

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/89769362259>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL OCTOBER 18, 2021

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on October 18, 2021, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Perfecting and Approval of the Agenda
5. Consent Agenda:

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

- a. Approval of the City Council Meeting Minutes of September 13, 2021; September 20, 2021; September 25, 2021; September 27, 2021; and October 11, 2021
- b. Receive and File - Planning & Zoning Commission Meeting Minutes of July 22, 2021; August 26, 2021; and September 9, 2021
- c. Applications for Council Approval
- d. Claims List
- e. Resolution approving Change Order No. 2 to Ryan Companies US, Inc. for Shiloh Rose Parkway/ 23rd St. SW Public Infrastructure Improvement Project (Project Omega)
- f. -Consideration of Resolution approving Pay Request No. 11 with Ryan Companies for the Project Omega Phases 2 & 3 Offsite Improvements Construction Management Fee in the amount of \$3,815.64
- g. -Resolution approving Pay Request No. 9 for the Northeast Storm Sewer Public Infrastructure Project to Absolute Infrastructure
- h. -Resolution Rescinding Resolution No. 210907-240 for Pay Request No. 6 for Professional Services Agreement for Commerce Crossings Public Improvement Project to Shive-Hattery in the amount of \$78,600.00
- i. -Resolution approving Pay Request No. 6 to Shive-Hattery for the

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

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

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- Construction Services Agreement for Project Omega Phases 2 and 3 Public Improvements Project (Project Omega) in the amount of \$78,600
- j. -Resolution approving Pay Request No. 6 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project in the amount of \$41,484
- k. -Resolution adopting FY2020-2021 Street Finance Report
- l. -Resolution authorizing the Early Redemption of the City's Allocable Share of the Water Revenue Bonds, Series 2012B
- m. -Resolution affixing a date for a Public Hearing for November 15th, 2021 on the Proposed Annexation of Territory into the City of Bondurant
- n. Resolution affixing a date for a Public Hearing for November 15th, 2021 to consider the Myers rezoning request from Agricultural (A-1) to Medium Industrial (M-2) pending Annexation and Future Land Use Map update from Reserve Ag/Residential and Reserve Industrial to Industrial
- o. -Resolution approving Pay Request No. 6 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project to Concrete Technologies Inc. in the amount of \$403,901.64
- p. -Resolution approving Change Orders Totaling \$10,279.22 for the 2021 Bondurant Community Library Expansion Project
- 6. Guests requesting to address the City Council
 - a. -Elizabeth Presutti, Executive Director, DART
- 7. Action Items
 - a. -Resolution approving Professional Services Agreement with RDG for City Park Schematic Design in the amount of \$42,000 plus Reimbursable Expenses
 - b. -(Second Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 69, Parking Regulations
 - c. -(Third Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from Agricultural (A-1) to Planned Unit Development (R-5) and amending the Future Land Use Map from Single-Family Residential to Multi-family and Commercial in areas shown on the Conceptual Plan

8. Reports / Comments and appropriate action thereon:

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

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- a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
9. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
 10. Adjournment

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

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

BONDURANT CITY COUNCIL

Minutes

September 13, 2021

Bondurant City Council

1. Roll Call

Present: Mayor Curt Sullivan, Council Member, Doug Elrod, Council Member Wes Enos, Council Member Bob Pepper

Absent: Council Member Tara Cox, Council Member Angela McKenzie

City Officials Present: City Administrator Marketa Oliver, Planning & Community Development Director Maggie Murrar, Commission Member Karen Keeran, Commission Member Kristin Brostrom, Commission Member Brian Clayton, Commission Member Andy Mains, Commission Member Wes Hoyer, Commission Member Lisa Cameron

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 06:31 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Pepper, seconded by Elrod, to approve the agenda. Vote on Motion 3-0. Motion carried.

5. Guests requesting to address the City Council

None.

6. Discussion Items -

a. Comprehensive Plan Joint Workshop

Consultants from Confluence, the City Council and the Planning and Zoning Commission discussed the Comprehensive Plan update. Items discussed included stormwater planning, upcoming housing counts, bike trails, downtown commercial, school district projections, etc.

7. Adjournment

Motion by Pepper, seconded by Elrod, to adjourn the meeting at 08:37 PM. Vote on Motion 3-0. Motion carried.

ATTEST:

Maggie Murray, Planning & Community
Development Director

Curt Sullivan, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on September 13, 2021, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Curt Sullivan, Mayor

BONDURANT CITY COUNCIL

Minutes

September 20, 2021

Bondurant City Council

1. Roll Call

Present: Mayor Curt Sullivan, Council Member Tara Cox, Council Member Doug Elrod, Council Member Wes Enos, Council Member Angela McKenzie

Absent: Council Member Bob Pfeffer

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Fire Chief Aaron Kreuder, Finance Director Jene Jess, Planning & Community Development Director Maggie Murray

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Consent Agenda:

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

a. Approval of the City Council Meeting Minutes of September 7, 2021

b. Claims List

c. Applications for Council Approval

d. Proclamation

e. R-210920-252-Resolution approving Story Construction Pay Request No.12 in the amount of \$32,868.63

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

- f. R-210920-253-Resolution ratifying the Bid submitted to the City of Lake Mills for an 2013 F-150 XL 4x4 Pickup
- g. R-210920-254-Resolution approving Pay Request No. 5 to Concrete Technologies Inc. for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project in the amount of \$65,453.57
- h. R-210920-255-Resolution approving David Ross Plat of Survey (Parcel 2021-117)
- i. R-210920-256-Resolution approving Harvest Meadows Final Plat 1
- j. R-210920-257-Resolution approving Pay Request No. 7 to Shive-Hattery for the Construction Services Agreement for Shiloh Rose Parkway & 23rd St. SW Public Improvements Project in the amount of \$15,120.00
- k. R-210920-258-Resolution approving Change Order No. 2 for Adjustment of Contract Quantities for Shiloh Rose Parkway & 23rd St. SW Public Infrastructure Improvement Project (Project Omega) resulting in a contract reduction of \$15,565.06
- l. R-210920-259-Resolution approving Pay Request No. 11 for the 23rd St. SW & Shiloh Rose Parkway SW Public Infrastructure Improvement Project in the amount of \$87,511.51
- m. R-210920-260-Resolution approving Acceptance of 23rd Street, SW and Shiloh Rose Parkway, SW Public Improvements Project Phase 2 and Phase 3 (Project Omega)
- n. R-210920-261-Resolution authorizing the Execution of a Proposal from Vision Electric in the amount of \$47,409.00 for an Emergency Generator at the Bondurant Emergency Services Building
- o. R-210920-262-Resolution directing staff to take actions necessary to fulfill the goals of the DNR Community Forestry Grant Project
Mayor Sullivan read the Proclamation regarding Fire Prevention Week.

Motion by Enos, seconded by Cox, to approve the Consent Agenda .
Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Peffer. Motion carried 4-0.

6. Guests requesting to address the City Council

Matt Sillanpaa, 17 Lincoln Street, SE, requesting the Council to consider allowing golf carts to be permitted on city streets. The council discussed and directed staff to further research the topic.

Al Ihde, 200 5th Street, SE, expressed the Bondurant Men's Club's appreciation to the City Staff for their assistance during Summerfest.
Bruce Cordes, 96 Snyder Street, SE, thanked the city staff for their support during the annual event.

7. **Public Hearing**

- a. R-210920-263-Public Hearing on the Paine Heights Sewer Lining Project
Mayor Sullivan opened the public hearing at 06:28 PM.
Public Works Director Horton presented and explained the project to the council.
Bruce Cordes, 96 Snyder Street, SE, questioned the lining process of the project.
Mayor Sullivan closed the public hearing at 06:36 PM.

8. Action Items

- a. R-210920-264-Resolution approving contract with Municipal Pipe Tool Co. LLC in the amount of \$109,261.00 for the Paine Heights Sewer Lining Project
Motion by Elrod, seconded by Enos, to Approve R-210920-264. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Pfeffer. Motion carried 4-0.
- b. O-210920-213 -(First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant Iowa by amending Chapter 103, Stormwater Utility by adding an Agricultural Rate category
Motion by Elrod, seconded by Enos, to approve the first reading of O-210920-213. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Pfeffer. Motion carried 4-0.
- c. O-210907-210 -(Second Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from Agricultural (A-1) to Planned Unit Development (R-5) and amending the Future Land Use Map from Single-Family Residential to Multi-Family and Commercial in areas shown on the Conceptual Plan
Steve Moseley, Hubbell Realty, presented the resubmitted conceptual plan to the council.
Council Member Elrod expressed his concerns about the development as presented.

John Becker, Civil Design Advantage Engineering, answered questions from the council regarding parkland.

Motion by Enos, seconded by Elrod, to approve the second reading of O-210907-210. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Pepper. Motion carried 4-0.

9. Discussion Items -

- a. -Collaboration with the School District (Sports Courts)
City Administrator Oliver presented a concept to collaborate with the school district for tennis courts and pickle ball courts. The courts would be located near the high school. The council was in favor of moving forward.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Thanked the city staff for nominating him for an award.
- b. Council Members
McKenzie - Library Ribbon Cutting this Thursday.
Enos - No Parking concern in Wolf Creek.
Cox - BDI Conference next week.
Elrod - None.
- c. Administrator
Iowa Commercial Real Estate Association booth, Des Moines Water Works meeting update, Iowa League of Cities Conference update.
- d. Directors
Jess - None.
Horton - None.
Kreuder - None.
Murray - None.

11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Motion by Enos, seconded by Cox, to close the regular meeting and move into closed session at 07:44 PM. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Pepper. Motion carried 4-0.
Mayor Sullivan closed the closed session at 08:10 PM, and moved back to the regular meeting.

12. Adjournment

Motion by Enos, seconded by Cox, to adjourn the meeting at 08:11 PM.
Vote on Motion 4-0. Motion carried.

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Shelby Hagan, City Clerk

ATTEST:

Curt Sullivan, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on September 20, 2021, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Curt Sullivan, Mayor

BONDURANT CITY COUNCIL

Minutes

September 25, 2021

Bondurant City Council

1. Roll Call

Present: Mayor Curt Sullivan, Council Member Tara Cox, Council Member Doug Elrod, Council Member Wes Enos, Council Member Angela McKenzie, Council Member Bob Pepper

Absent:

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Finance Director Jene Jess

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 07:03 AM and declared a quorum.

3. Perfecting and Approval of the Agenda

Motion by Enos, seconded by Pepper, to approve the agenda. Vote on Motion 5-0. Motion carried.

4. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation

Motion by Enos, seconded by Elrod, to close the regular meeting at 07:03 AM and move into Closed Session. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pepper. Nays: None. Absent: None. Motion carried 5-0. Mayor Sullivan closed the Close Session at 07:40 AM

5. Adjournment

Motion by Pepper, seconded by Enos, to adjourn at 07:40 AM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Curt Sullivan, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on September 25, 2021, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for

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the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Curt Sullivan, Mayor

BONDURANT CITY COUNCIL

Minutes

September 27, 2021

Bondurant City Council

1. Roll Call

Present: Mayor Curt Sullivan, Council Member Tara Cox, Council Member Doug Elrod, Council Member Angela McKenzie, Council Member Bob Pepper, Council Member Wes Enos

City Officials Present: City Administrator Marketa Oliver, Administrative Specialist Craig Marshman, Planning and Community Development Director Maggie Murray

2. Call to Order and Declaring a Quorum

Council Member Enos arrived at 06:01 PM.

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

3. Abstentions declared

No abstentions were declared.

4. Perfecting and Approval of the Agenda

Motion by Cox, seconded by Elrod, to perfect and approve the agenda.

Vote on Motion 5-0. Motion carried.

5. Consent Agenda:

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

a. Claims List

b. Applications for Council Approval

c. Treasurer's Report Q1 FY22

d. R-210927-264-Resolution approving an Amendment to the 10th Street Extension Agreement with Veenstra & Kimm for Added Design Engineering Services (Sanitary Sewer) in an amount up to \$18,900

e. R-210927-265-Resolution approving an Amendment to the 10th Street Extension Agreement with Veenstra & Kimm for Added Design Engineering Services (Shiloh Rose shift west) in an amount up to \$12,500

Motion by Pepper, seconded by Cox, to approve the consent agenda. Roll Call: Ayes: Elrod, McKenzie, Pepper, Cox, Enos. Nays: None. Absent: None. Motion carried 5-0.

6. Guests requesting to address the City Council

None.

7. Action Items

- a. R-210927-266-Resolution approving Professional Services Agreement with the SmithGroup, Inc. in the amount of \$100,000 for Central District Stormwater Improvements

Motion by Elrod, seconded by McKenzie, to approve item R-210927-266. Roll Call: Ayes: McKenzie, Elrod, Cox, Pepper, Enos. Nays: None. Absent: None. Motion carried 5-0.

- b. R-210927-267- Resolution approving the JAS Concrete site plan at 701 23rd Street, SW

Motion by Elrod, seconded by Cox, to approve item R-210927-267. Roll Call: Ayes: Enos, Pepper, Cox, Elrod, McKenzie. Nays: None. Absent: None. Motion carried 5-0.

8. Discussion Items -

- a. Top Farms PUD Conceptual Plan

Hubbell will provide examples of possible products they would prefer to build in multi-family lots. Elrod said that he would like to see the lots that are 60 feet and up to 15 feet side yards.

9. Reports / Comments and appropriate action thereon:

- a. Mayor

Nothing to report.

- b. Council Members

Enos - provided an update on BRAVO.

Pepper - advocated for the annual tree sale.

Angela - provided an update on WRA.

Cox - provided on update on BDI.

Elrod - had nothing to report.

- c. Administrator

Provided an update on ICREA.

- d. Directors

Murray - provided an update on the comprehensive plan open house.

10. **Closed Session-** Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Motion by Enos, seconded by Peffer, to close the Special Council Meeting at 06:54 PM and go into Closed Session. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Peffer. Nays: None. Absent: None. Motion carried 5-0.
Mayor Sullivan closed the Closed Session and moved back to the Special Council Meeting at 07:24 PM.
11. Adjournment
Motion by Elrod, seconded by Peffer, to adjourn at 07:24 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Curt Sullivan, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on September 27, 2021, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Curt Sullivan, Mayor

BONDURANT CITY COUNCIL

Minutes

October 11, 2021

Bondurant City Council

1. Roll Call

Present: Mayor Curt Sullivan, Council Member Tara Cox, Council Member Doug Elrod, Council Member Wes Enos, Council Member Bob Peffer

Absent: Council Member Angela McKenzie

City Officials Present: City Administrator Marketa Oliver, Administrative Specialist Craig Marshman, Public Works Director John Horton, Planning & Community Development Director Maggie Murray

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

No abstentions were declared.

4. Perfecting and Approval of the Agenda

Motion by Enos, seconded by Elrod, to perfect and approve the agenda. Vote on Motion 4-0. Motion carried.

5. Consent Agenda:

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

- a. R-211011-268-Resolution approving 2-year maintenance quote with TNT Landscaping for the trees that will be planted as a result of the Derecho Community Forestry Grant Program.
- b. R-211011-269-Resolution Approving Purchase of New Snowplow Truck
- c. R-211011-270-Resolution approving Updates to Employment Agreement
- d. R-211011-271-Resolution approving Pay Request No. 12 to Multiple Vendors for the Bondurant Library Expansion Project in the amount of \$19,209.93

- e. R-211011-272-Resolution approving Change Orders Totaling \$212.03 for the 2021 Bondurant Community Library Expansion Project
Motion by Enos, seconded by Cox, to approve the consent agenda. Roll Call: Ayes: Cox, Elrod, Pepper, Enos. Nays: None. Absent: McKenzie.
Motion carried 4-0.
- 6. Guests requesting to address the City Council
No guests requested to speak.
- 7. Action Items
 - a. O-211011-214 -Ordinance No. 211011-214 No Parking updates
Motion by Elrod, seconded by Cox, to pass the first reading of the ordinance. Roll Call: Ayes: Cox, Elrod, Pepper, Enos. Nays: None. Absent: McKenzie.
- 8. Discussion Items -
 - a. -Top Farms PUD Discussion
Hubbel added water features and sidewalks. They made no changes to the single-family homes. They provided elevations of 3 possible units they would build on the multi-family lots.
- 9. Reports / Comments and appropriate action thereon:
 - a. Mayor
Nothing to report.
 - b. Council Members
Elrod - provided an update on DART.
Cox - provided an update on BDI, EPIC, and Chamber.
Enos - provided an update on BRAVO and MWA.
Peffer - had nothing to report.
 - c. Administrator
Oliver provided an update on the certified site.
 - d. Directors
Horton - provided a detour map of an Altoona street project.
Murray - provided an update on the comprehensive plan meeting.
- 10. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Motion by Enos, seconded by Cox, to end the special City Council meeting at 06:42 PM and go into closed session. Roll Call: Ayes: Pepper, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion carried 4-0.
Mayor Sullivan closed the closed session at 07:14 PM.

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

11. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 07:14 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Curt Sullivan, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on October 11, 2021, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Curt Sullivan, Mayor

Bondurant Planning and Zoning Commission
Minutes
July 22, 2021

1. Call to Order
Commission Chair Cuellar called the meeting to order at 6:00 p.m. and declared a quorum.
2. Roll Call

Present:	Commission Member Torey Cuellar, Commission Member Karen Keera, Commission Member Kristin Brostrom, Commission Member Brian Clayton, Commission Member Andy Mains, Commission Member Wes Hoyer
Absent:	None
City Officials Present:	City Administrator Marketa Oliver, Planning & Community Development Director Maggie Murray, City Council Liaison Bob Pepper
3. Perfecting and Approval of the Agenda
Motion by Commission Member Mains, seconded by Commission Member Keeran, to approve the agenda as is. Vote on Motion 6-0. Motion carried.
4. Approval of Minutes
Motion by Commission Member Mains, seconded by Commission Member Clayton, to approve the July 8, 2021 Planning & Zoning Commission meeting minutes. Vote on Motion 6-0. Motion carried.
 - a. July 8, 2021
5. Guests requesting to address the Planning and Zoning Commission
None
6. Action Items
 - a. RESOLUTION NO. PZ-210722-15: Considering recommended approval of the Black Oak Farm Plat 1 Preliminary Plat (Unincorporated Polk County)
Terry Coady, Snyder & Associates, presented the Black Oak Farm Plat 1 Preliminary Plat for the split proposed in unincorporated Polk County within two miles of Bondurant.

Maggie Murray noted that staff is recommending approval, subject to the following Subdivision Code clarification items as listed on the P&Z recommendation resolution:

1. That the preliminary plat shall be updated to show a minimum 40'-wide half right-of-way along NE 88th Street.
2. That approval of the preliminary plat includes waiver of Section 180.05.2 of the Subdivision Code relative to maximum block length requirements along NE 100th Avenue.

Motion by Commission Member Mains, seconded by Commission Member Brostrom, for recommended approval of the Black Oak Farms Preliminary Plat, P&Z Resolution PZ-210722-15 subject to the following Subdivision Code clarification items, as presented in the packet:

1. That the preliminary plat shall be updated to show a minimum 40'-wide half right-of-way along NE 88th Street.
2. That approval of the preliminary plat includes waiver of Section 180.05.2 of the Subdivision Code relative to maximum block length requirements along NE 100th Avenue.

Roll Call: Ayes: Commission Member Clayton, Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom. Nays: None. Absent: None. Motion carried 6-0.

- b. RESOLUTION NO. PZ-210722-16: Considering recommended approval of the Dollar General plat of survey at 501 Hawthorne Crossing Drive SE (Parcel 2021-82).

Maggie Murray presented the staff report. This split will create a 1.21-acre parcel on Outlot W of the Hawthorne Crossing Subdivision. This split being reviewed is also associated with the Dollar General site plan being reviewed as part of the next agenda item. Staff recommends approval of the Dollar General plat of survey.

Motion by Commission Member Keeran, seconded by Commission Member Brostrom, for recommended approval of the Dollar General Plat of Survey, P&Z-210722-16. Roll Call: Ayes: Commission Member Clayton, Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom. Nays: None. Absent: None. Motion carried 6-0.

- c. RESOLUTION NO. PZ-210722-17: Considering recommended approval of the Dollar General site plan at 501 Hawthorne Crossing Drive SE. Rusty Doss, Overland Engineering LLC, presented the site plan.

Commission Member Keeran asked for clarification on the driveway

entrances proposed. Doss explained the two driveway entrances proposed off of Hawthorne Crossing Drive SE.

Commission Member Mains asked about any screening requirements along Highway 65? Murray explained that there are no overhead garage doors or loading space areas proposed along this corridor, so no screening is required.

Doss noted the entire site will be sodded.

Commission Member Mains asked to see the elevations proposed. Murray noted that the three street-facing facades will be made up of brick and split faced block, while the non-street facing façade will be made of up stucco coated siding. These materials meeting the primary and secondary building material requirements.

Commission Member Hoyer asked for clarification on the Fire Department's status of review? Murray explained that the Fire Department did review an initial version of the site plan and noted no concerns but that she will follow-up with the Department prior to Council's consideration.

Murray noted staff is recommending approval, subject to the following Zoning Code clarification item:

1. That if a dedicated left turn lane is constructed on Hawthorne Crossing Drive SE at Highway 65, the northernmost driveway may be converted to a right-in, right-out driveway.

Motion by Commission Member Hoyer, seconded by Brostrom, for recommended approval of the Dollar General site plan, P&Z-210722-17, subject to the following Zoning Code clarification item:

1. 1. That if a dedicated left turn lane is constructed on Hawthorne Crossing Drive SE at Highway 65, the northernmost driveway may be converted to a right-in, right-out driveway.

Roll Call: Ayes: Commission Member Clayton, Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom. Nays: None. Absent: None. Motion carried 6-0.

- d. PUBLIC HEARING - Request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District on property currently owned by Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65; and request for Future Land Use Map

amendment from Single-Family Residential to Multi-Family and Commercial on areas as shown on the PUD Conceptual Plan.

Motion by Commission Member Keeran, seconded by Commission Member mains, to close the regular meeting and enter into the public hearing regarding the request for rezoning from Agricultural (A-1) to the Planned Unit Development (R-5) District on property currently owned by Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65; and request for Future Land Use Map amendment from Single-Family Residential to Multi-Family and Commercial on areas as shown on the PUD Conceptual Plan. Vote on Motion 6-0. Motion carried.

Emily Harding, Civil Design Advantage, presented the PUD Conceptual Plan.

Murray asked how many lots will meet the equivalent of the City's R-2 District requirements? Steve Moseley, Hubbell Land Development, explained that if they were required to meet the 65'-wide lot width requirements of the R-2 District for 30% of the single-family detached lots, they would lose approximately four lots. Moseley noted this site is restricted in that they are working around a major gas main easement.

A discussion was had regarding side yard setbacks. The Conceptual Plan currently proposes 5' side yard setbacks for all lots.

Commission Member Brostrom asked if window wells are allowed within a required side yard setback area? Murray explained that yes, our Code allows for encroachment of window wells into the required side yard setback and that if this is something the Commission wants to require, it should be noted on the PUD Conceptual Plan.

Commission Member Clayton noted that he struggles sometimes with R-5 requests when a developer uses this to not meet traditional lot requirements. Commission Member Clayton noted that as currently shown, he would vote for denial.

Commission Member Clayton asked if the property owner to the west has reviewed this Conceptual Plan? Murray noted that this week she received a call from Robin with Emerald Acres LLC (owner) and that her only question at this point was that the housing would not be manufactured/mobile housing. Moseley confirmed that it would not be.

Commission Member Clayton asked for clarification on the anticipated valuation of the homes proposed? Moseley noted the average valuation, when factoring both the narrow and wider lots, will be \$350,000. Commission Member Clayton asked for clarification on anticipated valuation of the narrower lots? Moseley noted the average valuation of

the narrower lots will be \$275,000-\$300,000.

Commission Member Clayton noted the community is lacking single-family homes prices less than \$200,000. He noted that this concept proposes narrower lots and that this is not what the City wants.

Commission Member Keeran noted that a smaller lot should be a smaller home to make the home more affordable and to create a greater distance between the house.

Commission Member Clayton asked for clarification on the parkland shown on the Conceptual Plan? Murray noted that the parkland as currently shown does not meet the Subdivision Code's requirements. Notes on this have been provided in the staff report. The developer will need to evaluate this further. If they are not meeting minimum public parkland acreage requirements, a fee in lieu of dedication is acceptable per the Subdivision Code. Commission Member Clayton noted the City is open to the fee in lieu option.

Commission Member Clayton asked how the ponds will offload? Harding explained.

Commission Member Mains noted that he struggles with this in that this concept mainly shows narrower lots. Moseley explained that the location along Highway 65 and NE 86th Avenue dictates the layout proposed. The narrower lots are proposed along these corridors and the higher value lots are further into the neighborhood. Moseley also noted the gas main easement really sets the street layout proposed.

City Council Liaison Pepper asked for clarification on the valuation of the anticipated homes prices for the narrow lots? Moseley stated between \$275,000-\$300,000.

Murray noted that the Conceptual Plan will need to be updated to provide further information on the multi-family area proposed.

Commission Member Brostrom noted that the homes on corner lots should have two front yard setbacks.

A discussion was had regarding deck encroachments. Murray explained that if this area was subject to traditional residential setback requirements, uncovered decks are allowed to encroach into a rear yard area while covered decks are not.

Commission Member Clayton asked if these yard areas will have rear yard stormwater drainage easements? Murray cautioned that if

proposing deck encroachments, the decks will need to stay out of the rear yard drainage easement areas.

Murray asked for a break out of how many lots are proposed as being narrow? Moseley noted that as currently proposed, 55% of the lots will be 50'-wide.

Harding handed out a setback comparison exhibit.

Commission Member Clayton asked for the developer's timeline? Moseley noted an anticipated 5-8 year build out. Moseley added that Hubbell could also eventually be interested in constructing out a golf course community in Bondurant.

Commission Member Keeran asked for clarification on anticipated ownership? Moseley noted that Hubbell would construct out all of the public infrastructure and then could look to sell the lots for development.

Moseley noted that Hubbell would be okay with tabling this evening and that they they will work on an updated Conceptual Plan where 30% of the lots will be at least 65'-wide.

Motion by Commission Member Keeran, seconded by Commission Member Clayton, to close the public hearing and enter back into the regular meeting. Vote on Motion 6-0. Motion carried.

- e. RESOLUTION NO. PZ-210722-18: Considering recommended approval of the Top Farms rezoning and Future Land Use Map amendment request as described in Agenda Item 6.d.

Motion by Commission Member Clayton, seconded by Commission Member Mains, to table this item until the PUD Conceptual Plan has been updated. Roll Call: Ayes: Commission Member Clayton, Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom. Nays: None. Absent: None. Motion to table carried 6-0.

Murray asked for clarification from the Commission on expectations on updates. The following items should be taken into account as part of an updated Conceptual Plan:

- 30% of the lots to 65'-wide or wider.
- 30' front yard setbacks to apply to the 65'-wide area. 65'-wide area also subject to traditional side yard setbacks(15' combined between 2 side yards, with 7' minimum on one side when 2-story, 5' minimum on one side when ranch). Rear yard setbacks should also be increased from

what is currently shown on the Conceptual Plan.

- Window wells cannot encroach into side yard setbacks when side yard setback is only 5'.

- Uncovered decks may encroach into the required rear yard setback, while covered decks must meet rear yard setback requirements.

- Corner lots must have two front yard setback areas.

- Concept to be updated to show that detention pond areas will be privately owned and maintained. If public parkland is proposed, concept to be updated to show the Subdivision Code will be met. The other option exists to pay a fee in lieu.

- Area B should be updated to address staff's comments in agenda statement.

- f. RESOLUTION NO. PZ-210722-19: Considering recommended approval of the RAMMS Construction site plan at 1120 2nd Street NE.

Murray presented the agenda statement. RAMMS Construction at 1120 2nd Street NE is proposing a 4,000 SF addition onto the rear of their building. This project was granted a variance from the City's Board of Adjustment to allow for a 10' encroachment into the required 20' side yard setback along the west property line.

Commission Member Clayton asked for clarification on if the Board can review a request prior to the Commission's review? Murray explained that yes, the Board is authorized to grant approval/denial on setback requests. A decision by the Board likely impacts a site layout, so this is why such a request may go to the Board first.

Commission Member Hoyer asked if the residential use to the west has been notified? Oliver noted that yes, as part of the Board of Adjustment review process, the neighbor to the west was sent a letter.

