

**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/81934931915>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL NOVEMBER 1, 2021

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on November 1, 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 October 18, 2021
 - b. Applications for Council Approval
 - c. Claims List
 - d. -Resolution approving Pay Request No. 13 for Story Construction for the Library Addition & Remodel Project in the amount of \$18,408.09
 - e. -Resolution approving Pay Request No. 14 for Story Construction for the Library Addition & Remodel Project in the amount of \$3,917.86
 - f. -Resolution approving Pay Request No. 7 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project to Concrete Technologies, Inc. in the amount of \$456,732.64
 - g. -Resolution Approving Purchase of Snowplow Equipment for Existing Truck
 - h. -Resolution Approving Purchase of Meter Reading Equipment
6. Guests requesting to address the City Council
 - a. Dwayne Hall regarding Stormwater Calculations
7. **Public Hearing**
 - a. Paine Heights Sewer Lining Project
8. Action Items

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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- a. -Resolution approving Job Description and Salary Range for the Associate Planner Position
 - b. -Resolution authorizing the Execution of a Memorandum of Agreement with Luther Park Apartments, Inc. regarding the Issuance of Senior Housing Refunding and Revenue Bonds, in one or more series
 - c. -(First Reading) Ordinance repealing Ordinance No. 01-202 Providing for the Division of Taxes Levied on Taxable Property in the 2001 Addition to the Bondurant Urban Renewal Area
9. Discussion Items -
 - a. Discussion regarding parking (Linden-Locust Loop)
 - b. Discuss potential Amendment to the Highpoint Estates Development Area
10. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
12. Adjournment

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

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BONDURANT CITY COUNCIL

Minutes

October 18, 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

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Fire Chief Aaron Kreuder, 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 Elrod, to 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. 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. R-211018-273 Resolution approving Change Order No. 2 to Ryan Companies US, Inc. for Shiloh Rose Parkway/ 23rd St. SW Public Infrastructure Improvement Project (Project Omega)

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

- f. R-211018-274-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. R-211018-275-Resolution approving Pay Request No. 9 for the Northeast Storm Sewer Public Infrastructure Project to Absolute Infrastructure
- h. R-211018-276-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. R-211018-277-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
- j. R-211018-278-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. R-211018-279-Resolution adopting FY2020-2021 Street Finance Report
- l. R-211018-280-Resolution authorizing the Early Redemption of the City's Allocable Share of the Water Revenue Bonds, Series 2012B
- m. R-211018-281-Resolution affixing a date for a Public Hearing for November 15th, 2021 on the Proposed Annexation of Territory into the City of Bondurant
- n. R-211018-282Resolution 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. R-211018-283-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. R-211018-285-Resolution approving Change Orders Totaling \$10,279.22 for the 2021 Bondurant Community Library Expansion Project
Motion by Enos, seconded by Cox, to approve the Consent Agenda. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pepper. Nays: None. Absent: None. Motion carried 5-0.
6. Guests requesting to address the City Council
- Lisa Simpson, 3310 Linden Drive, SW, requested Council to consider amending the No Parking Ordinance to move the "no parking" side to the other side of the street. Public Works Director Horton informed the Council that normal practice is the opposite side of the water main. The Council instructed Horton to reevaluate the area, and report back.
- City Administrator Oliver presented Mayor Sullivan with the 2021 Planning Advocate award by the American Planning Association-Iowa. The City of Bondurant and RDG Planning & Design won the Urban Design Award for the City Park Master Plan as well.
- a. -Elizabeth Presutti, Executive Director, DART
Elizabeth Presutti, DART Executive Director, presented a DART update. The update included new partnerships, continuous refinement of service, fleet diversification, property tax formula development and implementation, Transit Optimization study, and innovation and mobility pilots.
7. Action Items
- a. R-211018-284-Resolution approving Professional Services Agreement with RDG for City Park Schematic Design in the amount of \$42,000 plus Reimbursable Expenses
Council Member Elrod questioned the total cost of the project.
 - b. -(Second Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 69, Parking Regulations
Motion by Cox, seconded by Enos, to waive the second reading, and approve the third and final reading of O-211011-214. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pepper. Nays: None. Absent: None. Motion carried 5-0.
 - 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

Steve Moseley, Hubbell Realty, presented the unchanged concept plan to the Council. After further review of the property, Hubbell kept the side-yard setbacks for the 65-foot-wide lots at 10-foot combined rather than the 15-foot combined because that would decrease the allowable number of units that can be built within those lots, and they wanted to preserve the diversity of the project. They also determined that the connection to the sanitary sewer at the south end of the site is shallow. As they move the sanitary sewer through the development, they are barely making basement elevations in the northern part of the site. Emily Harding, Civil Design Advantage, reported that 30% of the lots are the 65-foot-wide lots, 27% are the 60-foot-wide lots, and 43% are the 50-foot-wide lots.

Council Member Cox questioned the basements in the multi-family units. Moseley reported that due to the shallowness of the sanitary sewer on the property, they would need to import more soil into the site than expected or expand the wet bottom pond in the park area to get more fill material.

This raises concerns for the council since Hubbell is still evaluating if the northern part of the site will have basements due to the shallowness of the sanitary sewer. Specifically, the northern portion of Area A, and Areas B and C are shallow in the current concept plan. They stated that they are doing everything they can to get basements into all the single-family lots, including running the sanitary sewer flatter than the minimum slope, which Bob Veenstra, Veenstra & Kimm, Inc., has approved. Moseley informed the Council that dirt will have to be imported to make it work because the site does not balance initially.

Veenstra stated that the issue is that this area is serviced by the Urban Service Area Trunk Sewer that was installed several years ago. Due to the shallowness of this line, the city allowed Parkside to get flatter. He reported that the city would be fighting that shallowness all the way up to 16th, and regardless of what is developed in this area, the shallowness of the sanitary sewer will be a factor. Hubbell is still meeting the DNR requirement with this conceptual plan.

Council Member Elrod expressed his disappointment with the plan, and does not support the plan as presented.

Council Member Cox asked for clarification that all single-family homes and townhomes will have basements.

Joe Pietruszynski, of Hubbell Realty, confirmed that they are planning on building basements for the townhomes and single-family lots. He claimed that basements are essential for those units. They realize there are engineering challenges to make that happen, but it is important for Hubbell Realty to have those options. He stated that families are going

to require basements for storm protection and storage. The engineering team from Hubbell sought out solutions to have basements, which resulted in flatter sanitary sewers after working with Veenstra & Kimm, Inc. Otherwise, Hubbell would have walked away from this site if it was not feasible. Hubbell understands that that means more imports, and more creative design in the multi-family area, but it is important for Pietruszynski to have basements.

Council Member Pepper commented on the challenges in the area and supports the plan as it is presented.

Council Member Enos commented on the PUD plan, the challenges in the area, and Hubbell's commitment to installing basements and supports the plan as it is presented.

Council Member McKenzie commented that the concept plan is a good plan for the area, and supports the plan as presented.

Council Member Elrod commented on the density of the plan.

The council discussed the percentage of lot types as well as the overall density of lots per acre.

Pietruszynski believes that Hubbell is in alignment with the Council on achieving the basement condition because the market requires it.

Motion by Enos, seconded by Pepper, to Approve the third and final reading of O-210907-210. Roll Call: Ayes: Cox, Enos, McKenzie, Pepper. Nays: Elrod. Absent: None. Motion carried 4-1.

8. Reports / Comments and appropriate action thereon:

- a. Mayor
Award comments.
- b. Council Members
Pepper - Tree Sale comments, public input meeting comments.
Enos - New legislative maps are out, and upcoming MWA meeting.
Cox - BDI update, Chamber update and EPIC update.
McKenzie - WRA meeting tomorrow.
- c. Administrator
None.
- d. Directors
Horton - Tree update, project updates.
Kreuder - Fleet update, a new program that is based off the GPS system when dispatched.
Murray - Public engagement portion of the Comprehensive Plan is now live on the website.

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

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

Motion by Enos, seconded by Pepper, to close the regular meeting at 07:37 PM 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 Closed Session at 08:04 PM.

10. Adjournment

Motion by Pepper, seconded by Elrod, to adjourn at 08:04 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Curt Sullivan, Mayor

I, the undersigned 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 18, 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

**Tax Abatement Applications
November 1, 2021
City of Bondurant**

Name	Address	Closing Date	Cost
Scott & Michelle Schadler	905 Cove Street, SE	9/27/2021	\$335,690.00
Clint Edwards	623 Chayse Street, SW	9/27/2021	\$374,355.00
Diane L. Steenhoek Dague	780 McIntosh Court, NE	10/1/2021	\$303,701.64
Zachariah Garnett	3315 Locust Street, SW	10/29/2021	\$288,500.00
Mary & Ray Demuth	792 McIntosh Court, NE	10/8/2021	\$321,095.00
Road Machinery & Supplies, Co.	3001 Oxbow Court, SW	9/1/2020	\$5,659,000.00
Joni Linkenmeyer	704 1 st Street, NE	10/14/2021	\$285,001.00



Check Register

Packet: APPKT00529 - PYPKT00265 - 09/27-10/10/2021 PAID
10/15/2021

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	10/15/2021	Regular	0.00	254.77	59255

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	10/2021	254.77
			254.77



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00533 - PYPKT00266 - 10/11-10/25/2021 PAID
10/29/2021

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total										
Payable Description	Bank Code				On Hold															
Vendor: 1274 - ICMA-RC SERVICES LLC									Vendor Total:	339.38										
INV0001539	Invoice	10/29/2021	10/29/2021	10/29/2021	10/29/2021	339.38	0.00	0.00	0.00	339.38										
DEFFERED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 10/29/2021		Bank Draft:		DFT0001251										
Items																				
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total										
DEFFERED COMPENSATION	Service		0.00	0.00	339.38	0.00	0.00	0.00		339.38										
Distributions																				
Account Number	Account Name		Project Account Key		Amount	Percent														
001-050-2130	ICMA-RC				339.38	100.00%														
Vendor: 0238 - IOWA WORKFORCE DEVELOPMENT											Vendor Total:	63.15								
INV0001544	Invoice	12/24/2021	12/24/2021	12/24/2021	12/24/2021	63.15	0.00	0.00	0.00	63.15										
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 12/24/2021		Bank Draft:		DFT0001256										
Items																				
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total										
Unemployment Insurance	NA		0.00	0.00	63.15	0.00	0.00	0.00		63.15										
Distributions																				
Account Number	Account Name		Project Account Key		Amount	Percent														
112-050-2122	STATE WITHHOLDING				63.15	100.00%														
Vendor: 0239 - IPERS											Vendor Total:	10,665.88								
INV0001540	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:		DFT0001252										
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%														
INV0001541											Invoice	10/29/2021	10/29/2021	10/29/2021	10/29/2021	10,256.16	0.00	0.00	0.00	10,256.16
Payroll Contribution											AP Bank Code - AP Bank			No	Payment Date: 10/29/2021		Bank Draft:		DFT0001253	
Items																				
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total										
Payroll Contribution	NA		0.00	0.00	2,468.59	0.00	0.00	0.00		2,468.59										
Distributions																				
Account Number	Account Name		Project Account Key		Amount	Percent														
112-050-2123	IPERS WITHHOLDING				2,468.59	100.00%														
Items																				
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total										
Payroll Contribution	NA		0.00	0.00	7,787.57	0.00	0.00	0.00		7,787.57										
Distributions																				
Account Number	Account Name		Project Account Key		Amount	Percent														
112-050-2123	IPERS WITHHOLDING				7,787.57	100.00%														
Vendor: 1512 - IRS USATAXPYMT											Vendor Total:	16,300.58								
INV0001543	Invoice	10/29/2021	10/29/2021	10/29/2021	10/29/2021	16,300.58	0.00	0.00	0.00	16,300.58										
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 10/29/2021		Bank Draft:		DFT0001255										

