

Resolution: #01-06

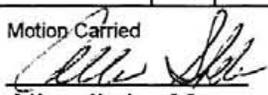
Agenda Item: #11

Date: January 08, 2001

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

That the Comprehensive Plan for the City of Bondurant, Polk County, Iowa is hereby approved as presented.

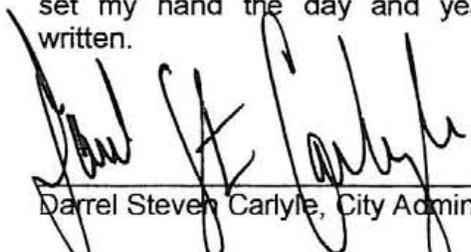
Moved by Bailey Second by Valentine to adopt.

Council Action	Yeas	Nays	Pass	Absent
Williams				✓
Bailey	✓			
Thomas	✓			
Cordes	✓			
Valentine	✓			
Motion Carried  Allen Ihde, Mayor				

CERTIFICATE

I, Darrel Steven Carlyle, City Administrator of said City 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.


 Darrel Steven Carlyle, City Administrator

BONDURANT, IOWA

COMPREHENSIVE PLANNING COMMITTEE

“It is the mission of the Bondurant Comprehensive Plan Committee to develop a plan that provides a vision for orderly, sustainable growth for the benefit of the community. The result of the plan will be to enhance the quality of life of Bondurant, in partnership with the county, schools, businesses, with ample input from the community with regard to their goals, aspirations and vision for Bondurant’s future.”

Aloya M. Mitchell

Chad Smith

Bruce Cordes

Susan J. Ugolini

Michael Adams

Allen G. Ihde

Darrel Steven Carlyle

Warren Nielsen

CITY COUNCIL MEMBERS

Allen G. Ihde, Mayor

David O. Williams, Council

Michele R. Bailey, Council

Terry F. Thomas, Council

Bruce N. Cordes, Council

James M. Valentine, Council

Darrel Steven Carlyle, City Administrator

BONDURANT COMPREHENSIVE PLAN

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INTRODUCTION

Progressive communities realize they must exert influence over their destiny if they are to achieve and maintain a healthy local economy. Bondurant is a progressive city with visionary community leaders who value planning. The City has long been proactive in its attempt to align community expectations with growth, and the latest comprehensive planning initiative is just one more result of the effort.

Bondurant is a multi-faceted community. Relatively young, interested in moderate growth and increasingly affluent are characteristics of Bondurant residents that have emerged from the planning process, yet a vibrant and involved senior citizen population also exists. From scenic parks to varied neighborhoods, the community embraces a commitment and sense of a small town feeling. At the same time it maintains quality in all these aspects as it provides a safe environment.

Bondurant points with pride to its “hometown” atmosphere. It does not want to create an upscale, fast growth city like a western Des Moines suburb. But, by the same token, it is not a backward, laid-back community. Bondurant is a self-sustaining, self-supporting, independent, full-service community that responsibly addresses the needs of its residents.

Planning History

Just thirty years ago, Bondurant was a very tiny community surrounded by farmland and open spaces. It enjoyed a wide separation from its nearest neighbors and change was slow. Since the 1970 to 1980 decade, when Bondurant experienced explosive triple digit population growth, the rate of change has accelerated.

Consistently the City has experienced double digit population growth. The decade from 1990 to 2000 has seen the City’s growth rate slow down, but its latest rate of gain of 13.3% exceeds that of the Des Moines metropolitan area, the state and the national average.

Cities can react to change in two ways. They can see it as a threat and fear it, hoping just to ride the changes out or welcomed change can be used for positive community improvement.

Some change has not been positive for Bondurant. Economically, Bondurant is no longer the retail trade center it once was, and residents are sad about the loss of a strong Central Business District (CBD) and the lack of a grocery store.

Leaders of Bondurant have chosen to make fundamental, structural changes and view this planning process as an opportunity to control the changes to their advantage. Bondurant residents understand that the city benefits from its location close to the metropolitan area of Ankeny and greater Des Moines. Many new developments have occurred that have now resulted in Bondurant being poised for the physical growth and expansion of the community.

Purpose of Current Planning Effort

Comprehensive planning guides a community as it makes decisions about its future. Bondurant has undertaken a strategic comprehensive planning approach to capitalize on the growth trend and to prepare a vision for the future. The purpose of this Comprehensive Plan is not only to acknowledge the past, but also to focus on establishing a proper framework for future accomplishments. By design, this document does not inventory existing community infrastructure which would only serve as a snapshot of the City taken on any given day during the year long planning period. Instead, this action-oriented process and the resulting document concentrates on selecting community issues, considering resource availability and allocation while assessing strengths, weaknesses, opportunities and threats within the community. Goals, policies and specific tools for improvement that are designed for implementation will be provided through this comprehensive planning effort.

BACKGROUND INFORMATION

The process of planning a community is ongoing and dynamic. Many opportunities to plan various aspects of a community occur on a regular basis. Frequently, these opportunities are presented as fragmented, individual portions of the various elements that comprise a community Comprehensive Plan.

In Bondurant, some examples of routine planning decision-making opportunities include:

- Rezoning
- Annexation considerations
- Annual budgeting
- Capital improvement plans
- Street paving and utility construction projects
- Subdivision plat approvals
- Park improvements
- Applications for grant and loan programs
- Tax Increment Financing plans
- Public building improvements
- Traffic plans
- Downtown revitalization

A comprehensive planning process allows concurrent review of many divergent elements of community planning to assure that the wide ranging, diverse nature of community life can be properly evaluated. Commercial and industrial expansion with subsequent employment opportunities for Bondurant residents, transportation issues, and residential development are interconnected and supported by private and public works. Infrastructure such as streets, sidewalks, water and sewer, storm drains, parks, and services such as police, fire protection, medical, human services, entertainment and personal services, are all interrelated as are the land uses they support.

As a starting point, the basis for such planning must include a comprehensive review and understanding of all elements of the system and the characteristics of the community. The use of demographic trends, historic and future retail sales, and survey and focus group data has established a basis of understanding the composition of the City. Decisions that affect one aspect of the system can ripple and end up influencing the whole system.

DEMOGRAPHICS

Demographics portray a snapshot of a community's character and potential for growth. To be of use to a community, the raw data must be interpreted and the trends indicated by this data must be analyzed. Most of this information is based on the 1990 United States Decennial Census. The 2000 United States Decennial Census is being completed at the time this Plan is being prepared. Updating this section of the Plan will be necessary when new census data becomes available.

Population

Understanding historical trends, analyzing current population data, and projecting future growth are basic elements used in building Bondurant's Comprehensive Plan. Demographic information enhances the City's ability to prepare for the future. By carefully examining factors pertaining to the population, a clear picture of Bondurant emerges as it is today and how it might grow in the future.

Population studies show three types of information:

1. Looking at past and present numbers helps identify trends in the growth of the population.
2. The number of people making up the community provides a basis for determining how land might be used and how much land might be needed for development.
3. The characteristics and composition of the population can provide the basis for deciding the need for community facilities such as schools and recreation areas.

Bondurant's Population 1850-1990

In 1850, four years after statehood, Iowa's original census was taken, and 192,000 people were counted as residents. Bondurant's population was first counted in 1900 and totaled 297 (see Table 1). The turn of the century marked a milestone for Iowa when the state reached a population of more than 2 million people. That year also began the slowdown in the strong population growth of the previous 50 years. In the next 90 years, Iowa's population only grew to 2,776,831. It is projected that the state's population will reach nearly 2,900,000 in the 2000 census.

In the five decades from 1940 to 1990, Iowa's population increased by 9.4%. Only South Dakota had a smaller gain. For 100 years, from 1890 to 1990, Iowa's population growth of 4.52% was the lowest in the nation.

In the early years of the twentieth century, Bondurant experienced a small loss of population. This pattern was repeated around the state of Iowa. From 1900 to 1910, the state as a whole lost 7,082 people, but Polk County increased by more than 33%, adding more than 27,000 people. The trend of growth in Polk County was not shared by Bondurant, whose growth mirrored what was happening in the rest of the state. In the first three decades of the 1900s, fewer than half of all Iowa towns gained in population.

Bondurant's population began to grow in the 1920s and has continued every decade since. Double-digit population growth began as early as the 1960s with a population explosion taking place between 1970 and 1980. This 821 person (177%) increase in population has been the largest increase per decade in Bondurant's history. The City's population growth began to run counter to statewide trends with the decade of the 1980s. At that time, statewide population trends turned negative.

In the decade beginning with 1980, Iowa experienced a depressed farm economy while the nation faced a recession. As Iowa lost thousands of residents to out-of-state opportunities (137,000 or - 4.7%), Bondurant's population continued to grow. People found jobs in the greater metropolitan area of the state Capitol, but wanted the amenities found in small towns.

Bondurant's Population 1990-1998

The U.S. Bureau of Census estimates the population of counties each year between the decennial censuses. The nation has been increasing about 1% a year. Iowa's population is estimated to have increased by 3% between 1990 and 1998. During the same period, Polk County's population is estimated to have grown by 10%, and Bondurant's grew 13.3%.

Population increases can be attributed to natural increases (more births than deaths) and immigration. The state birth rate in 1998 was 3%. Of all Iowa counties, Polk County had the greatest increase in the number of births. Polk County's birth rate has been above 15.5% each year of this decade and has exceeded the state birth rate every year for the past 20 years.

The number of deaths in Iowa has not fluctuated as much as the number of births, and the death rate has remained virtually unchanged from the 1980s through the 1990s. The result of subtracting deaths from births is called natural change. The natural change in Polk County was 3,042 in 1998. In 1998, Bondurant had 37 births and 13 deaths, resulting in a natural change of 24.

Table 1: Bondurant's Population 1900-1998

<u>Year</u>	<u>Population</u>	<u>Percentage Changed</u>
1900	297	
1910	287	-3.4%
1920	274	-4.5%
1930	289	5.5%
1940	320	10.7%
1950	328	2.5%
1960	389	18.6%
1970	462	18.8%
1980	1,283	177.7%
1990	1,584	23.5%
1996*	1,709	7.9%
1998**	1,794	5%

* U.S. Census Bureau Special Census

** U.S. Census Bureau estimate

Source: Iowa PROfiles <http://ia.profiles.iastate.edu>

<http://socserver.soc.iastate.edu>

Chart 1A: Population Change in Selected Cities 1980-1998

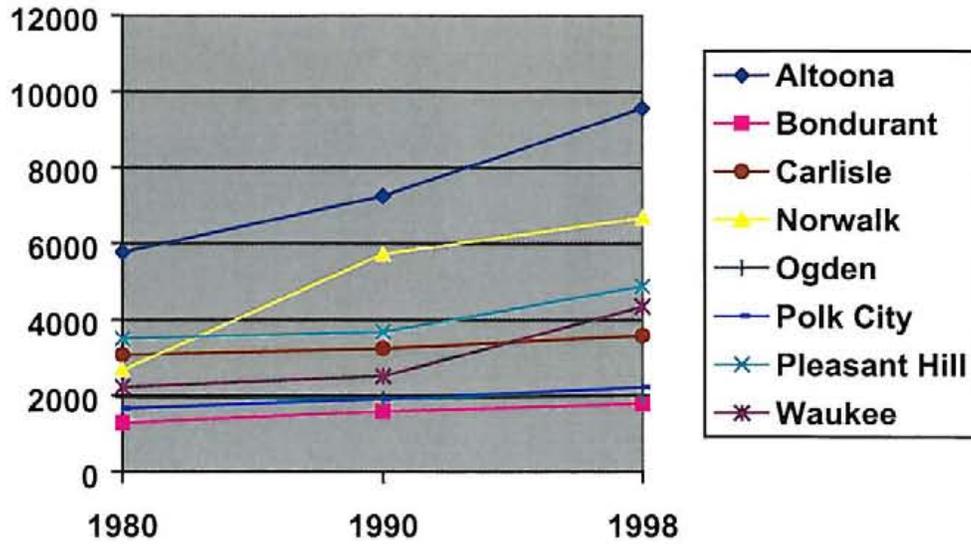
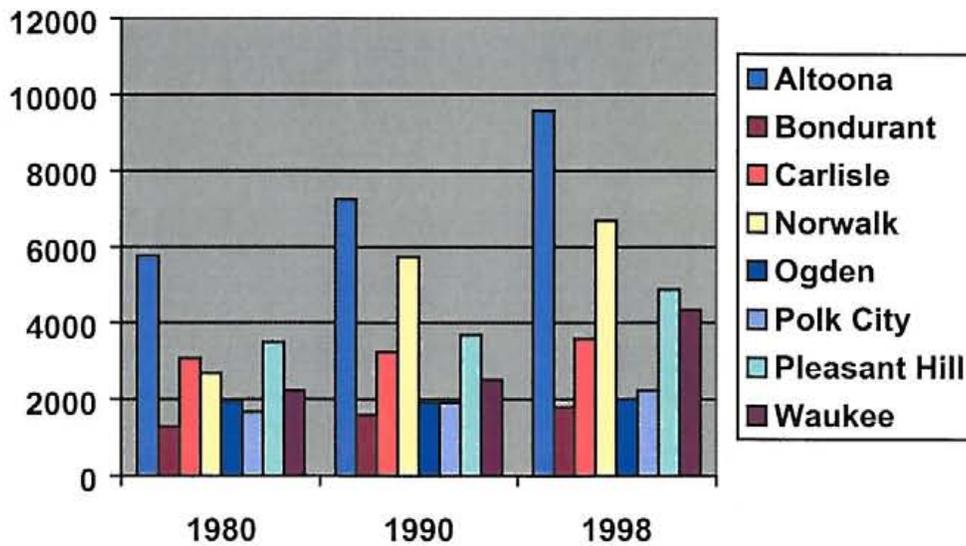


Chart 1B: Population Change in Selected Cities 1980-1998



In Table 2, Bondurant's population growth has been compared with other growing small cities in central Iowa. Of the eight communities, two cities had a smaller growth rate than Bondurant's; Carlisle and Polk City. Cities on the north and west sides of Des Moines have experienced a faster population increase than cities on the east side, but that may be changing.

Bondurant's Population 2000 – 2010

Forecasting Bondurant's population growth involves the use of current information, the extension of previous trends, and the use of assumptions about what may happen in the future. Various methods and models were used to compute the population projection.

Economic models drive projections. Three sources for population projections have been included. The U.S. Census Bureau estimates were used for the 1998 projection. A distributive housing analysis is the methodology used to determine population estimate. The Des Moines Metropolitan Planning Organization's (MPO) projection is based on commuting patterns. In 1999, a set of forecasts based on employment statistics was obtained by the State of Iowa from Woods and Poole Economics, Inc. The U.S. Census Bureau cautions that all estimates, especially those made for areas with fewer than 5,000 residents, have a large margin of error.

**Table 2: Bondurant's Projected Population Increase
As a percentage of Polk County based on Woods and Poole Estimates**

Year	Polk County	City of Bondurant	% of County
1998	359,826*	1,794*	.5%
2000	368,670**	1,843	.5%
2010	416,600**	2,083	.5%
2020	467,510**	2,338	.5%

Sources: Iowa's Counties 1999 Edition

* U.S. Census Bureau

** Woods and Poole

Table 3: Bondurant's Projected Population from MPO Study

Year	MPO Study Area	City of Bondurant
2005	421,062	3,766

Source: Des Moines Area MPO, IDOT,
1999

Population Characteristics

Prior to 1980, Bondurant's population was less than 1,000 persons so the U.S. Census Bureau kept few detailed records about its residents. The 1980 characteristics are detailed on Table 6.

Females outnumber males in the state of Iowa and in Bondurant. Females made up 54% of the population in 1990. There were more females than males in every age category except 15 to 24 year olds. As the population increased, all but two categories increased. The exceptions were males over the age of 85 and females 65 to 84. As a state, the number of Iowans older than 75 exceeds the number under age 5, but Bondurant does not follow that trend.

The median age in Bondurant inched up from 26.1 years to 27.5. This median age indicates a much younger population than Polk County and the state median age.

Table 4: Median Age 1990

Bondurant	27.5
Polk County	32.3
State of Iowa	34.0

Table 5: Projected Median Age

	<u>2000</u>	<u>2010</u>	<u>2020</u>
Polk County	35.1	36.8	38.6
State of Iowa	37.3	39.8	41.2

The effects of an aging population could have consequences for the school system although the trend to delay child bearing until a later age may negate it.

Table 6: Age Breakdown by Sex

		1980	1990	1980 – 1990 % Changed
Under 5:	- Male	65	74	13.8%
	- Female	70	101	44.3%
	Total	135	175	29.6%
5 to 14:	- Male	153	147	-3.9%
	- Female	158	168	6.3%
	Total	311	315	1.3%
15 to 24:	- Male	84	117	39.3%
	- Female	82	103	25.6%
	Total	166	220	32.5%
25 to 34:	- Male	134	143	6.7%
	- Female	149	171	14.8%
	Total	283	314	11.0%
35 to 44:	- Male	77	103	33.8%
	- Female	85	138	62.4%
	Total	162	241	48.8%
45 to 54:	- Male	46	77	67.4%
	- Female	44	74	68.2%
	Total	90	151	67.8%
55 to 64:	- Male	23	28	21.7%
	- Female	25	36	44.0%
	Total	48	64	33.3%
65 to 84:	- Male	32	43	34.4%
	- Female	53	50	-5.7%
	Total	85	93	-100.0%
85+:	- Male	2	0	-100.0%
	- Female	1	11	1000.0%
	Total	3	11	266.7%
SUBTOTAL	- Male	616	732	18.8%
	- Female	667	852	27.7%
TOTAL		1,283	1,584	23.5%
Median Age		26.1	27.5	5.4%

In the 1990 census, Bondurant's population was predominately white residents with little ethnic diversity.

Table 7: Bondurant's Population by Race

	<u>1980</u>	<u>1990</u>	<u>1980- 1990 % Changed</u>
White	1,278	1,573	23.1%
Black	0	0	
American Indian	1	0	-100.0%
Asian/Pacific Islander	2	6	200.0%
Other	2	5	150.0%

Source: U.S. Census Bureau

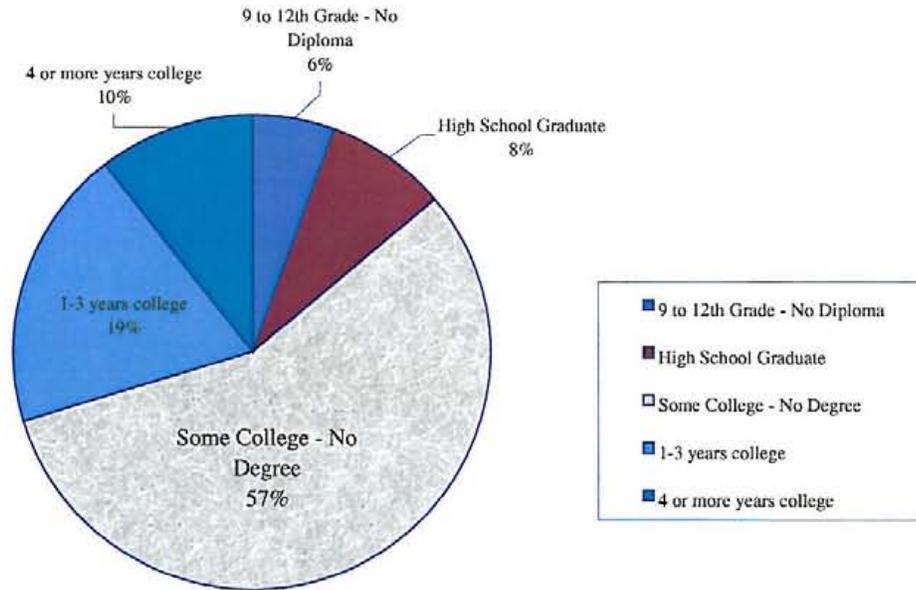
The 1996 Special Census results did not document the population by race, but based on statewide trends, it is projected that Bondurant has a slightly more diversified population. In the 1990 Census, residents of Hispanic origin could be of any race. In the state in 1998, white residents accounted for 96.5% of the total population, blacks accounted for 1.5% and Hispanics accounted for 2%.

Education

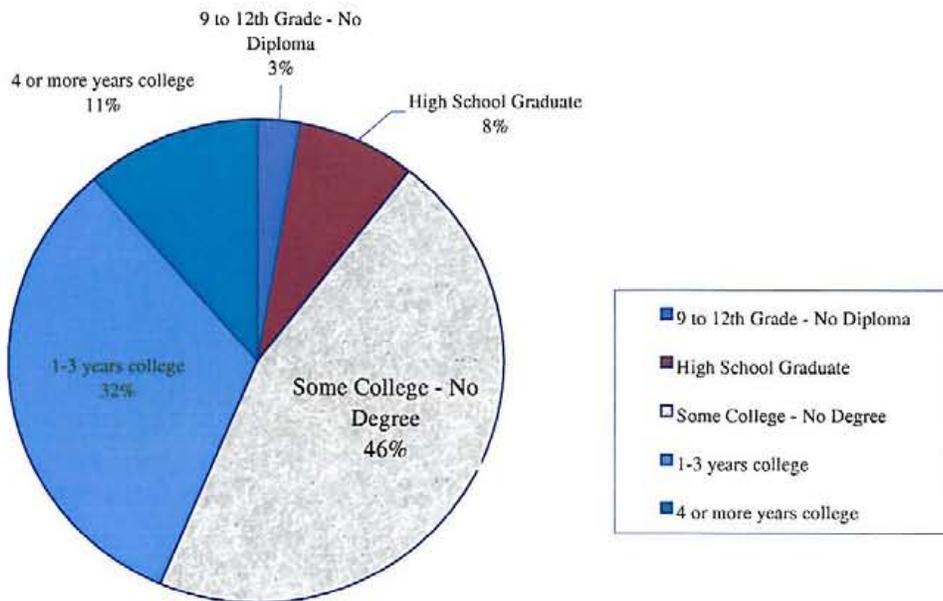
Bondurant's population continues to be well educated. In 1980, 86% of the population in Bondurant had some education beyond high school and increased in 1990 to 89%. The difference came from the number of people with no high school diploma. In 1980, 6% of the population in Bondurant had no high school diploma. This number dropped in 1990 to 3%.

United States figures for the State of Iowa show that in the 1980 Census 71.5% of Iowa residents had least a high school diploma and 13.7% held a Bachelor's Degree. In 1980, 80.1% of the residents in the State of Iowa had a high school diploma and 16.9% had a bachelor's degree. A larger percentage of the residents in the State of Iowa have completed college than that of Bondurant.

**Bondurant
1980 Educational Attainment
for persons 25 years and older**



**Bondurant
1990 Educational Attainment
for persons 25 years and older**



The Bondurant Community School web page notes that currently 99% of all students complete high school and 90% continue to post secondary educational programming.

Income Levels

Using 1989 statistics but not accounting for “real dollars,” Bondurant’s median household income was \$30,234, up from a median household income in 1979 of \$21,366. It is interesting to note that Bondurant’s median household income was above the Polk County household income in 1979 but by 1989, Polk County’s household income had surpassed Bondurant’s household income.

Table 8: Household Income

	1979 # of households	1979 % of households	1989 # of households	1989 % of households	% Changed
\$9,999 or less	54	13.88%	31	5.85%	-42.59%
\$10,000 to \$19,999	111	28.53%	106	20.00%	-4.50%
\$20,000 to \$29,999	148	38.05%	125	23.58%	-15.54%
\$30,000 to \$39,999	48	12.34%	108	20.38%	125.00%
\$40,000 to \$49,999	20	5.14%	77	14.53%	285.00%
\$50,000 to \$74,999	6	1.54%	72	13.58%	1,100.00%
\$75,000 or more	2	0.51%	11	2.08%	450.00%
	389		530		
Bondurant Median Household Income		\$21,366		\$30,234	
Polk County Median Household Income		\$18,849		\$31,221	

Sources: <http://venus.census.gov/cdrom/lookup/942882515>
State of Library of Iowa 1980 Census

A substantial jump was made in the number of higher income households from 1979 to 1989 with approximately 30% of the households earning \$40,000 or more.

Evaluating population growth, education and income are important parts of planning for the future. The need for development land, whether industrial, commercial, residential or recreational, is based on the number of people expected to live and work in, or near, the community. The age and income of the population can affect the school system, shopping habits and associated services demanded. Anticipated population changes also affect the number of

jobs that will be available, the labor supply, the number of new housing units required, and the quality and type of additional public and private services that will need to be provided.

Housing

Housing is an important component of community life. The quality, age and location of its housing stock often form perceptions of a city by its residents. Understanding the type of housing and its age is important to help predict trends and demands on housing in the future. Prior to 1980, few statistics on Bondurant were gathered.