A discussion was had regarding screening. Murray noted that the Board of Adjustment required rear north property line screening as part of their approval. The Commission noted that the screening proposed does not show the entire extent along the north property line. Murray noted that she will

Cuellar asked for clarification on outdoor screening requirements and that this area should be subject to the City's requirements. Murray explained the idea that if screening is required, it may be pre-existing, non-conforming but that she will confirm.

Murray noted that staff recommends approval of the RAMMS Construction site plan, subject to the following Zoning Code clarification item:

1. That should any City Code comments/concerns be relayed by City

Engineering, Public Works, or the Fire Department, the site plan shall be updated to accommodate such feedback.

Murray noted that related to the above, the Fire Department has reviewed and has noted this building must be sprinkled. Also, Public Works has reviewed and has requested further information on stormwater to ensure the neighbor to the west will not be impacted as a result of this project.

Motion by Commission Member Brostrom, seconded by Commission Member Mains, for recommended approval of the RAMMS Construction site plan, PZ-210722-20, subject to the following Zoning Code clarification as noted in the agenda statement:

1. That should any City Code comments/concerns be relayed by City Engineering, Public Works, or the Fire Department, the site plan shall be updated to accommodate such feedback.

Roll Call: Ayes: Commission Member Clayton, Commission Member Cuellar, Commission Member Keeran, Commission Member Mains, Commission Member Hoyer, Commission Member Brostrom. Nays: None. Absent: None. Motion carried 6-0.

7. Reports / Comments and appropriate action thereon:

a. Commission Members

Commission Member Brostrom - none.

Commission Member Hoyer - noted that he heard there was a series of car break ins recently and asked about any public outreach? Oliver noted the Sheriff's Department is aware of the issues.

Commission Member Keeran - none.

Commission Member Clayton - asked about the status of Midstates Precast Concrete and their site plan issues? Murray explained they were given two years to comply. Oliver noted she will follow-up on this.

Commission Member Mains - none.

b. Commission Chair

Commission Chair Cuellar - none.

c. City Administrator

Oliver - none.

d. Planning & Community Development Director

Murray noted that staff has been busy. We've received a record amount of building permits this month.

Murray noted that Council recently adopted the City Park Master Plan.

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

She will send out a copy of this approved plan.

e. City Council Liaison

Peffer - noted that Council recently reviewed a draft streets master plan. Oliver noted this draft plan will come to the Commission after some stakeholder feedback is received. Murray explained this streets master plan is being created now so that the consultant creating the comprehensive plan can take this into account.

8. Adjournment

Motion by Commission Member Mains, seconded by Commission Member Clayton, to adjourn. Vote on motion 6-0. Motion carried. Meeting adjourned at 7:30 p.m.

Bondurant Planning and Zoning Commission
Minutes
August 26, 2021

1. Call to Order
Commission Chair Cuellar called the meeting to order at 6:00 p.m. and declared a quorum.
2. Roll Call

Present:	Commission Member Brian Clayton, Commission Member Andy Mains, Commission Member Torey Cuellar, Commission Member Karen Keeran, Commission Member Wes Hoyer, Commission Member Kristin Brostrom, Commission Member Lisa Cameron
Absent:	None
City Officials Present:	City Administrator Marketa Oliver, Planning & Community Development Director Maggie Murray
3. Perfecting and Approval of the Agenda
Motion by Commission Member Mains, seconded by Commission
Member Clayton, to approve the agenda as is. Vote on Motion 7-0.
Motion carried.
4. Approval of Minutes
Motion by Commission Member Hoyer, seconded by Commission
Member Mains, to approve the July 22, 2021 Planning & Zoning
Commission meeting minutes. Vote on Motion 7-0. Motion carried.
 - a. July 22, 2021
5. Guests requesting to address the Planning and Zoning Commission
None
6. Action Items
 - a. Return to Table: PZ-210722-18: Considering recommended approval of
the Top Farms rezoning from the Agricultural (A-1) District to the
Planned Unit Development (R-5) District on property currently owned by
Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65;
and recommended approval of the Future Land Use Map amendment
from Single-Family Detached to Multi-Family and Commercial in areas
shown on the PUD Conceptual Plan.

Emily Harding, Civil Design Advantage, presented the updated PUD Conceptual Plan. She noted that 30% of the lots will be at least 65'-wide, that the rear yards have been increased to 30', that the plan now clearly shows the detention pond areas as being private, and that now only one park is proposed instead of two based on feedback provided by staff.

Commission Member Hoyer asked for clarification on the differing lot widths. Steve Moseley, Hubbell Land Development, explained the difference between the introductory lots and the higher value lots. He noted that a home is typically 5x the value of the lot.

Commission Member Keeran asked for clarification on the parkland proposed. Emily Harding noted park will be 2.6 acres and approximately 27% of its boundary will front the public street.

Commissioner Member Clayon asked if there will be a secondary park access from the adjacent multi-family? Steve Moseley noted that yes, this is an option that they will consider.

Joe Petrazinski, Hubbell Land Development, noted Hubbell plans out connections and that yes, you will see these connections to the park.

Commission Member Keeran asked about area trails. Murray noted the City's Park, Trail & Greenway Master Plan shows a trail corridor along NE 86th Avenue. Murray also noted that through the preliminary platting process, a trail connection along the south border of this Top Farms development will be expected so that it can eventually connect south to the Park Side and BRSC/Lake Petocka area.

Commission Member Keeran asked about area traffic impacts. Murray noted that a traffic impact study will be required as part of the preliminary platting process.

Commission Member Mains asked why the developer is choosing an R-5 zoning designation versus traditional residential zoning? Joe Petrazinski noted that Hubbell requests PUDs for all of its developments, as they feel this zoning designation allows for more interesting developments. He noted a few examples, such as their Legacy development in Norwalk.

Commission Member Keeran asked if there is an expiration date on R-5 approvals? Murray explained the Subdivision Code has an expiration date for preliminary plats.

Motion by Commission Member Brostrom, seconded by Commission Member Hoyer, for recommend approval of PZ-210826-18, regarding

recommended approval of the Top Farms rezoning from the Agricultural (A-1) District to Planned Unit Development (R-5) District on property currently owned by Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65 and recommended approval of the Future Land Use Map amendment from Single-Family Detached to Multi-Family and Commercial in areas shown on the PUD Conceptual Plan.

Commission Member Clayton mentioned the Planning & Zoning Commission does not focus on the value a development adds to the community.

Commission Member Cameron noted the developer should look to develop the next level of housing options in the future.

Joe Petrazinski noted that Hubbell is more than willing to explain their market research to the Commission. He noted that Hubbell believes what they are currently proposing is what Bondurant's market needs. He noted larger lots is something they can consider in the future.

- b. PZ-210826-20: Considering recommended approval of the SKOL Trucking site plan at 2415 Robinson Avenue NE
Daniel Willrich with Pelds Design Services presented the SKOL Trucking site plan. He noted the building is situated within 500' of the Highway 65 right-of-way.

Commission Member Brostrom asked for clarification on whether the Bondurant Industrial Park has been constructed yet? Daniel Willrich noted it has.

Commission Member Clayton noted concerns over this development's proximity to the trail just east. The Commission had a discussion on this site's screening expectations.

Murray reviewed the items listed in the draft P&Z recommendation resolution.

Motion by Commission Member Clayton, seconded by Commission Member Mains, for recommended approval of PZ-210826-20, regarding recommended approval of the SKOL Trucking site plan at 2415 Robinson Avenue NE subject to the City Code clarification items listed in P&Z's resolution and subject to the site plan being updated to show adequate screening along the trail.

- 7. Discussion Items -
None
- 8. Reports / Comments and appropriate action thereon:

- a. Commission Members
Commission Member Clayton - noted he is appreciative of the work that John Horton and the Public Works Department did with cleaning up tires along NE 86th Avenue in Bondurant. Noted concerns over the developer raising the grade in DR Horton's Highpoint Estates area. Noted concerns regarding the new trail along the south side of the high school site and whether or not it has stormwater impacts.
Commission Member Cameron - none
Commission Member Mains - asked about whether or not a restrictor was used as part of the City's NE Storm Sewer Project in the Bagby area?; Marketa noted she will research this question.
Commission Member Keeran - none
Commission Member Brostrom - none
Commission Member Hoyer - none
 - b. Commission Chair
Commission Chair Cuellar - none
 - c. Planning & Community Development Director
Murray noted that staff has prepared an amended Chapter 151 of the City Code, which will be considered by City Council soon. This amended chapter will allow for certain types of trees to be planted out in the public right-of-way.
 - d. City Administrator
Oliver - explained that the City will be moving forward with planning efforts in the Central Park area.
 - e. City Council Liaison
Absent
9. Adjournment
Motion by Commission Member Clayton, seconded by Commission Member Keeran, to adjourn. Vote on motion 7-0. Motion carried. Meeting adjourned at 7:01 p.m.

Bondurant Planning and Zoning Commission
Minutes
September 9, 2021

1. Call to Order
Commission Chair Cuellar called the meeting to order at 6:06 p.m. and declared a quorum.
2. Roll Call

Present:	Commission Member Brian Clayton, Commission Member Andy Mains, Commission Member Torey Cuellar, Commission Member Karen Keeran, Commission Member Wes Hoyer, Commission Member Kristin Brostrom, Commission Member Lisa Cameron
Absent:	None
City Officials Present:	City Administrator Marketa Oliver, Planning & Community Development Director Maggie Murray
3. Perfecting and Approval of the Agenda
Motion by Commission member Hoyer, seconded by Commission Member Mains, to approve the agenda as is. Vote on Motion 7-0. Motion carried.
4. Approval of Minutes
Motion by Commission Member Clayton, seconded by Commission Member Mains, to approve the August 26, 2021 Planning & Zoning Commsision meeting minutes. Vote on Motion 7-0. Motion carried.
 - a. August 26, 2021
5. Guests requesting to address the Planning and Zoning Commission
None
6. Action Items
 - a.
 1. PZ-210909-21: Considering recommended approval of the David Ross Plat of Survey (Parcel 2021-117)

Murray summarized the agenda statement as presented in the agenda packet.

Motion by Commission Member Clayton, seconded by Commission

Member Mains, for recommended approval of PZ-210909-21, regarding recommended approval of the David Ross Plat of Survey (Parcel 2021-117) subject to the conditions as noted in the P&Z agenda statement which include:

1. The plat of survey must be updated to show 45'-wide street easement areas adjacent to this site instead of 33'-wide street areas.
2. That approval of the plat of survey is subject to City Council's approval of the amended Chapter 165 of the City Code.
3. That a stream buffer easement must be recorded prior to the City releasing the plat of survey resolution for recording.
4. Acknowledgement that the 100-year floodplain is located on this site, and if development occurs it shall meet all requirements of Chapter 165 of the City Code, titled Floodplain Management.
5. That if the owner adjacent to the north at 7908 NE 88th Street purchases this Parcel 2021-117, a lot tie agreement will be required prior to building permit approval of an accessory structure on this new parcel. Accessory structures are subject to the requirements of Section 177.04 of the Zoning Code.
6. That if this site connects to the area sanitary sewer main, payment to the City's Urban Service Area Connection Fee District is required prior to building permit issuance.

Roll Call: Ayes: Commission Member Clayton, Commission Member Mains, Commission Member Cuellar, Commission Member Keeran, Commission Member Brostrom, Commission Member Hoyer, Commission Member Cameron. Nays: None. Absent: None. Motion carried 7-0.

7. Discussion Items -

Murray noted The Birds Nest called and would like to place a shed on their property in the side yard area just south of their building. Murray noted the Zoning Code does not allow for placement of side yard sheds. Murray sought guidance from the Commission on whether The Birds Nest should pursue a variance or if the Commission would entertain a text amendment to allow for commercial sheds within the side yard area. The Commission provided feedback that The Birds Nest should pursue a variance if wanting to place a shed in the side yard. The Commission noted that The Birds Nest should try to tuck the shed back behind the existing dumpster enclosure area north of their building.

8. Reports / Comments and appropriate action thereon:

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

a. Commission Members

Commission Member Brostrom - none

Commission Member Hoyer - none

Commission Member Clayton - noted grading concerns in the Highpoint Estates development area. Murray noted she will reach out to the City Engineer.

Commission Member Mains - none

Commission Member Cameron - none

Commission Member Keeran - none

b. Commission Chair

Commission Chair Cuellar - none

c. Planning & Community Development Director

Murray provided an update on the Top Farms rezoning/future land use map update public hearing and first ordinance reading at the City Council level. Murray also noted the City has been awarded a grant by the Iowa DNR to plant up to 90 trees.

d. City Administrator

Oliver - none

e. City Council Liaison

Peffer - absent

9. Adjournment

Motion by Commission Member Clayton, seconded by Mains, to adjourn the meeting at 6:23 p.m. Vote on Motion 7-0. Motion carried.

Tax Abatement Applications
October 18, 2021
City of Bondurant

Name	Address	Closing Date	Cost
Eric A. Yoerger	3222 Locust Street, SW	10/18/2021	\$297,351.00
Charles Russo	1209 Joshua Drive, SE	9/28/2021	\$394,390.00



Payroll Check Register

Checks

Pay Period: 9/13/2021-9/26/2021

Packet: PYPKT00262 - 09/13-09/26/2021 PAID 10/01/2021

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
CHRISTIAN, MARGARET L	3129	Regular	10/01/2021	1,028.92	1055



Payroll Check Register

Direct Deposits

Pay Period: 9/13/2021-9/26/2021

Packet: PYPKT00262 - 09/13-09/26/2021 PAID 10/01/2021

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	10/01/2021	248.71	101908
BAILEY, BOYCE E	7104	10/01/2021	1,283.33	101909
BERGESON, JOHN W	7121	10/01/2021	1,573.56	101910
BRIGGS, ASHTON S	1511	10/01/2021	752.41	101911
BRUCE, EMMA	3141	10/01/2021	464.84	101912
BUCKLIN, JEFFERY D	1562	10/01/2021	735.70	101913
CARPENTER, JOHN C	5129	10/01/2021	1,326.72	101914
COLLINS JR, ANTHONY M	9152	10/01/2021	30.00	101915
COLLINS JR, ANTHONY M	9152	10/01/2021	1,018.52	101915
COLLISON, PATRICK F	5103	10/01/2021	2,067.91	101916
CORY, JOHN P	7120	10/01/2021	1,246.84	101917
ELLIOTT, KYLE	1568	10/01/2021	388.78	101918
GERDNER, RONALD L	7122	10/01/2021	1,406.53	101919
HAGAN, SHELBY L	5118	10/01/2021	1,961.36	101920
HAHN, NATHAN D	1521	10/01/2021	416.16	101921
HARMISON, TROY G	1503	10/01/2021	1,276.24	101922
HIGGINS, DAVID P.	7105	10/01/2021	1,191.71	101923
HORTON, JOHN C	7112	10/01/2021	2,299.62	101924
HORTON, JOHN C	7112	10/01/2021	100.00	101924
HUFF, TIMOTHY J	1559	10/01/2021	1,275.09	101925
JESS, JENE N	5123	10/01/2021	2,463.50	101926
JOHNSON, ANNASTASHA	5130	10/01/2021	1,117.96	101927
KENT, RONALD D	7115	10/01/2021	892.18	101928
KLINKER-FELD, MICHELL M	3135	10/01/2021	1,540.45	101929
KREUDER, AARON M	1441	10/01/2021	2,459.84	101930
MARSHMAN, CRAIG A	5125	10/01/2021	1,339.68	101931
MORRIS, REBECCA L	1504	10/01/2021	1,824.18	101932
MURRAY, MARGARET	5126	10/01/2021	2,308.30	101933
OLIVER, MARKETA S	8403	10/01/2021	300.00	101934
OLIVER, MARKETA S	8403	10/01/2021	2,774.50	101934
PALMER, SAMUEL E	1571	10/01/2021	292.65	101935
PHIPPS-BUCKLIN, CHANTEL E	4145	10/01/2021	324.95	101936
REYNOLDS, RAY A	1537	10/01/2021	656.48	101937
SANDERS, JILL C	3128	10/01/2021	1,984.32	101938
SCHINCKE, MEGAN	3137	10/01/2021	839.66	101939
SCHINCKE, MEGAN	3137	10/01/2021	359.85	101939
SCHROER, DAVID J	1528	10/01/2021	168.75	101940
SMITH, PATRICIA E	1478	10/01/2021	450.94	101941
SPOERRY, DANIELLE M	1527	10/01/2021	1,067.89	101942
SUMMERS, ALAN C	1534	10/01/2021	796.68	101943
VAN HOUTEN, NICOLE M	5121	10/01/2021	1,143.84	101944
WELTHA, CLAYTON	1566	10/01/2021	783.12	101945



Payroll Check Register

Report Summary

Pay Period: 9/13/2021-9/26/2021

Packet: PYPKT00262 - 09/13-09/26/2021 PAID 10/01/2021

Payroll Set: City of Bondurant, IA - 01

Type	Count	Amount
Regular Checks	1	1,028.92
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	42	46,953.75
Total	43	47,982.67



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00517 - PYPKT00262 - 09/13-09/26/2021 PAID
10/01/2021

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 2304 - EBS										Vendor Total: 17,783.17
INV0001457	Invoice	10/1/2021	10/1/2021	11/1/2021	10/1/2021	1,269.41	0.00	0.00	0.00	1,269.41
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 11/1/2021		Bank Draft:		DFT0001205
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
DELTA DENTAL PAYMENT	Service		0.00	0.00	1,269.41	0.00	0.00	0.00		1,269.41
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2125	DENTAL INSURANCE				1,269.41	0%				
INV0001461	Invoice	10/1/2021	10/1/2021	11/1/2021	10/1/2021	13,468.05	0.00	0.00	0.00	13,468.05
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 11/1/2021		Bank Draft:		DFT0001208
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
HEALTH INSURANCE WELLMARK	Service		0.00	0.00	13,468.05	0.00	0.00	0.00		13,468.05
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				13,468.05	0%				
INV0001462	Invoice	10/1/2021	10/1/2021	11/1/2021	10/1/2021	776.55	0.00	0.00	0.00	776.55
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 11/1/2021		Bank Draft:		DFT0001209
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
EBS ADMIN COST	Service		0.00	0.00	776.55	0.00	0.00	0.00		776.55
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				776.55	0%				
INV0001464	Invoice	10/1/2021	10/1/2021	11/1/2021	10/1/2021	909.62	0.00	0.00	0.00	909.62
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 11/1/2021		Bank Draft:		DFT0001211
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
LIFE & DIS PRINCIPAL	Service		0.00	0.00	909.62	0.00	0.00	0.00		909.62
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				909.62	0%				
INV0001465	Invoice	10/1/2021	10/1/2021	11/1/2021	10/1/2021	1,142.54	0.00	0.00	0.00	1,142.54
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 11/1/2021		Bank Draft:		DFT0001212
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	1,142.54	0.00	0.00	0.00		1,142.54
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				1,142.54	0%				
INV0001466	Invoice	10/1/2021	10/1/2021	11/1/2021	10/1/2021	217.00	0.00	0.00	0.00	217.00
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 11/1/2021		Bank Draft:		DFT0001213

Payable Register

Packet: APPKT00517 - PYPKT00262 - 09/13-09/26/2021 PAID 10/01/2021

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
VISION AVISES	Service		0.00	0.00	217.00	0.00	0.00	0.00	217.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2132	VISION WITHHOLDING				217.00	0%				

Vendor: [1274 - ICMA-RC SERVICES LLC](#)

Vendor Total: 325.00

INV0001460	Invoice	10/29/2021	10/29/2021	10/29/2021	10/29/2021	325.00	0.00	0.00	0.00	325.00
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 10/29/2021		Bank Draft:	DFT0001207	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Deduction	NA		0.00	0.00	325.00	0.00	0.00	0.00	325.00	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-050-2130	ICMA-RC				325.00	100.00%				

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

Vendor Total: 68.85

INV0001470	Invoice	12/24/2021	12/24/2021	12/24/2021	12/24/2021	68.85	0.00	0.00	0.00	68.85
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 12/24/2021		Bank Draft:	DFT0001217	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Unemployment Insurance	NA		0.00	0.00	68.85	0.00	0.00	0.00	68.85	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2122	STATE WITHHOLDING				68.85	100.00%				

Vendor: [0239 - IPERS](#)

Vendor Total: 10,593.06

INV0001463	Invoice	10/29/2021	10/29/2021	10/29/2021	10/29/2021	409.72	0.00	0.00	0.00	409.72
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 10/29/2021		Bank Draft:	DFT0001210	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	409.72	0.00	0.00	0.00	409.72	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2123	IPERS WITHHOLDING				409.72	100.00%				

INV0001467	Invoice	10/29/2021	10/29/2021	10/29/2021	10/29/2021	10,183.34	0.00	0.00	0.00	10,183.34
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 10/29/2021		Bank Draft:	DFT0001214	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	2,651.01	0.00	0.00	0.00	2,651.01	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2123	IPERS WITHHOLDING				2,651.01	100.00%				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	7,532.33	0.00	0.00	0.00	7,532.33	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2123	IPERS WITHHOLDING				7,532.33	100.00%				

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 15,106.30

INV0001469	Invoice	10/1/2021	10/1/2021	10/1/2021	10/1/2021	15,106.30	0.00	0.00	0.00	15,106.30
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 10/1/2021		Bank Draft:	DFT0001216	

Payable Register

Packet: APPKT00517 - PYPKT00262 - 09/13-09/26/2021 PAID 10/01/2021

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Social Security Withholding	NA		0.00	0.00	8,147.06	0.00	0.00	0.00	8,147.06	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				8,147.06	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Medicare Withholding	NA		0.00	0.00	1,905.32	0.00	0.00	0.00	1,905.32	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				1,905.32	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Federal Tax Withheld	NA		0.00	0.00	5,053.92	0.00	0.00	0.00	5,053.92	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
670-050-2120	FEDERAL WITHHOLDING				12.77	0.25%				
741-050-2120	FEDERAL WITHHOLDING				217.60	4.31%				
610-050-2120	FEDERAL WITHHOLDING				479.06	9.48%				
600-050-2120	FEDERAL WITHHOLDING				524.38	10.38%				
110-050-2120	FEDERAL WITHHOLDING				509.05	10.07%				
001-050-2120	FEDERAL WITHHOLDING				3,311.06	65.51%				

Vendor: [2249 - Kabel Business Industries](#)

Vendor Total: 1,482.06

INV0001458	Invoice	10/1/2021	10/1/2021	10/1/2021	10/1/2021	1,447.06	0.00	0.00	0.00	1,447.06
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 10/1/2021		Bank Draft:	DFT0001206	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Deduction	NA		0.00	0.00	1,447.06	0.00	0.00	0.00	1,447.06	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
820-050-2131	SELF-FUNDED WITHHOLDING				1,447.06	0%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FLEX SPENDING ADMINISTRATION FEE	Service		0.00	0.00	35.00	0.00	0.00	0.00	35.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
820-050-2131	SELF-FUNDED WITHHOLDING				35.00	0%				

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

Vendor Total: 2,648.59

INV0001468	Invoice	10/29/2021	10/29/2021	10/29/2021	10/29/2021	2,648.59	0.00	0.00	0.00	2,648.59
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 10/29/2021		Bank Draft:	DFT0001215	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
State Tax Withholding	NA		0.00	0.00	2,648.59	0.00	0.00	0.00	2,648.59	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
741-050-2122	STATE WITHHOLDING				109.54	4.14%				
110-050-2122	STATE WITHHOLDING				245.72	9.28%				
600-050-2122	STATE WITHHOLDING				265.84	10.04%				
610-050-2122	STATE WITHHOLDING				242.66	9.16%				
670-050-2122	STATE WITHHOLDING				10.91	0.41%				
001-050-2122	STATE WITHHOLDING				1,773.92	66.98%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	14	48,007.03	0.00	0.00	0.00	48,007.03	47,972.03	35.00
Grand Total:		48,007.03	0.00	0.00	0.00	48,007.03	47,972.03	35.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	3,311.06
001-050-2122	STATE WITHHOLDING	1,773.92
001-050-2130	ICMA-RC	325.00
Total:		5,409.98

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	509.05
110-050-2122	STATE WITHHOLDING	245.72
Total:		754.77

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	10,052.38
112-050-2122	STATE WITHHOLDING	68.85
112-050-2123	IPERS WITHHOLDING	10,593.06
112-050-2124	HEALTH INSURANCE WITHHOLDING	16,296.76
112-050-2125	DENTAL INSURANCE	1,269.41
112-050-2132	VISION WITHHOLDING	217.00
Total:		38,497.46

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	524.38
600-050-2122	STATE WITHHOLDING	265.84
Total:		790.22

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	479.06
610-050-2122	STATE WITHHOLDING	242.66
Total:		721.72

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	12.77
670-050-2122	STATE WITHHOLDING	10.91
Total:		23.68

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	217.60
741-050-2122	STATE WITHHOLDING	109.54
Total:		327.14

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	1,482.06
Total:		1,482.06



Payroll Check Register

Checks

Pay Period: 9/27/2021-10/10/2021

Packet: PYPKT00265 - 09/27-10/10/2021 PAID 10/15/2021

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
CHRISTIAN, MARGARET L	3129	Regular	10/15/2021	990.07	1056



Payroll Check Register

Direct Deposits

Pay Period: 9/27/2021-10/10/2021

Packet: PYPKT00265 - 09/27-10/10/2021 PAID 10/15/2021

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	10/15/2021	263.34	101946
BAILEY, BOYCE E	7104	10/15/2021	1,293.99	101947
BERGESON, JOHN W	7121	10/15/2021	1,520.74	101948
BRIGGS, ASHTON S	1511	10/15/2021	705.29	101949
BRUCE, EMMA	3141	10/15/2021	216.76	101950
BUCKLIN, JEFFERY D	1562	10/15/2021	729.30	101951
CARPENTER, JOHN C	5129	10/15/2021	1,326.72	101952
COLLINS JR, ANTHONY M	9152	10/15/2021	1,000.10	101953
COLLINS JR, ANTHONY M	9152	10/15/2021	30.00	101953
COLLISON, PATRICK F	5103	10/15/2021	1,902.42	101954
CORY, JOHN P	7120	10/15/2021	1,165.70	101955
CRITTENDEN, MATTHEW	1567	10/15/2021	502.46	101956
ELLIOTT, KYLE	1568	10/15/2021	612.54	101957
GERDNER, RONALD L	7122	10/15/2021	1,406.53	101958
HAGAN, SHELBY L	5118	10/15/2021	1,961.36	101959
HAHN, NATHAN D	1521	10/15/2021	416.82	101960
HARMISON, TROY G	1503	10/15/2021	1,276.24	101961
HIGGINS, DAVID P.	7105	10/15/2021	1,191.71	101962
HORTON, JOHN C	7112	10/15/2021	2,299.62	101963
HORTON, JOHN C	7112	10/15/2021	100.00	101963
HUFF, TIMOTHY J	1559	10/15/2021	1,504.88	101964
JESS, JENE N	5123	10/15/2021	2,463.51	101965
JOHNSON, ANNASTASHA	5130	10/15/2021	1,120.81	101966
KENT, RONALD D	7115	10/15/2021	740.77	101967
KLINKER-FELD, MICHELL M	3135	10/15/2021	1,540.45	101968
KREUDER, AARON M	1441	10/15/2021	2,459.84	101969
MARSHMAN, CRAIG A	5125	10/15/2021	1,361.36	101970
MORRIS, REBECCA L	1504	10/15/2021	1,824.18	101971
MURRAY, MARGARET	5126	10/15/2021	2,308.30	101972
OLIVER, MARKETA S	8403	10/15/2021	5,356.10	101973
OLIVER, MARKETA S	8403	10/15/2021	300.00	101973
PALMER, SAMUEL E	1571	10/15/2021	211.47	101974
PHIPPS-BUCKLIN, CHANTEL E	4145	10/15/2021	496.48	101975
REYNOLDS, RAY A	1537	10/15/2021	421.44	101976
SANDERS, JILL C	3128	10/15/2021	1,984.32	101977
SCHINCKE, MEGAN	3137	10/15/2021	839.66	101978
SCHINCKE, MEGAN	3137	10/15/2021	359.85	101978
SCHROER, DAVID J	1528	10/15/2021	112.69	101979
SMITH, PATRICIA E	1478	10/15/2021	515.64	101980
SPOERRY, DANIELLE M	1527	10/15/2021	1,096.98	101981
SUMMERS, ALAN C	1534	10/15/2021	819.79	101982
VAN HOUTEN, NICOLE M	5121	10/15/2021	1,143.84	101983
WELTHA, CLAYTON	1566	10/15/2021	759.66	101984



