marketa Oliver			
		Budget FY 2026	Re-estimated FY 2025	Actual FY 2024
Revenues & Other Financing Sources				
Taxes Levied on Property	1	5,940,579	5,841,172	4,902,073
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	5,940,579	5,841,172	4,902,073
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	4,301,224	3,257,960	2,506,224
Other City Taxes	6	1,575,990	1,494,672	1,439,183
Licenses & Permits	7	165,240	86,240	453,608
Use of Money and Property	8	303,520	1,216,306	1,474,654
Intergovernmental	9	5,077,585	4,489,948	1,451,367
Charges for Fees & Service	10	5,762,276	5,309,768	5,779,723
Special Assessments	11	0	0	0
Miscellaneous	12	2,681,427	708,233	852,036
Other Financing Sources	13	13,200,000	43,451,827	21,048,210
Transfers In	14	6,992,698	7,560,010	6,388,666
Total Revenues and Other Sources	15	46,000,539	73,416,136	46,295,744
Expenditures & Other Financing Uses				
Public Safety	16	4,963,610	3,516,843	2,795,926
Public Works	17	2,241,279	2,055,399	1,601,705
Health and Social Services	18	49,618	64,165	18,921
Culture and Recreation	19	1,347,280	1,374,837	1,300,337
Community and Economic Development	20	1,200,943	973,550	813,106
General Government	21	851,093	822,100	1,126,756
Debt Service	22	4,856,613	4,148,717	3,740,471
Capital Projects	23	42,197,813	28,897,761	7,828,824
Total Government Activities Expenditures	24	57,708,249	41,853,372	19,226,046
Business Type / Enterprises	25	5,381,308	4,965,036	3,766,111
Total ALL Expenditures	26	63,089,557	46,818,408	22,992,157
Transfers Out	27	6,992,698	7,560,010	6,388,666
Total ALL Expenditures/Transfers Out	28	70,082,255	54,378,418	29,380,823
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-24,081,716	19,037,718	16,914,921
Beginning Fund Balance July 1	30	56,358,386	37,320,668	20,405,747
Ending Fund Balance June 30	31	32,276,670	56,358,386	37,320,668

