

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/83506284749>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL JANUARY 2, 2024

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on January 2, 2024, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

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

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

- a. Approval of December 18, 2023 City Council Meeting Minutes
- b. Claims List
- c. Receive & File - Parks and Recreation Board Minutes July, August, September, October, and November 2023
- d. - Resolution Approving Price Adjustment for the Purchase of a New Snowplow Truck for FY25
- e. - Resolution appointing Ethan Pitt to the Planning & Zoning Commission
- f. - Resolution reappointing Andy Mains to the Planning & Zoning Commission
- g. - Resolution reappointing Greg Hanson to the Board of Adjustment
- h. - Resolution reappointing Jon Klein to the Board of Adjustment
- i. - Resolution authorizing the City of Bondurant to submit an application for funding from the Federal Surface Transportation Block Grant Program (STBG) to the Des Moines Metropolitan Planning Organization (MPO) for the partial funding of the construction of the Grant Street South realignment project and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project
- j. - Resolution authorizing the City of Bondurant to submit an application for

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.

funding from the Federal Surface Transportation Block Grant Set-Aside Program (STBG) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the construction of the trails associated with the Grant Street South realignment project and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project

- k. - Resolution authorizing the City of Bondurant to submit a joint application with the City of Altoona for funding from the Federal Surface Transportation Block Grant Program (STBG) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the Construction of Eastern Polk County I-80 Interchange Planning Study and further approving the application which obligates the City of Bondurant to matching funds for said project
- l. - Resolution approving funding for Exemplar Care under the Targeted Business and Industry Program in an amount not to exceed \$123,600
- m. - Resolution approving the Hawthorne Crossing Plat 2 Final Plat

7. **Public Hearing**

- a. Public Hearing on property exchange in the Civic Campus Master Plan area
- b. Public Hearing to consider an amendment to the City's Future Land Use Map from the Open Space/Agricultural destination to the Medium Density Residential designation for a portion of Area D of the 2019-approved Harvest Meadows Planned Unit Development Plan
- c. Public Hearing regarding a request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District in the Morgan Estates Plat 3 Preliminary Plat
- d. Public Hearing for a substantial modification to the 2019-approved Harvest Meadows Planned Unit Development related to Area D

8. **Action Items**

- a. - Resolution approving the property exchange in the Civic Campus Master Plan area
- b. - Resolution approving the Future Land Use Amendment request from the Open Space/Agricultural designation to the Medium Density Residential designation for a portion of Area D of the 2019-approved Harvest Meadows Planned Unit Development Plan
- c. - Resolution approving the Bondurant Industrial Park Plat 2 Preliminary

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Plat

- d. - Resolution adopting a "Little Libraries" Policy
 - e. - Resolution selecting the I/Thee concept for installation at the ARTocka Trail Loop
 - f. - (First Reading) Ordinance approving a request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District in the Morgan Estates Plat 3 Preliminary Plat area
 - g. - (First Reading) Ordinance amending the 2019-approved Harvest Meadows Planned Unit Development related to Area 'D'
 - h. - (First Reading) Ordinance update for clarity of the burial process in the Cemetery
9. Discussion Items -
- a. Presentation of Annual Library Report
10. Reports / Comments and appropriate action thereon:
- a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
12. Adjournment

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

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BONDURANT CITY COUNCIL

Minutes

December 18, 2023

Bondurant City Council

1. Roll Call

Mayor Elrod conducted Oaths of Office for Council Member Cox, Council Member McKenzie, and Council Member Driscoll.

Present:	Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Bob Pepper, Council Member Chad Driscoll, Council Member Matt Sillanpaa
City Officials Present:	City Administrator Marketa Oliver, City Clerk Shelby Hagan, Finance & Employee Services Director Jene Jess, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Fire Chief Aaron Kreuder, Library Director Jill Sanders

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:01 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Guests requesting to address the City Council

a. Jeff Cook, Bondurant Men's Club

Brian Deeds, Bondurant Mens Club, presented a check to the council for the lights on The Depot at the Bondurant Regional Trailhead.

b. Greg Edwards, Convention & Visitors Bureau

Council Member Sillanpaa arrived at 06:04 PM.

Greg Edwards, Convention & Visitor Bureau, presented an annual review to the council and the public.

6. Proclamations

a. Bondurant Men's Club Appreciation

Mayor Elrod presented a proclamation of appreciation to the Bondurant Mens Club.

7. **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 December 4, 2023 City Council Meeting Minutes
- b. Claims List & Treasurer's Report
- c. Applications for Council Approval
- d. Receive & File - Library Board Meeting Minutes of November 1, 2023 & Director's Report
- e. R-231218-270- Resolution affixing a date for a public hearing to consider a request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District in the Morgan Estates Plat 3 Preliminary Plat area
- f. R-231218-271- Resolution affixing a date for a public hearing to consider an amendment to the City's Future Land Use Map from the Open Space/Agricultural designation to the Medium Density Residential designation for a portion of Area D of the 2019-approved Harvest Meadows Planned Unit Development Plan
- g. R-231218-272- Resolution affixing a date for a public hearing for a substantial modification to the 2019-approved Harvest Meadows Planned Unit Development related to Area D
- h. R-231218-273- Resolution approving pay request no. 9 to KLC Construction, LLC for the 15th Street and NE 88th Street/32nd Street, SE and Jorie Way Water Main Project in the amount of \$191,301.50
- i. R-231218-275- Resolution setting a public hearing date for property exchange between the City of Bondurant and Bondurant Business Park II LLC
Motion by Pepper, seconded by Driscoll, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.

8. **Public Hearing**

- a. Public Hearing regarding the vacation of certain right-of-way within the Civic Campus Master Plan area
Mayor Elrod opened the public hearing at 06:18 PM.

Planning & Community Development Director Murray presented the vacation of certain right-of-way to the council and the public.

Mayor Elrod closed the public hearing at 06:19 PM.
9. Action Items
 - a. R-231218-274- Resolution approving vacation of certain right-of-way within the Civic Campus Master Plan area
Motion by Driscoll, seconded by McKenzie, to Approve R-231218-274.
Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.
10. Reports / Comments and appropriate action thereon:
 - a. Mayor
Wished everyone a fantastic Christmas, and a safe and happy new year, Metro Advisory Council representative.
 - b. Council Members
Cox - DART update, Chamber update.
Sillanpaa - Bondurant Mens Club Breakfast with Santa event comments, Christmas event comments, P&Z update, Chamber update.
Pfeffer - MWA update.
McKenzie - ICON update, Christmas event update.
Driscoll - WRA meeting tomorrow.
 - c. Administrator
ARTocka update.
 - d. Directors
Jess - None.
Horton - Department update.
Murray - None.
Kreuder - Happy and safe holidays!
Sanders - Department update.
11. **Closed Session-** Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Motion by Driscoll, seconded by McKenzie, to Move into Closed Session at 06:43 PM. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

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

Mayor Elrod closed the Closed Session at 07:01 PM.

12. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 07:01 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on December 18, 2023, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor



Check Register

Packet: APPKT00860 - REISSUE CHECK 62914 FOR HARTER
CONCRETE LLC

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1927	HARTER CONCRETE LLC	12/19/2023	Regular	0.00	27,325.50	63034

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	2	1	0.00	27,325.50
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	1	0.00	27,325.50

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2023	27,325.50
			<u>27,325.50</u>



Check Register

Packet: APPKT00861 - 12/19/23 LAND ACQUISITION

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2784	SELECT SETTLEMENT SERVICES, INC.	12/19/2023	Regular	0.00	626,389.20	63035

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	626,389.20
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	626,389.20

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2023	626,389.20
			<u>626,389.20</u>



Check Register

Packet: APPKT00862 - 12/19/23 LAKE PETOCKA TRAIL
RETAINAGE

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2382	DES MOINES ASPHALT AND PAVING	12/19/2023	Regular	0.00	8,785.71	63036

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	8,785.71
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	8,785.71

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2023	8,785.71
			8,785.71



Check Register

Packet: APPKT00863 - 12/22/23 FOR MEETING ON 1/2/24

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2600	AIRGAS USA, LLC	12/21/2023	Regular	0.00	60.45	63037
0020	ALTOONA ACE HARDWARE	12/21/2023	Regular	0.00	17.56	63038
2687	AT&T MOBILITY	12/21/2023	Regular	0.00	1,109.59	63039
2727	BATTERIES PLUS BULBS	12/21/2023	Regular	0.00	184.46	63040
1585	BIG GREEN UMBRELLA MEDIA INC	12/21/2023	Regular	0.00	234.00	63041
2790	BOS FENCING LLC	12/21/2023	Regular	0.00	2,590.11	63042
1537	BOUND TREE MEDICAL LLC	12/21/2023	Regular	0.00	638.38	63043
	Void	12/21/2023	Regular	0.00	0.00	63044
2510	CENTRAL IOWA MECHANICAL	12/21/2023	Regular	0.00	5,992.00	63045
1228	CINTAS CORPORATION #762	12/21/2023	Regular	0.00	71.18	63046
2075	CORE & MAIN LP	12/21/2023	Regular	0.00	67.42	63047
1525	DES MOINES REGISTER	12/21/2023	Regular	0.00	2,071.85	63048
2525	DINGES FIRE COMPANY	12/21/2023	Regular	0.00	1,223.84	63049
1022	DORSEY & WHITNEY LLP	12/21/2023	Regular	0.00	10,721.50	63050
1627	ECHO GROUP, INC.	12/21/2023	Regular	0.00	18.53	63051
2637	GENERAL TRAFFIC CONTROLS, INC.	12/21/2023	Regular	0.00	46,335.00	63052
2593	GET SOME GUNS LLC	12/21/2023	Regular	0.00	115.54	63053
2791	GREAT BARRIER FENCE CO	12/21/2023	Regular	0.00	65.00	63054
1588	SHELBY HAGAN	12/21/2023	Regular	0.00	452.71	63055
2754	HR GREEN, INC.	12/21/2023	Regular	0.00	1,586.00	63056
1573	IOWA PUMP WORKS	12/21/2023	Regular	0.00	365.50	63057
2223	IMAGE 360	12/21/2023	Regular	0.00	123.33	63058
2225	IMPACT7G	12/21/2023	Regular	0.00	3,400.00	63059
0210	IMWCA	12/21/2023	Regular	0.00	15,929.00	63060
	Void	12/21/2023	Regular	0.00	0.00	63061
2598	IOWA STATE UNIVERSITY	12/21/2023	Regular	0.00	128.00	63062
1238	LOGOED APPAREL & PROMOTIONS	12/21/2023	Regular	0.00	4,154.72	63063
2788	M&S ELECTRIC LLC	12/21/2023	Regular	0.00	5,850.00	63064
0842	MENARDS - ALTOONA	12/21/2023	Regular	0.00	25.86	63065
0251	MICROBAC LABORATORIES, INC	12/21/2023	Regular	0.00	120.00	63066
2650	MIDWEST CRITICAL POWER LLC	12/21/2023	Regular	0.00	1,491.90	63067
0308	MUNICIPAL SUPPLY, INC.	12/21/2023	Regular	0.00	232.46	63068
1457	O'REILLY AUTO PARTS	12/21/2023	Regular	0.00	109.94	63069
2277	PHOTOS BY BEN	12/21/2023	Regular	0.00	1,500.00	63070
2691	POLK COUNTY SHERIFF	12/21/2023	Regular	0.00	70,272.25	63071
2017	RDG PLANNING & DESIGN	12/21/2023	Regular	0.00	7,656.45	63072
2789	ROOF, GERDES, ERLBACHER, PLC	12/21/2023	Regular	0.00	14,000.00	63073
1504	SHIVE-HATTERY INC	12/21/2023	Regular	0.00	33,357.61	63074
2786	STRAC JEWELRY LLC	12/21/2023	Regular	0.00	2,700.00	63075
2613	STREICHER'S	12/21/2023	Regular	0.00	99.99	63076
2787	TIM MOHRFELD	12/21/2023	Regular	0.00	1,029.82	63077
0930	TOMPKINS INDUSTRIES, INC.	12/21/2023	Regular	0.00	8.67	63078
1989	NICOLE VAN HOUTEN	12/21/2023	Regular	0.00	361.43	63079
2595	VENDNOVATION, LLC	12/21/2023	Regular	0.00	50.00	63080
2231	VERIZON WIRELESS	12/21/2023	Regular	0.00	2,005.45	63081
2785	WASHER SYSTEMS OF IOWA, INC.	12/21/2023	Regular	0.00	3,052.00	63082
1069	FIRST NATIONAL BANK OMAHA	12/12/2023	Bank Draft	0.00	2,547.99	DFT0002767
0050	UMB BANK	12/14/2023	Bank Draft	0.00	300.00	DFT0002768
0050	UMB BANK	12/21/2023	Bank Draft	0.00	250.00	DFT0002769
0050	UMB BANK	12/21/2023	Bank Draft	0.00	250.00	DFT0002770
0050	UMB BANK	12/21/2023	Bank Draft	0.00	250.00	DFT0002771
0050	UMB BANK	12/21/2023	Bank Draft	0.00	250.00	DFT0002772
0050	UMB BANK	12/21/2023	Bank Draft	0.00	300.00	DFT0002773
2254	TCM BANK NA	12/19/2023	Bank Draft	0.00	31.92	DFT0002774

Check Register

Packet: APPKT00863-12/22/23 FOR MEETING ON 1/2/24

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2254	TCM BANK NA	12/14/2023	Bank Draft	0.00	1,109.00	DFT0002791
2304	EBS	12/12/2023	Bank Draft	0.00	12,000.00	DFT0002792
0291	MIDAMERICAN ENERGY	01/04/2024	Bank Draft	0.00	10,323.98	DFT0002793
0050	UMB BANK	12/14/2023	Bank Draft	0.00	300.00	DFT0002794

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	55	44	0.00	241,579.50
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	12	12	0.00	27,912.89
EFT's	0	0	0.00	0.00
	67	58	0.00	269,492.39

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2023	259,168.41
999	POOLED CASH	1/2024	10,323.98
			269,492.39



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00864 - PYPKT00507 - 12/04-12/17/23 PAID ON 12/22/23

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0106 - COLLECTION SERVICES CENTER										Vendor Total: 91.38
INV0003536	Invoice	12/22/2023	12/22/2023	12/22/2023	12/22/2023	91.38	0.00	0.00	0.00	91.38
CASE # 652464	AP Bank Code - AP Bank				No	Payment Date: 12/22/2023			Bank Draft:	DFT0002787
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
CASE # 652464	NA		0.00	0.00	91.38	0.00	0.00	0.00	91.38	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
610-050-2127	CHILD SUPPORT WITHHOLDING				18.27	19.99%				
741-050-2127	CHILD SUPPORT WITHHOLDING				9.15	10.01%				
110-050-2127	CHILD SUPPORT WITHHOLDING				41.12	45.00%				
600-050-2127	CHILD SUPPORT WITHHOLDING				18.27	19.99%				
001-050-2127	CHILD SUPPORT WITHHOLDING				4.57	5.00%				
Vendor: 2304 - EBS										
										Vendor Total: 26,699.58
INV0003524	Invoice	1/1/2024	1/1/2024	1/1/2024	1/1/2024	1,679.07	0.00	0.00	0.00	1,679.07
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 1/1/2024			Bank Draft:	DFT0002775
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DELTA DENTAL PAYMENT	Service		0.00	0.00	1,679.07	0.00	0.00	0.00	1,679.07	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2125	DENTAL INSURANCE				1,679.07	100.00%				
Vendor: 0106 - COLLECTION SERVICES CENTER										
INV0003529	Invoice	1/1/2024	1/1/2024	1/1/2024	1/1/2024	19,805.01	0.00	0.00	0.00	19,805.01
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 1/1/2024			Bank Draft:	DFT0002780
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
HEALTH INSURANCE WELLMARK	Service		0.00	0.00	19,805.01	0.00	0.00	0.00	19,805.01	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				19,805.01	100.00%				
Vendor: 0106 - COLLECTION SERVICES CENTER										
INV0003530	Invoice	1/1/2024	1/1/2024	1/1/2024	1/1/2024	1,007.10	0.00	0.00	0.00	1,007.10
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 1/1/2024			Bank Draft:	DFT0002781
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
EBS ADMIN COST	Service		0.00	0.00	1,007.10	0.00	0.00	0.00	1,007.10	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				1,007.10	100.00%				
Vendor: 0106 - COLLECTION SERVICES CENTER										
INV0003532	Invoice	1/1/2024	1/1/2024	1/1/2024	1/1/2024	1,298.12	0.00	0.00	0.00	1,298.12
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 1/1/2024			Bank Draft:	DFT0002783
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIFE & DIS PRINCIPAL	Service		0.00	0.00	1,298.12	0.00	0.00	0.00	1,298.12	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				1,298.12	100.00%				
Vendor: 0106 - COLLECTION SERVICES CENTER										
INV0003533	Invoice	1/1/2024	1/1/2024	1/1/2024	1/1/2024	2,706.00	0.00	0.00	0.00	2,706.00
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 1/1/2024			Bank Draft:	DFT0002784

Payable Register

Packet: APPKT00864 - PYPKT00507 - 12/04-12/17/23 PAID ON 12/22/23

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total	
Payable Description	Bank Code	On Hold									
Items											
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
SELF FUNDED DEDUCTABLE INSURANCE	Service	0.00	0.00	2,706.00	0.00	0.00	0.00	2,706.00			
Distributions											
Account Number	Account Name	Project Account Key			Amount	Percent					
112-050-2124	HEALTH INSURANCE WITHHOLDING				2,706.00	100.00%					
INV0003534	Invoice	1/1/2024	1/1/2024	1/1/2024	1/1/2024	204.28	0.00	0.00	0.00	204.28	
VISION AVISES	AP Bank Code - AP Bank			No	Payment Date: 1/1/2024			Bank Draft:		DFT0002785	
Items											
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
VISION AVISES	Service	0.00	0.00	204.28	0.00	0.00	0.00	204.28			
Distributions											
Account Number	Account Name	Project Account Key			Amount	Percent					
112-050-2132	VISION WITHHOLDING				204.28	100.00%					

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

INV0003539	Invoice	12/22/2023	12/22/2023	12/22/2023	12/22/2023	24.00	0.00	0.00	0.00	24.00
Unemployment Insurance	AP Bank Code - AP Bank			No	Payment Date: 12/22/2023			Bank Draft:	DFT0002790	
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Unemployment Insurance	NA		0.00	0.00	24.00	0.00	0.00	0.00	24.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2122	STATE WITHHOLDING				24.00	100.00%				

Vendor: [0239 - IPERS](#)

INV0003531	Invoice	12/22/2023	12/22/2023	12/22/2023	12/22/2023	609.01	0.00	0.00	0.00	609.01
Payroll Contribution	AP Bank Code - AP Bank			No	Payment Date: 12/22/2023			Bank Draft:	DFT0002782	
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	609.01	0.00	0.00	0.00	609.01	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				609.01	100.00%				
INV0003535	Invoice	12/22/2023	12/22/2023	12/22/2023	12/22/2023	16,917.73	0.00	0.00	0.00	16,917.73
Payroll Contribution	AP Bank Code - AP Bank			No	Payment Date: 12/22/2023			Bank Draft:	DFT0002786	
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	4,906.52	0.00	0.00	0.00	4,906.52	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				4,906.52	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	12,011.21	0.00	0.00	0.00	12,011.21	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				12,011.21	100.00%				

Vendor: [1512 - IRS USATAXPYMT](#)

INV0003538	Invoice	12/22/2023	12/22/2023	12/22/2023	12/22/2023	24,637.86	0.00	0.00	0.00	24,637.86
Federal Tax Withheld	AP Bank Code - AP Bank					No	Payment Date: 12/22/2023		Bank Draft:	DFT0002789

Payable Register

Packet: APPKT00864 - PYPKT00507 - 12/04-12/17/23 PAID ON 12/22/23

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Social Security Withholding Distributions	NA		0.00	0.00	12,680.48	0.00	0.00	0.00	12,680.48	
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				12,680.48	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Medicare Withholding Distributions	NA		0.00	0.00	3,148.04	0.00	0.00	0.00	3,148.04	
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				3,148.04	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Federal Tax Withheld Distributions	NA		0.00	0.00	8,809.34	0.00	0.00	0.00	8,809.34	
Account Number	Account Name	Project Account Key			Amount	Percent				
670-050-2120	FEDERAL WITHHOLDING				15.02	0.17%				
741-050-2120	FEDERAL WITHHOLDING				275.31	3.13%				
610-050-2120	FEDERAL WITHHOLDING				727.43	8.26%				
110-050-2120	FEDERAL WITHHOLDING				767.20	8.71%				
600-050-2120	FEDERAL WITHHOLDING				792.85	9.00%				
001-050-2120	FEDERAL WITHHOLDING				6,231.53	70.74%				

Vendor: [2249 - ISOLVED BENEFIT SERVICES](#)

Vendor Total: 2,303.38

INV0003525	Invoice	12/22/2023	12/22/2023	12/22/2023	12/22/2023	2,256.22	0.00	0.00	0.00	2,256.22
Payroll Deduction	AP Bank Code - AP Bank	No			Payment Date: 12/22/2023	Bank Draft: DFT0002776				

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction Distributions	NA	0.00	0.00	2,256.22	0.00	0.00	0.00	2,256.22
Account Number	Account Name	Project Account Key		Amount	Percent			
820-050-2131	SELF-FUNDED WITHHOLDING			2,256.22	0%			

INV0003526	Invoice	12/22/2023	12/22/2023	1/6/2024	12/22/2023	47.16	0.00	0.00	0.00	47.16
FSA ADMIN FEE	AP Bank Code - AP Bank	No			Payment Date: 1/6/2024	Bank Draft: DFT0002777				

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FLEX SPENDING ADMINISTRATION FEE	Service	0.00	0.00	47.16	0.00	0.00	0.00	47.16
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
820-050-2131	SELF-FUNDED WITHHOLDING			47.16	0%			

Vendor: [1274 - MISSION SQUARE](#)

Vendor Total: 2,213.41

INV0003527	Invoice	12/22/2023	12/22/2023	12/22/2023	12/22/2023	1,825.00	0.00	0.00	0.00	1,825.00
Payroll Deduction	AP Bank Code - AP Bank	No			Payment Date: 12/22/2023	Bank Draft: DFT0002778				

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction Distributions	NA	0.00	0.00	1,825.00	0.00	0.00	0.00	1,825.00
Account Number	Account Name	Project Account Key		Amount	Percent			
001-050-2130	ICMA-RC			1,825.00	100.00%			

INV0003528	Invoice	12/22/2023	12/22/2023	12/22/2023	12/22/2023	388.41	0.00	0.00	0.00	388.41
DEFFERED COMPENSATION	AP Bank Code - AP Bank	No			Payment Date: 12/22/2023	Bank Draft: DFT0002779				

Payable Register

Packet: APPKT00864 - PYPKT00507 - 12/04-12/17/23 PAID ON 12/22/23

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
DEFERRED COMPENSATION Distributions	Service	0.00	0.00	388.41	0.00	0.00	0.00	388.41		
Account Number	Account Name	Project Account Key			Amount	Percent				
001-050-2130	ICMA-RC				388.41	100.00%				

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

Vendor Total: 3,863.83

INV0003537	Invoice	12/22/2023	12/22/2023	12/22/2023	12/22/2023	3,863.83	0.00	0.00	0.00	3,863.83
State Tax Withholding	AP Bank Code - AP Bank	No				Payment Date: 12/22/2023	Bank Draft: DFT0002788			

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding Distributions	NA	0.00	0.00	3,863.83	0.00	0.00	0.00	3,863.83
Account Number	Account Name	Project Account Key			Amount	Percent		
670-050-2122	STATE WITHHOLDING				13.72	0.36%		
600-050-2122	STATE WITHHOLDING				360.20	9.32%		
110-050-2122	STATE WITHHOLDING				369.67	9.57%		
610-050-2122	STATE WITHHOLDING				330.81	8.56%		
001-050-2122	STATE WITHHOLDING				2,652.33	68.65%		
741-050-2122	STATE WITHHOLDING				137.10	3.55%		

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	16	77,360.18	0.00	0.00	0.00	77,360.18	77,360.18	0.00
Grand Total:		77,360.18	0.00	0.00	0.00	77,360.18	77,360.18	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	6,231.53
001-050-2122	STATE WITHHOLDING	2,652.33
001-050-2127	CHILD SUPPORT WITHHOLDING	4.57
001-050-2130	ICMA-RC	2,213.41
Total:		11,101.84

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	767.20
110-050-2122	STATE WITHHOLDING	369.67
110-050-2127	CHILD SUPPORT WITHHOLDING	41.12
Total:		1,177.99

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	15,828.52
112-050-2122	STATE WITHHOLDING	24.00
112-050-2123	IPERS WITHHOLDING	17,526.74
112-050-2124	HEALTH INSURANCE WITHHOLDING	24,816.23
112-050-2125	DENTAL INSURANCE	1,679.07
112-050-2132	VISION WITHHOLDING	204.28
Total:		60,078.84

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	792.85
600-050-2122	STATE WITHHOLDING	360.20
600-050-2127	CHILD SUPPORT WITHHOLDING	18.27
Total:		1,171.32

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	727.43
610-050-2122	STATE WITHHOLDING	330.81
610-050-2127	CHILD SUPPORT WITHHOLDING	18.27
Total:		1,076.51

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	15.02
670-050-2122	STATE WITHHOLDING	13.72
Total:		28.74

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	275.31
741-050-2122	STATE WITHHOLDING	137.10
741-050-2127	CHILD SUPPORT WITHHOLDING	9.15
Total:		421.56

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,303.38
Total:		2,303.38



Payroll Check Register

Checks

Pay Period: 12/4/2023-12/17/2023

Packet: PYPKT00507 - 12/04-12/17/23 PAID ON 12/22/23
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

Packet: PYPKT00507 - 12/04-12/17/23 PAID ON 12/22/23
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	12/22/2023	259.60	104485
BAILEY, BOYCE E	7104	12/22/2023	1,333.48	104486
BERGESON, JOHN W	7121	12/22/2023	1,964.34	104487
BRIGGS, ASHTON S	1511	12/22/2023	823.37	104488
BRUCE, EMMA	3141	12/22/2023	950.23	104489
CARPENTER, JOHN C	5129	12/22/2023	1,610.77	104490
COLLISON, PATRICK F	5103	12/22/2023	2,188.30	104491
CORY, JOHN P	7120	12/22/2023	1,552.80	104492
CRITTENDEN, MATTHEW	1567	12/22/2023	856.42	104493
DOMINGUEZ, MATTHEW P	1513	12/22/2023	908.91	104494
GANNAWAY, COURTNEY	1597	12/22/2023	1,103.22	104495
GILSON, DUSTY ALAN	7124	12/22/2023	1,425.49	104496
HAGAN, SHELBY L	5118	12/22/2023	2,555.42	104497
HARMISON, TROY G	1503	12/22/2023	1,749.64	104498
HIGGINS, DAVID P.	7105	12/22/2023	1,462.43	104499
HILL, EVAN L	7126	12/22/2023	953.92	104500
HORTON, JOHN C	7112	12/22/2023	100.00	104501
HORTON, JOHN C	7112	12/22/2023	3,412.80	104501
HOWIESON, DANIEL	1572	12/22/2023	908.23	104502
HUFF, TIMOTHY J	1559	12/22/2023	1,808.24	104503
JESS, JENE' N	5123	12/22/2023	3,454.55	104504
JOHNSON, ANNASTASHA	5130	12/22/2023	1,387.05	104505
KING, CHRISTINA M	3143	12/22/2023	774.70	104506
KLINKER-FELD, MICHELL M	3135	12/22/2023	2,426.68	104507
KREUDER, AARON M	1441	12/22/2023	3,588.45	104508
KRUSE, OSCAR	1586	12/22/2023	702.36	104509
LUING, TIFFANY A	5133	12/22/2023	1,888.05	104510
LUNDQUIST, BRADLEY D	1555	12/22/2023	893.21	104511
MANGUM, MEGAN SUSANNA	3142	12/22/2023	1,752.33	104512
MARSHMAN, CRAIG A	5125	12/22/2023	1,634.26	104513
MILLER, BRODY E	1582	12/22/2023	1,675.86	104514
MORRIS, REBECCA L	1504	12/22/2023	2,311.40	104515
MULLIN, BRANDON	7127	12/22/2023	1,500.50	104516
MURRAY, MARGARET	5126	12/22/2023	2,883.34	104517
OLIVER, MARKETA S	8403	12/22/2023	300.00	104518
OLIVER, MARKETA S	8403	12/22/2023	3,959.54	104518
PATTERSON, JACOB	1596	12/22/2023	498.19	104519
PEZLEY, ISAAC J	5132	12/22/2023	2,264.43	104520
PHIPPS-BUCKLIN, CHANTEL E	4145	12/22/2023	967.74	104521
REYNOLDS, RAY A	1537	12/22/2023	850.71	104522
RICCIO, ANTHONY F	1583	12/22/2023	912.17	104523
SANDERS, JILL C	3128	12/22/2023	3,152.53	104524
SCHINCKE, MEGAN	3137	12/22/2023	1,081.26	104525
SCHINCKE, MEGAN	3137	12/22/2023	125.00	104525
SCHINCKE, MEGAN	3137	12/22/2023	463.40	104525
SEXTON, WILLIAM M	7125	12/22/2023	1,102.46	104526
SEXTON, WILLIAM M	7125	12/22/2023	250.00	104526
SHARP, COLE P	1581	12/22/2023	198.15	104527
SPOERRY, DANIELLE M	1527	12/22/2023	1,812.94	104528
SUMMERS, AANNA N	1575	12/22/2023	1,915.90	104529
SUMMERS, ALAN C	1534	12/22/2023	1,789.41	104530

Employee	Employee #	Date	Amount	Number
VAN HOUTEN, NICOLE M	5121	12/22/2023	1,624.71	104531



Payroll Check Register

Report Summary

Packet: PYPKT00507 - 12/04-12/17/23 PAID ON 12/22/23
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	52	78,068.89
Total	52	78,068.89

Bondurant Parks and Recreation Board
Minutes
July 20, 2023

1. Roll Call
 - Present: Rasmussen, Collison, Karwoski, Lyman, Simpson, Williams
 - Absent: Robinson
 - City Officials Present: City Administrator Marketa Oliver, Communications and Events Coordinator Nicole Van Houten, City Planner Isaac Pezley
2. Call to Order and Declaring a Quorum
Called to order and Declared a quorum at 6:06 PM
3. Abstentions declared
None.
4. Approval of Minutes
Motion by Karwoski, seconded by Simpson, to approve the June 15, 2023 meeting minutes. Vote on Motion 4-0. Motion carried.
Enters Rasmussen and Collison.
 - a. Parks & Rec 23-5: June 15, 2023 Meeting Minutes
5. Perfecting and Approval of the Agenda
Motion by Simpson, seconded by Karwoski, to approve the July 20, 2023 agenda. Vote on Motion 6-0. Motion carried.
6. Guests requesting to address the Parks Board
 - a. Group Creative presented Phase II of the Arts, Culture, and Wayfinding planning process. including analysis
Present: Lorin Ditzler AICP, Teva Dawson, John Aceto PLA

Representing: Group Creative/Confluence Team

Purpose: Present Analysis (Phase 2) of the Arts, Culture, and Wayfinding planning process.

Phase 1 was the discovery and input stage of the planning process. The Group Creative/Confluence team hosted a variety of public input mechanisms - parks/rec meeting, staff focus meeting, 16 one-on-one interviews, attended Summerfest & Bondurant Farmer's Market, then

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

collected 260 survey responses, 70+ posts on the idea wall, and 2,500+ visits to the consultant website, finally including consultant tour of Bondurant and review of existing master plans.

The findings included that residents are proud to live in Bondurant - it's welcoming, a fun community with fun community-building events with excellent schools and arts programs. The findings included concerns about fast growth and the physical division of the town. The top five values included belonging, happiness, fun, security, and calmness.

The consultants highlighted question number seven in the public survey, "There are plenty of opportunities for me to take part in arts and cultural activities in my neighborhood or community." 38% of the survey takers neither agree or disagree, 33% of the survey takers disagree, 20% of the survey takers agree, 4% of the survey takers strongly disagree, and 4% of the survey takers strongly agree. This indicates that there is room for improvement.

The consultants highlighted question number nine in the public survey, "Do you favor or oppose local governments funding the arts for the following purposes?" 85.7% favor beautifying unattractive or abandoned areas, and 78.7% favor promoting pro-social behavior with at-risk youth.

According to the public feedback, the areas of focus are the community entrances, parks, trails, and ponds, business nodes, and civic buildings/grounds. The themes to build on were the Bondurant Vibe, Driveway Culture, High School Talent, Sidewalk Chalk, Cultural Diversity, and Local "lore" and History.

A drafted map shared potential areas for wayfinding signs along with a sign hierarchy.

The board then reviewed the Lake Petocka area published in the 2013 Park, Trail, and Greenway Master Plan to inspire art integration.

Next in the master planning process will include Phase 3 introducing the drafted plan in August.

- b. Playground Vendor Interview - Outdoor Recreation Products
Present: Diane Witt

Representing: Landscape Structures

Regarding: She shared a variety of details about Landscape Structures'

history, business model, staff certifications, services, and goals. They are an employee-owned business. There is a highly tenured employee base. The founder established his value of play by learning how we learn and develop socially, emotionally, and physically. They offer no less than a 3-year warranty, but more specific details were shared regarding a variety of structure warranties up to a 100-year warranty on all straight aluminum posts, stainless steel fasteners, clamps, beams, and caps. The playgrounds are manufactured out of Delano, Minnesota in America. All shipped structures are tested before being sent. The design example shared was a Modern Nature Theme with seven playground structures. Ages 2-12Y would include The Prairie theme with domes (COZY DOME) for kids to find sensory respite under or climb above, plus large flowers to be seen from a distance and capture attention. Other features in the design were a large zip line (ZIPKROOZ) that includes inclusive seating for all abilities, has multiple zips of traffic with a two-way ride, and is only available through Landscape Structures. ages 2-5Y would include The Woods theme. The Woods theme with (SMART PLAY SPRIG) shade coverage, large horizontal sprouts, traditional slides, bridges and climbing with interactive music sensory and viewing globes, and moving play panels, and dual slides for parents to slide with their child. Other features in the design were a multi-generational, all-inclusive (including a wheelchair) swing (WE-GO SWING) and an inclusive merry-go-round (WE-GO-ROUND). Ages 5-12Y would also include The Woods theme with shade structures, large horizontal corn sprouts, traditional slides, bridges, and climbing that is more challenging than the younger kid's structure. Another suggestion is a 5-12Y structure with The Marsh theme (SMART PLAY BEACHCOMBER). Other features would be a sit and spinning structure (REVIWHEEL SPINNER).

- c. Playground Vendor Interview - AB Creative
Present: Playground Consultant Larry Rife and Creative Director Nick Johnson

Representing: ABCreatives

Regarding: They shared an original playground concept that included five play areas. The equipment included a swing/zipline area and a DNA Tower. The design included a lot of round corners and inclusive play. The DNA Tower is a three-story rope play climbing structure that will be visible from a distance and stand out in a park area. The unique aspect of ABCreative is that they work with a large variety of playground vendors and can bring almost any vision to reality due to their relationships with other vendors: inclusive structures, rope play, and traditional play. The ABCreative team brought examples of their ropes

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

and hardware casing that is considered to be proactive to last, easy to maintain, and can take a beating. 70% of aluminum is post-consumer and 85% of steel is post-consumer, showcasing that they take sustainability seriously. ABCreative has worked on Wilder Bluff Park, Community Park, Grandview Park, Lea McKeighan Park, and E.H. Young Park.

7. Action Items

None.

8. Discussion Items -

None.

9. Reports and Comments:

a. Communications and Events Coordinator

Event reports were shared with the board.

b. City Administrator

Pawtocka's Grand Opening is Friday, July 21 from 5:00 to 6:00 PM and the board is invited. Construction is underway at Bondurant Recreational Sports Complex completing the addition of 142 parking stalls including ADA-compliant spaces. These new parking facilities will be conveniently located adjacent to the Parkside Trail connection scheduled for construction next year. The underpass is scheduled to be completed soon, but the hired contractor has not met the timeline requirements. The hope for an Underpass Grand Opening is scheduled in August before school begins.

c. Board Members

Karwoski - None

Lyman - None

Simpson - None

Williams - None

Rasmussen - None

Collison - None

10. Adjournment

Motions by Lyman, seconded by Rasmussen, to adjourn the meeting at 8:09 PM. Vote on Motion 6-0. Motion carried.

Nicole Van Houten
Communications and Events Specialist

ATTEST:

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

Dennis Lyman
Board Chair

**Bondurant Parks and Recreation Board
Minutes
August 17, 2023**

1. Roll Call

Present: Rasmussen, Collison, Karwoski, Simpson,
Williams

Absent: Robinson, Lyman

City Officials Present: City Administrator Marketa Oliver,
Communications and Events Coordinator
Nicole Van Houten

2. Call to Order and Declaring a Quorum

Called to order and Declared a quorum at 6:02 PM

3. Abstentions declared

None.

4. Approval of Minutes

Motion by Karwoski, seconded by Rasmussen, to approve the July 20, 2023 meeting minutes after a few amendments including presentation order of the playground vendors and Williams did not motion, but Lyman motioned for adjournment. Vote on Motion 4-0. Motion carried.

5. Perfecting and Approval of the Agenda

Motion by Karwoski, seconded by Rasmussen. Vote on Motion 4-0.
Motion carried.
Enters Simpson.

6. Guests requesting to address the Parks Board

Present: Jeff Cook

Representing: Bondurant resident and Friends of the Chichaqua Valley Trail member

Purpose: Addressing the Parks and Recreation Board to consider two or three primitive campsites to be placed at Lake Petocka. No amenities would be required except possibly a fire ring. He suggests Lake Petocka in the northwestern corner or the old lagoon site. Friends of the Chichaqua Valley Trail and Jeff have had bicyclists seeking camping options along the trail.

Oliver stated that the City Council has considered special requests for primitive camping for special events. Code restrictions state that fire pits are allowed if it is used for cooking. Simpson asked what sort of upkeep the city would have to consider. Cook responded that no special mowing

would be necessary. Williams stated that signs would be necessary to define the primitive camp area, plus specific rules and guidelines would have to be adopted to ensure proper use. More research would have to be done to consider this proper use of the park space.

7. Action Items

a. Amend Sponsorship Guide

Motion by Karwoski seconded by Williams to recommend to City Council to approve the updates to the Sponsorship Guide. Vote on Motion 5-0. Motion carried.

8. Discussion Items -

a. Update on the next phase of the Eagle Park Construction

Van Houten presented to the Parks and Recreation Board the research that was done to select the vendor for the Disc Golf Course at Eagle Park. The same vendor also has assisted the City of Grimes in an 18-hole multigolf course that has captured a lot of excitement. City Council motioned support of a grant application to the Iowa Economic Development Authority Rural Scale-Up Program on their Monday, August 7, 2023 meeting. This could potentially fund the multi-golf course. October 16, 2023 is when the funding partner will let the City Council know if they were granted support and will then approve Discmania's proposal for a Multigolf Course.

Rasmussen's biggest concern is parking. Today, people walk through residential yards to access Eagle Park. The multigolf course looks like a better option and likes the signage that comes with the Discmania product. Simpson believes this will bring another level of entertainment to the area.

b. Update on City Park and next steps

The City Park Schematic design is approved by the City Council. An Ice Ribbon is being added to the design requiring an amendment to the initial design. There are three bidding packages set and to be approved by City Council on their Monday, August 21, 2023 meeting. Package One's scope includes demolition, grading, utility, and sidewalk. Construction schedule 11/5/2023-5/23/2024. Package Two's scope includes playground surfaces and playground structures. Construction schedule: 4/1/2024-5/23/2024. Package Three's score includes a splash pad, ice infrastructure, and support facility. Construction schedule 6/15/2024-12/23/2024. It is time to begin advertising to the public that the park will be closed starting November 1. Shelter reservations will not be allowed during construction. There may be a need to relocate the shelter and playground from City Park. Collison suggested considering the Collison Soccer Park, since the playground there is in bad shape. Oliver

stated it would be too large for that space. Karwoski asked why there was a need for a new building. Earlier in the design phase the plan was to keep the existing shelter and remodel it. Williams states the original plan had two shelters in the northeastern corner, which through further deliberations was moved to the opposite corner, which could have changed our plan of updating the existing shelter possibly. The board is interested to understand how much space do we need to accommodate the splash pad equipment. Oliver will look into it.