Payroll Check Register

Report Summary

Pay Period: 9/27/2021-10/10/2021

Packet: PYPKT00265 - 09/27-10/10/2021 PAID 10/15/2021

Payroll Set: City of Bondurant, IA - 01

Type	Count	Amount
Regular Checks	1	990.07
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	43	49,663.66
Total	44	50,653.73



Check Register

Packet: APPKT00518 - PYPKT00262 - 09/13-09/26/2021 PAID
10/01/2021

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0106	COLLECTION SERVICES CENTER	09/30/2021	Regular	0.00	254.77	59101

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	254.77
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	254.77

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	9/2021	254.77
			254.77



Check Register

Packet: APPKT00516 - 10/11/21 AP FOR MEETING ON 10/18/21

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2342	A+ LAWN AND LANDSCAPE	10/13/2021	Regular	0.00	225.00	59122
1473	ACCESS SYSTEMS LEASING	10/13/2021	Regular	0.00	404.84	59123
0011	ALTOONA FIRE DEPT	10/13/2021	Regular	0.00	214.00	59124
2188	AMAZON	10/13/2021	Regular	0.00	2,275.23	59125
1673	ARROW MANUFACTURING INC	10/13/2021	Regular	0.00	37.00	59126
0048	BAKER & TAYLOR	10/13/2021	Regular	0.00	1,111.23	59127
2532	BEN ANDERSON	10/13/2021	Regular	0.00	50.00	59128
1585	BIG GREEN UMBRELLA MEDIA INC	10/13/2021	Regular	0.00	467.00	59129
1537	BOUND TREE MEDICAL LLC	10/13/2021	Regular	0.00	414.56	59130
	Void	10/13/2021	Regular	0.00	0.00	59131
2508	CARTEGRAPH SYSTEMS LLC	10/13/2021	Regular	0.00	4,300.00	59132
1150	CENTER FOR ED & EMPLOYMENT LAW	10/13/2021	Regular	0.00	119.00	59133
1228	CINTAS CORPORATION #762	10/13/2021	Regular	0.00	179.83	59134
0097	CITY OF DES MOINES	10/13/2021	Regular	0.00	67,622.10	59135
0939	OCCUPATIONAL HEALTH CTR OF SW	10/13/2021	Regular	0.00	293.50	59136
2116	CONFLUENCE	10/13/2021	Regular	0.00	14,490.00	59137
2075	CORE & MAIN LP	10/13/2021	Regular	0.00	1,200.00	59138
2289	DELL MARKETING L.P.	10/13/2021	Regular	0.00	3,272.00	59139
0134	DEMCO	10/13/2021	Regular	0.00	877.49	59140
2382	DES MOINES ASPHALT AND PAVING	10/13/2021	Regular	0.00	50,526.72	59141
0144	DES MOINES WATER WORKS	10/13/2021	Regular	0.00	120.00	59142
0998	EMERGENCY APPARATUS MAINTENAN	10/13/2021	Regular	0.00	740.20	59143
1311	ENVISIONWARE INC.	10/13/2021	Regular	0.00	692.98	59144
2246	ETECH	10/13/2021	Regular	0.00	5,055.00	59145
1766	CONRAD FENTON	10/13/2021	Regular	0.00	100.00	59146
0780	FIRE SERVICE TRAINING BUREAU	10/13/2021	Regular	0.00	50.00	59147
1069	FIRST NATIONAL BANK OMAHA	10/13/2021	Regular	0.00	627.02	59148
1069	FIRST NATIONAL BANK OMAHA	10/13/2021	Regular	0.00	64.95	59149
1927	HARTER CONCRETE LLC	10/13/2021	Regular	0.00	20,680.00	59150
0193	HAWKEYE TRUCK EQUIPMENT	10/13/2021	Regular	0.00	145.00	59151
0226	IOWA LEAGUE OF CITIES	10/13/2021	Regular	0.00	144.00	59152
0230	IOWA ONE CALL	10/13/2021	Regular	0.00	364.80	59153
0210	IMWCA	10/13/2021	Regular	0.00	11,034.00	59154
0214	INTERSTATE ALL BATTERY CENTER	10/13/2021	Regular	0.00	54.99	59155
0904	INTERSTATE BATTERY	10/13/2021	Regular	0.00	129.95	59156
1402	INTERSTATE POWER SYSTEMS INC.	10/13/2021	Regular	0.00	5,199.18	59157
2530	IOWA EMPLOYMENT CONFERENCE	10/13/2021	Regular	0.00	1,017.00	59158
1944	J PETTIECORD	10/13/2021	Regular	0.00	13,500.00	59159
2078	KADETH INC	10/13/2021	Regular	0.00	368.96	59160
0277	MARTIN MARIETTA MATERIALS	10/13/2021	Regular	0.00	1,150.54	59161
0040	MEDIACOM	10/13/2021	Regular	0.00	1,145.97	59162
0842	MENARDS	10/13/2021	Regular	0.00	73.72	59163
2409	MERCY NORTH PHARMACY	10/13/2021	Regular	0.00	606.28	59164
0599	MICROMARKETING LLC	10/13/2021	Regular	0.00	2,727.23	59165
0286	METRO WASTE AUTHORITY	10/13/2021	Regular	0.00	30,438.19	59166
2192	OMNI EMS	10/13/2021	Regular	0.00	1,652.01	59167
1858	OVERDRIVE INC	10/13/2021	Regular	0.00	1,288.74	59168
1134	PETTY CASH	10/13/2021	Regular	0.00	8.81	59169
0898	POLK COUNTY EXTENSION OFFICE	10/13/2021	Regular	0.00	105.00	59170
1848	POPULAR SUBSCRIPTION SERVICE	10/13/2021	Regular	0.00	841.04	59171
0348	PRAXAIR	10/13/2021	Regular	0.00	251.80	59172
1525	REGISTER MEDIA	10/13/2021	Regular	0.00	687.70	59173
1701	JILL SANDERS	10/13/2021	Regular	0.00	45.96	59174
0452	STAPLES CREDIT PLAN	10/13/2021	Regular	0.00	596.43	59175

Check Register

Packet: APPKT00516-10/11/21 AP FOR MEETING ON 10/18/21

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	Void	10/13/2021	Regular	0.00	0.00	59176
	Void	10/13/2021	Regular	0.00	0.00	59177
	Void	10/13/2021	Regular	0.00	0.00	59178
2524	STEM SUPPLIES	10/13/2021	Regular	0.00	322.95	59179
1301	STOREY KENWORTHY	10/13/2021	Regular	0.00	989.80	59180
0564	STOREY KENWORTHY/MATT PARROTT	10/13/2021	Regular	0.00	1,624.44	59181
	Void	10/13/2021	Regular	0.00	0.00	59182
1534	STRATUS BUILDNG SOLUTIONS IOWA	10/13/2021	Regular	0.00	851.56	59183
2254	TCM BANK NA	10/13/2021	Regular	0.00	951.82	59184
2531	TYLER BUSINESS FORMS	10/13/2021	Regular	0.00	229.82	59185
2406	UNIQUE	10/13/2021	Regular	0.00	44.75	59186
0525	US CELLULAR	10/13/2021	Regular	0.00	549.12	59187
1161	VEENSTRA & KIMM, INC.	10/13/2021	Regular	0.00	58,718.97	59188
	Void	10/13/2021	Regular	0.00	0.00	59189
2231	VERIZON WIRELESS	10/13/2021	Regular	0.00	1,423.05	59190
2433	WEX BANK	10/13/2021	Regular	0.00	3,010.10	59191
0772	FRANCOTYP-POSTALIA INC	09/27/2021	Bank Draft	0.00	500.00	DFT0001218
0416	POSTMASTER	10/05/2021	Bank Draft	0.00	501.50	DFT0001219
0144	DES MOINES WATER WORKS	10/22/2021	Bank Draft	0.00	27,810.92	DFT0001220
0144	DES MOINES WATER WORKS	10/22/2021	Bank Draft	0.00	36,117.29	DFT0001221
0144	DES MOINES WATER WORKS	10/22/2021	Bank Draft	0.00	22.04	DFT0001222

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	124	64	0.00	318,503.33
Manual Checks	0	0	0.00	0.00
Voided Checks	0	6	0.00	0.00
Bank Drafts	5	5	0.00	64,951.75
EFT's	0	0	0.00	0.00
	129	75	0.00	383,455.08

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	9/2021	500.00
999	POOLED CASH	10/2021	382,955.08
			383,455.08



Check Register

Packet: APPKT00519 - 10/15/21 TREE SALE CHECK

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2199	BENTLEY RIDGE TREE FARM & NURS	10/13/2021	Regular	0.00	19,176.00	59192

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	19,176.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	19,176.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2021	19,176.00
			<u>19,176.00</u>



Refund Check Register

Refund Check Detail

UBPKT02105 - Refunds 01 UBPKT02103 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01317-02	ARBUCKLE, HEATHER	10/5/2021	59102	24.27			24.27	Generated From Billing
01-01590-02	RYAN LENTS	10/5/2021	59103	167.24			167.24	Generated From Billing
01-01873-02	ROB NAUMAN	10/5/2021	59104	83.61			83.61	Generated From Billing
01-01918-02	ABIGAIL DUBBS	10/5/2021	59105	35.60			35.60	Generated From Billing
01-02178-03	DEAN J SINKLER	10/5/2021	59106	248.81			248.81	Generated From Billing
01-02258-03	TRACEY COX	10/5/2021	59107	74.45			74.45	Generated From Billing
01-02357-04	MILLER, ERIKA	10/5/2021	59108	95.03			95.03	Generated From Billing
01-02429-08	AARON CAULFIELD	10/5/2021	59109	79.60			79.60	Generated From Billing
01-02917-02	KLEIN, MIRANDA	10/5/2021	59110	116.52			116.52	Generated From Billing
01-03211-04	RUPE, BROOKE	10/5/2021	59111	31.98			31.98	Generated From Billing
03-02095-03	JODY LESHER	10/5/2021	59112	62.03			62.03	Generated From Billing
04-03454-01	LARRY REEVES	10/5/2021	59113	0.70			0.70	Generated From Billing
06-02328-03	EMMA FARRUGGIO STOAKES	10/5/2021	59114	74.45			74.45	Generated From Billing
06-02396-06	ANTHONY MOSHER	10/5/2021	59115	81.76			81.76	Generated From Billing
06-02526-01	CHRIS MALSON	10/5/2021	59116	72.29			72.29	Generated From Billing
08-02325-00	J LARSON HOMES LLC	10/5/2021	59117	50.99			50.99	Generated From Billing
11-03057-02	TARA PIGOTT	10/5/2021	59118	152.93			152.93	Generated From Billing
14-03168-03	THERESA MULLINS	10/5/2021	59119	25.68			25.68	Generated From Billing
16-01371-00	SILVER CREEK HOMES, INC	10/5/2021	59120	34.63			34.63	Generated From Billing
16-01426-00	GREENLAND HOMES	10/5/2021	59121	117.24			117.24	Generated From Billing

Total Refunds: 20

Total Refunded Amount: 1,629.81

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1629.81
Revenue Total:	1629.81

General Ledger Distribution

Posting Date: 10/01/2021

Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER			
600-000-1101	CLAIM ON POOLED CASH	-1,629.81	Yes
600-050-2141	APPLIED CREDITS	1,629.81	
600 Total:		0.00	

General Ledger Distribution

Posting Date: 10/01/2021

	Account Number	Account Name	Posting Amount	IFT
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-1,629.81	
	999-050-2300	DUE TO OTHER FUNDS	1,629.81	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	



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

Item No. 5.e.
For Meeting of 10/18/2021
Resolution

TITLE: Resolution approving Change Order No. 2 to Ryan Companies US, Inc. for Shiloh Rose Parkway/ 23rd St. SW Public Infrastructure Improvement Project (Project Omega)

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution approving change order #2, which is a deduct from the contract with Ryan Companies US, Inc. in the amount of -\$614.82 related to the construction management fee for Shiloh Rose Parkway/23rd St. SW Public Infrastructure Improvement Project (Project Omega).

This change order represents a reduction because per the contract with Ryan Companies, the construction management fee is charged based on the construction contract price (3.95%) and the contract with McAninch Corporation Inc. was reduced (less quantity was needed than estimated), therefore Change order-CO #2 reduces the overall not-to-exceed construction management contract with Ryan Companies to \$158,131.88.

FUNDING SOURCE: Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211018-273
2. Change Order No. 2

CITY OF BONDURANT
RESOLUTION NO. 211018-273

RESOLUTION APPROVING CHANGE ORDER #2 TO RYAN COMPANIES US, INC.
FOR THE SHILOH ROSE PKWY/23rd ST. SW PUBLIC IMPROVEMENT PROJECT IN
THE AMOUNT OF
(-\$614.82)

WHEREAS, the Shiloh Rose Pkwy/23rd St. SW Roadway Improvements Project Change Order #2 was submitted on September 23rd, 2021; AND

WHEREAS, change order #2 is a reduction in the construction management fee for the Shiloh Rose Pkwy/23rd ST. SW Public Improvement Project; AND

WHEREAS, change order #2 brings the new not-to-exceed total of the construction management contract with Ryan Companies to \$158,131.88; AND

WHEREAS, City Staff have reviewed the change order for accuracy; AND

WHEREAS, the amount for Change Order #2 is (-\$614.82).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the change order #2 for Ryan Companies US, Inc. in the amount of (-\$614.82) is hereby approved.

Passed this 18th day of October 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

CHANGE ORDER

PROJECT: Project Omega Phases 2 & 3
(Name and Address) 2300 Shiloh Rose Pkwy SW
Bondurant, Iowa

CHANGE ORDER #: 002

DATE: 9/21/2021

TO: Ryan Companies
(Name and Address) 111 East Grand Suite 200
Des Moines, Iowa 50309

PROJECT #: 005546000

CONTRACT DATE:

Change Order Line Items:

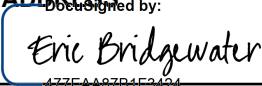
#	Description	Amount
1	Ryan Co. Final Quantity Reconciliation on Fee	\$(614.82)
Grand Total:		\$(614.82)

The original total was \$ 157,696.00
Net change by previously authorized Change Orders was \$ 1,050.70
Total prior to this Change Order was \$ 158,746.70
Amount of this Change Order is (\$614.82)
New total including this Change Order is \$ 158,131.88
The Contract Time will be adjusted by
The date of Substantial Completion as of the date of this Change Order therefore is:

Ryan Companies

111 East Grand Suite 200
Des Moines, Iowa 50309

ADDRESS

DocuSigned by:

477EAA87B4F3424...

BY (Signature)
Eric Bridgewater

(Typed name)
9/22/2021

DATE

City of Bondurant

OWNER (Firm Name)

PO Box 37
Bondurant, Iowa 50035

ADDRESS

BY (Signature)

(Typed name)

DATE



September 20th, 2021

Marketa Oliver, City Administrator
City of Bondurant
200 2nd St NE, Box 37
Bondurant, IA 50035



Re: Shiloh Rose Pkwy / 23rd St SW Roadway Improvements Project CO No. 2

Dear Marketa:

We are forwarding this Change Request, briefly described as follows, for your review and response:

For all cost associated with Shiloh Rose Pkwy / 23rd St SW Roadway Improvements Project – Final Quantity Reconciliations

This proposed change request is the following:

TOTAL **(\$614.82)**

Please sign and return one copy of the respective Change Requests to authorize Ryan and McAninch to proceed with the work described above, or advise us of the status if different than "agreed and accepted."

Please call if you have any questions, or if you need additional information.

Sincerely,
RYAN COMPANIES US, INC.

A handwritten signature in black ink, appearing to read "Eric Bridgewater".

Eric Bridgewater, Project Manager

Cc: Jon Lewton, Project Executive

RYAN COMPANIES US, INC.
111 E. Grand, Suite 200
Des Moines, IA 50309

p: 515-309-8500
ryancompanies.com

Shiloh Rose Pkwy / 23rd St SW Roadway Improvements Project

Ryan Companies US, Inc.

9.20.21

Change Order 02			
Summary: Final Quantity Reconciliation			
Change Request	Subcontractor	Comments	Cost Change
1.0	McAninch	Final Quantity Reconciliation	-\$15,565.06
Change Order 02 Subtotal			-\$15,565.06
CMa Fee on Cost of Work (3.95%)			-\$614.82
CMa Project Manager Time			\$0.00
CMa Project Superintendent Time			\$0.00
Change Order 02 Cost Change Total			-\$16,179.88



CITY OF BONDURANT

200 2nd Street NE
Bondurant, IA 50035

CHANGE ORDER 2

Distribution:

Owner X
Engineer X
Contractor X
Const. Mgr. X

Contractor: **McAninch Corporation**
4001 Delaware Avenue
Des Moines, IA 50313

Project Title	Shiloh Rose Pkwy / 23rd St SW Roadway Improvements Project	
S-H Project File Number	4201900	
RISE#	RM-0747(614)--9D-77	
Orig. Contract Amount & Date	\$1,713,815.00	February 1, 2021
Change Order Number	2	
Date	September 13, 2021	

THE CONTRACT IS CHANGED AS FOLLOWS:

CO-2: This change order adjusts the bid item as described below:

2.1 - Final Quantity Correction

- This change order includes the deduction and addition of quantities to account for actual work completed and incorporated in the project vs. the estimated contract quantities at the time of bidding. Items adjusted include:
 - 39, 40, 44, 45, 46, 47, 48

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
CO 2.1 - 39	HYDRAULIC SEEDING, FERTILIZING, TYPE 1	AC	\$2,856.00	0.3	\$856.80
CO 2.1 - 40	HYDRAULIC SEEDING, FERTILIZING, TYPE 2	AC	\$2,295.00	0.2	\$459.00
CO 2.1 - 44	FILTER SOCK, 8 IN.	LF	\$1.50	(5,040.0)	(\$7,560.00)
CO 2.1 - 45	REMOVAL OF FILTER SOCK	LF	\$0.20	(5,040.0)	(\$1,008.00)
CO 2.1 - 46	TEMPORARY RECP, WOOD EXCELSIOR MAT	SQ	\$10.70	(610.0)	(\$6,527.00)
CO 2.1 - 47	RIP-RAP, CLASS E	TON	\$49.00	(28.58)	(\$1,400.42)
CO 2.1 - 48	EROSION STONE	TON	\$66.00	(5.84)	(\$385.44)
TOTAL					(\$15,565.06)

CHANGE ORDER SUMMARY

The Original Contract Sum was	\$1,713,815.00
Net Change by previously authorized Change Orders	\$26,600.00
The Contract Sum prior to This Change Order was	\$1,740,415.00
The Contract Sum will be decreased by this Change Order in the amount of	(\$15,565.06)
The new Contract Sum including this Change Order will be	\$1,724,849.94
Aggregate Change Order as a percent of Original Contract	0.64%
The Contract Time will be changed by	0 Days
The date of Final Completion as of the date of this Change Order therefore is	October 1, 2021

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER

Contractor:	Recommended By:	Recommended By:	Checked By:
McAninch Corporation	Ryan Companies	Shive-Hattery	City of Bondurant
Signature:	Signature:	Signature: <i>David Fliebler</i> Sep 14 2021 9:00 AM	Signature:
Name: Matt Dykstra	Name: Eric Bridgewater	Name: David Fliebler, PE	Name: John Horton
Title: Vice President	Title: Project Manager	Title: Project Engineer	Title: Public Works Director
Date: 09/14/2021	Date: 09/14/2021	Date:	Date:

Owner: City of Bondurant

Approved by: x _____ Date: _____



September 20th, 2021

Marketa Oliver, City Administrator
City of Bondurant
200 2nd St NE, Box 37
Bondurant, IA 50035



Re: Construction Management Proposal as per AIA C132 Agreement: CO No. 2
Shiloh Rose Pkwy / 23rd St SW Infrastructure Project

Dear Marketa:

Thank you for the opportunity to work with you and your team on the City of Bondurant Project Bluejay Public Infrastructure Project. We respectfully submit the following Change Order No. 2 to our previously approved agreement for Construction Management Services.

This change order reflects the final quantities as noted in McAninch CO 2. Executing below will constitute a change order to the Construction Management Agreement.

FEES AND EXPENSES:

The following are added to the line item “3.95% on Cost of Work”:

(\$614.82)	3.95% Fee on Cost of Work: McAninch CO 2.	
	<i>3.95% Total Fee on Cost of Work (Per McAninch CO 2)</i>	(\$15,565.06)

Please sign and return one copy of this Change Request to authorize Ryan to proceed with the additional work described above and increase the contract value.

Thanks again for the opportunity to be a part of this exciting project.

Sincerely,
Ryan Companies
111 E Grand Avenue, Suite 200
Des Moines, IA 50309

ph: 515-309-8500
ryancompanies.com



RYAN COMPANIES US, INC.

A handwritten signature in black ink, appearing to read "Eric Bridgewater". The signature is fluid and cursive, with the first and last names being more prominent.

Eric Bridgewater
Project Manager

Cc: Matt Van Loon, Ryan Co.

Agreed to this _____ day of _____, 2021.

City of Bondurant, Iowa

By: _____

Ryan Companies
111 E Grand Avenue, Suite 200
Des Moines, IA 50309

ph: 515-309-8500
ryancompanies.com





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

Item No. 5.f.
For Meeting of 10/18/2021
Resolution

TITLE: -Consideration of Resolution approving Pay Request No. 11 with Ryan Companies for the Project Omega Phases 2 & 3 Offsite Improvements Construction Management Fee in the amount of \$3,815.64

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay application #11 in the amount of \$3,815.64 which is for Project Omega Phases 2 & 3 Offsite Improvements Construction Management Fee. This resolution is for final pay application #11 to Ryan Companies US Inc. for the construction management services they are providing for Project Omega Phases 2 and 3 Offsite Improvements. The pay application brings the total contract expenditure to \$127,686.03, well below the not-to-exceed amount of \$158,131.88.

This pay application is for work completed through September 21st, 2021.

FUNDING SOURCE: Bond Funding/TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211018-274
2. Pay Request No. 11

CITY OF BONDURANT
RESOLUTION NO211018-274

RESOLUTION APPROVING PAY APPLICATION #11 TO RYAN COMPANIES FOR
THE PROJECT OMEGA PHASES 2 AND 3 OFFSITE IMPROVEMNTS PROJECT IN
THE AMOUNT OF \$3,815.64

WHEREAS, Ryan Companies submitted Pay Application #11 for the Project Omega Phases 2 and 3 offsite improvements; AND

WHEREAS the amount certified for Pay Application #11 is \$3,815.64; AND

WHEREAS, this pay application brings the total earned to \$127,686.03 for the construction management agreement, which is well below the not-to-exceed amount of \$158,131.88.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that Pay Application #11 of \$3,815.64 for the Project Omega Phases 2 and 3 Offsite Improvements Project, is hereby approved.

Passed this 18th day of October 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF PAGES

To: City of Bondurant
PO Box 37
Bondurant, Iowa 50035

PROJECT: Project Omega Phases 2 & 3
2300 Shiloh Rose Pkwy SW
Bondurant IA

ATTN: Marketa Oliver

FROM (CONTRACTOR): RYAN COMPANIES US, INC.
533 South Third Street, Suite 100
MINNEAPOLIS, MN 55415

CONTRACT FOR: CUSTOMER NO.:

APPLICATION NO: 11

APPLICATION DATE: 9/22/2021

PERIOD FROM: 9/1/2021

PERIOD TO: 9/21/2021

PROJECT NO: 005546000

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0.00	0.00
Approved This Month		1,050.70	614.82
Number	Date Approved		
1	5/5/2021		
2	9/22/2021		
TOTALS		1,050.70	614.82
Net change by Change Orders			435.88

ORIGINAL CONTRACT SUM		\$157,696.00
Net change by Change Orders		\$435.88
CONTRACT SUM TO DATE		\$158,131.88
TOTAL COMPLETED & STORED TO DATE		\$127,686.03
RETAINAGE	0.0%	\$0.00
TOTAL EARNED LESS RETAINAGE		\$127,686.03
LESS PREVIOUS CERTIFICATES FOR PAYMENT		\$123,870.39
CURRENT PAYMENT DUE		\$3,815.64
AMOUNT DUE FROM PREVIOUS APPLICATION #		
TOTAL AMOUNT DUE		\$3,815.64

CONTRACTOR: RYAN COMPANIES US, INC.

By:

DocuSigned by:
Russ Lewton
81F9F386B69C4E1...