FY 25 Year-end, FY26 Budgeted Transfers, and FY27 Projected Transfers

From	Account #	To	Account #	FY25	FY25YE	FY26	FY27	Reason
Water Enterprise	600-910-6910	General Fund	001-910-4-4830	13,500	13,500	19,690	22,053	Liability Insurance (11% in FY25 and beyond; 9% prior of total)
Water Enterprise	600-910-6910	Debt Service	200-910-4830	133,715	133,715	135,610	132,190	Pay 2014A GO Bond-Purchase water capacity
Water Enterprise	600-910-6910	The Grain District	337-910-4-4830		40,000	86,600	50,000	water infrastructure capital projects
Water Enterprise	600-910-6910	Streets Arterial	325-910-4-4830	50,000	50,000	50,000	50,000	to support Wtr portion of new streets for school
Water Enterprise	600-910-6910	General Fund	001-910-4-4830	0	0	0	66,532	Liability Insurance for new water plant
Sewer Enterprise	610-910-6910	Streets Arterial	325-910-4-4830	200,000	200,000	100,000	100,000	sewer portion of streets project
Sewer Enterprise	610-910-6910	The Grain District	337-910-4-4830		100,000	125,500	100,000	Sewer portion of public infrastructure improvements
Sewer Enterprise	610-910-6910	The Grain District	337-910-4-4830		1,093,941			Borrow from Sewer to purchase land to activate Grain
Sewer Enterprise	610-910-6910	Debt Service	200-910-4-4830	6,188	6,188			District per Resolution No. 241104-242
Sewer Enterprise	610-910-6910	General Fund	001-910-4-4830	13,500	13,500	19,690	22,053	for sewer portion of 2013A (ends in FY25)
Stormwater Enterprise	741-910-6910	General Fund	001-910-4-4830	4,050	4,050	5,925	6,636	Liability Insurance (11% in FY25 and beyond; 9% prior of total)
Stormwater Enterprise	741-910-6910	Streets Arterial	325-910-4-4830		50,000	47,000	47,000	Liability Insurance (3.3% of total)
Stormwater Enterprise	741-910-6910	The Grain District	337-910-4-4830		120,775	25,000	150,000	stormwater portion of streets project
Stormwater Enterprise	741-910-6910	Community Center *The Station)	330-910-4-4830		50,000			Stormwater portion of improvements
Stormwater Enterprise	741-910-6910	Paine Heights Capital Fund	316-910-4-4830					Stormwater portion of improvements
Stormwater Enterprise	741-910-6910	Tree Fund	172-910-4-4830	12,000	12,000			Remove negative balance in a capital fund
TIF	125-910-6911	Debt Service	200-910-4-4831	112,955	112,955	114,155	115,155	Pay 2018 TIF debt - 2018A
TIF	125-910-6911	Debt Service	200-910-4-4831	146,988	146,988	148,908		Pay 2017 TIF debt (fully paid in FY26)
TIF	125-910-6911	Debt Service	200-910-4-4831	692,700	692,700	681,500	674,900	2020B bond costs
TIF	125-910-6911	Debt Service	200-910-4-4831	648,300	648,300	501,900	500,500	2021A Project Omega (FY25 includes \$145,300 for past interest & admin fee)
TIF	125-910-6911	Debt Service	200-910-4-4831	383,700	383,700	501,700	564,900	2022A
TIF	125-910-6911	Debt Service	200-910-4-4831	768,599	768,599	903,150	1,148,900	2023B TIF/GO BONDS
TIF	125-910-6911	Sewer Enterprise	610-910-4-4830			363,077	730,864	To repay temporary loan for Grain District purchase
TIF	125-910-6911	Employee Benefits	112-910-4-4830			106,097	110,341	to cover benefits associated with salaries related to ED
TIF	125-910-6911	General Fund	001-910-4-4831	49,079	49,079			Hawthorne Street Construction; FY25 to reimburse for
TIF	125-910-6911	General Fund	001-910-4-4831	19,682	19,682			Washington St transfer from GF in FY24
TIF	125-910-6911	General Fund	001-910-4-4831			2,770		Grain District Project (moved to GD in FY25)
TIF	125-910-6911	General Fund	001-910-4-4831			13,100		Chichaqua Valley Trail work
TIF	125-910-6911	General Fund	001-910-4-4831			123,600		Downtown expenses and Downtown Landscaping
TIF	125-910-6911	General Fund	001-910-4-4831			29,498	150,000	Exemplar Care Development Agreement
TIF	125-910-6911	General Fund	001-910-4-4831	284,535	284,535	29,498		Certified Site Work
TIF	125-910-6911	General Fund	001-910-4-4831		23,116	377,347		previously reimbursed
TIF	125-910-6911	General Fund	001-910-4-4831	214,804	214,804	391,531	364,804	Economic Development costs
TIF	125-910-6911	General Fund	001-910-4-4831			32,244		reimburse GF for transfer to City Hall fund for solar panels
TIF	125-910-6911	General Fund	001-910-4-4831				225,000	reimburse GF for RMS
TIF	125-910-6911	General Fund	001-910-4-4831				360,581	reimburse GF for COMMERCE CROSSING
TIF	125-910-6911	Park Improvements	335-910-4-4831	52,245	52,245			Park Side Trail Connection TIF reimbursement
TIF	125-910-6911	TIF Downtown Parking	343-910-4-4831			9,650		
TIF	125-910-6911	TIF-Parkland Purchase	341-910-4-4831					to reimburse for property purchase
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	0	158,600	0	0	2013A Debt Service
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	66,334	66,334	66,501	0	2011 Bond debt service (ends after FY26)
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830	66,233	66,233	65,743	65,183	2018A Debt Service
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830			157,104	152,062	2020A Debt Service
Road Use Tax	110-910-6910	Debt Service	200-910-4-4830			157,464	90,195	2023A Debt Service
Road Use Tax	110-910-6910	Employee Benefits	112-910-4-4830	0	2,198	2,418	2,515	Workers Compensation (9%)
Road Use Tax	110-910-6910	General Fund	001-910-4-4830	12,150	12,150	17,982	18,702	Liability Insurance (9% of total)
Road Use Tax	110-910-6910	Tree Fund	172-910-4-4830	20,000	20,000	20,000	20,000	Street trees
TIF 1st & Main-Underpass Capital	341-910-6911	TIF Downtown Parking	343-910-4-4831		26,185			
TIF-Underpass Capital Project	340-910-6911	The Grain District	337-910-4-4831		92,250			reallocating excess capital project funds to new public infrastructure project (Lincoln Street)
Pleasant Grove	349-910-6910	The Station/Community Center	330-910-4-4830		98,397			
Employee Benefits	112-910-6910	General Fund	001-910-4-4830	216,371	216,371	230,867	296,485	compensate for benefits of Police Contract
Employee Benefits	112-910-6910	Self Insurance/Flex Fund	820-910-4-4830	2,000	2,000	2,000	2,000	Admin fees for Flex Spending plan