9. Reports and Comments:

- a. Communications and Events Coordinator
Event reports were shared and open for discussion. Karwoski questioned if the Youth Activity Bus should come back last year. Van Houten doesn't believe residents will ride the bus after the poor experience riders had this season.
- b. City Administrator
The REAP grant application was submitted for the extension of the Chichaqua Valley Trail along with the arboretum. Currently, interviews are underway for consultants for the Civic Campus. The goal is to see the fire department move in 2025. Oliver will be absent for the September and October meetings.
- c. Board Members
Collison - Curious about what progress has been made on the Gay Lea Wilson Underpass. Oliver responded that there is no date set for the ribbon cutting yet due to lighting not being established. The underpass will be open for school. Iowa DOT won't allow us to remove safety cones at this time, but they will be removed for the kids to safely walk/ride to school.
Williams - Curious if golf carts are allowed to use the underpass? Oliver states golf carts are not permitted on trails, so no. If violators are caught they would face a municipal infraction that could include a fine up to \$750. Williams wanted city staff to consider placing signage. Oliver stated it may be most impactful to require anyone with a golf cart permit to initial all rules as stated to deter violations of the rules.
Simpson - Bluejay Youth Basketball Club hosted its first summer league. It went well.
Karwoski - None
Rasmussen - None

10. Adjournment

Motion by Karwoski seconded by Rasmussen to adjourn at 7:06 PM
Vote on Motion 5-0. Motion carried.



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

Nicole Van Houten
Communications and Events Coordinator

ATTEST:



Marian Collison
Vice Chair

**Bondurant Parks and Recreation Board
Minutes
September 28, 2023**

1. Roll Call

Present: Rasmussen, Collison, Karwoski, Simpson,

Absent: Williams, Robinson, Lyman

City Officials Present: City Administrator Marketa Oliver,
Communications and Events Coordinator
Nicole Van Houten, Planning and Community
Development Director Maggie Murrar, City
Planner Isaac Pezley

2. Call to Order and Declaring a Quorum

Called the meeting to order and declared a quorum at 6:15 PM

3. Abstentions declared

None.

4. Approval of Minutes

Motion by Rasmussen seconded by Karwoski, to approve August 17, 2023 meeting minutes. Vote on Motion 4-0. Motion carried.

a. Parks & Rec 23-8: August 18, 2023 Meeting Minutes

5. Perfecting and Approval of the Agenda

Enters Williams.

Motion by Rasmussen, seconded by Karwoski. Vote on Motion 5-0.
Motion carried.

6. Guests requesting to address the Parks Board

None.

7. Action Items

a. Consideration of recommendations related to Arts, Culture, and Wayfinding Master Plan

Present: Teva Dawson, John Aceto, and Lorin Ditzler.

Representing: Group Creative Team

Purpose: Wayfinding Concept Review and Artist Presentations (via Zoom) and selection of sites for Artist Concept Development

The board was given a handout to vote on two sites for artist concept development from the following options: Mud Creek at Eagle Park, Art

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

Alley (breezeway from the trailhead to downtown), school pick-up line, Bondurant gateway entrance (sculptures/features), and downtown entry feature. The meeting time didn't allow for proper discussion and would be voted on after the meeting.

The Parks and Recreation Board members were given a rubric to evaluate each artist. The members absent are given the same details with only a proposal to base their review on.

Exit Williams.

Presentation #1: Artist Daniele Frazier

The proposals Daniele presented are to set the tone and direction of her offerings/abilities.

Concept #1 included geometric monoliths, visible from a distance

Concept #2 included opaque signs with the purpose of allowing the landscape to show through and interact visually with the audience.

Presentation #2: Roundhouse Platform

Artist Noemie Despland Lichtert and Designer Brendan Sullivan Shea presented the Roundhouse Platform concept.

They pulled the City's current branding guide details and added rust and black to partner with the current blue and yellow Bondurant branding colors. Then they pulled from the railroad history and Midwestern regional landscape to formulate a perforated corten sign with repurposed rails sticking out from behind the sign. Each panel would be sized to the purpose of the sign based on wayfinding scales.

Presentation #3: Common Studio

Artist Kim Karlsrud presented Commonstudio's concept of "Planting Bondurant."

At its heart, the approach is simple: That every new sign in the city be placed in tandem with the sapling of an ecologically resilient and culturally resonant tree.

Each sign element is to be fully incorporated into a custom-designed tree grate, constructed from cast aluminum, custom-branded elements, with a powder coated with a vibrant semi-gloss finish that is a yellow-orange color (Hex# FFB81C per the Bondurant branding guide).

Modified tree grates will include a single (or series of) custom pattern of perforations. TBD

Public seating elements present themselves as "ribbons" of material uplifted from the grates themselves.

The proposed grates can be incorporated into paved surfaces such as concrete, asphalt or cobbles, as well as into existing unpaved surfaces such as decomposed granite paths or open parkspace as each site may necessitate.

Choosing the right tree species (or palette), is a vital consideration. TBD

b. Presentation and Direction regarding mural for future Parks and Recreation Facility through IISC

The mural for the Bondurant Emergency Services (future Parks and Recreation Facility/Community Center) was unveiled.

Motion by Karwoski seconded by Collison to approve the mural presented by the University of Iowa Initiative for Sustainable Communities (IISC) program leaders. Vote on Motion 4-0. Motion carried.

c. Parks, Trails, and Greenway Master Plan Introduction - University of Iowa Students

Present: Kenna Bell, Maddie Stoen, and Ben Whisnant

Representing: University of Iowa Initiative for Sustainable Communities (IISC) Students

Purpose: One of the projects the IISC students will be working on is the updated Parks, Trails & Greenway Master Plan. Kenna, Maddie, and Ben presented their goals and objectives in this master-planning process.

The board was personally invited to the student's 1-hour presentation scheduled for Tuesday, October 3 via Zoom at 12:45 PM. The students will go into specific details of their master planning process thus far.

8. Discussion Items -

9. Reports and Comments:

a. Communications and Events Coordinator

b. City Administrator

The Parks and Recreation Board is being added to the weekly BREW. Monday, October 9 will be the Bondurant Recreational Sports Complex Parking Lot ribbon cutting at 5:15 PM - all are invited. Marketa will be out of the office in October. Many projects are underway in the City of Bondurant. The water tower project is moving forward, along with a major water main installation and prepping for a water treatment plant.

A City Park Groundbreaking Event will be planned. More details to come.

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

c. Board Members

Rasmussen - none.

Collison - working with Nicole to produce handouts about the upcoming construction of City Park and would like to attend the upcoming Civic Club, Auxiliary Club, and Historical Society meetings.

Karwoski - none.

Simpson - The Youth Bluejay Basketball Club registration is open. This is the second year the club has opened registration to include young people outside of the Bondurant area. The demand is high, so the number of teams is capped.

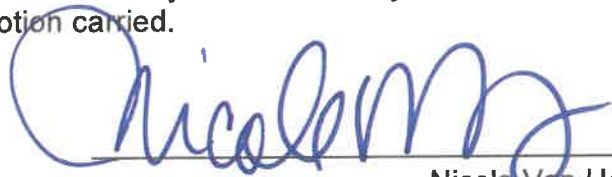
d. Planning & Community Development Director

Next Tuesday, October 3 will be a 1-hour presentation by the University of Iowa students regarding the Bondurant Parks, Trails, and Greenway planning process. The board is invited to join at 12:45 PM - City staff will be present.

On October 12 two awards are being presented to the City of Bondurant for the Civic Campus Master Plan and the Central District Stormwater Improvements Master Plan. More details will be released soon.

10. Adjournment

Motion by Rasmussen seconded by Karwoski to adjourn at 7:53 PM
Vote on Motion 4-0. Motion carried.



Nicole Van Houten
Communications and Events Coordinator

ATTEST


Dennis Lyman
Board Chair

Bondurant Parks and Recreation Board
Minutes
October 19, 2023

1. Roll Call

Present: Rasmussen, Collison, Robinson, Karwoski,
Lyman, Simpson, and Williams

Absent: None.

City Officials Present: Communications and Events Coordinator
Nicole Van Houten and City Planner Isaac
Pezley

2. Call to Order and Declaring a Quorum

Called the meeting to order and declared a quorum at 6:01 PM

3. Abstentions declared

None.

4. Approval of Minutes

Motion by Rasmussen seconded by Karwoski to approve September 28,
2023 meeting minutes. Vote on motion 6-0. Motion carried.

a. Parks & Rec 23-9: September 28, 2023 Meeting Minutes

5. Perfecting and Approval of the Agenda

Motion by Karwoski, seconded by Collison. Vote on Motion 6-0. Motion
carried.

6. Guests requesting to address the Parks Board

a. Group Creative will be providing an update on the Arts, Culture and
Wayfinding Process

Enters Simpson.

Present: Lorin Ditzler.

Representing: Group Creative Team

Purpose: Provide an update on the Arts, Culture, and Wayfinding
process. City Council approved the artist's proposal for the wayfinding
project on Monday, October 16, 2023. The wayfinding process is moving
forward. Below are some of the vision and the goals discussed thus far:

- Trail Experience(Make Bondurant's trail users' experience unique)
 - Add lighting in an artistic way
 - Imaged within the proposal will be examples ONLY, not
true concepts.

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

- Consider signs as trail users approach the community.
- Use of native plants (Allium, for example) that have a historical meaning or plants with meaning. Allium is of Native American descent and the Skunk River is named as it refers to the wild onion and the odor it exhibits.
- Decoration contest for property owners along the trail - bring cohesion and community connection.
- Stormwater Detention Basins
 - Engaging art structures
 - Eagle Park is already identified as a location for an interactive Art Feature. This project is being worked on by Group Creative and more details will be shared at a later date. This may impact the Disc Golf, which is either Phase Two or Phase Three of Eagle Park construction.
- Neighborhood Parks
 - Uniquely brand each park with a pacemaking feature.
 - Consider each year adding one feature until this initiative is complete.
- Lake Petocka
 - The southern entrance has been identified as a location for a more grand/significant feature identifying the park - whether it be a sign or an art feature.
 - This location is identified as seeking an artful Recognition/Sponsor art feature.
- Expand Bondurant's Downtown Footprint
 - North through the Landus Property to the current City Hall building and Library.
 - Repurpose the Silos
 - Artful crosswalks
 - Holiday Arch above the roadway
- Paine Street Business District/Development
 - Dress up the backside of the businesses which face Highway 65
 - Unique lighting to attract travelers from Highway 65
 - How to link this business district to Bondurant's Downtown district?
 - Banners which are of the same colors, brand, etc.
 - Sidewalk/Road Art of the same visual interest
- Library
 - Designated Art Hub with rotating display of Art
 - The corner of the library property at 2nd Street and Grant Street as a pacemaking spot - elevate this space
- School Pickup/Dropoff
 - Live mini-performances by school groups
 - Use as an announcement feature, perhaps establish a school radio station

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

- Billboard or electronic sign with rotating announcements, visual interest piece. Perhaps interactive media similar to the Iowa DOT traffic safety signs on major interstates.
- Civic Campus
 - As the proposed vacant lots wait for development use the space to make Land Art; mow grass into an artful shape/image, use rock or dirt, etc.
- Reuse Old Fire Station
 - Architectural art utilizing bright colors, visually interesting building.
 - Interior will be open, inviting, vibrant and have multi-purpose use.
- Social Cohesion
 - Consider a Front Porch Program - bringing the neighbors together to visit one another and participate in a community program
 - Neighbors host live music
 - Every neighborhood has its own tree or flower planting requirement which identifies that neighborhood based on the tree/flower
- Engage School Art Students
 - Similar to Herkie on Parade or Cornival in Altoona have a variety of sculptures within the community that students can paint and redesign year after year
 - Similar to the Pink Flamingo Fundraiser have "flock with bluejays"
 - The students put their art on display at a local coffee shop or local small business to display art - an example would be a coffee cup wall
- Community Entrance
 - A large art piece
 - The Southern entrance may be a good start
 - The Hubbell Corridor on industrial buildings consider using vibrant paint or different forms of placemaking by expanding trail to these otherwise unattractive areas

Group Creative will send a follow up with more specific of the outline presented during this meeting. The Parks and Recreation Board will be required to send specific feedback by Friday, October 27.

The Arts, Culture, and Wayfinding Master Plan will include a priority list and actionable steps with resources for each proposal. The listing will include best practices and guidance on how to work with artists.

Robinson likes the idea of an island in a stormwater detention basin.

Simpson likes the scale of options for the variety of art examples. Lyman would like to see Bluejays throughout the community. He likes the kayak launch and pedestrian water walking path example at Lake Petocka and can envision that being an attractive regional feature. Collison likes the idea of unique visuals on the back of the buildings located on Paine Street. Karwoski likes the idea of enhancing the old Landus property and would like the use of turf surfacing to be consider similar to Greenways in Broken Bow, Oklahoma. Collison mentioned that Bondurant-Farrar School District has student art on display at the Ankeny Art Center, so perhaps there can be an overflow display within the Bondurant Community. Van Houten mentioned that the Bondurant Community Library already is an art hub and displays artwork from Bondurant-Farrar students. She will gather more information from the library regarding their program and the plans for their property on the corner of 2nd Street and Grant. Van Houten will also ask the Bondurant-Farrar School District their initial thoughts on what is to be included in the Arts, Culture and Wayfinding Master Plan thus far. Van Houten will also share the idea of the Social Cohesion items with the Initiative for Sustainable Communities (ISCC) team working on the Parks, Trails, and Greenway Master Plan update. Van Houten also plans to share the idea of displaying art within the local coffee shop. Rasmussen shared that each year the Bondurant-Farrar Seniors could have an opportunity to take ownership of a community project and establish it as a tradition with Senior Class participation from year to year. Lyman asked at what point do we begin engaging the Bondurant Chamber of Commerce. Lorin said that the Bondurant Chamber of Commerce has been involved at the start of this planning process, however, it is coming to the point that all partners and stakeholders will need to be engaged again. Lyman and Robinson stated it would be a simple adjustment to consider specific trees/flowers in neighborhoods with the help of updating the Zoning Code similar to what Pella, Iowa had done. Pezley shared that there is an Overlay District, which is an opportunity to make code enhancements in different zones.

7. Action Items

- a. The Playground Packet will be presented to the Parks and Recreation Board for review and approval for playground purchase at City Park. Van Houten shared a full recap of the Bondurant City Park planning process from 2021 to the current date. Outdoor Recreation Products finalized the playground features and placement and is ready to order the equipment. Motion by Williams seconded by Karwoski to approve the playground purchase with the addition of the vertical flower, but not the interactive panels. Vote on Motion 7-0. Motion carried.

8. Discussion Items -

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

9. Reports and Comments:

a. Communications and Events Coordinator

b. Board Members

Collison - Has shared Bondurant City Park construction plans with the Auxiliary Club and Bondurant Historical Society. Next, she will be sharing details with the Bondurant Civic Club.

Robinson - There is a tree board vacancy if anyone is interested in filling the seat. The tree sales were down this year and he believes it has to do with not offering a maple tree. There were approx 45 trees sold. The City of Bondurant purchases the trees that are not sold - 5 trees of each specific were added to the pre-sale and are offered for sale on-site during tree pick up.

Lyman - None

Simpson- None

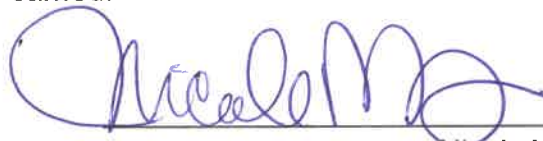
Williams - None

Karwoski - None

Rasmussen - None

10. Adjournment

Motion by Williams seconded by Robinson to adjourn at 8:07 PM. Vote on Motion 7-0. Motion carried.



Nicole Van Houten
Communications and Events Coordinator

ATTEST:


Dennis Lyman
Board Chair



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

Item No. 6.d.
For Meeting of 1/2/2024
Resolution

TITLE: - Resolution Approving Price Adjustment for the Purchase of a New Snowplow Truck for FY25

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: This resolution is to re-approve the early order pricing for a replacement Plow Truck for the FY25 budget. The council first approved this purchase at the November 6th, 2023, meeting. Since then, there has been a price increase for the equipment, and we need to lock this in to guarantee the pricing. The price increase is \$7,975.00 for the equipment only.

Staff would also ask the council to approve the early payment of the equipment when it is delivered to the installation company. Normally, we will pay for the completed vehicle when it is delivered, but with the uncertainty of the chassis delivery date, Hawkeye Truck Equipment is asking for payment of the equipment once it arrives in the late summer of 2024 to cover their expenses with their suppliers.

Staff have accounted for this in the budgeting process and are comfortable with this approach to locking in our pricing and working with our equipment suppliers.

FUNDING SOURCE: FY25 Capital Equipment Replacement Budget

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-01
2. 2024 Plow Truck Pricing Equipment Only

CITY OF BONDURANT
RESOLUTION NO. 240102-01

RESOLUTION RE-APPROVING PURCHASE OF NEW SNOWPLOW TRUCK AND
RELATED EQUIPMENT IN THE AMOUNT OF NOT TO EXCEED \$261,113.00 FROM
O'HALLORAN INTERNATIONAL

WHEREAS on November 6th, 2023, the City Council approved the purchase in the amount of \$253,138; AND

WHEREAS there was a price increase of \$7,975 since that time; AND

WHEREAS the City Council Approves the new price not to exceed \$261,113.00 and the early payment for equipment in the amount of \$137,584 once the equipment arrives; AND

WHEREAS the City Council also approves the balance of the payment to be made once the truck is delivered to the City; AND

WHEREAS payments are to be made to O'Halloran International.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the 2025 Snowplow and related equipment purchase is awarded to O'Halloran International in the amount of not to exceed \$261,113.00 and the purchase is hereby approved, as is the early payment for equipment.

Passed this 2nd day of January 2024,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



Quote

Quote ID: 25730

Quote Date: 6/21/2023

Phone: (515) 289-1755
www.hawkeyetruckequipment.com

5800 NW 2ND Street
P.O. Box 3283
Des Moines, IA 50316-0283

Quote Expires 30 Days from
Quote Date

Sold To: 532000

Ship To:

O'HALLORAN INTERNATIONAL
P O BOX 1804
DES MOINES IA 50305-1804

O'HALLORAN INTERNATIONAL
P O BOX 1804
DES MOINES IA 50305-1804

Vehicle Make	Vehicle Model	Vehicle Year	Single/Dual	Cab to Axle	Vin #

WE ARE PLEASED TO QUOTE YOU THE FOLLOWING

ATTN: JOHN HORTON/SHANE BRODERICK

FOR CITY OF BONDURANT 2023

1- 11' HEIL HVY DUTY SL316 STEEL DUMP BODY

- 38" HIGH FRONT HEAD MADE FROM 3/16" COR-TEN STEEL
- FRONT HEAD IS ONE PIECE WITH 3"X2" TOP RAIL AND ONE FORMED HORIZONTAL BRACE 3/16" COR-TEN INNER SIDES AND TAILGATE, 28" HIGH SIDES SLOPED BOTTOM RAIL
- NO SIDE BRACES
- FULL DEPTH REAR CORNER POST OF COR-TEN STEEL
- 3/16" AR 400 STEEL FLOOR, KNEE BRACE FROM FLOOR TO SIDES
- 3/16" COR-TEN INNER TAILGATE
- 38" HIGH TAILGATE
- 10 GAUGE OUTERWALL ON THE SIDES AND TAILGATE
- NO SIDE BRACES OR TAILGATE BRACING, SIDE WALLS AND TAILGATE OUTERWALL IS BREAKFORMED
- MIN. 1-1/2" FROM INNER AND OUTER WALLS
- HVY DUTY UPPER AND LOWER TAILGATE PINS
- 3/8" SPREADER CHAINS, AIR OPERATED TAILGATE
- 10" TAPERED LONGSILLS
- NO CROSSMEMBERS
- STATIONARY 1/2 CABSHIELD
- LED STROBE LIGHTS IN THE REAR CORNER POST
- LED STOP/TURN/TAIL LIGHTS IN THE REAR CORNER POST
- MUDFLAPS IN THE FRONT AND REAR
- STEP ON DRIVERSIDE AND PASSENGER SIDE OVER THE REAR WHEELS
- CHAIN WEBBING ON THE TAILGATE
- HEIL 1821 DOUBLE ACTING UNDERBODY HOIST
- TWIN ARM DESIGN, 8" CYLINDER, 21" STROKE, CHROME PLATED PISTON ROD
- GREASEZERKS AT ALL MOVING AREAS
- FACTORY INSTALLED BODY PROPS
- BACK UP ALARM
- DURA CLASS DESIGN
- HVY DUTY REAR HITCH WITH WIRING PLUG INSTALLED
- 1/2"X8'X11' POLY LINER INSTALLED IN THE FLOOR
- INSTALLED COMPLETELY
- PAINTED WHITE BY UTB.

1- HAWKEYE MANIFOLD VALVE INSTALLED INTO SIDE MOUNTED STAINLESS STEEL
ENCLOSURE

- FRONT MOUNT PUMP
- 35 GAL STAINLESS STEEL RESERVOIR SIDE MOUNTED
- LOW LEVEL OIL SENOR, FILTER
- FILLER BREATHER
- SIGHT GLASS
- SUCTION STRAINER
- ALL ELECTRIC FULLY PROPORTIONAL FUNCTIONS
- 4 STICK ELECTRIC JOYSTICK CONSOLE
- 12 VOLT PROPORTIONAL COILS TO OPERATE THE SPINNER
- AUGER, AND HYDRAULIC PREWET
- CERTIFIED X.D.S. DIGITAL GROUND SPEED CONTROLLER
- HTE WIRING HARNESS
- OIL
- HOSES

1- MONROE MP41R12CT REVERSIBLE FRONT PLOW

- 41" TALL MOLDBOARD
- 12' LONG
- NO INTERGAL SHIELD
- SINGLE ACTING LIFT CYLINDER
- 6 VERTICAL 1/2" RIBS, 3-1/2"X 3-1/2"X1/2" SEMI CIRCLE
- 4"X4"X3/4" BOTTOM MOLDBOARD ANGLE, 2"X3"X3/8" TOP MOLDBOARD ANGLE
- 5/8"X8" CUTTING EDGE
- 10 GA. STEEL MOLDBOARD
- 3"X10" POWER REVERSE ANGLE CYLINDERS
- FULL TRIP MOLDBOARD WITH ADJUSTABLE TRIP
- DOUBLE CHAIN LIFT
- 100% CONTINUOUS WELDING
- MC6000 QUICK HITCH PLOW PORTION
- SOUTH DAKOTA STYLE TRUCK HITCH
- THRUST ARMS
- PLOW LIGHTS WITH TURN SIGNALS
- ALL HOSES, COUPLERS
- POWDER COATED ORANGE
- COMPRESSION TRIP SPRINGS
- MAIL BOX TRIM, NOTE: MAIL BOX TRIM TO BE 11" OVER AND 18" DOWN
- STAINLESS STEEL PINS
- FLAT BAR INSTALLED ON THE INSIDE OF THE THRUST ARMS
- RUBBER SNOW DEFLECTOR, PLOW MARKERES
- INSTALLED.

1- MONROE MID MOUNT JR. EXTENDABLE 8' WING

- HEAVY DUTY D.O.T. STYLE, 3/16" MOLDBOARD
- NON-TRIP MOLDBOARD
- RIGHT HAND MOUNT
- 3/8" TAPERED ONE PIECE RIBS
- TWO DOUBLE ACTING CYLINDERS FOR EXTENSION AND TOE
- ONE SINGLE HEAVY DUTY CROSS TUBE WITH MOUNTING HARDWARE
- STRAIGHT MOLDBOARD
- SPRING CUSHION ARM
- POWDER COATED ORANGE

Quote ID:	25730
Quote Date:	6/21/2023

Phone: (515) 289-1755
www.hawkeyetruckequipment.com

5800 NW 2ND Street
P.O. Box 3283
Des Moines, IA 50316-0283

Quote Expires 30 Days from
Quote Date

- INSTALLED.
- 1- MONROE MF510 FIXED ANGLE UNDERBODY SCRAPER
 - 10' LONG
 - 1" MOLDBOARD
 - 1/2"X6" CUTTING EDGE
 - MOLDBOARD ACTUATION SHALL BE DONE BY ONE 3" DOUBLE ACTING CYLINDER WITH NITRATED PISTON ROD
 - MOLDBOARD IS CUSHIONED BY ONE HEAVY DUTY SHOCK ASSEMBLY WITH TWO INTERNALLY MOUNTED STEEL SPRINGS
 - 400 PSI PRESSURE RELIEF VALVE
 - HINGE SHAFT IS 1-9/16" DIAMETER, BLACK.
- 1- MONROE STAINLESS STEEL TAILGATE SANDER MODEL MS966RFGB-304
 - ALL 304 STAINLESS STEEL CONSTRUCTION (EXCEPT THE AUGER)
 - 1/4" SIDE PLATES, TOP & BOTTOM CLEAN OUTS
 - ONE MAN EASY MOUNT & DISMOUNT
 - 6" REVERSE FLIGHTED AUGER
 - SELF LEVELING SPINNER DISC
 - GEAR BOX DRIVEN LOW SPEED HIGH TORQUE HYDRAULIC MOTOR
 - SPEED SENSOR MOTOR
 - NEW STYLE STAINLESS STEEL SPILL SHEILDS
 - INSTALLED.
- 1- INSTALL PRE-WET AS CLOSE TO CAB, THEN INSTALL STATIONARY CAB SHEILD BEHIND IT
 - MONROE 120 GALLON HYDRAULIC DRIVEN PRE-WET UNIT MOUNTED INBETWEEN THE CAB AND DUMP BODY
 - PRE-WET TO BE DRIVEN BY ITS OWN 12 VOLT PROPORTIONAL VALVE SECTION
 - SUPPLY 1" QUICK FILL CONNECTIONS IN LIEU OF 1-1/2"
 - STAINLESS STEEL MOUNTING BRACKETS
 - INSTALLED COMPLETLEY
- 1- SET OF (6) STRAND INSTA CHAINS INSTALLED AT HAWKEYE, ON/OFF TO BE CONTROLLED BY THE CERTIFIED POWER SYSTEM....

 - ALL WIRING TO HAVE WEATHER PACK STYLE CONNECTIONS
 - INSTALL A 6 & 7 PIN ROUND ELECTRICAL PLUG AT THE REAR OF TRUCK
 - WIRE LED PLOW LIGHTS TO SWITCH PROVIDED BY INTERNATIONAL
 - 4" LONGER ANGLES FOR WING MOUNT AND MOVE THE CHANNEL IN 4" ON PASSENGER SIDE
 - TURBO LINE THE SNOW PLOW LIGHT BRACKETS.
 - WE WILL HAVE 6 LIGHTED SWITCHES OR USE THE 6 PACK SWITCH FROM INTERNATIONAL
 - 360 DEGREE L.E.D. CAB SHEILD MOUNTED RECESSED LIGHTING
 - STAINLESS STEEL RESERVOIR/VALVE ENCLOSURE COMBO IN LIEU OF MILD STEEL
 - SPRAY TURBO LINER ON TRUCK STEPS (BOTH SIDES)
 - GREASE ZERKS ON ALL PIVOT POINTS FOR THE TAILGATE RELEASE
 - DELETE SIDE BOARD POCKETS ON THE DUMP BODY (REAR ONLY)
 - WING CROSS TUBE TO BE TILTED (15" ON DRIVERS SIDE AND 17" ON CURB SIDE)



Quote

Quote ID:	25730
Quote Date:	6/21/2023

Phone: (515) 289-1755
www.hawkeyetruckequipment.com

5800 NW 2ND Street
P.O. Box 3283
Des Moines, IA 50316-0283

Quote Expires 30 Days from
Quote Date

- TAILGATE CHAIN HOLDERS ON INSIDE BRACE OF TAILGATE WITH "S" HOOKS
- LINER TO BE INSTALLED ON FLOOR ONLY OF DUMP BODY
- INSTALL ONE ROUND L.E.D. CLEAR BACKUP LIGHT
- SCRAPER CUTTING EDGE TO BE 3/4" X 8" ON THIS ORDER

EQUIPMENT PRICE \$ 137,584
INSTALL PRICE \$ 11,400.00

THANK YOU FOR THE ORDER,
LOGAN STEINKAMP

Order Sub-Total	\$148,984.00
Sales Tax	\$0.00
Order Total	\$148,984.00
Payments	\$0.00
Total Due	\$148,984.00



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

Item No. 6.e.
For Meeting of 1/2/2024
Resolution

TITLE: - Resolution appointing Ethan Pitt to the Planning & Zoning Commission

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant has been actively seeking applications to the Planning & Zoning Commission for several months now to fill the vacancy resulting in Lisa Cameron's resignation earlier this year. Initially, the City could only seek female applicants to maintain gender balance on the Commission. After putting forth the required effort for female applicants with no applications received, the City of Bondurant may now entertain applications from both females and males.

Ethan Pitt, resident of Bondurant, has expressed interest in joining the Planning & Zoning Commission. Ethan was appointed to the Board of Adjustment in August 2023. He is the V.P. of Community Initiatives and the Program Director of the Ripple Effect Program at the Iowa Area Development Group. In his application, Ethan notes he has 10 years of economic development experience and would be happy to serve Bondurant in a way that draws upon his experience.

List boards/commission you have served on (include dates of service):	Lamoni Planning and Zoning
Lamoni Chamber, Lamoni Economic Development, Decatur County Development (2010 - 2016)	
Other Civic Activities (include date of service) :	Director of Decatur County Development (2015 -
Regional SBDC Director (2018 - 2022), Leon RAGBRAI Planning Committee (2016)	
Describe why you are interested in this open position :	I have 10 years of economic development
experience and would be happy to serve Bondurant in a way that draws upon this experience.	

Ethan introduced himself to the Planning & Zoning Commission during their meeting on December 14, 2023. The Planning & Zoning Commission is recommending that Ethan be appointed by Council to the Planning & Zoning Commission.

If Ethan is appointed to the Planning & Zoning Commission, this will create a vacancy

on the Board of Adjustment as a result of his appointment. The City will begin seeking applications to the Board of Adjustment on January 3, 2024.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-03

CITY OF BONDURANT
RESOLUTION NO. 240102-03

RESOLUTION APPOINTING ETHAN PITT TO THE PLANNING & ZONING
COMMISSION

WHEREAS, the Planning & Zoning Commission consists of seven (7) members, appointed by the City council; AND

WHEREAS the term of office of the members of the Commission shall be five (5) years; AND

WHEREAS all members of the Commission shall serve without compensation, except their actual expenses, which shall be subject to the approval of the Council; AND

WHEREAS Lisa Cameron resigned from the Commission in 2023; AND

WHEREAS the City initially sought female-only applications to the Commission to comply with State code requiring a gender balance on boards and commissions; but no applications were received; AND

WHEREAS the City then sought applications from both females and males and Ethan Pitt submitted his application; AND

WHEREAS the Planning & Zoning Commission recommends appointment of Ethan Pitt to the Planning & Zoning Commission; AND

WHEREAS his term will go into effect from approval of this resolution until December 31, 2024 to fulfill Lisa Cameron's term.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the appointment of Ethan Pitt to the Planning & Zoning Commission is hereby approved as presented.

Passed and adopted this 2nd day of January 2024

Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 6.f.
For Meeting of 1/2/2024
Resolution

TITLE: - Resolution reappointing Andy Mains to the Planning & Zoning Commission

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Andy Mains has served on the Planning & Zoning Commission since June of 2019. His current term is set to expire on 12/31/2023 unless renewed by the City Council. Andy has expressed interest in having his term renewed for another five years. If approved, the attached resolution will extend his term for another five years.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-04

CITY OF BONDURANT
RESOLUTION NO. 240102-04

RESOLUTION REAPPOINTING ANDY MAINS TO THE PLANNING & ZONING
COMMISSION

WHEREAS the Planning & Zoning Commission consists of seven (7) members, appointed by the City council; AND

WHEREAS the term of office of the members of the Commission shall be five (5) years; AND

WHEREAS all members of the Commission shall serve without compensation, except their actual expenses, which shall be subject to the approval of the Council; AND

WHEREAS Andy Mains has served on the Planning & Zoning Commission since 6/3/2019; AND

WHEREAS his current term is set to expire on 12/31/2023 unless his term is renewed by the City Council; AND

WHEREAS Andy Mains has expressed interest in extending his term on the Planning & Zoning Commission; AND

WHEREAS if renewed, his new term will expire on 12/31/2028 unless renewed again.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the reappointment of Andy Mains to the Planning & Zoning Commission is hereby approved as presented.

Passed and adopted this 2nd day of January 2024,

Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 6.g.
For Meeting of 1/2/2024
Resolution

TITLE: - Resolution reappointing Greg Hanson to the Board of Adjustment

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Greg Hanson has been on the Board of Adjustment for a number of years now and is the most experienced member of this Board. His current term expired 12/31/2022 and is in need of renewal. Greg has expressed interest in having his term renewed for another five years. If approved, the attached resolution will extend his term for another five years.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-05

CITY OF BONDURANT
RESOLUTION NO. 240102-05

RESOLUTION REAPPOINTING GREG HANSON TO THE BOARD OF ADJUSTMENT

WHEREAS, the Board of Adjustment consists of five (5) members, appointed by the City Council; AND

WHEREAS, the term of office of the members of the Board shall be five (5) years; AND

WHEREAS, all members of the Board shall serve without compensation, except their actual expenses, which shall be subject to the approval of the Council; AND

WHEREAS, Greg Hanson has served on the Board for a number of years; AND

WHEREAS, his current term expired 12/31/2022 and is in need to renewal by City Council; AND

WHEREAS, Greg Hanson has expressed interest in extending his term on the Board of Adjustment; AND

WHEREAS, if renewed, his new term will expire on 12/31/2028 unless renewed again.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the reappointment of Greg Hanson to the Board of Adjustment is hereby approved as presented.

Passed and adopted this 2nd day of January 2024,

Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 6.h.
For Meeting of 1/2/2024
Resolution

TITLE: - Resolution reappointing Jon Klein to the Board of Adjustment

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Jon Klein has served on the Board of Adjustment since 1/18/2022. His current term is set to expire on 12/31/2023 unless renewed by the City Council. Jon has expressed interest in having his term renewed for another five years. If approved, the attached resolution will extend his term for another five years.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-06

CITY OF BONDURANT
RESOLUTION NO. 240102-06

RESOLUTION REAPPOINTING JON KLEIN THE BOARD OF ADJUSTMENT

WHEREAS the Board of Adjustment consists of five (5) members, appointed by the City Council; AND

WHEREAS the term of office of the members of the Board shall be five (5) years; AND

WHEREAS all members of the Board shall serve without compensation, except their actual expenses, which shall be subject to the approval of the Council; AND

WHEREAS Jon Klien has served on the Board since 1/18/2022; AND

WHEREAS his current term is set to expire on 12/31/2023 unless his term is renewed by the City Council; AND

WHEREAS Jon Klein has expressed interest in extending his term on the Board of Adjustment; AND

WHEREAS, if renewed, his new term will expire on 12/31/2028 unless renewed again.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the reappointment of Jon Klein to the Board of Adjustment is hereby approved as presented.

Passed and adopted this 2nd day of January 2024,

Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 6.i.
For Meeting of 1/2/2024
Resolution

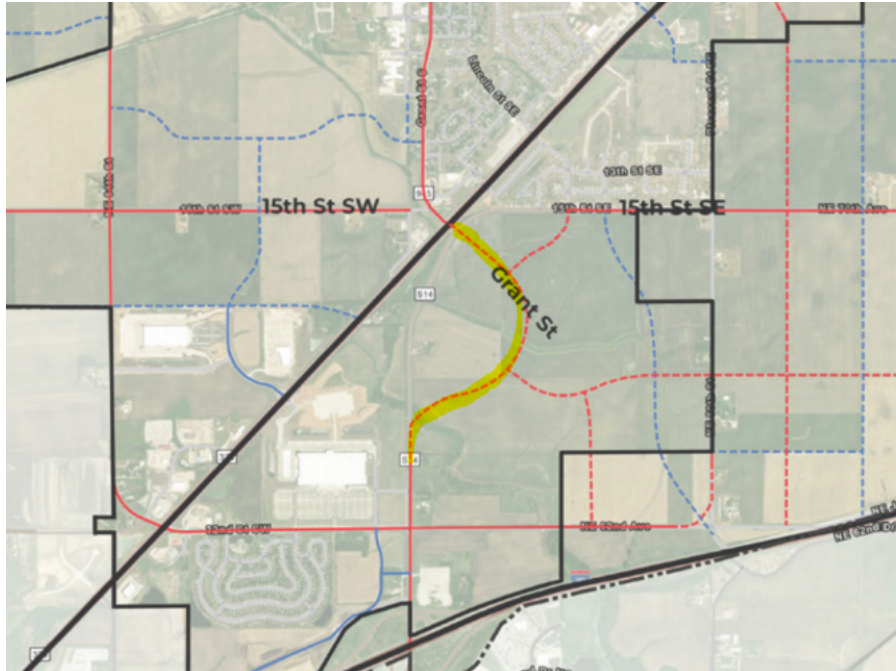
TITLE: - Resolution authorizing the City of Bondurant to submit an application for funding from the Federal Surface Transportation Block Grant Program (STBG) to the Des Moines Metropolitan Planning Organization (MPO) for the partial funding of the construction of the Grant Street South realignment project and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant will be submitting a grant application request to the Federal Surface Transportation Block Grant Program (STBG) for the potential funding for the City's future Grant Street South Realignment Project. The portion of Grant Street South highlighted in yellow below is the portion proposed for realignment. Implementation of this realignment project is consistent with the following goals of the Building Bondurant Comprehensive Plan: Provide a robust transportation network based on the adopted Future Land Use Plan; and Provide a transportation network that provides a superior experience for all modes of transportation. Implementation of this Grant Street South Realignment Project is also consistent with the following Action Item of the Building Bondurant Comprehensive Plan: Continue forward with the Central District Stormwater Improvements Master Plan as an important community asset that will activate the regional commercial agrowthrea near Interstate 80. The proposed road realignment route shown on the map is estimated only, as Shive-Hattery is currently in the process of designing this road realignment area.

Grant Street South Realignment Map:



The overall estimated Grant Street South Realignment Project cost noted in the City's application is \$X. This is for the roadway improvements only and does not include the first phase of the Central District Stormwater Improvements Master Plan relative to Central Park. It should also be noted that the City is preparing a separate grant application through the STBG Transportation Alternatives Program (STBG, TAP) for funding to assist with constructing the proposed trails associated with this Grant Street South realignment project.

This current STBG funding request will be for potential Fiscal Year 2028 funds. The City of Bondurant was previously awarded \$250,000 in Fiscal Year 2027 STBG funds. This City is requesting an additional \$1 million in Fiscal Year 2028 STBG grant funds.

STBG applications will be reviewed by the Des Moines Area MPO. MPO staff shall submit to the STBG Funding Subcommittee a ranking of all individual projects based on the project's ability to meet targeted performance measures. The MPO, when considering STBG project requests, shall place primary emphasis upon region-wide transportation system improvement needs as identified in the Mobilizing Tomorrow Plan.