DATE: 9/22/2021

State of: County of:

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public:

My Commission expires:

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 11

APPLICATION DATE: 9/22/2021

PERIOD FROM: 9/1/2021

TO: 9/21/2021

A	B	C	D	E	F	G	H	I	J	K
ITEM No.	DESCRIPTION OF WORK	SCHEDULED VALUE			WORK COMPLETED		Total Completed and Stored To Date (F+G+H)	% (I/E)	Balance To Finish (E-I)	
			CHANGE ORDER	REVISED VALUE (C+D)	PREVIOUS APPLICATIONS	This Application				
						Work in Place				Stored Materials (not in F or G)
1	Superintendent	35,000.00		35,000.00	26,368.00			26,368.00	75%	8,632.00
2	Office Supplies	5,000.00		5,000.00	21.15			21.15	0%	4,978.85
3	Project Management	40,000.00		40,000.00	28,925.00	250.00		29,175.00	73%	10,825.00
5	Project Coordinator II	10,000.00		10,000.00	3,920.00	70.00		3,990.00	40%	6,010.00
6	CM Fee	67,696.00	435.88	68,131.88	64,636.24	3,495.64		68,131.88	100%	0.00
	Total	157,696.00	435.88	158,131.88	123,870.39	3,815.64	0.00	127,686.03	81%	30,445.85

J o b 005546000 Project Omega Phases 2 & 3

From Date 09/01/2021
Thru Date 09/21/2021

Cost Code	Cost Type	Description	Description	G/L Date	D T	Doc Number	Address Number	Purchase Order	Amount	Units	L T	Pay Status	Sub-ledger	S T	Vendor
531000	11476	Time Tracking WE	CPRJ	09/08/2021	JP	3103841			250.00	2.00	AA		00163948	A	
		2021-09-04													
			Cost Type	11476		Project Manager I			250.00	2.00					
			Cost Code	531000					250.00	2.00					
531013	11476	Time Tracking WE	CPRJ	09/14/2021	JP	3108368			70.00	1.00	AA		00146715	A	
		2021-09-11													
			Cost Type	11476		Project Coordinator II			70.00	1.00					
			Cost Code	531013					70.00	1.00					
			Job	005546000		Project Omega Phases 2 & 3			320.00	3.00					
			Grand Totals						320.00	3.00					

+ \$ 3,495.64 (Construction Fee of McAninch costs x 3.95%)

\$ 3,815.64 Total Project Costs

Contractor: McAninch Corporation
4001 Delaware Avenue
Des Moines, IA 50313

Project Title	23rd St SW / Shiloh Rose Pkwy Roadway Improvements Project	
S-H Project File Number	4201900	
RSE #	RM-0747(614)-80-77	
Orig. Contract Amount & Date	\$1,713,815.00	02/15/21
Estimated Completion Date	October 1, 2021	
Pay Period	8/24/21 - 9/10/21	
Pay Request Number	11	
Date	September 14, 2021	

BID ITEMS													
			RISE ELIGIBLE		NON-RISE ELIGIBLE				RISE ELIGIBLE		NON-RISE ELIGIBLE		
ITEM NO.	ITEM	UNIT	DIVISION 2 QUANTITY	DIVISION 3A QUANTITY	DIVISION 3B QUANTITY	TOTAL QUANTITY	CONTRACTOR BID UNIT PRICE	EXTENDED PRICE	DIVISION 2 QUANTITY COMPLETED	DIVISION 3A QUANTITY COMPLETED	TOTAL RISE ELIGIBLE QUANTITY COMPLETED	DIVISION 3B QUANTITY COMPLETED	VALUE COMPLETED
1	CLEARING AND GRUBBING	ACRE	1.30	2.10	2.10	5.50	\$ 691.00	\$ 3,800.50	1.30	2.10	3.40	2.10	\$ 3,800.50
2	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	650.00	1240.00	1240.00	3130.00	\$ 10.60	\$ 33,178.00	650.00	1,240.00	1,890.00	1,240.00	\$ 33,178.00
3	EXCAVATION, CLASS 10, RDWY & BORROW	CY	3620.00	3215.00	3215.00	10250.00	\$ 2.74	\$ 28,085.00	3,820.00	3,215.00	7,035.00	3,215.00	\$ 28,085.00
4	SUBGRADE PREPARATION, 12 IN.	SY	3550.00	4820.00	4820.00	13190.00	\$ 0.30	\$ 3,957.00	3,550.00	4,820.00	8,370.00	4,820.00	\$ 3,957.00
5	SUBGRADE TREATMENT, CEMENT STABILIZATION	TON	160.00	130.00	130.00	420.00	\$ 267.00	\$ 112,140.00	130.00	130.00	290.00	130.00	\$ 112,140.00
6	MODIFIED SUBBASE, 6 IN.	SY	3550.00	4820.00	4820.00	13190.00	\$ 8.41	\$ 110,927.90	3,550.00	4,820.00	8,370.00	4,820.00	\$ 110,927.90
7	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 12 IN	LF	0.00	0.00	1630.00	1630.00	\$ 85.00	\$ 138,550.00	0.00	0.00	0.00	1,630.00	\$ 138,550.00
8	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 18 IN	LF	0.00	580.00	580.00	1160.00	\$ 58.00	\$ 67,280.00	0.00	580.00	580.00	580.00	\$ 67,280.00
9	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 24 IN	LF	0.00	151.00	151.00	302.00	\$ 69.00	\$ 20,838.00	0.00	151.00	151.00	151.00	\$ 20,838.00
10	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 30 IN	LF	0.00	67.00	67.00	134.00	\$ 96.00	\$ 12,864.00	0.00	67.00	67.00	67.00	\$ 12,864.00
11	CONCRETE APRONS, 24 IN	EACH	0.00	0.50	0.50	1.00	\$ 1,921.00	\$ 1,921.00	0.00	0.50	0.50	0.50	\$ 1,921.00
12	CONCRETE APRONS, 30 IN	EACH	0.00	0.50	0.50	1.00	\$ 2,092.00	\$ 2,092.00	0.00	0.50	0.50	0.50	\$ 2,092.00
13	SUBDRAIN, LONGITUDINAL, 4 IN. PVC	LF	1190.00	1678.50	1678.50	4547.00	\$ 9.20	\$ 41,832.40	1,190.00	1,678.50	2,868.50	1,678.50	\$ 41,832.40
14	SUBDRAIN, OUTLETS AND CONNECTIONS	EACH	14.00	18.00	18.00	50.00	\$ 232.00	\$ 11,600.00	14.00	18.00	32.00	18.00	\$ 11,600.00
15	LOCATING TILE LINES	STA	4.90	8.55	8.55	22.00	\$ 105.00	\$ 2,310.00	4.90	8.55	13.45	8.55	\$ 2,310.00
16	REPAIR TILE LINES, UNSPECIFIED SIZE AND TYPE	LF	100.00	175.00	175.00	450.00	\$ 10.00	\$ 4,500.00	100.00	175.00	275.00	175.00	\$ 4,500.00
17	WATER MAIN, TRENCHED, PVC, 12 IN.	LF	0.00	0.00	1283.00	1283.00	\$ 39.00	\$ 50,037.00	0.00	0.00	0.00	1,283.00	\$ 50,037.00
18	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, 12 IN.	LF	0.00	0.00	382.00	382.00	\$ 63.00	\$ 24,066.00	0.00	0.00	0.00	382.00	\$ 24,066.00
19	FITTINGS, DUCTILE IRON, 12 IN., 45 DEG. BEND	EACH	0.00	0.00	4.00	4.00	\$ 632.00	\$ 2,528.00	0.00	0.00	0.00	4.00	\$ 2,528.00
20	GATE VALVE ASSEMBLY, DIP, 12 IN.	EACH	0.00	0.00	2.00	2.00	\$ 2,341.00	\$ 4,682.00	0.00	0.00	0.00	2.00	\$ 4,682.00
21	GATE VALVE ASSEMBLY, DIP, 12 IN., REMOVE AND RELOCATE	EACH	0.00	0.00	1.00	1.00	\$ 1,216.00	\$ 1,216.00	0.00	0.00	0.00	1.00	\$ 1,216.00
22	FIRE HYDRANT ASSEMBLY, WM-201	EACH	0.00	0.00	3.00	3.00	\$ 4,364.00	\$ 13,092.00	0.00	0.00	0.00	3.00	\$ 13,092.00
23	FIRE HYDRANT ASSEMBLY, REMOVE AND RELOCATE	EACH	0.00	0.00	1.00	1.00	\$ 1,670.00	\$ 1,670.00	0.00	0.00	0.00	1.00	\$ 1,670.00
24	CONNECTION TO EXISTING WATER SYSTEM	EACH	0.00	0.00	1.00	1.00	\$ 1,181.00	\$ 1,181.00	0.00	0.00	0.00	1.00	\$ 1,181.00
25	SANITARY SEWER MANHOLE, SW-301, 48 IN	EACH	0.00	0.00	6.00	6.00	\$ 4,091.00	\$ 24,546.00	0.00	0.00	0.00	6.00	\$ 24,546.00
26	INTAKE, DOUBLE GRATE, SW-505	EACH	0.00	3.00	3.00	6.00	\$ 4,123.00	\$ 24,738.00	0.00	3.00	3.00	3.00	\$ 24,738.00
27	INTAKE, DOUBLE GRATE WITH MANHOLE, SW-506	EACH	0.00	3.00	3.00	6.00	\$ 5,880.00	\$ 35,280.00	0.00	3.00	3.00	3.00	\$ 35,280.00
28	INTAKE, STORM SEWER, SW-512, 30 IN	EACH	0.00	0.50	0.50	1.00	\$ 2,054.00	\$ 2,054.00	0.00	0.50	0.50	0.50	\$ 2,054.00
29	INTAKE, DOUBLE GRATE, SW-505 MOD, TYPE A	EACH	0.00	1.50	1.50	3.00	\$ 4,927.00	\$ 14,781.00	0.00	1.50	1.50	1.50	\$ 14,781.00
30	INTAKE, DOUBLE GRATE W/ MANHOLE, SW-506 MOD, TYPE A	EACH	0.00	1.50	1.50	3.00	\$ 7,729.00	\$ 23,187.00	0.00	1.50	1.50	1.50	\$ 23,187.00
31	INTAKE ADJUSTMENT, MNOR	EACH	6.00	0.00	0.00	6.00	\$ 918.00	\$ 5,508.00	6.00	0.00	6.00	0.00	\$ 5,508.00
32	STD / S-F PCC PAVEMENT, CLASS C-SUD, 9 IN.	SY	3150.00	4220.00	4220.00	11590.00	\$ 49.45	\$ 573,125.50	3,150.00	4,220.00	7,370.00	4,220.00	\$ 573,125.50
33	SIDEWALK, PCC, 5 IN.	SY	210.00	455.00	455.00	1120.00	\$ 44.50	\$ 49,840.00	210.00	455.00	665.00	455.00	\$ 49,840.00
34	DETECTABLE WARNINGS	SF	40.00	0.00	0.00	40.00	\$ 41.00	\$ 1,640.00	40.00	0.00	40.00	0.00	\$ 1,640.00
35	REMOVAL OF EXISTING GRAVEL SHOULDER	SY	0.00	35.00	35.00	70.00	\$ 30.00	\$ 2,100.00	0.00	35.00	35.00	35.00	\$ 2,100.00
36	PAINTED PAVEMENT MARKINGS, DURABLE	STA	12.90	22.30	22.30	57.50	\$ 102.00	\$ 5,865.00	12.90	22.30	35.20	22.30	\$ 5,865.00
37	PAINTED PAVEMENT SYMBOLS AND LEGENDS, DURABLE	EACH	4.00	4.00	4.00	12.00	\$ 255.00	\$ 3,060.00	4.00	4.00	8.00	4.00	\$ 3,060.00
38	TRAFFIC CONTROL	LS	0.50	0.25	0.25	1.00	\$ 6,120.00	\$ 6,120.00	0.50	0.25	0.75	0.25	\$ 6,120.00
39	HYDRAULIC SEEDING, FERTILIZING, TYPE 1	ACRE	0.30	0.65	0.65	1.60	\$ 2,856.00	\$ 4,569.60	0.30	0.65	0.95	0.65	\$ 4,569.60
40	HYDRAULIC SEEDING, FERTILIZING, TYPE 2	ACRE	0.30	0.50	0.50	1.30	\$ 2,295.00	\$ 2,983.50	0.40	0.40	0.80	0.50	\$ 2,983.50
41	TREES, FURNISHED AND INSTALLED (WITH WARRANTY)	EACH	22.00	18.50	18.50	59.00	\$ 408.00	\$ 24,072.00	22.00	18.50	40.50	18.50	\$ 24,072.00
42	SWPPP PREPARATION	LS	0.50	0.25	0.25	1.00	\$ 1,224.00	\$ 1,224.00	0.50	0.25	0.75	0.25	\$ 1,224.00
43	SWPPP MANAGEMENT	LS	0.50	0.25	0.25	1.00	\$ 3,060.00	\$ 3,060.00	0.50	0.25	0.75	0.25	\$ 3,060.00
44	FILTER SOCK, 8 IN.	LF	1390.00	1875.00	1875.00	5140.00	\$ 1.50	\$ 7,710.00	0.00	50.00	50.00	50.00	\$ 150.00
45	REMOVAL OF FILTER SOCK	LF	1390.00	1875.00	1875.00	5140.00	\$ 0.20	\$ 1,028.00	0.00	50.00	50.00	50.00	\$ 20.00

46	TEMPORARY RECIP, WOOD EXCELSIOR MAT	SQ	0.00	305.00	305.00	610.00	\$	10.70	\$	6,527.00	0.00	0.00	0.00	0.00	\$	-	
47	RIP-RAP, CLASS E	TON	0.00	52.00	52.00	104.00	\$	49.00	\$	5,096.00	0.00	52.00	52.00	23.42	\$	3,695.58	
48	EROSION STONE	TON	26.00	0.00	0.00	26.00	\$	66.00	\$	1,716.00	20.16	0.00	20.16	0.00	\$	1,330.56	
49	SILT FENCE OR DITCH CHECK	LF	1070.00	1325.00	1325.00	3720.00	\$	1.45	\$	5,394.00	1,070.00	1,325.00	2,395.00	1,325.00	\$	5,394.00	
50	SILT FENCE OR DITCH CHECK, REMOVAL OF SEDIMENT	LF	1070.00	1325.00	1325.00	3720.00	\$	0.05	\$	186.00	1,070.00	1,325.00	2,395.00	1,325.00	\$	186.00	
51	SILT FENCE OR DITCH CHECK, REMOVAL OF DEVICE	LF	1070.00	1325.00	1325.00	3720.00	\$	0.05	\$	186.00	1,070.00	1,325.00	2,395.00	1,325.00	\$	186.00	
52	STABILIZED CONSTRUCTION ENTRANCE	SY	140.00	70.00	70.00	280.00	\$	22.00	\$	6,160.00	140.00	70.00	210.00	70.00	\$	6,160.00	
53	EROSION CONTROL, MULCHING, HYDROMULCH	ACRE	0.60	1.15	1.15	2.90	\$	1,224.00	\$	3,549.60	0.60	1.15	1.75	1.15	\$	3,549.60	
54	INTAKE PROTECTION DEVICE	EACH	9.00	13.00	13.00	35.00	\$	153.00	\$	5,355.00	9.00	13.00	22.00	13.00	\$	5,355.00	
55	INLET PROTECTION DEVICE, REMOVAL OF SEDIMENT	EACH	9.00	13.00	13.00	35.00	\$	20.40	\$	714.00	9.00	13.00	22.00	13.00	\$	714.00	
56	INLET PROTECTION DEVICE, REMOVAL OF DEVICE	EACH	9.00	13.00	13.00	35.00	\$	20.40	\$	714.00	9.00	13.00	22.00	13.00	\$	714.00	
57	MOWING	ACRE	0.60	1.30	1.30	3.20	\$	306.00	\$	979.20	0.60	1.30	1.90	1.30	\$	979.20	
58	MOBILIZATION	LS	0.50	0.25	0.25	1.00	\$	61,098.80	\$	61,098.80	0.50	0.25	0.75	0.25	\$	61,098.80	
59	CONCRETE WASHOUT	LS	0.50	0.25	0.25	1.00	\$	5,300.00	\$	5,300.00	0.50	0.25	0.75	0.25	\$	5,300.00	
60	NO EXCUSE ROAD OPENING BONUS	LS	1.00	0.00	0.00	1.00	\$	100,000.00	\$	100,000.00	1.00	0.00	1.00	0.00	\$	100,000.00	
CO 1.01	WATERMAIN, TRENCHED, PVC, 8 IN.	LF	0.00	0.00	388.00	388.00	\$	31.42	\$	12,183.20	0.00	0.00	0.00	388.00	\$	12,183.20	
CO 1.02	FITTING, 12" X 8", TEE	EA	0.00	0.00	4.00	4.00	\$	820.00	\$	3,280.00	0.00	0.00	0.00	4.00	\$	3,280.00	
CO 1.3	VALVE GATE, 8 IN.	EA	0.00	0.00	4.00	4.00	\$	1,710.00	\$	6,840.00	0.00	0.00	0.00	4.00	\$	6,840.00	
CO 1.4	TEMP BLOWOFF/FLUSHING DEVICE	EA	0.00	0.00	4.00	4.00	\$	1,074.25	\$	4,296.80	0.00	0.00	0.00	4.00	\$	4,296.80	
CO 2.1-39	HYDRAULIC SEEDING, FERTILIZING, TYPE 1	AC	0.00	0.15	0.15	0.30	\$	2,856.00	\$	856.80	0.00	0.15	0.15	0.15	\$	856.80	
CO 2.1-40	HYDRAULIC SEEDING, FERTILIZING, TYPE 2	AC	0.00	0.10	0.10	0.20	\$	2,295.00	\$	459.00	0.00	0.10	0.10	0.10	\$	459.00	
CO 2.1-44	FILTER SOCK, 8 IN.	LF	0.00	(2520.00)	(2520.00)	(5040.00)	\$	1.50	\$	(7,560.00)	0.00	0.00	0.00	0.00	\$	-	
CO 2.1-45	REMOVAL OF FILTER SOCK	LF	0.00	(2520.00)	(2520.00)	(5040.00)	\$	0.25	\$	(1,008.00)	0.00	0.00	0.00	0.00	\$	-	
CO 2.1-46	TEMPORARY RECIP, WOOD EXCELSIOR MAT	SQ	0.00	(305.00)	(305.00)	(610.00)	\$	10.70	\$	(6,527.00)	0.00	0.00	0.00	0.00	\$	-	
CO 2.1-47	RIP-RAP, CLASS E	TON	0.00	0.00	(26.58)	(26.58)	\$	49.00	\$	(1,400.42)	0.00	0.00	0.00	0.00	\$	-	
CO 2.1-48	EROSION STONE	TON	0.00	(5.84)	0.00	(5.84)	\$	66.00	\$	(385.44)	0.00	0.00	0.00	0.00	\$	-	
									TOTAL	\$	1,724,849.94					\$	1,724,849.94

PAY REQUEST SUMMARY						
			Total Approved		Total Completed	
Contract Price			\$	1,713,815.00	\$	1,724,849.94
Approved Change Order #		1	\$	26,600.00		
		2	\$	(15,565.06)		
Revised Contract Price			\$	1,724,849.94	\$	1,724,849.94
				Retainage (5%)	\$	-
				Liquidated Damages		
				Total Earned Less Retainage	\$	1,724,849.94
Total Previously Approved (list each)	Pay Request #1			\$74,711.42		
	Pay Request #2			\$215,162.82		
	Pay Request #3			\$266,273.54		
	Pay Request #4			\$341,050.00		
	Pay Request #5			\$144,537.06		
	Pay Request #6			\$243,738.38		
	Pay Request #7			\$227,991.81		
	Pay Request #8			\$47,428.84		
	Pay Request #9			\$49,538.93		
	Pay Request #10			\$26,905.65		
	ROSE Eligible	Non-ROSE Eligible	Total Previously Approved		\$1,637,338.43	
Amount Due This Request	\$48,326.61	\$39,184.90	Amount Due This Request	\$	87,511.51	
				Percent Complete	100%	
				Percent of Contract Period Utilized	91%	

The amount of: \$87,511.51 is recommended for approval for payment in accordance with the terms of the Contract			
Contractor:	Recommended By:	Recommended By:	Checked By:
McAninch Corporation	Ryan Companies	Shive-Hattery	City of Bondurant
Signature:	Signature:	Signature: <i>[Signature]</i> Sep 14 2021 8:59 AM	Signature:
Name: Matt Dykstra	Name: Eric Bridgewater	Name: David Fleisher, PE	Name: John Horton
Title: Vice President	Title: Project Manager	Title: Project Engineer	Title: Public Works Director
Date: 09/14/2021	Date: 09/14/2021	Date:	Date:

Owner: City of Bondurant	Approved by: x _____	Date: _____
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**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.g.
For Meeting of 10/18/2021
Resolution

TITLE: -Resolution approving Pay Request No. 9 for the Northeast Storm Sewer Public Infrastructure Project to Absolute Infrastructure

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay application #9 in the amount of \$16,866.24 to Absolute Infrastructure for the Northeast Storm Sewer Public Infrastructure Improvement Project.

This pay application has been reviewed by engineering staff at Veenstra & Kim and by City Staff for accuracy and is for work completed through September 30th, 2021.

FUNDING SOURCE: Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211018-275
2. Pay Request No. 9

CITY OF BONDURANT
RESOLUTION NO. 211018-275

RESOLUTION APPROVING PAY REQUEST NO. 9 TO ABSOLUTE INFRASTRUCTURE
FOR THE NORTHEAST STORM SEWER PUBLIC INFRASTRUCTURE PROJECT IN THE
AMOUNT OF \$16,866.24

WHEREAS, the Northeast Storm Sewer Public Infrastructure Project Pay Request No. 9 was submitted on October 4th, 2021; AND

WHEREAS, the pay request no. 9 is for the Northeast Storm Sewer Public Infrastructure Project; AND

WHEREAS, Engineers from Veenstra & Kimm and City Staff have reviewed the change order for accuracy; AND

WHEREAS, the amount for Pay Request No. 9 is \$16,866.24 and it is for work completed through September 30, 2021.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Pay Request No. 9 for Absolute Infrastructure in the amount of \$16,866.24 is hereby approved.

Passed this 18th day of October 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

AIA Type Document
Application and Certification for Payment

Pg 1 of 4

TO (OWNER):
City of Bondurant
200 2nd St. NE
Bondurant, IA 50035

PROJECT: NE Storm Sewer Bondurant
Bondurant, IA 50035

APPLICATION NO: 9
PERIOD TO: 9/30/2021

DISTRIBUTION
TO:
OWNER
ARCHITECT
CONTRACTOR

FROM (CONTRACTOR): Absolute Infrastructure
PO BOX 148
SLATER, IA 50244

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO: NE Storm Sewer Bondurant

CONTRACT FOR:

CONTRACT DATE: 11/2/2020

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Type Document is attached.

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM	\$ 760,937.50
2. Net Change by Change Orders	\$ 32,027.04
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 792,964.54
4. TOTAL COMPLETED AND STORED TO DATE	\$ 760,634.63

5. RETAINAGE:

a. 5.00 % of Completed Work	\$ 38,031.84
b. 0.00 % of Stored Material	\$ 0.00
Total retainage (Line 5a + 5b)	\$ 38,031.84
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$ 722,602.79

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)	\$ 705,736.55
8. CURRENT PAYMENT DUE	\$ 16,866.24

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)	\$ 70,361.75
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CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	32,027.04	0.00
Total approved this Month	0.00	0.00
TOTALS	32,027.04	0.00
NET CHANGES by Change Order	32,027.04	

CONTRACTOR: Absolute Infrastructure
PO BOX 148 SLATER, IA 50244

By:

Erica Thompson
Erica Thompson, Controller

Slate of: Iowa

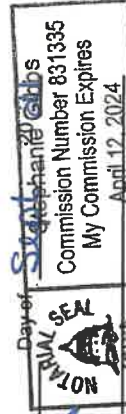
County of: Story

Subscribed and Sworn to before me this 30th day of September 2021

Notary Public: *Stephanie Gibbs*

My Commission Expires: 4/12/24

Date: 09/30/21



ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 16,866.24

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

Stephanie Gibbs

By:

Date: 10/4/21

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Type Document
Application and Certification for Payment

Pg 2 of 4

TO (OWNER): City of Bondurant 200 2nd St. NE Bondurant, IA 50035			PROJECT: NE Storm Sewer Bondurant Bondurant, IA 50035			APPLICATION NO: 9 PERIOD TO: 9/30/2021			DISTRIBUTION TO: - OWNER - ARCHITECT - CONTRACTOR			
FROM (CONTRACTOR): Absolute Infrastructure PO BOX 148 SLATER, IA 50244			VIA (ARCHITECT):			ARCHITECT'S PROJECT NO: NE Storm Sewer Bondurant						
CONTRACT FOR:			CONTRACT DATE: 11/2/2020									
ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
1	2.01 - Clearing and Grubbing	1,000	26,214.0000	26,214.00	1,000	26,214.00	.000	0.00	0.00	26,214.00	100.00	.00
1	2.02 - Topsoil Strip Salvage and Respread	1,635,000	43.0000	70,305.00	1,635,000	70,305.00	.000	0.00	0.00	70,305.00	100.00	.00
1	2.03 - Class 10 Excavation	343,000	44.0000	15,092.00	343,000	15,092.00	.000	0.00	0.00	15,092.00	100.00	.00
1	2.04 - Subgrade Preparation	796,000	8.0000	6,368.00	796,000	6,368.00	.000	0.00	0.00	6,368.00	100.00	.00
1	2.05 - Modified Subbase	796,000	16.0000	12,736.00	796,000	12,736.00	.000	0.00	0.00	12,736.00	100.00	.00
1	2.06 - Compaction Testing	1,000	1,526.0000	1,526.00	1,000	1,526.00	.000	0.00	0.00	1,526.00	100.00	.00
1	4.01 - Storm Sewer Trenched RCP 18"	22,700	101.5000	2,304.05	22,700	2,304.05	.000	0.00	0.00	2,304.05	100.00	.00
1	4.02 - Storm Sewer Trenched RCP 30"	260,000	90.0000	23,400.00	260,000	23,400.00	.000	0.00	0.00	23,400.00	100.00	.00
1	4.03 - Storm Sewer Trenched RCP 48"	1,453,400	166.0000	241,264.40	1,453,400	241,264.40	.000	0.00	0.00	241,264.40	100.00	.00
1	4.04 - Removal of Storm Sewer	50,000	24.0000	1,200.00	50,000	1,200.00	.000	0.00	0.00	1,200.00	100.00	.00
1	4.05 - Removal of Culvert	220,000	35.0000	7,700.00	220,000	7,700.00	.000	0.00	0.00	7,700.00	100.00	.00
1	4.06 - Pipe Culvert CMP 18"	24,000	81.5000	1,956.00	24,000	1,956.00	.000	0.00	0.00	1,956.00	100.00	.00
1	4.07 - Pipe Apron RCP 48"	1,000	6,126.0000	6,126.00	1,000	6,126.00	.000	0.00	0.00	6,126.00	100.00	.00
1	5.01 - Water Main Relocation #1	1,000	7,145.0000	7,145.00	2,000	14,290.00	.000	0.00	0.00	14,290.00	200.00	-7,145.00
1	6.01 - Manhole SW 401 72"	4,000	8,060.0000	32,240.00	4,000	32,240.00	.000	0.00	0.00	32,240.00	100.00	.00
1	6.02 - Manhole SW 401 84"	3,000	10,352.0000	31,056.00	3,000	31,056.00	.000	0.00	0.00	31,056.00	100.00	.00
1	6.03 - Intake SW 513	1,000	5,998.0000	5,998.00	1,000	5,998.00	.000	0.00	0.00	5,998.00	100.00	.00
1	6.04 - Inlet Structure	1,000	12,514.0000	12,514.00	1,000	12,514.00	.000	0.00	0.00	12,514.00	100.00	.00
1	6.05 - Manhole Adjustment Minor	1,000	2,135.0000	2,135.00	1,000	2,135.00	.000	0.00	0.00	2,135.00	100.00	.00
1	6.06 - Remove Manhole	1,000	1,896.0000	1,896.00	1,000	1,896.00	.000	0.00	0.00	1,896.00	100.00	.00

AIA Type Document
Application and Certification for Payment

Pg 3 of 4

TO (OWNER): City of Bondurant 200 2nd St. NE Bondurant, IA 50035			PROJECT: NE Storm Sewer Bondurant Bondurant, IA 50035			APPLICATION NO: 9 PERIOD TO: 9/30/2021			DISTRIBUTION TO: _ OWNER _ ARCHITECT _ CONTRACTOR			
FROM (CONTRACTOR): Absolute Infrastructure PO BOX 148 SLATER, IA 50244			VIA (ARCHITECT):			ARCHITECT'S PROJECT NO: NE Storm Sewer Bondu						
CONTRACT FOR:			CONTRACT DATE: 11/2/2020									
ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
1	6.07 - Remove Intake	1.000	1,273.0000	1,273.00	1.000	1,273.00	.000	0.00	0.00	1,273.00	100.00	.00
1	7.01 - Pavement PCC 8"	633.000	63.0000	39,879.00	443.000	27,909.00	.000	0.00	0.00	27,909.00	69.98	11,970.00
1	7.02 - Pavement Samples and Testing	1.000	1,526.0000	1,526.00	1.000	1,526.00	.000	0.00	0.00	1,526.00	100.00	.00
1	7.03 - Pavement Removal	633.000	25.0000	15,825.00	673.000	16,825.00	.000	0.00	0.00	16,825.00	106.32	-1,000.00
1	7.04 - Removal of Sidewalk/Trail	355.000	19.0000	6,745.00	355.000	6,745.00	.000	0.00	0.00	6,745.00	100.00	.00
1	7.05 - Trail PCC	284.000	70.0000	19,880.00	284.000	19,880.00	.000	0.00	0.00	19,880.00	100.00	.00
1	7.06 - Sidewalk PCC	71.000	70.0000	4,970.00	71.000	4,970.00	.000	0.00	0.00	4,970.00	100.00	.00
1	7.07 - Detectable Warnings	40.000	58.0000	2,320.00	40.000	2,320.00	.000	0.00	0.00	2,320.00	100.00	.00
1	7.08 - Driveway Granular 6"	25.000	31.0000	775.00	25.000	775.00	.000	0.00	0.00	775.00	100.00	.00
1	8.01 - Temporary Traffic Control	1.000	5,534.0000	5,534.00	1.000	5,534.00	.000	0.00	0.00	5,534.00	100.00	.00
1	9.01 - Hydraulic Seeding, Seeding, Fert & Mulch	3.000	3,204.0000	9,612.00	.000	0.00	.860	2,755.44	0.00	2,755.44	28.67	6,856.56
1	9.02 - Sod	215.000	75.7500	16,286.25	.000	0.00	198.000	14,998.50	0.00	14,998.50	92.09	1,287.75
1	9.03 - Plants w/ Warranty River Birch	10.000	291.0000	2,910.00	.000	0.00	.000	0.00	0.00	0.00	.00	2,910.00
1	9.04 - SWPPP Preparation	1.000	582.0000	582.00	1.000	582.00	.000	0.00	0.00	582.00	100.00	.00
1	9.05 - SWPPP Management	1.000	2,621.0000	2,621.00	.900	2,358.90	.000	0.00	0.00	2,358.90	90.00	262.10
1	9.06 - Filter Sock 9"	2,500.000	2.7500	6,875.00	416.000	1,144.00	.000	0.00	0.00	1,144.00	16.64	5,731.00
1	9.07 - Filter Socks Removal	2,500.000	.2500	625.00	.000	0.00	.000	0.00	0.00	0.00	.00	625.00
1	9.08 - Temporary RECP Type 2	670.000	3.0000	2,010.00	.000	0.00	.000	0.00	0.00	0.00	.00	2,010.00
1	9.09 - Flow Transitions	320.000	22.5000	7,200.00	.000	0.00	.000	0.00	0.00	0.00	.00	7,200.00
1	9.10 - Wood Privacy Fence	101.000	71.0000	7,171.00	101.000	7,171.00	.000	0.00	0.00	7,171.00	100.00	.00

AIA Type Document
Application and Certification for Payment

Pg 4 of 4

TO (OWNER): City of Bondurant 200 2nd St. NE Bondurant, IA 50035		PROJECT: NE Storm Sewer Bondurant Bondurant, IA 50035		APPLICATION NO: 9 PERIOD TO: 9/30/2021		DISTRIBUTION TO: _ OWNER _ ARCHITECT _ CONTRACTOR	
FROM (CONTRACTOR): Absolute Infrastructure PO BOX 148 SLATER, IA 50244		VIA (ARCHITECT):		ARCHITECT'S PROJECT NO: NE Storm Sewer Bondu			

CONTRACT FOR:

CONTRACT DATE: 11/2/2020

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
1	9.11 - Parcel Accomodations, Easement 6	1.000	10,668.0000	10,668.00	1.000	10,668.00	.000	0.00	0.00	10,668.00	100.00	.00
1	9.12 - Parcel Accomodations, Easement 12	1.000	9,251.0000	9,251.00	1.000	9,251.00	.000	0.00	0.00	9,251.00	100.00	.00
1	9.13 - Parcel Accomodations, Easement 13	1.000	11,011.5000	11,011.50	1.000	11,011.50	.000	0.00	0.00	11,011.50	100.00	.00
1	9.13 - Parcel Accomodations, Easement 13	1.000	3,250.5000	3,250.50	1.000	3,250.50	.000	0.00	0.00	3,250.50	100.00	.00
1	9.14 - Parcel Accomodations, Easement 14	1.000	10,874.0000	10,874.00	1.000	10,874.00	.000	0.00	0.00	10,874.00	100.00	.00
1	9.14 - Parcel Accomodations, Easement 14	1.000	3,517.0000	3,517.00	1.000	3,517.00	.000	0.00	0.00	3,517.00	100.00	.00
1	11.01 - Construction Survey	1.000	6,990.0000	6,990.00	1.000	6,990.00	.000	0.00	0.00	6,990.00	100.00	.00
1	11.02 - Mobilization	1.000	39,480.8000	39,480.80	1.000	39,480.80	.000	0.00	0.00	39,480.80	100.00	.00
1	11.03 - Concrete Washout	1.000	2,100.0000	2,100.00	1.000	2,100.00	.000	0.00	0.00	2,100.00	100.00	.00
1	CO1 Extra Clearing & Grubbing	1.000	6,678.0000	6,678.00	1.000	6,678.00	.000	0.00	0.00	6,678.00	100.00	.00
1	CO2 Added No Mow/Low Grown Seeding	.500	3,245.0000	1,622.50	.000	0.00	.000	0.00	0.00	0.00	.00	1,622.50
1	CO3 Added Message Board on Grant Closure	12.000	194.7700	2,337.24	12.000	2,337.24	.000	0.00	0.00	2,337.24	100.00	.00
1	CO4 Added 4' Chain Link Gate	1.000	2,104.3000	2,104.30	1.000	2,104.30	.000	0.00	0.00	2,104.30	100.00	.00
1	CO5 Added Extra Depth to Paving	190.000	101.5000	19,285.00	190.000	19,285.00	.000	0.00	0.00	19,285.00	100.00	.00

REPORT TOTALS

\$792,964.54	\$742,880.69	\$17,753.94	\$760,634.63
		\$0.00	\$32,329.91



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

Item No. 5.h.
For Meeting of 10/18/2021
Resolution

TITLE: -Resolution Rescinding Resolution No. 210907-240 for Pay Request No. 6 for Professional Services Agreement for Commerce Crossings Public Improvement Project to Shive-Hattery in the amount of \$78,600.00

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: On the September 7th Council agenda, a resolution for Pay Application #6 to Shive Hattery for the Commerce Crossings project was approved by council. This pay application that was approved was actually Pay application #6 for *Project Omega* Public Improvements. The pay application amount was correct, however the project name was incorrectly identified. This resolution is a retraction of that resolution, and staff has submitted a corrected resolution for approval to follow on this meeting agenda.