**Table 9: City of Bondurant
Housing - General Characteristics**

	1980	% Changed (1980 – 1990)	1990
# of Units	415	32.3%	549
Owner Occupied	338	36.4%	461
- Median Value	\$49,800	10.2%	\$54,900
- % of Units Owner Occupied	81%		84%
Renter Occupied	58	31.0%	76
- Median Monthly Rent	\$195.00	51.8%	\$296.00
- % of Units Occupied by Renters	14%		14%
Vacant	19	-36.8%	12
- % of Units Vacant	4.58%		2%
Households	389	36.2%	530
Persons per household	3.3	-9.4%	2.99
Families	323	34.1%	433

Source: Iowa PROfiles
<http://ia.profiles.edu/data/census>

Table 10: Year Structure Built Prior to 1990

<u>Year</u>	<u># Houses Built</u>
1989 – March 1990	60
1985 – 1988	57
1980 – 1984	12
1970 – 1979	246
1960 – 1969	53
1950 – 1959	25

Median year built 1974

In Polk County, 31.5% of all housing was built before 1950. The median age of the Bondurant housing stock is 1974. In Iowa, 42.8% of all housing stock was built prior to 1950.

Economic Base

Where do people work, and how do they spend their money? An understanding of Bondurant's attractiveness as an employment and retail destination can be gleaned from employment numbers and retail sales figures. The City of Bondurant has a small commercial and industrial base. The major employers who have chosen to make Bondurant their home are Diamond Crystal Specialty Foods, Huber Grading & Land Development, GTL Trucking and the Farmers' Elevator. These firms and others provide important employment opportunities and help diversify the local tax base.

Table 11: 1990 Census

Employment Profiles: Employed Persons 16 years or older

	1980	1980	1990	1990	%
	# of persons	% of persons	# of persons	% of persons	Changed
Agriculture, Forestry and Fisheries & Mining	11	1.9%	13	1.5%	18.18%
Construction	21	3.6%	35	4.2%	66.67%
Manufacturing – Nondurable Goods	52	9.0%	67	8.0%	28.85%
Manufacturing – Durable Goods	50	8.6%	42	5.0%	-16.00%
Transportation	39	6.7%	40	4.8%	2.56%
Communications/Public Utilities	7	1.2%	20	2.4%	185.71%
Wholesale Trade	57	9.8%	55	6.6%	-3.51%
Retail Trade	97	16.7%	184	21.9%	89.69%
Finance, Insurance and Real Estate	46	7.9%	91	10.8%	97.83%
Business and Repair Services	30	5.2%	44	5.2%	46.67%
Personal Services					
Entertainment/Recreational Services	26	4.5%	29	3.5%	11.54%
Professional/Related Services:					
Health Services	30	5.2%	51	6.1%	70.00%
Educational Services	52	9.0%	66	7.9%	26.92%
Other Professional/Related Services	32	5.5%	54	6.4%	68.75%
Public Administration	30	5.2%	48	5.7%	60.00%
TOTAL	580	100.0%	839	100.0%	
Note: Employment data for 1950, 1960 and 1970 is not available.					
Sources: http://venus.census.gov/cdrom/lookup/942882515					
IowaPROfiles					

The Polk County Labor Survey is available in Appendix A.

Retail Sales Activity

Commercial structure and retail activity in Bondurant have undergone some dramatic changes over the past 20 years. These changes will continue in the future as development and redevelopment occur. The community's commercial base is diversified. Different issues arise from meeting the needs of the area agriculture community, and serving the needs of a growing residential community and competing with a larger retail trade area adjacent to the City of Bondurant.

Over the past decades, the importance of the CBD as the center of retailing activity has diminished. Present retail activities have become dispersed throughout several areas of the community. After several years of slow growth in commercial development, new investment in retailing has been seen. This new investment has been small and convenience-oriented in focus. This new investment along U.S. Highway 65/330 promises to encourage further future investment.

Table 12: Comparison of Retail Sales for Area Communities

City	Year	Total Sales Current \$	Total Sales Constant \$	# of Firms	Current Sales per Firm	Constant Sales per Firm	Per Capita Sales	Pull Factor
Bondurant	1980	\$1.96	\$1.03	31	\$63,343	\$33,164	\$1,696	0.32
	1990	\$3.28	\$1.04	44	\$74,024	\$23,575	\$2,112	0.28
	1997	\$4.84	\$1.23	65	\$74,483	\$18,952	\$2,752	0.28
Altoona	1980	\$28.16	\$13.80	140	\$188,962	\$98,933	\$4,901	0.93
	1990	\$63.71	\$20.29	184	\$346,711	\$110,418	\$9,000	1.21
	1997	\$97.80	\$24.89	249	\$408,794	\$104,019	\$11,034	1.12
Carlisle	1980	\$6.93	\$3.63	82	\$84,805	\$44,401	\$2,328	0.44
	1990	\$9.30	\$3.13	95	\$103,772	\$33,048	\$3,050	0.41
	1997	\$13.79	\$3.51	120	\$114,688	\$29,183	\$3,843	0.39
Ankeny	1980	\$63.27	\$33.13	340	\$186,103	\$97,436	\$4,321	0.82
	1990	\$116.56	\$37.12	454	\$257,034	\$81,858	\$6,422	0.86
	1997	\$238.52	\$60.69	617	\$386,900	\$98,448	\$10,157	1.03
Wauke	1980	\$4.80	\$2.51	53	\$91,442	\$47,875	\$2,232	0.42
	1990	\$14.52	\$4.62	69	\$210,463	\$67,026	\$5,851	0.79
	1997	\$28.30	\$7.20	140	\$201,782	\$51,344	\$7,605	0.77
Total Retail Sales In Millions								

The Community Survey highlighted the importance of industrial development. Industrial development ranked as the primary issue of importance to the future of the City and the subsequent Economic Development Focus group meeting identified strategies to plan for industrial growth. Industrial development and commercial development are interrelated and interdependent. Economic development plans need to focus on retention and expansion of existing businesses and attraction and generation of new businesses.

PUBLIC PARTICIPATION

To understand a community, one must rely on understanding the perceptions of community life by its leaders and residents. This process is built around seeking and then evaluating public input. Over several months residents within the community identified perceived strengths, weaknesses, opportunities, threats, attitudes, values and thoughts. Analysis of the strengths from which a city can improve and the weaknesses that must be overcome provides guidance for goal setting. Evaluation of present opportunities for community improvement and an understanding of the dynamics of such opportunities create a focus for the improvement process. Such aspects as threats or impediments to success are important to understand in the creation of long-term strategies for community development.

Community Survey

The appointment of the Comprehensive Plan Committee, representing a cross section of the community, was the first step in making the 2000 Comprehensive Plan the community's creation. To further gain public input and support, a community attitude survey was designed and distributed. The survey tabulation was completed with the assistance of Mr. Matt Miller's Social Studies students at Bondurant-Farrar High School.

EXECUTIVE SUMMARY OF COMMUNITY SURVEY

The City of Bondurant's Comprehensive Plan Committee Community Attitude Survey was designed to seek community input into the issues affecting the community's growth and development. A copy of the survey is shown in Appendix B.

Approximately 600 households were surveyed; over 309 responses were received by the City which equates to more than 50% of the community returning surveys. The average age of those responding was 40.2 years old. The average length of time lived in Bondurant was 11 years. These numbers indicate a strong dedication to Bondurant as "home."

Bondurant has earned its label as a bedroom community. More than 77% of survey respondents work outside Bondurant with 17 different communities listed as destinations for these employees. Approximately 9% percent of respondents are retired and 14% live and work in Bondurant. When asked if they plan to live in the Bondurant area when they retire, nearly 80% of survey respondents said "yes."

Asked to name advantages to living in Bondurant, the top characteristics were small, safe community with a good school system, "friendly neighbors" and the fact that Bondurant is close to the amenities found in larger cities like Des Moines and Ankeny. The major disadvantage to living in Bondurant focused on the lack of retail stores, particularly a grocery store and restaurants. Concerns were related to needed infrastructure improvements for water, streets, and sewers.

When asked to list satisfaction with community services, residents' scores ranged from "undecided" to "satisfied" on all services; no service received an unsatisfactory score. Residents were most satisfied with the fire department and ambulance service. Water service received the lowest rating, followed closely by storm drainage and streets. It was interesting to note that the most common answer was "Undecided" when people were asked to rank their satisfaction with internet access.

The survey also asked people how they felt about various aspects of life in Bondurant and responses were overwhelmingly positive. People like living in Bondurant. Ninety-two percent (92%) are happy to live in Bondurant and think it's a good place to live. Seventy-two percent (72%) feel that many people have a chance to participate in community affairs. Eighty-seven percent (87%) agreed that the schools were doing a good job educating students.

The community was asked about their vision for Bondurant 20 years from now. Those wanting no growth represented 18%. Those desiring slow growth with a population projected to reach 2,500 represented nearly 40%. Those wanting modest growth to 5,000 population represented 30%. About 9% of the respondents wanted the City to grow to 5,000 to 10,000 people. Less than 3% were looking for aggressive growth to a population of 10,000 to 15,000. This vision would indicate the community has moderate expectations for growth and a moderate tolerance for growth and change.

To help residents think about their future, they were asked to rate 15 issues for their importance to the future of Bondurant. Of those issues, residents were asked to rank the top three in order of importance to them. Forty-three (43) surveys, far and away the most of any issue, ranked industrial development as the top priority. Improved sanitary sewer and water systems and better streets and roads rounded out the top three issues.

When asked about the major disadvantages or weakness to living in Bondurant, nearly 30% listed the lack of a grocery store. The next top response dealt with the need for more business and industry including retail shops. Other top ranking issues were housing availability, followed by affordable housing. High taxes, no businesses downtown and employment opportunities rounded out the top answers.

The response to what businesses or services need to be added or improved in Bondurant varied greatly. The top response to this open-ended question was reasonably priced restaurants, with 25% listing this item. The second highest response was a grocery store in town at 16%. The next highest items had a response rate of between 6% and 9% and were a clothing store (3), movie theater (4), and retail sales (5). All other ideas had less than a 5% response rate. The vast majority of responses centered around eateries, food stores, and entertainment options.

When asked if there was an adequate amount of participation by Bondurant citizens in community affairs and leadership, a larger number (59%) said "yes" but a significant number (41%) said "no." Although when those that responded "no" were asked what was necessary to obtain more participation there was no real consensus. No one response received more than a 1% response rate. Although some were common themes regarding better communication and notification, difficulty in becoming and feeling welcomed in some community groups (cliquey) and needing to feel ownership were also noted.

This input was used by the committee and the City as they developed the City's Comprehensive Plan. The City appreciated the efforts of those that assisted and participated in this community survey. Through resident input and involvement, a stronger Bondurant can be developed.

FOCUS GROUPS

The perception of strengths, weaknesses, opportunities and threats sometimes differs depending upon the perspective of the individual or group. To check viewpoints and gain a more complete vision of issues facing the City, community leaders and stakeholders were asked to attend focus groups to evaluate various characteristics and issues of importance to Bondurant. Focus group meetings were held throughout the community.

The primary focus group issues and the groups and agencies that hosted discussions included:

Issue	Hosted By
Housing, Commercial & Industrial Development	Bondurant Development, Inc.
City Infrastructure	City Council
Senior Citizens	Rolling Agers Senior Citizens
Parks, Recreation & Youth Activities	Parks & Recreation Board
Open Forum	Comprehensive Plan Committee

The following section provides an overview of the focus group meetings:

Housing, Commercial & Industrial Development

The **Housing, Commercial & Industrial Development** focus group met on March 28, 2000 with 21 people in attendance. Strengths and weaknesses related to the topics of housing, industrial development and commercial development were identified.

WEAKNESSES

Housing

- Lack of infrastructure
- Lack of commercial and industrial businesses
- Availability of houses
- Poor identification of Bondurant
- The need for public relation efforts selling the community
- Rental property and its price
- Lack of townhouses, condos and apartments
- Shortage of houses in some price ranges
- Few community unification activities that would bring residents together
- The problem of how to meet others if you are new in the community and have no children
- Lack of recreational center or community center
- Senior housing

Industrial Development:

- Lack of infrastructure to the industrial park
- Tax rate
- Employee base / labor pool
- Lack of recognition by others in the state and metro area
- Lack of community promotion
- Lack of a spec building
- Utility rates
- Expectation of land owners regarding the price of property
- Community identity in Polk County and in Central Iowa

Commercial Development:

- Lack of affordable land for new building
- Difficulty in dealing with some land owners
- No other supporting businesses
- Perception that east side of Polk County is less than optimum
- No visible central business district
- Lack of infrastructure
- Lack of population base
- Lack of visibility
- Lack of risk taking with money
- Fear of people not supporting local businesses
- Lack of knowledge about the potential traffic count on Hwy 65

Trends that may be impacting Bondurant were identified as participants thought futuristically and prophetically about capitalizing on opportunities that can move the town forward.

Housing opportunities:

- Competitive housing
- Rental housing
- Need for more developers to create up scale housing projects
- Additional promotion and advertising
- Education and training of realtors in Polk County
- Organized community activities
- Linking future housing together with bike trails and walking paths
- Making more use of the lake for recreational activities
- Development of senior citizen housing

Threats related to housing initiatives:

- A glut of houses in the metro area
- Perception that Bondurant is not the home of up-scale housing
- No financial initiatives interest rates
- Rising interest rates
- Lack of dollars
- Lack of commitment
- Lack of community leaders to drive those initiatives
- Problems associated with bike trails and walking paths related to available land and money
- Threats associated with other types of housing were in regards to the cost of land being viewed as expense and the lack of risk capital.
- Regarding the availability of rental housing – there was a perception that people did not want that type of housing in their neighborhood and the lack of dollars to develop rental housing.

Industrial development opportunities:

- Identify a larger industrial park and promote it
- Identify the types of “good industry” the community wants to attract
- Highway improvements
- Some infrastructure is in place for the existing industrial park
- Promoting the community to the desired industrial businesses
- Progressive financial initiative package for public and private sectors

The only threat listed for the industrial opportunities were:

- Lack of infrastructure in the current industrial park

Commercial development opportunities:

- Highway 65 extension
- Expansion of the Ankeny Airport
- Hwy 65 / 330 Expressway
- Interchange improvements
- Future planned infrastructure improvements
- Concept of developing commercial pockets or nodes
- Development of flexible financial incentive packages
- Recruitment of developers
- Progressive annexation policy
- Development of entertainment activities such as a miniature golf course, a par-3 golf course and a skateboard park

Commercial development threats:

- Altoona's annexation process
- Ankeny Airport's quick pace of expansion challenges the community to keep up
- Environmental concerns about the Hwy 65 / 330 Expressway improvements
- Lack of business and traffic in the former Union 76 facility
- Lack of money for infrastructure improvements
- Need for planning of commercial pockets
- Financial packages - state and county decision making (Legislation currently is being discussed to change Urban Renewal programming)
- Past history of problems with developers
- Lack of market of some initiatives

Housing development priorities (in order of top priority):

1. Promotion of the community with education, training, and organized community activities
2. Up-scale housing
3. Senior housing development
4. Tie housing with recreational opportunities or biking and walking paths
5. Promote the use of the lake
6. Competitive housing

Industrial development priorities (in order of top priority):

1. Infrastructure needed in industrial park
2. Community promotion as a desirable place for industrial businesses
3. Promotion of a larger industrial park.
4. Targeted industry identification
5. Progressive financial incentive packaging

Commercial development priorities (in order of top priority):

1. Building on the Hwy 65 extension received 10 green votes and 1 yellow vote
2. Improvements to the interchange (tied)
3. Progressive annexation policy (tied)
4. Development of flexible financial packaging
5. Infrastructure planning
6. Focus on the airport expansion
7. Hwy 65 / 330 Expressway
8. Development of commercial areas beyond the central business district received 1 green vote

Entertainment and recreational development received a mixed review.

City Services

The **City Services** group related to city services was held on April 3, 2000, during the City Council meeting. Participants were asked to define Bondurant's strengths and weaknesses.

STRENGTHS

- Safe community
- Expandable wastewater treatment plant
- Improved water system
- Hwy 65 / 330
- I - 80 access
- Proximity to I - 35
- Availability of undeveloped land in the City limits
- Progressive City Council
- Good relationship between the City Council, the Planning Commission and the Zoning Board of Adjustments
- Community growth
- Strong civic groups
- Good school system
- Affordable land
- Professional police force
- Well equipped fire and EMS
- Professional administration
- City newsletter
- Two doctors to serve the medical needs of the community
- Community center
- Farmers Elevator
- Regional collection center which produces revenue
- Fiber-optics at the high school

WEAKNESSES

- Need to involve more people in the City government
- Need to expand leadership
- Need to find more fire and EMS volunteers
- Need to expand the commercial tax base and development
- Staffing of the medical clinic
- Bonding capacity
- Need to provide more utility services in the industrial park
- Need to improve streets, especially those on NE 80th and the old downtown area
- Need to look at the utility rates
- Sewer infiltration and inflow cross connections
- Some water mains are undersized
- Nuisances related to the grain elevator:
 - Wear-and-tear on the street
 - Noise of the dryers
 - Grain dust
- Lack of cultural and social activities in Bondurant
- Cost of railroad service
- Lack of a strong cash position for the City
- Concern about competitive salaries for City staff
- Lack of available building for industrial and commercial expansion

The City Council then identified opportunities for Bondurant:

- Promoting the residential, commercial and industrial development
- Creating financing packages
- Looking for visionary developers
- Capitalizing on the FFA center that is being built close to Bondurant
- Redeveloping the Union 76 gas station facility
- Promoting home-based businesses toward commercial space

Senior Citizens Focus Group Meeting

The third focus group, **Senior Citizens Group**, related to the Bondurant comprehensive planning process, met on Monday, May 8, 2000 at the American Legion Hall, hosted by the Rolling Agers Senior Citizens group. The goal of this session was to meet with the senior citizens to assess their feelings regarding Bondurant, build consensus on what they identified as needs and begin to talk about implementation strategies designed to provide direction for the Comprehensive Plan. Twenty people were in attendance. Chad Smith, Al Ihde and Darrel Steven Carlyle represented the City Comprehensive Plan Committee and

City staff. In a combined total, this group has lived over 839 years in Bondurant with a range of less than two years for the City Administrator to over 81 years for a lifelong resident. The average length of residency for this group was more than 44 years.

The group discussed the strengths and weaknesses analysis procedure. Participants were asked to define what they liked about Bondurant's strengths and what they would change about Bondurant's weaknesses.

STRENGTHS

- People are friendly
- Churches
- Library
- Parks and Recreation
- Community organization
- Close knit community
- Access to bigger cities
- Safe community
- Reasonable valuation of property
- Many people moving back to Bondurant
- Job opportunities
- Moving here to get out of larger cities
- City newsletter
- General atmosphere
- Sewing club
- School activities
- Fire rescue
- American Legion
- Doctors
- Quiet community

WEAKNESSES

- Need signal light on Hwy and Grant
- Need grocery store
- Need more shopping
- Transportation for seniors/handicapped
- More senior housing
- City police force
- Improve streets
- Enforce City cleanup (junk cars)
- Community center for all ages
- Larger library
- Improve and add more sidewalks
- Better visibility on corners
- Improve newsletter and product more often
- Industrial growth and job opportunities
- More recreational activities (ie: theatre and pool)

The group was asked to think about how they would redesign Bondurant if they could start designing the City all over again and what would it take to make the changes they wanted to see. A blank map of the City was shown.

They identified the following needs:

- Money for development. This could be from one person or a committed group of individuals a group of “movers and shakers.”
- A progressive bank willing to help finance new businesses and opportunities.
- People able to provide leadership to the City.
- People interested in starting new businesses.
- People will to support new businesses.
- A strong sense of belonging to the community for all residents, not just those with school age children.

Parks, Recreation and Youth Activities

The fourth focus group related to the Bondurant comprehensive process, **Parks, Recreation and Youth Activities**, met on Wednesday, May 10, 2000. The goal of this session was to assess the current situation, build consensus on needs and begin to talk about implementation strategies designed to provide direction for the Comprehensive Plan related specifically to Parks, Recreation and Youth Activities. Nine people were in

attendance including Bruce Cordes, Al Ihde and Darrel Steven Carlyle representing the City staff, City Council and the Comprehensive Plan Committee.

The session began with those in attendance sharing their dreams for Bondurant in the future:

- Controlled growth
- Plenty of green space
- Variety of youth recreational activities
- Swimming pool
- Connecting bike path
- Daycare center
- Facilities for competitive sports
- “Clean” industrial base
- Larger commercial base; hotels, gas stations, restaurants, etc...
- “Y” facility – indoor recreation

The group discussed the strengths and weaknesses analysis procedure. Participants were asked to define what they liked (Bondurant’s strengths) and what they would change (Bondurant’s weaknesses) related to the topics of park facilities, recreational programming and youth activities.

STRENGTHS

Park Facilities:

- Available space
- Not connected
- Lake / Fishing
- Maintained well
- Expanding size
- Community support facilities
- Picnic Shelters
- Two existing playground parks for small children with outdoor basketball area and volleyball
- Designated green areas
- Concession stand for soccer and baseball/softball filed; help to support financially

Recreational Programming:

- Little League
- Soccer
- Recreational volleyball
- Recreational basketball (adult and youth)
- Open gym
- Swim bus
- Youth fishing tournament
- Summerfest carnival
- School sports activities
- School cultural activities
- School fun night
- 4-H
- After school daycare
- Flag football

Youth Activities:

- Cub scouts
- Girl scouts
- 4-H several groups
- Jr. Auxiliary (American Legion)
- Library: Storytime, Jr. Friends, Activity time
- Men's Club Summer Carnival
- Youth groups and Church choir
- Winter open gym
- Sandbox fill
- School field trips to local businesses
- Post Prom
- Men's Club: Easter Egg Hunt, Christmas program, Sandbox fill
- Church activities: Bible school,
- Wednesday youth programs
- Various Library activities

WEAKNESSES

Park Facilities:

- Better utilize drainage (green space)
- Connect with trail / access
- Soccer parking
- New playground equipment (City Park, Petocka)
- Expand City Park area or move
- Expand indoor facilities
- Golf course
- Need tennis court nets up
- Lighted ball parks and fields
- Permanent restrooms
- Shore stabilization at lake
- Kinney Park – parking
- Seal coat street to Kinney Park / soccer
- Bicycle path improvements
- Dust control

Recreational Programming:

- Restock lake – (DNR maintains, 2 – 3 years as needed)
- Sand volleyball league
- Maintain sand pit – volleyball
- Bulldozer / sand pit toys
- Pool needed
- Tennis lessons
- Adult softball (varying skill leagues)
- Organized bridge, canasta, card group
- More community involvement in all organizations
- More community organizations in Summerfest
- Golf course needed
- Lack of facilities

Youth Activities:

- Improve communication regarding public activities
- Maintain monthly City newsletters
- Maintain / increase participation
- Variety of cultural activities / field trips: Science center, Art in the Park, etc...
- Team concept leadership
- Funding
- Youth Council (subset of City Council)

The group was then asked to list opportunities and threats for each topic.

