

Council Corner

Updates and highlights on Council events, information and more!

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City Hall Hours

Monday—Friday
 8:00 a.m. to 5:00 p.m.

Wolf Creek Sewer Project

The City has recently been in conversations with landowners and developers who wish to pursue a commercial development at the northwest corner of 32nd Street SW and Highway 65.

The area in which this property is located is an area to be served by the second phase of the Wolf Creek Sewer project. Phase I of the project was completed this past summer and cost approximately \$143,000 plus engineering of \$25,000 to construct. Recently, during the approval process of the next preliminary plats for Wolf Creek, easements were reserved through the back yards of some of the lots to preserve the ability to easily construct the next phase of the sewer service.

The City solicited a contract from Veenstra & Kimm for the design of the next phase of sewer extension project. The proposal includes design, preparation of plans and specifications, permitting and bidding services for the Project. Construction staking is based on the Engineer's standard hourly fees and the contract maximum of \$24,500.



The project is critical to enable additional development in the area. The area in which the sewer design is being developed is already part of a sewer connection fee district.

BRSC Project

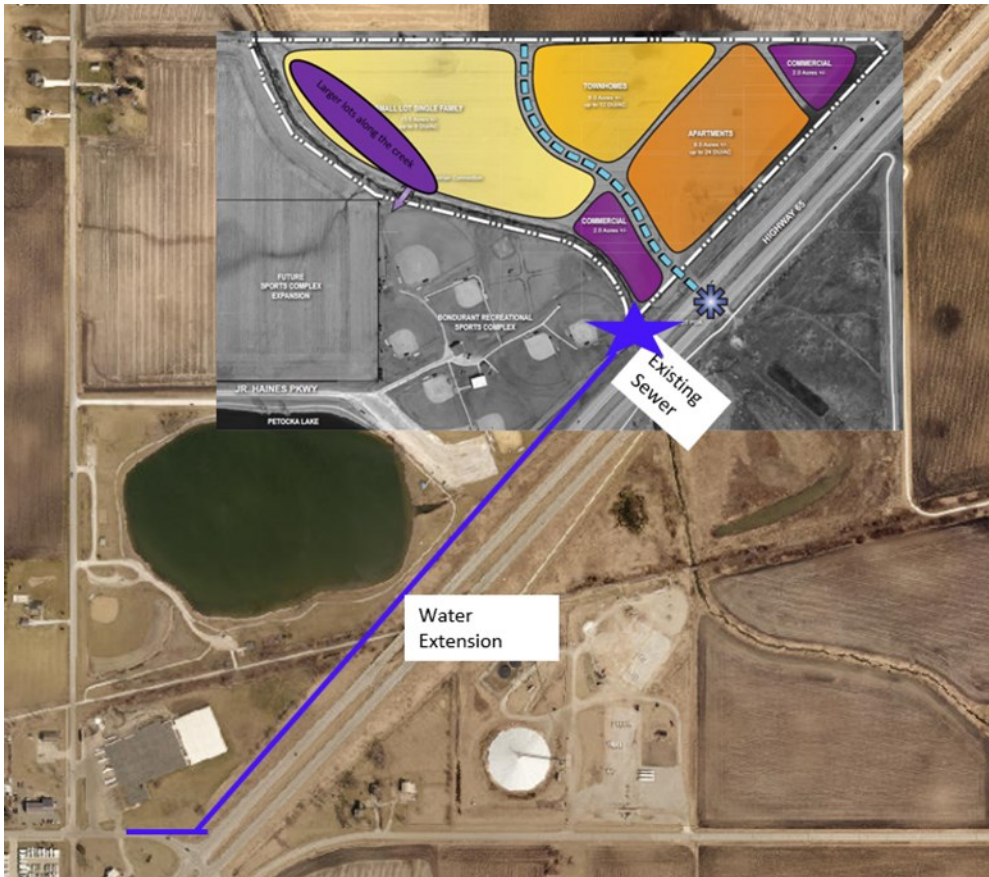
Previously, the City Council approved the specifications for the Bondurant Regional Sports Complex and the project was released for bid. The first rounds of bids were rejected because bids ranged from \$618,002 to \$869,801. The amount set aside in the original budget for dirt work and seeding was originally approximately \$200,000. An additional \$150,000 was added to the budget with the 2018 bond issue.