FUNDING SOURCE: Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211018-276

CITY OF BONDURANT
RESOLUTION NO. 211018-276

RESOLUTION RESCINDING RESOLUTION NO. 210907-240 THAT APPROVED PAY REQUEST NO. 6 FOR THE PROFESSIONAL SERVICES AGREEMENT FOR THE COMMERCE CROSSING PUBLIC IMPROVEMENT PROJECT TO SHIVE-HATTERY IN THE AMOUNT OF \$78,600.00

WHEREAS, on August 26th, 2021, the City of Bondurant received pay request no. 6 for the professional services agreement identified to be the Commerce Crossing project rather than for Project Omega; AND

WHEREAS, the payment amount was correct however the project was incorrectly identified; AND

WHEREAS, due to this error, the City Council rescinds RESOLUTION NO. 210907-240; AND

WHEREAS, a resolution will be approved to correctly approve the pay request for both Project Omega and the Commerce Crossings Project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that RESOLUTION NO. 210907-240 is hereby rescinded.

Passed this 18th day of October 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				



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

Item No. 5.i.
For Meeting of 10/18/2021
Resolution

TITLE: -Resolution approving Pay Request No. 6 to Shive-Hattery for the Construction Services Agreement for Project Omega Phases 2 and 3 Public Improvements Project (Project Omega) in the amount of \$78,600

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: On the September 7th Council agenda, a resolution for Pay Application #6 to Shive Hattery for the Commerce Crossings project was approved by council. This pay application that was approved was actually Pay application #6 for *Project Omega* Public Improvements. The pay application amount (\$78,600) was correct, however the project name was incorrectly identified. This resolution is a replacement for the original resolution that was rescinded earlier on this agenda.

FUNDING SOURCE: RISE/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211018-277
2. Pay Request No. 6

23rd CITY OF BONDURANT
RESOLUTION NO. 211018-277

RESOLUTION APROVING PAY REQUEST NO. 6 FOR THE PROFESSIONAL
SERVICES AGREEMENT FOR THE 23rd STREET SW & SHILOH ROSE PKWY SW
PUBLIC IMPROVEMENT PROJECT TO SHIVE-HATTERY IN THE AMOUNT OF
\$78,600.00

WHEREAS, on August 26th, 2021, the City of Bondurant received pay request no. 6 for the professional services agreement for the 23rd Street SW & Shiloh Rose Parkway SW Improvement Project; AND

WHEREAS, pay request no. 6 is for the professional services agreement for the 23rd Street SW & Shiloh Rose Parkway SW Improvement Project through August 20, 2021.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request for above-referenced project in the above-referenced amount is hereby approved

Passed this 18th day of October 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

August 26, 2021

Invoice No: 4201901 - 6

Marketa Oliver
City of Bondurant, IA
200 Second Street NE
PO Box 37
Bondurant, IA 50035-0037

Project Omega Public Improvements - Phase 2 & 3

Services provided through August 20, 2021:

	Total Fee	Percent Complete	Fee Earned	Previous Fee Billing	Current Fee Billing
Base Contract	504,000.00	97.00	488,880.00	488,880.00	0.00
Amend #1 Construction Services	78,600.00	100.00	78,600.00	0.00	78,600.00
Total Fee	582,600.00		567,480.00	488,880.00	78,600.00
	Total Fee				78,600.00
			AMOUNT DUE THIS INVOICE		\$78,600.00

CRB

TERMS: PAYMENT SHALL BE DUE UPON RECEIPT.

ACH PAYMENTS NOW ACCEPTED. PLEASE EMAIL AR@SHIVE-HATTERY.COM FOR DETAILS.



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

Item No. 5.j.
For Meeting of 10/18/2021
Resolution

TITLE: -Resolution approving Pay Request No. 6 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project in the amount of \$41,484

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay application #6 in the amount of \$41,484.00 related to the professional services agreement for the Commerce Crossing Public Improvements Project.

As a reminder, the Commerce Crossing Project is the Economic Development project that is being constructed on the former Rosenberger Property that lays along Interstate 80 West of Grant St. South.

FUNDING SOURCE: Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211018-278
2. Pay Request No. 6

CITY OF BONDURANT
RESOLUTION NO. 211018-278

RESOLUTION APROVING PAY REQUEST NO. 6 FOR THE PROFESSIONAL
SERVICES AGREEMENT FOR THE COMMERCE CROSSING PUBLIC
IMPROVEMENT PROJECT TO SHIVE-HATTERY IN THE AMOUNT OF \$41,484.00

WHEREAS, the City of Bondurant received pay request No. 6 for the professional services agreement for the Commerce Crossing Public Improvement Project; AND

WHEREAS, the request is for professional services rendered through September 17, 2021,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that pay request No. 6 for the Commerce Crossing Public Improvement Project professional services agreement to Shive-Hattery in the above-referenced amount is hereby approved.

Passed this 18th day of October 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

September 22, 2021

Invoice No: 4194871 - 6

Marketa Oliver
City of Bondurant, IA
200 Second Street NE
PO Box 37
Bondurant, IA 50035-0037

Commerce Crossing Development - Public Improvements
Services provided through September 17, 2021:

	Total Fee	Percent Complete	Fee Earned	Previous Fee Billing	Current Fee Billing
Base Contract	347,300.00	81.00	281,313.00	257,002.00	24,311.00
Amend #1 Survey	27,300.00	62.00	16,926.00	12,285.00	4,641.00
Amend #1 Observation	14,500.00	48.00	6,960.00	4,060.00	2,900.00
Amend #1 Testing	34,400.00	54.00	18,576.00	8,944.00	9,632.00
Total Fee	423,500.00		323,775.00	282,291.00	41,484.00
	Total Fee				41,484.00
			AMOUNT DUE THIS INVOICE		\$41,484.00

CRB

TERMS: PAYMENT SHALL BE DUE UPON RECEIPT.

ACH PAYMENTS NOW ACCEPTED. PLEASE EMAIL AR@SHIVE-HATTERY.COM FOR DETAILS.



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

Item No. 5.k.
For Meeting of 10/18/2021
Resolution

TITLE: -Resolution adopting FY2020-2021 Street Finance Report

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: Attached is annual Street Finance Report. The report is submitted to the Iowa Department of Transportation and details how much money the City spent on streets and Road Use Tax-eligible activities.

FUNDING SOURCE: RUT/Bonds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211018-279
2. Street Finance Report FY21

CITY OF BONDURANT
RESOLUTION NO. 211018-279

RESOLUTION ADOPTING THE FY 2020-2021 CITY OF BONDURANT
STREET FINANCE REPORT

WHEREAS, the City of Bondurant is required to report annually to the Iowa Department of Transportation on the amount of money spent on streets and Road Use Tax-eligible activities; AND

WHEREAS, the City spent a total of \$15,583,743.00 including transfers on streets, roads, and bridges last year, including staffing, capital projects, and capital equipment purchases; AND

WHEREAS, the City also recognizes that some bond expenditures are spent on Road Use Tax-eligible activities.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the FY2020-2021 City of Bondurant Street Finance Report, is hereby approved and staff is directed to take necessary measures to file the report with the Iowa Department of Transportation as required by law.

Passed this 11th day of October 2021,

By: _____
Curt Sullivan, Mayor

ATTEST: I, Craig Marshman, Administrative Specialist for the City of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Enos				
Cox				
McKenzie				
Elrod				
Peffer				



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Bondurant

10/15/2021 9:39:51 AM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$148,998					\$148,998
Benefits - Roads/Streets			\$76,862				\$76,862
Training & Dues		\$928					\$928
Building & Grounds Maint. & Repair		\$13,488					\$13,488
Vehicle & Office Equip Operation and Repair		\$16,877					\$16,877
Operational Equipment Repair		\$10,657					\$10,657
Street Lights		\$4					\$4
Other Utilities		\$7,226					\$7,226
Engineering					\$1,384,445		\$1,384,445
Legal					\$32,525		\$32,525
Payments to othe agencies					\$61		\$61
Street Maintenance Expense		\$102,359					\$102,359
Technology Expense		\$3,835					\$3,835
Other Professional Services		\$4,895					\$4,895
Other Contract Services		\$6,092					\$6,092
Minor Equipment Purchases		\$3,279					\$3,279



City Street Finance Report

Fiscal Year 2021

Bureau of Local Systems

Bondurant

Ames, IA 50010

10/15/2021 9:39:51 AM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Office Supplies		\$154					\$154
Operating Supplies		\$1,821					\$1,821
New Posts & Signs		\$4,962					\$4,962
Other Supplies	\$10,490	\$104					\$10,594
Vehicles	\$49,868	\$241,832					\$291,700
Other Capital Equipment		\$4,130					\$4,130
Storm Drainage					\$668,169		\$668,169
Street - New Roadway	\$460,100				\$11,325,781		\$11,785,881
Other Capital Outlay		\$26,207			\$309,711		\$335,918
Principal Payment				\$168,117			\$168,117
Interest Payment				\$366,365			\$366,365
Bond Registration Fees				\$1,561			\$1,561
Transfer Out		\$120,855					\$120,855
Street Lighting		\$50,673					\$50,673
Traffic Control/Safety	\$39,407	\$7,226					\$46,633
Snow Removal		\$30,653					\$30,653
Depreciation & Building Utilities		\$1,636					\$1,636
Accounting/Recording		\$2,245					\$2,245
Total	\$559,865	\$811,136	\$76,862	\$536,043	\$13,720,692		\$15,704,598



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Bondurant

10/15/2021 9:39:51 AM

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$71,254		\$76,862	\$536,043			\$684,159
Licenses & Permits	\$1,000						\$1,000
Interest		\$691			\$242		\$933
State Revenues - Road Use Taxes		\$824,306					\$824,306
Other State Grants - IDOT					\$5,668,509		\$5,668,509
Charges/fees	\$28,893					\$0	\$28,893
Assessments					\$500		\$500
Fuel Tax Refund	\$4,640						\$4,640
Sale of Property & Merchandise	\$75						\$75
Proceeds from Debt					\$6,204,759		\$6,204,759
Transfer In			\$120,855				\$120,855
Total	\$105,862	\$824,997	\$197,717	\$536,043	\$11,874,010	\$0	\$13,538,629



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Bondurant

10/15/2021 9:39:51 AM

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2020B PROJECT BLUEJAY, SW CAPCITY	\$7,045,000	\$0	\$274,096	\$0	\$250,694	\$7,045,000
2020A UNDERPASS, TURN LN, GRANT/65,2 TRUCK	\$2,135,000	\$0	\$92,225	\$0	\$59,849	\$2,135,000
2011 2ND ST, MAIN & RR, SWEEPER TRUCK	\$780,000	\$115,000	\$24,042	\$50,600	\$10,578	\$665,000
2013B REFUNDING	\$515,000	\$255,000	\$6,957	\$4,080	\$111	\$260,000
2018 LINCOLN, CULVERT, PARKING	\$2,295,000	\$190,000	\$83,590	\$100,998	\$44,434	\$2,105,000
2013A PAINE STREET CONNECT	\$850,000	\$245,000	\$13,760	\$12,439	\$699	\$605,000
2021A	\$6,204,759	\$0	\$0	\$0	\$0	\$6,204,759



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Bondurant

10/15/2021 9:39:51 AM

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
ChipperMorbark	2006	Purchased	\$25,900	No Change
Pickup F-250 Ext. Cab 4x4 (Dave's) Ford	2013	Purchased	\$25,291	No Change
Pickup F-350 4x4 (Cory's) Ford	2016	Purchased	\$24,831	No Change
Pickup K3500 HD 4x4 (Boyce's) Chevy	2012	Purchased	\$17,592	No Change
Mower 72" SCAG	2012	Purchased	\$13,600	No Change
Mower 60" Kubota	2019	Purchased	\$14,750	No Change
Mower 72" SCAG	2015	Purchased	\$12,750	No Change
Batwing Mower Landpride	2012	Purchased	\$19,047	No Change
Flex Mower Land Pride	2019	Purchased	\$19,950	No Change
Mosquito Sprayer Clarke	2019	Purchased	\$11,617	No Change
Utility Vechicle John Deere	2002	Purchased	\$8,550	No Change
Dump Truck/Spreader Navistar	2006	Purchased	\$100,000	No Change
Dump Truck/Spreader Freightliner	2012	Purchased	\$118,299	No Change
Dump Truck/Spreader Navistar	2017	Purchased	\$153,000	No Change
Dump Truck/Spreader Navistar	2018	Purchased	\$154,500	No Change
Sweeper	2000	Purchased	\$55,000	No Change
Rubber Tired Backhoe Caterpillar	2019	Purchased	\$99,734	No Change
Skid loader (USED) Bobcat	2012	Purchased	\$21,400	No Change
Pickup F-150 SuperCab 4x4(Pat's) Ford	2016	Purchased	\$23,997	No Change
Pickup F-150 SuperCab XL (John's) Ford	2010	Purchased	\$33,520	No Change
Pickup F-350 4x4 (Mowing truck) Ford	2011	Purchased	\$33,520	No Change



City Street Finance Report

Fiscal Year 2021

Bureau of Local Systems

Bondurant

Ames, IA 50010

10/15/2021 9:39:51 AM

Description	Model Year	Usage Type	Cost	Purchased Status
Pickup F-350 4x4 (JB's) Ford	2013	Purchased	\$23,956	No Change
Dump Truck/Spreader Navistar	2021	Purchased	\$198,271	New
Dump Truck/Spreader Navistar	2011	Purchased	\$55,000	New
Pickup RAM 3500 4wd Quad Cab (Mowing)	2020	Purchased	\$31,714	New
Pickup RAM 3500 4WD Reg Cab (Ron's)	2020	Purchased	\$2,759,328	New
Snow Blower	2021	Purchased	\$587,404	New



Bureau of Local Systems

Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Bondurant

10/15/2021 9:39:51 AM

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
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Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Bondurant

10/15/2021 9:39:51 AM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$454,003	\$468,441	\$190,450	\$47,984	(\$413,071)	\$0	\$747,807
SubTotal Expenses (-)	\$559,865	\$690,281	\$76,862	\$536,043	\$13,720,692		\$15,583,743
Transfers Out (-)		\$120,855					\$120,855
Subtotal Revenues (+)	\$105,862	\$824,997	\$76,862	\$536,043	\$11,874,010	\$0	\$13,417,774
Transfers In (+)			\$120,855				\$120,855
Ending Balance	\$0	\$482,302	\$311,305	\$47,984	(\$2,259,753)	\$0	(\$1,418,162)

Resolution Number: 211018-279

Execution Date: Monday, October 18, 2021

Signature: Jené Jess



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

Item No. 5.I.
For Meeting of 10/18/2021
Resolution

TITLE: -Resolution authorizing the Early Redemption of the City's Allocable Share of the Water Revenue Bonds, Series 2012B

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: In 2012, Des Moines Water Works ("DMWW") issued \$39.4 million in water revenue bonds, known as Series 2012B. This bond issuance was a refunding of a 2006 bond issuance. The original 2006 bonds were issued by DMWW, in part, to construct Saylorville Water Treatment Plant. The City of Bondurant participated in this bond issuance to finance purchased capacity in DMWW's Core Network.

The 2012B bonds mature on December 1, 2025 and are subject to optional (early) redemption on December 1, 2021. The Council discussed this at a previous meeting and Bondurant wishes to redeem our portion of the bonds on December 1st of this year, rather than incurring the cost involved if the City were to move forward with refinancing.

Bondurant has been paying \$6,436.60 monthly towards your principal and interest due December 1, 2021. Bondurant has two remaining payments, October and November, due by the 10th of each month. After the December 1st payment, Bondurant's outstanding principal balance is:

Remaining Principal after December 1	
Payment:	\$264,040.00
Less: Bondurant's Portion of the Debt Service Reserve Fund (DSRF):	\$(77,087.40)
	Net Pay Off
Amount	\$186,232.60

The attached resolution documents the City's intent to redeem the bonds, necessary for the DMWW Board to take formal action on the anticipated redemption at its October 26, 2021 Board meeting.

FUNDING SOURCE: Water Utility

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211018-280

CITY OF BONDURANT
RESOLUTION NO. 211018-280

Resolution authorizing the early redemption of the City's allocable share of the Water Revenue Bonds, Series 2012B

WHEREAS, the City of Bondurant (the "City"), in Bondurant County, State of Iowa previously authorized Des Moines Water Works ("DMWW") to issue \$39,400,000 Water Revenue Bonds, Series 2012B (the "2012B Bonds"), a portion of which were attributed to the City as its allocable share, and

WHEREAS, a portion of the 2012B Bonds currently remains outstanding (the "Outstanding Bonds"), maturing on December 1, 2025, and the remaining allocable share of the Outstanding Bonds owed by the City is \$186,232.60 (the "City's Allocable Share"); and

WHEREAS, pursuant to the resolution authorizing the issuance of the Outstanding Bonds, DMWW reserved the right to prepay principal of the Outstanding Bonds in whole or in part on December 1, 2021; and

WHEREAS, DMWW has now proposed to call for the early redemption of the Outstanding Bonds, and the City Council has now proposed to authorize the early redemption of the City's Allocable Share of such bonds on December 1, 2021 (the "Redemption Date");

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

Section 1. The City hereby publicly declares its intent that the City's Allocable Share of the principal of the Outstanding Bonds be called for early redemption on the Redemption Date.

Section 2. Payment will be remitted by the City to DMWW as needed to call the City's Allocable Share of the Outstanding Bonds.

Section 3. All resolutions and orders or parts thereof in conflict with the provisions of this resolution, to the extent of such conflict, are hereby repealed.

Section 4. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved October 18, 2021.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
BONDURANT COUNTY SS:
CITY OF BONDURANT

I, the undersigned, City Clerk of the City of Bondurant, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to the City Council's intention to authorize the call and redemption the City's Allocable Share of Des Moines Water Works' outstanding Water Revenue Bonds, Series 2012B.

WITNESS MY HAND this _____ day of _____, 2021.

City Clerk



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

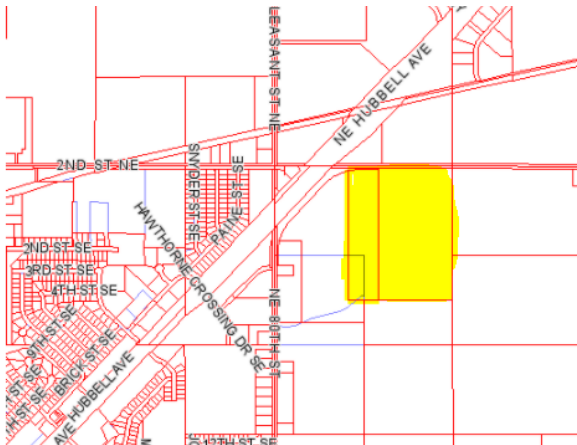
Item No. 5.m.
For Meeting of 10/18/2021
Resolution

TITLE: -Resolution affixing a date for a Public Hearing for November 15th, 2021 on the Proposed Annexation of Territory into the City of Bondurant

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City has received petitions for voluntary annexation into the City of Bondurant. The parcels requesting annexation are 230/00452-001-000 (Nelson) and 230/00452-000-000 (Zimmer and Johnson). The parcels are highlighted on the map below.



Iowa Code specifies processes for the following types of annexation applications:

1. 100% voluntary annexation, not within an urbanized area of another city;
2. 100% voluntary annexation, within an urbanized area of another city;
3. 80% voluntary/20% involuntary, not within an urbanized area of another city;
4. 80% voluntary/20% involuntary, within an urbanized area of another city; and
5. Involuntary.

This annexation request is considered a 100%voluntary annexation, within the urbanized area of another city (Altoona).

Iowa Code requires City Council to hold a public hearing prior to voting on a resolution considering approval of an annexation request. After Council's consideration of the annexation resolution after the public hearing, the City will send its annexation files to the State's City Development Board for review of this annexation. For consideration tonight is approval of the resolution setting the required public hearing only.

The total amount of land proposed for annexation as part of this request is 70.00 acres. This amount includes the net acres of each parcel proposed for annexation and also the adjacent County road right-of-way to the centerlines of the adjacent roads.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote. The Planning & Zoning Commission will consider this annexation request during their October 28th, 2021 meeting - the November 15th Council agenda statement will include an update of the Commission's review.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211018-281

CITY OF BONDURANT
RESOLUTION NO. 211018-281

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE
PROPOSED ANNEXATION OF TERRITORY, AS DESCRIBED IN THIS
RESOLUTION, INTO THE CITY OF BONDURANT, IOWA

WHEREAS, the City of Bondurant has received voluntary annexation petitions from James L & Judy L Nelson and Kathryn M Zimmer, Robert M Johnson (Trustee), and Robert M Johnson (Trust), owners, requesting annexation of the following property comprised of 70.00 acres of land and legally described as follows:

THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST 1/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA AND INCLUDING THE ADJACENT COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD; AND

THE EAST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST 2/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA AND INCLUDING THE ADJACENT COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.

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

A public hearing will be held on the 15th day of November 2021, at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa, at which time the Council will hear public comments on the proposed annexation of said property.

The City Clerk is hereby directed to publish notice of said hearing, as required by law.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of October 2021.

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

NOTICE OF PUBLIC HEARING

The City of Bondurant has received voluntary annexation petitions from James L & Judy L Nelson and Kathryn M Zimmer, Robert M Johnson (Trustee), and Robert M Johnson (Trust), owners, requesting annexation of the following property comprised of 70.00 acres and legally described as follows:

THE EAST $\frac{1}{6}$ OF THE NORTH 60 ACRES OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST $\frac{1}{3}$ OF THE WEST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA AND INCLUDING THE ADJACENT COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD; AND

THE EAST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST $\frac{2}{3}$ OF THE WEST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA AND INCLUDING THE ADJACENT COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.

City Council will hold a public hearing on the 15th day of November, 2021, at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa, at which time the Council will hear public comments on the proposed annexation of said property.

SHELBY HAGAN,
CITY CLERK



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

Item No. 5.n.
For Meeting of 10/18/2021
Resolution

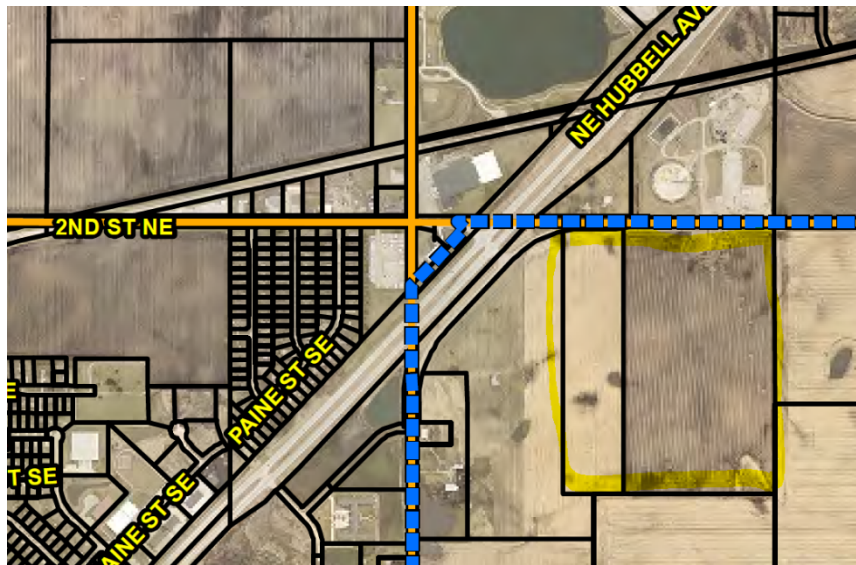
TITLE: Resolution affixing a date for a Public Hearing for November 15th, 2021 to consider the Myers rezoning request from Agricultural (A-1) to Medium Industrial (M-2) pending Annexation and Future Land Use Map update from Reserve Ag/Residential and Reserve Industrial to Industrial

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Brief History:

The City is in receipt of a request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District on 70 acres of land south of 2nd Street NE in the area highlighted in yellow below.