RECREATION FACILITIES

OPPORTUNITY	THREATS
Bike Trails	<ul style="list-style-type: none"> • Need for land available for trail development • Financing/funding – need to access grants, municipal dollars, and general community fund raising
Pool or YMCA type effort	<ul style="list-style-type: none"> • Cooperation among groups – school district, City, other groups or entities • Financing/funding – need to access grants, municipal dollars, and general community fund raising • Consensus decision on needs – indoor vs. outdoor
Library expansion	<ul style="list-style-type: none"> • Cooperation among school district and City • Financing/funding – need to access grants, municipal dollars, and general community fund raising • Consensus decision on new location
Expanded the number and size of the park system. Include a golf course and improvements to Lake Petocka of permanent restrooms, a fishing dock and fish cleaning station.	<ul style="list-style-type: none"> • Need for land available for new/expanded parks • Financing/funding – need to access grants, municipal dollars, and general community fund raising or use/membership fees for golf course • Consensus decision on location of new parks
An area to be identified as a “gathering place”	<ul style="list-style-type: none"> • Financing/funding – need to access grants, municipal dollars, and general community fund raising • Consensus decision on needs – location and uses of the space
Adult recreation programs including cultural events and activities	<ul style="list-style-type: none"> • Need to identify new activities • Need for more volunteers • Participation • Leadership • Facilities • Funding
Expanded youth activities	<ul style="list-style-type: none"> • Cooperation among groups – school district, City, other groups or entities • Consensus decision on needs – need to identify new activities • Need for more volunteers
Small boats on Lake Petocka	<ul style="list-style-type: none"> • Liability • Financing /funding of boat ramp
Swim lessons	<ul style="list-style-type: none"> • Transportation issues
Maintain facilities to add new programming like volleyball	<ul style="list-style-type: none"> • Not enough man power • Funding
Cooperative activities for youth	<ul style="list-style-type: none"> • Among and between neighboring cities – political cooperation & competition • Among and between City and school – who has the authority & financing /funding • Among and between the city and private groups – funding and leadership
Senior citizen programming including but not limited to garden club, card club, fitness program/center, field trips	<ul style="list-style-type: none"> • Apathy/ lack of interest • Accessibility • Declining and aging population
Enhanced Iowa Communications Network usage	<ul style="list-style-type: none"> • Cooperation • Funding • Programming

The group then prioritized needs for facilities and programming as follows:

Facilities

1. Bike trails and permanent restrooms (tie) – 8 votes each
2. Neighborhood parks and YMCA type facility (tie) – 6 votes each
3. New library – 2 votes
4. Expanded parks, golf course, and fishing dock/cleaning facility – 1 vote each

Programming

1. Expanded youth programming - 11 votes
2. Adult recreation programming - 7 votes
3. Create organized cultural events - 6 votes
4. Joint activities with others - 5 votes
5. Senior activities, boats on the lake, and swimming lessons - 1 vote each

Open Issues Focus Group Meeting

The fifth and final focus group meeting was held on Wednesday, May 10, 2000. The goal of this session was to offer one last chance to any resident wanting to offer opinions on issues of importance to Bondurant. This group included some relative newcomers to Bondurant; the range for this group was less than two years to over 40 years for a lifelong resident. The average length of residency for this group was more than 15 years.

The group began by discussing why they decided to choose Bondurant as their community:

- Small town atmosphere
- Good schools
- It is not Des Moines, but it is close to Des Moines
- Safe
- Clean
- Quiet
- The family farm land

As Bondurant looks to its future, the group reached consensus that Bondurant needs to focus on planned growth as the community promotes commercial and industrial development that will continue to attract new residents. It was suggested that a goal might be to have a large workforce commuting into the City with a smaller, upper middle class residential population. They are concerned about maintaining the quality school system they enjoy.

Participants were asked to define Bondurant with a one-word descriptor for its characteristics. Responses were peaceful, safe, friendly, quiet, slow-paced and progressive.

When asked to define a physical feature that could help build a sense of identity that might set Bondurant apart, the group listed the elevator, farming, prairie, city center, library, baseball facility and soccer field, the school and Lake Petocka.

When asked, "What needs to happen if you are to build a strong industrial base?" the group responded with:

- follow a good plan
- provide the necessary infrastructure for development
- provide financial incentives
- create an aesthetically attractive location in an inviting industrial area
- find partners willing to provide aggressive leadership
- create a market program

Bondurant residents seem to find their sense of identity in their neighborhoods which include Paine Heights, Meadowbrook, Rieck Estates, Deer Ridge Crossing, Old Town, Fox Run and an area north of the bank. One development strategy would be to keep the small town atmosphere by focusing and building on neighborhoods as their own little community.

Finally, the evening ended with Bondurant residents listing how they would like to see their town grow and change over the next twenty years. They would like to:

- Hold on to the town's history and build on the heritage of the prairie and the farming community.
- Be a town committed to its children and build a future for them that includes support for all of them whether they are involved with sports or other activities.
- Continue to maintain Bondurant's quality of life which is a good place to live, safe and friendly.
- Grow in a balanced manner.

COMMUNITY PLANS AND POLICIES

The goal of the comprehensive planning process is to create a clear vision for Bondurant's future. The Planning and Zoning Commission and City Council are the official public bodies formally charged with planning for the community's physical growth and implementing these plans. Other boards, groups and agencies can also directly or indirectly impact the development of the community. In practice, the greatest burden for developing and adopting plans and policies for the benefit of the community lies with the City Council and Planning and Zoning Commission.

Traditional comprehensive planning practices are useful to gain a thorough understanding of the community, its issues and goals for the future. At times in the past, reactionary decisions and inadequately planned actions have dictated the direction of the community's growth. Bondurant has now begun to plan for its future which will result in a careful, conscious, thoughtful decision-making process.

It is important to insure that a plan does not try to do too much at once. Using a variety of public participation techniques allows the committee to reach different audiences and fully engage the citizens as partners. In the process, many issues surfaced and every issue is important to one resident or another. Blending a traditional comprehensive planning process with a strategic planning focus allows the Plan to address key issues and proposed actions to address those issues. It also allows the use of alternative scenarios to be developed and evaluated.

It should be understood that a Comprehensive Plan does not form a rigid set of rules by which Bondurant will make its decisions over the next 20 years. The objective of this entire process was not the production of a plan, but the production of well-informed and well-organized implementable action steps.

The process and framework are intended to guide development, a measuring point from which proposals, opportunities and discussion can be evaluated. Such policies need to be sufficiently specific to guide solutions in the community's best interest. Most importantly, the Plan must foster communication among community residents and organizations. Through discussion of

important issues impacting Bondurant's development, the City's future direction can be successfully explored and evaluated.

The Comprehensive Plan raises many important issues. Solutions will emerge through the political process and will reflect the City's commitment and vision for the future. At a minimum the community's goals and policies should be reviewed and updated. This includes an annual review of the contents and framework of the Plan to assure that it keeps pace with changing attitudes, opportunities, fiscal conditions and internal, as well as external, influences. The ultimate goal of a Comprehensive Plan is to direct and achieve compact, orderly growth at the most efficient cost to the public, both through the expenditures of local government and individual property owners. Implementation of the Plan must take into account all aspects of the City's environment including anticipated population, employment, land use, and facilities requirements. In Bondurant's case, the City has adopted the Des Moines Metropolitan Design Standards (1993) and the Urban Standards Specification for Public Improvements (1998) which establishes minimum requirements for public infrastructure improvements. Implementation of the Plan must also take into account the role of industrial areas, the CBD and other commercial areas, and residential neighborhoods.

The following sections provide documentation, maps, and specific goals and policies suggested for implementing and achieving elements of Bondurant's vision for the future. The goals, policies and one-year action plan strategies will focus and define the Comprehensive Plan and are not listed in any specific ranking order relative to need or importance.

The following community elements are explored in the following sections:

1. Economic Development
2. Utilities, Services and Physical Infrastructure
3. Transportation
4. Residential Development
5. Parks and Recreation
6. Land Use
7. Social Capital and Programming for Place

ECONOMIC DEVELOPMENT

Bondurant has a small, but well established commercial and industrial base anchored by Diamond Crystal Specialty, Huber Grading and GTL Trucking. Strengthening the commercial and industrial base would provide important employment opportunities and help diversify the local tax base. According to the most recent U.S. Chamber of Commerce Report, the impact of 100 manufacturing jobs has spin-off benefits.

What 100 Manufacturing Jobs Mean to a Community

Aggregate personal income.....	\$1,948,353
New retail establishments.....	7
Population increase.....	172
Family units.....	102
School enrollment.....	61
Retail sales.....	\$1,477,453
Non-manufacturing jobs.....	64
Wholesale, retail trade, entertainment & recreation	45 jobs
Transportation	+ 7 jobs
Finance, insurance & real estate	+ 3 jobs
Business repairs & services	+ 3 jobs
Construction	+ 3 jobs
Public administration	+ 3 jobs

The manufacturing sector can be a very important element of a community. The jobs and tax base, combined with the many spin-off benefits noted above, make manufacturing a key component of any economy. It is important to retain and attract industrial jobs to a community because they generally pay more than service or retail jobs and therefore contribute to a higher standard of living.

Through time, greater diversity in the industrial and commercial fabric of the City must be achieved. It is important to retain and attract new jobs to Bondurant. Generation of new businesses could also provide other opportunities. Industrial development, provision of adequate housing and the success of commercial development are interrelated and interdependent.

An analysis of the kinds of business and industry Bondurant would like to target for attraction to the community should be based on the following issues:

- Type of business
- Salary, pay range and benefits
- Increase and diversify tax base
- Environmental concerns
- Utility capacity
- Aesthetics
- Commitment to location
- Stability of industry
- Growth potential
- Compatible with existing businesses

The Bondurant Development, Inc. will continue to play a key role in economic development. Partnering with the utility companies and Eastern Polk Regional Development, Inc. will allow them to leverage resources for maximum results. The City and Bondurant Development, Inc. should review the types of industries they would like to attract and the level of assistance, both technical and financial, they are willing to provide.

Several areas for possible industrial expansion have been explored. The existing industrial park southwest of the City and the two-acre site north of the CBD are available for development. The relationship between labor force, housing stock, and new industry is the key to successfully attracting new businesses. To fully benefit from industrial expansion, a city needs to have an available labor force and housing stock for new employees. It is possible for a community to expand its residential base without expanding its commercial and industrial base. However, it is best to expand its industrial/commercial base in a ratio similar to its residential growth to equitably distribute the property tax burden among a broad base of taxpayers.

A sense of community is derived from identification with the places where people work, play, live and shop. Bondurant's commercial areas are in the midst of transition. Historically, the community was organized with a strong CBD. Through the years, the CBD has lost its importance as the "primary" focus of retail commercial activity and commercial development have moved to the highway. Just as industrial areas need to be identified and preserved, commercial development needs to be programmed in a way that is most beneficial to the community.

For a balanced initiative, economic development efforts should revolve around four sectors of business development – retention, expansion, attraction and generation. Many programs exist to enhance Bondurant's efforts which are administered on four levels - federal, state, regional and local. There are four major categories of economic development programs within each level:

- Financial Incentives: Programs to provide businesses with assistance to lower their financing costs.
- Technical Assistance: Programs regarding marketing, regulations, and financing provide businesses and local jurisdictions with assistance through research, training, and information.
- Tax Incentives: Tax credits and deductions lower the tax liability of businesses and individuals who have contributed in some way to increase economic activity in the State.
- Promotion/Coordination: Activities, often with the cooperation of the private sector, promote the state or local economy or a specific sector of an economy.

Bondurant should continue to position itself and its resources to remain competitive in the region, offering the full complement of programs necessary to attract and retain businesses. Industrial and manufacturing businesses can have a very positive impact on a community because of the jobs they create, taxes they pay, goods and services they consume, and the many spin-off benefits they provide. The City must balance its economic development efforts with environmental, financial, labor force, and housing issues.

Economic Development Goal 1

The City should continue to diversify and increase the property tax base by promoting retention and expansion of existing businesses. The City will encourage economic development to improve the standard of living of its residents through the following:

Policies

ED1P.1

Use available federal, state, and local development tools to assist existing local business expansions and improvements. See Appendix C.

ED1P.2

Continue to forge effective relationships with organizations that can support commercial and industrial development such as the Iowa Department of Economic Development, Iowa State University's (ISU) Extension Service, Small Business Development Center, ISU's Center for Industrial Research and Service (CIRAS) and Des Moines Area Community College.

ED1P.3

Work toward retaining and attracting a sound, trained workforce for the area's businesses.

ED1P.4

Work to maintain the City's strong relationship with the Bondurant Development, Inc. to assist and support business expansion projects.

ED1P.5

Continue to annually review the taxation and utility rate practices to ensure that they are not discouraging business attraction, expansion, and/or retention.

ED1P.6

Take care not to place existing businesses at a disadvantage in competing with new businesses.

Recommendations

ED1R.1

The City should implement an existing business visitation program to foster communication between the City, Bondurant Development, Inc. and local business and industry. Identify linkages or strategic alliances with existing firms to attract new business.

ED1R.2

The City should work with the Bondurant Development Inc. to establish a new committee to support existing commercial businesses.

ED1R.3

The City should establish a network of home based businesses to support their growth and encourage them to move into commercial spaces.

ED1R.4

The City should establish practices and policies related to the use of local economic development incentive tools.

Economic Development Goal 2

The City should identify appropriate industrial and commercial targets for attraction and recruitment to the community.

Policies

ED2P.1

Identify linkages or strategic alliances with existing companies as a target for attraction of new businesses.

ED2P.2

Use available development tools to assist new businesses and industries by structuring assistance to attract and reward high wage/salary job opportunities.

ED2P.3

Continue to forge effective relationships with representatives from the Greater Des Moines Partnership, Eastern Polk Regional Development, Inc., MidAmerican Energy Company and the Iowa Department of Economic Development.

ED2P.4

Environmental and aesthetic factors will be carefully considered with any business or industrial expansion and recruitment effort.

ED2P.5

Aggressively market and recruit new tenants to any vacant industrial or commercial buildings. Promote the occupancy of vacant buildings through active use of financial incentives and public-private development partnerships.

ED2P.6

Provide and protect areas suitable for commercial and industrial development.

ED2P.7

Provide in-sequence extension of infrastructure to induce development in designated areas and avoid “leap frog” developments.

ED2P.8.

Keep marketing materials and community information up to date.

Recommendations

ED2R.1

The City should determine appropriate targets for business and industrial recruitment.

ED2R.2

The City should budget for and staff an aggressive industrial and business development marketing program.

ED2R.3

The City should develop a website for Bondurant’s business development and recruitment efforts.

ED2R.4

The City should identify possible land developers.

Economic Development Goal 3

The City should work toward implementing strategies to provide a full service industrial park.

Policies

ED3P.1

Use available federal, state, regional and local technical and financial tools to develop an industrial area. See Appendix C.

ED3P.2

Use available federal, state, regional and local, technical and financial tools to develop industrial areas and construct a speculative building.

ED3P.2

Develop new industrial development areas in a manner consistent with the needs of new and expanding businesses.

Recommendations

ED3R.1

The City should develop an aggressive plan and timeline for extension of utilities, streets and other public services to complete the Industrial Park.

ED3R.2

The City should implement strategies to build a new industrial park based on identified parameters from the targeted business study.

ED3R.3

The City should use available federal, state, regional and local, technical and financial tools to build and market a speculative building.

Economic Development Goal 4

The City should encourage new business start-ups and / or spin off industries from area businesses.

Policies

ED4P.1

Support entrepreneurial training programs for area residents.

ED4P.2

Identify local businesses with entrepreneurial spirit and encourage spin-offs.

Recommendations

ED4R.1

The City should identify and encourage entrepreneurial training program sponsors to hold classes in Bondurant.

ED4R.2

The City should support start-ups with appropriate incentives.

ED4R.3

The City should review Bondurant's zoning code to support rather than discourage appropriate home based businesses.

Economic Development Goal 5

The community will need to capitalize on recent investments in Bondurant's commercial base and plan appropriately to accommodate growth. A trend toward neighborhood commercial nodes can benefit redevelopment activities in other parts of the community, but only if properly planned and located.

Policies

ED5P.1

The CBD should be redeveloped with alternative uses.

ED5P.2

Encourage the availability of a wide array of goods and services especially with attention to making them easy to access and convenient to shoppers and consumers.

Recommendations

ED5R.1

The City should investigate moving public service buildings, i.e. post office and library, adjacent to the City center site.

ED5R.2

The City should provide convenient customer and employee parking in all commercial areas.

ED5R.3.

The City should facilitate the repair or removal of substandard and blighted buildings.

ED5R.4

The City should provide directional signage to commercial areas from Highway 65/330 and I-80.

ED5R.5

The City should use the Entryway Park as a model to enhance the physical link to the transportation corridors with improved gateway entrances.

ED5R.6

The City should establish design standards for building renovation, new building construction and parking lot design.

Economic Development Goal 6

The City should accommodate and encourage expansion of a commercial center on Highway 65/330.

Policies

ED6P.1

Work to improve vehicular traffic circulation to accommodate existing commercial development and future growth.

ED6P.2

Create site development regulations that will assure proper site access control, site development standards, and provision of ample amenities in commercial development.

ED6P.3

Adopt a philosophy toward development that restricts the introduction of incompatible land uses adjacent to commercial areas.

ED6P.4

Develop land uses plans that provide for adequate separation and protection of existing residential neighborhoods and properties from commercial developments.

ED6P.5

Develop regulations that adequately provide for proper assignment of responsibilities for the costs of public improvements that result from new commercial development.

Economic Development Goal 7

The City should assure properly located and designed commercial shopping centers.

Policies

ED7P.1

Encourage appropriately located commercial facilities in close proximity to residential neighborhoods. Such facilities will be properly screened from residential properties, provide for adequate accommodations of traffic and on-site parking and provision of site and neighborhood amenities.

Recommendations

ED7R.1

The City should identify new retail areas and work with neighborhood groups to achieve developments that will maintain the positive impact they may have on neighborhood residents.

UTILITIES, SERVICES AND PHYSICAL INFRASTRUCTURE

Bondurant recognizes the interrelationship between community infrastructure needs and growth and development. How best to anticipate and plan for those needs and then provide the necessary services to a growing and changing population is a challenge facing the City.

The City of Bondurant is responsible for providing, franchising or coordinating service to ensure that its residents receive the best planned level of service at a reasonable cost. Such services include water and sanitary sewer, fire, police and EMT protection, storm drainage and flood control, solid waste collection, recycling and disposal. Fire, police and EMT services will be addressed under Social Capital and Programming for Place.

Availability of utilities and city services, and their cost for extension is often an effective means to control the pace and location of development. Existing utility systems and their ability to be expanded are key to Bondurant's ability to grow. Local utilities systems have been well maintained, but expansion will be required to adequately serve future growth. Future development of the City should be encouraged in areas where utility extensions can occur in a planned manner, keeping safety, efficiency and financial feasibility issues in mind.

Water service has been provided by the City and many changes have been made in the past year. The community survey identified improved water service as the number one issue of importance to City residents. Recent quality and pressure improvements to the City's water service resulted from hooking up to the Des Moines Metro Water System and will serve the community's needs well into the future. Incremental rate increases, using Consumer Price Index figures, have been put in place and will continue.

Storm water management has become a primary development concern at the federal, state, and local level. As Bondurant continues to develop, effective storm water management practices will be an issue. In planning for growth, Bondurant should identify drainage and detention areas that can best address possible drainage needs.

The need for effective storm water management practices is also heightened by concern for the environment. When land is cleared for the construction of roads and buildings, significant erosion can occur to clog existing storm drain systems. Even small construction sites have the potential to cause severe damage. Unmanaged construction sites can contribute more sediment to surface waters than was previously deposited over several decades. Anyone conducting a construction activity that disturbs one or more acres of total land area is required to apply for approval under the INDR's General NPDES Construction Storm Water Permit.

All utilities need to be provided in a safe, efficient, and equitable manner according to existing rules and regulations. Few areas were identified as major concerns. Aging and replacement of water lines and sanitary sewer mains are needed in some areas of the community.

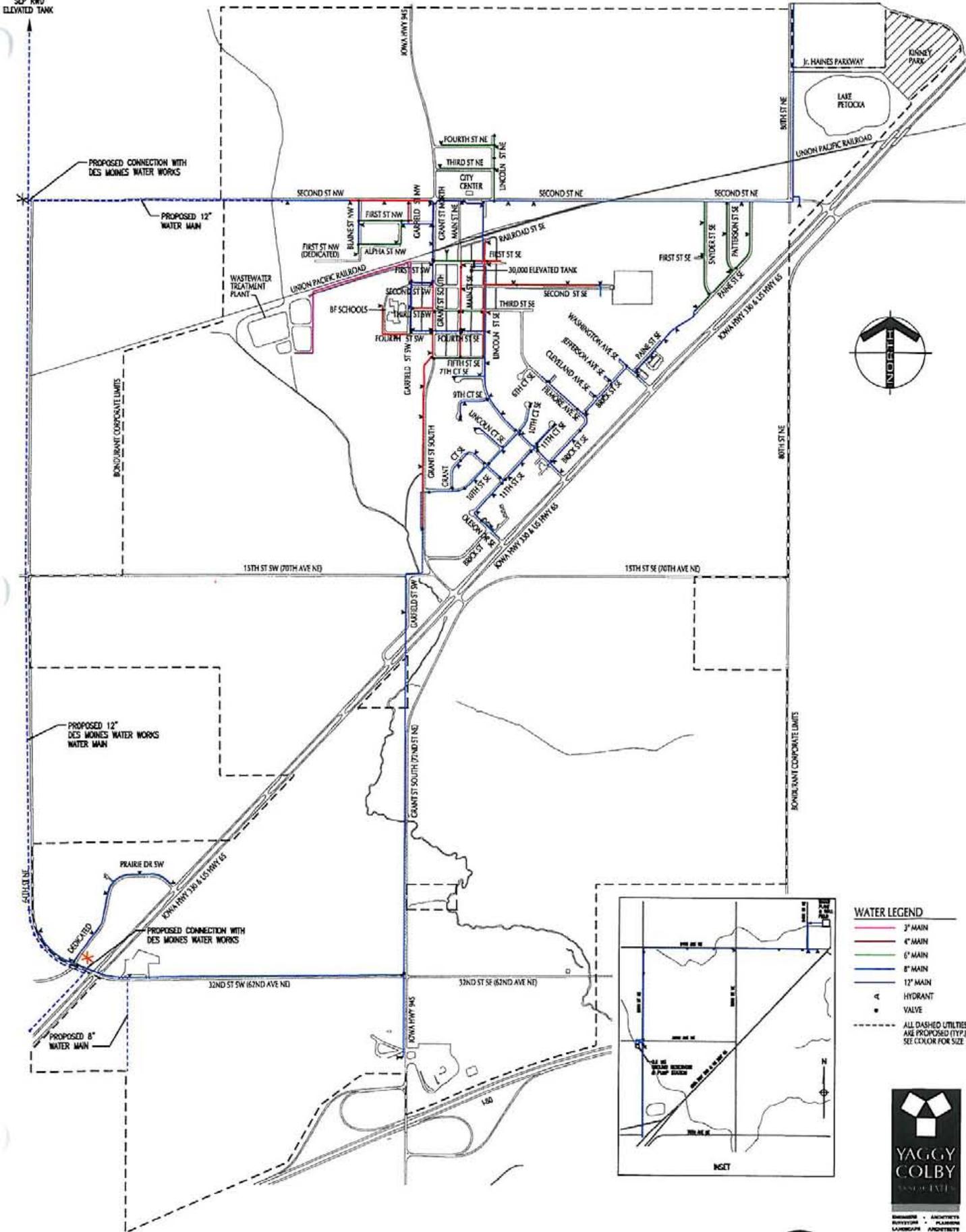
The City's present maintenance and upkeep of existing utilities is under review. As problems arise, the City will promptly review the situations and take appropriate actions. New federal, state, and local environmental standards could have a big impact on future utility expansions

The following considerations should be used when determining the type and size of utility extensions:

1. Utility systems are designed for various populations or potential development style such as:
 - a. Low and high density residential
 - b. Commercial
 - c. Industrial
 - d. Public
2. The design is determined by:
 - a. Maximum hourly usage
 - b. Ground water infiltration
 - c. Topography (slope)
 - d. Location of main system
 - e. Depth and type of excavation