Payable Register

Packet: APPKT00533 - PYPKT00266 - 10/11-10/25/2021 PAID 10/29/2021

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
Social Security Withholding	NA	0.00	0.00	8,631.68	0.00	0.00	0.00	8,631.68		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
112-050-2121	FICA/MEDICARE WITHHOLDING			8,631.68	100.00%					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
Medicare Withholding	NA	0.00	0.00	2,018.72	0.00	0.00	0.00	2,018.72		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
112-050-2121	FICA/MEDICARE WITHHOLDING			2,018.72	100.00%					
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
Federal Tax Withheld	NA	0.00	0.00	5,650.18	0.00	0.00	0.00	5,650.18		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
670-050-2120	FEDERAL WITHHOLDING			16.10	0.28%					
741-050-2120	FEDERAL WITHHOLDING			241.76	4.28%					
610-050-2120	FEDERAL WITHHOLDING			534.29	9.46%					
600-050-2120	FEDERAL WITHHOLDING			586.69	10.38%					
110-050-2120	FEDERAL WITHHOLDING			595.52	10.54%					
001-050-2120	FEDERAL WITHHOLDING			3,675.82	65.06%					
Vendor: 1832 - TREASURER - STATE OF IOWA										
									Vendor Total:	2,867.09
INV0001542	Invoice	10/29/2021	10/29/2021	10/29/2021	10/29/2021	2,867.09	0.00	0.00	0.00	2,867.09
State Tax Withholding	AP Bank Code - AP Bank	No				Payment Date: 10/29/2021	Bank Draft:		DFT0001254	
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
State Tax Withholding	NA	0.00	0.00	2,867.09	0.00	0.00	0.00	2,867.09		
Distributions										
Account Number	Account Name	Project Account Key		Amount	Percent					
670-050-2122	STATE WITHHOLDING			12.28	0.43%					
610-050-2122	STATE WITHHOLDING			262.38	9.15%					
741-050-2122	STATE WITHHOLDING			121.53	4.24%					
600-050-2122	STATE WITHHOLDING			289.20	10.09%					
110-050-2122	STATE WITHHOLDING			281.71	9.83%					
001-050-2122	STATE WITHHOLDING			1,899.99	66.27%					

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	6	30,236.08	0.00	0.00	0.00	30,236.08	30,236.08	0.00
Grand Total:		30,236.08	0.00	0.00	0.00	30,236.08	30,236.08	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	3,675.82
001-050-2122	STATE WITHHOLDING	1,899.99
001-050-2130	ICMA-RC	339.38
Total:		5,915.19

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	595.52
110-050-2122	STATE WITHHOLDING	281.71
Total:		877.23

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	10,650.40
112-050-2122	STATE WITHHOLDING	63.15
112-050-2123	IPERS WITHHOLDING	10,665.88
Total:		21,379.43

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	586.69
600-050-2122	STATE WITHHOLDING	289.20
Total:		875.89

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	534.29
610-050-2122	STATE WITHHOLDING	262.38
Total:		796.67

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	16.10
670-050-2122	STATE WITHHOLDING	12.28
Total:		28.38

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	241.76
741-050-2122	STATE WITHHOLDING	121.53
Total:		363.29



Check Register

Packet: APPKT00534 - PYPKT00266 - 10/11-10/25/2021 PAID
10/29/2021

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
	Void	10/28/2021	Regular	0.00	0.00	59256
0106	COLLECTION SERVICES CENTER	10/28/2021	Regular	0.00	254.77	59258

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	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	2	0.00	254.77

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2021	254.77
			254.77



Payroll Check Register

Checks

Pay Period: 10/11/2021-10/24/2021

Packet: PYPKT00266 - 10/11-10/25/2021 PAID 10/29/2021

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
CHRISTIAN, MARGARET L	3129	Regular	10/29/2021	953.22	1057



Payroll Check Register

Direct Deposits

Pay Period: 10/11/2021-10/24/2021

Packet: PYPKT00266 - 10/11-10/25/2021 PAID 10/29/2021

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	10/29/2021	292.60	101985
BAILEY, BOYCE E	7104	10/29/2021	1,518.38	101986
BERGESON, JOHN W	7121	10/29/2021	1,521.83	101987
BRIGGS, ASHTON S	1511	10/29/2021	716.61	101988
BRUCE, EMMA	3141	10/29/2021	495.39	101989
BUCKLIN, JEFFERY D	1562	10/29/2021	773.46	101990
CARPENTER, JOHN C	5129	10/29/2021	1,326.72	101991
COLLINS JR, ANTHONY M	9152	10/29/2021	1,115.83	101992
COLLINS JR, ANTHONY M	9152	10/29/2021	30.00	101992
COLLISON, PATRICK F	5103	10/29/2021	2,010.45	101993
CORY, JOHN P	7120	10/29/2021	1,293.62	101994
CRITTENDEN, MATTHEW	1567	10/29/2021	795.55	101995
ELLIOTT, KYLE	1568	10/29/2021	495.98	101996
GERDNER, RONALD L	7122	10/29/2021	1,429.97	101997
HAGAN, SHELBY L	5118	10/29/2021	2,180.57	101998
HAHN, NATHAN D	1521	10/29/2021	343.88	101999
HARMISON, TROY G	1503	10/29/2021	1,439.91	102000
HIGGINS, DAVID P.	7105	10/29/2021	1,306.02	102001
HORTON, JOHN C	7112	10/29/2021	2,518.52	102002
HORTON, JOHN C	7112	10/29/2021	100.00	102002
HUFF, TIMOTHY J	1559	10/29/2021	1,343.24	102003
JESS, JENE N	5123	10/29/2021	2,643.19	102004
JOHNSON, ANNASTASHA	5130	10/29/2021	1,267.00	102005
KLINKER-FELD, MICHELL M	3135	10/29/2021	1,582.44	102006
KOOIKER, ASHTON BRENT	7123	10/29/2021	703.72	102007
KREUDER, AARON M	1441	10/29/2021	2,624.09	102008
MANGUM, MEGAN SUSANNA	3142	10/29/2021	240.21	102009
MARSHMAN, CRAIG A	5125	10/29/2021	1,471.57	102010
MORRIS, REBECCA L	1504	10/29/2021	1,909.82	102011
MURRAY, MARGARET	5126	10/29/2021	2,320.87	102012
OLIVER, MARKETA S	8403	10/29/2021	300.00	102013
OLIVER, MARKETA S	8403	10/29/2021	3,280.07	102013
PHIPPS-BUCKLIN, CHANTEL E	4145	10/29/2021	316.96	102014
REYNOLDS, RAY A	1537	10/29/2021	612.72	102015
SANDERS, JILL C	3128	10/29/2021	2,018.43	102016
SCHINCKE, MEGAN	3137	10/29/2021	377.91	102017
SCHINCKE, MEGAN	3137	10/29/2021	881.78	102017
SCHROER, DAVID J	1528	10/29/2021	208.10	102018
SMITH, PATRICIA E	1478	10/29/2021	441.75	102019
SPOERRY, DANIELLE M	1527	10/29/2021	1,087.34	102020
SUMMERS, ALAN C	1534	10/29/2021	819.79	102021
VAN HOUTEN, NICOLE M	5121	10/29/2021	1,419.24	102022
WELTHA, CLAYTON	1566	10/29/2021	619.94	102023



Payroll Check Register Report Summary

Pay Period: 10/11/2021-10/24/2021

Packet: PYPKT00266 - 10/11-10/25/2021 PAID 10/29/2021

Payroll Set: City of Bondurant, IA - 01

Type	Count	Amount
Regular Checks	1	953.22
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	43	50,195.47
Total	44	51,148.69



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

Item No. 5.d.
For Meeting of 11/1/2021
Resolution

TITLE: -Resolution approving Pay Request No. 13 for Story Construction for the Library Addition & Remodel Project in the amount of \$18,408.09

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The attached resolution approves payment to Story Construction for construction management services on the Library project. This is pay application #13 for the project and the request is for \$18,408.09 for work completed from August 1 through August 31, 2021. The Library Board recommends approval.

FUNDING SOURCE: Bonds/LOSST

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211101-286
2. Pay Request No. 13

CITY OF BONDURANT
RESOLUTION NO. 211101-286

RESOLUTION APPROVING PAY REQUEST NO. 13 TO STORY CONSTRUCTION
FOR THE CONSTRUCTION MANAGEMENT OF THE LIBRARY RENOVATION AND
EXPANSION PROJECT IN THE AMOUNT OF \$18,408.09

WHEREAS, Story Construction submitted Pay Request No. 13 for the Library Renovation and Expansion Project; AND

WHEREAS the full value of the work completed from August 1 to August 31 and the amount certified for payment is \$18,408.09,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request is hereby approved, as recommended by the Bondurant Community Library Board.

Passed this 1st day of November 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				
Enos				
Elrod				
McKenzie				
Peffer				



TO: City of Bondurant
202 2nd Street NE
P.O. Box 37
Bondurant, IA 50035

RE: Bondurant Community Library Expansion
Bondurant, Iowa

Account No: 76941

Invoice Date: 9/27/2021

Invoice # 32761

AMOUNT DUE: \$ 18,408.09

Job #: 20409

Period: August 1 through August 31, 2021 Billing # 13

Please make checks payable to:

STORY CONSTRUCTION CO.

Pre-Construction & Construction Phase Services in accordance with AIA Document C132 - 2009 Standard Form of Agreement Between Owner and Construction Manager as Adviser, dated July 27, 2020

DIRECT PERSONNEL EXPENSE

Project Managers	14.00 hours @	\$94.00 per hour
Project Superintendents	132.00 hours @	\$82.00 per hour
Project Assistants	44.00 hours @	\$44.00 per hour

\$	1,316.00	
\$	10,824.00	
\$	1,936.00	\$ 14,076.00

JOBSITE OFFICE & SUPPORT

Cost of other materials, supplies and services:

US Cellular - Cellular Phone
Wright Express - Fuel

\$	50.00
\$	295.69

JOBSITE EQUIPMENT

Pickup 1 month @ \$920.00 per month

\$	920.00	\$ 1,265.69
----	--------	-------------

TEMPORARY FACILITIES & CONTROLS (Bid Package No. 5)

Brockway Mechanical & Roofing - Temporary Facilities
Construction Heaters, Inc. - Temporary Heat
Larry Fleck & Son Trucking - Waste Disposal
Midamerican Energy Co. - Temporary Electric
Mid Country Machinery, Inc. - Equipment Rental
Story Construction Labor - Landscaping
VISA - Misc Supplies

\$	700.35	
\$	642.40	
\$	287.29	
\$	7.49	
\$	253.00	
\$	23.00	
\$	252.87	\$ 2,166.40

STORY CONSTRUCTION EQUIPMENT

Hammer Drill 1 month @ \$900.00 per month

\$	900.00	\$ 900.00
----	--------	-----------

TOTAL

\$	18,408.09
----	-----------

Billing Recap

Previous Billings	\$ 521,822.05
Current Billing	\$ 18,408.09
Total Billings	\$ 540,230.14

We appreciate your business!