From	Account #	To	Account #	FY25	FY25YE	FY26	FY27	Reason
General Fund	001-910-6910	Washington Street	320-910-4830					to eliminate fund deficit
General Fund	001-910-6910	City Hall Capital Project	346-910-4-4830		32,244			solar panels
LOSST Fund	121-910-6910	Employee Benefits	112-910-4-4830	234,375	234,375	229,575	229,775	to Employee Benefits fund to offset levy for Library bond debt service
LOSST Fund	121-910-6910	Stormwater Enterprise	741-910-4-4830					to support ditch cleanout (Eshelman property)
LOSST Fund	121-910-6910	Debt Service	200-910-4-4830					to DB for Library bond debt service
LOSST Fund	121-910-6910	City Hall Capital Project	346-910-4-4830					for Solar Panel project
LOSST Fund	121-910-6910	The Crossing Capital Project	337-910-4-4830					for land acquisition - The Crossing
LOSST Fund	121-910-6910	Library Capital Project	351-910-4-4830			75,000		FY22 for solar project; FY23 close out fund
LOSST Fund	121-910-6910	BRSC Capital Project	324-910-4-4830					BRSC Parking Lot
LOSST Fund	121-910-6910	Park Improvement Fund	335-910-4-4830				100,000	FY23 - \$151,500 for Eagle Park; FY24 BRSC Parking; and \$100K Fishing Pier in FY25; Equipment in FY27
LOSST Fund	121-910-6910	Downtown Parking	343-910-4-4830					
LOSST Fund	121-910-6910	NE Grant to Hubbell	344-910-4-4830					
LOSST Fund	121-910-6910	Main Street Stormwater	338-910-4-4830					to clear fund balance
LOSST Fund	121-910-6910	Employee Benefits	112-910-4-4830	1,093,301	1,093,301	1,052,802	1,309,945	to buy down levy rate
LOSST Fund	121-910-6910	General Fund	001-910-4-4830					Capital equipment, projects, and planning in GF
Debt Service	200-910-6910	Civic Campus	306-910-4-4830					to reimburse fund for Dorsey Whitney bill received in subsequent year
Debt Service	200-910-6911	TIF-Civic Campus	306-910-4-4831					reimburse DW bill
Debt Service	200-910-6911	TIF-Cert Site Improvements	356-910-4-4831					reimburse DW bill
Grabage	670-910-6910	General Fund	001-910-4-4830		155,000			reimburse DW bill
				5,517,304	7,560,010	6,992,698	7,979,271	
				FY25	FY25YE	FY26	FY27	
Revenues	General Fund - General	001-910-4-4830		259,571	259,571	294,154	432,461	
	General Fund - TIF	001-910-4-4831		568,100	591,216	970,090	1,100,385	
	Employee Benefits	112-910-4-4830		1,327,676	1,329,874	1,390,892	1,652,576	
	Tree Fund	172-910-4-4830		32,000	32,000	20,000	20,000	
	Self-funded Insurance	820-910-4-4830		2,000	2,000	2,000	2,000	
	Debt Service - General	200-910-4-4830		272,470	431,070	582,422	439,630	
	Debt Service - TIF	200-910-4-4831		2,753,242	2,753,242	2,851,313	3,004,355	
	Capital Projects - General	Various		250,000	1,835,357	509,100	597,000	
	Capital Projects - TIF	Various		52,245	170,680	9,650	0	
	Sewer Enterprise TIF	610-910-4831		0	0	363,077	730,864	
	Stormwater Enterprise	741-910-4-4830		0	0	0	0	
				5,517,304	7,405,010	6,992,698	7,979,271	
Expenditures	TIF	125-910-6911		3,373,587	3,396,703	4,300,227	4,945,945	
	Water Enterprise	600-910-6910		197,215	237,215	291,900	320,775	
	Stormwater Enterprise	741-910-6910		16,050	236,825	77,925	203,636	
	Sewer Enterprise	610-910-6910		219,688	1,413,629	245,190	222,053	
	Road Use	110-910-6910		164,717	325,515	487,212	348,657	
	Employee Benefits	112-910-6910		218,371	218,371	232,867	298,485	
	General Fund	001-910-6910		0	32,244	0	0	
	LOSST Fund	121-910-6910		1,327,676	1,327,676	1,357,377	1,639,720	
	Debt Service	200-910-6910		0	0	0	0	
	Debt Service-TIF	200-910-6911		0	0	0	0	
	Capital Projects	Various		0	98,397	0	0	
	Capital Projects - TIF	Various		0	118,435	0	0	
	Grabage	670-910-6910		0	155,000	0	0	
				5,517,304	7,560,010	6,992,698	7,979,271	