The project was scaled back reducing the area to include just the soccer field portion and revising what type of draining was used. The project was then opened for bids again. The engineer's estimate was approximately \$332,027 and bids were opened on Wednesday, February 28th. There were eight bidders with bids ranging from \$378,760.85 to \$455,662.50. It appears the seeding bids were the high portion of the bids and our engineers at V&K worked with the low bidder to identify why the seeding bid was high. The problem was identified and resolved and \$43,036.25 will be deducted from the contract amount. The engineer recommends approving the contract and then immediately approving a change order for the deduction of the \$43,036.25.

The City has been working with the Soccer Club on this project.

Parkside Water Project



The City has a developer wishing to pursue a mixed use project on the property that is north of the current Bondurant Recreational Sports Complex. The project will include commercial property, multifamily residential (apartments), multifamily residential (townhomes) and single family lots, both large lots (near the creek) and smaller lots (on the interior). The property is served by an existing sewer, for which a sewer connection fee is already in place. However, in order to water infrastructure would need to be extended.

The City solicited a contract from Veenstra & Kimm for the design of the next phase of water extension project, including

the establishment of a water fee connection district. The proposal includes design, preparation of plans and specifications, permitting and bidding services for the Project, and the development of a connection fee district. Construction staking is based on the Engineer's standard hourly fees and the contract maximum of \$33,000.00.

Finance Director Job Description

The City's Finance Director is planning to retire at the end of July. The resolution updated the position description and salary range in preparation for recruitment for this position.

The reason staff is preparing documents early is because of scheduled staff absences throughout February/March and we want to make sure that we have time to make the appropriate arrangements to get the recruitment underway in a timely manner.



Lincoln Street Project Design

Lincoln Street is currently in poor condition and has no stormwater infrastructure, which is causing the street to decay quickly. The area between Brick Street and the Waterway is in particularly bad shape.

The City solicited a contract from Veenstra & Kimm for the design of the Lincoln Street project, from Brick Street to the Waterway. The proposal includes design, preparation of plans and specifications, permitting and bidding services for the Project. Construction staking is based on the Engineer's standard hourly fees and the contract maximum of \$50,500.00. We will ask that the project be bid in two segments, between Brick and 10th and 10th and the Waterway. The City has \$500,000 and would like to accomplish as much improvement on this street as possible. The Council will also need to discuss the whether or not an assessment should be levied on residents to help fund the improvements.

The project is included in the City's capital plan and is paid for by the bond that is going to be issued in August.



Highway 65 Utility Extension

The City recently approved specifications to extend infrastructure, both sewer and water, to the new Bondurant Industrial Facility located just off Highway 65.

Veenstra & Kimm, Inc. completed the design and preparation of the plans and specifications for the Highway 65 Utility Extension project. Those plans included an extension of water piping all the way to Garfield Street to tie in and loop the City's water infrastructure. This action would open up a great deal more property; however, it also increases the costs.

Bids were opened on February 28th. There were four bidders and the bids ranged from \$599,954 to \$737,509.08. Additionally, the bid included an alternate that would stub in a water service under Highway 65 to serve property across the street from the Bondurant Industrial Facility. The bids for the alternate ranged from \$37,660 to \$89,335. The low bid for a total of both sections of the bid was EJM pipe services for a total of \$637,614.

The original concept of the project would take water only to the edge of the industrial facility, instead of looping it and opening up the properties to the north and west for development. The original concept also did not include the water main stub under the highway. The cost estimate for the original project was \$397,500.

It is possible to scale the project back and reduce the cost; however, doing so would not loop the water and would not open the additional property for development. City staff is recommending pursuing the entire project, including the looping and including the water main stub. To pay for the additional work, staff recommends using the money that has been earmarked for sewer lining in a particular section of town, and applying it towards the infrastructure expansion. The lining project has been deferred for approximately five years and was not in the Capital Plan adopted by Council in either of the past two years. Staff believes the City of Bondurant would be much better served at this point in time by the ability to extend infrastructure all the way up Highway 65 and take advantage of favorable contract unit pricing to complete the work.