FUNDING SOURCE: Bond (TIF/GO)/Grants/Utilities

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-07

CITY OF BONDURANT
RESOLUTION NO. 240102-07

A RESOLUTION AUTHORIZING THE CITY OF BONDURANT TO SUBMIT AN APPLICATION FOR FUNDING FROM THE FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (STBG) TO THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION (MPO) FOR THE PARTIAL FUNDING OF THE CONSTRUCTION OF THE GRANT STREET SOUTH REALIGNMENT PROJECT AND FURTHER APPROVING THE APPLICATION WHICH OBLIGATES THE CITY OF BONDURANT TO MATCHING FUNDS FOR THE CONSTRUCTION OF SAID PROJECT

WHEREAS, the City of Bondurant is a full member of the Des Moines Area Metropolitan Planning Organization; AND

WHEREAS, the Federal Surface Transportation Block Grant Program provides funding to local jurisdictions for the construction of eligible projects; AND

WHEREAS, the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT that:

1. The City of Bondurant supports and approves the attached application for Federal Surface Transportation Block Grant Program funding.
2. The City Council hereby commits to the City of Bondurant matching monies as required by the Federal Surface Transportation Block Grant Program funding.
3. The City of Bondurant hereby commits to accepting and maintaining these improvements for a minimum of twenty (20) years following the completion.
4. The Mayor is hereby authorized to approve and execute the application on behalf of the City Council.

Passed and adopted this 2nd day of January 2024,

Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 6.j.
For Meeting of 1/2/2024
Resolution

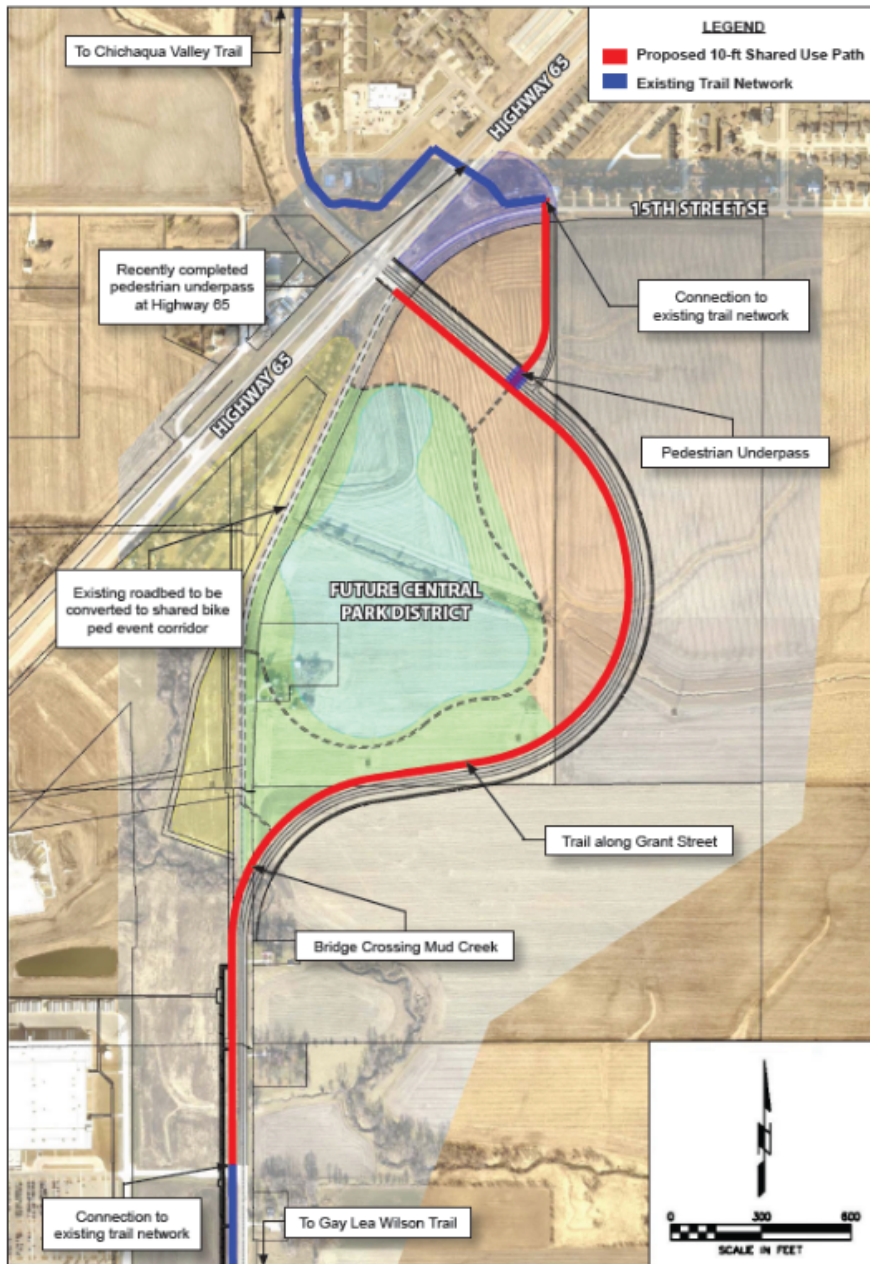
TITLE: - Resolution authorizing the City of Bondurant to submit an application for funding from the Federal Surface Transportation Block Grant Set-Aside Program (STBG) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the construction of the trails associated with the Grant Street South realignment project and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant will be submitting a grant application request to the Federal Surface Transportation Block Grant, Transportation Alternatives Program (STBG, TAP) for the potential funding for the trails associated with the Grant Street South Realignment Project. This trail project is located within the Central District Stormwater Improvements Master Plan area. The map below shows the proposed trail improvements included as part of the City's request. These improvements will link up with the existing trails both north and south of the proposed project area. The proposed trail segments are considered missing links for the regional Gay Lea Wilson trail. The proposed road realignment route shown on the map is estimated only, as Shive-Hattery is currently in the process of designing this road realignment area.

Grant Street South Realignment Map:



The City will be requesting \$750,000 under this grant program. This current STBG funding request will be for potential Fiscal Year 2028 funds. The overall estimated cost to implement construction of this trail connection project is \$3,247,000. If awarded, the City of Bondurant will be responsible for securing the additional match necessary to complete this trail connection project. This trail connection project is supported by the Building Bondurant Comprehensive Plan and the Central District Stormwater Improvements Master Plan.

STBG applications will be reviewed by the Des Moines Area MPO. MPO staff shall submit to the STBG Funding Subcommittee a ranking of all individual projects based on

the project's ability to meet targeted performance measures. The MPO, when considering STBG project requests, shall place primary emphasis upon region-wide transportation system improvement needs as identified in the Mobilizing Tomorrow Plan.

FUNDING SOURCE: TIF/Grants/GO Bond

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-08

CITY OF BONDURANT
RESOLUTION NO. 240102-08

A RESOLUTION AUTHORIZING THE CITY OF BONDURANT TO SUBMIT AN APPLICATION FOR FUNDING FROM THE FEDERAL SURFACE TRANSPORTATION BLOCK GRANT SET-ASIDE PROGRAM TO THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION (MPO) FOR THE PARTIAL FUNDING OF THE CONSTRUCTION OF THE TRAILS ASSOCIATED WITH THE GRANT STREET SOUTH REALIGNMENT PROJECT AND FURTHER APPROVING THE APPLICATION WHICH OBLIGATES THE CITY OF BONDURANT TO MATCHING FUNDS FOR THE CONSTRUCTION OF SAID PROJECT

WHEREAS, the City of Bondurant is a full member of the Des Moines Area Metropolitan Planning Organization; AND

WHEREAS, the Federal Surface Transportation Block Grant Program provides funding to local jurisdictions for the construction of eligible projects; AND

WHEREAS, the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT that:

1. The City of Bondurant supports and approves the attached application for Federal Surface Transportation Block Grant Set-Aside Program funding.
2. The City Council hereby commits to the City of Bondurant matching monies as required by the Federal Surface Transportation Block Grant Set-Aside Program funding.
3. The City of Bondurant hereby commits to accepting and maintaining these improvements for a minimum of twenty (20) years following the completion.
4. The Mayor is hereby authorized to approve and execute the application on behalf of the City Council.

Passed and adopted this 2nd day of January 2024,

Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 6.k.
For Meeting of 1/2/2024
Resolution

TITLE: - Resolution authorizing the City of Bondurant to submit a joint application with the City of Altoona for funding from the Federal Surface Transportation Block Grant Program (STBG) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the Construction of Eastern Polk County I-80 Interchange Planning Study and further approving the application which obligates the City of Bondurant to matching funds for said project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution authorizes a joint application between the City of Bondurant and the City of Altoona to the Federal Surface Transportation Block Grant (STBG) Program for funding to assist with having the Eastern Polk County I-80 Interchange Planning Study completed. This resolution also acknowledges the City of Bondurant's grant match obligation should the City of Bondurant and the City of Altoona be awarded grant funds to have such study completed. It is anticipated the study will be in the form of a Planning & Environmental Linkages (PEL) Study. The PEL study is a precursor to an eventual Interstate Justification Report (IJR). Both studies will be required prior to eventual construction of this prospective Interstate 80 interchange.

The Building Bondurant Comprehensive Plan identifies this prospective interchange along the NE 88th Street/Eisenhower Drive SE street corridor. The City of Altoona's Comprehensive Plan also identifies a prospective interchange in this general area along Interstate 80. The PEL and the IJR will study the need in further detail and will ultimately help finalize a proposed location for such interchange.

meet targeted performance measures. The MPO, when considering STBG project requests, shall place primary emphasis upon region-wide transportation system improvement needs as identified in the Mobilizing Tomorrow Plan.

FUNDING SOURCE: TIF/RUT/General Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-09

CITY OF BONDURANT
RESOLUTION NO. 240102-09

A RESOLUTION AUTHORIZING THE CITY OF BONDURANT TO SUBMIT A JOINT APPLICATION WITH THE CITY OF ALTOONA FOR FUNDING FROM THE FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (STBG) TO THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION (MPO) FOR THE PARTIAL FUNDING OF THE CONSTRUCTION OF EASTERN POLK COUNTY I-80 INTERCHANGE PLANNING STUDY AND FURTHER APPROVING THE APPLICATION WHICH OBLIGATES THE CITY OF BONDURANT TO MATCHING FUNDS FOR SAID PROJECT

WHEREAS, the City of Bondurant is a full member of the Des Moines Area Metropolitan Planning Organization; AND

WHEREAS, the Federal Surface Transportation Block Grant Program provides funding to local jurisdictions for the construction of eligible projects; AND

WHEREAS, the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT that:

1. The City of Bondurant supports and approves the attached joint application with the City of Altoona for Federal Surface Transportation Block Grant Program funding.
2. The City Council hereby commits to the City of Bondurant matching monies as required by the Federal Surface Transportation Block Grant Program funding.
3. The City of Bondurant hereby commits to accepting and maintaining these improvements for a minimum of twenty (20) years following the completion.
4. The Mayor is hereby authorized to approve and execute the application on behalf of the City Council.

Passed and adopted this 2nd day of January 2024,

Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 6.I.
For Meeting of 1/2/2024
Resolution

TITLE: - Resolution approving funding for Exemplar Care under the Targeted Business and Industry Program in an amount not to exceed \$123,600

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Recently, the City received an application under the City's Targeted Business and Industry Program.

History of the Targeted Business and Industry Program:

- February 2022: The City engaged representatives from the Ray Center at Drake University for a strategic planning process and as part of that process, identified 'Plan for targeting business' as a top-tier priority.
- September 2022: City Council adopted Building Bondurant Comprehensive Plan. Healthcare services was identified as a targeted business throughout the Building Bondurant Comprehensive Plan process.
- December 2022: City Council adopted the Targeted Business/Industry Program. This Program is consistent with the City's Economic Development Incentive Program & Policy. The Economic Development Incentive Program & Policy notes the City has a goal of a five-to-seven-year return on investment when reviewing such requests under the Targeted Business/Industry Program. The Targeted Business/Industry Program notes that Bondurant is faced with the challenges of being a quick-growth community whose residents need certain services and amenities; and Bondurant, therefore, must meet the challenge of this economic situation to secure business opportunities within our community.

The City received a request for funds from a health care organization, Exemplar Care. Exemplar Care would operate a primary care and walk-in clinic in Bondurant. A health clinic is a targeted business under the adopted Targeted Business and Industry Program. Representatives from Exemplar Care presented to the Mayor and City Council on December 4, 2023. They noted that there is a significant economic impact on the community of having a health clinic. Specifically, evaluating the impact pursuant to a study on rural primary care, the estimated annual economic impact is \$363,000.

The Bondurant City Council previously discussed the idea of utilizing this Targeted Business/Industry Program for this Exemplar Care request in the form of a rent reimbursement for one year's worth of rent. The pro forma provided by Exemplar Care anticipates that annual rent will be \$123,600 for the first year. The investment of \$123,600 is within the City's goal of having a five-to-seven-year return on investment, as described in the adopted Economic Development Incentive Program & Policy.

The attached resolution authorizes the Mayor and City Administrator to take such actions as may be necessary to provide one year of rent reimbursement for Exemplar Care in Bondurant in an amount not to exceed \$123,600.

FUNDING SOURCE: TI

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-10

CITY OF BONDURANT
RESOLUTION NO. 240102-10

Resolution Approving Funding for Exemplar Care under the Targeted Business and Industry Program in an amount not to exceed \$123,600

WHEREAS the City of Bondurant established the Targeted Business and Industry Program in December 2022, with the aim of securing business opportunities that align with the community's needs and economic development goals; and

WHEREAS the City of Bondurant has identified healthcare services as a targeted business within the Building Bondurant Comprehensive Plan, reflecting the community's need for such services; and

WHEREAS Exemplar Care, a healthcare organization, has submitted an application for funding under the Targeted Business and Industry Program; and

WHEREAS Exemplar Care presented information on their proposed clinic to the Mayor and City Council on December 4, 2023, highlighting the significant economic impact a health clinic would have on the Bondurant community, with an estimated annual economic impact of \$363,000, as per a study on rural primary care; and

WHEREAS the pro forma provided by Exemplar Care indicates an anticipated annual rent of \$123,600 for the first year, which falls within the City's goal of achieving a five-to-seven-year return on investment, in accordance with the Economic Development Incentive Program & Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BONDURANT:

The City Council hereby approves funding for Exemplar Care under the Targeted Business and Industry Program, specifically for rent reimbursement for one year's worth of rent, totaling \$123,600.

The Mayor and City Administrator is authorized and directed to execute any necessary agreements or documents to effectuate this funding arrangement.

The City Council recognizes the economic benefits that a health clinic will bring to the Bondurant community and believes this investment aligns with the City's strategic goals and economic development objectives.

City staff shall monitor the progress and outcomes of this investment to ensure it meets the intended goals and objectives as outlined in the Economic Development Incentive Program & Policy and report back to the Mayor and City Council.

Passed this 2nd day of January 2024,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 6.m.
For Meeting of 1/2/2024
Resolution

TITLE: - Resolution approving the Hawthorne Crossing Plat 2 Final Plat

CONTACT PERSON:

Isaac Pezley, City Planner

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For review by City Council is approval of the Hawthorne Crossing Plat 2 Final Plat. The developer is The Crossing Development LLC. The plat was submitted by Snyder & Associates, Inc. The Hawthorne Crossing Plat 2 Preliminary Plat, was reviewed and approved by City Council on January 17, 2023. Plat 2 Final Plat area will contain 40 units located in three multi-family residential buildings. This Plat 2 Final Plat area is located along Courtyard Drive SE just west of Pleasant Street SE.

Section 180.4.13 of the Zoning Code requires City Council review and approval of a final plat. When considering subdivision plats, City Council should take into account the following: Future Land Use (Comprehensive Plan), Zoning, Parkland Dedication, Utilities, Transportation, Natural Features, and Comments from City Officials.

Future Land Use (Comprehensive Plan): the multi-family high density residential use proposed as part of the Hawthorne Crossing Plat 2 Final Plat is consistent with the Future Land Use Plan included as part of the 2022 Building Bondurant Comprehensive Plan.

Zoning: this land is zoned as being within the City's High Density Residential (R-3) District. The Hawthorne Crossing Plat 2 Final Plat notes/shows the setbacks shown on the approved Hawthorne Crossing Plat 2 Preliminary Plat. Front and rear yard setback requirements are 50 feet. The side yard setback is 11'.

Parkland Dedication: The applicant is responsible for dedicating parkland or paying a developer's fee in lieu of public parkland. This fee must be paid prior to the release and recording of the plat.

Utilities: The Hawthorne Crossing Plat 2 Final Plat area is not located in a water or sanitary sewer connection fee district. The attached resolution also notes that public

infrastructure improvements must be inspected and approved by the Public Works Director prior to the City releasing the resolution for recording.

Transportation: This Hawthorne Crossing Plat 2 Final Plat area includes the extension of Courtyard Drive SE to Pleasant Street SE. Staff has noted the applicant must pay the required fee in lieu of installation of sidewalks in the public right-of-way along Pleasant Street SE. An invoice has been sent to the developer with this amount. The applicant must also provide a quit claim deed to the City of Bondurant for additional Pleasant Street SE right-of-way, this deed must be recorded prior to staff releasing this plat.

Natural Features: This subdivision is not located in the FEMA 100-year flood plain.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Staff recommends approval of the Hawthorne Crossing Plat 2 Final Plat with the contingencies detailed in the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-15
2. Hawthorne Crossing Plat 2 Final Plat

CITY OF BONDURANT
RESOLUTION NO. 240102-15

RESOLUTION APPROVING THE HAWTHORNE CROSSING PLAT 2 FINAL PLAT

WHEREAS, Snyder & Associates, Inc have submitted the Hawthorne Crossing Plat 2 Final Plat; AND

WHEREAS, the owner/developer is Courtyard Drive, LLC; AND

WHEREAS, this is a subdivision within Bondurant's city limits described as follows:

OUTLOT "V" AND OUTLOT "Z", HAWTHORNE CROSSING, AN OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

AND;

WHEREAS, the Hawthorne Crossing Plat 2 Final Plat area is zoned as being within the High Density Residential (R-3) District.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Hawthorne Crossing Plat 2 Final Plat is hereby approved subject to the following City Code items being addressed:

1. Developer must pay the required in lieu of installation of sidewalks in the public right-of-way along Pleasant Street SE must be paid As-builts must be submitted.
2. The applicant is responsible for dedicating parkland or paying a developer's fee in lieu of public parkland. The calculations are shown below:
 1. Public parkland dedication formula: $40 \text{ units} \times 2 \times 0.005 = 0.40$ acres of public parkland. Neither the preliminary plat or final plat show public parkland to be dedicated.
 2. Developer's fee in lieu of public parkland formula: $\$30,274 \times 0.40 \text{ acres} = \$12,109.60$.
 1. An invoice for \$12,109.60 has been attached.
 2. \$30,274 is the calculated current sale price per acre
3. All public improvements must be completed and inspected by Public Works before the release of the City Council approved Final Plat.
4. As-builts must be submitted prior to the release of the City Council approved Final Plat.
5. A quit claim deed to the City of Bondurant shall be provided for the existing Pleasant Street SE roadway.

Passed this 2nd day of January 2024,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Sillanpaa				
McKenzie				
Peffer				

HAWTHORNE CROSSING PLAT 2

FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

INDEX LEGEND

SURVEYOR'S NAME:

ERIC J. MILLER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
ERICMILLER@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:

SNYDER & ASSOCIATES, INC.

SERVICE LOCATED:

OUTLOTS "V" AND "Z", HAWTHORNE CROSSING

FINAL PLAT

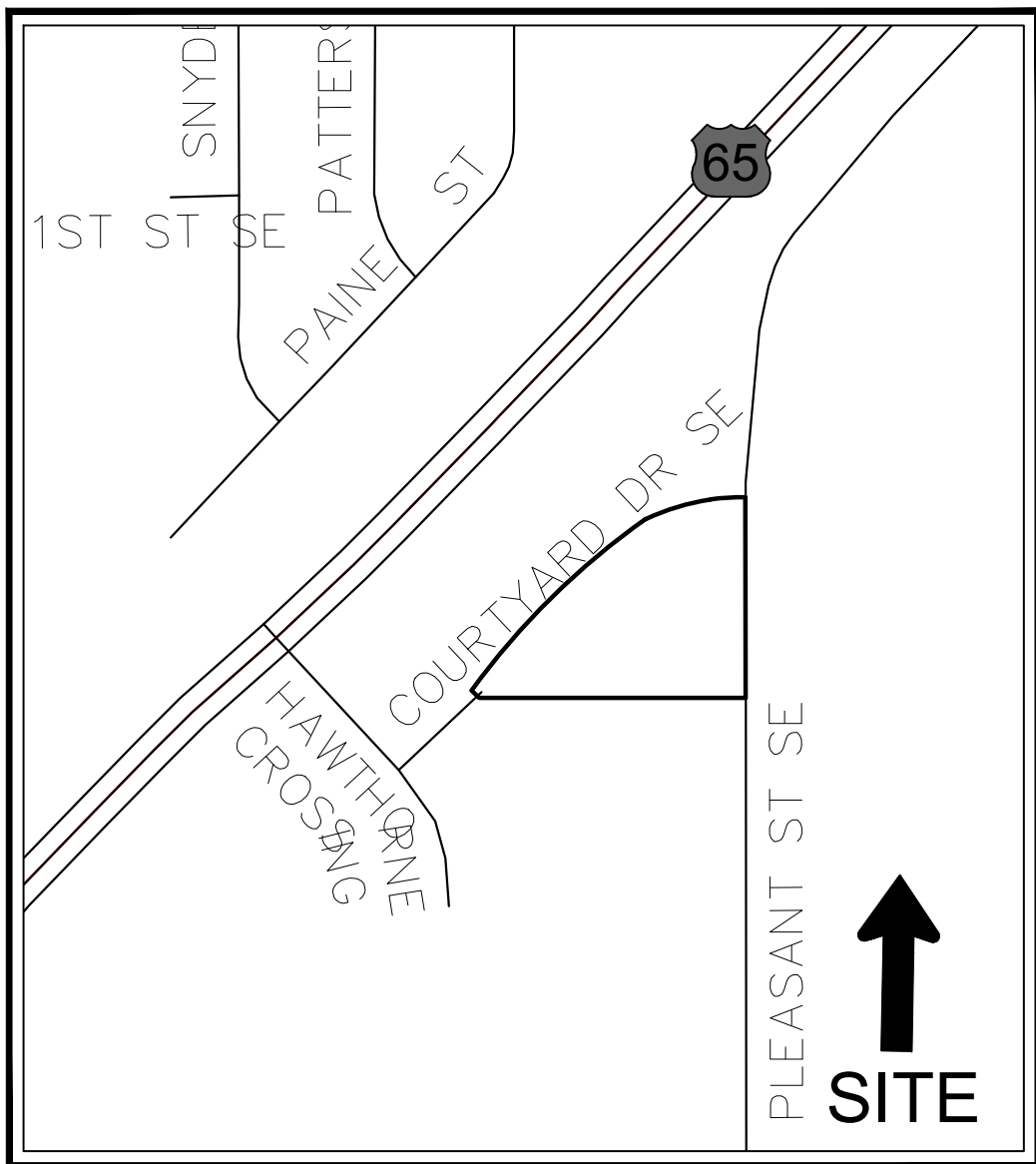
REQUESTED BY:

THE CROSSING DEVELOPMENT, LLC

RETURN TO:

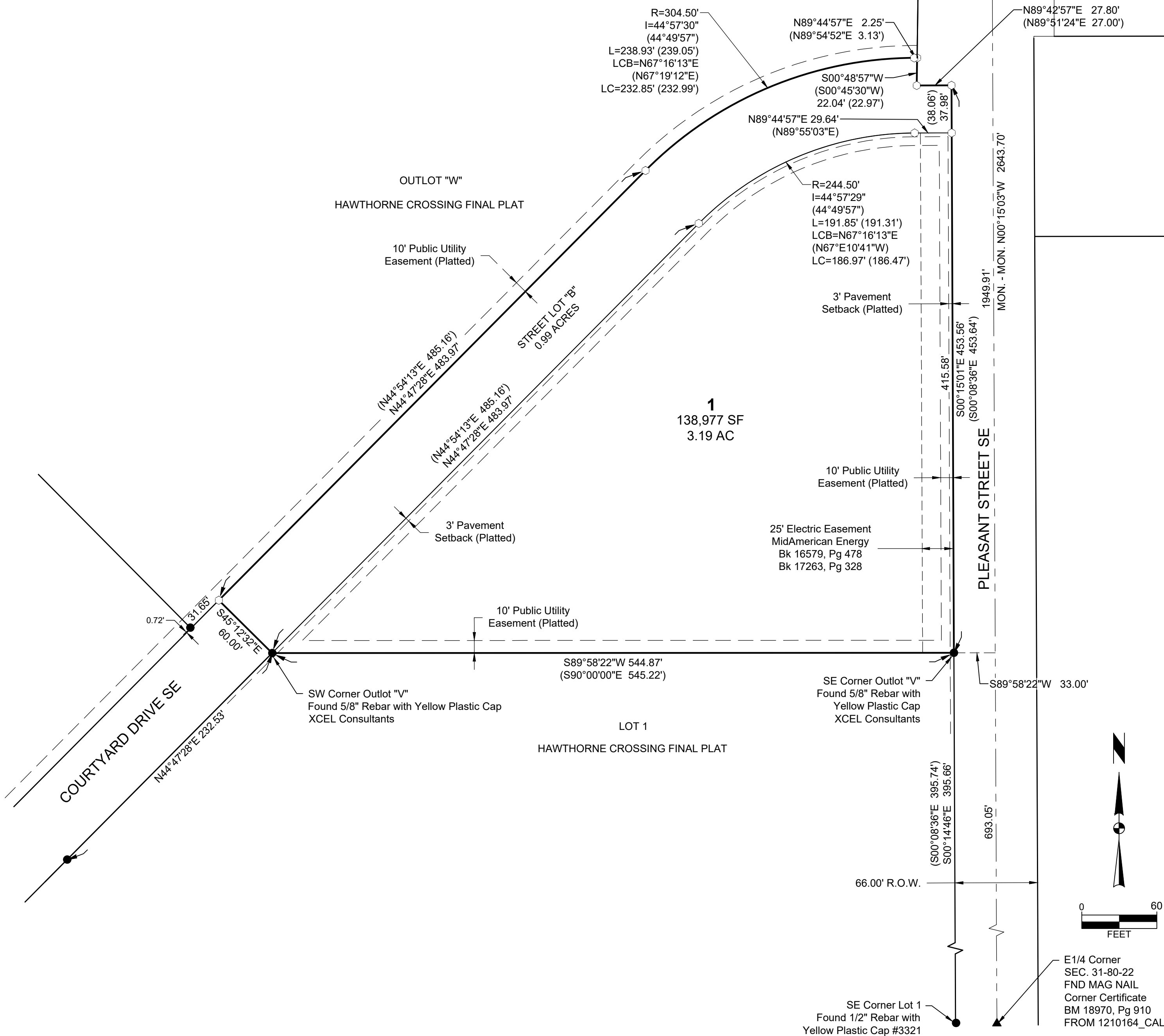
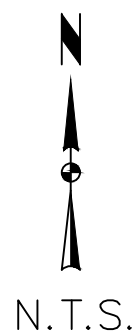
ERIC J. MILLER
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023S

AREA ABOVE RESERVED FOR CITY OF BONDURANT STAMP



VICINITY MAP

CITY OF BONDURANT,
POLK COUNTY, IOWA



LEGEND

FEATURES

Section Corner
1/2" Rebar, Orange Plastic Cap # 19515
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
Easement Line

FOUND

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H
GCP
()
D
C
MPE

SET

□
△
○

AREA SUMMARY

4.18 ACRES (182,109 S.F.)

LEGAL DESCRIPTION

OUTLOT "V" AND OUTLOT "Z", HAWTHORNE CROSSING, AN
OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK
COUNTY IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF
RECORD.

DATE OF SURVEY

MARCH 24, 2023

OWNER/APPLICANT

COURTYARD DRIVE, LLC
TYLER SHEERAN
608-688-0754

ZONING

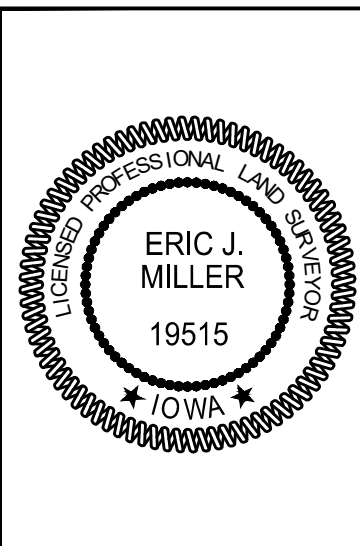
R-3 HIGH DENSITY RESIDENTIAL

BULK REGULATIONS

MINIMUM LOT AREA = 9,000 SF
MINIMUM LOT WIDTH = 85 FT.
MULTI FAMILY
FRONT YARD SETBACK = 50'
REAR YARD SETBACK = 50'
SIDE YARD SETBACK = 11'
MAXIMUM BUILDING HEIGHT = 45'
AND 3 STORIES
20% OF SITE MUST BE OPEN SPACE

NOTES

- THE USE OF ANY PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT AND ANY SUBORDINATE USER OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE ITS UTILITY WHEN NECESSARY TO ACCOMMODATE THE CITY OF BONDURANT'S USE OF THIS EASEMENT.
- STREET LOT "B" WILL BE DEDICATED TO THE CITY OF BONDURANT.



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

Eric J. Miller, PLS
License Number 19515
My License Renewal Date is December 31, 2024
Pages or sheets covered by this seal:
Sheet 1 of 1

HAWTHORNE CROSSING PLAT 2

FINAL PLAT

BONDURANT, POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.



Project No: 122.1546.30

Sheet 1 of 1

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet 1 of 1



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

Item No. 7.a.
For Meeting of 1/2/2024
Public Hearing

TITLE: Public Hearing on property exchange in the Civic Campus Master Plan area

CONTACT PERSON:

Marketa Oliver, City Administrator

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: During its December 18, 2023 Council meeting, the City Council set a public hearing date for January 2, 2024 at 6:00 p.m. at 200 Second Street NE in Bondurant for a public hearing on a proposed property exchange. This is the date and time for said hearing. The City of Bondurant is in the process of constructing a new street in the area between Bondurant Business Park II LLC's property, located on the south side of 2nd Street NE, east of Highway 65 and city-owned property that will become the Civic Campus. The street is identified as Campus Dr SE in the concept below.



The construction of this new street would result in certain pieces of City property becoming isolated on the other side of the street adjacent to Bondurant Business Park II LLC's property, while also leaving pieces of Bondurant Business Park II LLC's property isolated on the City's side of the street. The City believes that it is in the best interest of both parties to exchange these isolated pieces of land to prevent land from being separated by the new street, ensuring efficient land usage. Further, the City has determined that the land it will receive through this property exchange is of equal or greater value than the land of which it is disposing.

The City has developed plats for the orphaned pieces of land and has been in discussions with the adjacent landowner about the pieces. Once the hearing has been completed, staff will recommend moving forward with the exchange.

FUNDING SOURCE: TIF/GO Bond

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

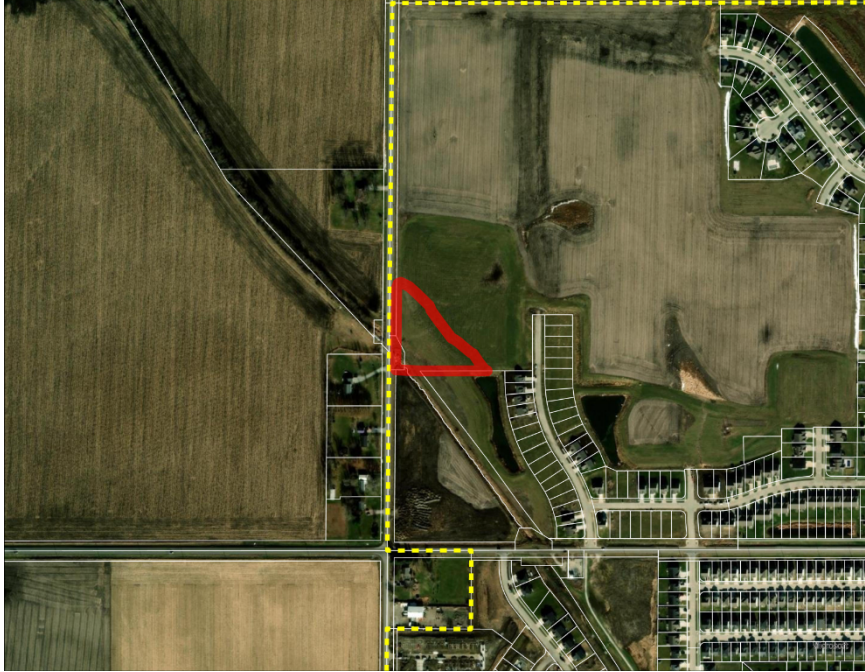
Item No. 7.b.
For Meeting of 1/2/2024
Public Hearing

TITLE: Public Hearing to consider an amendment to the City's Future Land Use Map from the Open Space/Agricultural destination to the Medium Density Residential designation for a portion of Area D of the 2019-approved Harvest Meadows Planned Unit Development Plan

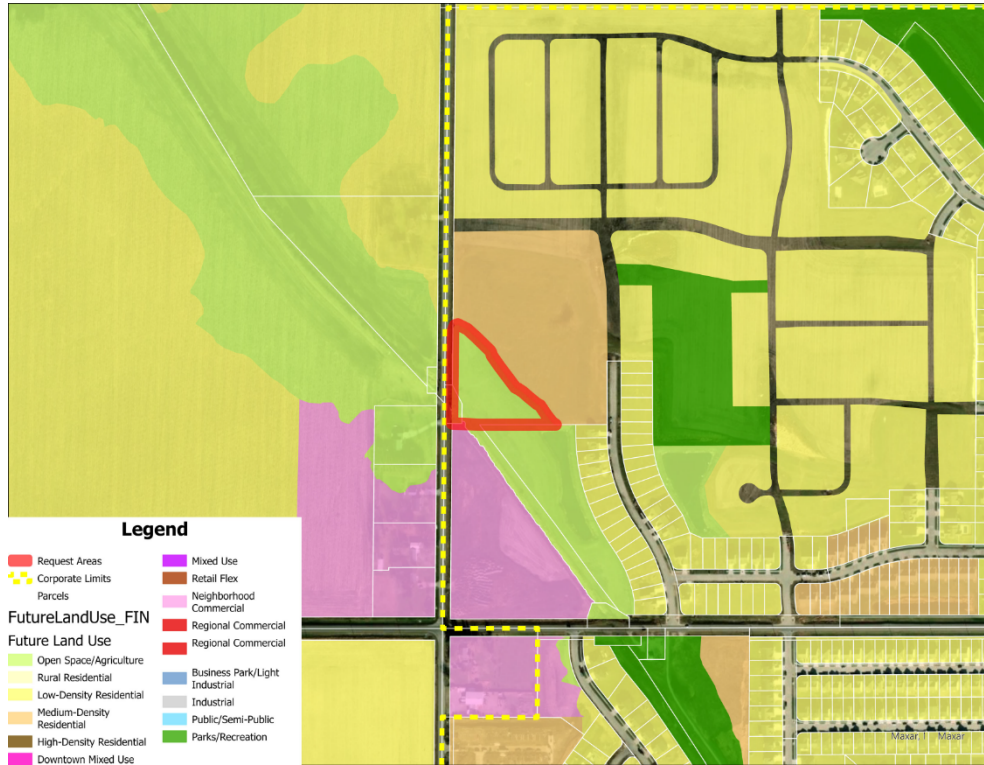
CONTACT PERSON:

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

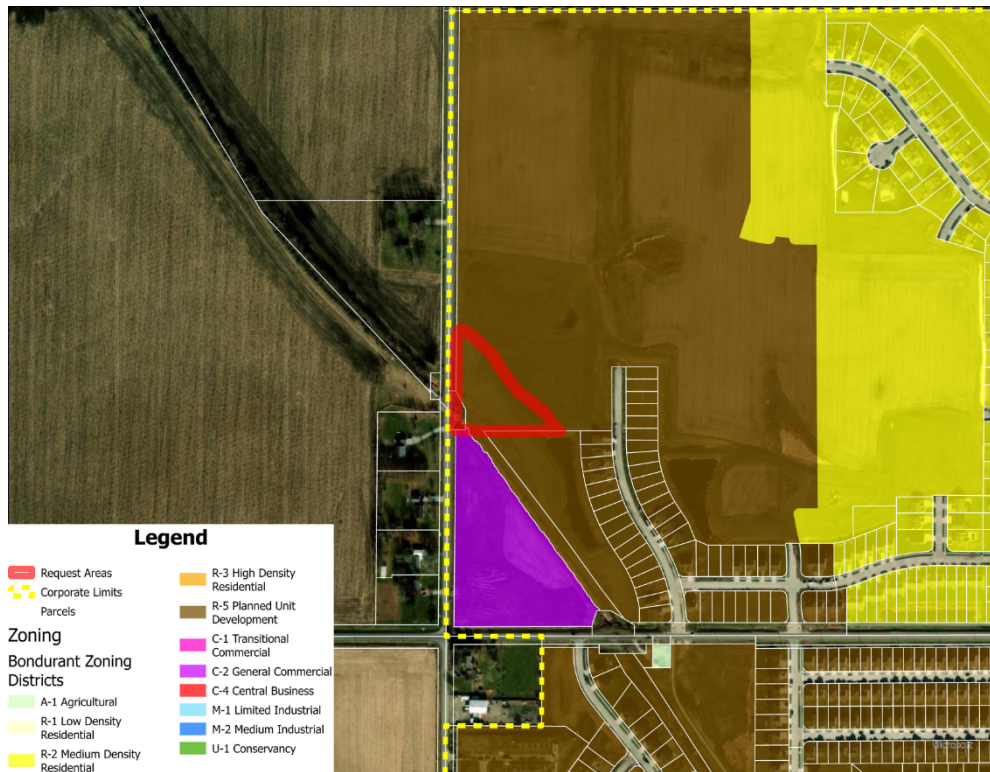
BRIEF HISTORY & ANALYSIS: The City is in receipt of a request to amend its Future Land Use Map from an Open Space/Agricultural designation to a Medium Density Residential designation for the area shown in red on the map below. This area represents a portion of Area D of the 2019-approved Harvest Meadows Planned Unit Development Plan. The Planning & Zoning Commission provided preliminary feedback to the Harvest Meadows developer and engineer on this topic during their meeting on October 12, 2023. Being considered as part of this public hearing is the Future Land Use Map Amendment topic only. If the Planning & Zoning Commission makes a recommendation to amend the Future Land Use Map from Open Space/Agricultural to Medium Density Residential for this amendment area, then the Harvest Meadows Planned Unit Development substantial modification request included as part of Items 6.f and 6.g to allow an increase from 130 townhome units to 144 townhome units will also be considered; during these items the Commission may choose to revisit other topics of the Harvest Meadows Planned Unit Development.



The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area requested for amendment as Open Space/Agricultural. The original Harvest Meadows PUD did not show development within this amendment area due to the 100-year floodplain's boundaries. The developers have proposed developing additional townhomes in this amendment area at the same density as the original PUD showed. There is Low Density Residential to the north, northwest and east of the property and Medium Density Residential immediately to the north-northeast. Neighborhood Commercial is to the south and Open Space/Ag is to the south and west of the property. The current Future Land Use Map with the proposed amendment area outlined can be seen below.



The property in question is currently zoned as being within the Planned Unit Development (R-5) District. The only item being considered as part of this current public hearing is the Future Land Use Map amendment request. A substantial modification to the Harvest Meadows Planned Unit Development Plan is being considered as part of Agenda Items 6.f & 6.g. The property is outlined in red on the City Zoning Map below:



Analysis:

The below items are included for the Planning & Zoning Commission's consideration as part of this Future Land Use Map amendment request:

1. While the Future Land Use Map does not currently support medium density residential development for this portion of Area D, do the existing/proposed surrounding uses and the text of Building Bondurant Comprehensive Plan support such an amendment?

- The townhome use proposed within the amendment area is consistent with the already-approved townhome use immediately north of the amendment area.
- A substantial modification request to the 2019-approved Harvest Meadows Planned Unit Development may allow the opportunity to improve upon other elements of this overall townhome area such as driveway length; this will be covered in further detail in Agenda Items 6.f & 6.g.
- This area was originally designated as Open Space/Agricultural due to its location in the floodplain. The area shown in blue below represents the existing 100-year floodplain area. The developer will need to provide documentation that this amendment area has been elevated outside of FEMA's 100-year floodplain prior to development occurring within this area.