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

Item No. 10.a.
For Meeting of 4/7/2025
Discussion Item

TITLE: - Discussion and possible consideration of a Resolution approving action to order construction and authorize staff to solicit quotes for a subdrain tiling project for the area along the south side of 5th Court, NW through to Eagle Park

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff have been working on a project to remediate a drainage issue in a rear yard area along the south side of 5th Ct. NW. in Deer Ridge Crossing Plat 3. This area was also an area that was outlined in the city stormwater master plan as a rear drainage area of concern. Due to the nature of the topography, it is very flat. Staff are proposing to add a sub-drain tile much like what was installed along 15th St. SE last year. The intent is to try and mitigate nuisance surface water from sitting in these rear yard areas so that homeowners can utilize their yards better.

Staff recommend approval of this resolution to proceed to solicit quotes for this project in hopes to have this completed this yet this spring if possible. The engineers' estimate for this work is in the range of \$25 to \$27K to complete this work. Staff would bring the quote back to council for approval before moving forward with the project.

FUNDING SOURCE: Sormwater Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 250407-108
2. plans_2023-06-22_5th Ct NW-EaglePark

CITY OF BONDURANT
RESOLUTION NO. 250407-108

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND AUTHORIZE
STAFF TO SOLICIT QUOTES FOR SUBDRAIN TILING PROJECT IN THE AREA OF
5th Ct NW

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

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the action to order construction and authorize staff to solicit quotes for the subdrain tiling drainage project in the area of 5th Ct. NW is hereby approved as presented.