Calendar

City Council Meetings

The following meetings will be held in the Council Chambers:

February 5 @ 6:00 p.m.

February 20 @ 6:00 p.m.

For the most current information, go to www.cityofbondurant.com.

Cemetery Plot Prices

The purchase price for internment 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 internment 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.

Cemetery Hours

The Bondurant Cemetery is open from dawn until dusk, with dusk being defined as 30 minutes after the sun goes down.

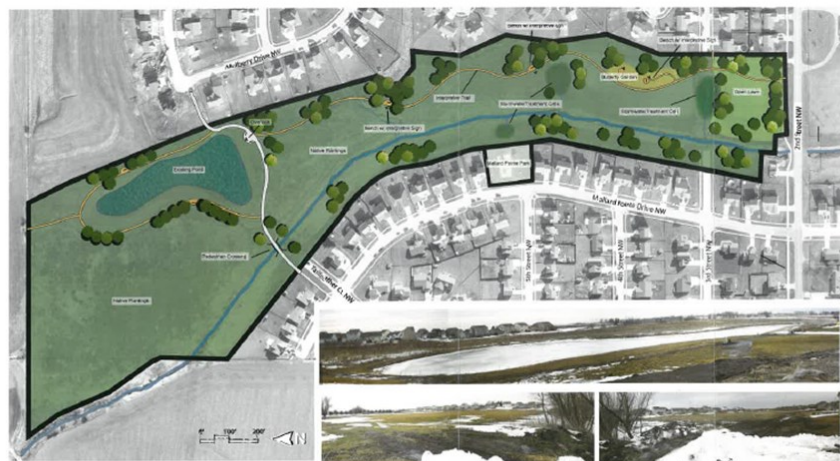


Eagle Park Clean Up

The City adopted the Park, Trail and Greenway Master Plan in May, 2013. Included in that plan is a lay out for Eagle Park. The City is fortunate enough to have a resident who has contributed a significant amount of funding for the betterment of this park. Nic Robinson has donated \$12,000 that will be used to clean up the park as the first step in the 2013 Park, Trail and Greenway Master Plan. Additionally, Horticultural Specialist Derek McKay from Ted Lare Design Build and Garden Center has identified specific trees that will be removed from the park and trees that will be able to continue to grow. The next step in this process is to mark trees and clean the approximate 17 acres that make up Eagle Park. The City solicited two quotes to do this work. One of the quotes was for \$40,000 and the other for \$20-25,000. The City has \$12,000 from the donation, \$5,000 left in the Park Development portion of the upcoming bond, and up to \$8,000 in stormwater funds. The attached resolution authorizes the proposal to clean the park.

Once the park is cleaned, two separate butterfly gardens designed by Mr. McKay can be planted with native plantings. In the fall of 2018, Mr. McKay will be planting prairie grasses towards the back half of the park around the retention ponds. Mr. McKay has volunteered to do this work for the cost of the materials and the materials will be purchased with funds from the parks operating budget.

In the future, the third phase of the project will be to install a natural interpretative trail with outlooks; however, the funding source and timeline has not yet been identified for that piece of the project. The City is very fortunate to be in a position to accomplish this after many years of inattention due to lack of funding.



PARK OBSERVATIONS & BACKGROUND:
Eagle Park is a linear 17.8-acre park adjacent to Mallard Pointe Park and north of 2nd Street NW and the Bondurant Soccer Fields. The park lies between the Mallard Pointe, Arbor Ridge, and Deer Ridge Crossing neighborhoods. This community park is currently undeveloped, except for a new retention pond located on the northeast end of the park. The park lies within the FEMA 100-year floodplain.

PROPOSED IMPROVEMENTS:
Trail system, stormwater treatment cells, butterfly garden, overlook, benches, interpretive signs, and native plantings.

Seay & Associates
BONDURANT
IOWA

May 1, 2013

EAGLE PARK (17.8 Acres)
Bondurant, Iowa