----- Payment due within 10 days of invoice date or terms of contract -----

20409-1260-0002

Invoice No: 2686H-X-1

Remit to: P.O. Box 1190 Burlington, IA 52601
 Phone: (319) 753-2753, Fax (319) 753-1662

Customer

Story Construction Co
 Attn: Accounts Payable
 2810 Wakefield Circle
 Ames, IA 50010

Invoice Date: 8/13/2021

Bondurant Library job # 2686H
 Replace existing GRDs and
 flexible duct per Charlie Harris

STOCON

Qty	Description	Unit Price	TOTAL
1	Lot grilles/registers/diffusers (5)	\$ 450.00	\$ 450.00
1	Lot flexible duct + reducing fittings	\$ 150.00	\$ 150.00
1	15% Fee	\$ 90.00	\$ 90.00
1	Bond and/or Insurance Provisions	\$ 10.35	\$ 10.35

SUBTOTAL \$700.35

6% Iowa Sales Tax

EXEMPT

1% Local Sales Tax

EXEMPT

TOTAL REQUESTED \$700.35

Please visit our website at:

www.brockwaymechanical.com

THANK YOU FOR YOUR BUSINESS !

BROCKWAY - A PERFORMANCE DRIVEN COMPANY



4024 Peavey Road
Chaska, MN 55318
www.chicompanies.com
952-448-6225 Phone
952-448-6829 Fax

Customer #: 1996

Story Construction
2810 Wakefield Circle
Ames, IA 50010

Phone 515-232-4358

Status: Closed

Invoice #: 28861A-1

Invoice Rental End: Thu 6/ 3/2021

Date Out: Mon 3/ 8/2021

Operator: 34

Terms: On Account

Office Contact: Charlie Harris 515-290-4750

Salesman: Tim Schmucker 952-237-0805 tschmucker@chicompanies.com

Used at Address

Charlie Harris 515-290-4750
Bondurant Library
104 2nd Street NE
Bondurant, IA

* Fuel Type: NG - THIS WILL BE A DROP OFF

* NO DUCT NEEDED - HAVE EXTRA HOSE ON THE TRUCK

* 3/26/2021 - PICK UP EVERYTHING PER TS

* 4/1/2021 - GAVE TO TIM TO FIND OUT WHERE HOSE IS

* 6/2/2021 - TIM DID A DELIVERY & THEN PICKED UP THIS HOSE

Qty	Key	Items	Status	Each	Price
Monthly Rates					
1	DF170-576	170,000 BTUH Heater 120 Volt Single Phase 4.5 AMP	Returned	\$228.00	\$228.00
	Natural Gas/Propane				
1	DF170-577	170,000 BTUH Heater 120 Volt Single Phase 4.5 AMP	Returned	\$228.00	\$228.00
	Natural Gas/Propane				
2	HOSE100X12-1	100' x 1/2" Hose	Returned	\$55.20	\$110.40
	Natural Gas/Propane				
1	HOSE50X12-1	50' x 1/2" Hose	Returned	\$19.00	\$19.00
	Natural Gas/Propane				
2	HOSE50X1-1	50' x 1" Hose	Returned	\$28.50	\$57.00
	Natural Gas/Propane				

Qty	Key	Items Sold	Status	Each	Price
-----	-----	------------	--------	------	-------

Please pay from this invoice.

Rental Retail					
\$642.40					
Subtotal:			Total:	Paid:	Amount Due:
\$642.40			\$642.40	\$0.00	\$642.40



1460 S. Shadyview Blvd.
Pleasant Hill, IA 50327

Invoice

Date	Invoice #
8/16/2021	FS21/113976

Phone #
515-250-1515

Bill To
Story Construction 2810 Wakefield Circle Ames, IA 50010

Date	Quantity	Description	Rate	Amount
8/11/2021	2.03	Tons of C & D.	43.00	87.29
	1	30 Yard 31649921	200.00	200.00
		Bondurant Library		
		Polk County Sales Tax 7%	7.00%	0.00
RECEIVED AUG 20 2021 STORY CONSTRUCTION				

Please mail checks payable to:
Larry Fleck and Son Trucking, LLC
1460 S Shadyview Blvd.
Pleasant Hill, IA 50327

Credit Card Processing Fees:
3.50% + \$0.15 per Manually
Entered Transaction.

Total \$287.29

Payments/Credits \$0.00

Balance Due **\$287.29**



> Date Billed: 07/28/21

> Page 1 of 3

> Account Number: 55751-40003

> Invoice 515271415

Final Bill**Total Amount Due by 08/19/21****\$7.49****Service For:**

STORY CONSTRUCTION
104 2ND ST NE, TEMP OH
BONDURANT IA 50035

▶ Current Charges Summary

> Last Bill

> Payments and Credits

> New Charges

\$10.70

\$10.70

\$7.49

Payments and Credits Applied to Your Account

07/28/21 Check \$10.70

New Charges This Month

Electric Charges \$7.49

See details about this bill on Page 3

▶ You Used**Electric Usage**

Monthly kWh Usage

Last Year

Current

Number of Days

0

Average Temperature

21

Average Cost per Day

75°

Average Usage per Day

\$0.35

0.00

kWh Used

Average
Temperature

2020

2021

RECEIVED

AUG 02 2021

STORY CONSTRUCTION

▶ [Keep]

▶ [Send]



> Account Number: 55751-40003

Total Amount Due by 08/19/21**\$7.49**

For online bill payment log in to My Account at MidAmericanEnergy.com

ICF50210004388020100610

32329 1 AB 0.428
*****ALL FOR AADC 500
STORY CONSTRUCTION
2810 WAKEFIELD CIR
AMES IA 50010-7725



010055751400039000000000749000000007490000000000003

MidAmerican Energy Company
PO Box 8020
Davenport IA 52808-8020

**MID COUNTRY MACHINERY, INC.**

3509 Franklin St.
Bondurant, IA 50035
www.midcountry.com

Ship To:

Bondurant

Invoice To:

Story Construction
2810 Wakefield Circle
Ames IA 50010

Job Site: BONDURANT

Branch		04 - BONDURANT	
Date	06/24/2021	Time	15:46:00 (O)
Account No.	STORY002	Phone No.	5152324358
Ship Via	MCM truck	Invoice No.	R04121
Purchase Order			
Salesperson		115 / 115	

RENTAL INVOICE

Description INVOICE #: R04121 For Contract #: 002331 Amount

Billing #: 1 Covering From 06/23/2021 to 06/24/2021

ALL RATES - FUEL - FREIGHT. IF RETURNED DIRTY ADDITIONAL CHARGES WILL APPLY.
ALL OPERATORS MUST RECOGNIZE & COMPLY WITH ALL OEM, ANSI & OSHA SAFETY
STANDARDS. APPROVED TIE OFF PROTECTION MUST BE WORN @ APPLICABLE HEIGHTS.
YOU MAY PURCHASE THROUGH MCM RENTS. INITIAL *****

MS 72" SERIES

SSL BROOM 72" Charge for usage of 1 DAILY 150.00

Stock #: BRM13 Serial #: 82573

Date Out: 06/23/2021 16:36 Date Returned: 06/24/2021 15:45

Rates: 150.00/DAILY 450.00/WEEKLY 900.00/MONTH

RENTALS ARE BASED ON 8 HOURS USAGE PER DAILY

ADDITIONAL PARTS

=====

TRUCKING DELIVERYBD Qty: 2 Price: 50.00 100.00

ENVIRO: 3.00

Subtotal: 253.00

1-IOWA STATE 6%: 9.00

77-POLK CO 1%: 1.50

CHARGE SALE: 263.50

TK

RECEIVED
JUN 29 2021
STORY CONSTRUCTION



Labor Breakdown

Job: Bondurant Community Library Expansion

Job # 20409

Recap # 13

Period	Job Title	Hours	Rate	Total
August	Construction Foremen - II	0.50	46.00	23.00
Totals		0.50		\$ 23.00

* Steel/Metal Building Rate

Your  2%
CARD REBATE

MENARDS®

MENARDS - ALTOONA
370 36th Avenue SW
Altoona, IA 50009

KEEP YOUR RECEIPT

RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 10/28/21

If you have questions regarding the charges on your receipt, please email us at:

ALTOfrontend@menards.com



Sale Transaction

3/16X 1 FENDER WASHER 8P
2321282 1.18
10-24X2 TOGGLE BOLT 25PC
2323809 5.98
5/16 ALLIGATOR 50PK
2344107 PKG 14.98

TOTAL 22.14
TAX ALTOONA-IA 7% 1.55
TOTAL<SALE 23.69
VISA CREDIT 2862 23.69
PO # 20409

Auth Code:090061
Chip Inserted
a0000000031010
TC - d4dc467b74603df3

TOTAL NUMBER OF ITEMS = 3

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:

728

GUEST COPY

The Cardholder acknowledges receipt of goods/services in the total amount shown hereon and agrees to pay the card issuer according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP
PLEASE RETAIN FOR YOUR RECORDS.

THANK YOU, YOUR CASHIER, Julie

76 03 4622 07/30/21 11:38AM 3153

\$23.69
+ \$229.18
\$252.87

Hallmann Sales, LLC306 Old Farm Drive
Graham, NC 27253-4124**Invoice Date**

8/13/2021

Invoice #

HS105558

INVOICE**Phone #** 866-966-9596 **Fax #** 866-966-9596**Bill To:**Story Construction
Charlie Harris
513 NE 13TH ST
GRIMES IA 50111-1177**Ship To:**Story Construction
Charlie Harris
513 NE 13TH ST
GRIMES, IA 50111-1177
515-290-4750**PLEASE PAY
THIS AMOUNT** ▶▶▶▶

\$0.00

Make checks payable to: **Hallmann Sales, LLC**☐ Please check box if address is incorrect or has changed, and indicate change(s) on reverse side.

Have E-Mail? Please write it here: _____

Hallmann Sales, LLC**PLEASE CUT AND RETURN TOP PORTION WITH PAYMENT**

306 Old Farm Drive

Graham, NC 27253-4124

We accept Company Check by Mail, Visa, Master Card, American Express and Discover

		P.O. No.	Terms	Due Date	Rep	Ship Date
			Credit Card	8/13/2021	WO	8/13/2021
Qty	Item	Description			Price Each	Amount
1	24096R-FG	Larsen's Architectural Series Semi Recessed Fire Extinguisher Cabinet 10LB, 2-1/2" Trim			96.99	96.99
	MP10	Larsen's 10LB Multi Purpose Fire Extinguisher			93.99	93.99
		EXTINGUISHERS MUST BE INSPECTED AND TAGGED AFTER INSTALLATION (not included)				
	SH	Shipping and Handling			38.20	38.20
		PO105879				

Customer is responsible for unloading. All charges occurred during delivery are customers' responsibility. Upon delivery customer must open all packages and inspect product before signing for delivery. Do not sign for damaged products. Product must be refused. We can no longer honor signed damage claims. No returns without prior authorization from Hallmann Sales Please visit <http://www.hallmann-sales.com/return-policy.htm>

Subtotal	\$229.18
Sales Tax (0.0%)	\$0.00
Total	\$229.18
Payments/Credits	-\$229.18
Balance Due	\$0.00

Billing Inquiries? Call 866-966-9596 Option 3

CITY OF BONDURANT
RESOLUTION NO. 211101-287

RESOLUTION APPROVING PAY REQUEST NO. 14 TO STORY CONSTRUCTION
FOR THE CONSTRUCTION MANAGEMENT OF THE LIBRARY RENOVATION AND
EXPANSION PROJECT IN THE AMOUNT OF \$3,917.86

WHEREAS, Story Construction submitted Pay Request No. 14 for the Library Renovation and Expansion Project; AND

WHEREAS the full value of the work completed from September 1 to September 30 and the amount certified for payment is \$3,917.86.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request is hereby approved, as recommended by the Bondurant Community Library Board.