Passed this 7th day of April 2025,

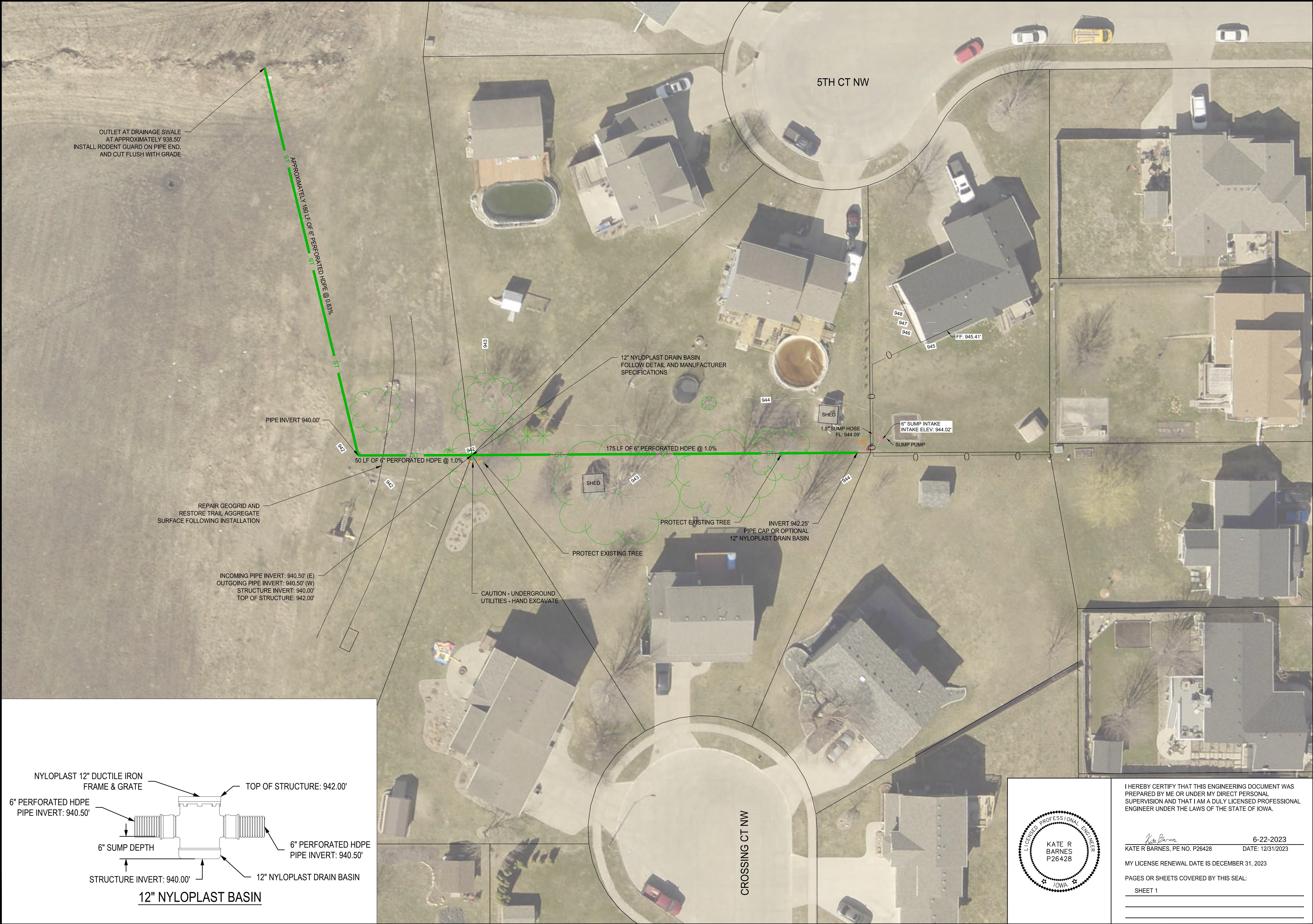
By: _____
Doug Elrod, Mayor

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

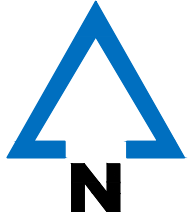
Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				





Ankeny, IA | Carroll, IA | Clive, IA
Cedar Rapids, IA | Fort Dodge, IA
North Liberty, IA | Sioux City, IA
Macon, MO | Columbia, MO
North Kansas City, MO
Lenexa, KS

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans and Specifications.



20 10 0 20

REVISIONS

PROJECT INFO
2023000057

ENGINEER
KB

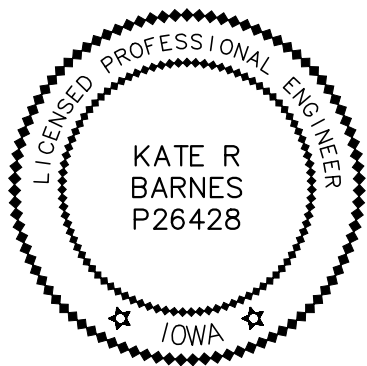
DRAWN BY
SS

CHECKED BY
AG

EAGLE PARK
BONDURANT, IOWA

DRAINAGE IMPROVEMENTS

P:2023000057-04-DRAWINGS\CIVIL\PLANS\EAGLE PARK_PLAN.DWG



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Kate Barnes 6-22-2023
KATE R BARNES, PE NO. P26428 DATE: 12/31/2023

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1

DRAWING NO.
SHEET 1