- The text description of Medium Density Residential in the Building Bondurant Comprehensive Plan acknowledges that townhomes can serve as a transitional use between low-density residential and more intense uses, such as commercial uses. Townhomes in the amendment area proposed would help contribute to this transition of uses between single-family detached further north and commercial to the south.

Public Input

As is required by the City's Zoning Code, letters were sent to property owners within 200' of the requested Future Land Use Map amendment area. No comment has been received by staff at the time of writing this agenda statement.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Hold Public Hearing

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.c.
For Meeting of 1/2/2024
Public Hearing

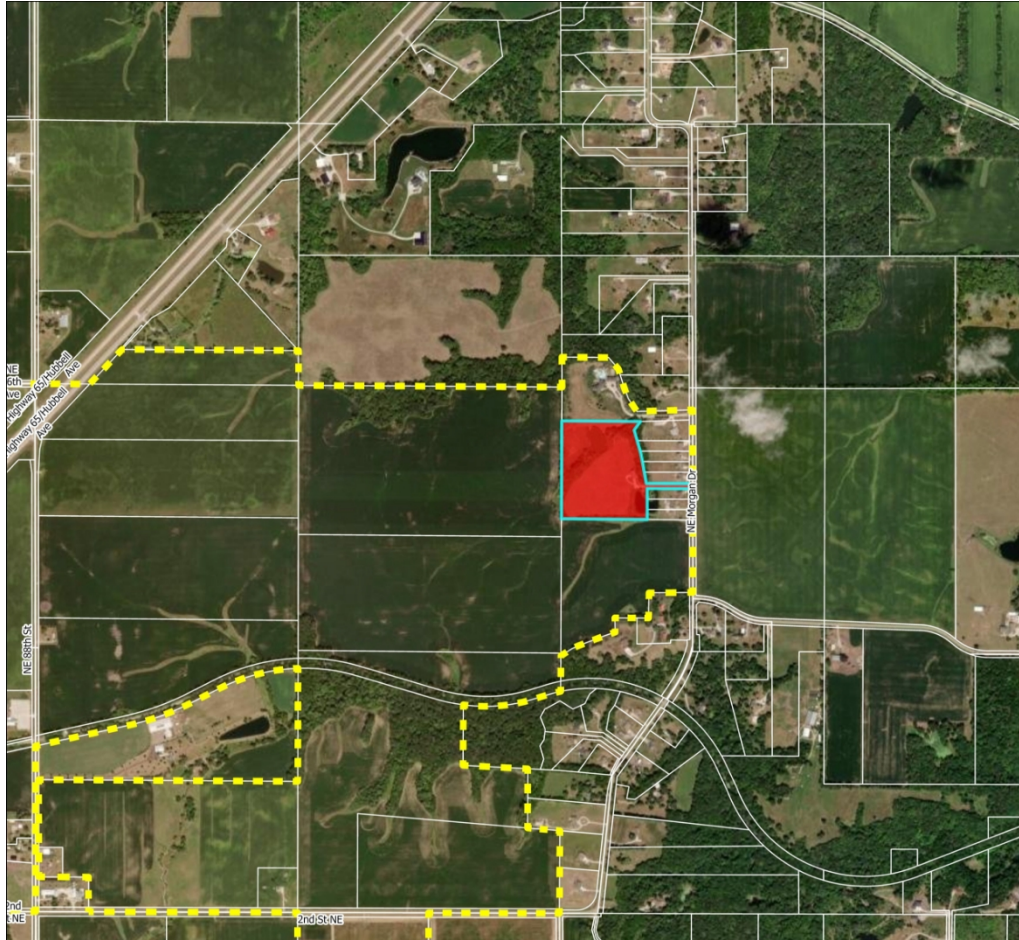
TITLE: Public Hearing regarding a request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District in the Morgan Estates Plat 3 Preliminary Plat

CONTACT PERSON:

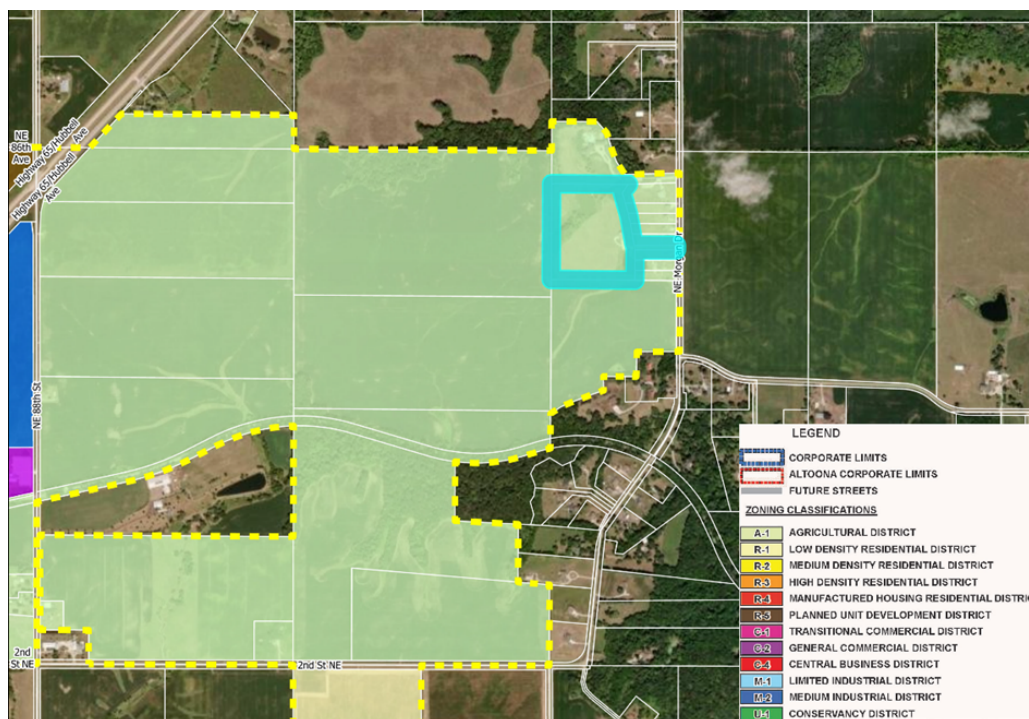
Isaac Pezley, City Planner
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of a rezoning request for the Morgan Estates Plat 3 Preliminary Plat area. The rezoning request proposes change the zoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District. The owner of the preliminary plat area is Mary F Lohse. The preliminary plat engineer/surveyor and applicant is Vic Piagentini with Associated Engineering Company of Iowa. The Morgan Estates Plat 3 Preliminary Plat development proposes 4 lots for single-family detached development and one outlot (private street) on 18.87 acres. This preliminary plat area is located west of Morgan Estates Plat 2 and NE Morgan Drive. The Planning and Zoning Commission reviewed this Preliminary Plat at their October 12, 2023, meeting and determined the plat was not meeting the intent of the A-1 District. The applicant has submitted a rezoning request to change the zoning from the A-1 District to the R-5 District in order to include a private street which is not allowed in the traditional Low-Density Residential (R-1) District nor the Medium Density Residential (R-2) District. A private street is required, as the existing street frontage for this private street area is limited to 50' while the minimum public right-of-way width requirement is 60'.

Area Map:



Area Zoning Map:



When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: Comprehensive Plan/Future Land use Map, Consistency with the Zoning Code, Spot Zoning, and Public Input.

Consistency with the Comprehensive Plan/Future Land Use Map - When the City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. The City's Future Land Use Map included as part of the 2022 Building Bondurant Comprehensive Plan guides for low-density residential development in this area. The single-family detached use is consistent with this use designation. The Morgan Estates Plat 3 Preliminary Plat is outlined below on the 2022 Future Land Use Map

Consistency with the Zoning Code – again, the purpose of the R-5 District requirement for this Morgan Estates Plat 3 Preliminary Plat area is because of the proposed private street. The R-5 District is required for this private street to ensure there are proper maintenance provisions established for long-term care of the proposed private street. If there were no private street proposed and this land could be considered for traditional zoning, the City's Low Density Residential (R-1) District could have been considered. The summary below helps summarize how the proposed Morgan Estates Plat 3 Preliminary Plat meets/exceeds R-1 District bulk regulation requirements:

- The R-1 District's minimum lot size is 20,000 SF when lots are not connected to the City's sanitary sewer system, while the minimum lot size noted on the Morgan Estates Plat 3 Preliminary Plat is 1 acre.
- The R-1 District's minimum front yard setback is 30' for dwellings, while the minimum front yard setback noted on the Morgan Estates Plat 3 Preliminary Plat is 50' adjacent to the private street.
- The R-1 District's minimum side yard setback requirement is 8' on each side yard, while the minimum side yard setback noted on the Morgan Estates Plat 3 Preliminary Plat is 10' on each side.

- The R-1 District's minimum rear yard setback requirements is 35', while the minimum rear yard setback noted on the Morgan Estates Plat 3 Preliminary Plat is 50'.
- The minimum floor areas noted on the Morgan Estates Plat 3 Preliminary Plat match the minimum floor area requirements of the R-1 District.
- The maximum building height of 35' noted on the Morgan Estates Plat 3 Preliminary Plat matches the maximum building height requirement of the R-1 District.
- The maximum number of stories of 2.5 noted on the Morgan Estates Plat 3 Preliminary Plat matches the maximum number of stories noted in the R-1 District.
- Detached accessory structures must meet bulk requirements noted in Section 177.04 of the Zoning Code.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the rezoning takes into account the following:

1. The characteristics of surrounding property;
2. the community's comprehensive plan; and
3. the protection and preservation of public health, justice, morals, order, safety and security, and welfare (police power).

It does not appear that spot zoning will exist if the rezoning from A-1 to R-5 is approved, as the City's Future Land Use Map supports the rezoning. Further, uses in this general area are consistent with the use proposed.

Public Input

As required by the City's Zoning Code, letters were sent to property owners within 200' of the requested rezoning area notifying them of the proposed rezoning. Updates will be provided during the Planning & Zoning Commission if any public comment has been received.

FUNDING SOURCE: Na

STAFF RECOMMENDATION: Hold Public Hearing

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Morgan Estates Plat 3 Preliminary Plat

MAJOR PRELIMINARY PLAT

MORGAN ESTATES
 PLAT 3

SHEET 1 OF 1

OWNER/DEVELOPER

MARY F LOHSE (TRUSTEE)
 1500 NE MORGAN DRIVE
 BONDURANT, IA 50035
 Phone #: (515) 360-1647

ENGINEER/SURVEYING COMPANY

ASSOCIATED ENGINEERING COMPANY OF IOWA
 1830 S.E. PRINCETON DRIVE, SUITE M
 GRIMES, IOWA 50111
 PHONE: 515-255-3156
 CONTACT: VIC PIAGENTINI
 EMAIL: VICP@AECOFIOWA.COM

ZONING

(A-1) AGRICULTURAL

BULK REGULATIONS

- A. MINIMUM LOT SIZE OF 1 ACRE
 B. MINIMUM FRONT YARD SETBACK OF 50, ADJACENT TO PRIVATE STREET
 C. MINIMUM SIDE YARD SETBACK OF 10, ON EACH SIDE
 D. MINIMUM REAR YARD SETBACK OF 50
 E. MINIMUM FLOOR AREA OF 1150 SF FOR DWELLING; IF BUILDING IS TWO OR MORE STORIES, FIRST FLOOR SHALL BE A MINIMUM OF 800 SF
 F. MAXIMUM BUILDING HEIGHT OF 35, FOR PRINCIPAL STRUCTURES
 G. MAXIMUM NUMBER OF STORIES FOR PRINCIPAL BUILDING: 2.5 STORIES

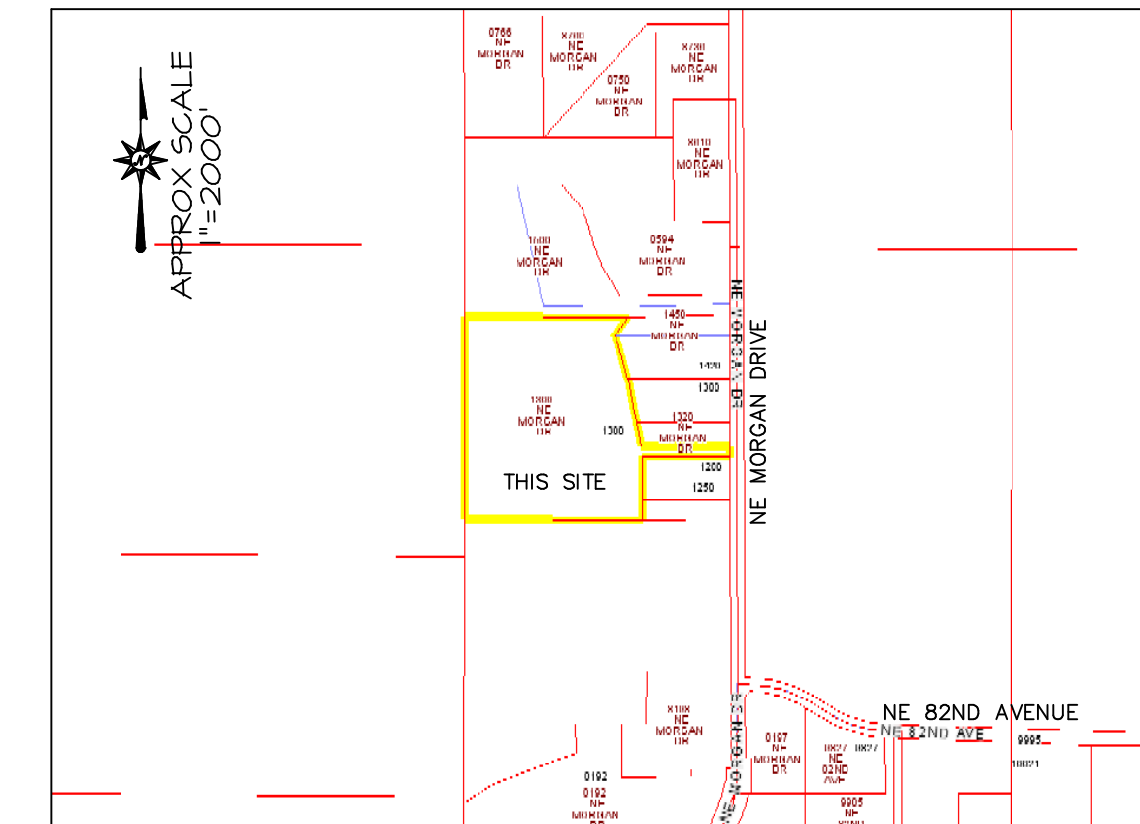
LEGAL DESCRIPTION

OUTLOT X IN MORGAN ESTATES LAT 2, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, CONTAINING 18.87 ACRES, MORE OR LESS.

GENERAL NOTES

1. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
 2. STORM RUNOFF: DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
 (A) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 (B) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO "NOT":
 (a) DAMAGE DOWN STREAM PROPERTY.
 (c) RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
 (c) CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
 C) INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ONSITE OR OFF SITE.
 (D) INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTY.
 3. PARK DEDICATION
 FEE = 4X3X0.005
 FEE = 0.06
 4. OUTLOT Y IS PRIVATE ACCESS TO LOTS 1 THRU 4 AND IS A PUBLIC WATER MAIN EASEMENT.

VICINITY SKETCH



CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 LICENSE RENEWAL DATE: DEC 31 2024
 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY
 SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE: _____

LEGEND

- MONUMENT FOUND AS NOTED
 ○ SET 1/2" IR W/ ORANGE CAP #13286
 ▲ SECTION CORNER FOUND AS NOTED
 △ SECTION CORNER SET AS NOTED
 ○ SANITARY MANHOLE AS NOTED
 ○ STORM MANHOLE AS NOTED
 ○ TRAFFIC MANHOLE AS NOTED
 ○ UTILITY MANHOLE AS NOTED
 ○ PHONE MANHOLE AS NOTED
 ○ ELECTRIC MANHOLE AS NOTED
 ○ GAS METER AS NOTED
 ○ GAS VALVE AS NOTED
 ○ UTILITY POLE AS NOTED
 ○ WELL AS NOTED
 ● FIREHYDRANT AS NOTED
 ● EXISTING WATER VALVE
 ● PROPOSED WATER VALVE
 ● CURB INTAKE AS NOTED
 ● AREA INTAKE AS NOTED
 ● HANDICAPPED PARKING AS NOTED
 ● ELECTRIC TRANSFORMER BOX
 ● UTILITY BOX AS NOTED
 ● PERK TEST SITE AS NOTED
 ● EXISTING SPOT ELEVATION
 ● PROPOSED SPOT ELEVATION
 ● MEASURED DISTANCE OR BEARING
 ● RECORDED DISTANCE OF BEARING
 --- EXISTING CONTOUR
 --- 100' PROPOSED CONTOUR
 --- X FENCE LINE AS NOTED
 --- TVC BURIED TELEVISION AS NOTED
 --- UE BURIED ELECTRIC AS NOTED
 --- G OVER-HEAD UTILITIES
 --- G WATER MAIN AS NOTED
 --- S GAS MAIN AS NOTED
 --- S STORM SEWER AS NOTED
 --- SS SANITARY SEWER AS NOTED
 --- UT BURIED TELEPHONE
 --- UC BURIED CABLE/UTILITIES

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



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

Item No. 7.d.
For Meeting of 1/2/2024
Public Hearing

TITLE: Public Hearing for a substantial modification to the 2019-approved Harvest Meadows Planned Unit Development related to Area D

CONTACT PERSON:

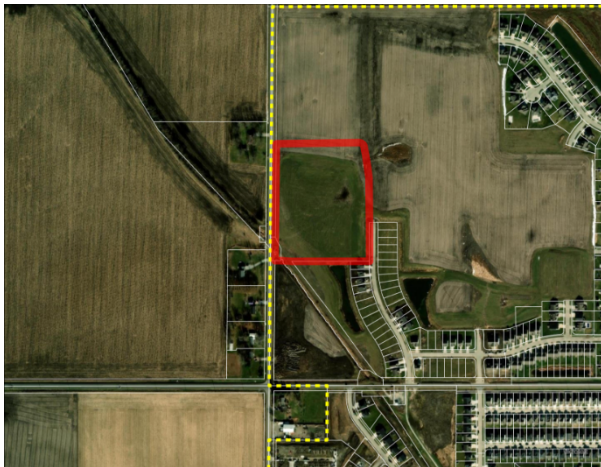
Isaac Pezley, City Planner

Maggie Murray, Planning & Community Development Director

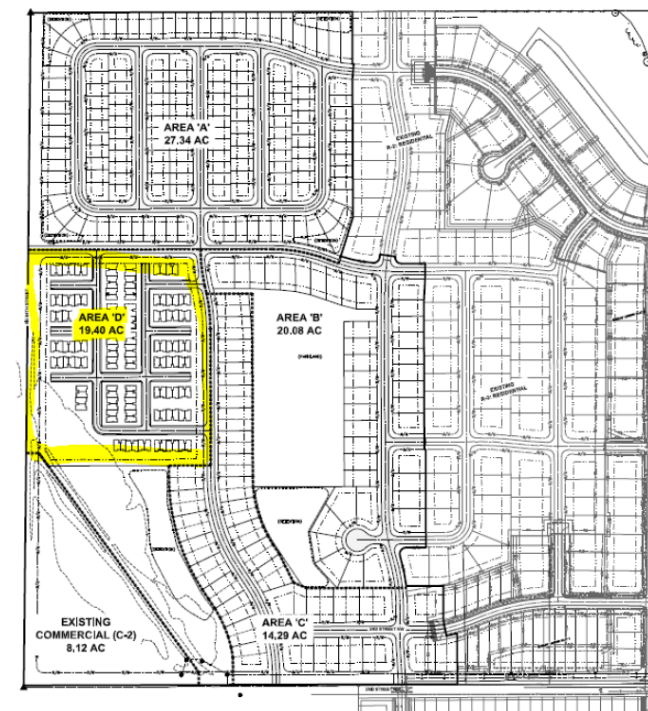
BRIEF HISTORY & ANALYSIS: If the City Council votes to approve amending the Future Land Use Map, then the Council may also move forward with this substantial modification public hearing/resolution request.

The City has received a substantial modification request to increase the number of townhome units in Area D of the 2019-approved Harvest Meadows Planned Unit Development. This substantial modification request would increase the number of townhomes from 130 to 144. This is considered a substantial modification because it increases the number of dwelling units within Area D. The Zoning Code notes that substantial modifications shall be processed in the same manner as a rezoning request whereby the Planning & Zoning Commission and City Council must both hold a public hearing prior to City Council's ordinance consideration.

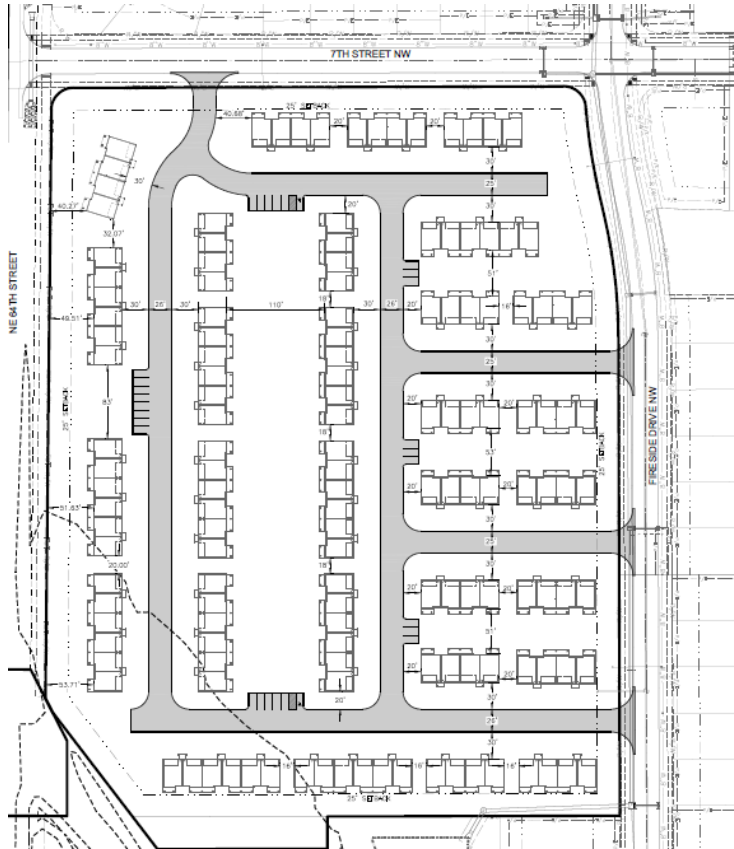
Aerial of Area D:



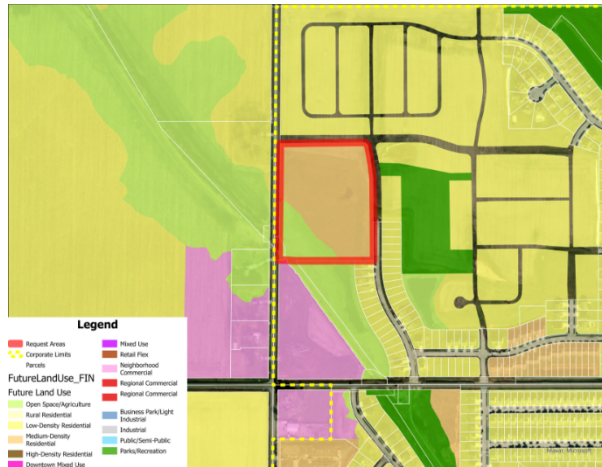
2019 Harvest Meadows Planned Unit Development Plan - shows 130 townhome units:



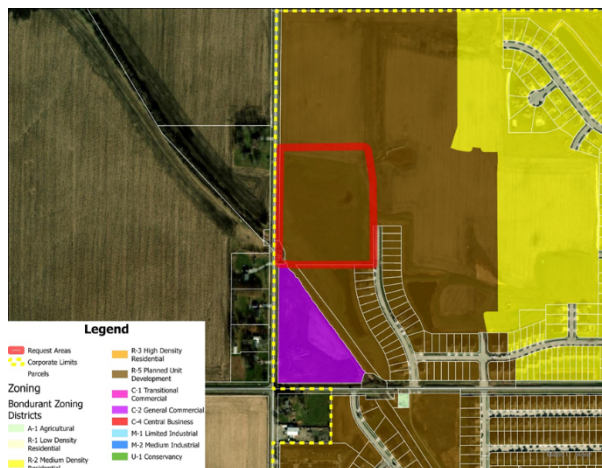
2023 Harvest Meadows Planned Unit Development Substantial Modification Request - shows 144 townhome units:



The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides the majority of this area for Medium-Density Residential use, while a portion of this land is currently in the process of potentially being amended from the Open Space/Agricultural designation to the Medium-Density Residential designation. The properties are outlined in red below. There is Low Density Residential to the north, northwest and east of the property. Neighborhood Commercial is to the south and Open Space/Ag is to the south and west of the property. The area proposed to be amended is currently located in the Open Space/Agricultural area. An amendment to the Future Land Use Map should be completed prior to City Council approval of the PUD amendment.



The property in question is currently zoned Planned Unit Development (R-5). The requested amendment would not change the zoning of the property but would instead be a substantial modification to the existing Harvest Meadows PUD. The property is outlined in red on the City Zoning Map below:



Analysis:

Items for consideration by the Planning & Zoning Commission:

- The current substantial modification request does not result in any increase in townhome units outside of Future Land Use Map Amendment Area/Floodplain Area. The additional fourteen units will be located within the Future Land Use Map Amendment/elevated Floodplain Area only. This is consistent with the preliminary feedback relayed by the Commission during their meeting on October 12, 2023.
- The proposed density of 12 units per acre meets the description of Medium Density Residential included as part of the Building Bondurant Comprehensive Plan (7-12 units per acre).
- With this substantial modification request, the developer has proactively addressed other items noted during the Commission's October 12th discussion,

including lengthening the driveways to 30' and providing for multiple guest parking space areas.

- If this substantial modification request is ultimately approved by City Council, the developer will next need to submit the detailed preliminary plat/site plan layout document for review by the Planning & Zoning Commission and City Council.

Public Input

As is required by the City's Zoning Code, letters were sent to property owners within 200' of the requested substantial modification request area. No comment has been received by staff at the time of writing this agenda statement.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Hold Public Hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 8.a.
For Meeting of 1/2/2024
Resolution

TITLE: - Resolution approving the property exchange in the Civic Campus Master Plan area

CONTACT PERSON:

Marketa Oliver, City Administrator

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is in the process of constructing a new street in the area between Bondurant Business Park II LLC's property, located on the south side of 2nd Street NE, east of Highway 65 and city-owned property that will become the Civic Campus. The street is identified as Campus Dr SE in the concept below.



The construction of this new street would result in certain pieces of City property becoming isolated on the other side of the street adjacent to Bondurant Business Park II LLC's property, while also leaving pieces of Bondurant Business Park II LLC's property isolated on the City's side of the street. The City believes that it is in the best interest of both parties to exchange these isolated pieces of land to prevent land from being separated by the new street, ensuring efficient land usage. Further, the City has determined that the land it will receive through this property exchange is of equal or greater value than the land of which it is disposing.

The City has developed plats for the orphaned pieces of land and has been in discussions with the adjacent landowner about the pieces. A public hearing was held earlier on this agenda. The attached resolution authorizes the Mayor, City Administrator, and City Attorney to take steps to move forward with the exchange and approves the attached exchange agreement.

FUNDING SOURCE: TIF/GO Bond

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-11

2. 23.12 Property Exchange Agreement

CITY OF BONDURANT
RESOLUTION NO. 240102-11

RESOLUTION APPROVING THE PROPERTY EXCHANGE AND AUTHORIZING
ACTIONS TO COMPLETE THE EXCHANGE

WHEREAS, the City of Bondurant has determined that it is in the best interest of the City to exchange certain pieces of City property with Bondurant Business Park II LLC to prevent land from being separated by the new road adjacent to Bondurant Business Park II LLC's property; and

WHEREAS, the City of Bondurant has assessed that the land it will receive through this property swap is of equal or greater value than the land it is disposing of; and

WHEREAS, the City of Bondurant has determined that the exchange will have no significant impact on public access, and the City will not be inconvenienced by the exchange; and

WHEREAS, a public hearing was held on January 2, 2024, to gather public comments and input on the proposed property exchange, and all interested parties had an opportunity to provide their views; and

WHEREAS, the City Council has duly considered all comments and input received during the public hearing.

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

The property exchange with Bondurant Business Park II LLC, as described hereinafter is approved.

Plat of Survey – 1 (Parcel 2023-34) – from City of Bondurant to Bondurant Business Park II LLC.

Plat of Survey – 2 (Parcel 2023-35) – from Bondurant Business Park II LLC to City of Bondurant.

Plat of Survey – 3 (Parcel 2023-44) – from Bondurant Business Park II LLC to City of Bondurant

BE IT FURTHER RESOLVED that the attached Property Exchange Agreement with Bondurant Business Park II, L.L.C. is approved.

BE IT FURTHER RESOLVED that the Mayor is authorized and directed to execute all necessary documents to effectuate the property exchange on behalf of the City of Bondurant.

BE IT FURTHER RESOLVED that the City Administrator is authorized and directed to coordinate the necessary administrative actions, including but not limited to, the transfer

of property deeds, recording of documents, and any other steps required to complete the property exchange.

BE IT FINALLY RESOLVED that the City Attorney is authorized and directed to provide legal counsel and support as necessary to ensure the property exchange is completed in accordance with applicable laws and regulations.

Passed and adopted this 2nd day of January 2024,

Doug Elrod, Mayor

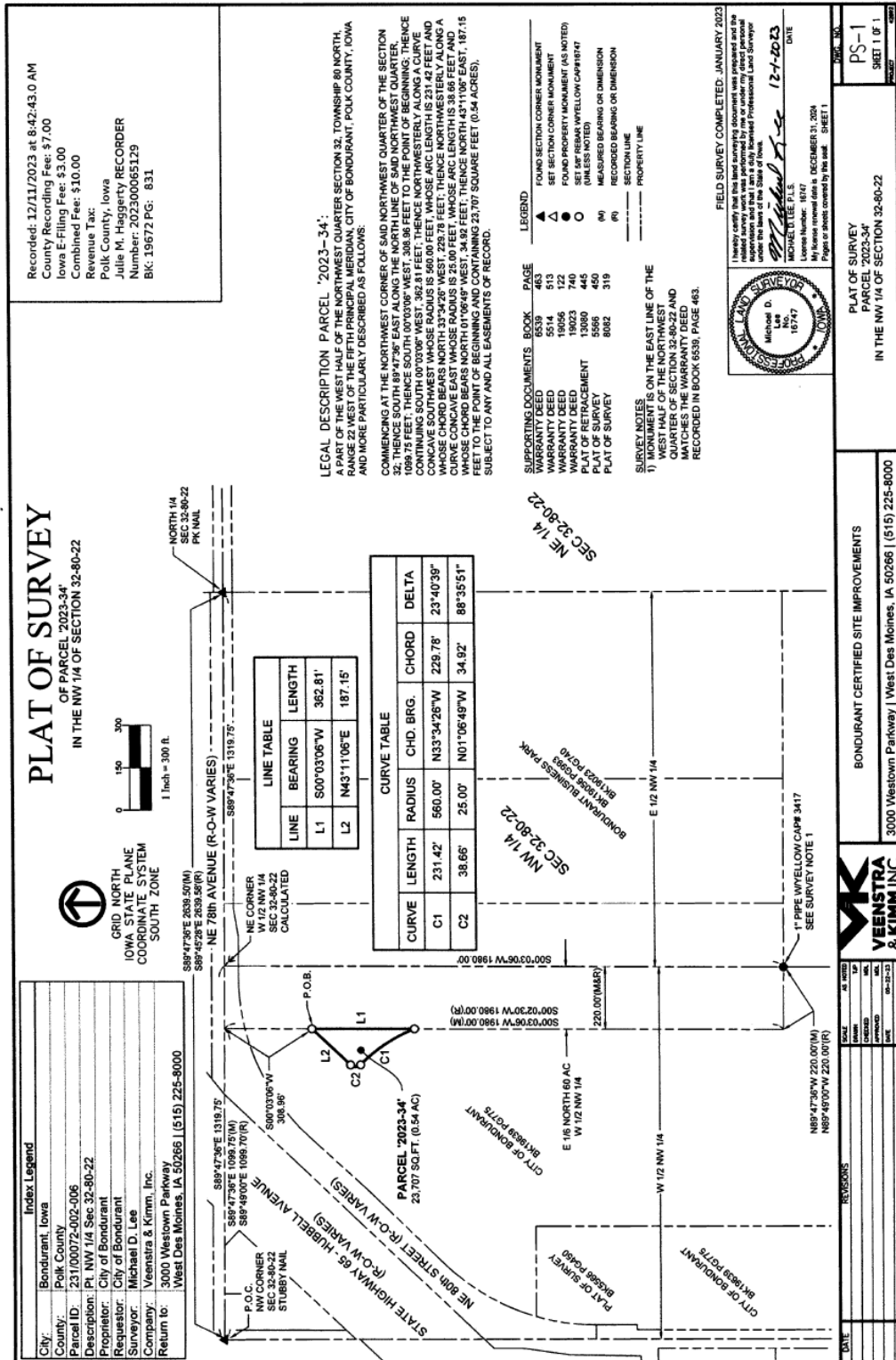
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

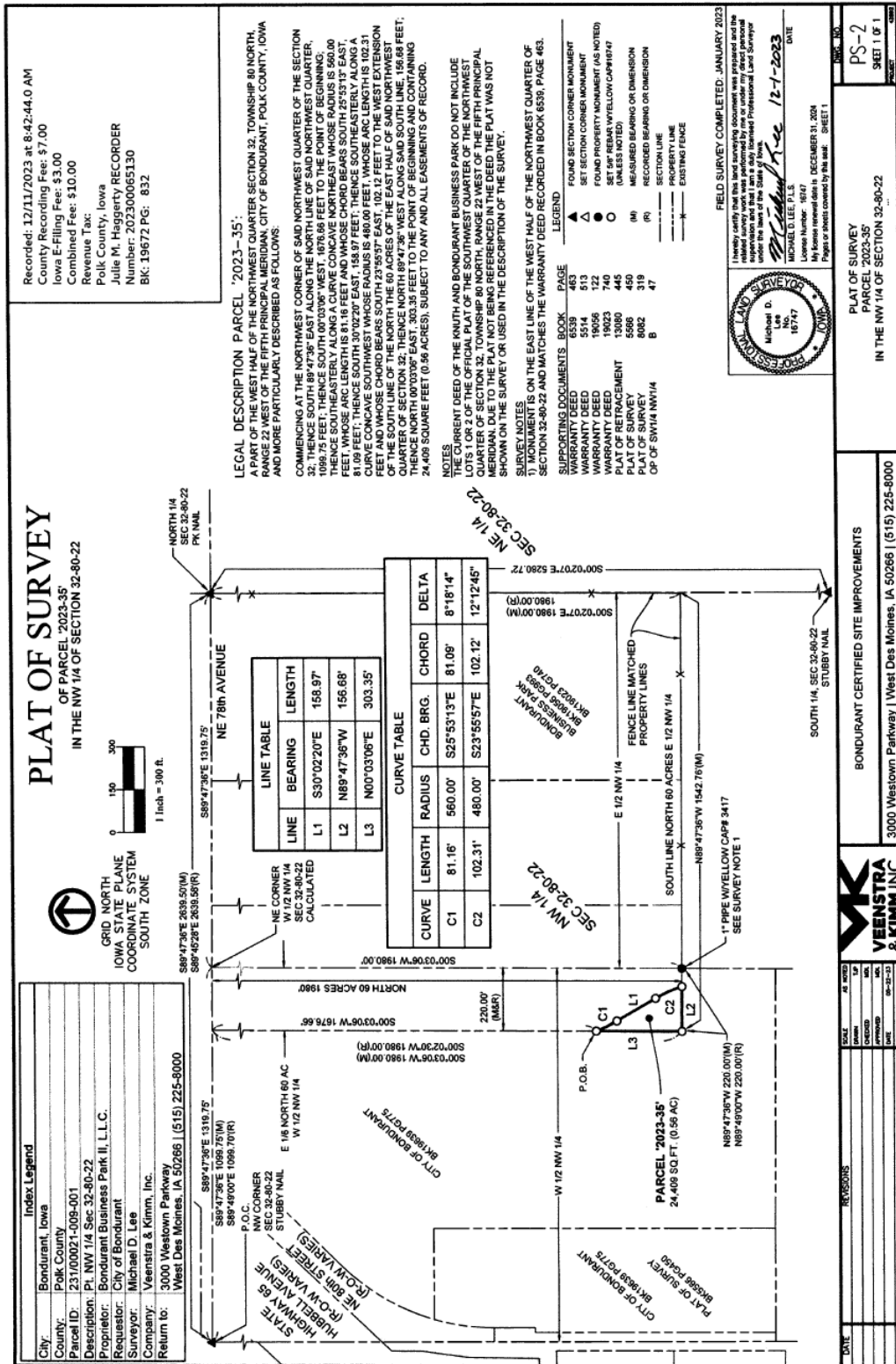
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

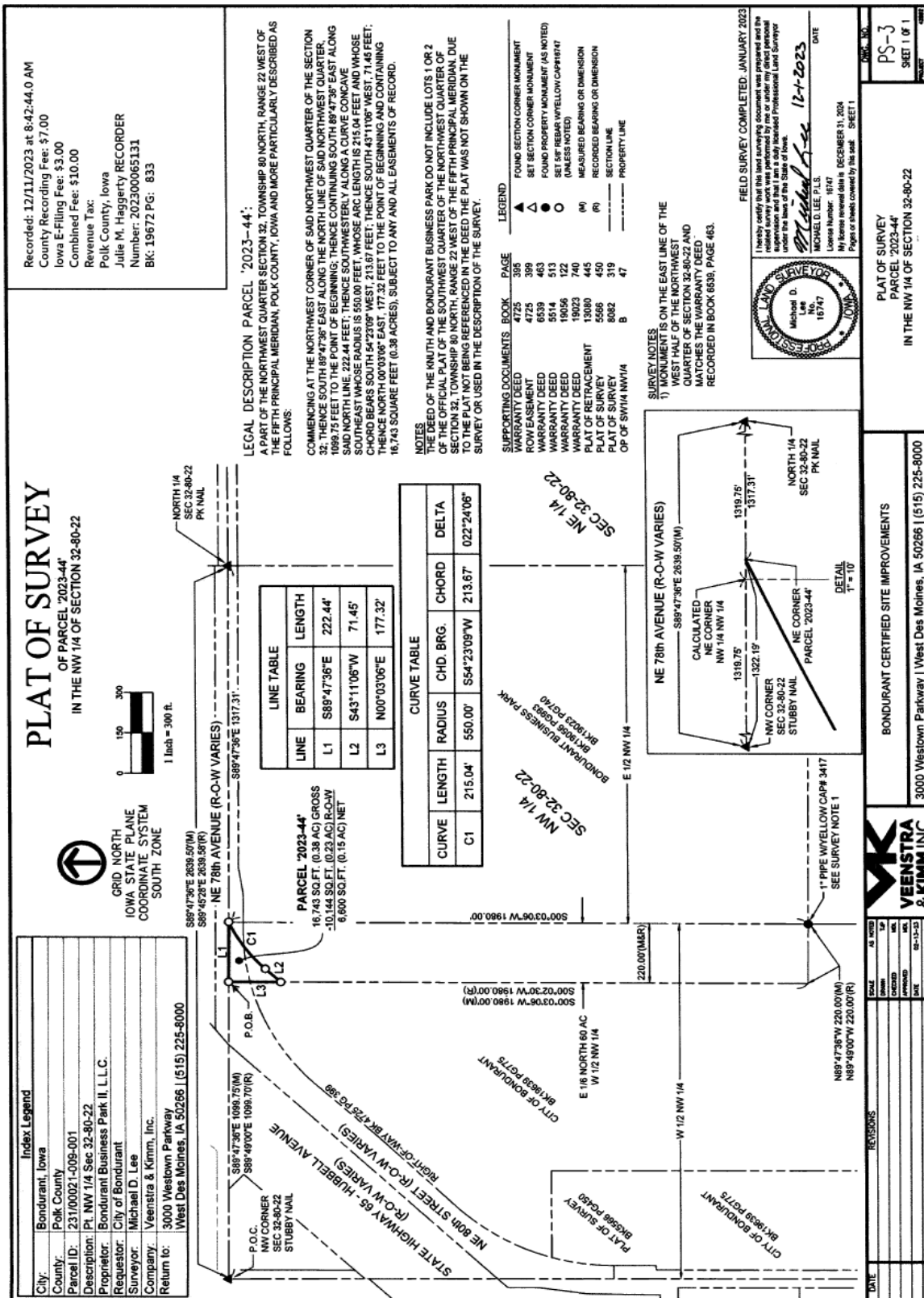
Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Plat of Survey 1







PROPERTY EXCHANGE AGREEMENT

THIS PROPERTY EXCHANGE AGREEMENT (the “Agreement”) is made and entered into on the ___ day of _____, 2024 by and between the City of Bondurant, Iowa, whose address for the purposes of this Agreement is 200 2nd Street NE Box 37, Bondurant, IA 50035 (hereafter referred to as the “City”), and Bondurant Business Park II, L.L.C., whose address for the purposes of this Agreement is 2540 73rd Street, Urbandale, Iowa 50322 (hereafter referred to as the “Company”).