Passed this 1st day of November 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				
Enos				
Elrod				
McKenzie				
Peffer				



TO: City of Bondurant
202 2nd Street NE
P.O. Box 37
Bondurant, IA 50035

RE: Bondurant Community Library Expansion
Bondurant, Iowa

Account No: 76941

Invoice Date: 10/27/2021

Invoice # 32816

AMOUNT DUE: \$ 3,917.86

Job #: 20409

Period: September 1 through September 30, 2021 Billing # 14

Please make checks payable to:

STORY CONSTRUCTION CO.

Pre-Construction & Construction Phase Services in accordance with AIA Document C132 - 2009 Standard Form of Agreement Between Owner and Construction Manager as Adviser, dated July 27, 2020

DIRECT PERSONNEL EXPENSE

Project Managers	2.00 hours @	\$94.00 per hour	\$ 188.00	
Project Superintendents	20.00 hours @	\$82.00 per hour	\$ 1,640.00	
Project Engineers	2.50 hours @	\$64.00 per hour	\$ 160.00	
Project Assistants	20.25 hours @	\$44.00 per hour	\$ 891.00	\$ 2,879.00

JOBSITE OFFICE & SUPPORT

Cost of other materials, supplies and services:

Wright Express - Fuel				\$ 170.86
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TEMPORARY FACILITIES & CONTROLS (Bid Package No. 5)

Story Construction Labor - Landscaping		\$ 738.00		
Team Services, Inc. - Construction Testing Services		\$ 130.00		\$ 868.00

TOTAL

\$ 3,917.86

Billing Recap

Previous Billings	\$ 540,230.14
Current Billing	\$ 3,917.86
Total Billings	\$ 544,148.00

We appreciate your business!

----- Payment due within 10 days of invoice date or terms of contract -----



Labor Breakdown

Job: Bondurant Community Library Expansion
Job # 20409
Recap # 14

Period	Job Title	Hours	Rate	Total
September	Superintendents	9.00	82.00	738.00
Totals		9.00		\$ 738.00

* Steel/Metal Building Rate

INVOICE**INVOICE NO:** 1807781-0**INVOICE DATE:** September 16, 2021**REMIT TO:****TEAM Services, Inc.**717 S.E. 6th Street
Des Moines, IA 50309
ph: 515-282-8818
fax: 515-282-8741
ID No. 42-1416550**BILL TO:** Accounts Payable
Story Construction
2810 Wakefield Circle
Ames, IA 50010**PROJECT:** Bondurant Community Library ExpansionBondurant, IA
No: 2-7874Services for period of 8/1/2021 through 8/31/2021
Reference: Construction Testing Services

ITEM	QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	1.00	hour	Services of Principal Engineer	130.00	130.00

Invoice Total: 130.00**Amount Received:** \$0.00**Amount Due:** **\$130.00**

TERMS: 1.5% Interest per month will be added after 30 days.

Billing summary through: 9/16/2021Total billed: \$9,416.86
Total Received: \$9,286.86
Balance: \$130.00**Budget summary through: 09/17/2021**Project Budget: \$15,744.60
Total Billed: \$9,416.86
Budget Remaining: \$6,327.74**Pay by Credit Card**☐ Master Card ☐ Visa ☐ Am. Ex. ☐ Discover

Name on Card :

Card Number :

Exp. Date (MM/YY) :

Invoice Delivery: Email



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

Item No. 5.f.
For Meeting of 11/1/2021
Resolution

TITLE: -Resolution approving Pay Request No. 7 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project to Concrete Technologies, Inc. in the amount of \$456,732.64

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay application #7 to Concrete Technologies Inc. in the amount of \$456,732.64 related to Commerce Crossings Phase 2 Public Infrastructure Improvement Project. Phase 2 is approximately 70% complete.

This pay application is for work completed from October 9th through October 22nd, 2021.

Commerce Crossings is an economic development project in the southern area of Bondurant, between the Wolfe Creek development and Interstate 80. The City has a development agreement with Signature Real Estate, who is building industrial flex space in the area, as well as developing some commercial parcels.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211101-288
2. Pay Request No. 7

CITY OF BONDURANT
RESOLUTION NO. 211101-288

RESOLUTION APPROVING PAY REQUEST NO. 7 TO CONCRETE TECHNOLOGIES
INC. FOR THE COMMERCE CROSSINGS PHASE 2 PUBLIC IMPROVEMENT
PROJECT IN THE AMOUNT OF \$456,732.64

WHEREAS, the Commerce Crossings Phase 2 Public Improvements Project Pay Request No. 7 was submitted on October 26th, 2021; AND

WHEREAS, the pay request no. 7 is for the Commerce Crossings Phase 2 Public Improvement Project; AND

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

WHEREAS, the amount for Pay Request No. 7 is \$456,732.64,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Pay Request No. 7 for Concrete Technologies Inc. in the amount of \$456,732.64 is hereby approved.

Passed this 1st day of November 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 7

PROJECT TITLE:	COMMERCE CROSSINGS DEVELOPMENT PUBLIC IMPROVEMENTS, 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:	10/09/2021 - 10/22/2021	
PAY REQUEST NUMBER:	7	
DATE:	October 25, 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	2.00	\$ 5,670.00
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	1.00	\$ 3,885.00
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	6,450.00	\$ 470,850.00
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	0.75	\$ 6,851.25
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	0.75	\$ 2,756.25
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	53.80	\$ 4,182.95
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	1.00	\$ 4,555.00
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		\$ 1,375,342.66

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

PAY REQUEST SUMMARY			
		Total Approved	Total Completed
Contract Price		\$ 1,963,849.83	\$ 1,375,342.66
Approved Change Order #	CO#1	\$ 2,787.00	
Approved Change Order #	CO#2	\$ 12,138.00	
Revised Contract Price		\$ 1,978,774.83	\$ 1,375,342.66
Materials Stored		\$ -	
Retainage (5%)		\$ 68,767.13	
Liquidated Damages			
Total Earned Less Retainage		\$ 1,306,575.53	

Total Previously Approved (list each)	Pay Request	Amount
	Pay Request 1	\$26,744.66
	Pay Request 2	\$32,668.82
	Pay Request 3	\$125,856.11
	Pay Request 4	\$195,218.09
	Pay Request 5	\$65,453.57
	Pay Request 6	\$403,901.64
Total Previously Approved		\$849,842.89
Amount Due This Request		\$ 456,732.64
Percent Complete		70%
Percent of Contract Period Utilized		38%

The amount of: **\$456,732.64** 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:  Oct 25 2021 3:23 PM	Signature:
Name: Trent Peterson	Name: David Fiebler, PE	Name: John Horton
Title: Project Manager	Title: Project Engineer	Title: Public Works Director
Date: 10-25-21	Date:	Date:

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.g.
For Meeting of 11/1/2021
Resolution

TITLE: -Resolution Approving Purchase of Snowplow Equipment for Existing Truck

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As a part of the FY22 Capital Equipment Replacement budget, Staff budgeted for the replacement of one of the fleet pickups with snowplow equipment. The budgeted dollar amount for this purchase was \$48,576. Due to equipment shortages and not being able to get a replacement truck ordered at this time, staff thinks it is necessary to equip an existing truck in the fleet with the plow equipment. This truck was purchased in the FY21 Budget cycle and was purchased with the ability to place equipment on it at a later date if determined necessary.

Staff solicited a quote from Truck Equipment Inc. in the amount of \$10,085.00. This equipment will allow staff to continue to have the same level of equipment ready to go for winter maintenance operations.

FUNDING SOURCE: FY22 Capital Equipment Replacement Budget

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211101-289
2. Snowplow Quote

CITY OF BONDURANT
RESOLUTION NO. 211101-289

RESOLUTION APPROVING PURCHASE AGREEMENT OF PICKUP TRUCK
SNOWPLOW EQUIPMENT IN THE AMOUNT OF \$10,085.00 FROM TRUCK
EQUIPMENT INC.

WHEREAS, including in the City of Bondurant current Capital Plan is funding for meter reading and programming equipment; AND

WHEREAS, on October 13th, 2021, the City of Bondurant received the quote; AND

WHEREAS, the City of Bondurant accepts the quote for purchase of:

- 1- Western Wide-Out XL Snowplow with adjustable wings

WHEREAS, the City Council approves the purchase agreements for purchase; AND

WHEREAS, payments are to be made to Truck Equipment Inc.,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the 2021 Pickup Snowplow Equipment purchase is awarded to Truck Equipment Inc. in the amount of \$10,085.00.

Passed this 1st day of November 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				

P.O. Box 3265
Des Moines, IA 50316

Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax: (515) 266-7878

Page 1 of 2

Customer: 70090

Bondurant City Of
200 2nd St Ne
Box 37
Bondurant, IA 50035

Contact: JOHN HORTON - 515-971-6855

Phone: 967-2418

Fax:

Salesperson: Mike White

Make: Ram	Model: 3500	Year: 2020	Single/Dual:
Cab Type:	Wheelbase: 0	Cab-to-Axle: 60	VIN:

FURNISH AND INSTALL:

1 - WESTERN MODEL IUTWO2810 'WIDE-OUT' ADJUSTABLE-WING SNOWPLOW

ULTRAMOUNT2 mounting system

TWO SEASON WARRANTY

HYDRAULIC WING EXTENSIONS transform the blade from 8' to 10' straight blade, or a 8'10" scoop blade, automatically at the touch of a button.

Independently position each wing to maximize plow blade width and carrying capacity.

Removable pockets for more ground clearance when plow is removed from truck

Six vertical ribs and a dual power bar design provide exceptional strength and prevent blade twisting.

Steel wing cutting edges reduce wear and protect the blade

Full Scoop width: 8'10", retracted width: 8', expanded width: 10'

Fully angled width: Scoop: 7'11", Retracted: 7'2", Expanded: 9'

Blade height: 31"

Wing height: 31" blade side/35" on ends

14 ga. steel moldboard, 4 trip springs.

Western blade guides

With hand-held multiplex control

Dual stud mount "NIGHTHAWK" composite halogen light kit

"Isolation Module" advanced snowplow light and electrical system improves system life and complies w/ OEM requirements

ULTRA FINISH baked-on powder coat with new primer

SECURITY GUARD anti-theft system that allows you to electronically lock the snowplow's hydraulic functions

FLEET FLEX multiplex wiring for true fleet interchangeability

NET PRICE FOB DES MOINES \$8452.00

OPTIONS NOT INCLUDED IN PRICE:

Cast skid shoes (44277-1)	ADD \$213.00
Deflector kit (52280-1)	ADD \$413.00
Back drag edge (52278)	ADD \$240.00
LED headlights (72525)	ADD \$458.00
Cup holder control mount (82007)	ADD \$ 45.00
XL model in lieu of above - extends from 8'6" to 11'	ADD \$477.00

Customer must fill out the information below before the order can be processed...