CITY OF BONDURANT, IOWA

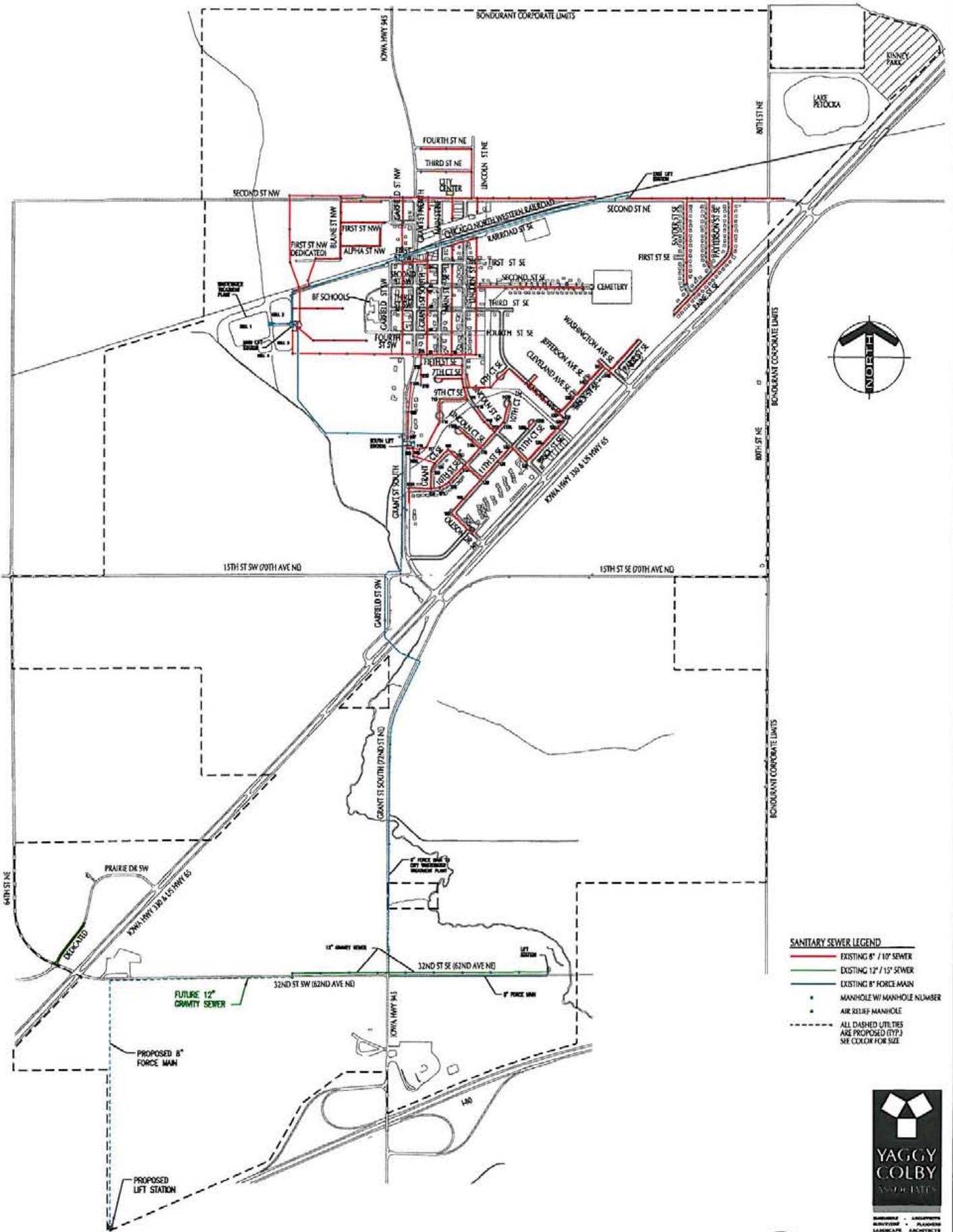
TO PROPOSED SEP RWD ELEVATED TANK



- WATER LEGEND**
- 3" MAIN
 - 4" MAIN
 - 6" MAIN
 - 8" MAIN
 - 12" MAIN
 - ◁ HYDRANT
 - VALVE
 - - - ALL DASHED UTILITIES ARE PROPOSED (TYP) SET COLOR FOR SIZE



CITY OF BONDURANT, IOWA



- SANITARY SEWER LEGEND**
- EXISTING 8" / 10" SEWER
 - EXISTING 12" / 15" SEWER
 - EXISTING 8" FORCE MAIN
 - MANHOLE W/ MANHOLE NUMBER
 - AIR RELIEF MANHOLE
 - - - ALL DASHED UTILITIES ARE PROPOSED (TYP.) SEE COLOR FOR SIZE



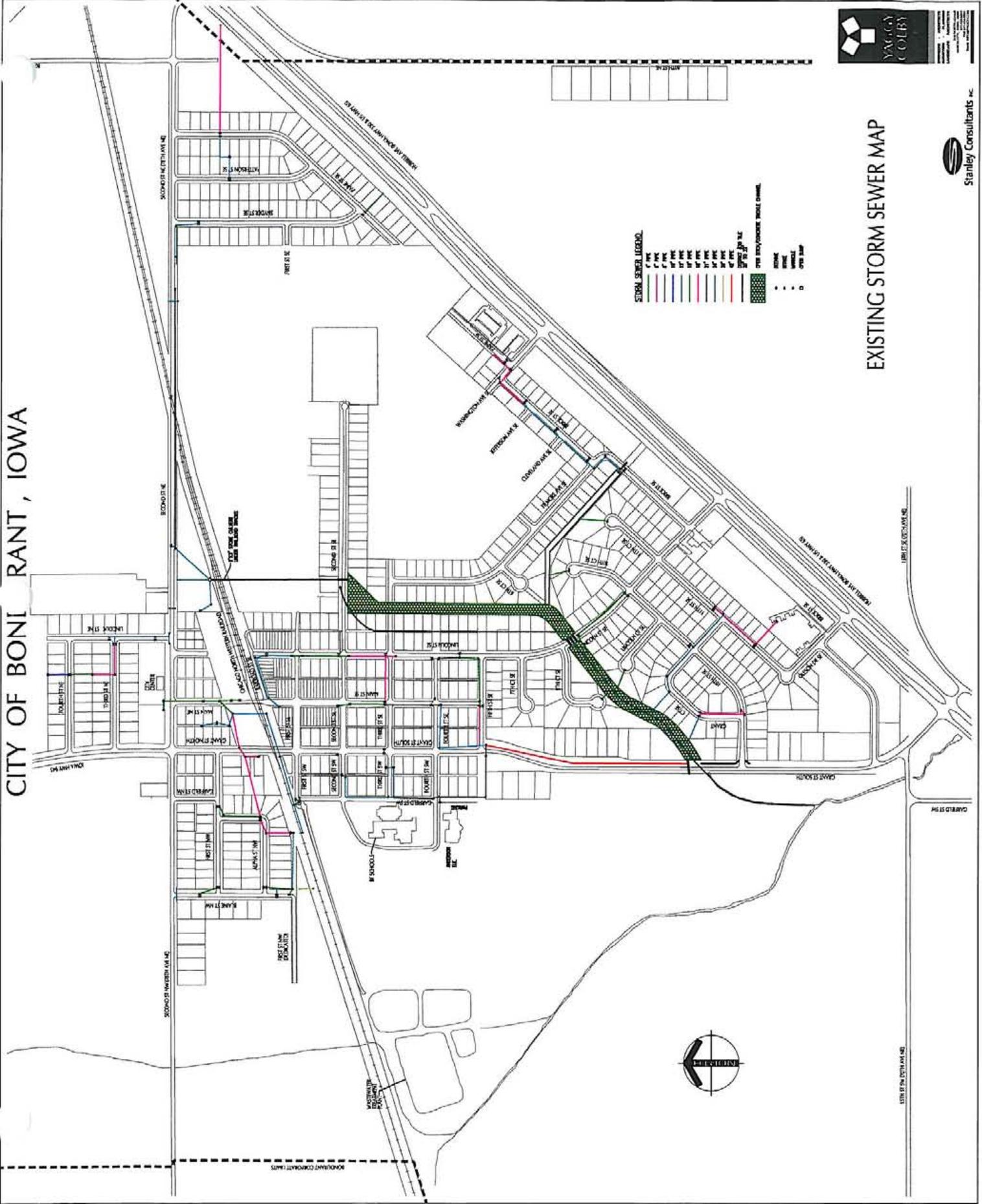
YAGGY COLBY ASSOCIATES
 ENGINEERS ARCHITECTS
 LANDSCAPE PLANNERS
 214 NORTH GARDNER
 BONDURANT, IOWA 52008
 563-338-8881
 WWW.YAGGYCOLBY.COM

Stanley Consultants inc.

CITY OF BONI RANT, IOWA



EXISTING STORM SEWER MAP



- STORM SEWER LEGEND**
- 12" PVC
 - 18" PVC
 - 24" PVC
 - 30" PVC
 - 36" PVC
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The questions of future growth and/or major renovation depends on several factors including:

1. Population growth
2. Residential development
3. Commercial development
4. Industrial development
5. Continued satisfactory operation of the existing system
6. Future federal and state requirements

The City should continue to establish clear policies on future utility extensions and expansions. These policies should address size and capacity of extensions, who pays for them, and established procedures on reviewing and granting utility extensions.

Utilities, Services Goal 1

The City should provide or coordinate high quality utilities and services to all residents in a safe, reliable, and affordable manner.

Policies

US1P.1

Expand and maintain City utility systems and services in the most cost-effective manner.

US1P.2

Develop a long-range maintenance plan for the City utility systems to ensure that the City's investment in infrastructure is well maintained.

US1P.3

Encourage water conservation.

US1P.4

Maintain equitable and realistic water rates that will continue to provide necessary funding to keep all phases of the system operational.

US1P.5

Develop a practical stance toward utility extensions that direct growth to beneficial areas within the community to support industrial and commercial development.

US1P.6

Explore non-local funding sources to assist in the replacement, expansion, and maintenance of the City's utility systems such as the Community Development Block Grant Program, the United States Department of Agriculture Rural Development Program and the State Revolving Fund Loan Program.

Recommendations

US1R.1

The City should continue to review its rate structure for City services and set clear guidelines for future upgrades.

US1R.2

The City should continue to play a dominant role in the design and placement of all franchised services including but not limited to cable television.

Utilities, Services Goal 2

The City should provide needed additional infrastructure where not previously available in accordance with the land use map, the Comprehensive Plan and the capital improvement program timing schedule.

Policies

US2P.1

Work with developers to extend municipal utilities to newly developing areas in accordance with the community's Comprehensive Plan.

Recommendations

US2R.1

The City should design and adopt a policy on planning for municipal utility extensions. Based on one of three general techniques to apportion costs, the City can provide all services to new developments, require the developer to pay all the costs, or equitably distribute the responsibility of paying for new community services. Using a utility extension policy, development can be guided to areas deemed to be well suited for development and discouraged in other areas whether because the land is environmentally sensitive or because it does not fit the community plan or timetable.

Utilities, Services Goal 3

The City should give consideration to aesthetic values and the natural environment when replacing and expanding City utilities.

Policies

US3P.1

Place all utilities underground when feasible.

US3P.2

Proper buffer zones should be established between overhead utilities, substations, or treatment facilities, and residential and commercial uses.

Recommendations

US3R.1

The City should establish communication with utility companies to share and adopt common goals to place utility lines underground.

Utilities, Services Goal 4

The City should develop a Comprehensive Storm Water Management Plan for the community.

Policies

US4P.1

Work with the Iowa Department of Natural Resources, appropriate local drainage districts and other state and regional groups to ensure storm water management needs are being met in the community.

US4P.2

Support the efforts to reduce sediment and erosion issues and polluted storm water run off issues.

US4P.3

Explore larger storm water detention areas as the community continues to grow.

Recommendations

US4R.1

The City should begin to develop a process to adopt and implement a Comprehensive Storm Water Management Plan.

US4R.2

The City should explore the feasibility of adopting a storm water utility or storm water management assessment policy.

TRANSPORTATION

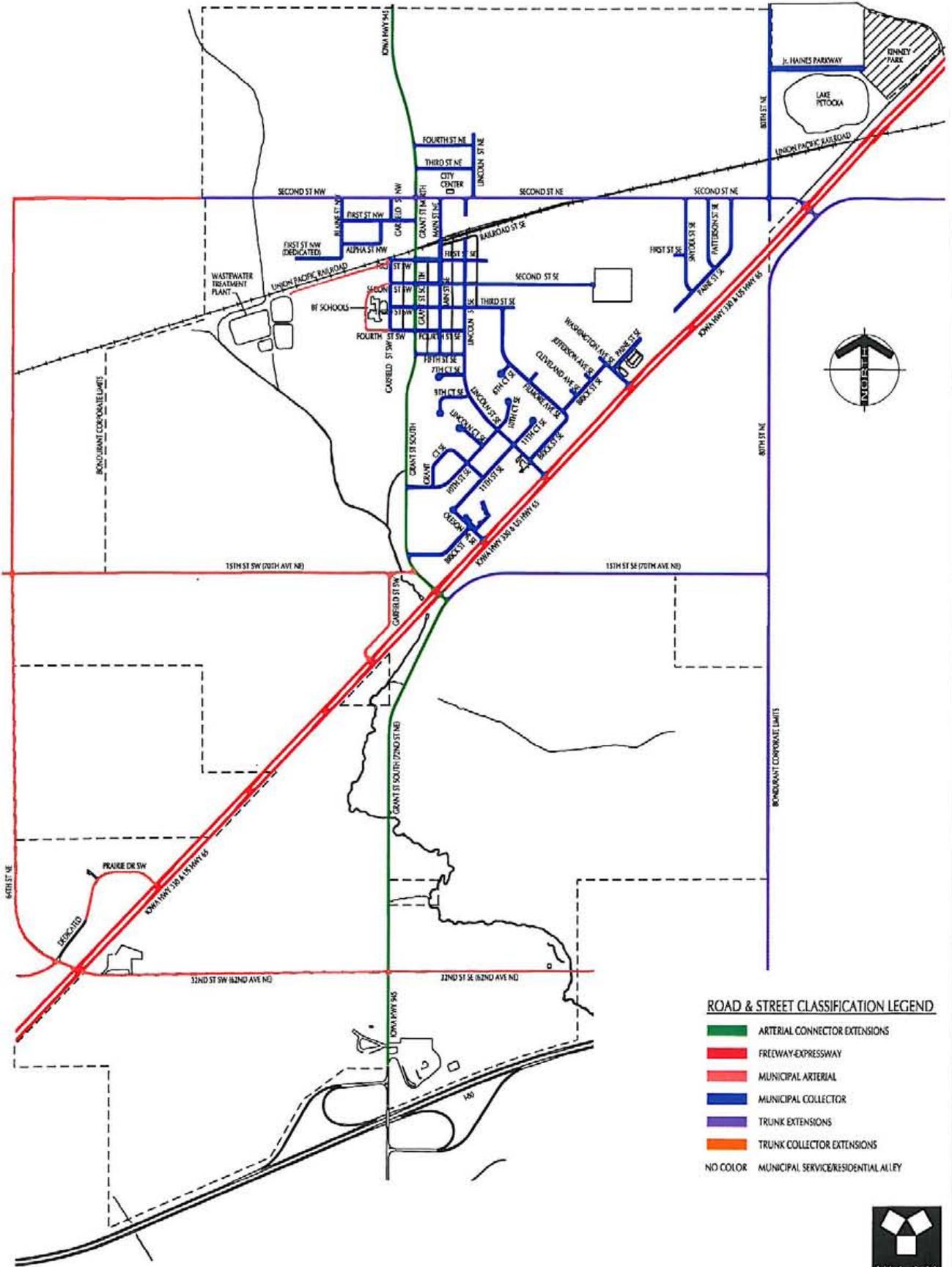
The goal of a transportation system is to provide safe and efficient access to and from all areas of the community. As Bondurant continues to position itself for growth, it is essential to examine existing and future transportation infrastructure and systems.

An important part of the City's potential growth is dependent on transportation. Highway access for residents, commuters and businesses is very important. Bondurant has good highway access with I-80 and US Highways 65/330 close at hand. The system provides access for goods and services and links many commuters to and from the community for employment. Nearly 80% of those residents returning community surveys commute to jobs outside Bondurant. The highway system provides a vital link to the Des Moines metropolitan area as well as Newton and Marshalltown.

Exploration of an expanded walking/bike trail system throughout the City may be an asset to the transportation network but more likely will augment the recreation and park system. As biking/walking trails continue to gain in popularity, Bondurant's system can be connected to the larger trails of the regional trail system, especially the trail east of town.

City streets and other transportation infrastructure should continue to be properly maintained to assure public health and safety. Bondurant's transportation system has been key to its growth and success. People's dependence on the automobile and desire for convenience will further dictate future transportation systems. Convenient parking for employees and customers is vital to the future success of Bondurant's commercial areas. As the community grows, the importance of a good internal transportation system will increase.

CITY OF BONDURANT, IOWA



ROAD & STREET CLASSIFICATION LEGEND

- █ ARTERIAL CONNECTOR EXTENSIONS
- █ FREEWAY-EXPRESSWAY
- █ MUNICIPAL ARTERIAL
- █ MUNICIPAL COLLECTOR
- █ TRUNK EXTENSIONS
- █ TRUNK COLLECTOR EXTENSIONS
- NO COLOR MUNICIPAL SERVICE/RESIDENTIAL ALLEY



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Stanley Consultants Inc.

Airport and Air Service

Bondurant's access to the Ankeny airport, just ten minutes away, provides a safe and convenient facility for corporate and private use. Reinvestment in the facility is occurring as expansion is being undertaken. This expansion will solidify the airport's presence as a regional transportation facility and enhance industrial retention and recruitment initiatives.

The Des Moines International Airport is located 20 minutes away. Major airlines serving the airport include American, Northwest, TWA, and United Airlines. Passenger service and air cargo service is provided by a variety of national and regional companies.

Transportation Goal 1

The City should plan, develop, and maintain a safe and efficient transportation system to meet existing and future needs.

Policies

TR1P.1

Identify major transportation routes, necessary rights-of-way and easements necessary to meet the long-term needs of the community.

TR1P.2

Adhere to a maintenance plan to ensure that existing curbs, gutters and road surfaces are well maintained.

Recommendations

TR1R.1

The City should develop a Capital Improvement Plan interlinking evaluation of replacement and maintenance of City streets with an underground utility replacement program.

Transportation Goal 2

The City should encourage alternate transportation methods with less dependence on personal motor vehicles.

Policies

TR2P.1

Encourage and promote car-pooling and ride sharing.

TR2P.2

Improve pedestrian access, movement and crossing to provide both convenience and safety.

TR2P.3

Encourage the construction of sidewalks to enhance public safety.

TR2P.4

Review the need for local bus or van service outside the City.

Recommendations

TR2R.1

The City should investigate alternative transportation services for Bondurant residents.

TR2R.2

The City should explore the creation of a park-and-ride facility, linked to appropriate commercial facilities.

TR2R.3

The City should construct a multi-purpose recreational trail extension from Lake Petocka to various destinations in the community.

RESIDENTIAL DEVELOPMENT

Unlike many communities, housing is not seen as a key issue for Bondurant. Like much of Iowa, the need for a wider variety of residential development, especially affordable housing, is of primary importance. Progress has recently been made with the building of new homes in the community.

No official study was conducted to confirm a demand for new housing units but an informal survey found 15-20 vacant houses and ten vacant apartments in the postal area of Bondurant and the surrounding areas. This low vacancy rate suggests an inadequate supply of housing exists. However, the general sense from the community is that single-family housing opportunities are being adequately addressed.

Housing issues in Bondurant revolve around choice, availability, and affordability. The City should encourage a balance of housing types for all ages, incomes, and family types. To preserve quality neighborhoods, residents will continue to be encouraged to maintain, improve, and rehabilitate their properties. Programs such as the Local Housing Assistance Program (LHAP) and HOME through the U.S. Department of Housing and Urban Development (HUD) are available through the Iowa Department of Economic Development (IDED).

The City will continue to encourage seniors to retire in the community by ensuring availability of appropriate housing choices, goods, and services for seniors. As a means to redefine the CBD, and create senior housing near essential goods and services, the downtown area should become a focus for housing of this type.

Residential Development Goal 1

The City should encourage a variety of market rate houses and affordable rental housing units that are appropriate and compatible with the community.

Policies

RD1P.1

Promote rental rehabilitation in order to better accommodate rental housing needs.

RD1P.2

Remove substandard rental units which cannot be repaired or renovated.

RD1P.3

Encourage new construction of affordable rental units.

RD1P.4

Encourage rental housing near destinations like employment and sources of goods and services.

RD1P.5

Provide some flexibility within the zoning ordinance and building codes to allow for the conversion and renovation of rental units in an affordable manner.

RD1P.6

Accommodate the need for market rate rental units through modification of land development regulations as necessary to accomplish goals.

Recommendations

RD1R.1

The City should review and change existing land use regulations to avoid unnecessary cost, provide greater energy efficiency and provide more flexibility in rental housing construction.

RD1R.2

The City should pursue proactive opportunities to attract rental housing owners and developers.

- a. Proactively zone properties for multiple family dwellings.
- b. Maintain and develop financial incentive programs.

RD1R.3

The City should continue to seek alternative housing styles and promote the development of residential land use in and adjacent to the CBD.

Residential Development Goal 2

The City should encourage the development of a variety of single-family homes and building lots in all price ranges.

Policies

RD2P.1

Establish areas that are attractive both aesthetically and financially for single-family residential units.

RD2P.2

Extend streets, sidewalks and utilities in a manner conducive to new construction of single-family homes.

RD2P.3

Undertake continued and strengthened efforts to entice families to construct homes in the community.

RD2P.4

Encourage homeowners to move up into larger, new homes or smaller, lower maintenance housing as income and needs change.

RD2P.5

Encourage construction of single-family homes using Bondurant's City Code and Zoning Ordinance.

Recommendations

RD2R.1

The City should review subdivision ordinances and land use regulations to assure that they promote orderly development of single-family homes consistent with the Comprehensive Plan for the community. Practices that result in increased development costs should be evaluated for effectiveness and necessity.

RD2R.2

The City should explore opportunities to establish "neighborhood plans" specifically targeting issues related to needs based on the character of the neighborhood.

Residential Development Goal 3

The City will continue to identify areas most appropriate for future residential growth.

Policies

RD3P.1

Encourage new residential growth consistent with its Future Land Use Map and Zoning Map.

RD3P.2

Assist in the extension of utilities to accommodate future residential growth.

RD3P.3

Encourage appropriate reuse and redevelopment of land within the current City limits.

Recommendations

RD3R.1

The City should define development projects, assemble properties for redevelopment, and select a developer.

PARKS AND RECREATION

Bondurant has planned well for the recreational needs of its residents. Expansion of the recreational trail system linking parks throughout the community has started to create a cohesive park program. Facilities that provide for specific uses, such as Lake Petocka, complete the system that addresses the need of a wide spectrum of users.

A community must plan to meet the needs of all ages and types of users. It is important to recognize the relationship of active and passive recreation. Recreation facilities need to separate and enhance the relationship between active and passive recreation.

Active recreation includes leisure activities usually performed with others, often requiring equipment and taking place at prescribed places, sites or fields; i.e. swimming, tennis, baseball and playground activities. Passive recreation includes any leisure time activity considered less strenuous; i.e. bike riding, hiking, walking, picnicking.

Open space and facilities for recreational opportunities are important aspects of a community. These facilities are important in attracting visitors and new residents to the community. Park space and facilities for passive recreation as well as space for active games and sports is needed. To meet future needs and lifestyles, planning is required.

Park and Recreation Goal 1

The City should create and maintain a balanced system of interconnected local and regional parks, recreational facilities and open spaces.

Policies

PR1P.1

Continue to utilize the Park Board as the responsible agency for updating and implementing the park plan priorities.

PR1P.2

Direct the Park Board to annually review the City's park and recreation system to assure it meets the changing needs of the community.

PR1P.3

Continue to promote a trail system that interconnects park and recreation areas within the City and regionally.

PR1P.4

Continue encouragement of intergovernmental cooperation with Polk County, the school district and nearby communities.

PR1P.5

Encourage continued use of school property and other public and private facilities and playgrounds for public use.

PR1P.6

Provide adequate funding to maintain existing park and recreation systems. An acceptable balance should exist between maintenance and capital improvement expenditures.

Recommendations

PR1R.1

The City and Park Board should develop and annually update a five-year plan for park revenue and expenditures.

PR1R.2

The Park Board should develop a master plan for each park area to guide future development.

PR1R.3

The City should recognize the importance of open spaces adjacent to the various waterways in Bondurant and work toward improving and enhancing these areas. In particular, improvements to neighborhood parks in the form of expanded equipment should be completed.

PR1R.4

The City should continue to pursue and support the creation of inter-community recreational trails to enhance and connect to existing recreational trails in Central Iowa.

PR1R.5

The City should apply for grants to leverage outside dollars with local investments. See Appendix D.