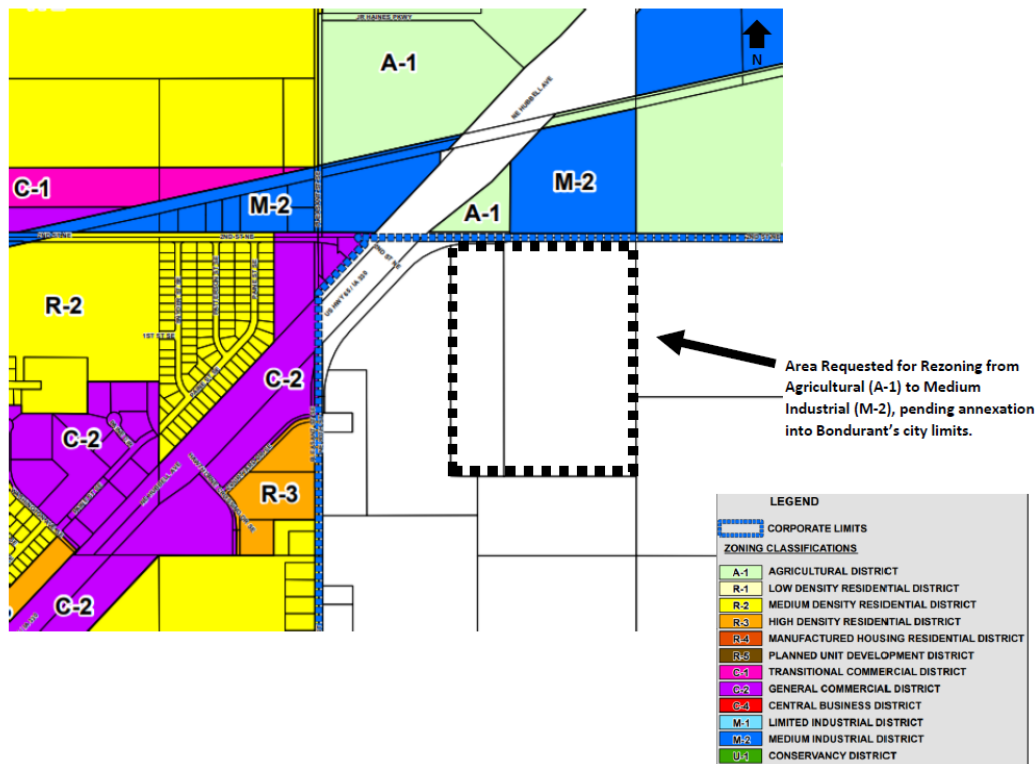
This property requested for rezoning is currently in unincorporated Polk County and is in the process of being considered for annexation into Bondurant's city limits. The rezoning ordinance to be considered by City Council on November 15th will contain language acknowledging that the rezoning will not take effect until after the annexation process has been finalized.

This land is currently owned by Judy & James Nelson and Kathryn Zimmer and Robert Johnson. The rezoning application was submitted by Jamie Myers, as Myers is in the process of purchasing

this property. The City of Bondurant is currently pursuing site certification through the Iowa Economic Development Authority's site certification process. A requirement of the site certification process is that the land be zoned for industrial use. The City's Step 1 site certification application was approved. The City's Step 2 site certification application is currently under review. If/when the Step 2 application has been approved, the City will move forward with the Step 3 process.

It is anticipated that the Planning & Zoning Commission will hold their required rezoning public hearing on October 28th, 2021.

Below is a map showing the area requested for rezoning from A-1 to M-2:

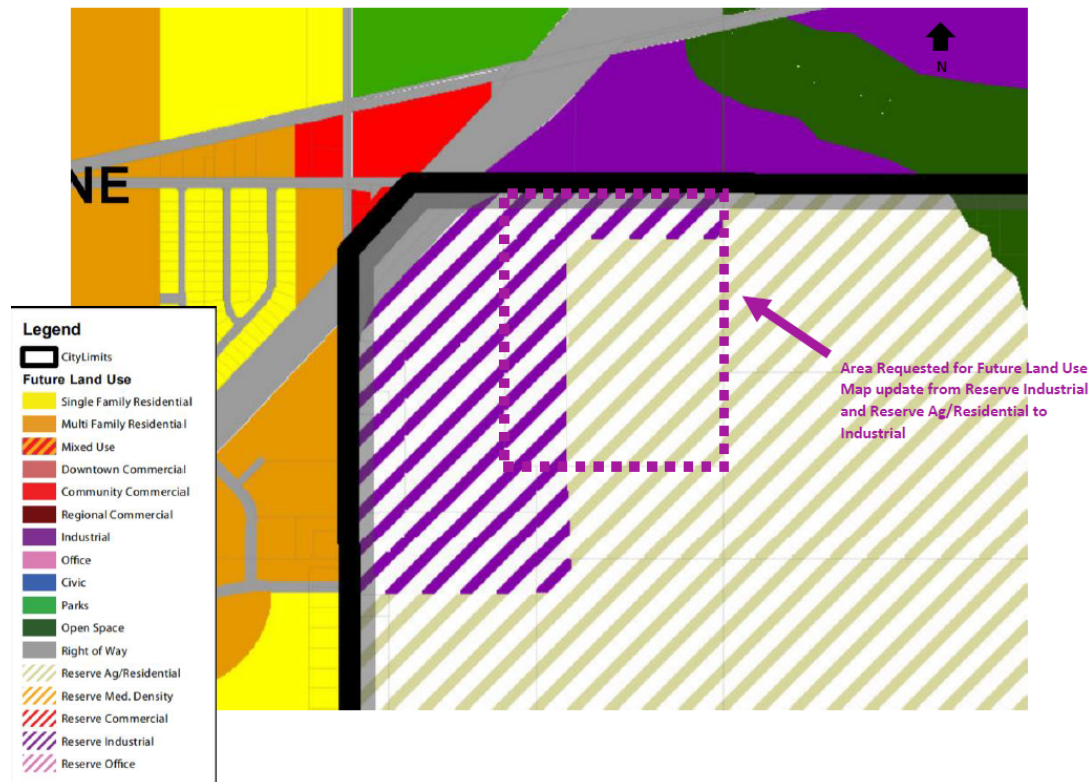


Analysis:

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

Comprehensive Plan

When a City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. Since the City's Future Land Use Map presently guides for Reserve Ag/Residential and Reserve Industrial within this rezoning area, an amendment to the Future Land Use Map is also required to create consistency between the Zoning Map and the Future Land Use Map. Below is a map showing the area's identified future land uses. The Future Land Use Map amendment request is that the map be updated from Reserve Ag/Reserve Residential and Reserve Industrial to Industrial for the rezoning area.



Consistency with the Zoning Code

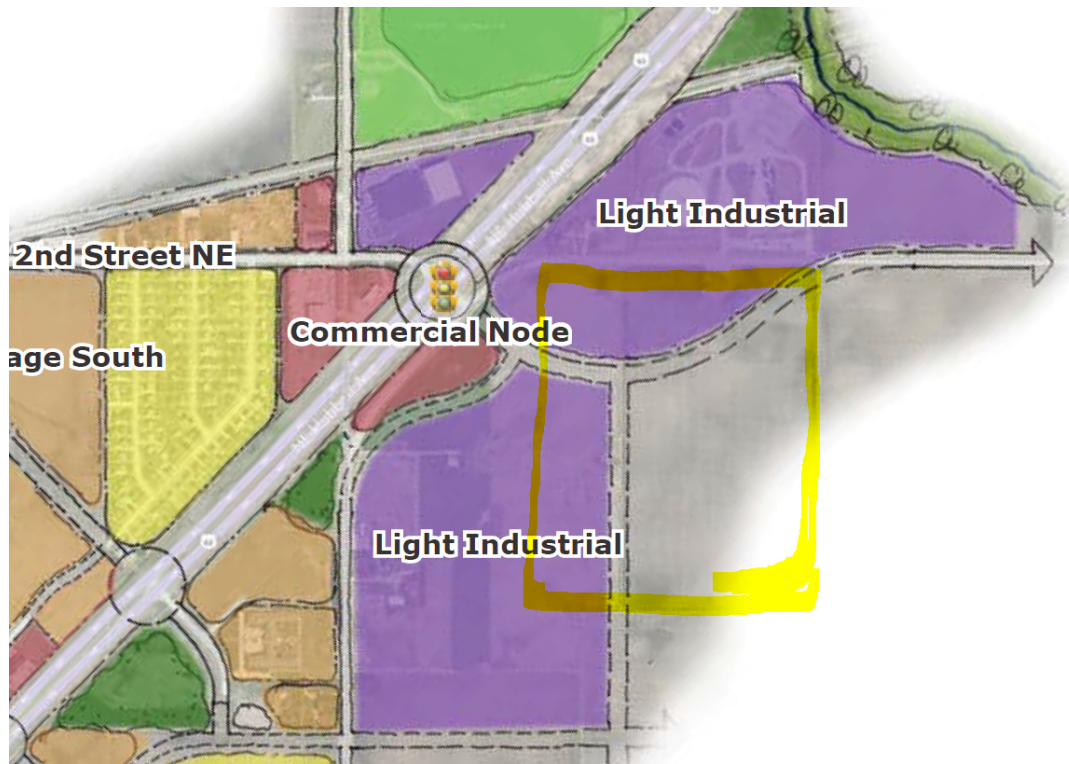
Zoning Code compliancy will be reviewed in detail if/when a site plan is received for the requested rezoning area.

Spot Zoning

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

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

It does not appear that spot zoning will exist if the rezoning from A-1 to M-2 is approved in this area as long as the Future Land Use Map amendment is also considered for approval at the same time. M-2 zoning exists immediately north of 2nd Street NE in this area. Further, the current comprehensive plan recognizes that industrial use can locate within this area, as a portion of this development area is already currently guided for industrial use. Below is an image pulled from the Comprehensive Plan which shows the proposed industrial use in this area. The rezoning area has been highlighted as a reference. It should be noted too that any development proposed will need to be consistent with the City's current Streets Master Plan, which the below image does not reflect.



Public Input

Property owners of land within 200' of the rezoning area will be notified on October 18th. The November 15th agenda statement will note if any public comment has been received.

FUNDING SOURCE: N/A for rezonings

STAFF RECOMMENDATION: Approve resolution setting date of public hearing for Monday, November 15th, 2021.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211018-282

CITY OF BONDURANT
RESOLUTION NO. 211018-282

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE PROPOSED
REZONING AND FUTURE LAND USE MAP AMENDMENT OF PROPERTY

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

That the City Council of the Bondurant, Iowa, hereby proposes to change the land use designation on its Future Land Use Map from Reserve Ag/Reserve Residential and Reserve Industrial to Industrial on the following property located in Bondurant, Polk County, Iowa described as follows:

THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 SECTION 32 TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST 1/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND

THE EAST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST 2/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA.

AND

That the City Council of the City of Bondurant, Iowa, hereby proposes to change the zoning from Agricultural (A-1) to Medium Industrial (M-2) on property described as follows, pending annexation into Bondurant's city limits:

THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 SECTION 32 TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST 1/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND

THE EAST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST 2/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 15th day of November, 2021, at 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE,

Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed change in land use and rezoning of said property.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of October, 2021.

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on November 15, 2021 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a rezoning request to update the Official Zoning Map from Agricultural (A-1) to Medium Industrial (M-2) on property described as follows, pending annexation into Bondurant's city limits:

THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ SECTION 32 TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST 1/3 OF THE WEST ½ OF THE NORTH 60 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND

THE EAST ½ OF THE NORTH 60 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST 2/3 OF THE WEST ½ OF THE NORTH 60 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA.

Such public hearing will also include a request to amend the City's Future Land Use Map from Reserve Ag/Residential and Reserve Industrial to Industrial.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



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

Item No. 5.o.
For Meeting of 10/18/2021
Resolution

TITLE: -Resolution approving Pay Request No. 6 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project to Concrete Technologies Inc. in the amount of \$403,901.64

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay app #6 in the amount of \$403,901.64 related to Commerce Crossings Phase 2 Public Infrastructure Improvement Project.

This pay application is for work completed from September 11th through October 8th, 2021.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211018-283
2. Pay Request No. 6

CITY OF BONDURANT
RESOLUTION NO. 211018-283

RESOLUTION APPROVING PAY REQUEST NO. 6 TO CONCRETE TECHNOLOGIES
INC. FOR THE COMMERCE CROSSINGS PHASE 2 PUBLIC IMPROVEMENT
PROJECT IN THE AMOUNT OF \$403,901.64

WHEREAS, the Commerce Crossings Phase 2 Public Improvements Project Pay Request No. 6 was submitted on October 12th, 2021; AND

WHEREAS, the pay request no. 6 is for the Commerce Crossings Phase 2 Public Improvement Project; AND

WHEREAS, Engineers from Shive-Hattery and City Staff have reviewed the pay application for accuracy; AND

WHEREAS, the amount for Pay Request No. 6 is \$403,901.64,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Pay Request No. 6 for Concrete Technologies Inc. in the amount of \$403,901.64 is hereby approved.

Passed this 18th day of October 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				



Owner: CITY OF BONDURANT
200 2ND STREET NE
BONDURANT, IA 50035

Contractor: Concrete Technologies Inc.
1001 SE 37th St.
Grimes, IA 50111

PAY REQUEST 6

PROJECT TITLE:	COMMERCE CROSSINGS DEVELOPMENT PUBLIC IIMPROVEMENTS, PHASE 2	
S-H PROJECT FILE NUMBER:	4194870	
ORIG. CONTRACT AMOUNT & DATE:	\$1,963,849.83	06/07/21
ESTIMATED COMPLETION DATE:	June 10, 2022	
PAY PERIOD:	09/11/2021 - 10/08/2021	
PAY REQUEST NUMBER:	6	
DATE:	October 11, 2021	

BID ITEMS							
ITEM NO.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	CONTRACTOR BID UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETED TO DATE	VALUE COMPLETED TO DATE
1	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	6890.00	\$ 3.15	\$ 21,703.50	6,890.00	\$ 21,703.50
2	EXCAVATION, CLASS 10, RDWY & BORROW	CY	9160.00	\$ 3.50	\$ 32,060.00	9,160.00	\$ 32,060.00
3	SUBGRADE PREPARATION, 12 IN.	SY	10624.00	\$ 2.65	\$ 28,153.60	10,624.00	\$ 28,153.60
4	SUBGRADE TREATMENT, CEMENT STABILIZATION	TON	406.00	\$ 325.00	\$ 131,950.00	0.00	\$ -
5	MODIFIED SUBBASE, 6 IN.	SY	10624.00	\$ 11.25	\$ 119,520.00	10,624.00	\$ 119,520.00
6	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 10 IN	LF	447.00	\$ 75.50	\$ 33,748.50	523.00	\$ 39,486.50
7	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 15 IN	LF	278.00	\$ 56.75	\$ 15,776.50	278.00	\$ 15,776.50
8	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 18 IN	LF	556.00	\$ 56.75	\$ 31,553.00	556.00	\$ 31,553.00
9	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 24 IN	LF	466.00	\$ 70.50	\$ 32,853.00	466.00	\$ 32,853.00
10	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 30 IN	LF	221.00	\$ 92.50	\$ 20,442.50	221.00	\$ 20,442.50
11	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 36 IN	LF	124.00	\$ 112.50	\$ 13,950.00	124.00	\$ 13,950.00
12	STORM SWR G-MAIN, TRENCHED, RCAP CLASS III, 18 IN EQ.	LF	233.00	\$ 105.00	\$ 24,465.00	233.00	\$ 24,465.00
13	CONCRETE APRONS, 36 IN	EACH	2.00	\$ 3,410.00	\$ 6,820.00	2.00	\$ 6,820.00
14	SUBDRAIN, LONGITUDINAL, 4 IN. PVC	LF	3669.00	\$ 19.00	\$ 69,711.00	0.00	\$ -
15	SUBDRAIN, OUTLETS AND CONNECTIONS	EACH	42.00	\$ 305.00	\$ 12,810.00	42.00	\$ 12,810.00
16	LOCATING TILE LINES	STA	18.50	\$ 575.00	\$ 10,637.50	18.50	\$ 10,637.50
17	REPAIR TILE LINES, UNSPECIFIED SIZE AND TYPE	LF	370.00	\$ 8.50	\$ 3,145.00	370.00	\$ 3,145.00
18	WATER MAIN, TRENCHED, PVC, 8 IN.	LF	214.00	\$ 44.25	\$ 9,469.50	214.00	\$ 9,469.50
19	WATER MAIN, TRENCHED, PVC, 12 IN.	LF	1930.00	\$ 60.00	\$ 115,800.00	1,930.00	\$ 115,800.00
20	WATER MAIN, TRENCHLESS, PVC, 12 IN.	LF	80.00	\$ 151.00	\$ 12,080.00	80.00	\$ 12,080.00
21	FITTINGS, DUCTILE IRON	LB	3910.00	\$ 6.50	\$ 25,415.00	4,143.00	\$ 26,929.50
22	GATE VALVE ASSEMBLY, DIP, 8 IN.	EACH	5.00	\$ 2,205.00	\$ 11,025.00	6.00	\$ 13,230.00
23	GATE VALVE ASSEMBLY, DIP, 12 IN.	EACH	6.00	\$ 3,570.00	\$ 21,420.00	7.00	\$ 24,990.00
24	FIRE HYDRANT ASSEMBLY, WM-201	EACH	5.00	\$ 5,250.00	\$ 26,250.00	5.00	\$ 26,250.00
25	TEMPORARY FLUSHING AND BLOWOFF DEVICE	EACH	3.00	\$ 4,305.00	\$ 12,915.00	5.00	\$ 21,525.00
26	VALVE BOX EXTENSION	EACH	1.00	\$ 1,050.00	\$ 1,050.00	1.00	\$ 1,050.00
27	CONNECTION TO EXISTING WATER SYSTEM	EACH	2.00	\$ 2,835.00	\$ 5,670.00	3.00	\$ 8,505.00
28	REMOVAL AND ABATEMENT OF TRANSITE PIPE	LS	1.00	\$ 5,250.00	\$ 5,250.00	1.00	\$ 5,250.00
29	SANITARY SEWER MANHOLE , SW-301, 48 IN	EACH	2.00	\$ 4,300.00	\$ 8,600.00	2.00	\$ 8,600.00
30	STORM SEWER MANHOLE , SW-401, 48 IN	EACH	1.00	\$ 2,835.00	\$ 2,835.00	1.00	\$ 2,835.00
31	STORM SEWER MANHOLE , SW-401, 60 IN	EACH	1.00	\$ 3,885.00	\$ 3,885.00	0.00	\$ -
32	STORM SEWER MANHOLE , SW-401, 96 IN	EACH	1.00	\$ 9,240.00	\$ 9,240.00	1.00	\$ 9,240.00
33	INTAKE, DOUBLE GRATE, SW-505	EACH	9.00	\$ 3,570.00	\$ 32,130.00	9.00	\$ 32,130.00
34	INTAKE, DOUBLE GRATE WITH MANHOLE, SW-506	EACH	12.00	\$ 6,040.00	\$ 72,480.00	12.00	\$ 72,480.00
35	REMOVE STORM SEWER INTAKE	EACH	1.00	\$ 1,575.00	\$ 1,575.00	1.00	\$ 1,575.00

36	STD / S-F PCC PAVEMENT, CLASS C-SUD, 9 IN.	SY	9048.00	\$ 73.00	\$ 660,504.00	0.00	\$ -
37	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	STA	16.90	\$ 380.00	\$ 6,422.00	16.90	\$ 6,422.00
38	RECREATIONAL TRAIL, PCC, 6 IN.	SY	1920.00	\$ 52.00	\$ 99,840.00	0.00	\$ -
39	DETECTABLE WARNINGS	SF	140.00	\$ 39.00	\$ 5,460.00	0.00	\$ -
40	DRIVEWAY, GRANULAR, CLASS A CRUSHED STONE	TON	234.70	\$ 35.75	\$ 8,390.53	117.35	\$ 4,195.26
41	PAVEMENT REMOVAL	SY	1157.00	\$ 9.25	\$ 10,702.25	694.20	\$ 6,421.35
42	TRAFFIC SIGNALIZATION	LS	1.00	\$ 72,715.00	\$ 72,715.00	0.00	\$ -
43	PAINTED PAVEMENT MARKINGS, DURABLE	STA	52.40	\$ 180.00	\$ 9,432.00	0.00	\$ -
44	PAINTED PAVEMENT SYMBOLS AND LEGENDS, DURABLE	EACH	11.00	\$ 230.00	\$ 2,530.00	0.00	\$ -
45	PAVEMENT MARKINGS REMOVED	STA	6.40	\$ 315.00	\$ 2,016.00	0.00	\$ -
46	TRAFFIC CONTROL	LS	1.00	\$ 9,135.00	\$ 9,135.00	0.60	\$ 5,481.00
47	HYDRAULIC SEEDING, FERTILIZING, TYPE 1	ACRE	3.20	\$ 1,415.00	\$ 4,528.00	0.00	\$ -
48	HYDRAULIC SEEDING, FERTILIZING, TYPE 5	ACRE	3.20	\$ 340.00	\$ 1,088.00	0.00	\$ -
49	SWPPP PREPARATION	LS	1.00	\$ 1,050.00	\$ 1,050.00	1.00	\$ 1,050.00
50	SWPPP MANAGEMENT	LS	1.00	\$ 3,675.00	\$ 3,675.00	0.60	\$ 2,205.00
51	FILTER SOCK, 8 IN.	LF	500.00	\$ 1.60	\$ 800.00	0.00	\$ -
52	REMOVAL OF FILTER SOCK	LF	500.00	\$ 0.55	\$ 275.00	0.00	\$ -
53	TEMPORARY RECP, WOOD EXCELSIOR MAT	SQ	627.00	\$ 1.85	\$ 1,159.95	0.00	\$ -
54	RIP-RAP, CLASS E	TON	23.00	\$ 77.75	\$ 1,788.25	23.00	\$ 1,788.25
55	SILT FENCE OR DITCH CHECK	LF	2850.00	\$ 1.60	\$ 4,560.00	950.00	\$ 1,520.00
56	SILT FENCE OR DITCH CHECK, REMOVAL OF SEDIMENT	LF	2850.00	\$ 0.05	\$ 142.50	0.00	\$ -
57	SILT FENCE OR DITCH CHECK, REMOVAL OF DEVICE	LF	2850.00	\$ 0.05	\$ 142.50	0.00	\$ -
58	STABILIZED CONSTRUCTION ENTRANCE	SY	139.00	\$ 11.50	\$ 1,598.50	139.00	\$ 1,598.50
59	EROSION CONTROL MULCHING, HYDROMULCH	ACRE	6.40	\$ 2,470.00	\$ 15,808.00	0.00	\$ -
60	INTAKE PROTECTION DEVICE	EACH	21.00	\$ 158.00	\$ 3,318.00	1.00	\$ 158.00
61	INLET PROTECTION DEVICE, REMOVAL OF SEDIMENT	EACH	21.00	\$ 52.50	\$ 1,102.50	0.00	\$ -
62	INLET PROTECTION DEVICE, REMOVAL OF DEVICE	EACH	21.00	\$ 26.25	\$ 551.25	0.00	\$ -
63	MOWING	ACRE	6.40	\$ 105.00	\$ 672.00	0.00	\$ -
64	MOBILIZATION	LS	1.00	\$ 43,500.00	\$ 43,500.00	1.00	\$ 43,500.00
65	CONCRETE WASHOUT	LS	1.00	\$ 4,555.00	\$ 4,555.00	0.00	\$ -
CO 1.1	TRAFFIC SIGNALIZATION - ALTERNATE SUPPLIER	LS	1.00	\$ 2,787.00	\$ 2,787.00	1.00	\$ 2,787.00
CO 2.1	SIGNAL CONDUIT, 4 IN., REMOVE AND REPLACE	LS	1.00	\$ 3,880.00	\$ 3,880.00	1.00	\$ 3,880.00
CO 2.2	SANITARY SEWER, 8 IN., CORE DRILL AND STUB OUT	LS	1.00	\$ 8,250.00	\$ 8,250.00	1.00	\$ 8,250.00
				TOTAL	\$ 1,978,766.83		\$ 894,571.46

MATERIALS STORED SUMMARY			
Description	# of Units	Unit Price	Extended Cost
			\$ -
TOTAL			\$ -

PAY REQUEST SUMMARY			
		Total Approved	Total Completed
Contract Price		\$ 1,963,849.83	\$ 894,571.46
Approved Change Order #	CO#1	\$ 2,787.00	
Approved Change Order #	CO#2	\$ 12,138.00	
Revised Contract Price		\$ 1,978,774.83	\$ 894,571.46
Materials Stored			\$ -
Retainage (5%)			\$ 44,728.57
Liquidated Damages			
Total Earned Less Retainage			\$ 849,842.89
Total Previously Approved (list each)	Pay Request 1	\$28,744.66	
	Pay Request 2	\$32,668.82	
	Pay Request 3	\$125,856.11	
	Pay Request 4	\$195,218.09	
	Pay Request 5	\$65,453.57	
Total Previously Approved			\$445,941.25
Amount Due This Request			\$ 403,901.64
Percent Complete			45%
Percent of Contract Period Utilized			34%

The amount of: **\$403,901.64**

Is recommended for approval for payment in accordance with the terms of the Contract

Contractor:	Recommended By:	Checked By:
Concrete Technologies Inc.	Shive-Hattery	City of Bondurant
Signature: 	Signature: 	Signature: 
Name: Trent Peterson	Name: David Flaherty, PE	Name: John Horton
Title: Project Manager	Title: Project Engineer	Title: Public Works Director
Date: 10-12-21	Date: 10/12/21	Date: 10/13/2021

Owner: City of Bondurant	Approved by: x _____	Date: x _____
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**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.p.
For Meeting of 10/18/2021
Resolution

TITLE: -Resolution approving Change Orders Totaling \$10,279.22 for the 2021 Bondurant Community Library Expansion Project

CONTACT PERSON:

Jill Sanders, Library Director
Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Staff recommends to Council the approval of the attached resolution to approve change orders in the amount detailed below.

Change orders include:

Bid Package Number/Contractor	Purpose	Amount
BP08-01/Mid-American Glazing Systems (CO05)	ADA Door Operators	\$880.00
BP31-01/Absolute Concrete Construction	Rock for Temp Access Removal	\$9,399.22
	Total	\$10,279.22

FUNDING SOURCE: LOSST/Library Bond

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211018-285
2. Mid-American Glazing Systems Change Order No. 5
3. Absolute Concrete Construction Changer Order No. 6

CITY OF BONDURANT
RESOLUTION NO. 211018-285

RESOLUTION APPROVING CHANGE ORDERS TOTALING \$10,279.22 FOR
THE 2021 BONDURANT COMMUNITY LIBRARY EXPANSION PROJECT

WHEREAS, the Library Expansion Project Change Orders have been submitted for review; AND

WHEREAS, the change orders are as follows, pending approval by the Library Board:

Bid Package Number/Contractor	Purpose	Amount
BP08-01/Mid-American Glazing Systems (CO05)	ADA Door Operators	\$880.00
BP31-01/Absolute Concrete Construction	Rock for Temp Access Removal	\$9,399.22
	Total	\$10,279.22

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the change orders as detailed above are hereby approved.

Passed this 18th day of October 2021,

By: _____
Curt Sullivan, Mayor

ATTEST: I, Craig Marshman, Administrative Specialist for the City of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				



CHANGE ORDER

Owner ☐
 Architect ☐
 Construction Manager ☐
 Bid Package Contractor ☐

PROJECT: **Bondurant Community Library Expansion**
 City of Bondurant
 Bondurant, Iowa

CHANGE ORDER NO.: **005**

DATE: **October 7, 2021**

CONTRACT FOR: **Bid Package No. 08-1 – Entrance, Stroefront, Curtainwall & Glazing**

CONTRACTOR: **Mid-American Glazing Systems**
2931 104th Street
Urbandale, Iowa 50322

THE CONTRACT IS CHANGED AS FOLLOWS:

CR-028 Power for ADA Door Operators & ADA Push ButtonsAdd \$ 880.00

Current Contract Amount: \$ 126,024.00

Contract Amount will be increased by this Change Order: 880.00

New Contract Amount including this Change Order: \$ 126,904.00

Not valid until signed by the Construction Manager, Contractor, Architect, and Owner.

STORY CONSTRUCTION CO.