Accepted by:	<i>John Horton</i>
Date:	10-26-2021



QUOTE

Quote ID: Q12937

Rev: 0

Quote Date: 2/25/2021

Quote Valid Until: 10/29/2021

P.O. Box 3265
Des Moines, IA 50316

Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax: (515) 266-7878

Page 2 of 2

P.O. Number:

- * Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- * Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.
- * Sales Tax is not included unless otherwise noted.



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

Item No. 5.h.
For Meeting of 11/1/2021
Resolution

TITLE: -Resolution Approving Purchase of Meter Reading Equipment

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As part of the daily operations of the water utility, meter reads, and new meter installation programming is a daily task for staff. The current device that was used is no longer operable and we are needing to replace it. We were able to secure a loner unit from Sensus to be able to continue operations without interruption.

This newer unit will also allow us more flexibility in the future with our current radio read system and will be able to communicate with the older style radio readers as well as the newer style units that are being installed currently.

The cost for the new unit is \$7,345.00 supplied by Municipal Supply Inc.

FUNDING SOURCE: Water Utility Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211101-290
2. City of Bondurant Handheld

CITY OF BONDURANT
RESOLUTION NO. 211101-290

RESOLUTION APPROVING PURCHASE AGREEMENT OF METER READING AND
PROGRAMMING EQUIPMENT FROM MUNICIPAL SUPPLY INC. IN THE AMOUNT
OF \$7,345.00

WHEREAS, including in the City of Bondurant current Capital Plan is funding for meter reading and programming equipment; AND

WHEREAS, on October 27th, 2021, the City of Bondurant received the quote; AND

WHEREAS, the City of Bondurant accepts the quote for purchase of:

- 1- Sensus FL 7502 Handheld Programmer

WHEREAS, the City Council approves the purchase agreements for purchase; AND

WHEREAS, payments are to be made to Municipal Supply Inc.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Meter Reading and Programming Equipment purchase is awarded to Municipal Supply Inc. in the amount of \$7,345.00.

Passed this 1st day of November 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				

City of Bondurant

Handheld Quote

10-27-2021

Sensus FL 7502 Handheld

\$7345

(Handheld will read all types of radios you have)

Dan Ashworth
Municipal Supply
515-249-2158





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

Item No. 6.a.
For Meeting of 11/1/2021
Reports and Comments

TITLE: Dwayne Hall regarding Stormwater Calculations

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: Property Owners: Dwayne & Dorothy Hall

Address: 2901 Franklin Street SW

Acres: 2.939 acres (since greater than 2 acres, subject to ERU calculations).

Polk County Tax Class: Residential. Prior to 2021 audit, property was paying for 10 ERU's at the old residential rate at \$3.25 - this rate was corrected to 9 ERU's at a residential rate at \$6.59 since taxed as residential.

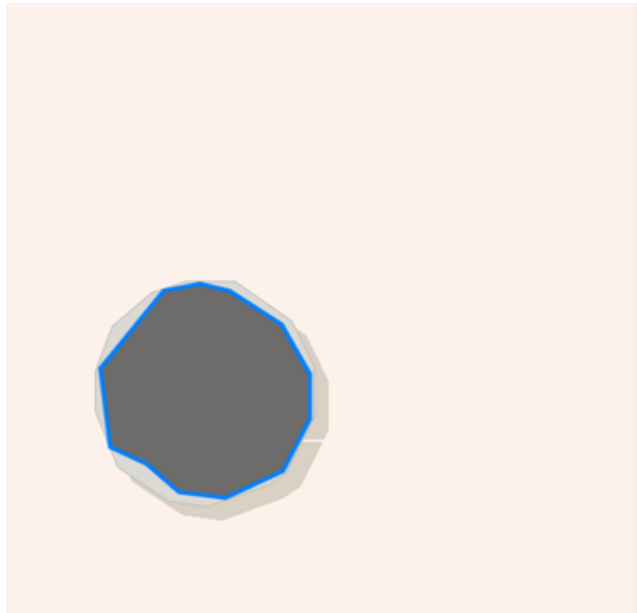
Estimated Total Impervious SF: 20,626 SF

Estimated Total Impervious SF Calculated as Follows: 20,188 SF + 298 SF + 140 SF = 20,626 SF





Sq Feet
Measurement Result
298.4 Sq Feet
Clear



Sq Feet
Measurement Result
140.4 Sq Feet
Clear

of ERUs at 2901 Franklin Street SW = 9 ($20,188/2450 = 8.24$ and then round up to next whole number).

Monthly Stormwater Bill at 2901 Franklin Street SW = $9 \times \$6.59 = \59.31 (was formerly paying \$32.50 per month).

Property Owners: Dwayne & Dorothy Hall

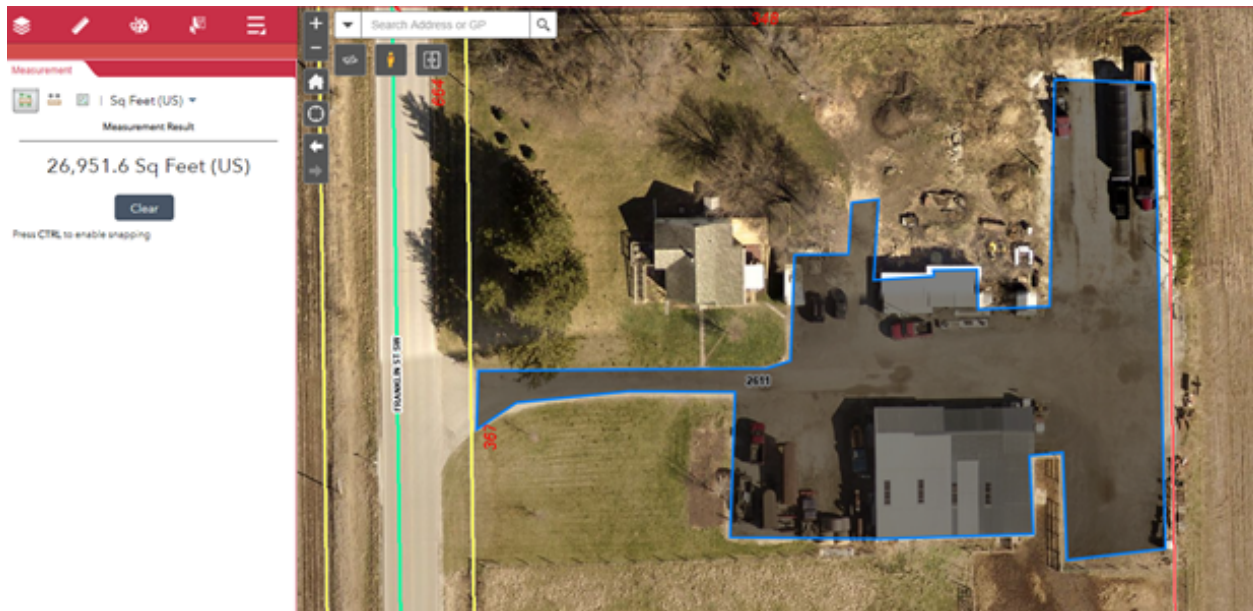
Address: 2611 Franklin Street SW

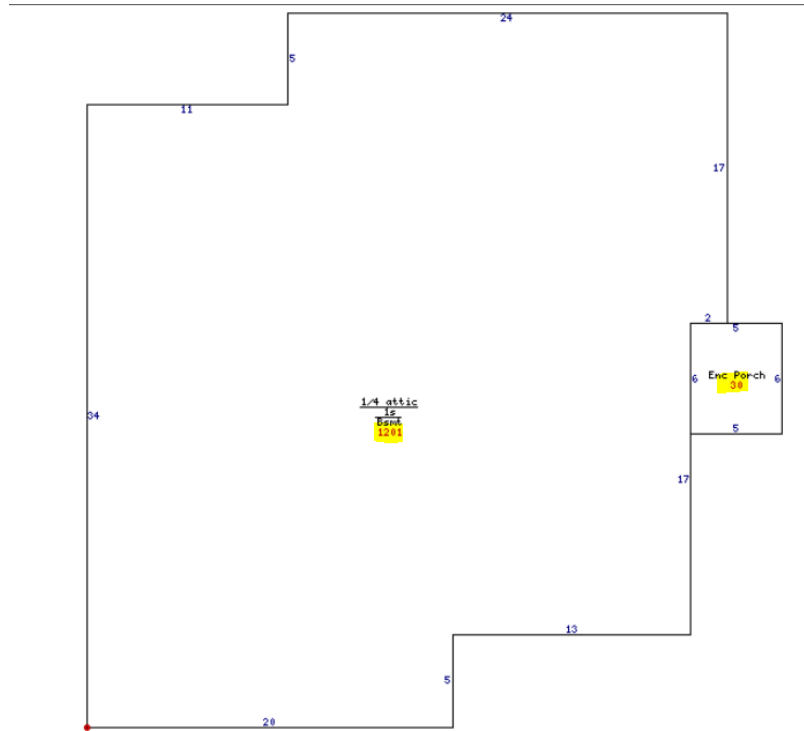
Acres: 2.650 acres (since greater than 2 acres, subject to ERU calculations).

Polk County Tax Class: Residential. Prior to 2021 audit, property was paying for 5 ERU's at the old residential rate at \$3.25 - this rate was corrected to 12 ERU's at a residential rate at \$6.59 since taxed as residential.

Estimated Total Impervious SF: 28,182 SF

Estimated Total Impervious SF Calculated as Follows: 26,951 SF + 1,231 SF = 28,182 SF





of ERUs at 2611 Franklin Street SW = 12 (28,182/2,450 = 11.50, and then round up to next whole number).

Monthly Stormwater Bill at 2901 Franklin Street SW = 12 x \$6.59 = \$79.08 (was formerly paying \$16.25 per month).

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.a.
For Meeting of 11/1/2021
Public Hearing

TITLE: Paine Heights Sewer Lining Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The City Council recently engaged a contractor for the Paine Heights Sewer Lining Project. While the project does not require a formal bid process, the City hosted a public hearing in September on the maintenance project to promote information about the project and engage with the citizenry. Staff published the public hearing in the paper. Once a hearing is published, copy of the notice is mailed to the City for our files. Staff noticed that the printing actually advertised a public hearing for September 2020, not 2021. To achieve our goals of engaging the public and providing appropriate notice, city staff republished the information and would recommend hosting an additional hearing to promote information about the project.

FUNDING SOURCE: Sanitary Sewer Fund

STAFF RECOMMENDATION: Hold Public Hearing

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Notice of Hearing Paine Heights Sewer Lining Project

NOTICE OF PUBLIC HEARING

NOTICE IS GIVEN: The City of Bondurant, on November 1, 2021, 6:00 p.m. local time, whereat the Bondurant City Council will hold a hearing and may resolve to adopt plans, specifications, form of contract, and estimated cost of the following improvements:

PAINE HEIGHTS SEWER LINING PROJECT

Construct Paine Heights Sewer Lining Project including all labor, materials, and equipment necessary to construct sanitary sewer point repairs, and CIPP lining on approximately 4153 liner feet of 8-inch clay piping, service reinstatement, and rehabilitation of 12 sanitary sewer manholes. Proposal to include any surface restoration, traffic control, and other miscellaneous associated work, including cleanup.