LAND USE

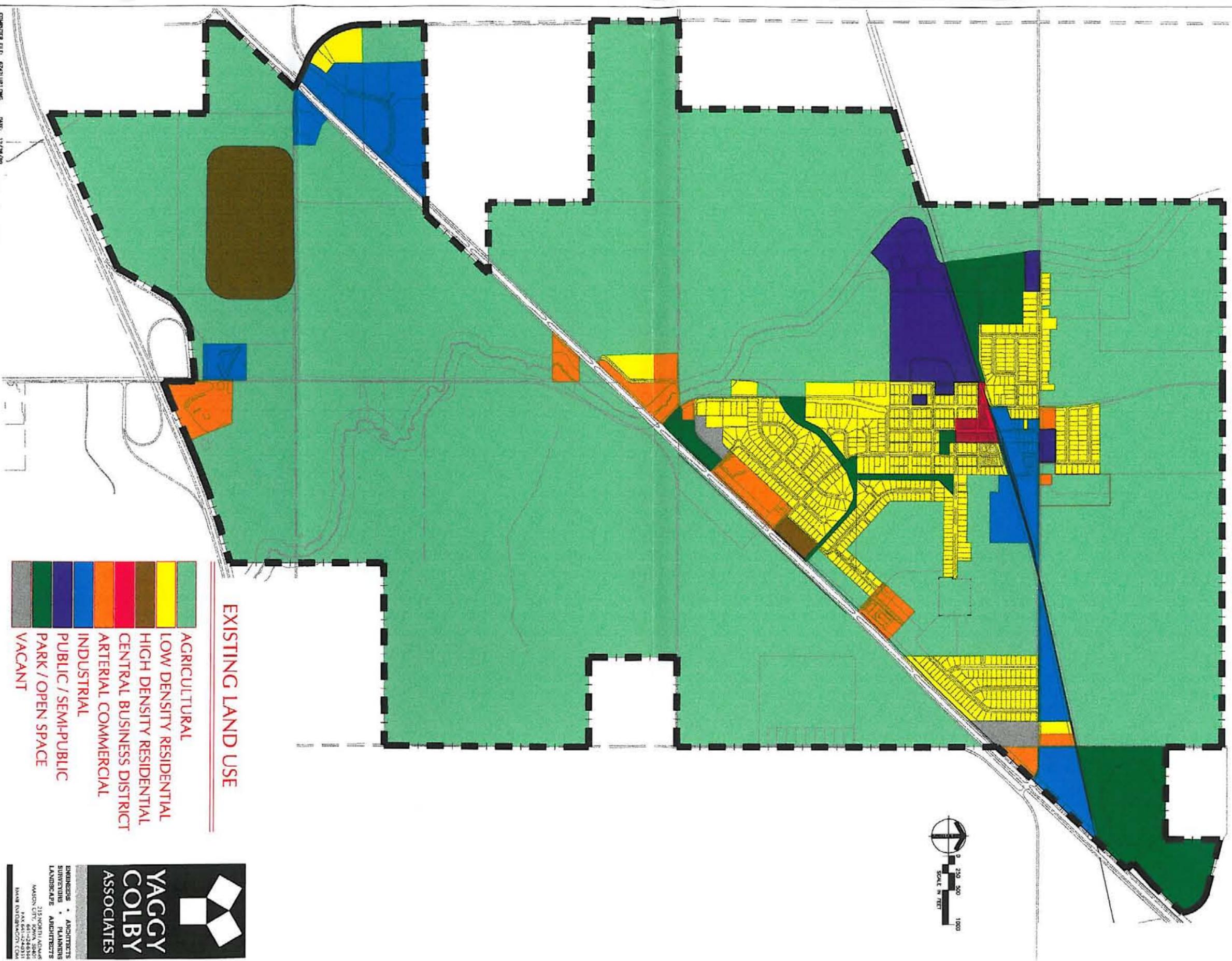
Bondurant has a range of diverse land uses arranged in a way that reflects the community's age. Much of the City was developed before contemporary land use theory and regulations were developed. Dispersed land use patterns are typical and may result in increased traffic, land use conflicts and negative impacts. As a result, in some instances incompatible uses are located adjacent or in close proximity to each other. In addition, Bondurant has a great deal of undeveloped land so policies need to be in place to structure new developments and gradually restructure existing problem areas.

Bondurant's land uses consist of a variety of types ranging from single-family residential to industrial. The existing land uses have been dictated by the local economy, historical trends, and local policies. Neighborhoods serve to help residents maintain a sense of community so, as Bondurant continues to grow, it is important to review existing, proposed and future land uses.

Future needs and demands may require changes in land uses. New residential trends include a wider market acceptance for townhomes and condominium units. When developers attempt to build these housing units on existing lots, sometimes there is difficulty in meeting existing zoning ordinances. Industrial users are also looking for larger sites than previously requested.

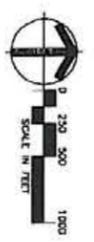
The City has an adequate mix of land for residential, commercial, industrial and public uses. As the community continues to grow, efforts to maintain a proper mix of land uses is suggested. To better explore this problem, greater flexibility in land development controls may be beneficial. Future land use requirements will be dependent upon employment trends, actual employment levels and residential needs. Tools available to the City for maintaining a proper mix and relationship between different land uses are the City Zoning Ordinance, Zoning Map and Future Land Use Map.

CITY OF BONDURANT, IOWA



EXISTING LAND USE

- AGRICULTURAL
- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- CENTRAL BUSINESS DISTRICT
- ARTERIAL COMMERCIAL
- INDUSTRIAL
- PUBLIC / SEMI-PUBLIC
- PARK / OPEN SPACE
- VACANT



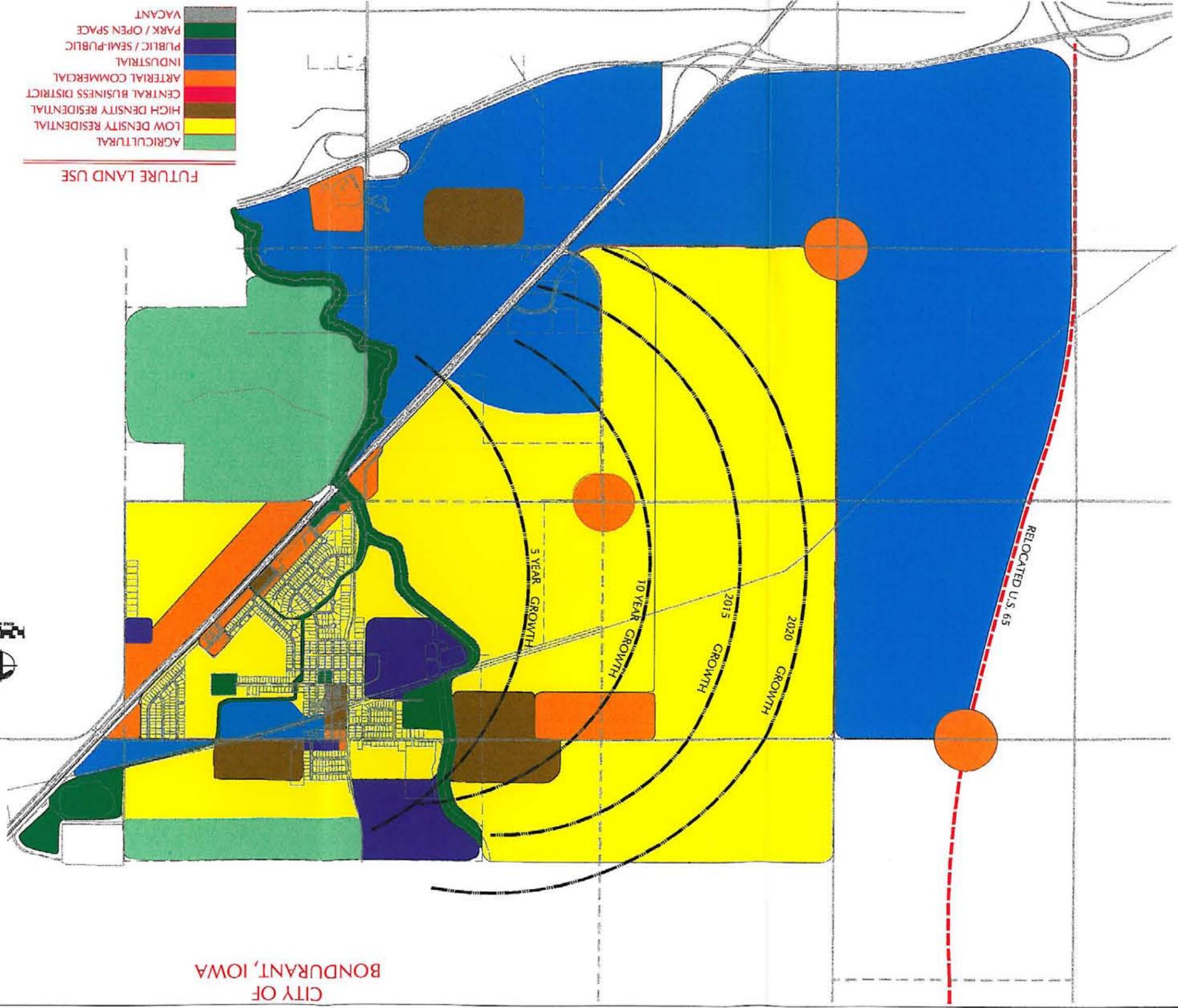
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CITY OF
BONDURANT, IOWA

- FUTURE LAND USE
- AGRICULTURAL
 - LOW DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - CENTRAL BUSINESS DISTRICT
 - ARTERIAL COMMERCIAL
 - INDUSTRIAL
 - PUBLIC / SEMI-PUBLIC
 - PARK / OPEN SPACE
 - VACANT



Land Use Goal 1

The City should develop a land use plan that properly allocates land for a balanced variety of land uses to encourage new development and redevelopment in appropriate areas.

Policies

LUIP.1

Provide adequate, properly zoned land to accommodate housing needs of all styles and price ranges.

LUIP.2

Protect and enhance viable neighborhoods while promoting a sense of identity and place in new neighborhoods.

LUIP.3

Concentrate intense land uses for retail, commercial and industrial activity in accordance with this Plan and zoning ordinances.

LUIP.4

Ensure zoning and land use considerations address water, ground, air and noise pollution issues.

LUIP.5

Public schools are part of Bondurant's infrastructure. The quality of a school system influences relocation decisions. Ensure the City has a voice in jointly planning a school location decision.

LUIP.6

Improve the function and appearance of the community by encouraging and promoting appropriate types of land uses, compatibility of adjacent land uses, landscaping and screening.

LUIP.7

Encourage the removal of existing buildings that have exceeded their useful life and promote the redevelopment of sites.

LUIP.8

Require that new development and redevelopment be designed and landscaped to preserve existing trees and vegetation, protect steep slopes and maintain natural drainage features.

LUIP.9

Support and preserve existing neighborhoods through zoning, subdivision and building controls.

LUIP.10

Support efforts to eliminate the impact of nuisance properties, (i.e. junk and dilapidated properties) on the health and safety of area residents.

LUIP.11

Continue to support efforts to protect wetlands and other natural areas consistent with federal and state laws and guidelines.

Recommendations

LU1R.1

The City should periodically review its Zoning Ordinance and map to ensure that new factors, trends, and market conditions are reflected.

LU1R.2

The City should monitor and review land use changes in Polk County, specifically those relating to the urban fringe areas.

LU1R.3

The City should initiate a process to identify unique areas and structures within the community and examine methods to protect, preserve and promote those areas.

Land Use Goal 2

The City will promote controlled growth consistent with its Future Land Use Map and the City's Comprehensive Plan.

Policies

LU2P.1

Complete annexation of surrounding urban land in a manner consistent with the City's Comprehensive Plan, using the following guidelines:

- 1) Areas to be annexed will be a logical extension of the City's existing boundary and utilities.
- 2) A plan will be developed for all undeveloped areas to be annexed.
- 3) The existing and future development of the annexed areas should be in the best interest of the community. Cost and benefit examples that should be considered may include the following:
 - a) The short and long-term impact of extending all City utilities and services.
 - b) The impact that the developed area will have on the balance of the City if it is not annexed.
 - c) The impact of needed capital improvements and the general revenues of the area to be developed.
 - d) Business and employment opportunities.
 - e) Improved ability to manage wastewater treatment.
 - f) Improved drainage control.
 - g) Expanded residential growth opportunities.
 - h) Improved transportation systems.
 - i) Stability and diversity of the community's economic base.
 - j) Impact on the community's population growth.
 - k) The efficiencies of adding small developments to the City.
 - l) Impact on the environment.
 - m) Impact on fire suppression and emergency response services.

Recommendations

LU2R.1

The City should work with adjacent communities and Polk County to identify areas and issues pertaining to the future growth of the City. The phasing of infrastructure extensions and necessary municipal services should relate to needs of the annexed areas and the City's ability to provide services in a safe, cost-effective and well-planned manner.

LU2R.2

The City should involve the police, fire and EMS departments in policy decisions affecting land use.

Land Use Goal 3

The City should develop a coordinated approach to planning for quality urban growth in the urban fringe areas.

Policies

LU3P.1

Encourage cooperative intergovernmental planning within the urban fringe area to:

- 1) Avoid urban development with inadequate extension of City services and infrastructure.
- 2) Coordinate long-range plans for transportation systems, parks, open spaces, trail systems, environmental protection, fire and police protection, utilities, infrastructure and other needed services.
- 3) Develop commonly accepted planning and development standards with the adjacent townships and Polk County.

Recommendations

LU3R.1

The City should determine ways to assert leadership in the Metropolitan Planning Organization (MPO) to impact regional planning and transportation issues.

Land Use Goal 4

The City should accomplish improvement in the urban design of the community.

Policies

LU4P.1

Adhere to standards that will assure proper landscaping and screening of parking lots and unsightly site uses.

LU4P.2

Encourage high quality building and site design that will form an identity and “sense of place” for Bondurant.

LU4P.3

Adhere to specific site design restrictions for properties that are environmentally sensitive or have high visibility.

LU4P.4

Work to develop attractive, welcoming points of entry to the community.

LU4P.5

Work to improve the attractiveness of the highway right-of-way in the I-80 and U.S. Highway 65/330 corridors.

LU4P.6

Encourage residential developments that link neighborhoods.

LU4P.7

Assure that roadway widths are adequate for the type of development served, but not wider than necessary to assure proper scale, reduction of hard surfacing and reduced costs to the developer and the City.

Recommendations

LU4R.1

The City should adopt community appearance standards for high visibility sites.

LU4R.2

The City should develop landscaping around attractive entrance signs to welcome people to the community and establish a set of design elements to complement the community.

SOCIAL CAPITAL AND PROGRAMMING FOR PLACE

A successful community maintains a sense of purpose and place. Some of this derives from its physical character, topography, geography and man-made improvements. But much of its character is a function of its people and their attitudes. Communities need certain resources - or capitals - to thrive. The need for financial capital is well known. When people work and shop locally, when industries create jobs, or when the City makes an investment in the town, the multiplier effect can be demonstrated. Environmental capital can be found in community based natural and man made resources like Lake Petocka and the surrounding fertile farm ground. Human capital consists of the skills of the citizenry of Bondurant. Iowa State University defines "social capital" as the social networks and reciprocal norms of social trust. It is the connecting point that contributes to a strong community (Agnitsch, Ryan, Bregendahl & Grewe, 1999).

Social capital addresses the capacity of the City leaders to work with other citizens to represent and attend to the interests of the entire community. Social disengagement, heightened when two career families work outside the community, results in a debit from a community's social capital account. On the other hand, a wealth of social capital acts as a catalyst to maximize the other capitals or resources.

Bondurant is a warm, friendly community that prides itself on good schools, caring neighborhoods and a small town way of life. As the community grows and changes, it must preserve its human scale and focus. Retaining a safe atmosphere, a "connectedness" among its residents and sense of "place" will be uniquely important to Bondurant as it prepares for growth. City leaders can be instrumental in the development of social capital and in programming for place.

Social Capital Goal 1

The City should enhance the community's social capital fund.

Policies

SC1P.1

Encourage the Bondurant residents to build strong networks to enhance the community's social capital fund.

Recommendations

SC1R.1

The City should encourage discussion and participation on matters of public interest.

SC1R.2

The City should organize a “welcoming” program for new utility users.

SC1R.3

The City should enhance the use of the City newsletter to promote civic and neighborhood activities and encourage volunteers in all areas.

SC1R.4

The City should partner with the school to develop recruiting materials touting the amenities of Bondurant.

SC1R.5

The City should create community awareness and support of the increasing demand on the volunteer fire and emergency medical service departments.

Social Capital Goal 2

The City should develop a recognizable “identity” for Bondurant.

Policies

SC2P.1

Develop an image or logo for the community that is easily recognizable and repeatable.

SC2P.2

Recognize definable neighborhoods as organization where people find their sense of place and interconnection in the community.

SC2P.3

Develop a cultural and social center of the community.

Recommendations

SC2R.1

The City should create a logo and image contest to develop a new, fresh identifier for the community.

SC2R.2

The City should expand reliance on the Neighborhood Watch and National Night Out programs to further foster the sense of neighborhood.

SC2R.3

The City should encourage the sharing of neighborhood news and events in the community's newsletter.

SC2R.4

The City should plan for a community gathering space as part of the downtown redevelopment planning.

IMPLEMENTATION STRATEGIES

One Year Action Plan

Each community has a finite amount of resources with which it can address needs and issues. When needs are identified, the amount of time and financial resources required to address these issues can seem overwhelming. For that reason, Bondurant must set priorities to arrive at a manageable list of tasks.

Through the community survey, focus group discussions, and open forum meetings, a list of community priorities must be ratified by the City Council. To be implemented, specific assignments of responsibility must be made and timelines must be designed to assure accountability.

The following strategies are established for action:

1. Bondurant Industrial Park Development

The Bondurant Industrial Park site in southern Bondurant represents an opportunity to enhance an industrial development resource. Currently, Bondurant has some properties ready for industrial expansion, but needs to provide complete City services to the Bondurant Industrial Development Park site. Sometimes utility investments become delayed waiting for the “right timing,” or waiting for a significant development prospect to drive the commencement of the project. In reality, if Bondurant waits for an industrial development prospect to provide the impetus to move the project ahead, it may be too late. Few industries have the time or patience to wait for utility extensions and street paving.

To be successful, ample developed areas need to be available and fully serviced for Bondurant to be competitive. The Community currently has an inadequate variety of readily developable industrial property. Additional sites must be identified. Strategies can be set to minimize the expense of such an endeavor. Excellent funding sources exist by which funds from outside the community can supplement local funding to make the project achievable.

Responsible Parties: Mayor and City Council
City Administration and Engineer
Planning and Zoning Commission
Bondurant Development, Inc.

2. **Senior Housing**

Demand appears to exist for additional senior housing related to independent and assisted living options. Such projects would seem to be logical solutions to one of the community's housing needs.

Redevelopment of the CBD may provide an opportunity for siting one or more housing projects in this area. Step one could include a study to document the demand for financial feasibility of and interest in a senior housing initiative.

A variety of financial resources exist for this project and sites in the CBD can be assembled for a housing project. The project should include excellent design, high quality building materials and amenities that will benefit the residents and the downtown area. Such a project will achieve needed redevelopment of the downtown area and will expand the downtown resident base.

Responsible Parties: City Administrator
City Planner
Bondurant Development, Inc.
Mayor and City Council

3. **Recreational Trail**

Recreational trail usage is increasing in central Iowa. Several excellent trails exist nearby. The City has allocated funds to design and develop an internal trail system that could link with trails extending in the region. Funding programs exist to assist in trail creation. Bondurant should lead in the creation of the linkages. See Appendix D.

Responsible Party: Bondurant Parks and Recreation Department

4. **Community Task Force**

The community is growing and changing. Change usually involves giving something up so some people cling to the past. Oftentimes people battle against change out of a fear of the future, not just because they love the past. City leaders can paint the picture of a bright future for Bondurant and help residents embrace the future. Action must also be taken to exhibit a welcoming, accommodating character by the community. People new to the community face many challenges becoming acclimated to new surroundings. Resources to help them fit in must be directly located and easily accessed. The City should create a community task force charged with preparing a multi-faceted plan to increase the community's social capital fund.

Responsible Parties: Mayor and City Council
City Administration

POLK COUNTY LABOR SURVEY

POLK COUNTY, IOWA

BENEFITS

The benefits package is as equally considered by potential employees as a competitive salary offer for relocation or changing jobs. Employees may use this as a benchmark for comparison with their own compensation plan.

1,476 firms responded to this survey about benefits offered to their employees as documented below.

INSURANCE COVERAGE

	NUMBER OF FIRMS	
	Paid by Employer	Employee Shares Cost
Traditional Health Plan	233	653
Managed Care/HMO	141	487
Disability Insurance	481	257
Cafeteria Plan	61	169
		<u>Number of Firms</u>
Section 125 Cafeteria Plan		204
Premium Only Plan (POP)		243
Flexible Spending Plan (FSA)		216
Employer Contributes		
\$100 or less		238
\$101 - \$200		256
\$201 - \$300		142
\$300 or more		261
		<u>Percent of Firms</u>
Choices in Coverage		
Child Care		19
Medical Deductibles		52
Dental		60
Vision Care		34
Dependent Care		32
Life Insurance		59
Other		9

OTHER BENEFITS

Benefits that Firms Contribute to	Percent of Firms
Education/Training	51
Employee Assistance/Counseling	26
401k	57
Pension/Retirement Plan	38
Firms Offering these Benefits	
Bonus System	46
Stock Purchase Plan	10
Credit Union	15
Safety Equipment	22
Flex-Time	16
Shift Premium	10
Job Sharing	4
Tele-Commuting	4
Profit Sharing	23
On-Site Facilities	
Day Care	3
Lunch Room	50
Sick Child Care	<1
Wellness Center	5
Cafeteria	6

Paid holidays are provided by 85% of the employers responding with 71% providing 6 to 9 days.
Some form of paid sick leave is provided by 47% of the employers surveyed.
22% give other additional leave days.

NUMBER OF EMPLOYERS OFFERING VACATION TIME

		YEARS OF SERVICE REQUIRED									
		<1	1	2	3	4	5	6	7	8	9
W E E K S	1	214	577	10	2	1					
	2	102	420	354	114	12	50	4	2	1	1
	3	8	8	10	40	26	297	67	48	47	43
	4	2	1	5	3	3	16	5	3	10	22

NTY, IOWA

WAGE SURVEY

Reported to the wage survey.

Weighters, Measurers, Checkers & Samplers, Recordkeep.	\$10.22
Marking Clerks	9.44
Stock Clerks, Stockroom, Warehouse or Storage Yard	10.48
Order Filers, Wholesale & Retail Sales	10.32
Traffic, Shipping, & Receiving Clerks	13.08
Other Material Recording, Scheduling & Distributing	14.09
<i>Service Occupations</i>	8.45
Food Beverage Preparation & Service Workers	7.03
Health Service & Related	9.62
Dental Assistants	10.07
Medical Assistants	10.76
Nursing Aides, Orderlies & Attendants	9.05
Home Health Aides	9.05
Other Cleaning & Building Service Workers	10.44
<i>Agricultural, Forestry, Fishing & Related</i>	9.49
First Line Supervisors, Agricultural/Forestry/Fishing	18.05
Laborers, Landscaping & Groundskeeping	9.40
All Other Agricultural, Forestry & Fishing Workers	10.68
<i>Production, Construction, Operating, Maintenance, & Material Handling Occupations</i>	12.33
First Line Supervisors, Product/Construct/Maintain/Rel.	17.92
First Line Supervisors, Mechanics/Installers/Repairers	18.43
First Line Supervisors, Trades & Extractive	19.40
First Line Supervisors, Production & Operating	18.60
First Line Supervisors, Helpers/Laborers/Movers-Hand	14.79
Other First Line Super., Product/Construct/Maintain	15.21
Mechanics, Installers & Repairers	13.33
Machinery Maintenance Mechanics	16.12
Other Machinery Maintenance Mechanics	12.99
Aircraft Mechanics	15.40
Other Mobile Equipment Mechanics/Install/Repair	14.55
Construction Trade Workers, except Material Moving	14.83
Carpenters	15.06
Electricians	17.95
Brickmasons	17.53
Concrete & Terrazzo Finishers	10.93
Other Masonry & Related	17.16
Painters & Paperhangers, Construction & Maintenance	13.83
Plumbers, Pipefitters & Steamfitters	17.95
Pipelayers	14.93
Paving, Surfacing & Tamping Equipment Operators	13.29
Roofers	12.22
Glaziers	14.53
Structural Metal Workers	15.86
Precision Metal Workers	13.47
Tool & Die Makers	18.19
Machinists	14.13
Tool Grinders, Filers & Sharpeners	9.55

Sheet Metal Workers	\$11.99
Precision Printing Workers	12.81
Job Printers	11.46
Strippers	16.67
Other Precision Printing Workers	13.83
Machine Forming Setters, Operators, Metal/Plastic	12.47
Press & Press Brake Machine Setters, Metal/Plastic	13.53
Machine Forming Operators	11.69
Metal Fabricating Machine Setters, Operators	12.25
Welding Machine Setters	12.25
Metal & Plastic Processing Machine Setters & Oper.	8.90
Electrolytic Plating & Coating Machine Operators	8.90
Other Metal/Plastic Machine Setters & Operators	11.61
All Other Machine Setters, Metal/Plastic	14.47
All Other Machine Operators, Metal/Plastic	10.29
Printing, Binding & Related	13.23
Other Printing Press Setters	15.46
Screen Printing Machine Setters	9.95
Bindery Machine Setters	11.93
Printing Press Machine Operators	13.12
Textile & Related Setters & Operators	7.08
Laundry & Drycleaning Operators, except Pressing	6.88
Pressing Machine Operators, Textile & Garment	8.17
Photographic Processing Machine Operators	7.46
Coating, Painting & Spraying Machine Operators	14.57
Separating, Filtering, & Still Machine Operators	10.21
Packaging & Filling Machine Operators	10.04
Precision Assemblers	13.46
Machine Bldrs. & Other Precision Machine Assemblers	14.06
Electrical & Electronic Assemblers	9.59
Welders & Cutters	13.83
Solderers & Braziers	11.44
Grinding & Polishing Workers, Hand	14.50
Assemblers/Fabricators, exc. Machine/Elec/Precision	9.59
Plant & System Workers	15.42
Truck Drivers, Heavy or Tractor Trailer	13.85
Truck Drivers, Light	11.36
Drivers/Sales Workers	8.73
Material Moving Equipment Operators	13.77
Excavating & Loading Machine Operators	15.01
Grader, Bulldozer & Scraper Operators	15.70
Industrial Truck & Tractor Operators	12.73
Crane & Tower Operators	15.03
Operating Engineers	16.14
Helpers, Laborers & Material Movers, Hand	9.73
Helpers, Mechanic & Repairer	10.89
Helpers, Carpenters	10.74
Helpers, Plumbers/Pipefitters/Steamfitters	9.70
Helpers, Construction Trades & Extractive Workers	10.87
Other Freight, Stock & Material Movers, Hand	10.14
Hand Packers & Packagers	7.18

To maintain confidentiality, not all occupations reported by employers are printed.