WHEREAS, the City is in the process of constructing a new street in the area adjacent to Bondurant Business Park II LLC's property; and

WHEREAS, the construction of this new street would result in certain pieces of City property becoming isolated on the other side of the street adjacent to Bondurant Business Park II LLC's property, while also leaving pieces of Bondurant Business Park II LLC's property isolated on the City's side of the street; and

WHEREAS, the Parties believe it is in both of their best interests to exchange these isolated pieces of land in order to prevent land from being separated by the new street, ensuring efficient land usage; and

WHEREAS, the desire to enter into this Agreement to define their obligations relating to the transfer of these tracts.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, each for the other, the Parties agree as follows:

1. Present Ownership.

Plat of Survey–1 (Parcel 2023-34) – City of Bondurant (Exhibit 1)

Plat of Survey–2 (Parcel 2023-35) – Bondurant Business Park II LLC (Exhibit 2)

Plat of Survey–3 (Parcel 2023-44) – Bondurant Business Park II LLC (Exhibit 3)

The Plats of Survey are attached hereto as Exhibits “1”, “2”, and “3”

2. Transfer of Real Estate.

a. City, via Special Warranty Deed, will transfer ownership of Parcel 2023-34 (Exhibit 1) to Bondurant Business Park II, L.L.C.

b. Bondurant Business Park II, L.L.C., via Special Warranty Deed, will transfer ownership of Parcel 2023-35 (Exhibit 2) and Parcel 2023-44 (Exhibit 3) to the City of Bondurant, Iowa.

3. Council Approval. The Parties acknowledge that the exchange of property as part of this Agreement will require approval of the Bondurant City Council. If the exchange is not approved by the Bondurant City Council, this Agreement shall be rendered null and void.
4. Abstract and Survey. The Parties acknowledge that there are not separate abstracts in existence for the parcels being exchanged. The City will complete the surveying and recording costs necessary for completion of this transaction.
5. Condition of the Property. The Parties agree that they have made all inspections of the real estate which is subject to this Agreement and accept said real estate in its “as in” condition with no exceptions other than merchantability of title.
6. Closing. The Closing of this transaction is expected to occur on or before March 15, 2024, after the Bondurant City Council has approved this transaction and all necessary steps have been taken to transfer title and possession of the parcels (hereinafter referred to as the “Closing Date”), at a location mutually agreed upon by the parties herein.
7. Real Estate Taxes. Each party will be responsible for pro-rated real estate taxes through the date of Closing.
8. Commission. Sellers and Buyer each represent and warrant to the other that no brokerage commission, finder’s fee or other compensation is due and payable with respect to the transaction contemplated by this Agreement.
9. Warranties and Representations of Parties. The Parties warrant and represent to the other that they have the full right, power and authority to convey the properties as provided in this Agreement.
10. Conveyance Documents. The special warranty deeds to be executed as part of this Agreement are set forth in Exhibit 4. The parties agree to execute any additional documents needed in order to effectuate this transfer.
11. Insurance. The properties which are subject to this Agreement are unimproved. Each party shall keep in force the insurance it has on these tracts, if any, until closing. Each party may purchase insurance to cover their interests in the real estate prior to Closing if they so choose.
12. Possession; Risk of Loss. All risk of loss with respect to the properties shall remain with current owners until the Closing Date. Current owners shall preserve and care for the properties until the Closing Date in a manner consistent with its prior practice. If the property is damaged or destroyed in any material way prior to the Closing Date, the owner shall promptly notify the other

party of said damage and such party shall have the option to (i) terminate this Agreement with written notice, or (ii) complete the closing and receive insurance proceeds paid to the current owner as a result of the loss incident.

13. Pending Actions. The Parties have no notice of any action, litigation, proceeding, or investigation against itself, related entities, its partners, or the property, which would affect the property or the right of party to sell and convey the property, or any action, litigation, proceeding, or investigation, including without limitation, any eminent domain proceeding which would result in any lien, claim, right, or interest in the property in favor of any third party.

14. Notices. Neither party shall have the right to terminate this Agreement or seek any remedy for a breach hereof by the other party unless such breach continues for a period of thirty (30) days following written notice by the party seeking to pursue such remedy, specifying the occurrence and description of such default under this Agreement and unless the party given such notice shall have failed to commence to take such steps as are necessary to cure such breach or default as soon as possible (or having so commenced such steps to cure shall thereafter have failed to proceed diligently and with continuity to remedy the same). All notices, demands, writings, supplements, or other documents which are required or permitted by the terms of this Agreement to be given to any party shall be delivered in person, or shall be deposited in the United States Mail, postage prepaid, return receipt requested, addressed at the addresses specified above and shall be effective upon such deposit.

15. Assignment; Agreement Binding on Successors; Survival of Provisions. This Agreement may not be assigned or transferred by any of the parties without the express written consent of the other. This Agreement, and amendments, if any, and all representations, warranties, indemnification obligations, rights, and duties hereunder, shall survive the Closing and shall be fully binding at all times against the Parties as well as any and all of its or their successors in interest, assigns or transferees.

16. Counterparts and Effectiveness. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement, and this Agreement shall only be effective if a counterpart is signed by both Parties and approved by the Bondurant City Council.

17. Severability. In the event any provision of this Agreement shall be held to be invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

18. Attorney Fees. In the event of default by either party pursuant to any of the terms of this Agreement, the prevailing party in any litigation or enforcement action shall be entitled to reimbursement by the defaulting party for any of the prevailing party's reasonable attorney fees,

court costs, and other associated costs of enforcement.

19. Governing Law; Construction. This Agreement shall be construed pursuant to the laws of the State of Iowa. Wherever possible each provision of this Agreement shall be interpreted in such manner as to be effective and valid. If any such provision of this Agreement shall be determined to be invalid or unenforceable, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating or otherwise affecting the remaining provisions of this Agreement.

20. Further Assurances. At or after Closing, the parties shall prepare, execute and deliver at their respective expense, such additional instruments and other documents and shall take or cause to be taken such other action as is reasonably requested by the other party at any time or from time to time in order to effectuate and comply with all the terms of this Agreement and the transactions contemplated hereby.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

Bondurant Business Park II, L.L.C.

By: _____

Its: _____

Date: _____

City of Bondurant

By: _____

Doug Elrod

Its: Mayor

Date: _____



[INSERT Plat of Survey – 2 (Parcel 2023-35)]



[illegible]

Exhibit 4

[insert deeds]



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

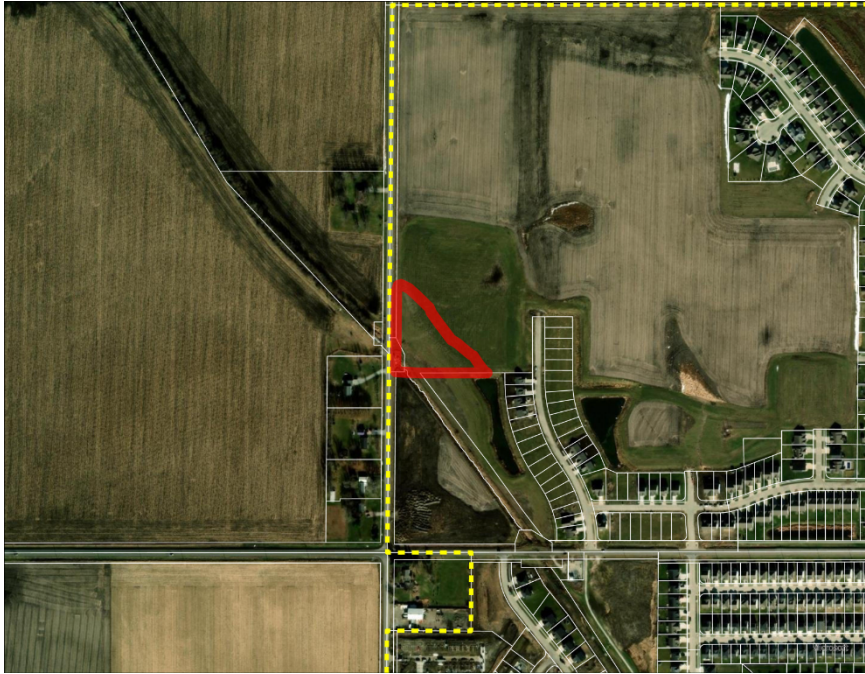
Item No. 8.b.
For Meeting of 1/2/2024
Resolution

TITLE: - Resolution approving the Future Land Use Amendment request from the Open Space/Agricultural designation to the Medium Density Residential designation for a portion of Area D of the 2019-approved Harvest Meadows Planned Unit Development Plan

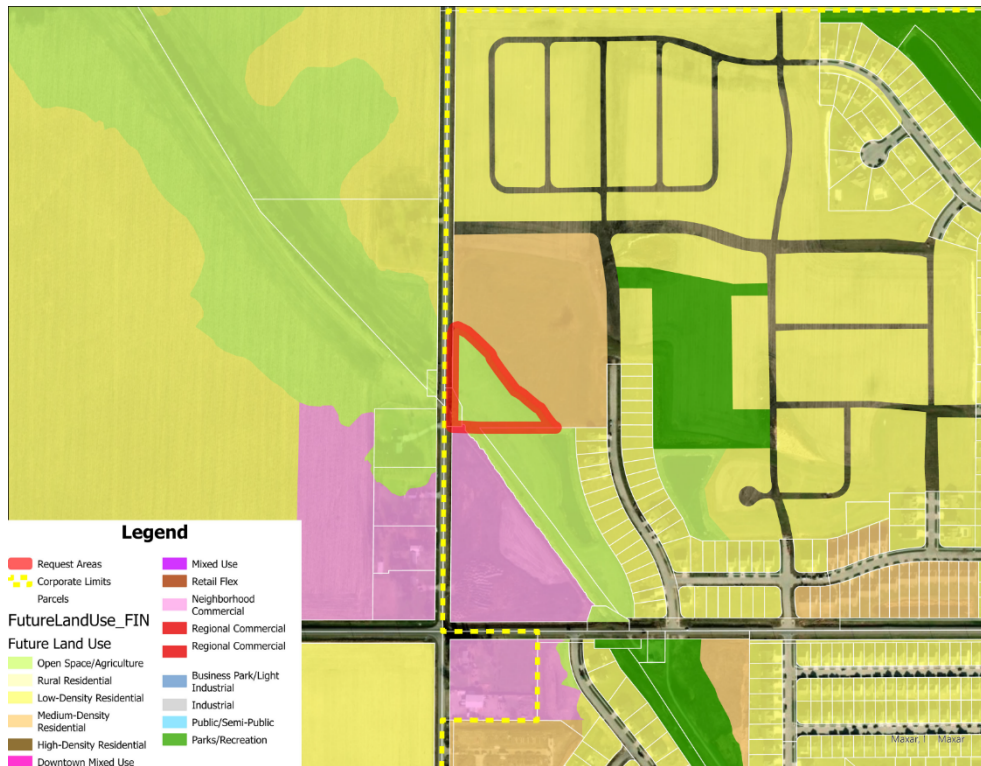
CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: The City is in receipt of a request to amend its Future Land Use Map from an Open Space/Agricultural designation to a Medium Density Residential designation for the area shown in red on the map below. This area represents a portion of Area D of the 2019-approved Harvest Meadows Planned Unit Development Plan. The Planning & Zoning Commission provided preliminary feedback to the Harvest Meadows developer and engineer on this topic during their meeting on October 12, 2023. Being considered as part of this public hearing is the Future Land Use Map Amendment topic only. If the Planning & Zoning Commission makes a recommendation to amend the Future Land Use Map from Open Space/Agricultural to Medium Density Residential for this amendment area, then the Harvest Meadows Planned Unit Development substantial modification request included as part of Items 6.f and 6.g to allow an increase from 130 townhome units to 144 townhome units will also be considered; during these items the Commission may choose to revisit other topics of the Harvest Meadows Planned Unit Development.



The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this area requested for amendment as Open Space/Agricultural. The original Harvest Meadows PUD did not show development within this amendment area due to the 100-year floodplain's boundaries. The developers have proposed developing additional townhomes in this amendment area at the same density as the original PUD showed. There is Low Density Residential to the north, northwest and east of the property and Medium Density Residential immediately to the north-northeast. Neighborhood Commercial is to the south and Open Space/Ag is to the south and west of the property. The current Future Land Use Map with the proposed amendment area outlined can be seen below.



The property in question is currently zoned as being within the Planned Unit Development (R-5) District. The only item being considered as part of this current public hearing is the Future Land Use Map amendment request. A substantial modification to the Harvest Meadows Planned Unit Development Plan is being considered as part of Agenda Items 6.f & 6.g. The property is outlined in red on the City Zoning Map below:



- The text description of Medium Density Residential in the Building Bondurant Comprehensive Plan acknowledges that townhomes can serve as a transitional use between low-density residential and more intense uses, such as commercial uses. Townhomes in the amendment area proposed would help contribute to this transition of uses between single-family detached further north and commercial to the south.

Public Input

As is required by the City's Zoning Code, letters were sent to property owners within 200' of the requested Future Land Use Map amendment area. No comment has been received by staff at the time of writing this agenda statement.

FUNDING SOURCE:

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 5-0, with one member absent, to recommend approval of the Future Land Use Map amendment at their December 14, 2023 meeting.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-12

CITY OF BONDURANT
RESOLUTION NO. 240102-12

RESOLUTION REGARDING APPROVAL OF THE REQUEST TO MODIFY FUTURE
LAND USE MAP HARVEST MEADOWS AREA 'D' AREA FROM OPEN
SPACE/AGRICULTURAL TO MEDIUM DENSITY RESIDENTIAL.

WHEREAS, Civil Design Advantage, on behalf of Kimberley Development Corporation, have submitted a request to modify the Future Land Use Map Harvest Meadows Area 'D' Planned Unit Development area from Open Space/Agricultural to Medium Density Residential, on property described as follows;

A PART OF OUTLOT 'Z' AND STREET LOT 'C', HARVEST MEADOWS PLAT 1, AN OFFICIAL PLAT AND A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 89°50'11" WEST ALONG THE NORTH LINE OF SAID OUTLOT 'Z', 194.01 FEET; THENCE SOUTH 00°09'49" EAST, 36.19 FEET; THENCE SOUTH 89°50'11" WEST, 191.08 FEET TO THE WESTERLY LINE OF SAID OUTLOT 'Z'; THENCE NORTH 37°26'04" WEST ALONG SAID WESTERLY LINE AND THE NORTHWESTERLY EXTENSION THEREOF, 194.28 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NE 64TH STREET; THENCE NORTH 27°07'11" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 53.81 FEET; THENCE NORTH 89°25'05" WEST, 33.00 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE NORTH 00°34'55" EAST ALONG SAID WEST LINE, 684.08 FEET; THENCE NORTH 89°50'11" EAST, 678.05 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 144.83 FEET AND WHOSE CHORD BEARS SOUTH 06°32'48" EAST, 144.53 FEET; THENCE SOUTH 12°55'47" EAST, 27.34 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 144.83 FEET AND WHOSE CHORD BEARS SOUTH 06°32'48" EAST, 144.53 FEET; THENCE SOUTH 00°09'49" EAST, 536.90 FEET; THENCE SOUTH 89°50'11" WEST AND ALONG THE NORTHERLY LINE OF SAID HARVEST MEADOWS PLAT 1, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.80 ACRES (601,038 SQUARE FEET).

AND;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approves the request to modify the Future Land Use Map - Harvest Meadows Area 'D' Planned Unit Development from Open Space/Agricultural to Medium Density Residential.

Passed this 2nd day of January 2024,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 8.c.
For Meeting of 1/2/2024
Resolution

TITLE: - Resolution approving the Bondurant Industrial Park Plat 2 Preliminary Plat

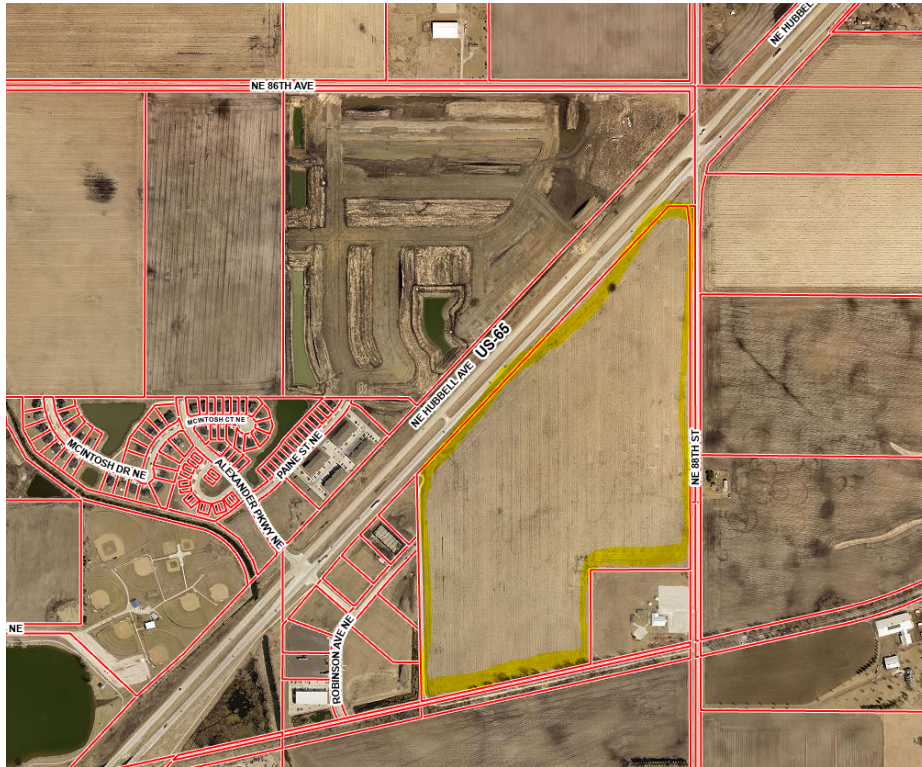
CONTACT PERSON:

Isaac Pezley, City Planner

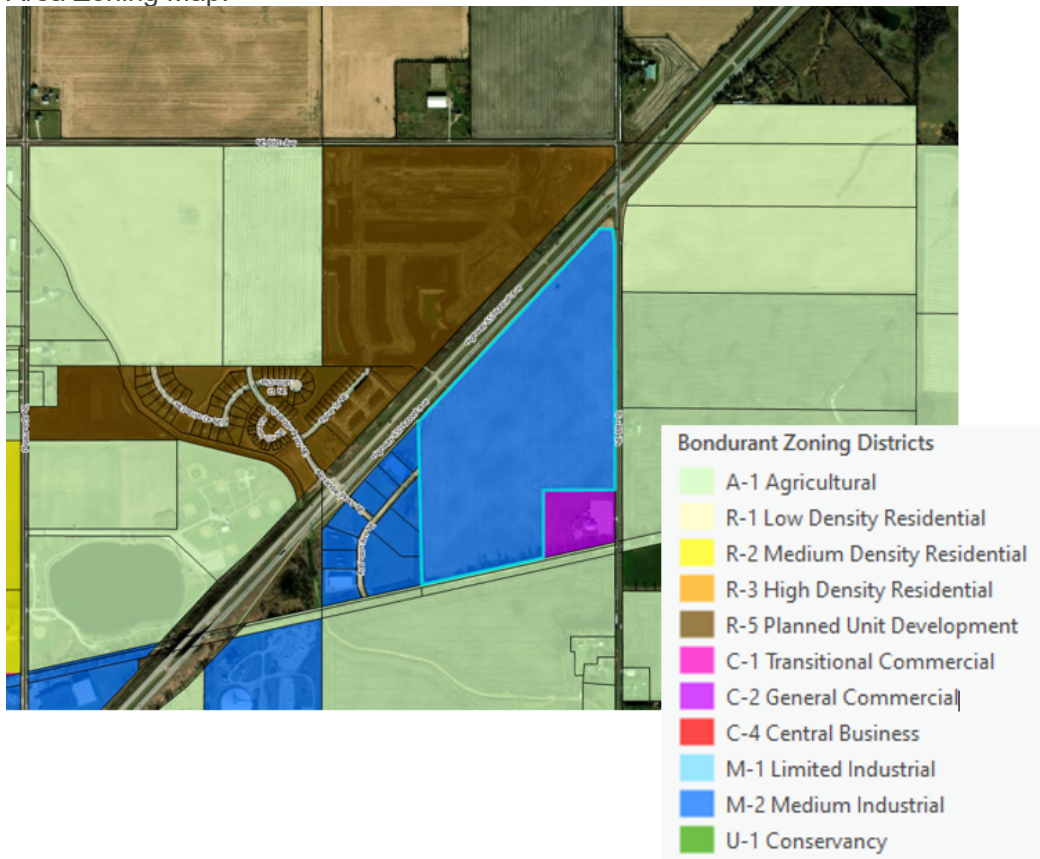
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For review by the City Council is recommended approval of the Bondurant Industrial Park Plat 2 Preliminary Plat. The preliminary plat developer is Bondurant Business Park LLC/James Myers. The preliminary plat engineer/surveyor is Pelds Design Services. The Bondurant Industrial Park Plat 2 Preliminary Plat development proposes 19 industrial development lots ranging in size from 0.82 buildable acres to 8.61 buildable acres. The Bondurant Industrial Park Plat 2 Preliminary Plat proposes the extension of Robinson Avenue NE east from the existing Robinson Avenue NE. This preliminary plat area is located east of the Bondurant Industrial Park area, south of Highway 65, west of the existing NE 88th Street/Eisenhower Drive NE corridor, and north of the Chichaqua Valley Trail. An existing portion of the Chichaqua Valley Trail is located within this Bondurant Industrial Park Plat 2 Preliminary Plat in a trail easement along the plat's western property line. The Irishman Acres' Clover Barn is also located adjacent to this Bondurant Industrial Park Plat 2 Preliminary Plat area. This development area is currently zoned as being within the City's Medium Industrial (M-2) District. This development area is currently in the final stage of the Iowa Economic Development Authority's Certified Sites Program.

Area Map:

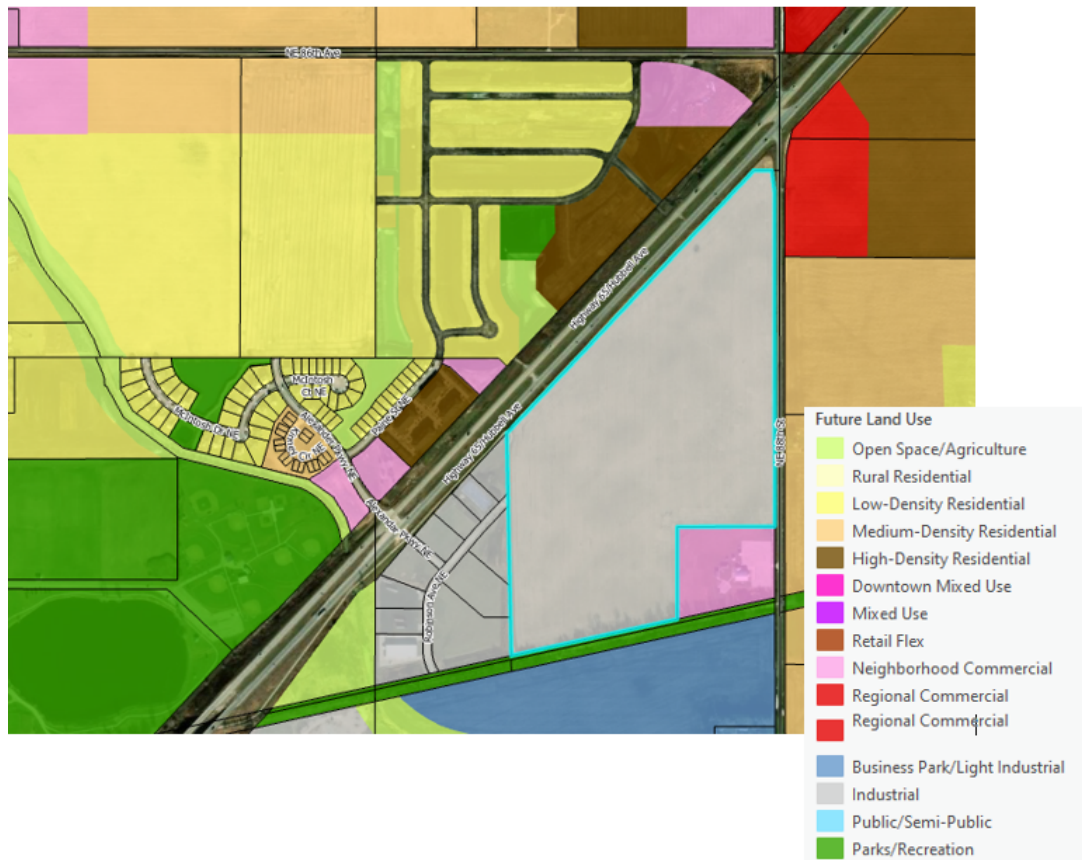


Area Zoning Map:



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

Comprehensive Plan/Future Land Use Map - the proposed industrial use is consistent with the City's Future Land Use Map included as part of the Building Bondurant Comprehensive Plan, which guides for industrial use at this location.



Zoning – detailed zoning code reviews will be conducted during the eventual site plan review process. Sufficient information has been provided by Pelds Engineering showing the following minimum M-2 District bulk requirements will be met for each lot:

- Minimum lot size: none
- Minimum lot width: none
- Minimum front yard setback: 30'
- Minimum side yard setback: 20'
- Minimum rear yard setback 40'
- Maximum height: 80', with an additional 12' of heights permitted for every 10' of additional building setback for an overall maximum of no more than an average of 104 feet building height from finished floor.

- Maximum number of stories: 3 with an additional 5 with supplemental setback
- Parkland Dedication** –N/A, as this is not a residential subdivision.

Streets – the Bondurant Industrial Park Plat 2 proposes the extension of Robinson Avenue NE from the existing Bondurant Industrial Park east over to the NE 88th Street/Eisenhower Drive NE street corridor. A public Warren Court NE will be constructed off of this Robinson Avenue NE street extension. Since this subdivision includes more than ten lots, no lot can have direct driveway access off of the existing NE 88th Street corridor; this is being met on the attached preliminary plat concept. Veenstra & Kimm has been hired by the City of Bondurant to conduct a preliminary intersection design of Highway 65/NE 88th Street/NE 86th Avenue, as the current intersection alignment is challenging and needs to be addressed. Veenstra & Kimm has provided feedback that the attached Bondurant Industrial Park Plat 2 Preliminary Plat does not take into account their draft intersection align and that this preliminary plat needs to be updated to reflect the proposed alignment. The Bondurant Industrial Park Plat 2 shows a 1/2 right-of-way width of 60' for the NE 88th Street/Eisenhower Drive NE street corridor, which is consistent with the Streets Master Plan designation of arterial. Veenstra & Kimm must still make a determination on if a new, separate Traffic Impact Study is required for this Bondurant Industrial Park Plat 2 Preliminary Plat area.

Pedestrian Connections – no public sidewalks are proposed on the Bondurant Industrial Park Plat 2 Preliminary Plat. This is generally consistent with what has been required in industrial subdivisions in recent years, however, this item can be discussed by the Planning & Zoning Commission. The existing regional Chichaqua Valley Trail corridor is located on the western border of the Bondurant Industrial Park Plat 2 area and also just south of the Bondurant Industrial Park Plat 2 area.

Utilities - the preliminary plat shows that a public water main and a public sanitary sewer main will be installed along Robinson Drive NE and Warren Court NE. A disclaimer that this preliminary plat analysis does not include a detailed analysis of area existing and proposed utility main connection fee districts.

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

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

Comments from City Officials and Utilities - Per Section 180.04.10 of the Subdivision Code, City Departments, private utilities, the Bondurant-Farrar Community School District, and the Post Office were notified of this preliminary plat for comment. Below is a summary of comments received:

- City Engineering - has reviewed and provided feedback. Here is a summary of some items that must still be addressed with a resubmitted preliminary plat: preliminary plat must take into account the proposed intersection realignment; the preliminary plat must be updated to show right-of-way widths and pavement widths; preliminary plat to be updated to show the radius of the cul-de-dac; the location of the intersection of Robinson Avenue NE and NE 88th Street/Eisenhower Drive NE may be affected by the geometric configuration of the relocated intersection; if this plat moves forward, at least a portion of the water main along NE 88th Street/Eisenhower Drive NE should be constructed (via a water main connection fee district) to avoid a long dead end main; given this size of th lots it is quite likely additional hydrant coverage circles will be required on individual lots; details of the sanitary sewer will be reviewed during the construction plan review; the configuration of some of the ponds may be impacted by the intersection alignment; the stormwater report does not include Outlot Z or Street Lots A and B; further clarification needed on some items in the stormwater management report.

- Public Works - engineer to show the intended flow path for the detention basins; and water main must stop short of the NE 88th Street/Eisenhower Drive NE roadway.
- Emergency Services – still reviewing preliminary plat.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 5-0, with one member absent, to recommend approval of the Preliminary Plat at their December 14, 2023 meeting.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-13
2. Bondurant Industrial Park Plat 2 Preliminary Plat

CITY OF BONDURANT
RESOLUTION NO. 240102-13

RESOLUTION REGARDING APPROVAL OF THE BONDURANT INDUSTRIAL PARK
PLAT 2 PRELIMINARY PLAT

WHEREAS, Pelds Design Services has submitted the Bondurant Industrial Park Plat 2 Preliminary Plat described as follows;

THE E ½ LYING SOUTHEAST OF HUBBELL AND NORTHWEST OF THE RAILROAD RIGHT-OF-WAY, LESS ROAD, SECTION 29, TOWNSHIP 80N, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED AS PARCEL E OF THE PLAT OF SURVEY FILED SEPTEMBER 28, 2006 IN BOOK 11311, PAGE 218 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA, EXCEPT PARCEL 2017-43 OF THE PLAT OF SURVEY FILED MAY 16, 2017 IN BOOK 16480, PAGE 392 IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE SE ¼ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

AND;

WHEREAS, the developer is Bondurant Business Park LLC – James M Myers; AND

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approves the submitted Bondurant Industrial Park Plat 2 Preliminary Plat.

Passed this 2nd day of January 2024,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

SITE ADDRESS
S29-T80N-R22W
BONDURANT, IA 50322

SITE AREA
80.76 ACRES (3,517,000 SQ.FT.)

ZONING
EXISTING: M-2 MEDIUM INDUSTRIAL

ADJACENT ZONING
NORTH: STREET ROW
EAST: A-1
SOUTH: C-1 AND A-1
WEST: M-2

SETBACKS
FRONT SETBACK: 30'
INTERIOR SIDE SETBACK: 20'
REAR SETBACK: 50'

BUILDINGS
EXISTING: NONE

SIGNS
NO SIGNS ARE PROPOSED AT THIS TIME

DISTURBED AREAS
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

GEOTECHNICAL REPORT
A GEOTECHNICAL REPORT IS UNAVAILABLE AT THIS TIME

LEAKING UNDERGROUND STORAGE TANKS
THIS SITE IS NOT A LUST SITE

FLOODPLAIN
PER FEMA MAP #19153C0235F, THE SITE IS LOCATED IN ZONE X, WHICH DESCRIBES AREAS OF MINIMAL FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED

DETENTION BASINS
THE DETENTION BASINS SHALL BE PRIVATELY OWNED AND MAINTAINED

PRELIMINARY PLAT

FOR

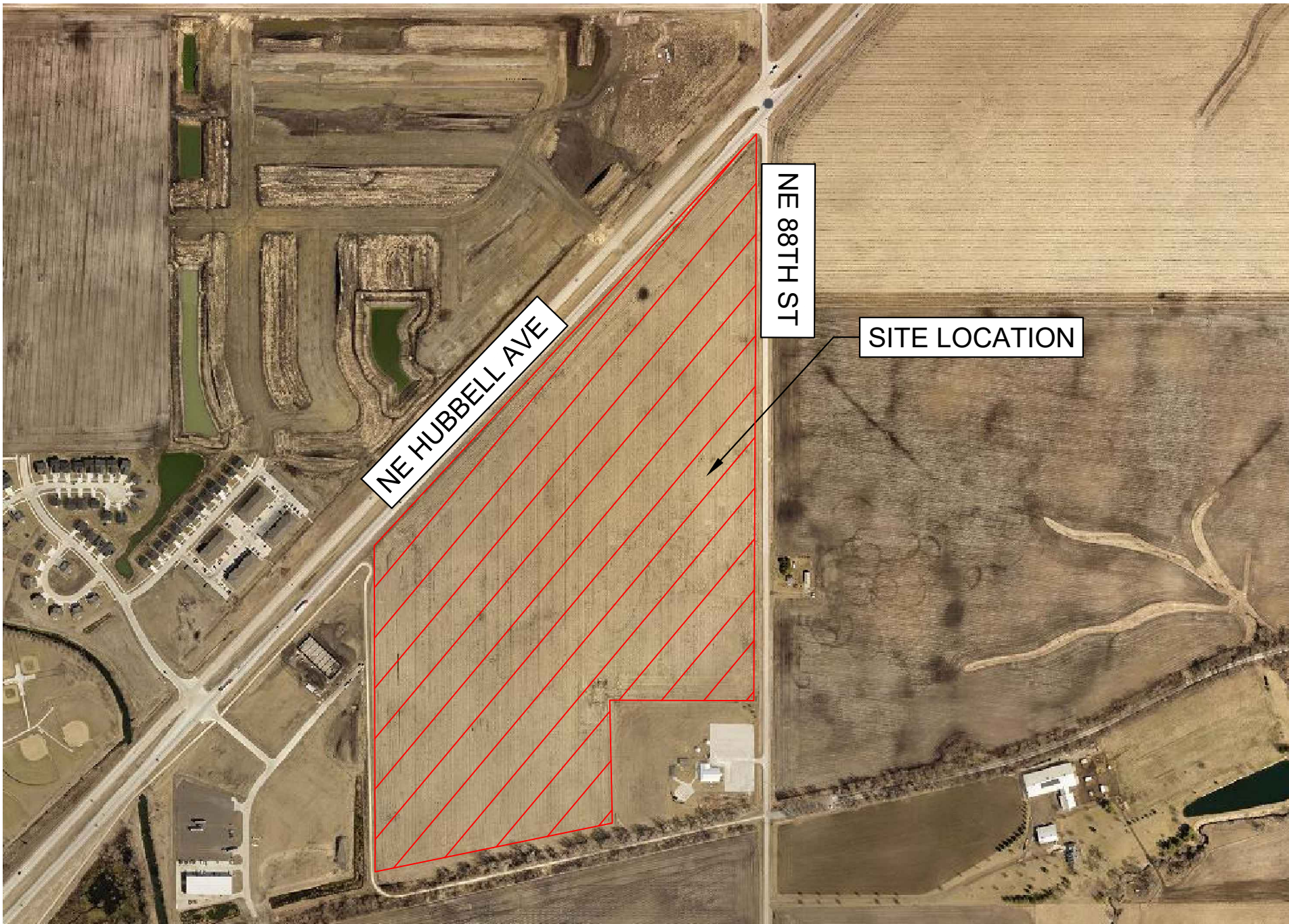
BONDURANT IP PLAT 2

S29-T80N-R22W

BONDURANT, IA

LEGAL DESCRIPTION:
THE E 1/2 LYING SOUTHEAST OF HUBBELL AND NORTHWEST OF THE RAILROAD RIGHT OF WAY, LESS ROAD, SECTION 29, TOWNSHIP 80N, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THAT PART DESCRIBED AS PARCEL E OF THE PLAT OF SURVEY FILED SEPTEMBER 28, 2006 IN BOOK 11311, PAGE 218 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA, EXCEPT PARCEL 2017-43 OF THE PLAT OF SURVEY FILED MAY 16, 2017 IN BOOK 16480, PAGE 392 IN THE OFFICE OF THE POLK COUNTY RECORDER, BEING A PART OF THE SE 1/4 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

VICINITY MAP



ADJACENT PROPERTY OWNERS:
1) BONDURANT BUSINESS PARK LLC
2514 ROBINSON AVE NE
2) SKOL HOLDINGS LLC
2515 ROBINSON AVE NE
3) SKOL HOLDINGS LLC
2465 ROBINSON AVE NE
4) BONDURANT BUSINESS PARK LLC
2415 ROBINSON AVE NE
5) IRISHMAN ACRES LLC
8382 NE 88TH ST
6) MICHAEL E UGULINI
7) STEPHEN P ROSS
8) IOWA LAMB FARM LLC
8225 NE 88TH ST

SCALE: 1" = 600'

SHEET INDEX

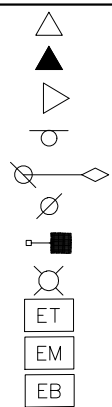
- C1 - PRE-PLAT COVER SHEET
- C2 - PRE-PLAT LAYOUT SHEET
- C3 - PRE-PLAT GRADING SHEET
- C4 - PRE-PLAT UTILITY SHEET

CONTROL POINTS:

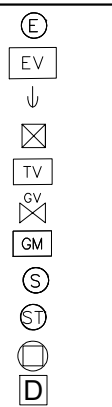
#	NAME	ELEVATION	N	E
1	100-TP1	962.037	623299.484	1658921.866
22	100-TP22-X	959.718	622626.781	1658734.744
23	100-TP23-X	957.525	621979.024	1658403.537
24	100-TP24-X	961.269	622812.317	1658908.721

LEGEND:

F.F. FINISHED FLOOR
+/- MORE OR LESS
123.45G GUTTER ELEVATION
123.45TC TOP OF CURB ELEVATION
123.45/ 123.45 EXISTING/ PROPOSED ELEVATION
FL FLOWLINE ELEVATION
CONTROL POINT
CALCULATED CORNER
FOUND CORNER



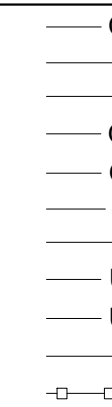
CALCULATED SECTION CORNER
FOUND SECTION CORNER
PARKING SPACE
SIGN
STREET LIGHT
POWER POLE
LIGHT POLE
AREA LIGHT
ELEC. TRANSFORMER
ELEC. METER
ELEC. BOX



ELEC. MANHOLE
ELEC. VAULT
GUY ANCHOR
UTILITY PEDESTAL
CABLE TV JUNCTION BOX
GAS VALVE
GAS METER
SANITARY SEWER MANHOLE
STORM SEWER MANHOLE
CLEANOUT
DOWNSPOUT