At said hearing, the Bondurant City Council will consider the proposed plans, specifications, form of contract and estimate of cost for said project, the same now being on file in the office of the City Administrator, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Board will also receive and consider any comments/objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

Given by order of the Bondurant City Council.

Marketa Oliver, City Administrator
City of Bondurant



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

Item No. 8.a.
For Meeting of 11/1/2021
Resolution

TITLE: -Resolution approving Job Description and Salary Range for the Associate Planner Position

CONTACT PERSON:

Marketa Oliver, City Administrator
Maggie Murray, Planning & Community Development Director
Shelby Hagan, City Clerk

BRIEF HISTORY & ANALYSIS: The attached resolution approves a position description and salary range for an Associate Planner (AP) position. The purpose of this role is to provide planning support to the City's Planning and Community Development Director and administrative support to the City Clerk. The AP will perform tasks such as permit reviews, zoning request evaluations, and Planning and Zoning Commission agenda and minutes development. On the City Clerk side of things, the AP will oversee necessary filing of documents such as plats, developer agreements, and other land transactions. The AP will also coordinate public hearing notices and property owner notifications. Adding this position enables the Planning and Community Development Director to refocus on major planning studies, such as the City-wide comprehensive planning efforts that are beginning and upcoming parks planning for larger neighborhood parks, in addition to streets planning and community grants efforts. It will also provide the City Clerk some much-needed assistance in land-use records processing.

Staff originally had this position identified for the FY23 budget, but with the rise in permits, projects, and planning studies, as well as the administrative requirements associated with those actions, staff recommends advancing the position to a mid-FY22 hiring. The recommended wage is up \$30.98 per hour.

Funding levels will be included in the year-end estimates to fund this change. The position will be funded in part with permit fees, as well as general and utility funds.

FUNDING SOURCE: General Fund (Permits fees), Utility Funds, RUT, Employee Benefits Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211101-291
2. Associate Planner Job Description

CITY OF BONDURANT
RESOLUTION NO. 211101-291

A RESOLUTION APPROVING POSITION DESCRIPTION AND SALARY RANGE FOR
ASSOCIATE PLANNER POSITION

WHEREAS, it is the City's desire to create and recruit for an Associate Planner position;
AND

WHEREAS, the Associate Planner will provide direct professional and administrative support to the Planning & Community Development Director and the City Clerk; AND

WHEREAS, the Associate Planner must possess certain skills and abilities, as explained in the job description; AND

WHEREAS, the position will have a salary range of up to \$30.98 per hour, with an anticipated hiring range between \$24.04 and \$25.97 per hour; AND

WHEREAS, the position will be paid from the General Fund (Permit Fees), Utility Funds, RUT, and Employee Benefits Fund.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Bondurant, Iowa, that the City Council hereby approve the position description for the Associate Planner; AND

BE IT FURTHER RESOLVED that the salary range for the position is set at up to \$30.98 per hour, with an anticipated hiring range between \$24.04 and \$25.97 per hour.

Passed this 1st day of November 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				



CITY OF BONDURANT JOB DESCRIPTION

Title: Associate Planner
Department: City Hall
FLSA: Non-Exempt
Reports To: Planning & Community Development Director and City Clerk

PURPOSE OF POSITION/SUMMARY:

Responsible for professional and administrative support for the Planning & Community Development Director and City Clerk. Assists with meetings, document preparation, follow up activities record retention systems, operations, policies, and reports in accordance with federal, local, and state laws, professional and record codification best practices. Performs duties in the absence of the City Clerk or Planning & Community Director's absence.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The following duties are normal for this position. These are not to be construed as exclusive or all-inclusive. Other duties may be required and assigned.

1. Assists with planning, zoning, and administrative duties as identified by the Planning & Community Development Director and City Clerk that involve the development process, land use actions, and administrative responsibilities.
2. Assist in the administration for variance, conditional use permits, special exceptions, and related matters for action by the Board of Adjustment, such as the preparation of agendas, written reports with recommendations for action, meeting publication, notification of adjacent property owners, meeting minutes, and recording/filing of action taken.
3. Assists the Planning & Community Development Director in the preparation of agendas, staff reports, and recommendations for Planning & Zoning Commission and City Council for rezonings, annexations, text amendments, subdivision plats, and site plans.
4. Conducts Zoning Code reviews for building permits, fence permits, sign permits, and other development-related permits and initiates actions necessary to correct deficiencies or violations of regulations.
5. Responds to public or other inquiries and concerns relative to the City's planning and zoning operations and applicable codes within area of responsibility.
6. Ensures compliance with all state and city procedural requirements for floodplain development.

7. Manages special projects as assigned by the City Administrator, City Clerk or Planning & Community Development Director.
8. Assists in the preparation of agendas, staff reports, recommendations, and presentations for City Council, Planning & Zoning Commission and Board of Adjustment.
9. Ensures that legal requirements are met regarding public notices, publication and posting of City business related to City Council, Planning & Zoning Commission and Board of Adjustment.
10. Corresponds with outside agencies and others as necessary; attends meetings as necessary.
11. Distributes documents to the appropriate parties following execution, including the time and manner of publication in the manner prescribed by law.
12. Assists with the organizing and maintenance of official records.
13. Performs many duties involving confidential data.
14. Serves as a custodian of official City records and public documents; performs certification and recording for the City as required on legal documents and other records requiring such certification; catalogs and files City records.
15. Supports the administration of application, and the issuance and maintenance of records of various permits and licenses as approved by the City Council or other governing entity.
16. Assists the City Clerk in fulfilling public records requests.
17. Attends workshops and seminars as approved to further develop knowledge, skills, and abilities to maintain, enhance, or achieve certification in various areas of expertise.
18. Utilizes GIS mapping and all other tools/applications as it relates to planning and zoning projects.
19. Performs other duties or assumes other responsibilities as apparent or assigned.

Required Knowledge, Skills and Abilities:

- ◆ Exceptional verbal and written communication skills
- ◆ Thorough knowledge of local, state, and federal laws, legal codes, and government regulations, particularly those related to planning, land use, public notices, and record retention
- ◆ Extensive knowledge of administrative procedures
- ◆ Disciplined time management skills with a proven ability to meet deadlines
- ◆ Hyper-focused organizational skills and attention to detail
- ◆ Strong analytical and problem-solving skills
- ◆ Proficient with municipal software and standard office equipment
- ◆ Proficient with Microsoft Office Suite or related software and knowledge of GIS (ESRI GIS preferred) applications

Education, Training, Credentials, and Experience:

Bachelor's Degree in planning or related field required. Direct experience in the field may be substituted for education in a two for one year ratio. Valid driver's license required. Must be bondable.

Municipal experience and/or AICP Certification desirable.

MINIMUM PHYSICAL AND MENTAL ABILITIES REQUIRED TO PERFORM ESSENTIAL FUNCTIONS

LANGUAGE ABILITY

Ability to establish and maintain effective working relationships with the public, City Council, Boards and Commissions, City employees, vendors, and other agencies. Ability to read, analyze and interpret general business periodicals, professional journals, technical procedures, or government regulations. Ability to write reports, business correspondence and procedure manuals. Ability to effectively present information and respond to questions from groups of managers, clients, customers, and the general public.

MATHEMATICAL SKILLS

Ability to apply concepts such as fractions, percentages, ratios, and proportions to practical situations.

PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly required to sit, use of hands, and reach with hands and arms. The employee frequently is required to talk or hear. The employee must be able to understand conversations occurring at normal voice volume from at least 40 feet. The employee is occasionally required to stand, walk, climb, or balance, stoop, kneel, crouch, or crawl and taste or smell. The employee must occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision, color vision, depth perception, and ability to adjust focus.

Environmental Adaptability

Occupational hazards are those generally associated with occupations engaged in clerical work.

ACKNOWLEDGEMENT

I have carefully read and understand the contents of this job description. I understand the responsibilities, requirements and duties expected of me. I understand that this is not necessarily an exhaustive list of responsibilities, skills, duties, requirements, efforts or working conditions associated with the job. While this list is intended to be an accurate reflection of the current job, the Employer reserves the right to revise the functions and duties of the job or to require that additional or different tasks be performed as directed by the Employer. I understand that I may be required to work overtime, different shifts or hours outside the normally defined workday or workweek. I also understand that this job description does not constitute a contract of employment nor alter my status as an at-will employee. I have the right to terminate my employment at any time and for any reason, and the Employer has a similar right.

Date

Employee's Signature

Date

City Administrator's Signature

The City of Bondurant is an Equal Opportunity Employer. In compliance with the American with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.



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

Item No. 8.b.
For Meeting of 11/1/2021
Resolution

TITLE: -Resolution authorizing the Execution of a Memorandum of Agreement with Luther Park Apartments, Inc. regarding the Issuance of Senior Housing Refunding and Revenue Bonds, in one or more series

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Counsel for Luther Park Apartments, Inc. is requesting that the City of Bondurant process a conduit bond issue for them. (The City previously issued served as a conduit for them in 2015.) A conduit bond is a mechanism for a non-profit entity to use the City's bonding capacity to issue tax exempt bonds. The City effectively acts as a conduit between the purchasers of the bonds and the borrower. The City is NOT liable for repaying the bond and the bond does not constitute indebtedness of the municipality. The amount does, however, count towards the City's annual bank qualification, which is \$10 million. The City has excess bank qualification and the City's bank qualification status renews on January 1, 2022. The City receives a fee for handling the conduit.

The attached resolution sets the date for a public hearing for the conduit bond issue.

A letter from the Luther Park Apartments, Inc. bond counsel is included for additional information.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211101-292
2. Luther Park Request Letter

**CITY OF BONDURANT
RESOLUTION NO. 211101-292**

A Resolution authorizing the execution of a Memorandum of Agreement with Luther Park Apartments, Inc. regarding the issuance of Senior Housing Refunding and Revenue Bonds, in one or more series.