POLK COUNTY

EMPLOYEES

A total of 2,805 employees

SERIES DESCRIPTIONS	
Managerial & Administrative	\$25.14
Financial Managers	27.47
Marketing/Advertising/Public Relations Managers	26.01
Administrative Managers	18.90
Construction Managers	23.08
General Managers & Top Executives	29.28
All Other Managers & Administrators	19.18
Professional, Paraprofessional, & Technical	18.95
Accountants, Auditors & Other Financial Specialists	19.44
Insurance Underwriters	19.57
Credit Analysts	21.57
Loan Officers & Counselors	21.57
Tax Preparers	13.73
Accountants & Auditors	18.40
Budget Analysts	20.64
Other Financial Specialists	20.27
Buyers, Farm Products	17.12
Special Agents, Insurance	18.29
Personnel, Training & Labor Relations Specialists	21.00
Compliance Officers, except Construction	19.95
Claims Examiners	17.26
Engineers	25.32
Civil Engineers, including Traffic	25.13
Electrical & Electronic Engineers	28.77
Computer Engineers	26.37
Industrial Engineers, except Safety	20.86
Safety Engineers, except Mining	20.48
Mechanical Engineers	22.91
Architects, except Landscape & Marine	21.77
Civil Engineering Technicians & Technologists	16.01
Physical Scientists	19.36
Life Scientists	27.05
Biological/Agricultural Food Technicians/Technologists	14.36
Computer Scientists & Related	20.78
Systems Analysts	24.20
Data Base Administrators	23.36
Computer Support Specialists	16.99
Computer Programmers	21.19
Computer Programmers Aides	15.23
Other Computer Scientists & Related	21.29
Urban & Regional Planners	20.95
Social Workers, Medical & Psychiatric	16.70
Human Services Workers	13.51
Lawyers	33.32
Teachers	22.12
Teachers, Preschool	8.05
Instructors, Vocational	18.08
Instructors, Non-Vocational	11.49
Instructors & Coaches, Sports & Physical Training	10.75
Audio-Visual Specialists	17.43

SERIES DESCRIPTIONS	
Health Practitioners, Technicians & Technologists	\$19.45
Physical Therapists	25.09
Registered Nurses	17.37
Physician's Assistants	21.98
Dietitians & Nutritionists	17.43
Public Relations Specialists & Publicity Writers	15.27
Sales & Related	13.30
Sales Agents, Insurance	19.65
Sales Agents, Real Estate	11.05
Sales Agents, Securities/Commodities/Financial Serv.	34.27
Sales Agents, Business Services	20.78
Salespersons, Retail	9.64
Clerical & Administrative Support	11.58
First Line Supervisors, Clerical & Administrative	17.57
Tellers	8.09
New Accounts Clerks	10.43
Loan Interviewers	10.53
Credit Checkers	10.09
Adjustment Clerks	10.29
Brokerage Clerks	12.06
Other Banking, Security, Finance & Credit Workers	10.84
Insurance Adjusters, Examiners & Investigators	17.62
Insurance Appraisers, Auto Damage	19.22
Insurance Examining Clerks	9.77
Insurance Claims Clerks	11.52
Insurance Policy Processing Clerks	11.72
Investigators, Clerical	11.30
Bill & Account Collectors	10.32
Municipal Clerks	15.10
Reservation & Transportation Ticket Agents	14.56
Hotel Desk Clerks	7.59
Library Assistants & Bookmobile Drivers	7.94
Teacher Aides & Educational Assistants	8.64
Proofreaders & Copy Markers	9.17
Legal Secretaries	13.08
Medical Secretaries	10.70
Secretaries, except Legal & Medical	11.44
Stenographers and/or Court Reporters	14.26
Receptionists & Information Clerks	9.06
Typists, including Word Processing	11.08
File Clerks	8.48
Order Clerks, Materials, Merchandise & Service	10.20
Bookkeeping, Accounting & Auditing Clerks	11.12
Payroll & Timekeeping Clerks	11.49
Office Machine Operators, Data Processors	9.77
Computer Operators, except Peripheral Equipment	12.86
Data Entry Keyers, except Composing	8.64
Data Keyers, Composing	8.90
Switchboard Operators	8.88
Material Recording/Scheduling/Dispatching/Distributing	12.50
Production, Planning & Expediting Clerks	14.77

LABOR REPORT 2000

POLK COUNTY, IOWA

2000 POLK COUNTY WAGE & BENEFITS REPORT SUMMARY

The 2000 Benefits Report documents the responses of 1,468 Polk County Employers to a survey conducted by the Workforce Research Group of Iowa Workforce Development. 3,402 employers with 10 or more employees were invited to participate in this survey.

Wage data are obtained from the Occupation Employment Statistics (OES) survey which is an annual mail survey that measures occupational employment and wage rates for wage and salary workers in nonfarm establishments by industry. The Bureau of Labor Statistics (BLS) and the Employment and Training Administration (ETA) provide the funding for the survey. The OES survey provides sufficient information to produce occupational employment and wage estimates statewide as well as at the county level. The statewide report can be found on the Iowa Workforce Development website at www.iowaworkforce.org.

Occupational titles and the corresponding mean hourly wage were selected from the OES reports published in January 2000. The reference period for the data is the fourth quarter of 1998 and was collected through the summer of 1999.

Evaluation of occupational and wage trends by industry allows.

- employers to offer competitive wages for recruitment and retention
- education planners to determine vocational and educational needs and possible funding
- analysts to detect emerging and declining occupations and the impact of technology
- students and job seekers to make informed career choices.

MAJOR CONTRIBUTORS

POLK COUNTY
 CITY OF DES MOINES
 EAST POLK REGIONAL DEVELOPMENT
 CORPORATION
 CITY OF CLIVE
 CITY OF WEST DES MOINES
 CITY OF ANKENY
 CITY OF WINDSOR HEIGHTS
 THE GREATER DES MOINES PARTNERSHIP

FOR FURTHER INFORMATION CONTACT:



THE greater DES MOINES
 partnership

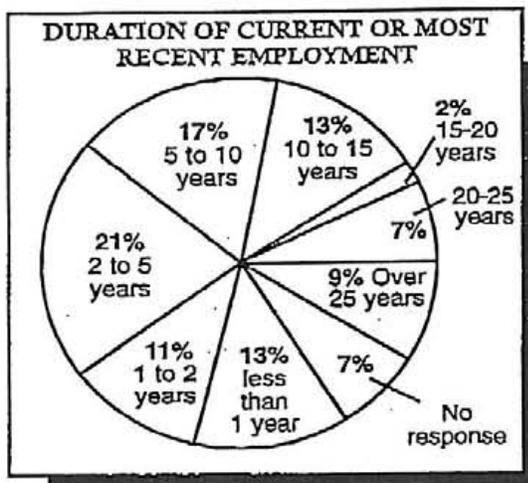
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POLK COUNTY, IOWA

RESPONDENTS' CURRENT WORK EXPERIENCE

WORK RECORDS INDICATE STABILITY

48% of all persons included in the survey had worked for their current or most recent employer for more than 5 years.



Percentages may not total 100 due to rounding.

INDUSTRY IN WHICH CURRENTLY EMPLOYED

INDUSTRY	FULL TIME	PART TIME
Agriculture, Forestry, Fishing	653	105
Mining	13	1
Construction	1,203	198
Manufacturing (publishing, factories, mills)	1,912	170
Transportation, Communication, Utilities	1,385	243
Wholesale Trade	661	99
Retail Trade (grocery, auto, clothes, restaurant)	1,754	1,007
Finance, Insurance, Real Estate	3,614	392
Services (health, legal, repair, lodging)	4,940	1,628
Public Administration (government)	2,576	365

EMPLOYMENT STATUS OF RESPONDENTS

STATUS	M	F	TOTAL	%
Employed	13,182	5,244	18,426	85
Unemployed	625	310	935	4
Self-Employed	1,296	357	1,653	8
Retired	454	131	585	3

TYPE OF JOB WANTED

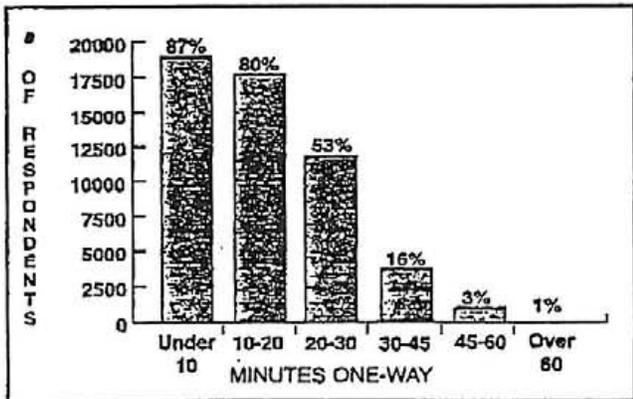
Full-time	18,498	86%
Part-time	3,564	17%
Seasonal/Temporary	1,007	5%

More than one answer is acceptable per respondent. Totals may equal more than the number of respondents.

FUTURE FLEXIBLE COMMUTING TIMES

WILLING TO TRAVEL

52% of the Polk County available workforce are willing to make a 20-to-30 minute one-way trip daily to work for new or expanded industry.



LEADING COMMUNITIES where Polk County respondents are employed

- Des Moines
- West Des Moines
- Urbandale
- Ankeny

POLK COUNTY, IOWA

PROFILES OF SURVEY RESPONDENTS

Not all questions were answered by all respondents.

AGE OF RESPONDENTS

AGE	M	F	TOTAL
16 - 19	46	45	91
20 - 29	848	1,034	1,882
30 - 39	1,903	1,577	3,480
40 - 54	3,115	2,339	5,454
55 - 65	1,378	791	2,169
66+	475	255	730
TOTAL	7,765	6,041	13,806

SKILLS

Available Workers Reported Their Experience

JOB TITLE/SKILLS	CURRENT POSITION	PREVIOUS EMPLOYMENT
Agricultural, Forestry, Fishing & Related	160	202
Clerical & Administrative Support	266	261
Communications, Mail & Message Distributing	525	413
Construction Trades & Mining	670	674
Engineers & Related	543	364
Health Practitioners, Technologists, Therapists	1,356	576
Helpers, Laborers, Material Movers (Hand)	308	326
Industry Specific Clerical & Admin. Support	1,265	678
Law & Related	454	157
Machine Setters, Operators & Tenders	375	399
Managerial & Administrative	2,547	1,513
Mechanics, Installers, Repairers	543	457
Natural Scientists & Related	754	519
Other Professional, Paraprofessional	63	39
Precision Production	284	235
Production, Construction, Operating, Maintenance	223	210
Professional, Paraprofessional & Technical	1,781	1,014
Sales & Related	1,827	1,101
Scientists & Other Related	151	135
Secretarial & General Office	1,362	1,199
Service Occupations	2,245	1,562
Teachers, Educators, Librarians & Related	1,149	677
Transportation & Material Moving (Machine/Vehicle)	573	359
Writers, Artists, Entertainers, Athletics	232	285

NUMBER OF JOBS CURRENTLY HELD

1 Full-Time Job	16,040
2 Full-Time Jobs	138
1 Part-Time Job	1,749
2 Part-Time Jobs	344
3 Part-Time Jobs	67
1 Full-Time Job & 1 Part-Time Job	1,818
1 Full-Time Job & 2 Part-Time Jobs	222
1 Full-Time Job & 3 Part-Time Jobs	25
2 Full-Time Jobs & 1 Part-Time Job	4
2 Full-Time Jobs & 2 Part-Time Job	6

LEADING REASONS FOR CONSIDERING NEW EMPLOYMENT

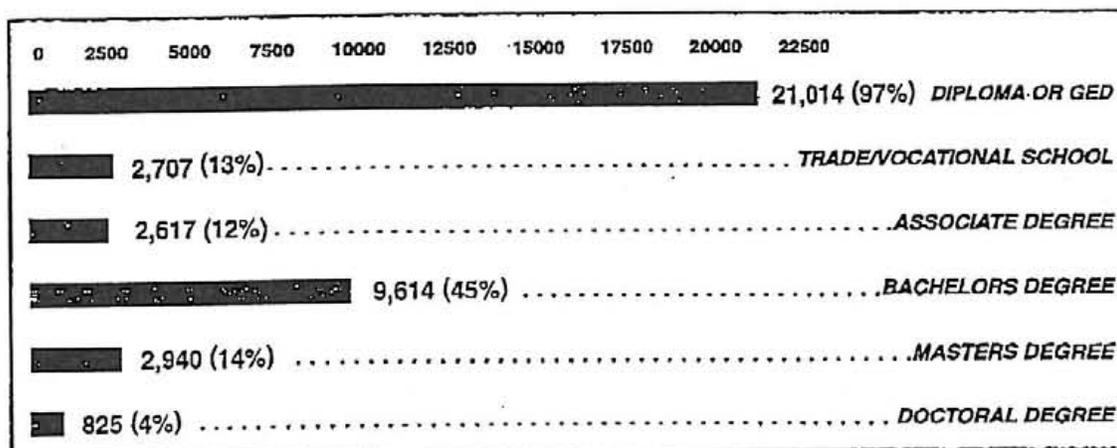
Low Salary	3,648	17%
Uncertain Future	2,165	10%
Other	1,818	8%
Benefits Not Enough	1,567	7%
Management/Boss	1,421	7%
Not Enough Challenge	1,294	6%
Environment	928	4%
Too Many Hours	905	4%
Over-Qualified	901	4%
Not Enough Hours	382	2%

WAGE PREFERENCES NEEDED FOR CAREER CHANGE

SALARY REQUIREMENTS	RESPONDENTS	PERCENT
\$5.16 to \$7.00 (\$14,500)	99	<1%
\$7.01 to \$9.00 (\$19,000)	456	2%
\$9.01 to \$11.00 (\$23,000)	1,136	5%
\$11.01 to \$13.00 (\$27,000)	1,594	7%
\$13.01 to \$15.00 (\$31,000)	2,117	10%
\$15.01 to \$17.00 (\$35,000)	2,528	12%
\$17.01 to \$20.00 (\$42,000)	2,930	14%
\$20.01 to \$25.00 (\$52,000)	2,965	14%
Over \$25.00	6,279	29%

POLK COUNTY, IOWA

EDUCATION LEVEL OF AVAILABLE WORKFORCE



MOTIVATED TO LEARN

87% or 18,880 Polk County workers are ready to learn new skills.

53% or 11,347 are willing to share training costs.

Respondents were asked to indicate what skills they believed they would need to be promoted in their present job or to find a higher paying job. 7,951 thought there were opportunities for promotion at their current workplace. 5,177 have plans to obtain formal training in the next year.

Job Category	Training Needed	Training Planned	Job Category	Training Needed	Training Planned
Agricultural, Forestry, Fishing	54	31	Natural Scientists	1,053	833
Clerical & Administrative Support	195	70	Other Professional, Paraprofessional	23	13
Communications, Mail & Message	166	104	Precision Production Occupations	88	51
Construction Trades & Mining	206	154	Production, Construction, Operating	104	41
Engineers & Related	319	199	Professional, Paraprofessional	821	549
Health Practitioners, Technologist	549	391	Sales & Related	425	249
Helpers, Laborers, Mater. Movers (Hand)	57	43	Scientists & Other Related	96	96
Industry Specific Clerical/Admin Support	384	262	Secretarial & General Office	411	228
Law & Related	161	111	Service Occupations	556	331
Machine Setters, Operators, Tenders	129	82	Teachers, Educators, Librarians	402	292
Managerial & Administrative	1,449	658	Transport. & Material Movers (Machine)	136	96
Mechanics, Installers	265	202	Writers, Artists, Entertainers	107	91

This information was compiled by the Workforce Resource Group of Iowa Workforce Development (IWD)
1000 E. Grand Avenue, Des Moines, Iowa 50319-0209, 515-281-4896.

E-mail: IWD.CustomerService@iwd.state.ia.us Web Site: www.state.ia.us/iwd

The data from which this report is taken are stored in a database at IWD and can be retrieved to enable IWD to select and refer potential workers to new employers.

LABOR REPORT 2000

POLK COUNTY, IOWA

Polk County is Iowa's premier metropolitan center and home to 17 communities that unite to make up Polk County. Des Moines, Iowa's capital city, boosts the economic leverage of Polk County and has assisted in making the metro area of 443,496 people a high-powered hub of business, lifestyle, and culture. Polk County is proud of its business specialties including insurance, finance, agribusiness, manufacturing, publishing, and high-technology industries. The array of corporate presence and geographic accessibility provide the backbone of Polk County's regional, national, and international recognition.

This 2000 Polk County Labor Survey documents the number of people interested in working for new or expanding industry and the characteristics of this available workforce. The survey was conducted by the Workforce Research Group of Iowa Workforce Development. Customized reports can be prepared from these data for specific occupations and corresponding wages.

Of the 30,882 residents who responded to questionnaires mailed to households, 21,600 indicate that they were available to work. The potential Polk County workforce expands to 27,542 with the inclusion of surrounding county survey respondents who are willing to commute from Boone, Dallas, Madison, Marshall, Story, and Warren Counties.

MAJOR CONTRIBUTORS

POLK COUNTY
CITY OF DES MOINES
EAST POLK REGIONAL DEVELOPMENT
CORPORATION
CITY OF CLIVE
CITY OF WEST DES MOINES
CITY OF ANKENY
CITY OF WINDSOR HEIGHTS
THE GREATER DES MOINES PARTNERSHIP

FOR FURTHER INFORMATION CONTACT:



THE greater DES MOINES
partnership

700 Locust Street, Suite 100
Des Moines, Iowa 50309
515-286-4950 • 800-376-9059
Fax 515-286-4974
www.desmoinesmetro.com

COMMUNITY ATTITUDE SURVEY

**CITY OF BONDURANT
THREE MINUTE COMMUNITY ATTITUDE SURVEY**

Your opinion is needed to help shape Bondurant's future. Please take a few minutes to complete this short survey.

Please tell us about you and your household.

Write in the number of people in each age category in your home including yourself.

Age under 18 _____ 19-24 _____ 25-39 _____ 40-59 _____ 60-64 _____ 65-84 _____ 85 and over _____

What is your own age? _____

How long have you lived here? (number of years) _____

Please check the appropriate statement and, if necessary, complete it.

I live and work in Bondurant. Yes ___ No ___

I work outside of Bondurant and commute to (name of city) _____.

I am retired: Yes ___ No ___

Do you plan to live in Bondurant or its rural area when you retire? Yes ___ No ___

2. Please tell us how you see Bondurant today.

Can you name any advantages / strengths to living in Bondurant?

Can you name any disadvantages / weaknesses to living in Bondurant?

Please rate your satisfaction with the following community services.

	Very Unsatisfied	Unsatisfied	Undecided	Satisfied	Very Satisfied
Water					
Sanitary Sewer					
Storm Drainage					
Streets					
Snow Removal					
Sidewalks					
Police Protection (Polk County)					
Fire Department					
Ambulance Service					
Recreational Facilities (Soccer / Little League)					
Medical Services					
Library Services					
Parks					
Internet Access					

Please rate your sentiment on these statements:

		Strongly Disagree	Disagree	Undecided	Agree	Strongly Agree
A.	Bondurant is a good place to live.					
B.	The school system is doing a good job educating our students.					
C.	Many people have the opportunity to participate in community affairs.					
D.	I am happy to live here.					

3. Please tell us how you see Bondurant in the future.

Twenty years from now, I'd like Bondurant to be:

- A. A community like it is now, population approximately 1,800.
- B. A community of 1,801-2,500 population like Ogden or Polk City.
- C. A community of 2,501-5,000 population like Carlisle or Waukee.
- D. A community of 5,001- 10,000 population like Knoxville or Nevada.
- E. A community of 10,001-15,000 population like Boone or Newton.

Please rate the following issues for their importance to the *future* of Bondurant.

		Not Very Important	Somewhat Important	Undecided	Important	Critical
A.	Industrial growth and development					
B.	Downtown development					
C.	Highway 330 / 65 commercial development					
D.	Proposed Highway 65 north bypass					
E.	Better streets and roads					
F.	Improved sanitary sewer and water service					
G.	New residential housing in general					
H.	Senior citizen housing					
I.	Youth activities					
J.	Park and recreation improvement					
K.	Annexation					
L.	Expanding community leadership					
M.	High speed internet access					
N.	Library facility					
O.	Municipal Police Dept.					
P.	Other: (please list)					

Please rank three of the above issues in order of importance to you. Item 1 would be most important to you.

1. _____
2. _____
3. _____

Are there businesses or services that could be added to improve Bondurant?

Anything else you would like the committee to know:

Again, thank you for your time to help plan the direction for Bondurant's future.

WATER ACCOUNT # _____

BONDURANT SURVEY RESULTS

Advantages/Strengths:	Total Responses
Small community, know your neighbors	137
Good school system	97
Convenient, close to other cities	70
Quiet	55
Safe, low crime	54

Disadvantages/Weaknesses:	Total Responses
Need a grocery store	90
Need retail shops	38
Need more business & industry	29
Infrastructure Improvements	26
Housing availability and affordability	22

TALLY SHEET

Please rank three of the above issues in order of importance to you. Item 1 would be most important to you. (See Three Minute Community Attitude Survey)

<u>Issue</u>	<u>Rank</u>	<u>Item #1</u> 5	<u>Item #2</u> 3	<u>Item #3</u> 1	<u>TOTAL</u>
Industrial	1	# of Responses	22	14	79
	1	Total # of Points	66	14	295
Downtown	5	# of Responses	15	23	54
	5	Total # of Points	45	23	148
330/65	6	# of Responses	13	17	42
	6	Total # of Points	39	17	116
65 North	13	# of Responses	3	5	9
		Total # of Points	9	5	19
Street/roads	3 t	# of Responses	25	6	50
	3	Total # of Points	75	6	176
Sanitary sewer	2	# of Responses	15	20	71
	2	Total # of Points	45	20	245
Housing	8	# of Responses	14	10	29
		Total # of Points	42	10	77
Sr Housing	7	# of Responses	15	9	36
	7	Total # of Points	45	9	114
Youth	3 t	# of Responses	15	21	58
	3	Total # of Points	45	21	176
Park/rec	9	# of Responses	11	11	28
		Total # of Points	33	11	74
Annexation	14	# of Responses	3	4	8
		Total # of Points	9	4	18
Comm. Leadership	11	# of Responses	3	8	13
		Total # of Points	9	8	27
Internet	12	# of Responses	5	5	11
		Total # of Points	15	5	25
Library	10	# of Responses	6	8	20
		Total # of Points	18	8	56
Police	4	# of Responses	17	13	49
	4	Total # of Points	51	13	159

TALLY SHEET

Issues of Importance to the future of Bondurant

<u>Issue</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>mean</u>	<u>total</u>	<u>combined</u>
Industrial								
# of Responses	11	15	10	45	22		103	3.367
Total # of Points	11	30	30	180	110	3.539215686	364.5392157	
Downtown								
# of Responses	8	18	9	53	12		100	3.33
Total # of Points	8	36	27	212	60	3.464646465	346.4646465	
330/65								
# of Responses	14	12	22	38	20		106	3.34
Total # of Points	14	24	66	152	100	3.39047619	359.3904762	
65 North								
# of Responses	8	11	33	42	12		106	3.4
Total # of Points	8	22	99	168	60	3.4	360.4	
Street/roads								
# of Responses	2	10	14	56	11		93	3.55
Total # of Points	2	20	42	224	55	3.72826087	346.7282609	
Sanitary sewer								
# of Responses	4	5	7	60	24		100	3.88
Total # of Points	4	10	21	240	120	3.98989899	398.989899	
Housing								
# of Responses	16	8	10	55	7		96	3.18
Total # of Points	16	16	30	220	35	3.336842105	320.3368421	
Sr Housing								
# of Responses	12	13	23	51	9		108	3.23
Total # of Points	12	26	69	204	45	3.327102804	359.3271028	
Youth								
# of Responses	5	7	9	54	20		95	3.69
Total # of Points	5	14	27	216	100	3.85106383	365.8510638	
Park/rec								
# of Responses	9	3	18	55	15		100	3.57
Total # of Points	9	6	54	220	75	3.676767677	367.6767677	
Annexation								
# of Responses	19	3	37	29	11		99	3
Total # of Points	19	6	111	116	55	3.132653061	310.1326531	
Comm. Leadership								
# of Responses	9	10	23	44	9		95	3.3
Total # of Points	9	20	69	176	45	3.393617021	322.393617	
Internet								
# of Responses	16	5	31	44	9		105	3.07
Total # of Points	16	10	93	176	45	3.269230769	343.2692308	
Library								
# of Responses	2	8	6	64	11		91	3.39
Total # of Points	2	16	18	256	55	3.855555556	350.8555556	
Police								
# of Responses	8	3	28	48	15		102	3.39
Total # of Points	8	6	84	192	75	3.613861386	368.6138614	

**QUICK REFERENCE TO MAJOR
STATE AND FEDERAL BUSINESS
ASSISTANCE PROGRAMS**



Quick Reference to Major State and Federal Loan Programs

This publication is intended to serve as a quick reference to the most frequently used business financing programs available in Iowa from State and Federal agencies. Both economic developers and businesses should find it a useful reference.