SINGLE INTAKE
AREA INTAKE
THROAT INTAKE
FLARED END SECTION
VALVE
FIRE HYDRANT
WATER METER
WATER VALVE
WATER TEE
PROPOSED UTILITY LINE
EXISTING UTILITY LINE



CATV CABLE TELEVISION
FO FIBER OPTIC
G GAS LINE
OHE OVERHEAD ELEC.
OHT OVERHEAD TEL.
SAN SANITARY SEWER
ST STORM SEWER
UGE UNDERGROUND ELEC.
UGT UNDERGROUND TEL.
W WATER
FENCE LINE

CITY PLANNER

CITY OF BONDURANT
200 2ND ST NE BOX 37
BONDURANT, IOWA 5050035
PROJECT CONTACT: ISAAC PEZLEY
PHONE: (515) 967-2418
EMAIL: IPEZLEY@CITYOFBONDURANT.COM

CITY CONTACT

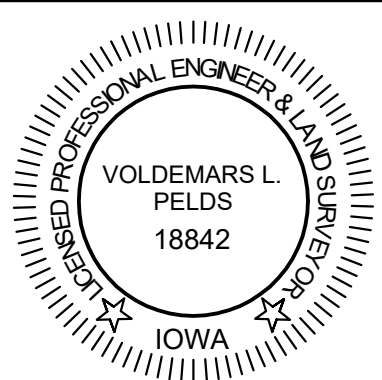
CITY OF BONDURANT
200 2ND ST NE BOX 37
BONDURANT, IOWA 5050035
PROJECT CONTACT: MAGGIE MURRAY
PHONE: 515-630-6985
EMAIL: PLANNING@CITYOFBONDURANT.COM

ENGINEER/ LAND SURVEYOR

PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONDLE
PHONE: (515) 265-8196
EMAIL: ELARA@PELDS.COM

PROPERTY OWNER/APPLICANT

BONDURANT BUSINESS PARK LLC
JAMES M MYERS
PHONE: (515) 333-1954
EMAIL: SASI@PARAMOUNTLANDIA.COM

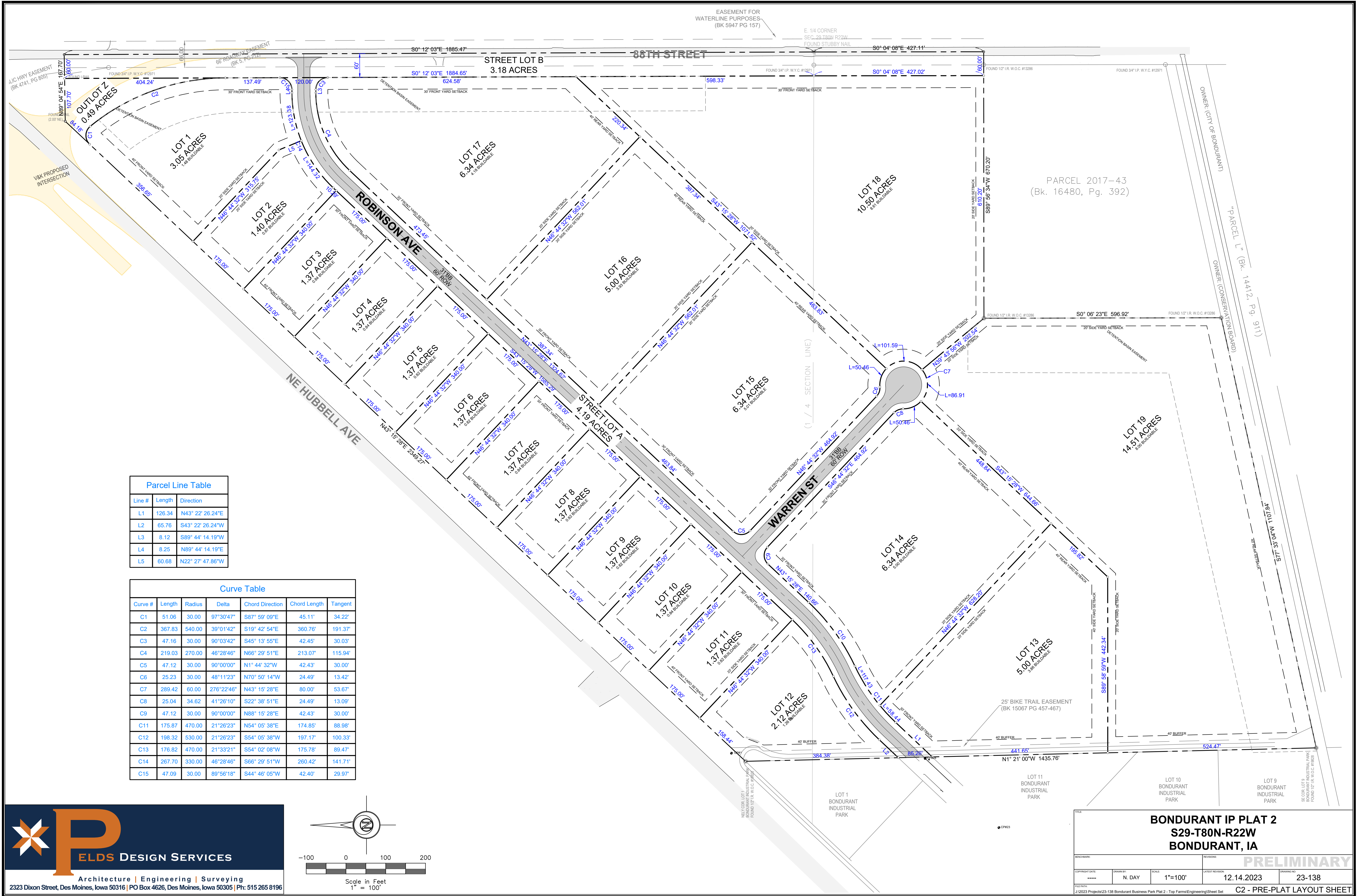


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

VOLDEMARS L. PELDS, P.E. IA LIC. NO. 18842 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) C-1 - C-4

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

TITLE: BONDURANT IP PLAT 2 S29-T80N-R22W BONDURANT, IA			
REVISIONS:		PRELIMINARY	
COPYRIGHT DATE: N. DAY	SCALE:	LATEST REVISION: 12.14.2023	DRAWING NO: 23-138
FILE PATH: J:\2023 Projects\23-138 Bondurant Business Park Plat 2 - Top Farms\Engineering\Sheet Set		C1 - PRE-PLAT COVER SHEET	



Parcel Line Table		
Line #	Length	Direction
L1	126.34	N43° 22' 26.24"E
L2	65.76	S43° 22' 26.24"W
L3	8.12	S89° 44' 14.19"W
L4	8.25	N89° 44' 14.19"E
L5	60.68	N22° 27' 47.86"W

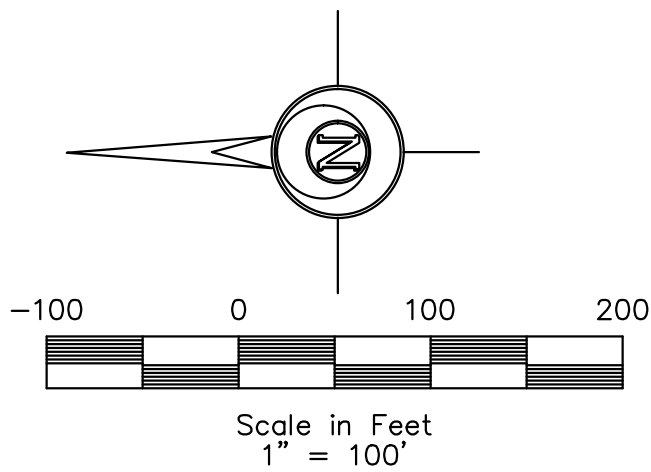
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	51.06	30.00	97°30'47"	S87° 59' 09"E	45.11'	34.22'
C2	367.83	540.00	39°01'42"	S19° 42' 54"E	360.76'	191.37'
C3	47.16	30.00	90°03'42"	S45° 13' 55"E	42.45'	30.03'
C4	219.03	270.00	46°28'46"	N66° 29' 51"E	213.07'	115.94'
C5	47.12	30.00	90°00'00"	N1° 44' 32"W	42.43'	30.00'
C6	25.23	30.00	48°11'23"	N70° 50' 14"W	24.49'	13.42'
C7	289.42	60.00	276°22'46"	N43° 15' 28"E	80.00'	53.67'
C8	25.04	34.62	41°26'10"	S22° 38' 51"E	24.49'	13.09'
C9	47.12	30.00	90°00'00"	N88° 15' 28"E	42.43'	30.00'
C11	175.87	470.00	21°26'23"	N54° 05' 38"E	174.85'	88.98'
C12	198.32	530.00	21°26'23"	S54° 05' 38"W	197.17'	100.33'
C13	176.82	470.00	21°33'21"	S54° 02' 08"W	175.78'	89.47'
C14	267.70	330.00	46°28'46"	S66° 29' 51"W	260.42'	141.71'
C15	47.09	30.00	89°56'18"	S44° 46' 05"W	42.40'	29.97'



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

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BONDURANT IP PLAT 2

S29-T80N-R22W

BONDURANT, IA

PRELIMINARY

23-138

DATE: 12.14.2023

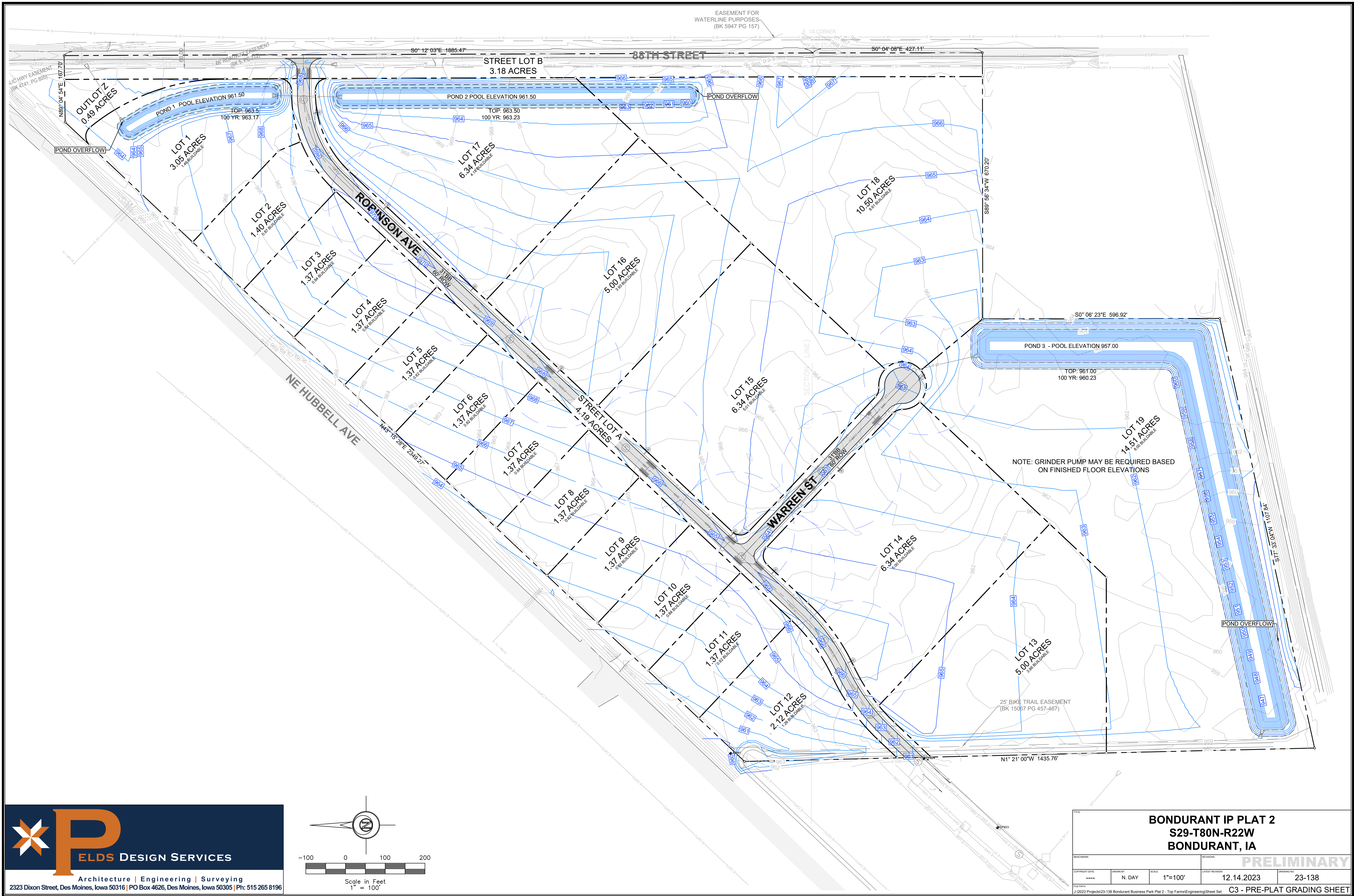
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SCALE: 1"=100'

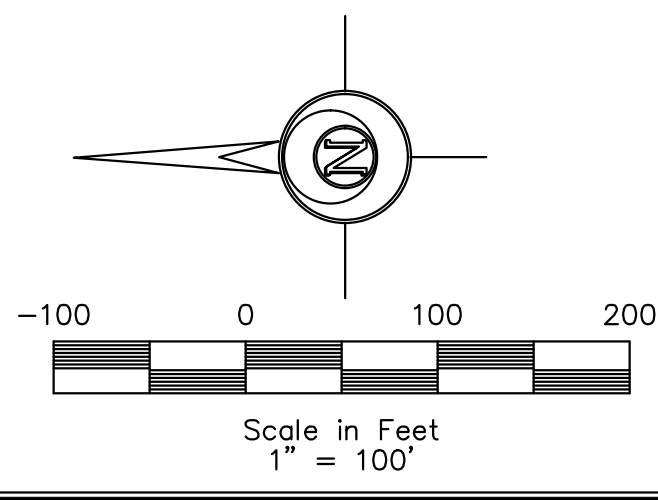
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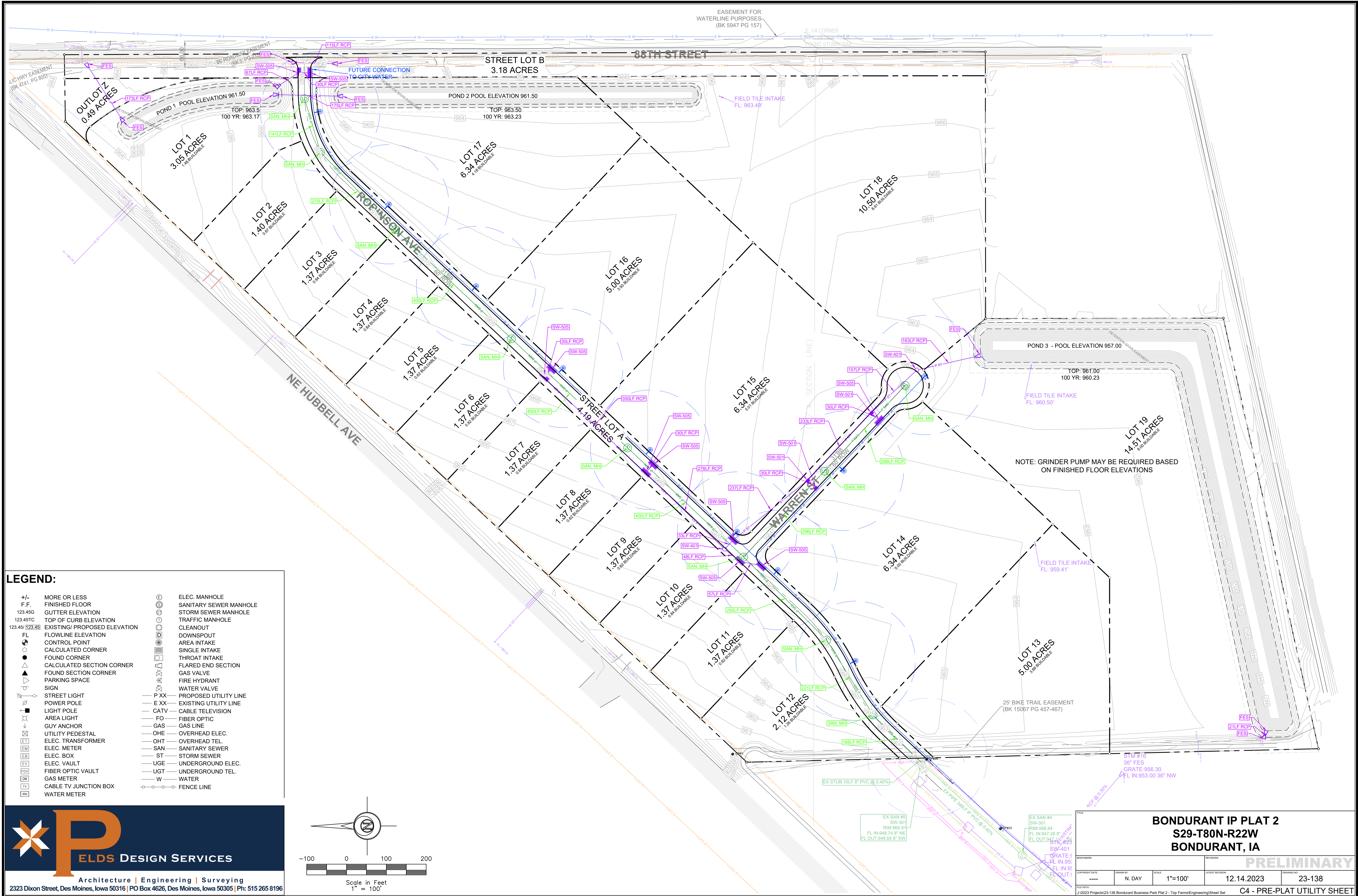
Page 136 of 194



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TITLE					
BONDURANT IP PLAT 2 S29-T80N-R22W BONDURANT, IA					
REVISION			PRELIMINARY		
BENCHMARK			REVISION		
COPYRIGHT DATE	DRAWN BY	SCALE	LATEST REVISION	DRAWING NO.	
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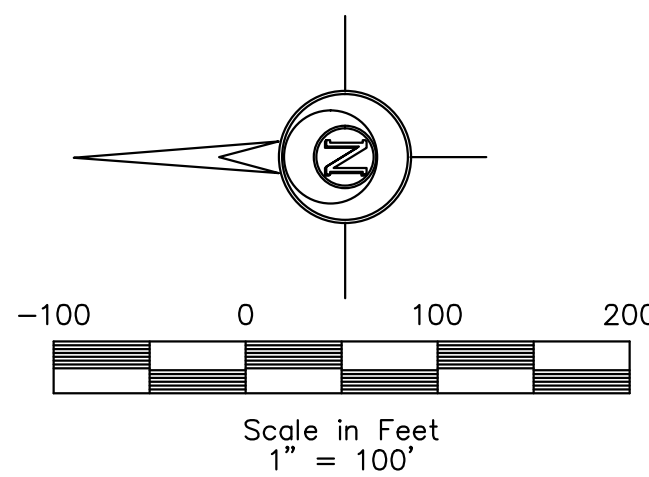


LEGEND:

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



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



**BONDURANT IP PLAT 2
S29-T80N-R22W
BONDURANT, IA**

PRELIMINARY

COPYRIGHT DATE	DESIGNED BY	SCALE	DATE	DRAWING NO.
12.14.2023	N. DAY	1"=100'	12.14.2023	23-138
FILE PATH	J:\2023 Projects\23-138 Bondurant Business Park Plat 2 - Top Farms\Engineering\Sheet Set			C4 - PRE-PLAT UTILITY SHEET



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

Item No. 8.d.
For Meeting of 1/2/2024
Resolution

TITLE: - Resolution adopting a "Little Libraries" Policy

CONTACT PERSON:

Nicole Van Houten, Events & Communication Coordinator

BRIEF HISTORY & ANALYSIS: Historical Background: The Bondurant Mother's Club has a noteworthy history of constructing Little Libraries distributed throughout the town, with some currently situated in City Parks. Following the completion of community projects, including those initiated by Eagle Scouts or Girl Scouts, these libraries become the property of the City of Bondurant, thereby placing the responsibility of maintenance on the city.

The Bondurant Parks and Recreation Board met on December 21, 2023 and motioned to recommend the Little Library Policy to the City Council for review and approval. The Board discussed that future community projects should include a comprehensive maintenance plan in collaboration with the parks board and community organizations. Additionally, the Board concluded that Little Libraries should be constructed on private property. The intention is to share the plan on the City's website, serving as an educational resource for the community on best practices, with the expectation that it will contribute to the proper usage of these amenities.

Rather than developing a new program or app, a partnership opportunity has been identified with the existing program available at <https://littlefreelibrary.org/app/>. This collaboration aims to streamline efforts and enhance the effectiveness of the Little Libraries initiative.

The City Council has engaged in discussions regarding the Little Libraries and sought recommendations from the Parks and Recreation Board on a policy. The emphasis is on formulating a policy that guides the installation of Little Libraries exclusively on private property. Attached herewith is a suggested website and policy for Little Libraries.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-14
2. Bondurant Little Free Libraries Website
3. City of Bondurant Policy- Bondurant Little Free Libraries

CITY OF BONDURANT
RESOLUTION NO. 240102-14

RESOLUTION ADOPTING A "LITTLE LIBRARIES" POLICY

WHEREAS the Bondurant Mother's Club has a commendable history of constructing Little Libraries distributed throughout the town, including some situated in City Parks; and

WHEREAS following the completion of community projects, including those initiated by Eagle Scouts or Girl Scouts, these libraries became the property of the City of Bondurant, placing the responsibility of maintenance on the city; and

WHEREAS it is essential to ensure the proper maintenance and upkeep of these Little Libraries to promote community engagement, literacy, and a culture of sharing; and

WHEREAS collaboration with the Parks and Recreation Board and community organizations will enhance the effectiveness of the Little Libraries initiative; and

WHEREAS, the Little Free Libraries program aims to promote community engagement, literacy;

WHEREAS the City of Bondurant recognizes the needs to adopt a policy to guide for the installation and maintenance of Little Free Libraries, specifically indicating that henceforth Little Libraries should be installed on private property; and

WHEREAS the City Council acknowledges the opportunity for those interested in installing Little Libraries to utilize an existing program available at <https://littlefreelibrary.org/app/>;

WHEREAS the Parks and Recreation Board discussed the matter and recommends the attached policy to the City Council for "Little Libraries".

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BONDURANT, IOWA, AS FOLLOWS: the attached policy related to Little Libraries is hereby adopted.

Passed this 2nd day of January 2024,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Bondurant Little Free Libraries

A Little Free Library is a free book-sharing box where anyone may take a book or share a book. They function on the honor system. You do not need to share a book in order to take one. If you take a book or two from a little library, try to bring some to share to that same library, or another in your area, when you can. Registered little libraries have a primary caretaker, called a Little Free Library steward. The steward is usually the person who puts up the library. The steward takes care of basic maintenance like keeping the library clean and inviting, but it is up to everyone who uses the library to keep it stocked with good books.

Get the Little Free Library Mobile App

Want to find Little Free Libraries near you? Get the Little Free Library mobile app (it's free)! Get it in the App Store for iOS devices or the Google Play Store for Android devices. The Little Free Library app makes it easy to find little library locations near you. You can get directions, create routes, save your favorites, and track the libraries you visit. If you're a Little Free Library steward, there's a section of the app that lets you edit your library's listing in real time! Find guidance at <https://littlefreelibrary.org/app/>



Start a New Bondurant Little Free Library

1. Identify a Location & Steward
 - a. First decide where you can legally and safely install the library. The location should also have a lot of foot traffic and be highly visible to anyone nearby. Then identify at least one person to be the steward (steward = caretaker). This person promotes the library and makes sure it is clean and inviting.
 - b. How to Site and Install a Little Free Library Book Exchange Video: <https://youtu.be/eKgQ8o6BUUw?si=QLUQsl19o333ESW>
 - c. How to Make Your Little Free Library More Accessible Article: <https://littlefreelibrary.org/how-to-make-your-little-free-library-more-accessible/>
2. Get a Library
 - a. You can build your own Little Free Library following any design you like; find someone locally to build one for you; or purchase a library through Little Free Library's online store. Libraries purchased through our online store are automatically registered and come with a charter sign included.
 - b. Little Free Library Store: <https://shop.littlefreelibrary.org/>
 - c. Build a Little Free Library Plans and Blueprints: <https://littlefreelibrary.org/start/build-a-little-free-library/>
3. Register Your Library
 - a. Register by purchasing an official charter sign. If you buy a Little Free Library from our online store, it will automatically come registered with a charter sign included. If you build your own book-sharing box, register it by purchasing a charter sign. After you register, you gain access to a network of benefits just for stewards, such as the option to set up your steward account and list your library on the Little Free Library mobile app and web map. Set Up Your Steward Account: Within one to three days of registering your Little Free Library, you will receive an email prompting you to set up your steward account. This email is sent to the person who purchased the library or charter sign.
 - b. How to Register Your Library: <https://littlefreelibrary.org/stewards/registration/>
4. Set Up Your Steward Account

- a. After you purchase your Little Free Library or charter sign, you will receive an email with a link to set up your steward account. Once you have set up your steward account, you have the option to add your library's location to the world map and manage all of its details in real time. Your library will not appear on the map unless you add it. To map your library, log in to your steward account through the Little Free Library app or steward web portal, fill in your library's information, and set its Map Status to Mapped.
 - b. How Do I Set Up My Steward Account If I'm A New Steward? Find details at <https://littlefreelibrary.org/docs/how-do-i-set-up-my-steward-account/>
 - c. Helpful Resources <https://littlefreelibrary.org/stewards/helpful-resources/>
5. Build Community Support
- a. Get your community involved! Tell your friends, family, and neighbors in person. Use social media to engage your community. Hold a Grand Opening Ceremony and invite your neighbors to kick off the library in style with a ribbon cutting, snacks, and books freely exchanged! Contact the local paper, radio, and TV stations. Send out a press release. The more people who know about your library and support it, the better.
 - b. Join the Little Free Library Stewards Facebook Page: Find details at <https://www.facebook.com/groups/littlefreelibraryofficial>
 - c. Steward Book Directory: Find details at <https://littlefreelibrary.org/stewards/book-directory/>

City of Bondurant Policy: Bondurant Little Free Libraries

Objective: The Bondurant Little Free Libraries program aims to promote community engagement, literacy, and a culture of sharing by facilitating the installation and maintenance of Little Free Libraries on private property throughout the city.

- 1. Installation and Stewardship:** Individuals interested in establishing a Little Free Library in Bondurant must identify a suitable location with legal and safe access, high visibility, and significant foot traffic. The steward responsible for the library's upkeep and promotion, should also be designated. Little Libraries shall be located on private property.
 - a. Guidelines for the installation process can be found in the "How to Site and Install a Little Free Library Book Exchange" video available at [YouTube Link](#).
 - b. To enhance accessibility, stewards are encouraged to follow the recommendations provided in the "How to Make Your Little Free Library More Accessible" article available at [Little Free Library Accessibility Guide](#).
- 2. Library Acquisition:** Little Free Libraries can be built, obtained from local builders, or purchased through the official Little Free Library online store. Libraries purchased through the online store are automatically registered and come with a charter sign.
 - a. Libraries can be purchased from the official Little Free Library store: [Little Free Library Store](#).
 - b. Plans and blueprints for building a Little Free Library can be found at [Build a Little Free Library Plans and Blueprints](#).
- 3. Library Registration:** a. Stewards should register their Little Free Library by purchasing an official charter sign. Libraries bought from the online store come automatically registered. Registration provides access to steward benefits, including listing on the Little Free Library mobile app and web map.
 - a. Details on how to register a library can be found at [Register Your Library](#).
- 4. Steward Account Setup:** a. After purchasing a Little Free Library or charter sign, stewards will receive an email with a link to set up their steward account. This account allows real-time management of the library's details and location on the world map.
 - a. New stewards can find detailed instructions on setting up their steward account at [How Do I Set Up My Steward Account If I'm A New Steward?](#).
 - b. Additional resources for stewards are available at [Helpful Resources](#).
- 5. Community Engagement:** Stewards are encouraged to involve the community in the Little Free Library initiative through various means, including in-person communication, social media engagement, and hosting Grand Opening Ceremonies.
 - a. Joining the official Little Free Library Stewards Facebook Page can provide a platform for networking and sharing experiences. Details can be found at [Little Free Library Stewards Facebook Page](#).
 - b. Stewards can contribute to the Steward Book Directory at [Steward Book Directory](#).

This policy is effective immediately and may be subject to periodic review and updates.



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

Item No. 8.e.
For Meeting of 1/2/2024
Resolution

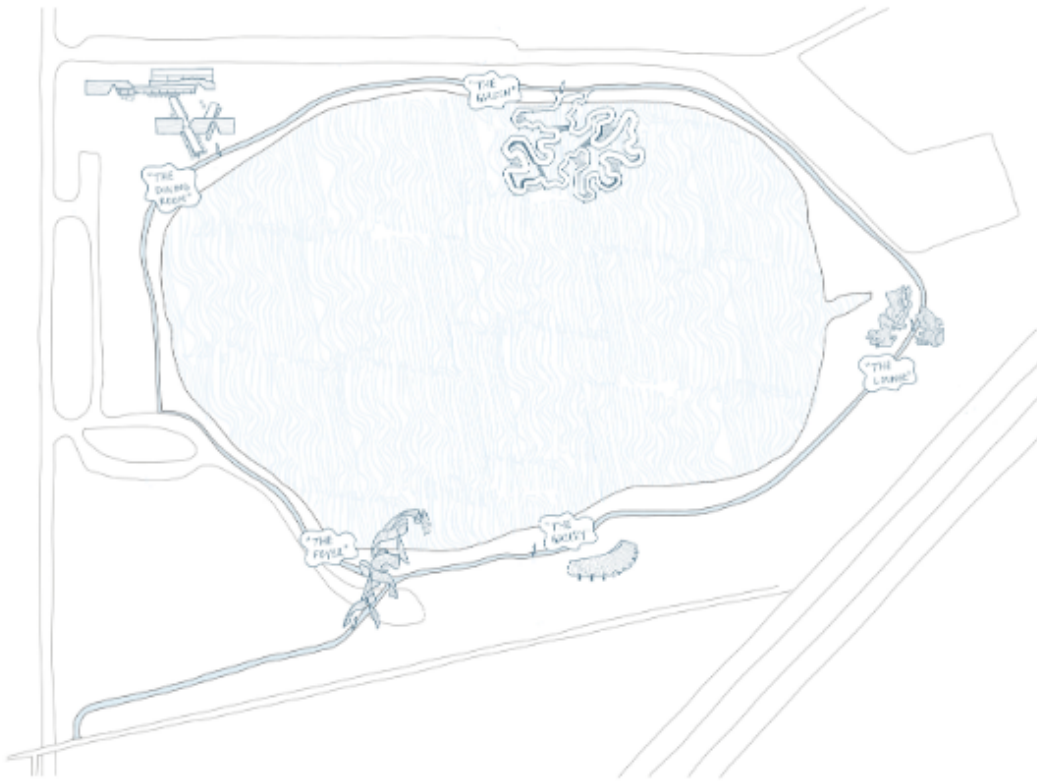
TITLE: - Resolution selecting the I/Thee concept for installation at the ARTocka Trail Loop

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: In April 2023 the Bondurant City Council hired the consultant team of Group Creative Services and Confluence to create an Arts, Culture, & Wayfinding Master Plan. The consultant team is nearing the final stages of drafting this plan. As part of this planning process, the existing trail loop around Lake Petocka was identified as an area that could be activated through public art. This trail loop will be called the ARTocka Trail Loop. In December 2023 the City released an ARTocka Trail Loop Request for Proposals where three artists responded with their proposed ARTocka concepts. The Artist Selection Review Committee, which is a committee comprised of members from the City Council, Parks & Recreation Board, and the Bondurant Community Foundation, heard presentations from three artists on December 19, 2023. The Artist Selection Review Committee recommended the concept submitted by I/Thee be selected by the Bondurant City Council for implementation. The Parks & Recreation Board voted for recommended approval of the I/Thee concept during their meeting on December 21, 2023.

The attached I/Thee concept proposing activating the ARTocka Trail Loop by creating a series of "rooms" around the lake, playing homage to Bondurant's strong hometown feel. The rooms will consist of the following: The Dining Room, The Garden, The Lounge, The Gallery, and The Foyer. Each room considers an action associated with water - water freezes, water cools, water changes, floats on water, and water erodes.



The first to be implemented would be The Dining Room. The Dining Room is described in I/Thee's proposal as being: The inaugural structure among the five installations is the Dining Room, an emblematic hub within any dwelling, fostering communal connections and conviviality. Three rammed earth walls are constructed in situ, using soil excavated from the site itself. Water is then used to excavate and erode the walls, emphasizing and exposing the materiality of the earth walls. Around the exposed portions of the earth, exaggerated dining tables, benches, and stools are contoured to the eroded forms. The large communal tables create a new way to engage with the site. Whether engaging in a serendipitous conversation with a neighbor or attending a birthday party stretched between the three structures, the dining room is the heart of the series of structures.

The Dining Room will have a project budget of not to exceed \$50,000. The Dining Room is being funded partially by grant funds from Bravo Greater Des Moines and must be completed before June 30, 2024.

It is anticipated the second "room" to be completed would be The Garden. The Garden will look to extend the usable shoreline of the lake and will include a fishing pier and also potentially a kayak/canoe launch.

The attached resolution approves the I/Thee concept for installation at the ARTocka

Trail Loop only. It is anticipated that an actual contract between I/Thee and the City of Bondurant for implementation of The Dining Room will be considered at a later date.

FUNDING SOURCE: Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 240102-02
2. ARTocka - i_thee

CITY OF BONDURANT
RESOLUTION NO. 240102-02

RESOLUTION SELECTING THE I/THEE CONCEPT FOR INSTALLATION
AT THE ARTOCKA TRAIL LOOP

WHEREAS, as part of the current Art, Culture, & Wayfinding Master Plan process, an ARTocka Trail Loop concept request for proposals was released by the planning consultants in December 2023; AND

WHEREAS, the Artist Selection Review Committee considered all responses received during their meeting on December 19, 2023 and voted on recommended approval of the concept presented by I/Thee; AND

WHEREAS, the Parks & Recreation Board voted on recommended approval of the I/Thee concept during their meeting on December 21, 2023; AND

WHEREAS, it is anticipated that a contract for install between I/Thee and the City of Bondurant will be considered at a later date; AND

WHEREAS, the I/Thee design concept will be incorporated into the Art, Culture, & Wayfinding Master Plan which is slated for a meeting early in calendar year 2024 City Council consideration.

WHEREAS, the adoption of an Art, Culture, & Wayfinding Master Plan is consistent with Chapter 7 of the Building Bondurant Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the I/Thee ARTocka Trail Loop design concept is selected.

Passed this 2nd day of January 2024,

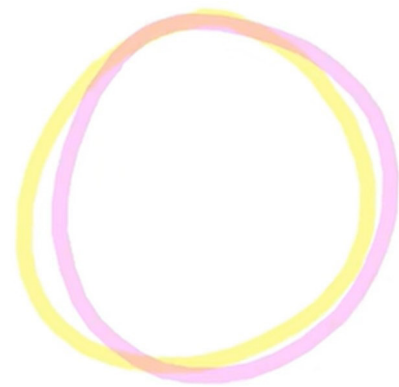
By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

This proposal envisions a series of five site-specific installations around Lake Petocka, designed to transcend the limitations of conventional architectural structures and foster a deeper connection between the community and its natural surroundings. Informed by the familiar spaces of a traditional domestic environment – the foyer, living room, gallery, garden, and dining room – these interventions aim to evoke a sense of comfort and familiarity within the broader natural context.

Spatial Dialogues in Nature: Our installations transcend conventional structures by engaging with the local ecology. They serve as channels, enabling a dialogue between inhabitants and their natural surroundings. Each space reflects the essence of its label, capturing the intricacies and nuances of domestic comfort while honoring the untamed beauty of the park.

Water as Design Collaborator: Embracing the dynamic interplay of water, these installations choreograph a dance with the elements. Water is not a passive backdrop but an active participant, shaping the forms and influencing the experience. Its presence amplifies the unavoidable connection between design and environment, creating a narrative where architecture harmonizes with the fluidity of the natural world.

Human-made vs. Natural: Lake Petocka embodies the modern dissonance between the human-made and the natural—on the one hand, it was initially created by Human intervention; on the other hand, it has grown into an essential part of the local ecology and community. In this vein, each of the five installations strives to bridge the gap between human-made and natural objects—each is necessarily made by people, yet also invites in natural phenomena (water and weather) as active participants in the design process.

A Tapestry of Interaction: These installations are more than static structures; they are catalysts for community engagement. They reimagine the park’s role, beckoning residents to interact, explore, and create memories within its spaces. By celebrating the union between humanity and nature, they weave a tapestry of experiences, bridging the gap between urban life and wilderness.

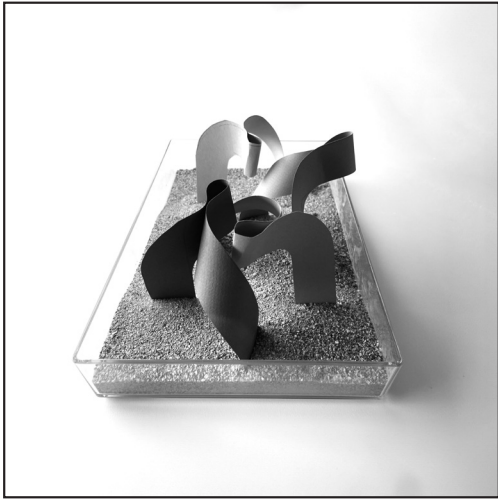
A Testament to Unity: As we craft these installations, we celebrate the community’s spirit, ingenuity, and reverence for the environment. They stand as monuments to Bondurant’s collective identity, forging a visual narrative that binds the city closer to the land, water, and each other.

Conclusion: This project is an ode to architectural innovation that transcends conventional boundaries. It is a symphony composed by nature and design, resonating with the essence of Bondurant’s landscape. Together, we shape spaces that not only inspire awe but also kindle a profound appreciation for the interconnectedness of our lives with the environment we inhabit.