WHEREAS, Bondurant, Iowa (the "Issuer"), is a City authorized and empowered by the provisions of Chapter 419 of the Code of Iowa, 2021, as amended (the "Act"), to issue revenue bonds for the purpose of financing a project for an organization described in Section 501(c)(3) of the Internal Revenue Code (the "Code") which is exempt from federal income tax under Section 501(a) of the Internal Revenue Code or to issue revenue bonds for the purpose of retiring existing indebtedness on a facility for an organization described in Section 501(c)(3) of the Code; and

WHEREAS, the Issuer has been requested by Luther Park Apartments, Inc., a non-profit corporation (the "Corporation"), to issue its Senior Housing Refunding and Revenue Bonds (Luther Park Apartments, Inc. Project), in one or more series, in an aggregate principal amount not to exceed \$7,000,000 (the "Bonds") pursuant to the Act for the purposes of: (i) currently refunding previously issued City of Bondurant, Iowa \$8,115,000 Senior Housing Refunding and Revenue Bonds (Luther Park Apartments Inc. Project), Series 2015 (the "Series 2015 Bonds"), which Series 2015 Bonds originally provided funds to finance (i)(a) the construction, equipping and furnishing of improvements to Corporation's existing community center and related facilities commonly referred to as Luther Park Apartments (the "Facilities") (the "2015 Project"), (b) a debt service reserve fund, and (c) certain other costs related to the issuance of the Bonds; (ii) refunding the previously issued City of Des Moines, Iowa \$3,635,000 Multifamily Housing Revenue and Refunding Bonds (Luther Park Apartments Inc. Project), Series 2007A (the "Series 2007A Bonds"), which Series 2007A Bonds originally provided for the (a) advance refunding of outstanding \$2,605,000 Multifamily Housing Revenue Bonds (Luther Park Apartments Inc. Project), Series 1999A, (b) financing of the costs of acquiring certain real property and making certain capital improvements to the Corporation's multifamily housing facility, (c) funding a debt service reserve fund for the Series 2007A Bonds, and (d) paying certain other costs associated with the issuance of the Series 2007A Bonds (collectively the "2007 Project"); and (iii) currently refunding previously issued City of Des Moines, Iowa \$5,090,000 Senior Housing Revenue Bonds (Luther Park Apartments, Inc. Project), Series 2004 (the "Series 2004 Bonds"), which Series 2004 Bonds originally provided for (a) financing the acquisition, construction and equipping of a 47-unit senior housing facility located in the City of Des Moines, Iowa, (b) funding a debt service reserve fund for the Series 2004 Bonds, (c) paying for costs of issuance and other costs associated with the issuance of the Series 2004 Bonds (collectively the "2004 Project") (the Series 2015 Project, the Series 2007 Project and the Series 2004 Project are hereinafter collectively referred to as the "Project"); and (d) funding a debt service reserve fund and paying for certain other costs associated with the issuance of the Series 2004 Bonds all located on the campus of the Corporation at 2808 and 2824 East 16th Street, Des Moines, Iowa; and

WHEREAS, before the Bonds and related documents may be executed, it is necessary to conduct a public hearing on the proposal to issue the Bonds, all as required and provided for by Section 419.9 of the Act and Section 147(f) of the Internal Revenue Code; and

WHEREAS, a Memorandum of Agreement in the form and with the contents set forth in Exhibit A attached hereto, has been presented to the Issuer which sets forth certain mutual undertakings and agreements between the Issuer and the Corporation, relating to the further processing of said Bonds; and

NOW, THEREFORE, IT IS RESOLVED by the City Council of the Issuer, as follows:

Section 1. The Memorandum of Agreement in the form and with the contents set forth in Exhibit A attached hereto is hereby approved, and the Mayor is hereby authorized to execute said Memorandum of Agreement and the City Administrator is hereby authorized to attest the same and to affix the seal of the Issuer thereto; said Memorandum of Agreement, which constitutes and is hereby made a part of this Resolution, to be in substantially the form, text and containing the provisions set forth in Exhibit A attached hereto.

Section 2. Officials of the Issuer are hereby authorized to take such further action as may be necessary to carry out the intent and purpose of the Memorandum of Agreement.

Section 3. This City Council shall meet on the 6th day of December, 2021, at the City Hall, 200 2nd Street NE, Bondurant, Iowa, at 6 o'clock p.m., at which time and place any resident or property owner of the Issuer may present oral or written objections on the proposal related to the Bonds referred to in the preamble hereof.

Section 4. The City Administrator is hereby directed to give notice of intention to issue the Bonds, setting forth the amount and purpose thereof, the time when and place where the hearing will be held, by publication at least once not less than fifteen (15) days prior to the date fixed for the hearing, in a newspaper published and having a general circulation within the Issuer. The notice shall be in substantially the following form:

**NOTICE OF INTENTION REGARDING THE ISSUANCE OF
SENIOR HOUSING REFUNDING AND REVENUE BONDS
(LUTHER PARK APARTMENTS, INC. PROJECT), IN ONE OR MORE SERIES**

The City Council of Bondurant, Iowa, (the “Issuer”) will meet on the 6th day of December, 2021, at 6 o’clock p.m., at City Hall, 200 2nd Street NE, Bondurant, Iowa, for the purpose of conducting a hearing on the proposal for the issuance of Senior Housing Refunding and Revenue Bonds (Luther Park Apartments, Inc. Project), in one or more series, of the Issuer, to be issued in an aggregate principal amount not to exceed \$7,000,000 (the “Bonds”) the proceeds of which will be loaned to Luther Park Apartments, Inc., a non-profit corporation (the “Corporation”), for the purposes of: (I) currently refunding previously issued City of Bondurant, Iowa \$8,115,000 Senior Housing Refunding and Revenue Bonds (Luther Park Apartments Inc. Project), Series 2015 (the “Series 2015 Bonds”), which Series 2015 Bonds provided funds to finance (i)(a) the construction, equipping and furnishing of improvements to Corporation’s existing community center and related facilities commonly referred to as Luther Park Apartments (the “Facilities”) (the “2015 Project”), (b) a debt service reserve fund, and (c) certain other costs related to the issuance of the Bonds; (ii) currently refund the previously issued City of Des Moines, Iowa \$3,635,000 Multifamily Housing Revenue and Refunding Bonds (Luther Park Apartments Inc. Project), Series 2007A (the “Series 2007A Bonds”), which Series 2007A Bonds originally provided for the (a) advance refunding of outstanding \$2,605,000 Multifamily Housing Revenue Bonds (Luther Park Apartments Inc. Project), Series 1999A, (b) financing of the costs of acquiring certain real property and making certain capital improvements to the Corporation’s multifamily housing facility, (c) funding a debt service reserve fund for the Series 2007A Bonds, and (d) paying certain other costs associated with the issuance of the Series 2007A Bonds (collectively the “2007 Project”); and (iii) currently refunding previously issued City of Des Moines, Iowa \$5,090,000 Senior Housing Revenue Bonds (Luther Park Apartments, Inc. Project), Series 2004 (the “Series 2004 Bonds”), which Series 2004 Bonds originally provided for (a) financing the acquisition, construction and equipping of a 47-unit senior housing facility located in the City of Des Moines, Iowa, (b) funding a debt service reserve fund for the Series 2004 Bonds, (c) paying for costs of issuance and other costs associated with the issuance of the Series 2004 Bonds (collectively the “2004 Project”) (the Series 2015 Project, the Series 2007 Project and the Series 2004 Project are hereinafter collectively referred to as the “Project”); and (d) funding a debt service reserve fund and paying for certain other costs associated with the issuance of the Series 2004 Bonds all located on the campus of the Corporation at 2808 and 2824 East 16th Street, Des Moines, Iowa.

The Bonds, when issued, will be limited obligations and will not constitute general obligations of the Issuer nor will they be payable in any manner by taxation, but the Bonds will be payable solely and only from amounts received by the Issuer under a Loan Agreement between the Issuer and the Corporation dated as of December 1, 2015 and an Amendment to the Loan Agreement between the Issuer and the Corporation, the obligations of which will be sufficient to pay the principal of and interest and redemption premium, if any, on the Bonds as and when the same shall become due.

At the time and place fixed for the hearing, individuals who appear will be given an opportunity to express their views for or against the proposal to issue the Bonds for the purpose of financing the Project. Written comments may also be submitted to the Issuer at the City Administrator's Office, City Hall, 200 2nd Street NE, Bondurant, Iowa, 50035. Written comments must be received by the above hearing date.

By order of the City Council of Bondurant, Iowa.

Shelby Hagan, City Clerk

Section 5. All resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved November 1, 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				
Enos				
Elrod				
McKenzie				
Peffer				

EXHIBIT A MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT is between Bondurant, Iowa, (the “Issuer”) and Luther Park Apartments, Inc. (the “Corporation”).

1. Preliminary Statement. Among the matters of mutual inducement which have resulted in the execution of this Agreement are the following:

(a) The Issuer is authorized by Chapter 419 of the Code of Iowa, 2021, as amended (the “Act”) to issue revenue bonds for the purpose of financing a project for an organization described in Section 501(c)(3) of the Internal Revenue Code (the “Code”) which is exempt from federal income tax under Section 501(a) of the Internal Revenue Code or to issue revenue bonds for the purpose of retiring existing indebtedness on a facility for an organization described in Section 501(c)(3) of the Code,

(b) The Issuer intends to proceed for the purpose of conducting a hearing on the proposal for the issuance of Senior Housing Refunding and Revenue Bonds (Luther Park Apartments, Inc. Project), in one or more series, of the Issuer, to be issued in an aggregate principal amount not to exceed \$7,000,000 (the “Bonds; and

(c) The Corporation wishes to obtain approvals from the Issuer that the Issuer will hold a hearing and may take steps to prepare documents related to the issuance by the Issuer of Senior Housing Refunding and Revenue Bonds (Luther Park Apartments, Inc. Project), in one or more series (the “Bonds”).

2. Undertakings on the Part of the Issuer.

(a) The Issuer, when appropriate, will adopt the proceedings necessary to authorize the documents related to the Bonds.

(b) Subject to due compliance with all requirements of law and the terms of this Agreement, including the provisions of and the public hearing required by the Act, it will cooperate with the Corporation to approve the necessary documents and the filing of certain documents related thereto.

(c) The Issuer shall determine when, in what amount, and if the Bonds may be issued without causing the Issuer to lose its qualification as a “qualified small issuer” within the meaning of Section 265(b)(3)(C) of the Code.

3. Undertakings on the Part of the Corporation.

(a) It will use all reasonable efforts to cooperate with the Issuer and comply with the Act and all other provisions of law relating to the Bonds.

4. General Provisions.

(a) All commitments on the part of the Issuer and the Corporation herein are subject to the condition that on or before one year from the date hereof (or such other date as shall be mutually agreed to) the Issuer and the Corporation shall have agreed to mutually acceptable terms relating to the bond documents, and mutually acceptable terms and conditions of the documents referred to in paragraph 3 and the proceedings referred to in paragraphs 2 and 3 hereof.

(b) Whether or not the events set forth in (a) of this paragraph take place within the time set forth or any extension thereof, the Corporation agrees (i) to pay all applicable deposits and review fees required by the Issuer at the times and in the amounts requested and (ii) to reimburse the Issuer for all reasonable and necessary direct out-of-pocket expenses which the Issuer may incur, including but not limited to, legal fees, administrative costs, printing and publication costs and filing fees arising from the execution of this Agreement and the performance by the Issuer, or preparation to perform its obligations hereunder, or done at the request of the Corporation.

(c) All commitments of the Issuer hereunder are further subject to the conditions that the Issuer shall in no event incur any liability for any act or omission hereunder, and the documents related to such Bonds described herein shall never constitute an indebtedness of the Issuer within the meaning of any constitutional or statutory provision and shall not constitute nor give rise to a pecuniary liability of the Issuer or a charge against its general credit or taxing powers.

The execution of this Memorandum of Agreement by the Issuer is not intended to nor does it create a binding commitment on the part of the Issuer to proceed with the execution of the bond documents. It is further understood the bond documents are subject to further review by the City Council of the Issuer and compliance with all provisions of the Act and the Code, including the holding of a public hearing with respect thereto.

(d) The Corporation represents that the information contained in Section 5 of the resolution of the Issuer approving this Memorandum of Agreement has been provided to the Issuer by the Corporation and is true and correct.

(e) Preparation of all resolutions, agreements, instruments, certificates or other documents in final form for adoption and execution shall be the sole responsibility of Bond Counsel.

(f) Counsel for the Issuer shall timely certify the non-existence of threatened litigation, pending litigation or claims with respect to the proposed Bond issue. All other attorneys' opinions or certificates with respect to issuing authority, non-arbitrage, regularity of proceedings, or otherwise shall be the responsibility of Bond Counsel.