Before you seek financing for a business, make sure that an adequate business plan has been prepared. All Federal, State, local, and private financiers will require a business plan before they will consider funding a business. Should you need technical assistance in preparing a business plan or on other business matters, please contact:

- The network of Iowa Small Business Development Centers. Call toll-free, 800.373.7232, to find the Center nearest you.
- The Iowa Department of Economic Development's Small Business Resource Office. Call the Small Business Help Line toll-free at 800.532.1216.
- The Service Corps of Retired Executives (SCORE). Call the Des Moines (515.284.4422) or Cedar Rapids (319.362.6405) offices of the U.S. Small Business Administration to find the SCORE chapter nearest you.

In addition to the Federal and State programs listed in this Guide, be sure that you investigate the many local and regional financing sources that may exist in your area. Potential local and regional funding sources include:

- Banks and other financial institutions.
- City and county governments.
- Chambers of commerce and local economic development groups.
- Councils of governments or regional planning commissions with revolving loan funds.
- Investor-owned electric and gas utilities.
- Rural electric cooperatives and cooperative telephone companies.
- Community development corporations.
- Venture capital funds and individual venture investors.

Information for this guide was graciously contributed by the Iowa Department of Economic Development Bureau of Business Finance, the Iowa Department of Natural Resources, the Treasurer of the State of Iowa, the U.S. Small Business Administration, and the US Department of Agriculture Rural Development service.



Quick Reference to Major State and Federal Business Assistance Programs

Small Business Administration (SBA)

- ❖ 504 Certified Development Company Program
- ❖ 7(a) Program
- ❖ Export Working Capital Program
- ❖ Guaranteed Low Doc Program

Iowa Department of Economic Development

- ❖ Community Economic Betterment Account (CEBA)
- ❖ Economic Development Set-Aside Program (EDSA)
- ❖ Enterprise Zones
- ❖ Entrepreneurial Ventures Assistance Program (EVA)
- ❖ Entrepreneurs With Disabilities (EWDI)
- ❖ Iowa New Jobs Training Program (INJT)
- ❖ Public Facilities Set-Aside Program (PFSA)
- ❖ Self-Employed Loan Program (SELP)
- ❖ Targeted Small Business Financial Assistance Program (TSBFAP)
- ❖ Value-Added Agriculture Products and Process Financial Assistance Program (VAAPFAP)
- ❖ Venture Network of Iowa (VNI)

Iowa Department of Natural Resources (DNR)

- ❖ Landfill Alternatives Financial Assistance Program

Treasurer of the State of Iowa

- ❖ Focused Small Business Transfer
- ❖ Horticulture and Alternative Crops
- ❖ Rural Small Business Transfer
- ❖ Traditional Livestock

United States Department of Agriculture (USDA)

- ❖ Business and Industrial Loan Guarantee Program (B&I)
- ❖ Intermediary Relending Program (IRP) – Direct Loan
- ❖ Rural Business Enterprise Grants (RBEG)
- ❖ Rural Economic Development Loan and Grant Program (REDLG)



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Small Business Administration (SBA)

504 Certified Development Company Program

Maximum Eligible Loan Amount	Limit on SBA portion of project is 40% of total project up to \$1,000,000.
Allowable Use of Funds	Long-term, fixed asset loans through non-profit development companies licensed by SBA; generally must create or retain one job per \$35,000 of debenture proceeds.
Terms	Up to 20 years.
Interest Rate	Based on the current market rate for 5 and 10 treasury issues, plus an increment above treasury rate.
Approval Criteria	Must be for-profit business that does not exceed \$6 million in tangible net worth and does not have an average net income over \$2 million for the past 2 years.
Application and Awards Process/Turn-Around Time	Application can be submitted any time. Approval/decline within 15 working days after complete loan package is received from development company. (5 working days for accredited development company.)
Additional Information	In a typical 504 loan package, 10% of the project comes from the borrower, 50% from a private lender, and the remaining 40% from the sale of debenture guaranteed by the SBA.
Procedure/Contact	Local SBA certified CDCs or SBA 749 Federal Building 210 Walnut Street Des Moines, Iowa 50309 515.284.4422 www.sba.gov



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Small Business Administration (SBA)

7(a) Program

Maximum Eligible Loan Amount	\$750,000 – SBA's guarantee share.
Allowable Use of Funds	Inventory and materials: furniture, fixtures, machinery and equipment, purchase of existing or new construction of business' building, leasehold improvements, purchase of ongoing business concern.
Terms	Working capital: 5-7 years (maximum of 10 years), inventory 7-10 years, real estate up to 25 years, equipment, machinery 10 years. No balloon payments permitted.
Interest Rate	Loans of less than 7 years – up to 2.25% over minimum NY Prime Rate. Loans greater than 7 years – up to 2.75% over the Prime Rate.
Approval Criteria	Ability to repay the loan from the cashflow of the business (sufficient past and probable earnings to repay the loan in a timely manner). Feasible business plan, adequate owner investment, credit history, management ability, and experience.
Application and Awards Process/Turn-Around Time	Application can be submitted any time. Approval/decline within 10 working days after complete loan package is received from lender. (3 working days for Certified Lenders.)
Additional Information	Cannot be used to finance floor plans, for non-owner occupied real estate, for delinquent withholding tax. Must meet SBA size standards. Guarantee fee range from 2-3.875% of guaranteed loan.
Procedure/Contact	Contact your local bank/lender. Local SBA's address: 749 Federal Building 210 Walnut Street Des Moines, Iowa 50309 515.284.4422 or 215 4 th Avenue Southeast Cedar Rapids, Iowa 52401 319.362.6405 www.sba.gov



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Small Business Administration (SBA)

Export Working Capital Program

Maximum Eligible Loan Amount	\$750,000 – SBA's guarantee share.
Allowable Use of Funds	Purchase goods or services for export, pay the manufacturing costs of goods for export, finance receivables resulting from an export sale, support standby letters of credit.
Terms	Up to 18 months.
Interest Rate	Rates not regulated on this type of loan. Lender sets rate.
Approval Criteria	First lien on all collateral associated with transactions financed cash flow projections to support the need for the loan and the ability to repay. After approval, continuous progress reporting required.
Application and Awards Process/Turn-Around Time	Application can be submitted any time. Approval/decline within 10 working days after complete loan package is received from lender.
Additional Information	Must have a history of at least 12 months of operations prior to filing an application or have demonstrated export expertise from prior business experience. Meet SBA size standards. Loan can revolve. Guarantee is ¼ or 1% for maturities up to 12 months.
Procedure/Contact	Contact your local bank/lender. Local SBA's address: 749 Federal Building 210 Walnut Street Des Moines, Iowa 50309 515.284.4422 or 215 4 th Avenue Southeast Cedar Rapids, Iowa 52401 319.362.6405 www.sba.gov



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Small Business Administration (SBA)

Guaranteed Low Doc Program

Maximum Eligible Loan Amount	\$150,000 total SBA amount.
Allowable Use of Funds	Inventory and materials: furniture, fixtures, machinery and equipment, purchase of existing or new construction of business' building, leasehold improvements, purchase of ongoing business concern.
Terms	Working capital: 5-7 years (maximum of 10 years), inventory 7-10 years, real estate up to 25 years, equipment, machinery 10 years. No balloon payments permitted.
Interest Rate	Loans of less than 7 years – up to 2.25% over minimum NY Prime Rate. Loans greater than 7 years – up to 2.75% over the Prime Rate.
Approval Criteria	Willingness to repay debt based on credit history; probability that expected earnings will be sufficient to pay obligations, experience and reliability, some owner investment. Cannot have a criminal background or a bankruptcy.
Application and Awards Process/Turn-Around Time	Application can be submitted any time. Approval/decline within 1½ working days after complete loan package is received from lender.
Additional Information	Cannot be used to finance floor plans, for non-owner occupied real estate, for delinquent withholding tax. Must meet SBA size standards. There is a 2-3% guaranteed fee of guaranteed portion.
Procedure/Contact	Contact your local bank/lender. Local SBA's address: 749 Federal Building 210 Walnut Street Des Moines, Iowa 50309 515.284.4422 or 215 4 th Avenue Southeast Cedar Rapids, Iowa 52401 319.362.6405 www.sba.gov



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Iowa Department of Economic Development Community Economic Betterment Account (CEBA)

Maximum Eligible Loan Amount	\$1 million
Allowable Use of Funds	<p>Projects eligible for CEBA funding include, but are not limited to, the following:</p> <ul style="list-style-type: none">❖ Building construction or reconstruction❖ Building construction or reconstruction❖ Land or building acquisition❖ Equipment purchases❖ Operating and maintenance expenses❖ Site development - clearance, demolition and building removal❖ Working capital <p>The CEBA program can provide assistance up to \$1 million. As an alternative, non-traditional, short-term float loans or interim loans greater than \$1 million may be available. The funding level for start-up companies varied depending upon employee wage rates. Assistance through CEBA's "Venture Project" component is provided as an "equity-like" investment, with a maximum award of \$100,000.</p>
Terms	CEBA investments should not be considered a sole funding source. The program leverages other financial support such as bank financing and private investment.
Interest Rate	Varies with each program
Approval Criteria	The CEBA program provides financial assistance to companies that create new employment opportunities and/or retain existing jobs, and make new capital investment in Iowa. The amount of funding is based, in part, on the number of jobs to be created/retained. Funds are provided in the form of loans and forgivable loans.
Application and Awards Process/Turn-Around Time	Applications taken anytime. Turnaround approximately 30 days. (Due by the first of each month to be reviewed at that month's board meeting.)
Additional Information	The CEBA program also contains a "Venture Project" component specifically designed for early-stage and start-up businesses. Financial assistance is provided in forms conducive to the company's stage of maturity. The "Venture Project" component allows for longer-term job creation and investment performance periods than otherwise offered through CEBA.
Procedure/Contact	<p>Ken Boyd, CEBA Program Manager IDED – Bureau of Business Finance 200 East Grand Avenue Des Moines, Iowa 50309 515.242.4810</p> <p>www.smart.state.ia.us/financial.htm</p>



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Iowa Department of Economic Development

Economic Development Set-Aside Program (EDSA)

Maximum Eligible Loan Amount	The EDSA program can provide assistance up to \$500,000.
Allowable Use of Funds	Provides financial assistance to companies that create new employment opportunities and/or retain existing jobs, and make new capital investment in Iowa. Projects eligible for EDSA funding include, but are not limited to, the following: <ul style="list-style-type: none">❖ Building construction or reconstruction❖ Land or building acquisition❖ Equipment purchases❖ Operating and maintenance expenses❖ Site development - clearance, demolition and building removal❖ Working capital
Terms	3-10 Years. Loans or forgivable loans. Can capitalize local revolving loan fund from loan payments. Collateral expected.
Interest Rate	0% to market.
Approval Criteria	The EDSA program assistance is targeted toward business projects located in communities of under 50,000 population. At least 51 percent of the created/retained employment opportunities must be made available to individuals presently earning wages defined as low-and-moderate income.
Application and Awards Process/Turn-Around Time	Applications accepted anytime. Decisions within 30 days.
Additional Information	The amount of funding is based, in part, on the number of jobs to be created/retained. EDSA investments should not be considered a sole funding source. The program leverages other financial support such as bank financing and private investment.
Procedure/Contact	Michael Fastenau, EDSA Program Manager IDED – Bureau of Business Finance 200 East Grand Avenue Des Moines, Iowa 50309 515.242.4831

www.smart.state.ia.us/financial.htm



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Iowa Department of Economic Development

Enterprise Zones

Manufacturers and other businesses expanding or locating in new or existing facilities and creating new jobs in economically distressed areas of Iowa have a new incentive to do so. Enterprise Zone legislation to promote business investments in these areas was passed by the Iowa legislature and signed by Governor Terry Branstad in May of 1997. Revisions to the law became effective July 1, 1998. Eligible businesses locating or expanding in an Enterprise Zone area may receive property tax exemptions and expanded state tax credits.

Twenty-eight counties and eighteen cities qualify for the program under the 1997 law's provisions by having areas which meet legislative definitions of economic distress (refer to the map on the next page). These eligible counties or cities must apply for Enterprise Zone certification by July 1, 2000. Zone designations remain in effect for a period of 10 years from date of certification; however company benefits may extend beyond the Enterprise Zone designation period. Cities and counties apply to the Iowa Department of Economic Development (IDED) to certify one or more areas as Enterprise Zones. The total area of the Zones cannot exceed one (1) percent of the total county land area. Nine member Enterprise Zone Commissions must be established by counties or cities to review applications from businesses. The local Zone Commission submits their approved business applications to IDED for final approval.

Businesses expanding or locating in an Enterprise Zone can receive the following benefits:

- ❖ Property tax exemptions on all or part of the costs of improvements to land and buildings for up to 10 years.
- ❖ An investment tax credit of up to 10% on corporate income taxes for investments on machinery and equipment, new buildings, and improvements to existing buildings.
- ❖ Refunds of sales, services, or use taxes paid to contractors or subcontractors during Construction.
- ❖ A 13% research and development activities credit (refundable) on corporate income taxes.
- ❖ Supplemental new jobs training withholding credit of 1½% of the gross wages. This credit is in addition to, and not in lieu of, the withholding credit of 1½% authorized for the Iowa New Jobs Training Program.

To receive benefits, businesses expanding or locating in Enterprise Zones must:

- ❖ Create at least 10 full-time, project-related jobs and maintain them for at least ten years.
- ❖ Pay 80% of a standard employee medical and dental insurance plan or equivalent.
- ❖ Pay 90% of average regional or county wage, whichever is lower (\$7.50 per hour minimum).
- ❖ Make capital investments of at least \$500,000.
- ❖ Not be a retail establishment.

The 1997 legislation allows counties to establish Enterprise Zones if two of the following distress criteria are met:

- ❖ Rank among the bottom 25 counties in average weekly wage rate.
- ❖ Rank among the top 25 counties in family poverty rate.
- ❖ Rank among the top 25 counties in percentage population loss.
- ❖ Rank among the top 25 counties in percentage of persons 65 years of age or older.

Cities qualify to establish Enterprise Zones under the 1997 legislation if the city has a population of over 24,000 persons according to the certified 1990 census and has areas within the city limits where two of the following distress criteria are met:

- ❖ Per capita income (1990) of \$9,600 or less.
- ❖ Family poverty rate (1990) of 12% or higher.
- ❖ Vacancy in housing of 10% or more.
- ❖ Property values at 75% or less of the city wide average.
- ❖ Match the Iowa Code definition of a "blighted" area.



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

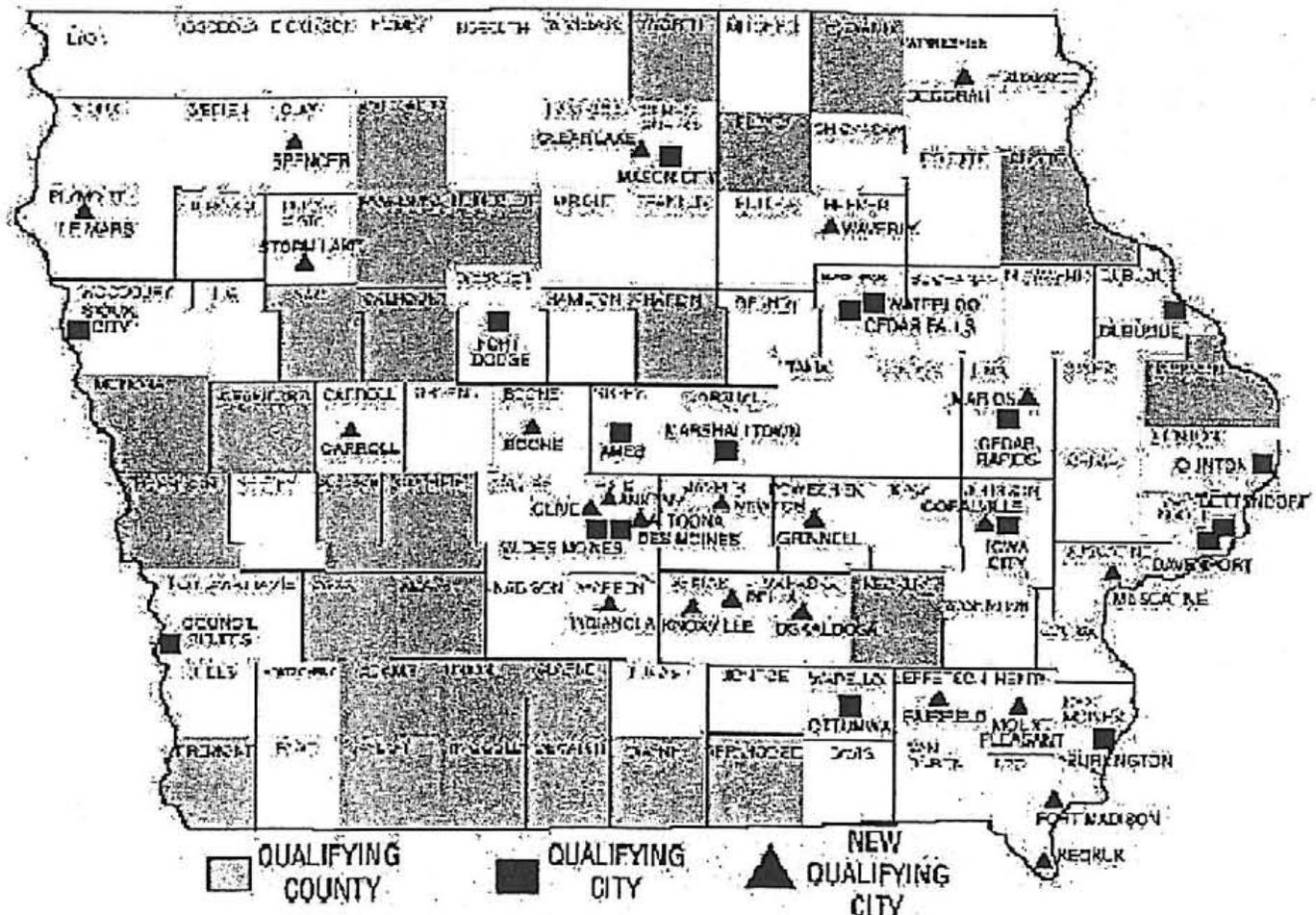
Iowa Department of Economic Development

New Qualifying Cities

Effective July 1, 1998, eligibility for Enterprise Zone Program benefits was expanded to include Alternative Eligible Businesses that might expand or locate in Iowa cities with populations of 8,000-24,000 based on 1995 census estimates. To be eligible, these cities must have geographic areas that meet two of the five distress criteria listed above for cities under the original 1997 legislation. While Alternative Eligible Businesses in this category of cities may receive the same Enterprise Zone benefits as described earlier, there are a number of differences for this "new" category of qualifying cities.

- ❖ The Alternative Eligible Business location must be within 35 miles of an existing Iowa Enterprise Zone or an adjacent state's enterprise zone.
- ❖ Alternative Eligible Businesses must meet the higher wage requirements of the New Jobs and Income Program (NJIP) – a median wage of \$11.42 per hour or 130% of average county wage, whichever is higher (check with the IDED for local NJIP wage standards).
- ❖ No Enterprise Zone Commission is required for this category of cities; they only need a City Council resolution of approval and a joint Alternative Eligible Business/City application to the Iowa Department of Economic Development.

The Iowa communities, with populations of 8,000-24,000 based on 1995 Census estimates, in which Alternative Eligible Businesses could receive Enterprise Zone benefits are: Altoona, Ankeny, Boone, Carroll, Clear Lake, Clive, Coralville, Decorah, Fairfield, Fort Madison, Grinnell, Indianola, Keokuk, Knoxville, LeMars, Marion, Mount Pleasant, Muscatine, Newton, Oskaloosa, Pella, Spencer, Storm Lake and Waverly.





Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Iowa Department of Economic Development

Entrepreneurial Ventures Assistance Program (EVA)

Maximum Eligible Loan Amount	Up to \$50,000
Allowable Use of Funds	<p>An eligible business must be located in Iowa and in an industry sector offering the greatest start-up and growth potential for the state, including but not limited to:</p> <ul style="list-style-type: none">❖ Biotechnology❖ Recyclable materials❖ Software development and computer related products❖ Advanced materials❖ Advanced manufacturing❖ Medical and surgical instruments
Terms	<p>An initial investment of up to \$20,000 may be awarded for product development, working capital, purchase of machinery and equipment, or for other qualifying business expenses. (The maximum investment available may change; please contact the EVA program manager for more information.)</p> <p>Applicants must identify a specific project and associated costs. EVA funds may be used to finance up to 50 percent of the total project costs, not to exceed the \$50,000 maximum. The preferred investment is in the form of a royalty arrangement; terms of the royalty arrangement are flexible and designed to meet the needs of the company. Other investment tools, such as low-interest loans, may be available.</p>
Interest Rate	Varies
Approval Criteria	To qualify, applicants must have completed or must be participating in entrepreneurial training from a John Poppajohn Entrepreneurial Center, or have comparable training and/or experience. Businesses engaged in retail sales, the provision of health care or professional services, and distributors of products or services are not eligible for EVA funds.
Application and Awards Process/Turn-Around Time	Varies
Additional Information	A single applicant may also be awarded up to \$10,000 for technical assistance. Technical assistance funds may be used for such activities as product testing, prototype development, or preparation of a marketing plan or feasibility study. Technical assistance funding is considered a grant, and repayment is not required.
Procedure/Contact	<p>Christy Aumer, EVA Program Manager IDED – Bureau of Business Finance 200 East Grand Avenue Des Moines, Iowa 50309 515.242.4981</p> <p>www.smart.state.ia.us/financial.htm</p>



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Iowa Department of Economic Development

Entrepreneurs with Disabilities (EWDI)

Maximum Eligible Loan Amount	<i>Technical Assistance</i> grants of up to \$10,000 <i>Financial Assistance</i> grants of up to \$10,000
Allowable Use of Funds	<p>The EWDI program helps qualified individuals with disabilities establish, acquire, maintain or expand a small business by providing technical and financial assistance.</p> <p><i>Technical Assistance</i> grants may be used to pay for any specific business-related consulting service such as developing a feasibility study or business plan, or accounting and legal services.</p> <p><i>Financial Assistance</i> grants may be used to purchase equipment, supplies, rent or other start-up, expansion or acquisition costs identified in an approved business plan.</p>
Terms	Must be fully matched by funding from other sources.
Interest Rate	N/A
Approval Criteria	Total financial assistance provided to an individual may not exceed 50 percent (maximum of \$10,000) of the financial package. EWD financial assistance
Application and Awards Process/Turn-Around Time	Applications initiated through the DVRS or IDB Counselor. Simple application for consulting and training assistance additional information (including business plan) needed for direct financial assistance.
Additional Information	Applicants must be active clients of the Iowa Department of Education Division of Vocational Rehabilitation Services or the Iowa Department for the Blind.
Procedure/Contact	Pattie Lind, Program Manager IDED – Bureau of Business Finance 200 East Grand Avenue Des Moines, Iowa 50309 515.242.4948 or DVRS/IDB Counselor www.smart.state.ia.us/financial.htm



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Iowa Department of Economic Development

Iowa New Jobs Training Program (INJT)

Program Information

The Iowa New Jobs Training Program provides customized classroom instruction, on-the-job training and other training activities for employees in newly created jobs. An employer may be reimbursed up to 50 percent of new employees' wages for on-the-job training. All training is customized to the company's special needs. Companies creating new jobs engaging in manufacturing, assembling products, conducting research and development, or providing interstate services are eligible, but retail, health, and professional service businesses are excluded.