Construction Manager

2810 Wakefield Circle

Ames, Iowa 50010

By: 

Date: 10/13/21

MID-AMERICAN GLAZING SYSTEMS

Bid Package Contractor

2931 104th Street

Urbandale, Iowa 50322

By: **Mike Carlson**

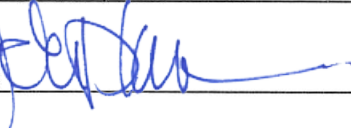
Date: **10/13/21**

FEH DESIGN

Architect

604 E. Grand Ave.

Des Moines, Iowa 50309

By: 

Date: 10-14-2021

CITY OF BONDURANT

Owner

100 Lincoln St. NE

Bondurant, Iowa 50035

By:

Date:



Change Request Summary

PROJECT: Bondurant Community Library Expansion

CHANGE REQUEST NO.: CR-028

DATE: September 29, 2021

SUBJECT: Power for ADA Operators Not Shown

PROPOSED CHANGE DESCRIPTION

Provide labor and materials need to remove mullions and install the appropriate power to the entry doors at the new meeting room entrance. The power was not shown on the drawings. Work to be complete on a time and material with back up documentation.

SUMMARY OF COST BREAKDOWN:

<u>BP #</u>	<u>Description</u>	<u>Amount</u>
BP 08-1 MAGS	Remove and Reinstall window trim for power	\$ 880.00
BP 26-1 Nelson	Provide and install a circuit to power the ADA doors	\$ 1,323.28
Total Change		\$ 2,203.28

Story Construction Co.
Contractor

FEH Design
Designer

Bondurant Library Board
Owner

☒ Recommend Acceptance

☒ Recommend Acceptance

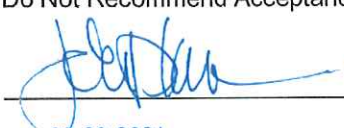
☒ Accepted

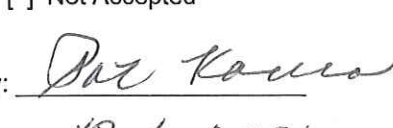
☐ Do Not Recommend Acceptance

☐ Do Not Recommend Acceptance

☐ Not Accepted

By: 

By: 

By: 

Date: 9/29/21

Date: 09-29-2021

Date: 10-6-2021

cc: Field
File

2810 Wakefield Circle, Ames, IA 50010 | phone 515.232.4358 | fax 515.232.0599 | www.storycon.com

GENERAL CONTRACTING | DESIGN+BUILD | CONSTRUCTION MANAGEMENT



Date: April 22, 2021

Change Order Analysis

Project Name	Bondurant Community Library Expansion		
Project Address	0		
Subcontractor	MAGS	Change Request #	4
Bid Package	Glass and Glazing	MAGS #	4
		Cost Event #	
Description of Work	T&M to pull wires and remove reinstall Curtainwall framing.		

Labor (Rates Based on Labor Rate Sheet, 15% O & P Included)

Tradesmen	# Hrs	Unit	Hourly Rate	Cost w/ O & P
Foreman	5	1.00	91.00	455.00
Journeyman	5	1.00	85.00	425.00
				-
				-

TOTAL LABOR \$ 880.00

Material & Equipment (List Materials Separately)

Description	Qty	Unit	Unit Price	Raw Cost
materials		1.00		-
				-
				-
				-

Subtotal: \$ -

Sales Tax: 0.0% \$ -

Subtotal Material & Equipment: \$ -

Overhead & Profit: 15% \$ -

TOTAL MATERIAL & EQUIPMENT \$ -

2nd Tier Subcontractors (Attach Invoices from subcontractors)

Subcontractor	Description of Work	Raw Cost

Subtotal: \$ -

Markup on Subcontractors: 10% \$ -

TOTAL SUBCONTRACTORS \$ -

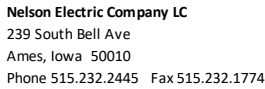
TOTAL LABOR \$ 880.00

TOTAL MATERIAL & EQUIPMENT \$ -

TOTAL SUBCONTRACTS \$ -

SUBTOTAL \$ 880.00

TOTAL CHANGE REQUEST AMOUNT: \$880.00



CHANGE ORDER BACKUP
DATE: September 24, 2021
JOB # A20010
FOR: *BONDURANT*

Ames, Iowa

LABOR					
CLASSIFICATION		HOURS	RATE		TOTALS
ELECTRICIAN		12.00	\$ 75.00	\$	900.00
				\$	-
LABOR SUBTOTAL				\$	900.00
	SMALL TOOL CHARGE		2.00%	\$	18.00
LABOR TOTAL				\$	918.00

GENERAL CONDITIONS			RATE	TOTALS
PROJECT MANAGER	2.00	\$	70.00	\$ 140.00
GENERAL CONDITIONS TOTAL				\$ 140.00

SUMMARY					
COST				\$	1,150.68
STANDARD FEE			15%	\$	172.60
GRAND TOTAL				\$	1,323.28



CHANGE ORDER

Owner ☐
Architect ☐
Construction Manager ☐
Bid Package Contractor ☐

PROJECT: **Bondurant Community Library Expansion** CHANGE ORDER NO.: **006**
City of Bondurant
Bondurant, Iowa
DATE: **September 23, 2021**

CONTRACT FOR: **Bid Package No. 31-1 – Site Demolition, Earthwork, Utilities, Landscaping & Paving**

CONTRACTOR: **Absolute Concrete Construction**
505 1st Ave. N
Slater, Iowa 50244

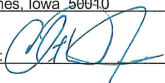
THE CONTRACT IS CHANGED AS FOLLOWS:

CCD-009 Rock for Temp Access RemovalAdd \$9,399.22

Current Contract Amount: \$ 436,994.34
Contract Amount will be increased by this Change Order: 9,399.22
New Contract Amount including this Change Order: \$ 446,393.56

Not valid until signed by the Construction Manager, Contractor, Architect, and Owner.

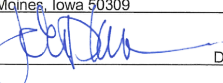
STORY CONSTRUCTION CO.
Construction Manager
2810 Wakefield Circle
Ames, Iowa 50010

By:  Date: 9/29/21

ABSOLUTE CONCRETE CONSTRUCTION
Bid Package Contractor
505 1st Ave. N
Slater, Iowa 50244

By:  Date: 09/29/21

FEH DESIGN
Architect
604 E. Grand Ave.
Des Moines, Iowa 50309

By:  Date: 10-12-2021

CITY OF BONDURANT
Owner
100 Lincoln St. NE
Bondurant, Iowa 50035

By: _____ Date: _____



CONSTRUCTION CHANGE DIRECTIVE NO. CCD-009

Date: September 17, 2021
To: BP 31-1 Absolute Concrete Construction
Subject: Removal of Rock for Temporary Access
Re: **Bondurant Community Library Expansion**
City of Bondurant
Bondurant, Iowa

The following change in the contract document is approved and the work is authorized to proceed accordingly. Determine and submit final costs and time adjustments (if any) in accordance with the conditions of the contract. **Document and confirm quantities with the Construction Manager on a daily basis.** This change will be incorporated in a subsequent change order.

DESCRIPTION:

Cost to remove rock for temporary access.

Contractor

BP 31-1 Absolute	Rock Removal	\$ 9,399.22
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Issued by Story Construction Co.

Clint Jensen
Project Manager

Authorized by:

City of Bondurant

cc: Richard Van
Charlie Harris
Janie Bates

Absolute Concrete Construction, Inc.

PO Box 148
505 1st Avenue
Slater, IA 50248

Phone: (515) 497-6137
Fax: (515) 497-6138



Change Order Proposal

Project: Bondurant Community Library Expansion

Date: 09-10-20

To: Story Construction

Job Number: ACC20-016

Change Order Proposal Number: Wenthold T&M 2.0

Description of Proposed Change:

CO for work done by Wenthold to remove rock and contaminated dirt from site on 5-4-21 and 5-25-21.

Item	Description	Quantity	Units	Unit Price	Amount
1	Work by Wenthold	1	LS	\$ 8,885.00	\$ 8,885.00
Sub-Total:					\$ 8,885.00
5 % Markup					\$ 444.25
Increased Bond Cost					\$ 69.97
Total:					\$ 9,399.22

Accepted:

Story Construction

Absolute Concrete Construction, Inc.

By: _____

By: _____

Date: _____

Date: _____

CHANGE ORDER

No: 4

TO:	Story Construction
ATTN:	Clint
ADDRESS:	
CITY, STATE, ZIP:	
PHONE:	
DATE:	9/8/2021

JOB NAME:	Bondurant Library Expansion
JOB LOCATION:	104 2nd St NE, Bondurant, IA
JOB PHONE:	



We hereby agree to make the following change(s):	Amount (+/-)
5/4/21: Export of Dirt from Bondurant Library	
5 Hours - Skidloader loading out rock piled on concrete by Story, North side x \$155/Hour	\$775.00
1 Hours - Excavator x \$200/Hour	\$200.00
7 Hours - Dump Truck to haul off rock piled on concrete by Story, North side x \$115/Hour	\$805.00
7 Loads - Disposal Fee x \$200/Hour	\$1,400.00
5/25/21: Export of Dirt from Bondurant Library	
5 Hours - Skidloader loading out rock piled on concrete by Story, West side x \$155/Hour	\$775.00
10 Hours - Skidloader and Power rake / landscape attachment x \$155/Hour	\$1,550.00
12 Hours - Dump Truck to haul off rock piled on concrete by Story, West side x \$115/Hour	\$1,380.00
10 Loads - Disposal Fee x \$200/Hour	\$2,000.00
TOTAL PRICE FOR CHANGES	\$8,885.00
REVISED CONTRACT TOTAL	
REVISED CONTRACT TOTAL	

THIS CHANGE ORDER BECOMES PART OF AND IN CONFORMANCE WITH THE EXISTING CONTRACT.

We hereby agree to make the change(s) specified above at the price indicated per this Change Order.

The prices and specifications of this Change Order are satisfactory and are hereby accepted. All work is to be performed under the established terms and conditions specified in the original contract unless otherwise specified.

Authorized Contractor Signature

Owner Signature

Date of Acceptance

Date of Acceptance

CITY OF BONDURANT
RESOLUTION NO. 211018-284

RESOLUTION APROVING RDG CITY PARK SCHEMATIC DESIGN
PROPOSAL IN THE AMOUNT OF \$42,000 PLUS REIMBURSABLE
EXPENSES

WHEREAS, on January 6, 2020 the City of Bondurant received the bids for the City Park Master Plan Project; AND

WHEREAS, the City Council approved a planning proposal from RDG on February 1, 2021; AND

WHEREAS, the Parks & Recreation Commission collaborated with RDG and members of the public over a period of several months to create a master plan; AND

WHEREAS, the City Park Master Plan was adopted by the City Council on July 19, 2021; AND

WHEREAS, the next step in the process to improve City Park is to do schematic design; AND

WHEREAS, schematic design will provide information essential to phasing of improvements and enable City staff to program improvement phases into the City's Capital Improvement Plan, which is discussed, updated, and adopted by Council annually during the budget process; AND

WHEREAS, the schematic design proposal is for \$42,000 plus reimbursable expenses; AND

WHEREAS, planning will take approximately 12 weeks to complete.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the City Park Schematic Design Proposal from RDG is hereby approved, pending legal counsel review.

Passed this 18th day of October 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

DES MOINES WATER WORKS

Board of Water Works Trustees



Water You Can Trust for Life

2201 George Flagg Parkway | Des Moines, Iowa 50321-1190 | (515) 283-8700 | www.dmww.com

September 27, 2021

Ms. Marketa Oliver
City Administrator, City of Bondurant
200 2nd St. NE Box 37
Bondurant, IA 50035

Electronic Delivery

Dear Marketa:

In 2012, Des Moines Water Works ("DMWW") issued \$39.4 million in water revenue bonds, known as Series 2012B. This bond issuance was a refunding of a 2006 bond issuance. The original 2006 bonds were issued by DMWW, in part, to construct Saylorville Water Treatment Plant. The City of Bondurant ("Bondurant") participated in this bond issuance to finance purchased capacity in DMWW's Core Network.

The 2012B bonds mature on December 1, 2025 and are subject to optional (early) redemption on December 1, 2021. Susanne Gerlach of PFM Financial Advisors, LLC has notified us on your behalf that Bondurant wishes to redeem your portion of the bonds on December 1st of this year. This letter contains pay-off information and important instructions in order for DMWW to facilitate this redemption.

Bondurant has been paying \$6,436.60 monthly towards your principal and interest due December 1, 2021. Bondurant has two remaining payments, October and November, due by the 10th of each month. After the December 1st payment, Bondurant's outstanding principal balance is:

Remaining Principal after December 1 Payment	\$ 264,040.00
Less: Bondurant's Portion of the Debt Service Reserve Fund (DSRF)	<u>\$ (77,807.40)</u>
Net Pay Off Amount	\$ 186,232.60

DMWW will need to receive the net pay-off amount of \$186,232.60 from Bondurant **no later than Friday November 19th**.

All participants to the 2012B bonds wish to fund their portion of redemption on December 1, 2021. In order to facilitate the necessary action by the DMWW Board of Trustees to document the redemption and notify the bondholders as required, **we are requesting formal resolution passed by the Bondurant City Council no later than October 22nd** documenting Bondurant's intent to redeem the bonds, so our Board can take formal action on the anticipated redemption at their October 26th Board meeting.

Please let me know if you have questions or wish to discuss further.

Sincerely,

A handwritten signature in black ink that reads 'Amy Kahler'. Below the signature, the name 'Amy Kahler' and title 'Chief Financial Officer' are printed in a standard font.

Amy Kahler
Chief Financial Officer

Cc Maggie Burger, Speer Financial, Inc.
Susanne Gerlach, PFM Financial Advisors, LLC



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

Item No. 7.b.
For Meeting of 10/18/2021
Ordinance

TITLE: -(Second Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 69, Parking Regulations

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The attached ordinance updates no parking zones throughout the community. The ordinance addresses a number of new plats and streets, as well as updating some other areas. The first reading of this ordinance was on the October 18, 2021 council meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 211011-214

CITY OF BONDURANT
ORDINANCE NO. 211011-214

ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
BONDURANT, IOWA, 2002, BY AMENDING CHAPTER 69, PARKING REGULATIONS

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

Section 1. **SECTION AMENDED.** Chapter 69.08 Code is amended to read as follows:

69.08 NO PARKING ZONES. No one shall stop, stand or park a vehicle in any of the following specifically designated no parking zones except when necessary to avoid conflict with other traffic or in compliance with the direction of a peace officer or traffic control signal.

(Code of Iowa, Sec. 321.236 [1])

- 1) Grant Street S, from Fourth Street SE, to south corporate limits, both sides of street;
- 2) Grant Street S, from 40 feet north of Fourth Street SE, east side of the street;
- 3) Grant Street S, from 20 feet north of Fourth Street SE, west side of the street;
- 4) Third Street NE, from Lincoln Street NE, to Grant Street N, south side of street;
- 5) Fourth Street NE, from Lincoln Street NE, to Grant Street N, south side of street;
- 6) Lincoln Street NE, from Second Street NE, to end of street, west side of street;
- 7) Second Street NW/NE, from west corporate limits to east corporate limits, both sides of street;
- 8) Blaine Street NW, from Second Street NW, to First Street NW, west side of street;
- 9) Garfield Street NW, from First Street NW, to Second Street NW, west side of street;
- 10) First Street NW, from Grant Street N, to Blaine Street NW, north side of street;
- 11) First Street NW, ~~west of from~~ Mallard Pointe Drive, NW to Landon Dr. NW, south side of street;
- 12) Alpha Street NW, from First Street NW, to Blaine Street NW, west side and north side of street;
- 13) First Street SW, from Garfield Street SW, to Grant Street S, south side of street;
- 14) Second Street SW, from Grant Street S, west to alley, south side of street;
- 15) Fourth Street SW, from Garfield Street E, to alley, north side of street;

16) Garfield Street SW, from First Street SW, to ~~Fourth~~Second Street SW, east side of street;

~~17) Garfield Street SW, one and one-half blocks south of Second Street SW, west side of street;~~

~~18~~17) First Street SE, from east end of street west, to Lincoln Street SE, ~~north~~south side of ~~Street~~street; ~~from 2:00 a.m. to 8:00 a.m.;~~

~~1918~~) First Street SE, from ~~east end of street~~Lincoln Street SE, ~~west~~, to north-south alley between Main Street SE, and Lincoln Street SE; south side of the street;

~~20)~~ First Street SE, south of the Bondurant Community Library, from 1:30 p.m., to 7:00 p.m., on Monday, Tuesday, Wednesday and Thursday, except for Library patrons;

~~21)~~ First Street SE, south of the Bondurant Community Library, from 9:00 a.m., to 12:00 p.m., on Saturday, except for Library patrons;

~~2219~~) Second Street SE, from Lincoln Street SE, to the cemetery, north side of street;

~~2320~~) Second Street SE, from Lincoln Street SE, to the cemetery, south side of street when temporary no parking signs are in place;

~~2421~~) Third Street SE, from Grant Street S, to Lincoln Street SE, south side of street;

~~2522~~) Fourth Street SE, from Grant Street S, to Lincoln Street SE, south side of street;

~~2623~~) Fifth Street SE, from Grant Street S, to Lincoln Street SE, south side of street;

~~2724~~) Seventh Court SE, north and west sides of street;

~~2825~~) Ninth Court SE, north and west sides of street;

~~2926~~) Tenth Street SE, from Grant Street S, to Lincoln Street SE, south side of street;

~~3027~~) Tenth Court SE, south side of street;

~~3128~~) Patterson Street SE, from Second Street ~~SENE~~, to Paine Street SE, west side of street;

~~3229~~) Paine Street SE, from Second Street ~~SENE~~, to Washington Avenue SE, east side and south side of street;

~~3330~~) All areas of the City parks except those areas designated by signs as parking areas;

~~34)~~ Jr. Haines Parkway, from Pleasant Street NE, to Kinney Park, north side of street;

~~3531~~) Deer Ridge Drive NW, from Second Street NW, to end of street, east side of ~~street;~~street;

a) Deer Ridge Dr. NW, from 150 feet North of Sixth Ct. NW to Walnut Dr. NW, west side of the street;

~~3632~~) Third Street NW, from 470 feet west of Deer Ridge Drive NW, south side of street;

~~3733~~) Crossing Court NW, from 208 feet north of Third Street NW, east side of street;

~~3834~~) Filmore Avenue SE, on the even numbered house side;

~~3935)~~ Grant Street, ~~from Second Street SE,~~from Second Street SE to north corporate limits, both sides of street;

36) Grant Street, from Fourth Street SE to south corporate limits, both sides of street;

37) Grant Street S. from Fourth Street SE north 82 feet between signage, east side of street;

~~4038)~~ Fifth Court NW, from 285 feet west of Deer Ridge Drive NW, south side of street;

~~4139)~~ Sixth Court NW, from 344 feet west of Deer Ridge Drive NW, north side of street;

~~4240)~~ Fifth Street NE, ~~from Lincoln Street NE,~~from Lincoln Street NE to Grant Street, N, south side of street;

~~4341)~~ Fifth Street NW, from ~~135 feet east of~~ Deer Ridge Drive NW to Evergreen Dr. NW, south side of street;

~~4442)~~ Mallard Pointe Drive NW, from Second Street NW to end of eaststreet, east and north side of street;

~~4543)~~ Third Street NW, from ~~451.76 feet west of~~ Mallard Pointe Drive NW to Fireside Drive NW, south side of street;

~~4644)~~ Fourth Street NW, from ~~507.98 feet west of~~ Mallard Pointe Drive NW to Shiloh Rose Pkwy NW, south side of street;

~~4745)~~ ~~Fifteenth-15th~~ Street SE, from Grant Street S, to the east corporate limits, both sides of street;

~~4846)~~ Adams Street SE, from 15th Street SE, to Approx. 180 feet West of the end of streetLincoln St. SE, east~~west~~ side of street;

47) Adams Street SE, from Approx. 180 feet West of Lincoln St.SE, south side of street;

~~4948)~~ Oleson Drive SE, from U.S. Highway 65 to 11th Street SE, north side of street;

~~5049)~~ Pleasant Street NE, from ~~2nd-Second~~ Street NE, to the north corporate limits, both sides of street;

- 50) ~~Pleasant Street SE, from U.S. Highway 65 to 15th Street SE, both sides of street;~~
- 51) ~~Eleventh-11th Court SE, from 442 feet north of Lincoln Street SE, east side of street;~~
- 52) ~~Eleventh-11th Street SE, from Lincoln Street SE, to Oleson Drive SE, east side of street;~~
- 53) Grant Court SE, from 10th Street SE, to 10th Street SE, north side of street;

- 54) Lincoln Court SE, from 448 feet north of 10th Street SE, north side of street;
- ~~55) Ninth Court SE, from 539 feet west of Lincoln Street SE, north side of street;~~
- ~~56~~55) Grant Court SE, from 11th Street SE, to 10th Street SE, north side of street.
- ~~57~~56) Lincoln Street SE, from ~~15th Street SE, to end of street~~Railroad St. SE to Brick St. SE, south ~~East~~ side of street;
- ~~57)~~ Lincoln Street SE, From Brick St. SE to U.S. Highway 65, both sides of street;
- ~~58)~~ Lincoln St. SE, from U.S. Highway 65 to 15th Street SE, west side of street;
- ~~58~~59) Michael Street SE, from 15th Street SE, to ~~end of street~~13th Street SE, east side of street;
- ~~59~~60) ~~Fourteenth-14th~~ Street SE, ~~east-south~~ side of street;
- ~~60~~61) ~~Fourteenth-14th~~ Street SE, from 173 feet west of Lincoln Street SE, south side of street;
- ~~61~~62) ~~Fourteenth-14th~~ Street SE, from 403 feet east of Michael Street SE, south side of street;
- ~~62~~63) Fifth Street NW, from Mallard Pointe Drive NW, to end of street, north side of street;
- ~~63~~64) Tailfeather Drive NW, from Mallard Pointe Drive NW, to end of street, north side of street;
- ~~64~~65) Tailfeather Court NW, from 330 feet south of Mallard Pointe Drive NW, west side of street;
- ~~65~~66) Ninth Street SE, from Filmore Avenue SE, to ~~end of street~~Fourth Street SE, west side of street;
- ~~66~~67) Cleveland Avenue SE, from Brick Street SE, to ~~end of street~~Fourth Street SE, north side of street;
- ~~67~~68) Jefferson Avenue SE, from Brick Street SE, to ~~end of street~~Ninth Street SE, north side of street;
- ~~69)~~ Fourth Street SE, from Washington Avenue SE to Cleveland Street SE, north side of street;
- ~~70)~~ Brick Street SE, from Washington Avenue SE to Lincoln Street SE, south side of street; ◀
- ~~68~~71) Tailfeather Drive NW, from Grant Street N, to ~~end of street~~Mulberry Dr. NW, north side of street;
- ~~69~~72) Spruce Drive NW, from Tailfeather Drive NW, to Walnut Drive NW, east side of street;

- ~~7073)~~ Spruce Circle NW, from 178 feet south of Walnut Drive NW, east side of street;
- ~~7174)~~ Walnut Drive NW, from Spruce Drive NW, to ~~end-of-street~~Mulberry Dr. NW, north side of street;
- ~~7275)~~ Sycamore Drive NW, from Walnut Drive NW, to ~~end-of-street~~Sixth Street NW, east side of street;
- 76) Sycamore Drive NW, from Sixth Street NW to Third Street NW, west side of street;
- ~~7377)~~ Evergreen Circle NW, from 265 feet south of Walnut Drive NW, east side of street;
- ~~7478)~~ Brick Street SE, from Grant Street S, to Oleson Drive SE, both sides of street;
- ~~75) Spruce Circle NW, from 198 feet south of Walnut Drive NW, east side of street;~~
- ~~76) Evergreen Circle NW, from 265 feet south of Walnut Drive NW, east side of street;~~
- ~~7779)~~ Mulberry Drive NW, from Deer Ridge Dr. NW to Tailfeather Drive NW, north and east sides of street;
- ~~78) Sixth Court NW, from 344 feet west of Deer Ridge Drive NW, north side of street;~~
- ~~7980)~~ Mallard Pointe Drive NW, from Second Street NW to Eva Point Dr. SW, east side of street;
- 81) First Street NW, from Mallard Pointe Dr. NW to Landon Dr. NW, south side of street;
- 82) Alpha Street NW, From Mallard Pointe Dr. NW to Cul-De-Sac, south side of street;
- 83) Elizabeth Ln. NW, from Shiloh Rose Parkway NW to Landon Dr. NW, south side of street;
- 84) Shiloh Rose Parkway NW, from Second Street NW to Alpha Street NW, west side of street;
- 85) Shiloh Rose Parkway SW, from Alpha Street NW to Eva Point Dr. SW, west side of street;

- 86) Eva Point Dr. SW, from Shiloh Rose Parkway SW to Mallard Pointe Dr. NW, south side of street;
- 87) Chayse Street SW, from Mallard Pointe Dr. NW to end of street, south side of street;
- 88) Landon Dr. NW, from Second Street NW to Chayse Street SW, east side of street;
- 89) Creekside Dr. SW, from Second Street NW to Chayse Street SW, east side of street; ←

- ~~80) Fifth Street NW, from Mallard Pointe Drive NW, to end of street, north side of street;~~
- ~~81) Tailfeather Court NW, from 330 feet south of Mallard Pointe Drive NW, west side of street.~~
- ~~8290) Thirty-fourth~~34th Street, SW, from Oak Dr. SW to Ash Dr. SW, south side of street;
- ~~8391) Thirty-fifth~~35th Street, SW, from Maple Dr. SW to Ash Dr. SW, south side of street;
- ~~8491) Ash Drive SW, from 33rd Street SW to 35th Street SW, west side of street;~~
- ~~93) Oak Drive SW, from 33rd Street SW to 34th Street SW, east and south side of street;~~
- ~~8594) Maple Drive SW, from 33rd Street SW to 35th Street SW, east side of street;~~
- ~~86) Brick Street SE, from Grant Street, S, to Oleson Drive, SE, south and east sides of street;~~
- ~~8795) Grain Street NE, north and south side of street; except the 120 feet on the south side beginning at Main Street, which will be reserved for Event Vehicle Parking;~~
- ~~8896) Thirty-third~~33rd Street SW, from Wolf Creek Dr. SW to Poplar Dr. SW, north side of street;
- ~~97) 33rd Street SW, from Poplar Dr. SW to Hawthorn Dr. SW, north side of street;~~
- ~~8998) Prairie Drive SW, east and south side of street;~~
- ~~9099) Poplar Drive SW, from 32nd Street SW to 36th Street SW, east side of street;-~~
- ~~100) Poplar Dr. DW, from 32nd Street SW to 33rd St. SW, both side of street;~~
- ~~101) Wolf Creek Rd. SW, from 32nd Street SW to 36th Street SW, west side of street;~~
- ~~102) 36th Street SW, from Poplar Dr. SW to Wolf Creek Rd. SW, south side of street;~~

103) Birch Street SW, even numbered side of street;

104) Hawthorn Drive SW, from Birch Street SW to 37th Street SW, east side of street;

105) 37th Street SW, from Hawthorn Drive SW to Linden Drive SW, south and west side of street;

106) Pine Street SW, from 36th Street SW to 37th Street SW, south and east side of street;

~~107)~~ Locust Street SW, from Wolf Creek Rd. SW to Linden Drive SW, east and north side of street (odd numbered side);

~~108)~~ Linden Drive SW, from Locust Street SW to 37th Street SW, west and south side of street (even number side);

~~109)~~ Cedar Avenue SW, from 36th Street SW to 37th Street SW, west side of street;

~~94110)~~ Third Street, SE, from ~~Filmore Avenue~~Lincoln Street, SE, to Washington Avenue, SE, north side of street.

~~92111)~~ Aspen Drive, NW, north side of Street.

~~93112)~~ ~~Thirteenth Street~~13th Street, SE, from Lincoln Street SE to Pleasant Street, SE, south side of street.

~~94)~~ ~~Brick Street, SE, from Grant Street, S to Oleson Drive, SE, both sides of street.~~

~~95)~~ Lincoln Street, SE, 175' from U.S. Highway 65, south side of street.

~~96113)~~ Evergreen Drive, NW, west side of street.

~~97114)~~ Tailfeather Drive, NE, north side of street.

~~98)~~ Aspen Drive, NE, south side of street.

~~99)~~ Evergreen Drive, NW, west side of street.

~~100)~~ Third Street, NW, north side of street.

~~101115)~~ Fourth Street, NW, from Grant Street N to Sycamore Dr. NW, north side of street;

~~102)~~ Fifth Street, NW, north side of street.

~~103116)~~ Sixth Street, NW, from Sycamore Dr. NW to Evergreen Dr. NW, north side of street.