SITE AS PROGRAM

The Foyer



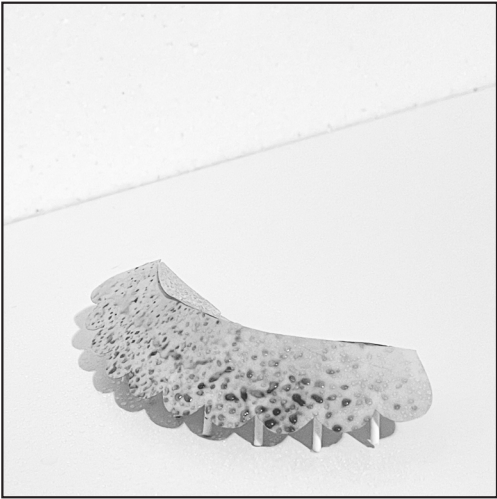
Water Freezes

The Living Room



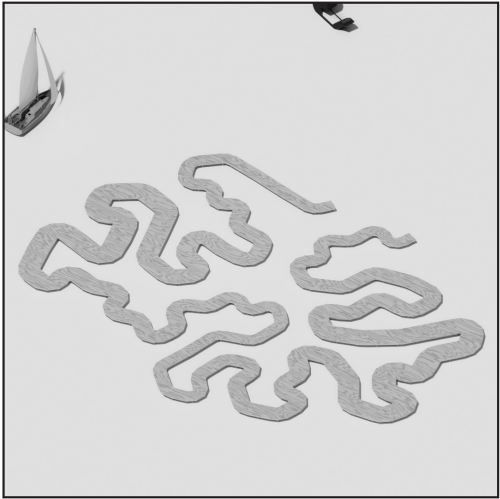
Water Cools

The Gallery



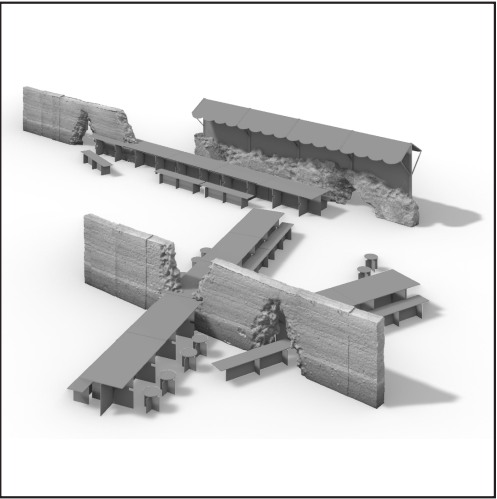
Water Changes

The Garden



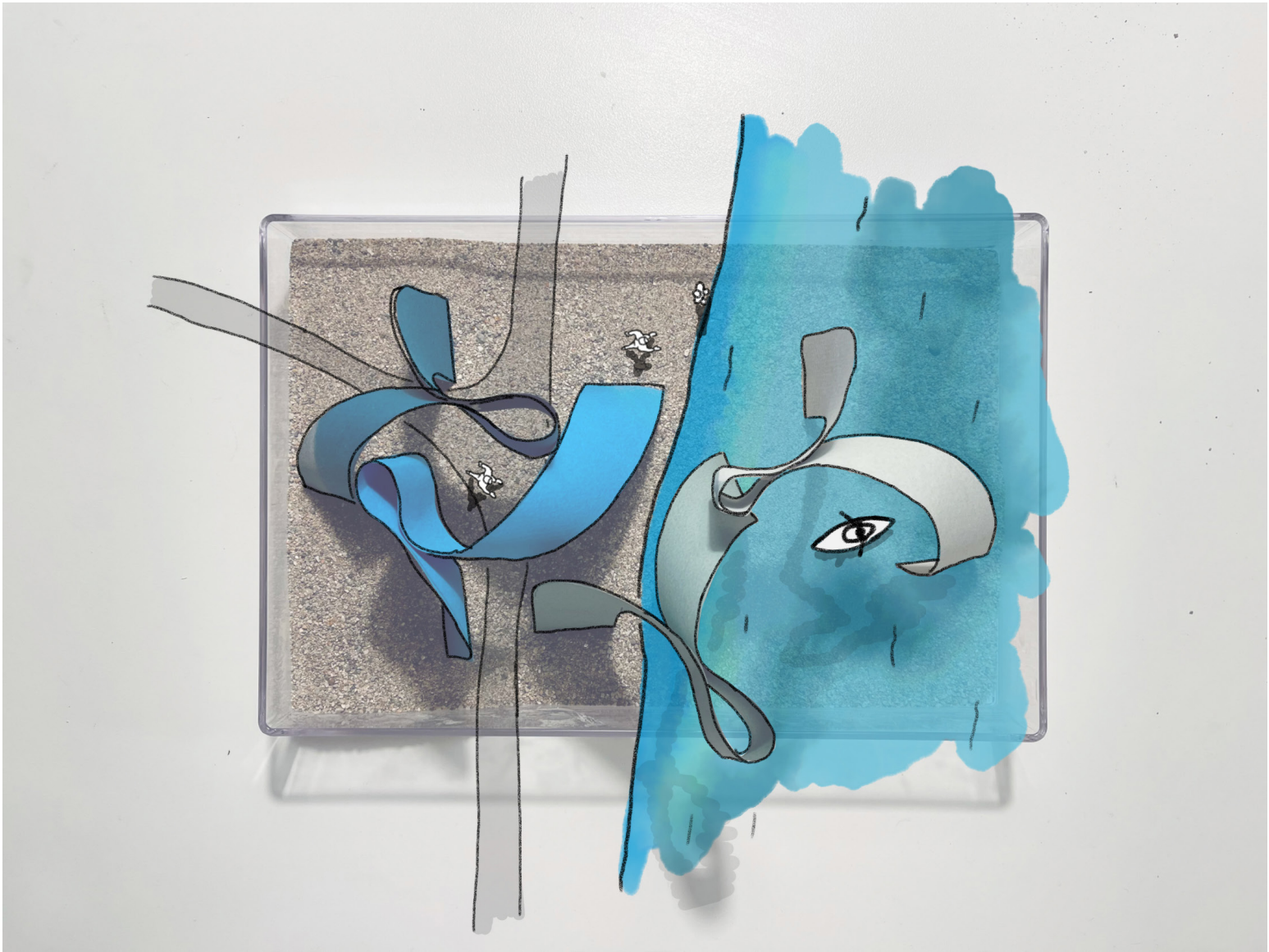
Floats on Water

The Dining Room



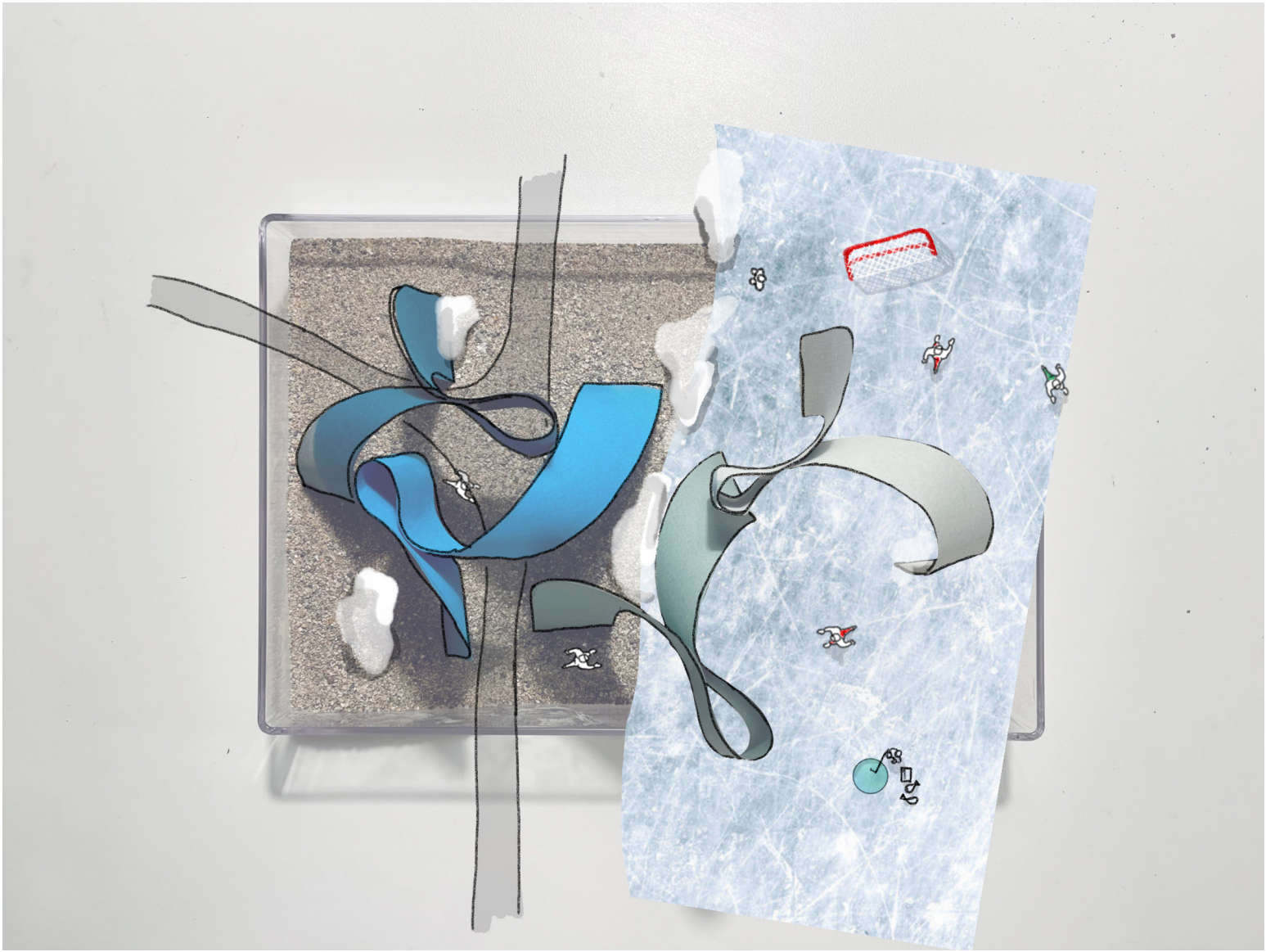
Water Erodes

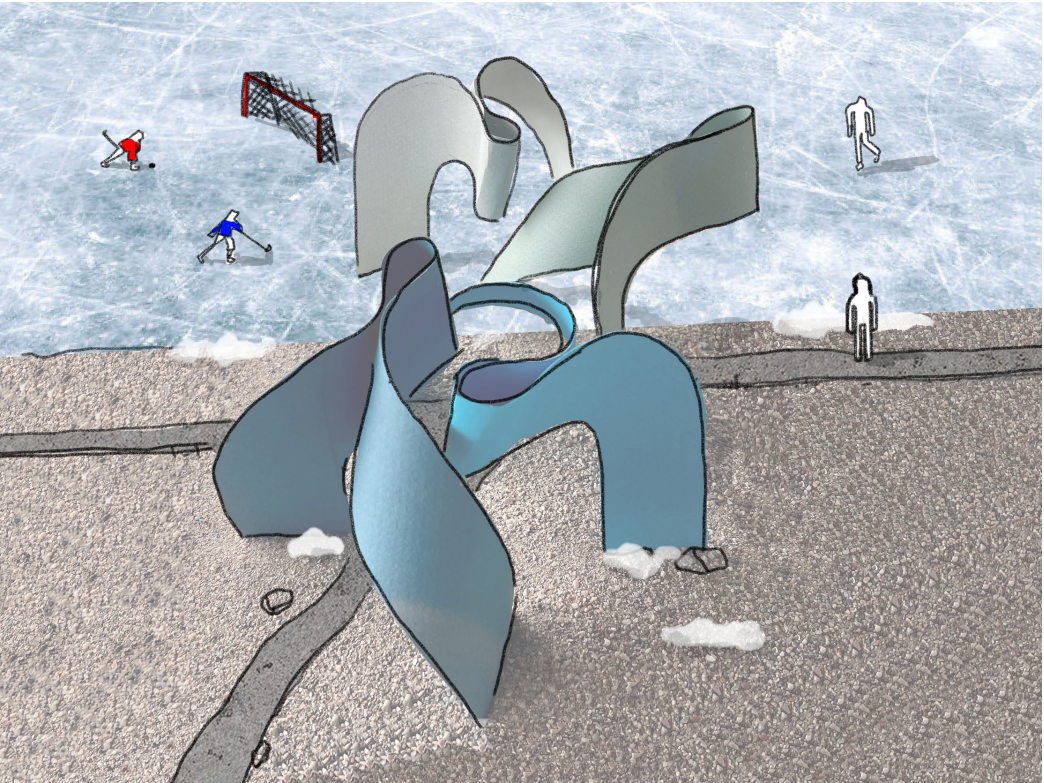
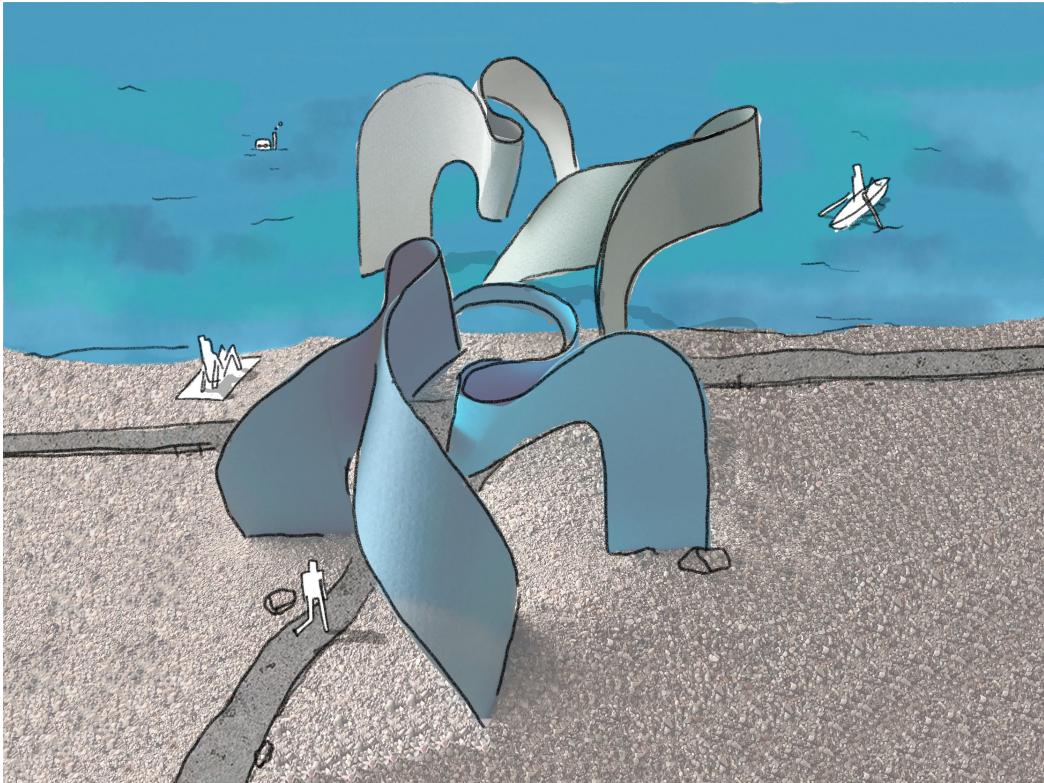
SITE AS COLLABORATOR

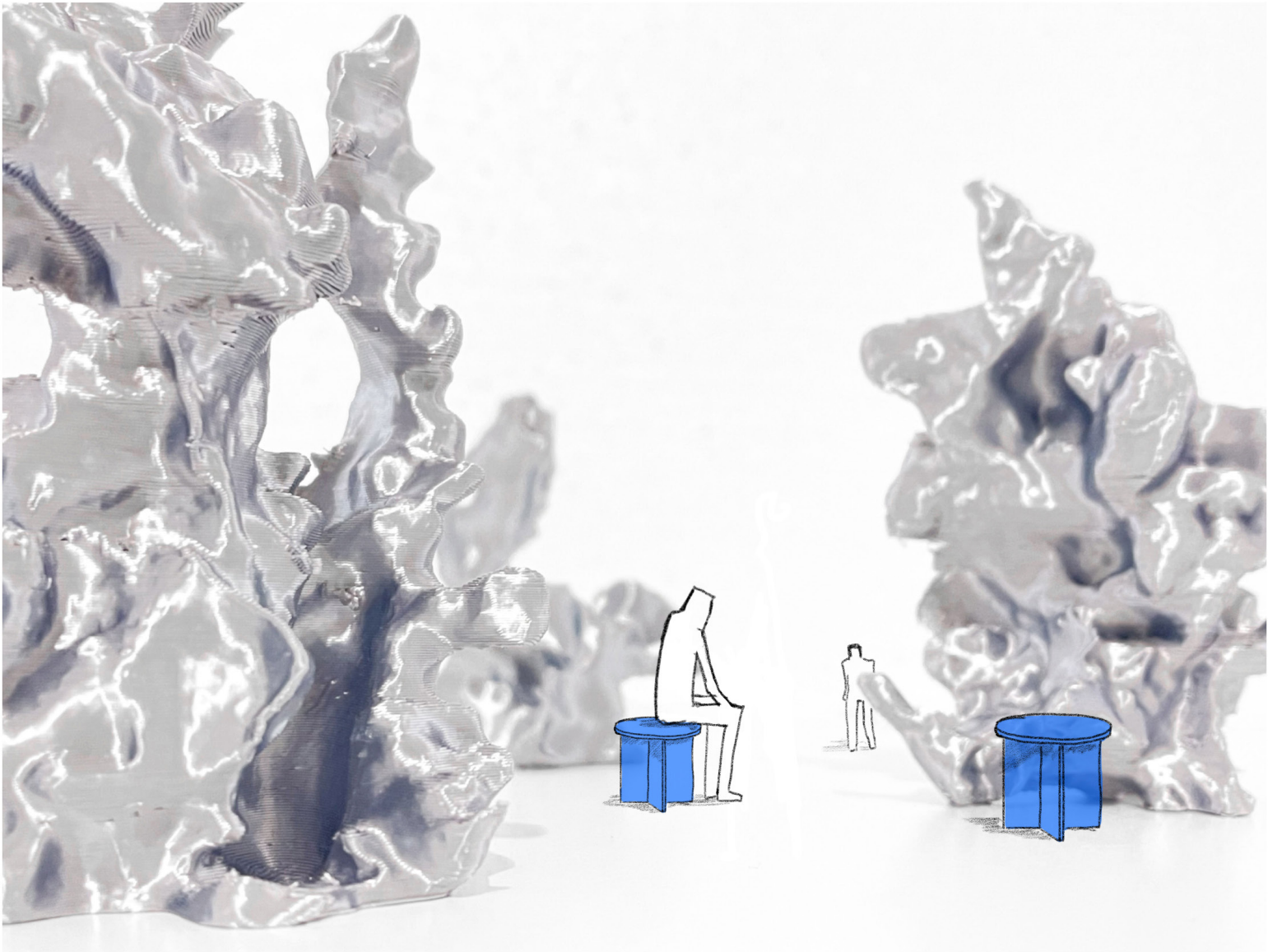


The Foyer

The Foyer is the gateway to the southernmost entrance of the site. A series of bending archways, pulling formal inspiration from the gentle wake of Lake Petocka, form a precession from the park entry directly into the outer bank of the lake itself. In the summer, the arches serve as a visual connection to the lake, as well as a floating sculpture that can be swam or kayaked through. When the lake freezes over, the connection to the lake becomes literal—the once visual connection becomes a continuous tunnel into the shallow edges of the lake.



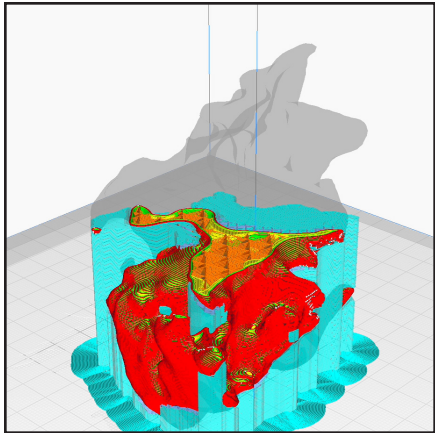
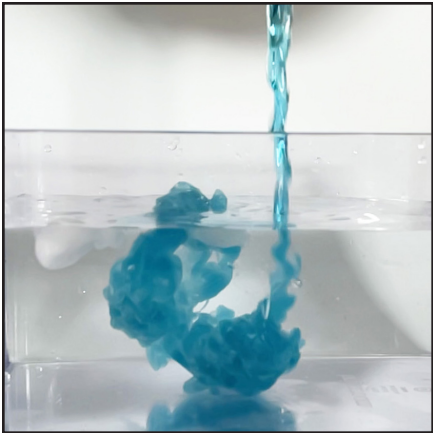




The Living Room

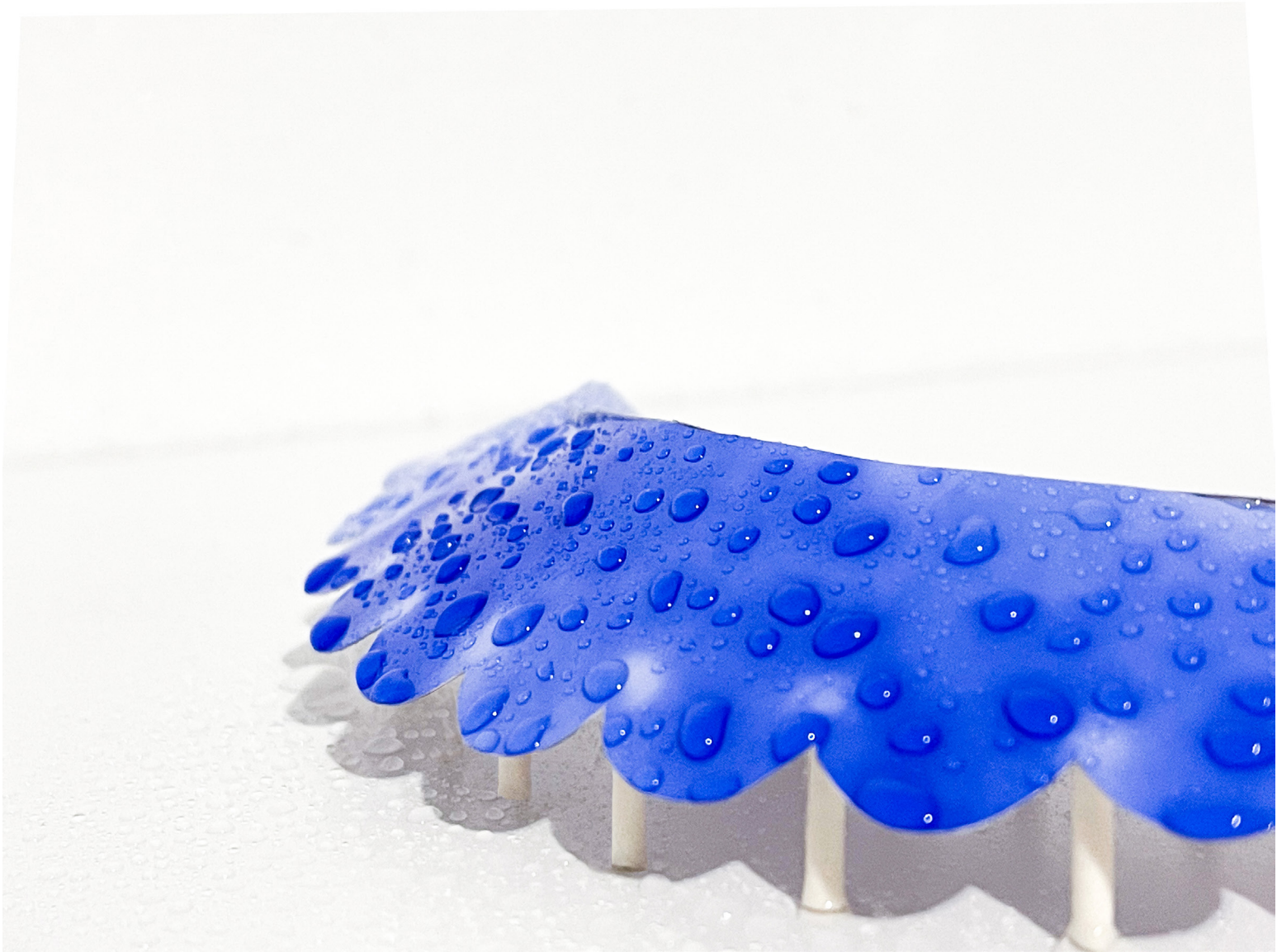
The Living Room is a series of three large 3-D printed sculptures intended to act as way-points at the north entrance of the site, while also creating a living space between them. The forms capture the motion of one liquid body moving within another and were generated by pouring hot wax into freezing water. When the two touch, the wax instantly cools to a solid, capturing an otherwise impossible moment of one liquid suspended within the other. The solid wax forms are then 3D scanned in order to be enlarged and 3-D printed at a larger scale.

Process Diagram



Hot Wax into Water —————→ *Wax Forms* —————→ *3D Scan & Print* —————→ *Final Forms*



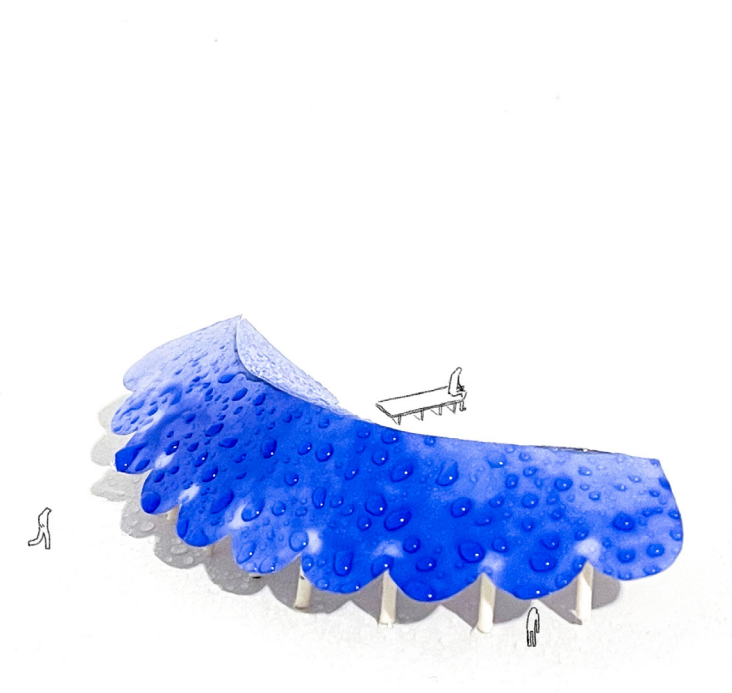


wet
blue

dry
white

The Gallery

The Gallery stands as a parametrically designed pavilion, purpose-built for hosting art exhibitions and other sheltered events. Its distinguishing feature lies in a mesmerizing roof adorned with scalloped panels that undergo a chromatic metamorphosis. This dynamic rooftop transforms in response to temperature shifts, transitioning into a vibrant blue hue during colder seasons. Leveraging the ambient rain and snow, this innovative feature orchestrates captivating, psychedelic experiences. Rain showers and snowfall become integral parts of an immersive, ever-evolving spectacle, transcending conventional notions of shelter and embracing atmospheric dynamics as integral elements of the pavilion’s artistic narrative.



Heavy Storm



Light Drizzle

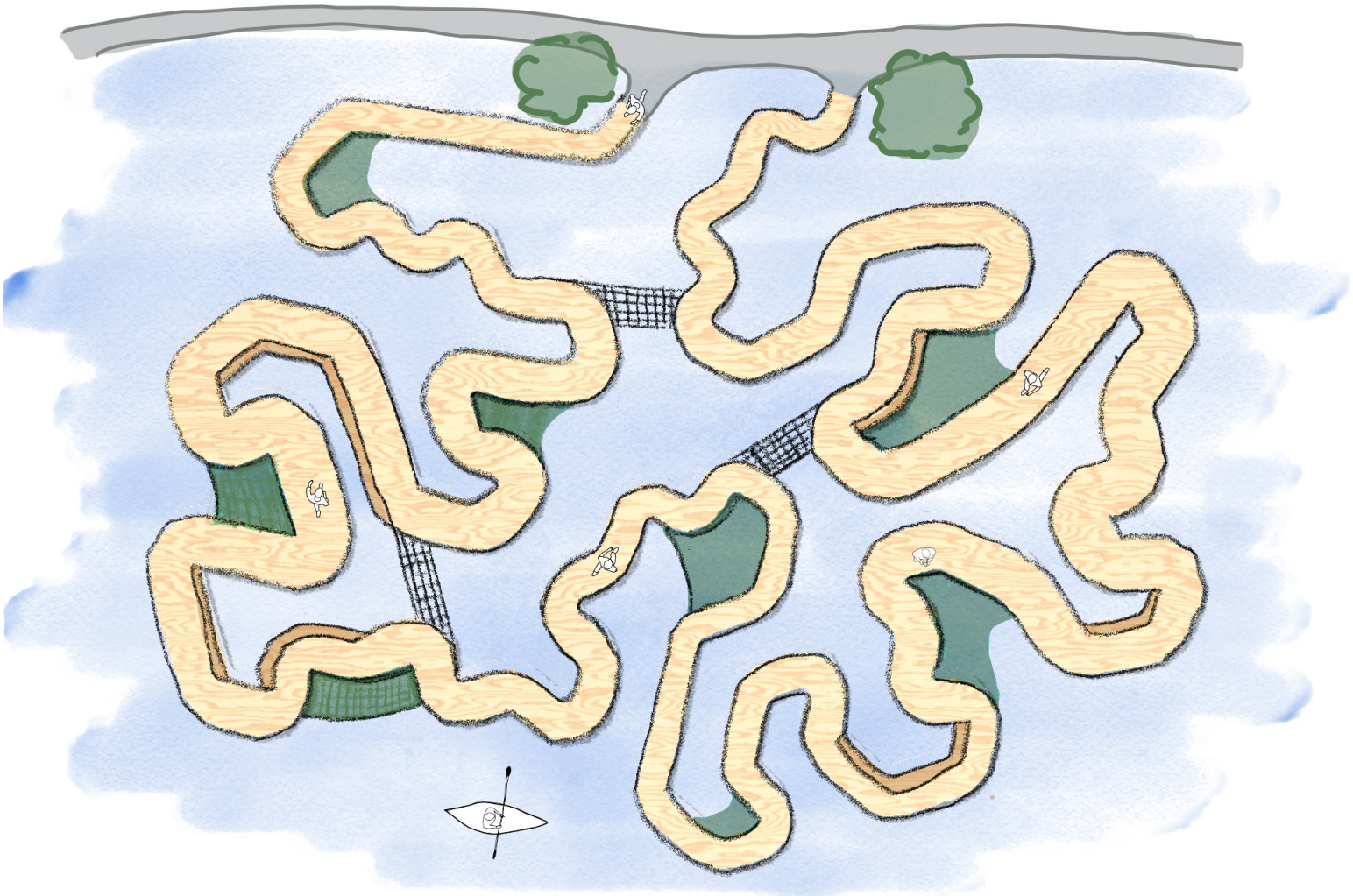


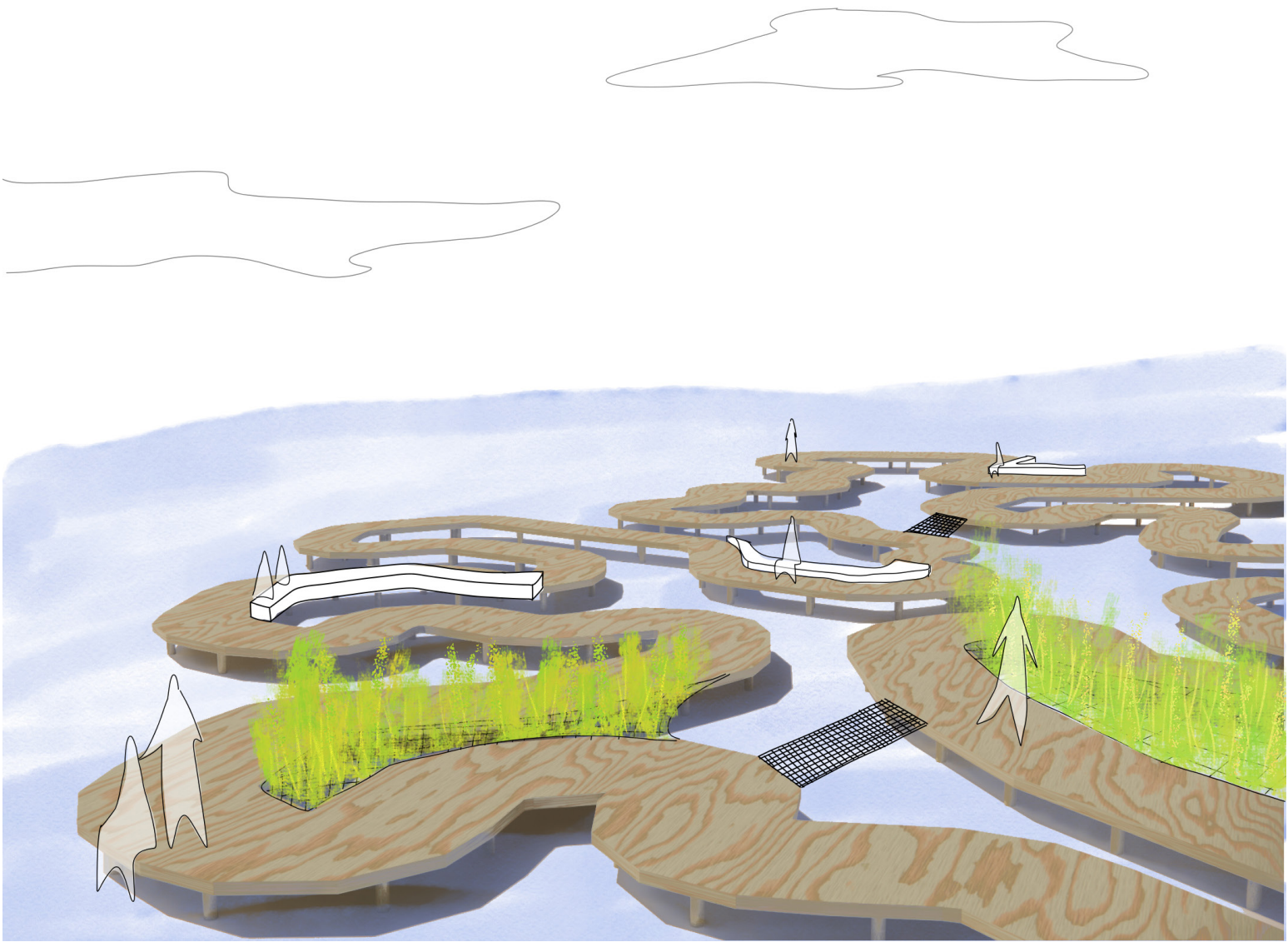
No Rain



The Garden

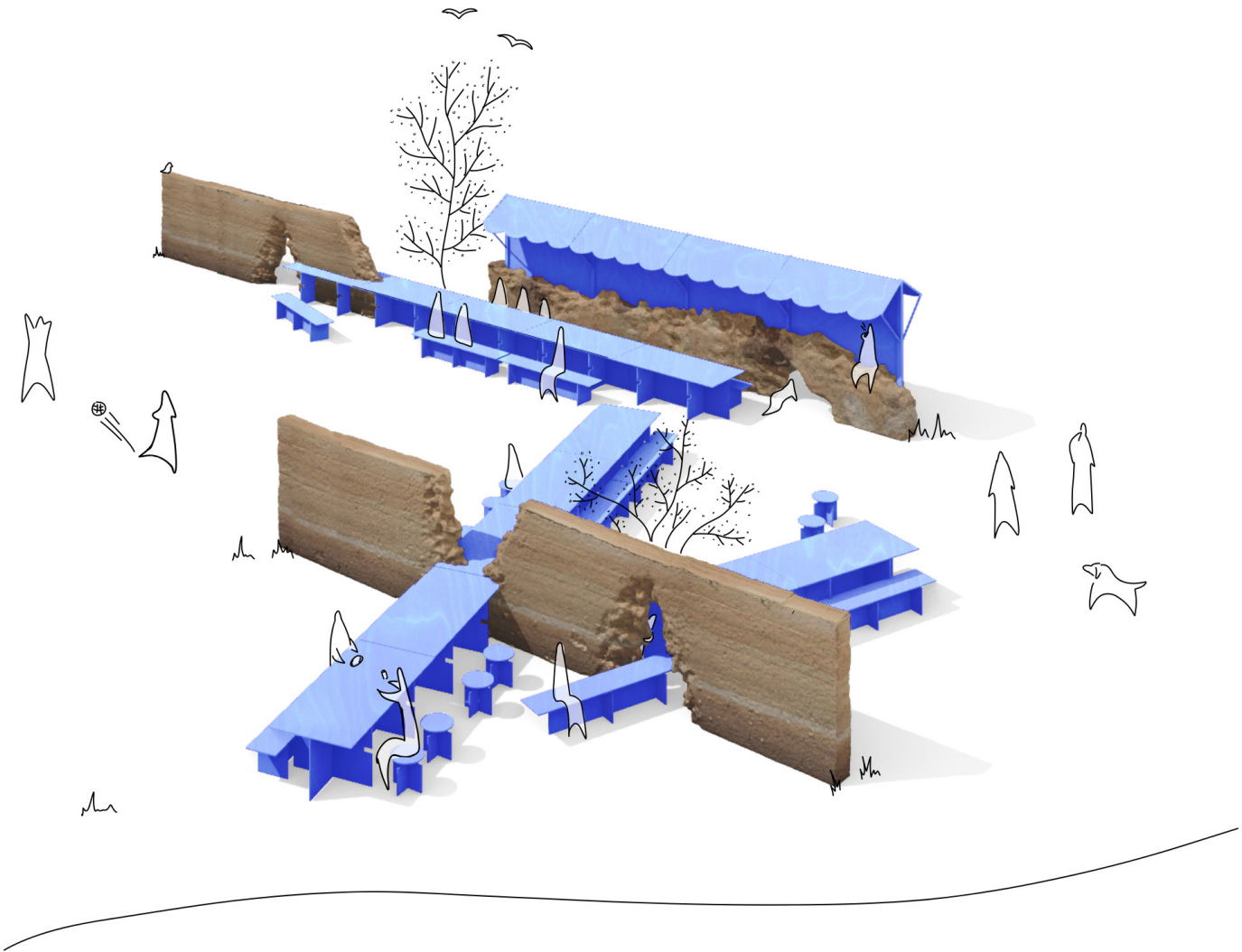
The garden is a floating boardwalk that extends the water’s edge by 100%. The installation is designed using a differential growth algorithm, which creates the most efficient path within the smallest space. Here, the design packs 1,000 feet of new shoreline into a 15,000-square-foot area, simultaneously doubling the existing water’s edge while providing new amenities in the form of floating gardens and fishing outposts for the community.