Community colleges finance the program by the sale of tax-exempt bonds that are repaid by the tax revenue generated by the salaries and capital invested to support the new jobs. As a result company profits are not used to repay the bonds.

Iowa has 15 community colleges, three major state universities, and many private colleges and competent professional societies that can provide business and industry training assistance as the programs are developed.

Refer to the Internet site listed below for an example of the potential benefits a company may receive under this program.

Procedure/Contact

Michelle Casper, Program Manager
IDED – Bureau of Business Finance
200 East Grand Avenue
Des Moines, Iowa 50309
515.242.4769

www.smart.state.ia.us/training.htm



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Iowa Department of Economic Development

Public Facilities Set-Aside Program (PFSA)

Maximum Assistance Amount	\$500,000
Allowable Use of Funds	<p>Financial assistance is provided for infrastructure improvements that enable businesses to create new job opportunities. Projects that will create manufacturing jobs, add value to Iowa resources and/or increase out-of-state exports will be given priority.</p> <p>Eligible projects include:</p> <ul style="list-style-type: none">❖ Adding or improving sanitary sewer systems❖ Water systems❖ Streets and roads❖ Storm sewers❖ Rail lines❖ Airports
Terms	Grant to the city. Loan agreement with business expected.
Interest Rate	
Approval Criteria	The PFSA program assistance is targeted toward business projects located in communities of under 50,000 population. At least 51 percent of the created/retained employment opportunities must be made available to individuals presently earning wages defined as low-and-moderate income.
Application and Awards Process/Turn-Around Time	Applications taken anytime. Action taken on applications within 60 days.
Additional Information	The amount of funding is based, in part, on the number of jobs to be created/retained. EDSA investments should not be considered a sole funding source. The program leverages other financial support such as bank financing and private investment.
Procedure/Contact	<p>Mike Fastenau, Program Manager IDED – Bureau of Business Finance 200 East Grand Avenue Des Moines, Iowa 50309 515.242.4831</p> <p>www.smart.state.ia.us/financial.htm</p>



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Iowa Department of Economic Development

Self-Employment Loan Program (SELP)

Maximum Eligible Loan Amount	Up to \$10,000 loan.
Allowable Use of Funds	Assist in the creation and expansion of businesses owned, operated and managed by women, minorities, or persons with a disability.
Terms	Loan is to be repaid in monthly installments over a five-year period. The first installment can be deferred for three months for a start-up business and one month for an existing business.
Interest Rate	5%
Approval Criteria	To qualify for a SELP loan, applicants must have an annualized family income that does not exceed current income guidelines for the program. An applicant is automatically eligible for SELP if he or she is receiving Family Investment Plan (FIP) assistance or other general assistance such as disability benefits. The applicant can also qualify for SELP funds if determined eligible under the Job Training Partnership Act, or is certified as having a disability under standards established by the Iowa Department of Education, Division of Vocational Rehabilitation Services.
Application and Awards Process/Turn-Around Time	Applications accepted anytime. Decisions made regularly at monthly meetings.
Additional Information	SELP applicants must obtain a local sponsor for the application process. Examples of a local sponsor include the Institute for Social and Economic Development (ISED), Small Business Development Center (SBDC), the local Job Training Partnership Act (JTPA) representative, or a representative from an area Chamber of Commerce or local community college.
Procedure/Contact	www.smart.state.ia.us/financial.htm



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Iowa Department of Economic Development

Targeted Small Business Financial Assistance Program (TSBFAP)

Maximum Eligible Loan Amount	<ul style="list-style-type: none">❖ Loans of up to \$25,000❖ Loan guarantees are available up to \$40,000❖ In limited cases, equity grants - to be used to leverage other financing (SBA or conventional) - are available in amounts of up to \$25,000.
Allowable Use of Funds	Assist in the creation and expansion of Iowa small businesses. TSB funds may be used to purchase equipment, acquire inventory, provide operating capital or to leverage additional funding.
Terms	<ul style="list-style-type: none">❖ Loans of up to \$25,000 to be repaid in monthly installments over a five- to seven-year period. The first installment can be deferred for three months for a start-up business and one month for an existing business.❖ Loan guarantees can cover up to 75 percent of a loan obtained from a bank or other conventional lender. The interest rate is at the discretion of the lender.
Interest Rate	0-5%
Approval Criteria	The TSB Financial Assistance Program is designed to assist in the creation and expansion of Iowa small businesses that have annual gross sales of \$3 million and are at least 51 percent owned, operated and managed by women, minorities or persons with a disability.
Application and Awards Process/Turn-Around Time	Applications accepted by the third Friday of the month. Decisions made the following month at regular monthly meetings.
Additional Information	The business must be certified as a "Targeted Small Business" by the Iowa Department of Inspections and Appeals before applying for or receiving TSB funds.
Procedure/Contact	Donna Lowery, TSB Program Manager IDED – Bureau of Business and Finance 200 East Grand Avenue Des Moines, Iowa 50309 515.242.4813

www.smart.state.ia.us/financial.htm



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Iowa Department of Economic Development

Value-Added Products and Processes Financial Assistance Program (VAAPFAP)

Maximum Eligible Loan Amount	Up to \$900,000.
Allowable Use of Funds	<p>The program includes two components:</p> <ul style="list-style-type: none">❖ Innovative Products and Processes – encourages the processing of agricultural commodities into higher-value products not commonly produced in Iowa, or utilizing a process not commonly used in Iowa to produce new and innovative products from agricultural commodities.❖ Renewable Fuels and Co-Products – encourages the production of renewable fuels, such as soy diesel and ethanol, and co-products for livestock feed.
Terms	Collateral (including personal guarantees) expected. Three to five years amortized promissory notes with balloon after five years.
Interest Rate	Prime Rate.
Approval Criteria	The Value-Added Agricultural Products and Processes Financial Assistance Program seeks to increase the innovative utilization of Iowa's agricultural commodities. It accomplishes this by investing in the development of new agri-products and new processing technologies.
Application and Awards Process/Turn-Around Time	Applications accepted by the 20 th of the month with a 30-40 day review period. Decisions made monthly at scheduled meetings.
Additional Information	<p>Program Eligibility Requirements:</p> <ul style="list-style-type: none">❖ The proposed project must be located in Iowa.❖ The business must have a business plan demonstrating a viable market, and managerial and technical experience❖ The business should also have completed a feasibility study documenting the viability of the proposed start-up business.❖ Projects are also evaluated according to the following criteria:❖ The degree to which the facility will increase the utilization of agricultural commodities produced in the state.❖ The proportion of local match to be contributed to the project.❖ The level of need of the region where the existing facility is, or the proposed facility is to be located.❖ The degree to which the facility produces a co-product that is marketed in the same locality as the facility. <p>Financial assistance is provided in the form of loans and forgivable loans. Generally, assistance of \$100,000 or less is provided as a forgivable loan, while larger awards are usually a combination of loans and forgivable loans, with the forgivable portion decreasing as the award size increases.</p>
Procedure/Contact	Joe Jones, VAAPFAP Program Manager IDED – Bureau of Business Finance 200 East Grand Avenue Des Moines, Iowa 50309 515. 242.4801 www.smart.state.ia.us/financial.htm



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Iowa Department of Economic Development

Venture Network Iowa (VNI)

Information

The VNI program boosts entrepreneurial activities across the state by providing an interactive bimonthly forum for investors, entrepreneurs and business advisors. VNI sessions allow Iowa entrepreneurs to present their business and new product ideas to potential investors via the state's fiber optic network, as well as to receive information and feedback from venture capitalists.

The sessions, which originate at the Iowa Department of Economic Development, are simultaneously broadcast to remote sites around the state.

Procedure/Contact

Brice Nelson
IDED – Bureau of Business and Finance
200 East Grand Avenue
Des Moines, Iowa 50309
515.242.4874

www.smart.state.ia.us



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Iowa Department of Natural Resources (DNR)

Landfill Alternatives Financial Assistance Program

Maximum Eligible Loan Amount	No Cap on particular awards – limited by the amount of funds available.
Allowable Use of Funds	Equipment, construction, education, materials, etc.
Terms	Established on case by case basis.
Interest Rate	First \$20,000 of award – forgivable loan. Next \$150,00 of award – zero interest loan. Remainder of award – low interest loan.
Approval Criteria	Contact Iowa Department of Natural Resources for application guidelines and approval criteria.
Application and Awards Process/Turn-Around Time	Deadlines are January 2, April 1, July 1, and October 1. Funds available in approximately 3 to 4 months.
Additional Information	Local cost-share requirements: 50% of total project cost – cash and in-kind 25% of individual eligible expenses – cash
Procedure/Contact	Iowa Department of Natural Resources Waste Management Assistance Division 502 E. Ninth Street Des Moines, Iowa 50319 www.state.ia.us/dnr Thomas Anderson 515.281.8623 Leslie Leager 515.281.8672



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Treasurer of the State of Iowa

Focused Small Business

Maximum Eligible Loan Amount	Up to \$100,000.
Allowable Use of Funds	
Terms	The maximum duration of eligibility for all new borrowers is five years.
Interest Rate	
Approval Criteria	<ul style="list-style-type: none">❖ The business must have annual sales less than \$2 million.❖ The borrower must not have received financial assistance from a LIFT program prior to July 1, 1997.❖ The combined net worth of the borrowers and owners of the business may not exceed \$500,000.
Application and Awards Process/Turn-Around Time	
Additional Information	<p>Targeted at increasing the availability of low cost funds to small businesses which are 51 percent or more owned, operated and actively managed by women, minorities or persons with disabilities.</p> <p>Proceeds of the business may not be used to speculate in real estate or for real estate held for investment purposes.</p>
Procedure/Contact	www.treasurer.state.ia.us/lift/fsb.htm



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Treasurer of the State of Iowa

Horticulture and Alternative Crops

Maximum Eligible Loan Amount	Up to \$200,000 for production and \$500,000 for processing or marketing facilities. However, total loan proceeds cannot exceed \$500,000 at any time.
Allowable Use of Funds	Loans may be used to produce, process, or market horticulture or alternative crops, nontraditional livestock or exotic animals. Borrowers may be individuals, corporations, or cooperatives.
Terms	The maximum duration of eligibility for all new borrowers is five years.
Interest Rate	No fees are charged for the program.
Approval Criteria	The gross income earned by the borrower's business of producing, processing or marketing cannot exceed \$300,000 for the borrower's last tax year.
Application and Awards Process/Turn-Around Time	
Additional Information	Ineligible items include, but are not limited to: dogs, hogs, cattle, horses, chickens, turkeys, sheet, field corn, wheat, rye, oats, soybeans, alfalfa, landscaping, and lawn care.
Procedure/Contact	www.treasurer.state.ia.us/lift/horti.htm



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Treasurer of the State of Iowa

Rural Small Business Transfer

Maximum Eligible Loan Amount	Up to \$50,000.
Allowable Use of Funds	<p>The loan must be for a portion of the business which is essential to its continued viability, including real estate where the business is located; fixtures attached to the real estate; equipment, supplies, and machinery relied upon by the business; and inventory for sale by the business.</p> <p>Potentially eligible businesses include but are not limited to a grocery store, gasoline station, hardware store, or farm supply store.</p>
Terms	The maximum duration of eligibility for all new borrowers is five years.
Interest Rate	Set by local lender.
Approval Criteria	<ul style="list-style-type: none">❖ The combined net worth of the borrowers and owners cannot exceed \$500,000.❖ Annual sales for the business cannot exceed \$2,000,000.
Application and Awards Process/Turn-Around Time	
Additional Information	Proceeds of the loan may not be used to speculate in real estate or for real estate held for investment purposes.
Procedure/Contact	www.treasurer.state.ia.us/lift/rsbt.htm



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

Treasurer of the State of Iowa

Traditional Livestock

Maximum Eligible Loan Amount	Up to \$100,000.
Allowable Use of Funds	Loan proceeds may be used for new or existing debt directly related to a livestock operation including, but not limited to hogs, cattle, feed, supplies, veterinary services, equipment, and machinery.
Terms	
Interest Rate	
Approval Criteria	<p>The owner operator of a livestock operation cannot be subject to a pending legal action involving an environmental violation or be classified as a habitual violator of environmental regulations.</p> <p>The owner operator cannot be receiving interest assistance from the Farm Service Agency of the US Department of Agriculture.</p>
Application and Awards Process/Turn-Around Time	
Additional Information	<p>Funds may not be used for new or existing debt for land, buildings or vehicles.</p> <p>Eligibility in this program is limited to an owner-operator who is at least 18 years of age and has a legal interest in a livestock operation. The producers must make daily management decisions and perform physical work which significantly contributes to the care and feeding of the livestock.</p> <p>The borrower's gross income from the farm operation must be more than \$50,000 but less than \$300,000 for the borrower's last tax year. At least 50% of the gross income earned by the borrower's farm operation during the last tax year must derive from livestock owned and sold by the borrower.</p>
Procedure/Contact	www.treasurer.state.ia.us/lift/livestock.htm



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

United State Department of Agriculture (USDA)

Business and Industrial Loan Guarantee Program (B&I)

Maximum Eligible Loan Amount	\$25 million loan per borrower. Maximum guarantee percentages are: 80% for loans under \$5 million, 70% on entire loan for loans between \$5 and \$10 million, 60% for loans greater than \$10 million.
Allowable Use of Funds	Create new business, expand existing business, and other purposes that create employment opportunities in rural communities with a population under 50,000.
Terms	Real Estate collateral – 30 years maximum Equipment/machinery collateral – 15 years or useful life Working Capital collateral – 7 years maximum
Interest Rate	Reasonable market rate negotiated between lender and borrower.
Approval Criteria	Individuals, business entities, investors, and development groups can apply for business start-up and expansion projects located in rural communities with a population under 50,000. Must have repayment ability and meet collateral and equity requirements.
Application and Awards Process/Turn-Around Time	Applications may be submitted any time. State allocation available. Approval time determined by the complexity of the project.
Additional Information	There is a 2% guarantee fee for the guaranteed portion.
Procedure/Contact	For more information contact the USDA Rural Development Business – Cooperative Program in Des Moines at 515.284.4714.



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

United State Department of Agriculture (USDA)

Intermediary Relending Program (IRP) – Direct Loan

Maximum Eligible Loan Amount	\$2 million, however, requests of \$400,000 with equity injection of \$100,000 have been the most successful in recent years.
Allowable Use of Funds	Establish a revolving loan fund to enable local entities (the intermediary) to finance business facilities and community development projects in communities with a population fewer than 25,000.
Terms	30-year loan term.
Interest Rate	1% interest rate.
Approval Criteria	Private non-profit corporations, public agencies, state, or local governments can apply. Priority is given for low income, high unemployment areas, financial strength, and experience of the intermediary.
Application and Awards Process/Turn-Around Time	Applications may be submitted any time. Selection is made quarterly on a nationwide, equitable, and competitive basis.
Additional Information	
Procedure/Contact	For more information contact the USDA Rural Development Business – Cooperative Program in Des Moines at 515.284.4714.



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

United State Department of Agriculture (USDA)

Rural Business Enterprise Grants (RBEG)

Maximum Eligible Grant Amount	No maximum eligible-grant amount.
Allowable Use of Funds	Establish a revolving loan fund, technical assistance, industrial site development, and business development projects.
Terms	Assistance is a grant that has certain use and ownership restrictions.
Interest Rate	This is a grant program.
Approval Criteria	Public bodies and private non-profit corporations serving rural communities with a population under 50,000 can apply, but must provide evidence of legal capacity, economic feasibility, and financial responsibility.
Application and Awards Process/Turn-Around Time	Applications may be submitted any time. Selection is made quarterly on a nationwide, equitable, and competitive basis.
Additional Information	
Procedure/Contact	For more information contact the USDA Rural Development- Rural Utility Program in Des Moines at 515.284.4152.



Quick Reference to Major State and Federal Business Assistance Programs

programs for:

United State Department of Agriculture (USDA)

Rural Economic Development Loan and Grant Program (REDLG)

Maximum Eligible Loan Amount	Up to \$450,000
Maximum Eligible Grant Amount	Up to \$330,000 (subject to change each fiscal year)
Allowable Use of Funds	Agency provides zero interest loans and grants to eligible rural electric cooperatives and telephone companies who then relend funds to local businesses and community development organizations. Grants are used to establish revolving loan funds.
Terms	Ten-year loan term.
Interest Rate	0% interest.
Approval Criteria	There is a two step approval process: <ol style="list-style-type: none">1. The Board of Directors of the local rural electric or telephone cooperative, and2. USDA Rural Development.
Application and Awards Process/Turn-Around Time	Applications submitted any time. Selection is made quarterly on a nationwide, equitable, and competitive basis.
Additional Information	Visit the USDA Internet site at www.rurdev.usda.gov for more information.
Procedure/Contact	For more information contact the USDA Rural Development Business – Cooperative Program in Des Moines at 515.284.4714.

NON-HOUSING GRANT PROGRAMS

Non-Housing Rural Community Assistance Grant Overview — Program and Contact Information

July 2000

Program/Contact Info	Application Deadline	Min/Max Grant Awards	Match Required	Total Funds Available	Types of Projects Typically Funded	Types of Projects NOT Funded	Population Restrictions	Type of Planning or Other Criteria
<p>Johnson ID-RACI Grant Program Phone: 242-4791 Fax: 242-4809 jean.johnson@ided.state.ia.us</p>	June 30, 2000	Maximum of \$15,000	75% cash match	\$250,000	Brick and mortar community supported projects Economic development impact emphasis; including childcare centers, community cultural centers, downtown revitalization efforts.	Parks, recreation, equipment, videos, fairgrounds, HVAC, maintenance items, revolving loans, playground equipment, or swimming pools.	Less than 30,000	Planning for project must be well documented. Project must be community supported and consistent with community plans.
<p>Lonie Mezera IDED-Division of Tourism Iowa Tourism Region Grant Programs Phone: 242-4727 Fax: 242-4749 lonie.mezera@ided.state.ia.us Web Site: www.state.ia.us/tourism</p>	WITR May 10 CITR September 30 EITA October 1	No minimum. Maximum Funding is \$1000 - \$2000	50% cash match	\$38,000 per region	Brochures, advertising, speaker fees, registration fees for state tourism conference, artifacts labeling for a museum	Non-tourism related projects, travel expenses for education.	None	Must be tied to overall tourism plan Region Contacts: Ann Vogelbacher, CITR (515)832-4808 Michele Walker, WITR (712)623-4232 Jana DeBrower, EITA (319)472-5135
<p>Mark Eckman IDED-Division of Tourism Community Attraction and Tourism Development Program Phone: 242-4770 Fax: 242-4718 mark.eckman@ided.state.ia.us Web Site: www.state.ia.us/tourism</p>	open window	None	50% of total project cost. Some in-kind match allowed.	\$11.3 Million	Community attractions and tourism development activities which enhance the economic impact of tourism as well as the quality of life of an area as it pertains to attracting and retaining a quality workforce.	New program - to be determined	None	A business plan, operational plan, and economic impact details (no multiplier information permitted) are among the specific information necessary.
<p>Sue Lambertz or Susan Judkins IDED Rural/Community-R/CPDF Phone: 242-4922 or 242-4780 242-4809 sue.lambertz@ided.state.ia.us susan.judkins@ided.state.ia.us</p>	Open window or April 1st of each year, whichever occurs 1st.	\$50,000 Maximum	50% match-25% cash and 25% in-kind	\$1.2 million	Assessments, planning, studies, training, education, purchasing of consulting services and staffing. Issue areas that can be considered are workforce, housing, organizational development, tourism, commercial or industrial development, government services, leadership, marketing and project development.	Bricks and mortar	None	Contact Sue, it depends on the project
<p>Mark A. Peitzman Dept. of Cultural Affairs-Iowa Community Cultural Grants (ICCG) Phone: 281-6078 Fax: 242-6498 mpeitzm@max.state.ia.us</p>	October 15	\$1000.00 minimum, \$25,000.00 maximum	Dollar for dollar match required, at least 50% of the match must be in cash with the balance of the local match being in in-kind.	\$500,000	Festivals, historic preservation projects, art and historical exhibitions, walking tours, community theatres, welcome centers, drama productions, symphonies, choral societies, dance troupes, etc. All projects must create jobs for Iowans.	Public works type projects	None	Collaboration with compatible entities on their project.
<p>Kevin Szcodronski DNR Resource Enhancement and Protection (REAP) City Parks and Open Space County Conservation Phone: 281-8674 Fax: 281-6794 szcodronski@dnr.state.ia.us</p>	August 15 Annually	None for county grants, city grants maximum based on population: \$50,000 to \$300,000 depending on population	No match for either program	City Parks and Open Spaces- (>25000) = \$750,000 (2000-25000) = \$540,000 (<2000) = \$360,000 County Conservation = \$880,000	Trails, park expansions that include natural areas, multi-purpose developments County-Acquisition of high quality natural areas, regionally significant developments; new park developments	Typically not funded- playground equipment, city campgrounds, restrooms or picnic shelters by themselves, high-cost fences	(Refer to the grant amounts)	Projects that are well planned and help meet documented long-term goals.
<p>Hank Manning IDED - Community Development Phone: 242-4836 Fax: 242-4809 h.manning@ided.state.ia.us Community Development Block Grant (CDBG) program, Water/Sewer Fund (WSF) and Community Facilities-Services Fund (CFSF)</p>	Pre-Applications Due in August	Up to \$800,000 depending on community population	No specific requirement. Expect a local contribution based on financial capacity	WSF: \$10.5 million CFSF: \$4.5 million	Major capital projects that meet a health or safety need and/or improve the quality of life in the community. At least 51% of people benefiting from projects must be considered low-and moderate-income persons.	Recreation	Cities under 50,000 and all counties are eligible	Preliminary engineering required for water/sewer fund if invited to submit a full application

Projects Typically Funded	Types of Projects NOT Funded	Population Restrictions	Type of Planning or Other Criteria
d recreation building replacement and ns, swimming pools, community recreation restrooms (parks)	Playgrounds, sports fields, dugouts, field drainage, fences	None	Multiple benefits, quality, special consideration to public/private partnershi, compatible with local, regional, and statewide plans.
icine, purchase of medical equipment, recruitment materials, retention health fairs, must be health led	Salaries, bonuses, EMS, purchase of land	10,000 or less	Inclusion of county-wide health assessment and planning that substantiates the request
and acquisition, and construction are eligible ypical funded projects have a statewide ce. Trail and Bikeway projects, Scenic and resources projects, and Historic and Bikeway Historic and Archaeological projects. Recreational Trails- Maintenance is an eligible and is considered a priority by the federal ent. Design, land acquisition, and construction. rized and non-motorized trails. RISE- Projects in parks that new create jobs. Local Development re speculative to construct a roadway into an veloped industrial area so lots can be marketed to companies. Immediate Opportunity projects e construction of a roadway to a specific site as package put together to entice a company to d create new jobs. Immediate Opportunity re generally funded at \$3000 per job. RED- n industrial parks that create new jobs and involve s part of a package put together to entice a mpany to locate there.	Smaller, locally significant projects that lack statewide impact. RISE & RED- Maintenance is not eligible.	None	State Recreational Trails- Preliminary engineering must be completed to the level necessary to provide an itemized cost estimate, sketch plan, and cross- section.
st be used to improve library services and may planted by other resources.		None	
<p>Preservation (basically bricks and mortar on listed on the National Register of Historic Places. ne survey and nomination application but it is ks and mortar).</p> <p>Library Collections (microfilming of old rs, making copies of egatives and putting that type of information in storage containers.)</p> <p>Projects (cleaning and storage of the artifacts, nd climate control and some exhibit designs.)</p> <p>Application for capital development; new for museums, storage collections, or in of historic buildings.</p>	<p>HRDP: Interpretation, conservation or education about exhibits.</p> <p>HSPG: Anything that is not a brick and mortar project</p>	None	<p>HRDP: Should demonstrate a long term plan for care and maintenance.</p> <p>HSPG: Should demonstrate historic significance of resource and the plans to tell the story about the project.</p>