~~104117)~~ Sixth Street, NE, from Lincoln St. NE to Grant Street N, north side of street

~~105)~~ Aaron Avenue, NW, south side of street;

~~106118)~~ Summit Circle, NW, south side of street;

~~107119)~~ Third Street, NW, from Evergreen Drive, NW to Sycamore Drive, NW, north side of street;

~~108120)~~ Aspen Drive, NE, from James Street, NE, to Lincoln Street, NE, south side of the street;

~~109121)~~ Shiloh Rose Parkway, NW, from Mallard Pointe Drive, NW, to 2nd Street, NW, west side of the street;

~~110122)~~ Aaron Avenue, NW, from Grant Street, N, to ~~Aspen-Mulberry~~ Drive, NW, south side of the street;

123) Caitlin Ct. SE, from 292 feet South of 13th St. SE, west side of street;

124) Washington Avenue SE, from U.S. Highway 65 to Brick St. SE, both sides of the street;

125) Paine Cir. SE, from 318 feet North of Paine St. SE, west side of street;

126) Hawthorn Crossing Dr. SE, from U.S. Highway 65 to the end of the street, west side of street;

127) Mallard Ct. NW, from 204 feet south of Mallard Dr. NW, west side of the street;

128) Colbie Blossom Ln NW, from Mallard Dr. NW to end of the street, west side of the street;

129) Colbie Blossom Ln. NW, from Third St. NW to the end of the street, west side of the street;

130) Snyder Street SE, from Second St. NE to Paine Street SE, west side of street;

131) Railroad Street, from Main Street NE to Lincoln Street SE, south side of the street;

132) Main Street NE, from Second Street NE to Railroad St, both sides of street;

133) Main Street SE, from Third Street SE to Fifth Street SE, west side of street;

- 134) Third St. SW, from Grant Street S to Garfield St. SW, south side of street;
- 135) Washington Avenue SE, from Brick Street SE to Third Street SE, east and north side of street;
- 136) Alexander Parkway NE, from U.S. Highway 65 to Robinson Avenue NE, east side of street;
- 137) Robinson Avenue NE, from abandoned Railroad ROW to end of street, east side of street;

- 138) Paine Street NE, from Alexander Parkway NE to end of street, east side of street;
- 139) Alexander Parkway NE, from U.S. Highway 65 west to the end of street, south side of street;
- 140) McIntosh Ct. NE, from 404 feet east of Alexander Parkway NE, east side of street;
- 141) McIntosh Dr. NE, from Alexander Parkway NE to the end of the street, east and south side of street;
- 142) Caitlin Dr. SE, from 13th Street SE to 12th Street SE, west side of street;
- 143) 12th Street SE, from Caitlin Dr. SE to Joshua Dr. SE, south side of street;
- 144) Joshua Dr. SE, from 13th Street SE to 12th Street SE, west side of street;
- 145) Joshua Ct. SE, from 13th Street SE to Joshua Cir. SE, west side of street;
- 146) Joshua Cir. SE, from 340 feet East of Joshua Ct. SE, south side of street;
- 147) Michael Street SE, from 13th Street SE north to the end of street, west side of street;
- 148) Dee Street SE, from 13th Street SE north to the end of street, west side of street;
- 149) Cove Street SE, from 13th Street SE to Dee Street SE, west and north side of street;
- 150) Courtyard Dr. SE, from Hawthorn Crossing Dr. SE to the end of the street, north side of street;
- 151) Seventh Street NE, from 600 feet West of Lincoln Steet NE, south side of street;
- 152) James Street NE, from Tailfeather Dr. NE to Aspen Dr. NE, east side of street;
- 153) Tailfeather Dr. NE, from Grant Street N. to Cul-De-Sac, north side of street;
- 154) Mulberry Dr. NW, from Aspen Dr. NW to Aaron Avenue NW, north and west side of street;
- 155) 11th Ct. NW, from Deer Ridge Dr. NW to Cul-De-Sac, north side of street;
- 156) 11th Street NW, from Deer Ridge Dr. NW to Mulberry Dr. NW, north side of street;
- 157) 12th Ct. NW, from Deer Ridge Dr. NW to Cul-De-Sac, north side of street;
- 158) 13th Street NW, from Deer Ridge Dr. NW to Grant St. N, north side of street;

- 159) Sixth Ct. SE, from 180 feet west of Filmore Avenue SE, south side of street;
- 160) Oxbow Ct. SW, both sides of street;
- 161) Shiloh Rose Parkway SW, from U.S. Highway 65 north to the end of the street, both sides of street;
- 162) 23rd St. SW, from Shiloh Rose Parkway SW to Franklin St. SW, both sides of street;
- 163) Franklin St. SW, from Second Street NW to U.S. Highway 65, both sides of street;
- 164) NE 62nd Avenue, from Franklin St. SW to West corporate limit, north side of street;
- 165) 32nd Street SW, from U.S. Highway 65 to Grant Street S, both sides of street;
- 166) 32nd Street SE, from Grant Street S. to East Corporate Limit, both sides of street;
- 167) 15th Street SW, from Garfield Street SW to West corporate limit, both sides of street;
- 168) Henry Street SW, from 32nd Street SW to end of street, west side of street;
- 169) Commerce Parkway SW, From 32nd Street SW to the end of the street, both sides of street;
- 170) 35th Street SW, from Grant Street S. to Commerce Parkway SW, both sides of street;
- 171) Landon Drive NW, from Second Street NW north to the end of street, east side of street;
- 172) Fireside Drive NW, from Second Street NW north to the end of the street, east side of street;
- 173) 16th Street NE (NE 86th Avenue), from Grant Street N. to Pleasant Street NE, both sides of street;

(Ordinance No. 05-202)

(Ordinance No. 05-219)

(Ordinance No. 07-218)

(Ordinance No. 08-218)

(Ordinance No. 08-220)

(Ordinance No. 08-225)

(Ordinance No. 09-214)

(Ordinance No. 12-209)

(Ordinance No. 13-202)

(Ordinance No. 13-214)

(Ordinance No. 14-205)

(Ordinance No. 14-208)
(Ordinance No. 14-210)
(Ordinance No. 16-209)
(Ordinance No. 16-214)
(Ordinance No. 16-219)
(Ordinance No. 16-221)
(Ordinance No. 17-205)
(Ordinance No. 17-212)
(Ordinance No. 17-215)
(Ordinance No. 18-207)
(Ordinance No. 190916-215)
(Ordinance No. 200601-216)

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

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

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

PASSED AND APPROVED by the City Council this 11TH day of October 2021.

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

CRAIG MARSHMAN, ADMINISTRATIVE SPECIALIST

FIRST CONSIDERATION:
SECOND CONSIDERATION:
THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No. 211011-214 was published as required by law on the XXX day of October 2021.

Shelby Hagan
City Clerk



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

Item No. 7.c.
For Meeting of 10/18/2021
Ordinance

TITLE: -(Third Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from Agricultural (A-1) to Planned Unit Development (R-5) and amending the Future Land Use Map from Single-Family Residential to Multi-family and Commercial in areas shown on the Conceptual Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

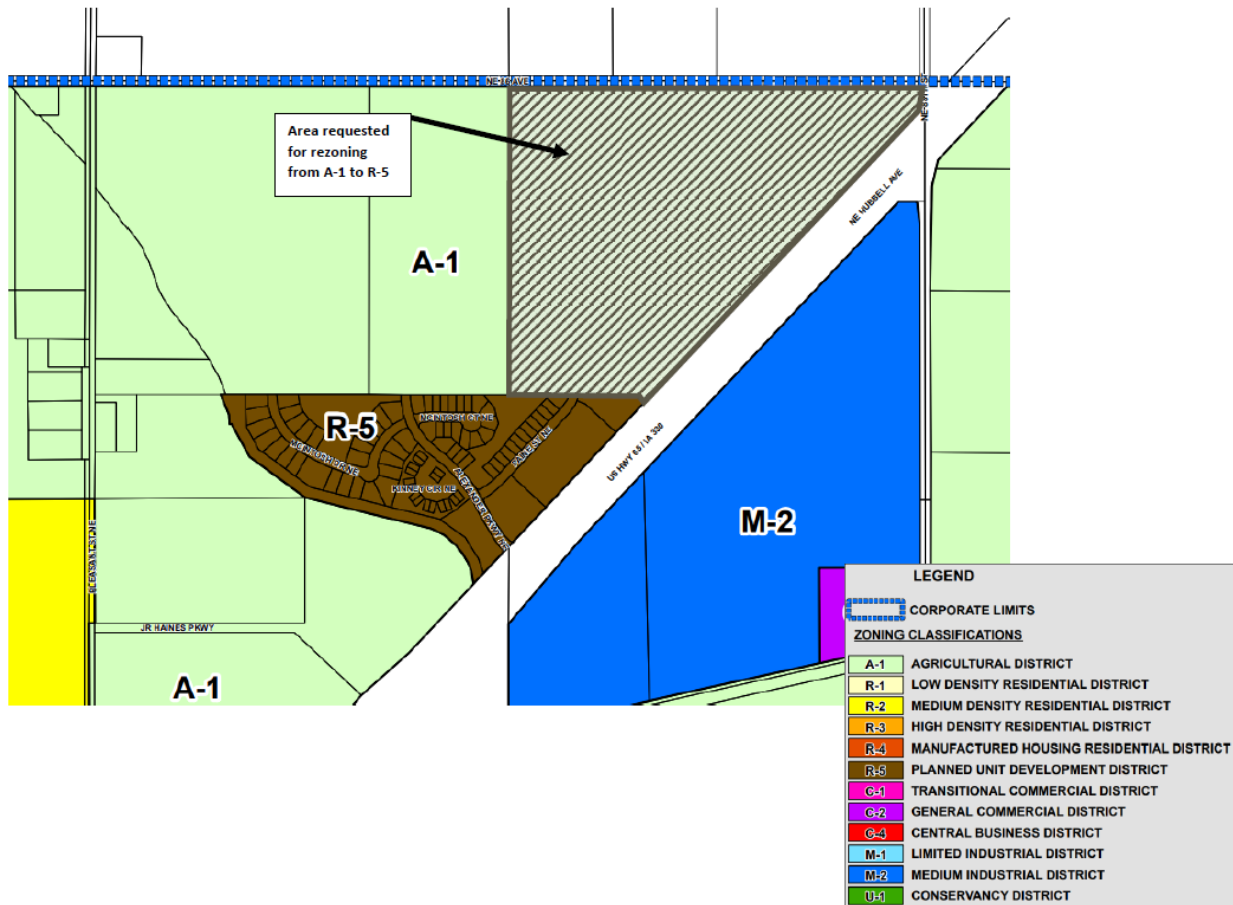
BRIEF HISTORY & ANALYSIS: Being considered by Council this evening is approval of the third and final reading of the Top Farms rezoning and future land use map amendment ordinance. This is a request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District on property currently owned by Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65; and a request for Future Land Use Map amendment from Single-Family Residential to Multi-Family Residential and Commercial on areas as shown on the PUD Conceptual Plan. This 81.2-acre rezoning area is currently owned by Top Farms LLLP (highlighted below). The rezoning application was submitted by Civil Design Advantage (CDA) on behalf of Hubbell Realty Company, developer.



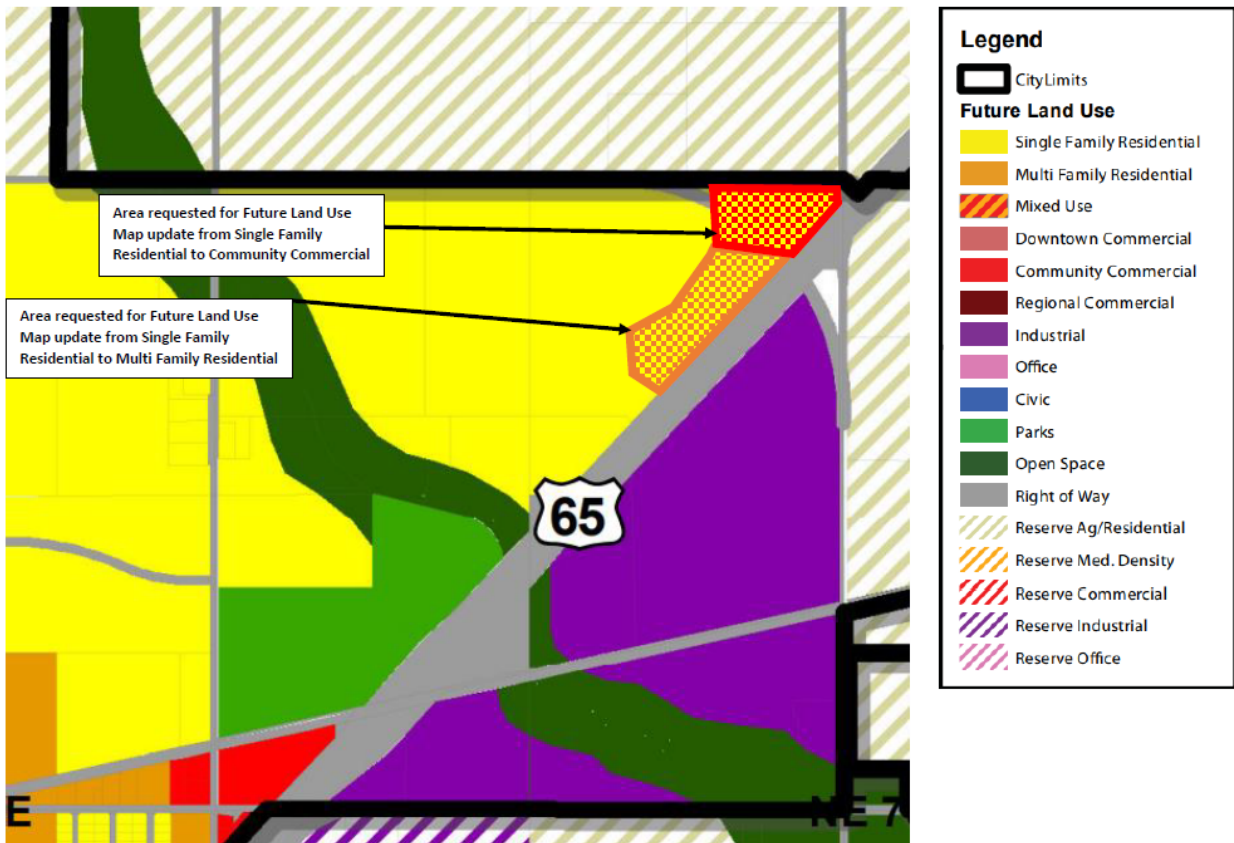
Council approved the first ordinance reading at their September 7th meeting. Council approved the second ordinance reading at their September 20th meeting. The attached PUD Conceptual Plan is unchanged from what was reviewed by Council during their September 27th discussion meeting; please see the September 27th agenda statement for a description of this PUD Conceptual Plan.

On October 11th City Council reviewed example development concepts and elevations for the proposed multi-family area. These are example concepts and elevations only. If/when a site plan is prepared for these areas, City Council will review in further detail.

Below is a map showing the area requested for rezoning from A-1 to R-5:



As part of this rezoning request, the City must also consider an amendment to the Future Land Use Map included as part of the City's Comprehensive Plan for those portions of development proposed for commercial or multi-family use, as the Future Land Use Map currently guides for single-family residential in this entire Top Farms LLLP area. The area circled in bold red below shows the area requested for Future Land Use Map amendment.



A further zoning analysis of the rezoning and future land use map amendment request can be found in the September 7th City Council agenda statement.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning & Zoning Commission recommended approval of this rezoning and future land use map amendment request during their August 26th meeting. The Commission's recommendation is described in full in the September 7th City Council agenda statement.

Staff recommends approval of the third ordinance reading on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 210907-210
2. Top Farms PUD Conceptual Plan 2021-09-24
3. ExampleConceptsandElevations

CITY OF BONDURANT
ORDINANCE NO. 210907-210

AN ORDINANCE PROVIDING FOR A CHANGE IN FUTURE LAND USE FROM SINGLE-FAMILY RESIDENTIAL TO MULTI-FAMILY RESIDENTIAL AND COMMUNITY COMMERCIAL IN AREAS AS SHOWN ON THE TOP FARMS PUD CONCEPTUAL PLAN; AND AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE FROM AGRICULTURAL (A-1) TO PLANNED UNIT DEVELOPMENT (R-5)

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

Section 1. PURPOSE. The purpose of this ordinance is to change the future land use from Single-Family Residential to Multi-Family Residential and Community Commercial on property located in Bondurant, Polk County, Iowa as described as follows:

THOSE PORTIONS OF THE TOP FARMS PUD CONCEPTUAL PLAN SHOWN AS MULTI-FAMILY AND COMMERCIAL ON LAND DESCRIBED AS FOLLOWS: THAT PART OF THE EAST ½ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA LYING NORTHERLY OF NE HUBBELL ROAD (US HIGHWAY 65) AND LYING NORTHERLY OF PARK SIDE PLAT 2, AN OFFICIAL PLAT.

AND

To change the zoning from Agricultural (A-1) to Planned Unit Development (R-5) on the following property located in Bondurant, Polk County, Iowa and described as follows:

THAT PART OF THE EAST ½ OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA LYING NORTHERLY OF NE HUBBELL ROAD (US HIGHWAY 65) AND LYING NORTHERLY OF PARK SIDE PLAT 2, AN OFFICIAL PLAT.

Section 2. FINDINGS. The City Council of the City of Bondurant, Iowa, hereby makes the following findings:

1. That the zoning change will create consistency between the City's Future Land Use Plan and Official Zoning Map.
2. That the change zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.

4. That the public notice of this intended change has been published as by law required.

Section 3. **HEREBY REZONED.** The property, above described, is hereby rezoned to Planned Unit Development (R-5).

Section 4. **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. **SEVERABILITY.** If any section, provisions, sentence, clause, phrase or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section, subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

Section 5. **EFFECTIVE DATE.** This ordinance shall be in full force and effect following its passage, adoption and publication as required by law.

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

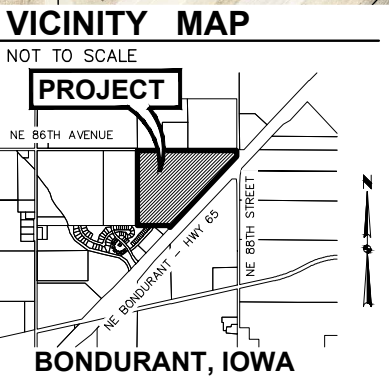
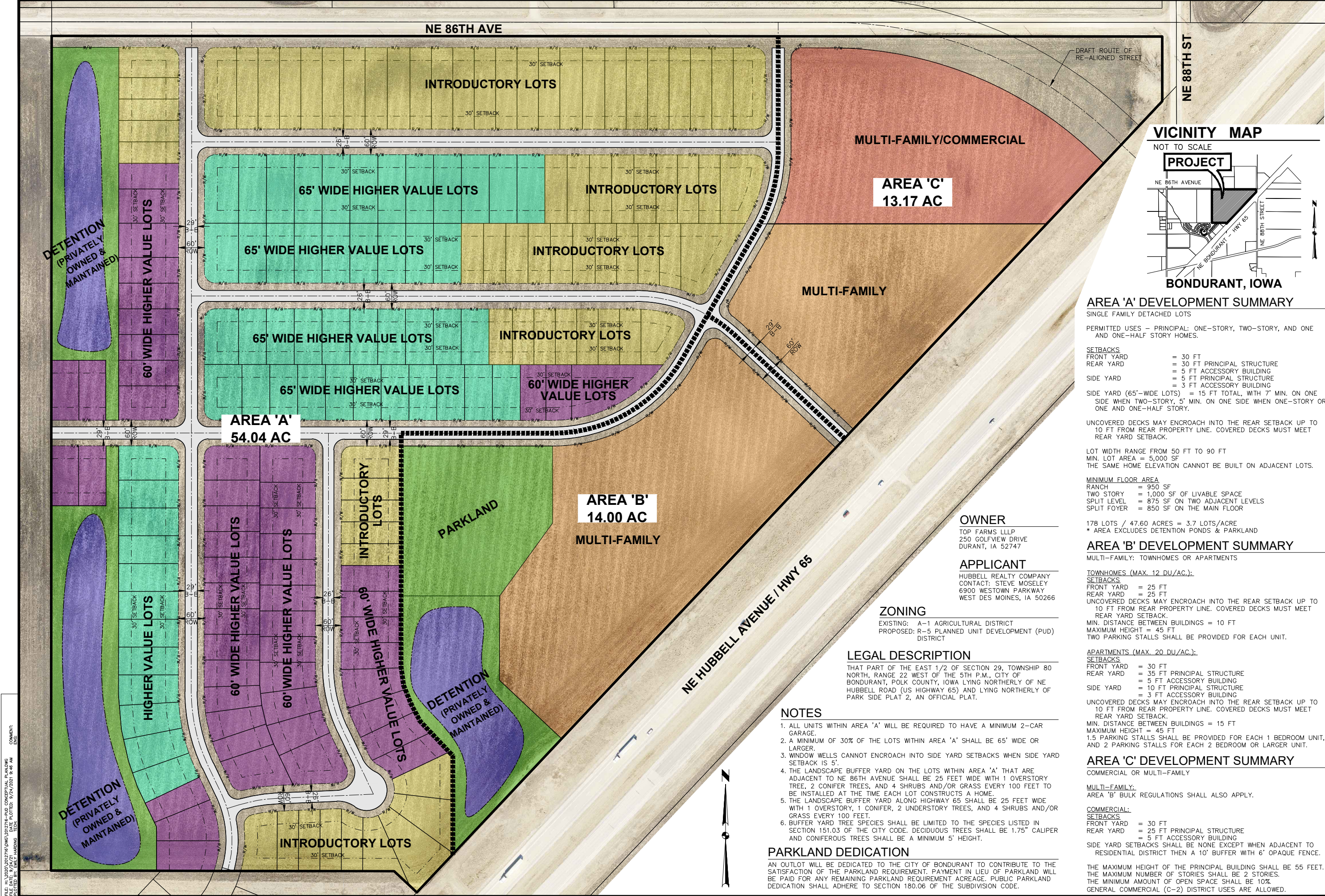
SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: September 7, 2021

SECOND CONSIDERATION:

THIRD CONSIDERATION:



AREA 'A' DEVELOPMENT SUMMARY
SINGLE FAMILY DETACHED LOTS
PERMITTED USES – PRINCIPAL: ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES.
SETBACKS
FRONT YARD = 30 FT
REAR YARD = 30 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 5 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
SIDE YARD (65'-WIDE LOTS) = 15 FT TOTAL, WITH 7' MIN. ON ONE SIDE WHEN TWO-STORY, 5' MIN. ON ONE SIDE WHEN ONE-STORY OR ONE AND ONE-HALF STORY.
UNCOVERED DECKS MAY ENCROACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
LOT WIDTH RANGE FROM 50 FT TO 90 FT
MIN. LOT AREA = 5,000 SF
THE SAME HOME ELEVATION CANNOT BE BUILT ON ADJACENT LOTS.
MINIMUM FLOOR AREA
RANCH = 950 SF
TWO STORY = 1,000 SF OF LIVABLE SPACE
SPLIT LEVEL = 875 SF ON TWO ADJACENT LEVELS
SPLIT FOYER = 850 SF ON THE MAIN FLOOR
178 LOTS / 47.60 ACRES = 3.7 LOTS/ACRE
* AREA EXCLUDES DETENTION PONDS & PARKLAND

AREA 'B' DEVELOPMENT SUMMARY
MULTI-FAMILY: TOWNHOMES OR APARTMENTS
TOWNHOMES (MAX. 12 DU/AC.):
SETBACKS
FRONT YARD = 25 FT
REAR YARD = 25 FT
UNCOVERED DECKS MAY ENCROACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
MAXIMUM HEIGHT = 45 FT
TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

AREA 'C' DEVELOPMENT SUMMARY
COMMERCIAL OR MULTI-FAMILY
MULTI-FAMILY:
AREA 'B' BULK REGULATIONS SHALL ALSO APPLY.
COMMERCIAL:
SETBACKS
FRONT YARD = 30 FT
REAR YARD = 25 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD SETBACKS SHALL BE NONE EXCEPT WHEN ADJACENT TO RESIDENTIAL DISTRICT THEN A 10' BUFFER WITH 6' OPAQUE FENCE.
THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING SHALL BE 55 FEET.
THE MAXIMUM NUMBER OF STORIES SHALL BE 2 STORIES.
THE MINIMUM AMOUNT OF OPEN SPACE SHALL BE 10%.
GENERAL COMMERCIAL (C-2) DISTRICT USES ARE ALLOWED.

OWNER
TOP FARMS LLLP
250 GOLFVIEW DRIVE
DURANT, IA 52747

APPLICANT
HUBBELL REALTY COMPANY
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ZONING
EXISTING: A-1 AGRICULTURAL DISTRICT
PROPOSED: R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

LEGAL DESCRIPTION
THAT PART OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA LYING NORTHERLY OF NE HUBBELL ROAD (US HIGHWAY 65) AND LYING NORTHERLY OF PARK SIDE PLAT 2, AN OFFICIAL PLAT.

- NOTES**
- ALL UNITS WITHIN AREA 'A' WILL BE REQUIRED TO HAVE A MINIMUM 2-CAR GARAGE.
 - A MINIMUM OF 30% OF THE LOTS WITHIN AREA 'A' SHALL BE 65' WIDE OR LARGER.
 - WINDOW WELLS CANNOT ENCROACH INTO SIDE YARD SETBACKS WHEN SIDE YARD SETBACK IS 5'.
 - THE LANDSCAPE BUFFER YARD ON THE LOTS WITHIN AREA 'A' THAT ARE ADJACENT TO NE 86TH AVENUE SHALL BE 25 FEET WIDE WITH 1 OVERSTORY TREE, 2 CONIFER TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET TO BE INSTALLED AT THE TIME EACH LOT CONSTRUCTS A HOME.
 - THE LANDSCAPE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WIDE WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.
 - BUFFER YARD TREE SPECIES SHALL BE LIMITED TO THE SPECIES LISTED IN SECTION 151.03 OF THE CITY CODE. DECIDUOUS TREES SHALL BE 1.75" CALIPER AND CONIFEROUS TREES SHALL BE A MINIMUM 5' HEIGHT.

PARKLAND DEDICATION
AN OUTLOT WILL BE DEDICATED TO THE CITY OF BONDURANT TO CONTRIBUTE TO THE SATISFACTION OF THE PARKLAND REQUIREMENT. PAYMENT IN LIEU OF PARKLAND WILL BE PAID FOR ANY REMAINING PARKLAND REQUIREMENT ACREAGE. PUBLIC PARKLAND DEDICATION SHALL ADHERE TO SECTION 180.06 OF THE SUBDIVISION CODE.

FILE: H:\2020\2021716\2021716-MF CONCEPT 2.DWG
DATE PLOTTED: 10/8/2021 3:46 PM
PLOTTER: HP PLOTTER
DRAWN BY: J. HARRING

COMMENTS:
NONE



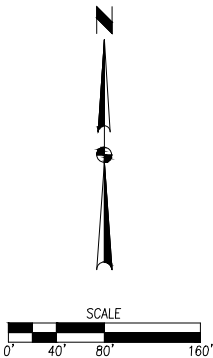
DEVELOPMENT SUMMARY

NORTH PARCEL
10.02 ACRES
200 UNITS
100 1-BEDROOM
100 2-BEDROOM
DENSITY = 20.0 UNITS/ACRE

PARKING REQUIRED = 1.5*100 + 2*100
= 350 STALLS
PARKING PROVIDED = 304 STALLS
+70 GARAGES
374 STALLS TOTAL

SOUTH PARCEL
7.95 ACRES
74 UNITS
48 4-PLEX UNITS
26 DUPLEX UNITS
DENSITY = 9.3 UNITS/ACRE

PARKING REQUIRED = 74*2
= 148 STALLS
PARKING PROVIDED = 148 GARAGE STALLS
+148 DRIVEWAY STALLS
+22 OFF-STREET STALLS
318 STALLS TOTAL



TOP FARMS PROPERTY MULTI-FAMILY CONCEPT B

1
2012.716
1

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

TECH:
ENGINEER:

CIVIL DESIGN ADVANTAGE
BONDURANT, IOWA

DATE	REVISIONS	PREPARED
10/07/2021		



NASHVILLE UNIT



BRADFORD-RADCLIFFE 4-PLEX



CHARLESTON TOWNHOME

TOP FARMS
BONDURANT, IOWA
HUBBELL REALTY COMPANY