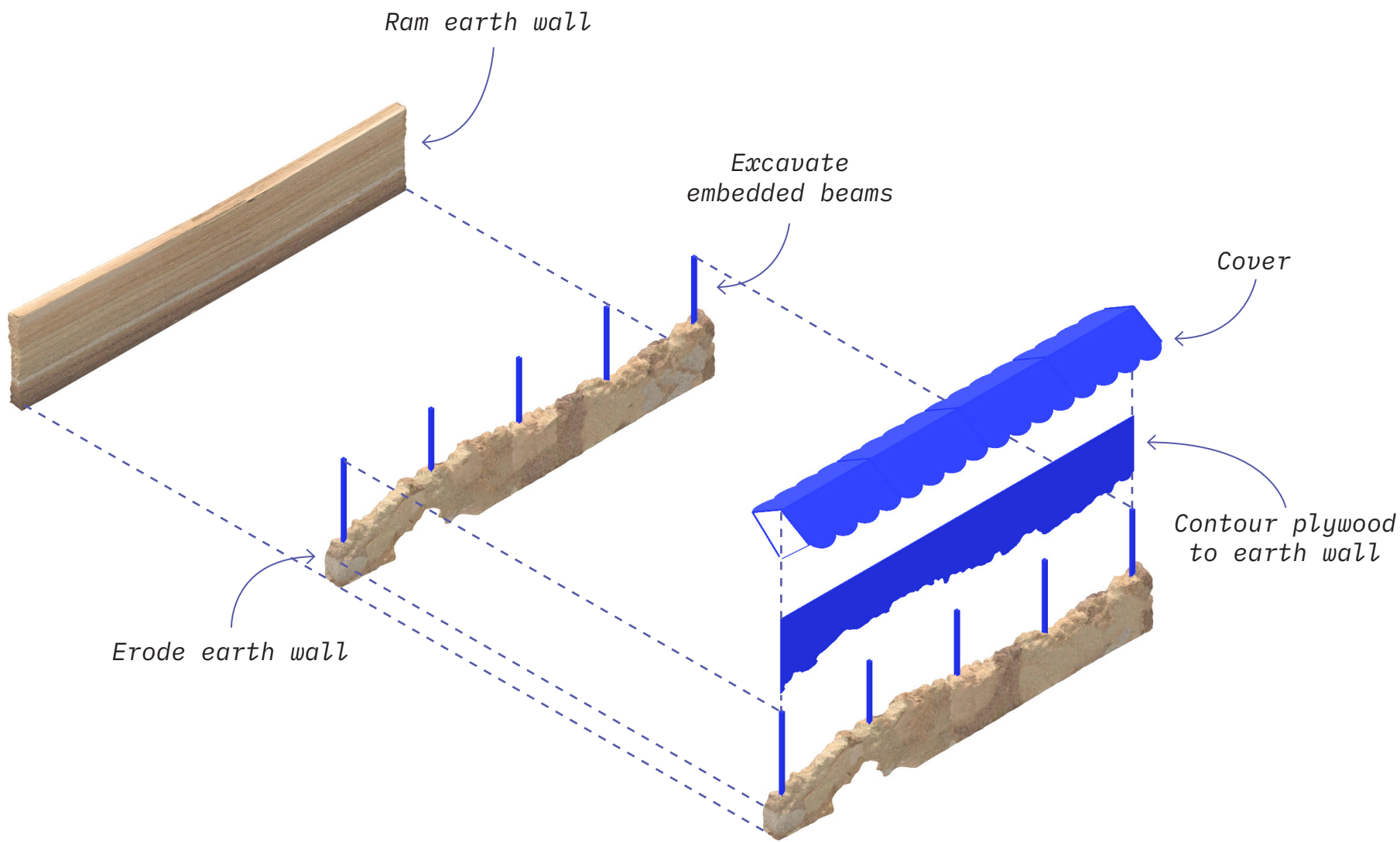


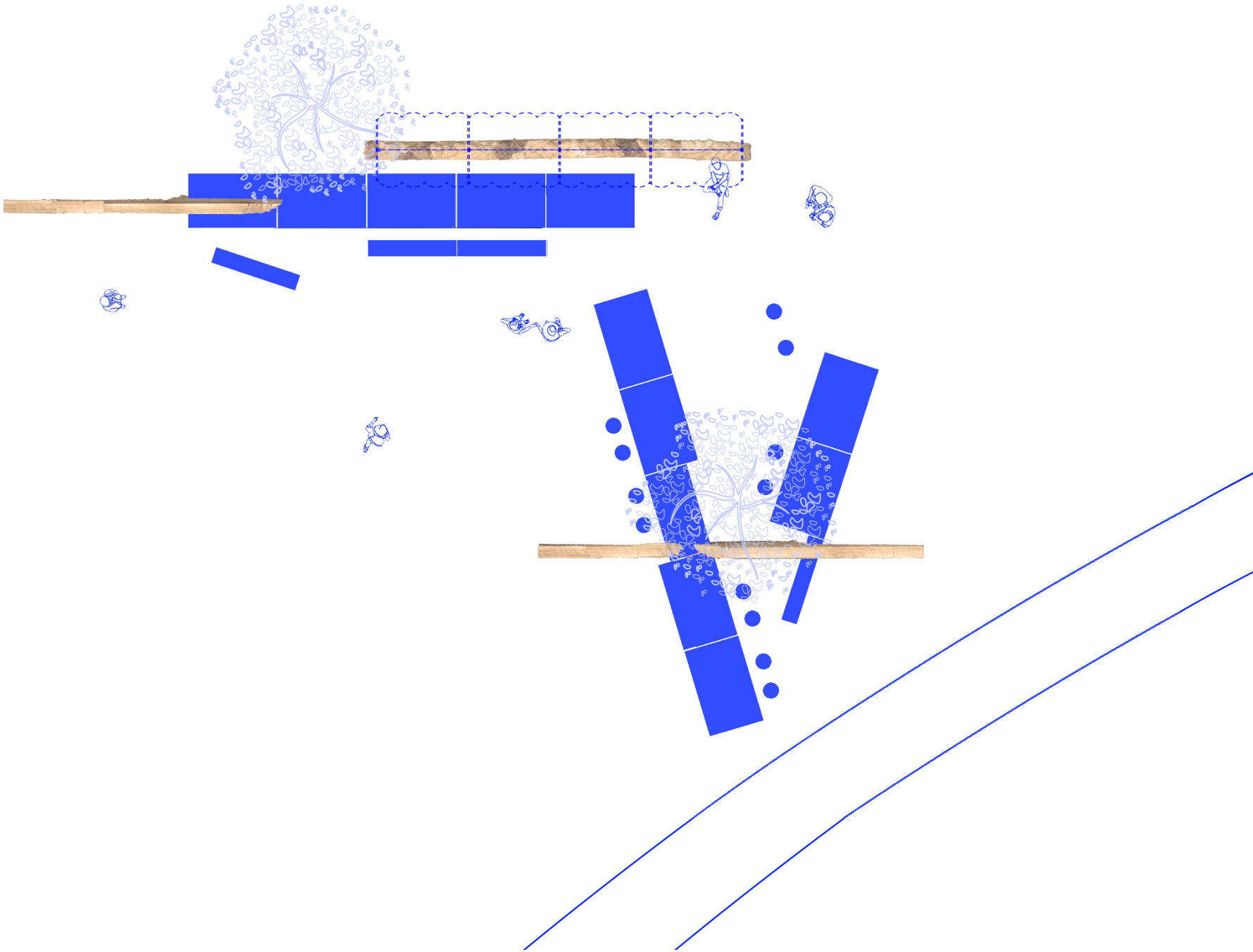


The Dining Room

The inaugural structure among the five installations is the Dining Room, an emblematic hub within any dwelling, fostering communal connections and conviviality. Three rammed earth walls are constructed in situ, using soil excavated from the site itself. Water is then used to excavate and erode the walls, emphasizing and exposing the materiality of the earth walls. Around the exposed portions of the earth, exaggerated dining tables, benches, and stools are contoured to the eroded forms. The large communal tables create a new way to engage with the site. Whether engaging in a serendipitous conversation with a neighbor or attending a birthday party stretched between the three structures, the dining room is the heart of the series of structures.







Timeline

	DEC	JAN	FEB	MAR	APR	MAY	JUN
PROJECT PROPOSAL							
DESIGN DEVELOPMENT							
MATERIAL SELECTION/PERMITS							
SITE PREPARATION							
CONSTRUCTION							
COMPLETION							

Thanks



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

Item No. 8.f.
For Meeting of 1/2/2024
Ordinance

TITLE: - (First Reading) Ordinance approving a request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District in the Morgan Estates Plat 3 Preliminary Plat area

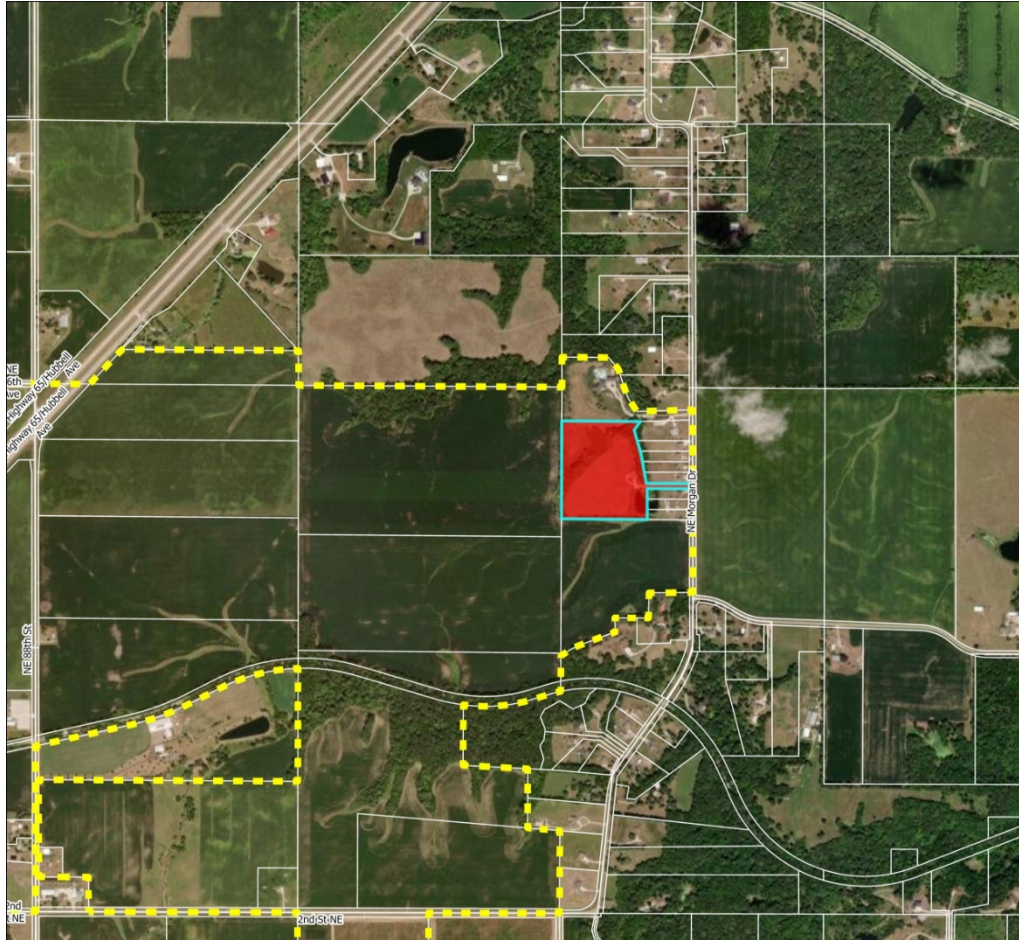
CONTACT PERSON:

Isaac Pezley, City Planner

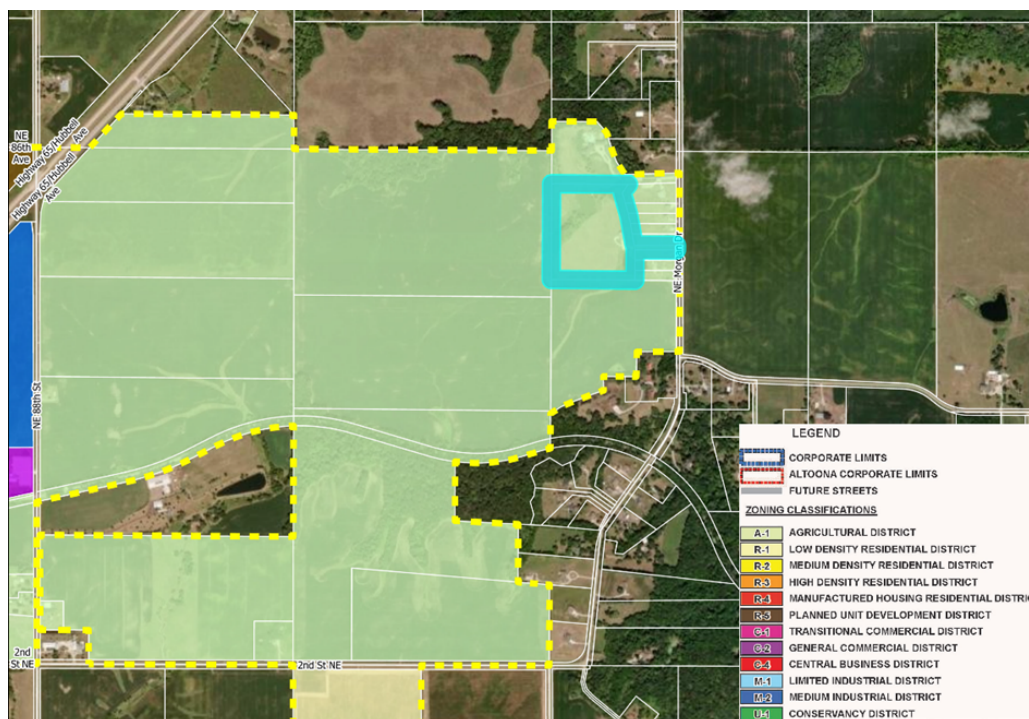
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of a rezoning request for the Morgan Estates Plat 3 Preliminary Plat area. The rezoning request proposes change the zoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District. The owner of the preliminary plat area is Mary F Lohse. The preliminary plat engineer/surveyor and applicant is Vic Piagentini with Associated Engineering Company of Iowa. The Morgan Estates Plat 3 Preliminary Plat development proposes 4 lots for single-family detached development and one outlot (private street) on 18.87 acres. This preliminary plat area is located west of Morgan Estates Plat 2 and NE Morgan Drive. The Planning and Zoning Commission reviewed this Preliminary Plat at their October 12, 2023, meeting and determined the plat was not meeting the intent of the A-1 District. The applicant has submitted a rezoning request to change the zoning from the A-1 District to the R-5 District in order to include a private street which is not allowed in the traditional Low-Density Residential (R-1) District nor the Medium Density Residential (R-2) District. A private street is required, as the existing street frontage for this private street area is limited to 50' while the minimum public right-of-way width requirement is 60'.

Area Map:



Area Zoning Map:



When considering rezoning requests, the Planning & Zoning Commission and City Council should take into account the following: Comprehensive Plan/Future Land use Map, Consistency with the Zoning Code, Spot Zoning, and Public Input.

Consistency with the Comprehensive Plan/Future Land Use Map - When the City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. The City's Future Land Use Map included as part of the 2022 Building Bondurant Comprehensive Plan guides for low-density residential development in this area. The single-family detached use is consistent with this use designation. The Morgan Estates Plat 3 Preliminary Plat is outlined below on the 2022 Future Land Use Map

Consistency with the Zoning Code – again, the purpose of the R-5 District requirement for this Morgan Estates Plat 3 Preliminary Plat area is because of the proposed private street. The R-5 District is required for this private street to ensure there are proper maintenance provisions established for long-term care of the proposed private street. If there were no private street proposed and this land could be considered for traditional zoning, the City's Low Density Residential (R-1) District could have been considered. The summary below helps summarize how the proposed Morgan Estates Plat 3 Preliminary Plat meets/exceeds R-1 District bulk regulation requirements:

- The R-1 District's minimum lot size is 20,000 SF when lots are not connected to the City's sanitary sewer system, while the minimum lot size noted on the Morgan Estates Plat 3 Preliminary Plat is 1 acre.
- The R-1 District's minimum front yard setback is 30' for dwellings, while the minimum front yard setback noted on the Morgan Estates Plat 3 Preliminary Plat is 50' adjacent to the private street.
- The R-1 District's minimum side yard setback requirement is 8' on each side yard, while the minimum side yard setback noted on the Morgan Estates Plat 3 Preliminary Plat is 10' on each side.

- The R-1 District's minimum rear yard setback requirements is 35', while the minimum rear yard setback noted on the Morgan Estates Plat 3 Preliminary Plat is 50'.
- The minimum floor areas noted on the Morgan Estates Plat 3 Preliminary Plat match the minimum floor area requirements of the R-1 District.
- The maximum building height of 35' noted on the Morgan Estates Plat 3 Preliminary Plat matches the maximum building height requirement of the R-1 District.
- The maximum number of stories of 2.5 noted on the Morgan Estates Plat 3 Preliminary Plat matches the maximum number of stories noted in the R-1 District.
- Detached accessory structures must meet bulk requirements noted in Section 177.04 of the Zoning Code.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the rezoning takes into account the following:

1. The characteristics of surrounding property;
2. the community's comprehensive plan; and
3. the protection and preservation of public health, justice, morals, order, safety and security, and welfare (police power).

It does not appear that spot zoning will exist if the rezoning from A-1 to R-5 is approved, as the City's Future Land Use Map supports the rezoning. Further, uses in this general area are consistent with the use proposed.

Public Input

As required by the City's Zoning Code, letters were sent to property owners within 200' of the requested rezoning area notifying them of the proposed rezoning. Updates will be provided during the Planning & Zoning Commission if any public comment has been received.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 5-0, with one member absent, to recommend approval of the rezoning request at their December 14, 2023 meeting.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 240102-200

CITY OF BONDURANT
ORDINANCE NO. 240102-200

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING FROM
THE AGRICULTURAL (A-1) DISTRICT TO THE PLANNED UNIT DEVELOPMENT (R-5)
DISTRICT ON PROPERTY AT 1300 NE MORGAN DRIVE

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 Planned Unit Development (R-5) on the following property located in Bondurant, Polk County, Iowa as described as follows:

OUTLOT X IN MORGAN ESTATES LAT 2, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, CONTAINING 18.87 ACRES, MORE OR LESS.

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 December 14, 2023, 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 Planned Unit Development (R-5) 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 _____, 2024.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: January 2, 2024

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No., was published as required by law on the .

Shelby Hagan
City Clerk



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

Item No. 8.g.
For Meeting of 1/2/2024
Ordinance

TITLE: - (First Reading) Ordinance amending the 2019-approved Harvest Meadows Planned Unit Development related to Area 'D'

CONTACT PERSON:

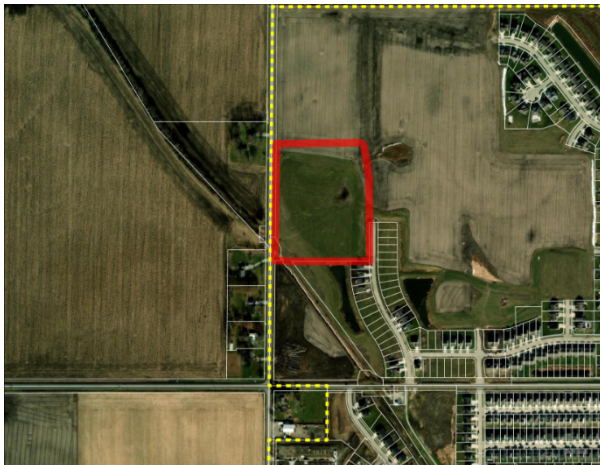
Isaac Pezley, City Planner

Maggie Murray, Planning & Community Development Director

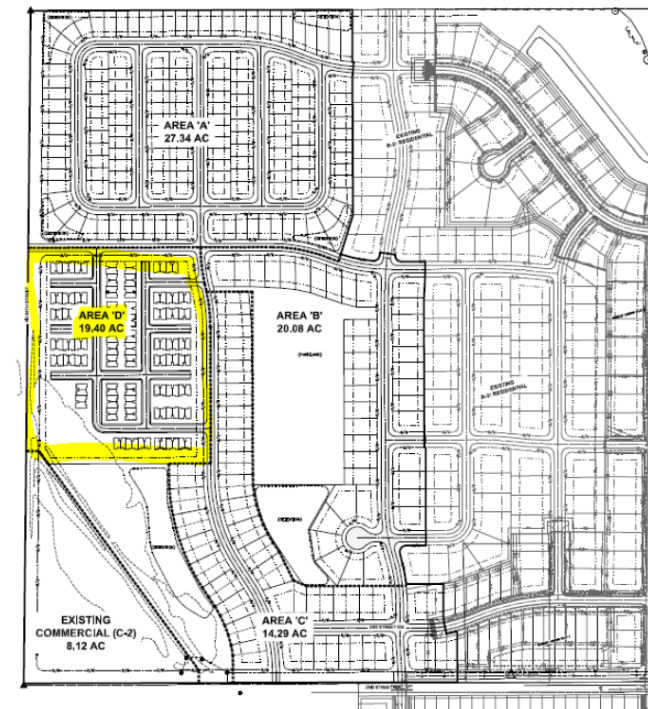
BRIEF HISTORY & ANALYSIS: If the City Council votes to approve amending the Future Land Use Map, then the Council may also move forward with this substantial modification public hearing/resolution request.

The City has received a substantial modification request to increase the number of townhome units in Area D of the 2019-approved Harvest Meadows Planned Unit Development. This substantial modification request would increase the number of townhomes from 130 to 144. This is considered a substantial modification because it increases the number of dwelling units within Area D. The Zoning Code notes that substantial modifications shall be processed in the same manner as a rezoning request whereby the Planning & Zoning Commission and City Council must both hold a public hearing prior to City Council's ordinance consideration.

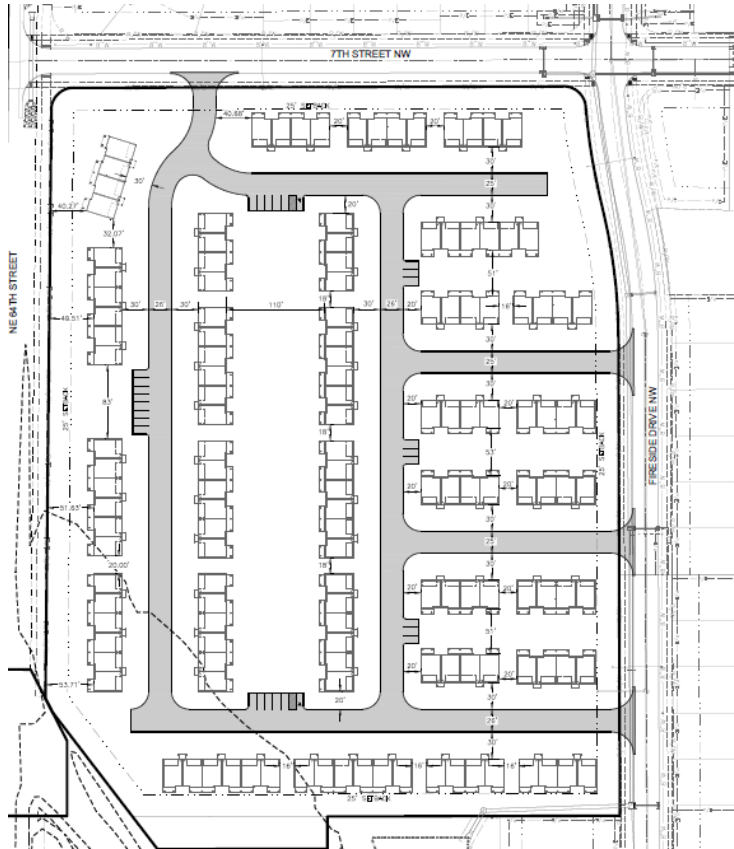
Aerial of Area D:



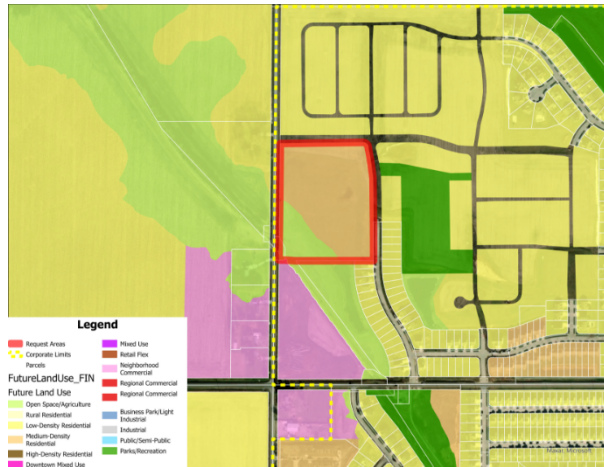
2019 Harvest Meadows Planned Unit Development Plan - shows 130 townhome units:



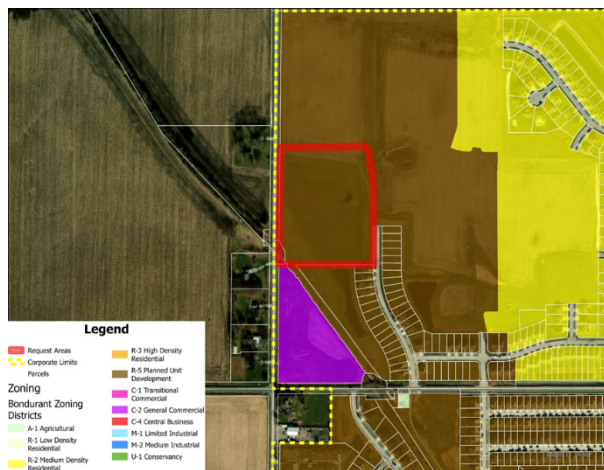
2023 Harvest Meadows Planned Unit Development Substantial Modification Request - shows 144 townhome units:



The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides the majority of this area for Medium-Density Residential use, while a portion of this land is currently in the process of potentially being amended from the Open Space/Agricultural designation to the Medium-Density Residential designation. The properties are outlined in red below. There is Low Density Residential to the north, northwest and east of the property. Neighborhood Commercial is to the south and Open Space/Ag is to the south and west of the property. The area proposed to be amended is currently located in the Open Space/Agricultural area. An amendment to the Future Land Use Map should be completed prior to City Council approval of the PUD amendment.



The property in question is currently zoned Planned Unit Development (R-5). The requested amendment would not change the zoning of the property but would instead be a substantial modification to the existing Harvest Meadows PUD. The property is outlined in red on the City Zoning Map below:



Analysis:

Items for consideration by the Planning & Zoning Commission:

- The current substantial modification request does not result in any increase in townhome units outside of Future Land Use Map Amendment Area/Floodplain Area. The additional fourteen units will be located within the Future Land Use Map Amendment/elevated Floodplain Area only. This is consistent with the preliminary feedback relayed by the Commission during their meeting on October 12, 2023.
- The proposed density of 12 units per acre meets the description of Medium Density Residential included as part of the Building Bondurant Comprehensive Plan (7-12 units per acre).
- With this substantial modification request, the developer has proactively addressed other items noted during the Commission's October 12th discussion,

including lengthening the driveways to 30' and providing for multiple guest parking space areas.

- If this substantial modification request is ultimately approved by City Council, the developer will next need to submit the detailed preliminary plat/site plan layout document for review by the Planning & Zoning Commission and City Council.

Public Input

As is required by the City's Zoning Code, letters were sent to property owners within 200' of the requested substantial modification request area. No comment has been received by staff at the time of writing this agenda statement.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning and Zoning Commission voted 5-0, with one member absent, to recommend approval of the Harvest Meadows PUD amendment at their December 14, 2023 meeting.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 240102-201

CITY OF BONDURANT
ORDINANCE NO. 240102-201

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR MODIFICATION OF
HARVEST MEADOWS AREA D PLANNED UNIT DEVELOPMENT

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 amend the Harvest Meadows Area 'D' Planned Unit Development area, on the following property located in Bondurant, Polk County, Iowa as described as follows:

A PART OF OUTLOT 'Z' AND STREET LOT 'C', HARVEST MEADOWS PLAT 1, AN OFFICIAL PLAT AND A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 'Z'; THENCE SOUTH 89°50'11" WEST ALONG THE NORTH LINE OF SAID OUTLOT 'Z', 194.01 FEET; THENCE SOUTH 00°09'49" EAST, 36.19 FEET; THENCE SOUTH 89°50'11" WEST, 191.08 FEET TO THE WESTERLY LINE OF SAID OUTLOT 'Z'; THENCE NORTH 37°26'04" WEST ALONG SAID WESTERLY LINE AND THE NORTHWESTERLY EXTENSION THEREOF, 194.28 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NE 64TH STREET; THENCE NORTH 27°07'11" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 53.81 FEET; THENCE NORTH 89°25'05" WEST, 33.00 FEET TO THE WEST LINE OF SAID SECTION 25; THENCE NORTH 00°34'55" EAST ALONG SAID WEST LINE, 684.08 FEET; THENCE NORTH 89°50'11" EAST, 678.05 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 144.83 FEET AND WHOSE CHORD BEARS SOUTH 06°32'48" EAST, 144.53 FEET; THENCE SOUTH 12°55'47" EAST, 27.34 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 650.00 FEET, WHOSE ARC LENGTH IS 144.83 FEET AND WHOSE CHORD BEARS SOUTH 06°32'48" EAST, 144.53 FEET; THENCE SOUTH 00°09'49" EAST, 536.90 FEET; THENCE SOUTH 89°50'11" WEST AND ALONG THE NORTHERLY LINE OF SAID HARVEST MEADOWS PLAT 1, A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.80 ACRES (601,038 SQUARE FEET).

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 December 14, 2023, 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 AMENDED.** The properties, above described, is hereby amended to the submitted Harvest Meadows Area 'D' Planned Unit Development

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 _____, 2024.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: January 2, 2024

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No., was published as required by law on the .

Shelby Hagan
City Clerk



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

Item No. 8.h.
For Meeting of 1/2/2024
Ordinance

TITLE: - (First Reading) Ordinance update for clarity of the burial process in the Cemetery

CONTACT PERSON:

Nicole Van Houten, Events & Communication Coordinator

BRIEF HISTORY & ANALYSIS: The proposed amendment aims to enhance clarity and conciseness within Chapter 115, specifically addressing burial procedures at Bondurant Cemetery. The goal is to establish clear guidelines to minimize the risk of misplaced burials or lack of notification, thus preventing the necessity for relocation.

While certain regions permit individuals to bury their loved ones independently, it is crucial to recognize the emotional and logistical challenges involved. Unauthorized excavation on Bondurant Cemetery grounds is strictly prohibited and the amendment helps communicate this. Burying a body properly demands specialized knowledge and techniques to mitigate health risks and prevent environmental contamination. Collaboration with professionals guarantees that the burial is conducted safely and hygienically. Official channels involving the cemetery and, if necessary, a funeral director, should be utilized for all burial processes to ensure compliance with established standards.

The City Attorney has reviewed and revised the ordinance. Bondurant Parks and Recreation motioned during their December 21, 2023, board meeting to recommend to the City Council for approval.

FUNDING SOURCE: NA

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

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. revised Chapter 115 Amendment

CHAPTER 115

CEMETERY

115.01 Definition	115.06 Perpetual Care Registry
115.02 Trusteeship	115.07 Cemetery Lots Without Perpetual Care
115.03 Establishment of Trust Fund	115.08 Annual Care
115.04 Sale of Interment Rights	115.09 Vandalism in Cemetery
115.05 Records of Interment Rights and Interment	

Update the Table of Contents with the following:

- 115.10 Cemetery Regulations
- 115.11 Cemetery Hours
- 115.12 Plot Prices
- 115.13 Burial Procedures

115.12 PLOT PRICES. The purchase price for interment rights in a plot at the Bondurant Perpetual Cemetery (two spaces per plot) is \$900 if purchased by and for a resident of the City of Bondurant, Iowa, Polk County and \$1,800 if purchased by and for a non-resident of the City of Bondurant, Iowa, Polk County. Effective January 1, 2020, the purchase price for interment rights for a plot at the Bondurant Perpetual Cemetery (two spaces per plot) is \$1,400 if purchased by and for a resident of the City of Bondurant, Iowa, Polk County and \$2,800 if purchased by and for a non-resident of the City of Bondurant, Iowa, Polk County. (Ordinance No. 18-206)

115.13 Burial Procedures

1. Prior Notification:

(a) ~~To ensure accurate and respectful interments, all~~ All burials within the Bondurant Municipal Cemetery must be pre-arranged with the City Hall Cemetery staff at least two (2) business days prior to the intended date of interment.

(b) Failure to pre-arrange a burial may result in delays or inability to accommodate the desired date and location. Additionally, a municipal infraction may be issued for conducting a burial without prior notification.

2. Survey and Instructions:

(a) ~~To avoid any misunderstandings regarding burial details, the City Hall Cemetery staff will provide a comprehensive burial survey during the pre-arrangement process~~ to clarify burial details.

(b) The survey will clearly outline all necessary information, including:

- Plot owner's name;
- Deceased's name, veteran affiliation, date of birth, and date of death;
- Type of interment (casket or urn);

- Desired burial plot location (if specific);
- Name and contact information of authorized representative;
- Confirmation of required vault for casket or urn; and
- Additional details or requests (e.g., date of grave side service, witness requirements, clergy information).

(c) The City Hall Cemetery staff will ~~thoroughly~~ explain the survey and address ~~any~~ questions ~~and/or~~ concerns before finalizing the order.

3. Responsibility and Verification:

(a) The City of Bondurant assumes no responsibility for errors or inaccuracies arising from incomplete or unclear information provided on the burial order form. It is the sole responsibility of the authorized representative to ensure all details are accurate and complete.

(b) The City will not be responsible ~~for costs or expenses associated with interment and/or~~ disinterment proceedings ~~with the state and must be at the expense of the authorized representative or the first right of interment.~~

4. Respectful Conduct:

(a) All persons involved in burial services within the Bondurant Municipal Cemetery are expected to conduct themselves with dignity and respect for the deceased and their families. This includes adhering to proper attire, noise restrictions, and maintaining a solemn demeanor during the ceremony.

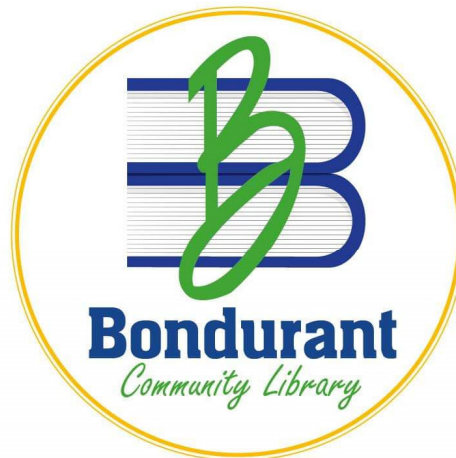
(b) Failure to comply with expected respectful conduct may result in removal from the cemetery grounds.

5. ~~Additional Information:~~

~~(a) For further information and details regarding burial procedures and cemetery regulations, please contact the City Hall Cemetery staff at 515-967-2418 or visit the cemetery website at <https://www.cityofbondurant.com/services/pages/cemetery>~~

BONDURANT COMMUNITY LIBRARY

ANNUAL REPORT 2022-2023



The Bondurant Community Library currently has 5,560 registered users. The previous year had 4,920. This is an 11% increase from the previous year.

3,474 are residents of Bondurant, 921 are rural Polk County residents, 577 are student digital access library cards, and 588 are residents of other Iowa communities.

The Bondurant Community Library holds 29,261 physical copies of books, DVD's, audios, and magazines for all ages—a 8% increase from the previous year. Library patrons also have access to 149,004 downloadable audio and e-books, which makes a total of 178,265 items available for patrons to use. While the physical collection rose by 8%, the digital collection grew by 7%.

Bondurant Community Library
104 2nd Street NE,
Bondurant, Iowa 50035
www.cityofbondurant.com/
bondurant-community-library
info@bondurantlib.com

TOTAL CIRCULATION OF
ALL PHYSICAL MATERIALS
FOR THE YEAR 2022-2023
WAS 74,635— A 16%
INCREASE FROM
PREVIOUS YEAR.

A SIGNIFICANT INCREASE
FROM THE PREVIOUS YEAR
CONFIRMS THAT THE
COMMUNITY IS GLAD TO BE
USING THE NEW LIBRARY
AND BACK AT IN PERSON
EVENTS





THE CIRCULATION STORY

Library Staff checked out 30,040 physical items to children—up 18%, 16,709 items to young adults—up 11% and 14,781 items to adults—up 21%, 5,275 DVD's were checked out, 4,551 audio books—up 29%, 601 magazines, and 2,678 other items were circulated .

VISTORS TO THE LIBRARY

The Bondurant Community Library had 28,135 visitors. This annual door count was a 13% increase from the previous year.

Total number of library programs for children were 451 with 8,988 attending, for young adults 33 programs with 19 attending, for adults 236 programs with 1,184 attending, for families 80 programs with 4,077 attending. The Library held 800 live programs with 14,654 attending—45% increase from the previous year.

GRANT AND DONATIONS

The Library and The Library Foundation received grants & donations from various organizations and businesses this past year to help defray costs for the Summer Reading Program.

SUMMER READING PROGRAM 2023

991 children, young adults and adults completed the program. 37 programs were offered to all ages. Everyone who completed this year's Summer Reading Program received a Bondurant Community Library Summer Reading T-shirt. These t-shirts, printing of booklets that showed all sponsors and activities for the summer, supplies for the various programs throughout the summer was made possible with a grant from META (Facebook) Altoona Data Center.

ADVENTURE PASS PROGRAM

The Bondurant Community Library continues to have strong participation in the Adventure Pass Program. This program allows Bondurant and Rural Polk County patrons to checkout a pass for two adults and two children to local area venues every 365 days. Those venues include The Science Center of Iowa, Blank Park Zoo, Des Moines Children's Museum, Greater Des Moines Botanical Garden, Reiman Gardens, and the Brenton Skating Plaza—all free of charge. This program is a collaborative effort of Iowa Libraries across the State.



ON-LINE USAGE @ THE LIBRARY

e-Books, Downloadable audio books, eMagazines, Databases, Downloadable music, On-line Children's Books, and streaming video/movies.

The Bondurant Community Library participates in a downloadable audio and eBook consortium called Bridges. This eBook and audio book buying consortium for Iowa public libraries is a very affordable way for libraries to provide a much demanded service to our patrons. The consortium allows patrons of the Bondurant Library and Rural Polk County residents access to 149,004 titles. Bridges is a resource that is easy to use and has consistently added more titles each year for our patrons. It is available 24/7 and is compatible with all devices. 15,473 items were downloaded to devices this year—an increase of 32%.

Other databases the Library offers Bondurant patrons include:

Hoopla—downloadable music. Hoopla has more to offer with no waiting. In addition to music Hoopla also offers eBooks, downloadable audio, eComics, and streaming movies and TV programs. No reserves needed with Hoopla. The Library had 3,149 checkouts with this service in the past year, a 17% increase this past year.

Brainfuse/Help Now—is on-line resource provider for homework help and live tutoring.

Brainfuse/ Job Now/Vet Now—is on-line career services, test prep, software tutorials, and Veteran resources for Iowa public and academic libraries.

Tumble Books— Animated, talking picture books with fiction, non-fiction and foreign language titles, and read-along.

Transparent Language— Language learning database that includes over 100 languages (including English) that patrons learn through listening, speaking, reading, and writing activities. The database also includes a mobile app for learning on-the-go.

Computer Usage

5,605 people used the 24 computers for web searching, word processing, printing and much more. Computer usage showed a 46% increase from the previous year. Many library patrons comment that they are glad to be able to print documents at the library rather than maintain a printer at home. Mobile Printing lets Library users email items for printing or utilize the library's printing portal on the website. There were also 16,962 wireless users connected. Wireless connection usage was up 33% from the previous year. Many who come to the library to use the computers do not have internet connectivity at home and need a place to print and take care of their on-line needs. Many times this includes submitting job applications, as many employers only accept on-line job applications.

HOTSPOTS AND TABLET USAGE— The Library currently has 88 hotspots available for checkout. The hotspots have been instrumental for new residents that are having to wait many weeks for Internet connectivity to be installed at home, for students that now have Chrome Books through the school but no Internet at home, and for our rural residents where there is no or limited Internet service available. Library patrons used the hotspots 1,450 times this past year. The collaborative hotspot project with the school district that was initiated during COVID has come to an end with the school-purchased hotspots returned to the school district.

The Library currently has 18 tablets for patron usage. 6 were purchased with a Polk County Betterment Grant that was applied for at the beginning of COVID. The balance were purchased with Direct State Aid monies that are received annually from the State of Iowa. Circulation on these tablets has been important to students that are in grades K-3rd as these grades are not issued Chrome Books from the school.

Bondurant Community Library

Mission Statement

The Bondurant Community Library seeks to be an Integral part of its community by providing the residents of the community and surrounding area with a wide variety of popular and educational materials, programs, resources, and services that facilitate their day-to-day lives and extend their personal and intellectual development. The library supports lifelong learning, early literacy development, cultural recreational activities, and the technology and information needs of the people it serves. The Bondurant Community Library seeks to build knowledge, understanding, appreciation, and wisdom in a welcoming environment.

Contact Us

Bondurant Community Library
104 2nd Street NE, PO Box 160
Bondurant, Iowa 50035

(515) 967-4790

info@bondurantlib.com

Visit us on the web at:
www.cityofbondurant.com/bondurant-community-library



REACHING THE COMMUNITY

Over the years the Bondurant Community Library has developed strong and important ties with local organizations and our youth.

The Library currently provides early literacy programs to local daycare providers such as Bloom, Bird's Nest, Generation Next, and in-home daycare providers year round, with a concentrated effort during the summer months when the Summer Reading Program is at its height. Outreach during the school year to local preschool facilities include: Bondurant Christian Preschool classes that include monthly activities with an early literacy base.

The Library also continues to provide services to Courtyard Estates. Adult Services Librarian Chantel takes materials and programming to the residents once a month.

Total Programming Attendance

For all ages, included: 14,654 patrons. Library staff planned and executed programming throughout the year that included book discussions, story times, early out after school programs, crafting programs for adults & children, Coloring at the Rails, Snap Circuits, virtual reality program, adult low impact exercise classes (Geri Fit) are just a few.