(g) In the event Sections 145 and 146 of the Code, restrict the aggregate principal amount of Bonds for Tax-Exempt Organizations which the Issuer may issue in any calendar year, the Issuer may, in its discretion, rescind its commitments under Paragraph 2 hereof, without liability on the part of the Issuer.

(h) All commitments of the Issuer hereunder are further subject to the condition that the documents related to the Bonds will only be executed if the Issuer determines, as described in Section 2(c), that such issuance will not cause the Issuer to lose its qualification as a “qualified small issuer” in any year.

Dated this 1st day of November, 2021.

CITY OF BONDURANT, IOWA

By: _____
Curt Sullivan, Mayor

Attest:

Shelby Hagan, City Clerk

(Seal)

LUTHER PARK APARTMENTS, INC.

By: _____

Honorable Mayor and
Members of the City Council
October 27, 2021
Page 1

October 27, 2021

Honorable Mayor and
Members of the City Council
Bondurant, Iowa

Re: City of Bondurant, Iowa
Senior Housing Refunding and Revenue Bonds (Luther Park
Apartments, Inc. Project), in one or more series

Dear Mayor and Members of the City Council:

The purpose of this letter is to outline the authority, constitutional debt provisions and procedures for consideration with respect to the issuance of revenue bonds by the City of Bondurant, Iowa (the "City") on behalf of Luther Park Apartments, Inc., an Iowa non-profit corporation, (the "Corporation" or the "Borrower"). The Senior Housing Refunding and Revenue Bonds (Luther Park Apartments, Inc. Project) to be issued in 2021, in one or more series, are hereinafter referred to as the "Bonds".

The Corporation is requesting the City to issue revenue bonds the proceeds of which will be used pursuant to Chapter 419 of the Code of Iowa (the "Act") for the general purposes of, but not limited to: (i) refunding previously issued City of Bondurant, Iowa \$8,115,000 Senior Housing Refunding and Revenue Bonds (Luther Park Apartments Inc. Project), Series 2015, (ii) funding a debt service reserve fund for the Bonds, and (iii) paying costs of issuance and additional related costs with respect to the Bonds. At this time the Corporation is requesting a borrowing of the Bonds for a not to exceed amount of \$7,000,000.

Certain aspects of the financing will be driven by market conditions and as the financing structure progresses toward authorizing issuance of the Bonds amounts, bond nomenclature, structure, terms and project descriptions will become more detailed.

Bonds issued pursuant to the Act by Iowa cities and counties are common methods in the State of Iowa of for obtaining federally tax-exempt financings for industrial manufacturing, solid waste disposal and non-profit entities. Because the interest on such bonds is exempt from federal income taxes, the Borrower is able to borrow money at a lower interest rate than a conventional financing would allow.

Authority of Municipalities to Issue Revenue Debt

The City is authorized pursuant to Chapter 419.2 of the Act to issue revenue bonds for a project within, or within eight miles, of its corporate boundaries for the purpose of defraying the cost of any "project" as defined at Section 419.1(12) of the Act. The proceeds of the bonds resulting

Honorable Mayor and
Members of the City Council
October 27, 2021

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from the purchase of the bonds by bondholders are in turn loaned to the Borrower. These types of bonds are commonly referred to as "conduit" bonds because the City acts as a conduit between the purchasers of the bonds and the Borrower. The proceeds of the sale of the bonds are then loaned to the Borrower pursuant to an Indenture of Trust and/or Loan Agreement pursuant to which the Borrower agrees to make payments pursuant to the Loan Agreement corresponding to the payments on the bonds.

Revenue Bonds Cannot be Constitutional Debt of the Issuing Municipality

The City is not liable for repaying the Bonds and the Bonds are payable only from the amounts paid by the Borrower under the Indenture and/or Loan Agreement. In fact, bonds issued pursuant to Chapter 419 are statutorily prohibited from being debt of the City within any state constitutional provision. Chapter 419 of the Code provides statutory protection to the City in Section 419.3, which reads:

"The principal of and interest on such bonds shall be payable solely out of the revenues derived from the project to be financed by the bonds... bonds... issued under authority of this chapter shall never constitute an indebtedness of the municipality, within the meaning of any state constitutional provision or statutory limitation, and shall not constitute nor give rise to a pecuniary liability of the municipality or a charge against its general credit or taxing powers. Such limitation shall be plainly stated on the face of each such bond."

The documents providing for the loan from the City to the Borrower, the Bonds, and the authorizing proceedings for the Bonds will clearly state the language of Chapter 419.3 in order that the bondholders are on notice that the Bonds shall not constitute debt of the City.

Bank-Qualification

With the issuance of the Bonds the City will also be asked to designate a portion of the bonds, which is expected to be approximately \$250,000, for calendar year 2021. Section 265 of the Internal Revenue Code provides a governmental issuer may issue up to \$10,000,000 of bonds on a bank-qualified basis per calendar year. The 2015 Bonds were designated as bank-qualified in calendar year 2015 and the portion designated previously does not need a designation of bank-qualification from 2021. It is our understanding the City does not anticipate issuing additional indebtedness this calendar year. Commencing on January 1, 2022, the City will again be able to designate indebtedness issued by the City as bank-qualified up to \$10,000,000.

Our Role as Issuer Counsel

Acting as Issuer Counsel, our office will review each of the documents and proceedings necessary to close the transaction in order to ensure compliance with the necessary state and federal legal requirements. On the day of closing and issuance of the bonds Dorsey will issue its opinion on behalf of the City that all steps required to issue the bonds have been completed and confirming that the bonds are not a constitutional debt of the City.

Honorable Mayor and
Members of the City Council
October 27, 2021
Page 3

Tentative Financing Schedule and Consideration By the City Council

Chapter 419 of the Code of Iowa requires a hearing to be held before action can be taken to issue bonds of this nature. In addition, numerous federal tax provisions require a hearing to be held as well. Thus, the normal procedure for action by the City Council will be to meet during a regularly scheduled City Council meeting and consider proceedings to set a date to hold a hearing. The hearing requirements require publication of a notice 15 days prior to the date for holding the hearing.

At this time the tentative financing schedule would require the City Council to take action at its November 1, 2021 City Council meeting to adopt a resolution to set December 6, 2021 as the date to hold the hearing. At the December 6, 2021 council meeting the City Council would be asked to hold the hearing and consider approving a resolution to issue the bonds.

I hope this information will be useful to you as the City Council proceeds with consideration of this matter.

If you have any further questions in the interim, or if there is anything further I can provide to be of assistance, please do not hesitate to contact me.

Very truly yours,



David D. Grossklaus

DDG: jb

cc: Marketa Oliver, City Administrator, City of Bondurant, Iowa
John Danos, Dorsey & Whitney LLP
Nick Miller, CFO, Luther Park Apartments, Inc.



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

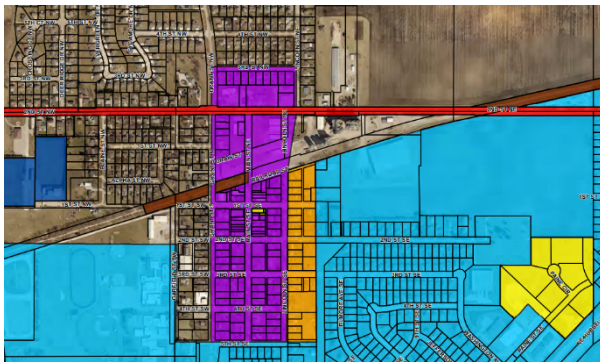
Item No. 8.c.
For Meeting of 11/1/2021
Ordinance

TITLE: -(First Reading) Ordinance repealing Ordinance No. 01-202 Providing for the Division of Taxes Levied on Taxable Property in the 2001 Addition to the Bondurant Urban Renewal Area

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Property that is currently in a TIF district that was adopted in 2001 is expiring. This ordinance removes the property from the Tax Increment Finance District. The expiring area is the area shaded in gold below. The County requests that repeal the ordinance instead of simply letting the district sunset, to make record keeping clearer.



FUNDING SOURCE: NA

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

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 211101-215

CITY OF BONDURANT
ORDINANCE NO. 211101-215

An Ordinance Repealing Ordinance No. 01-202 Providing for the Division of Taxes Levied on Taxable Property in the in the 2001 Addition to the Bondurant Urban Renewal Area

WHEREAS, the City Council (the "Council") of Bondurant, Iowa (the "City") previously enacted Ordinance No. 01-202 (the "Ordinance") providing for the division of taxes levied on taxable property in the 2001 Addition to the Bondurant Urban Renewal Area (the "Urban Renewal Area") pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, it is now necessary for the Council to take action to repeal the Ordinance;

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

Section 1. Purpose. The Ordinance is hereby repealed as of July 1, 2022, and the City's ability to collect incremental property tax revenues (the "TIF Revenues") from the Urban Renewal Area is hereby terminated as of July 1, 2022. The City will continue to collect TIF Revenues from the 2001 Addition to the Urban Renewal Area through the end of the City's 2021-2022 fiscal year.

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

Section 3. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Bondurant, Iowa, on November 1, 2021.

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION:
SECOND CONSIDERATION:
THIRD CONSIDERATION:



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

Item No. 9.a.
For Meeting of 11/1/2021
Discussion Item

TITLE: Discussion regarding parking (Linden-Locust Loop)

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As requested at the last Council meeting, staff conducted an evaluation of the no-parking ordinance along Linden Dr. SW and Locust St. SW in the Wolf Creek Development. There was a request from a resident to shift the no-parking side of the street from the inner part of this looped street design to the outer part of the loop.

Public Works staff did an onsite investigation and took measurements of the available parking space along both sides of the street in this area. The results that were found show an available parking area footage of 776 feet along the outer portion of the loop that is currently the side where parking is allowed. In the inner part of the loop there is 728 feet of allowable parking area. This does take into account the 15 feet required by law to be a no-parking area in front of each Fire Hydrant along this side of the street. In both measures, staff used a 30-foot setback from each intersection to allow for sight distance and maneuverability at the intersections. As you can see by the measurements collected, there is approximately 50 feet more available parking area along the outer part of this looped street segment, which is where the parking side is currently.

I also asked Chief Krueder to look into this from a Fire Department perspective, and his recommendation is to keep the no-parking along the hydrant side of the roadway for a couple of different reasons. First, this allows the ability of an arriving fire apparatus to stage as close to the hydrants as possible. Fire apparatus are designed to have connection points and engineer station along the left side or driver's side of the vehicle. This allows the engineer of the unit to operate on the ROW and out of the travel portion of the roadway, providing a much safer environment for the engineer running that equipment. Secondly, if the parking side was switched, the Fire Department personnel would still have to maneuver around parked cars near the hydrants, which causes delays in deployment and fire protection, and also creates a situation of potentially blocking the roadway and a means of egress from having hoses connected to the hydrants stretched across the roadway.

Due to the findings of the investigation, it is the recommendation of both Public Works and Bondurant Emergency Services that the No-Parking ordinance remain as written.

FUNDING SOURCE:

STAFF RECOMMENDATION: Staff would recommend the ordinance remains as written.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 9.b.
For Meeting of 11/1/2021
Discussion Item

TITLE: Discuss potential Amendment to the Highpoint Estates Development Area

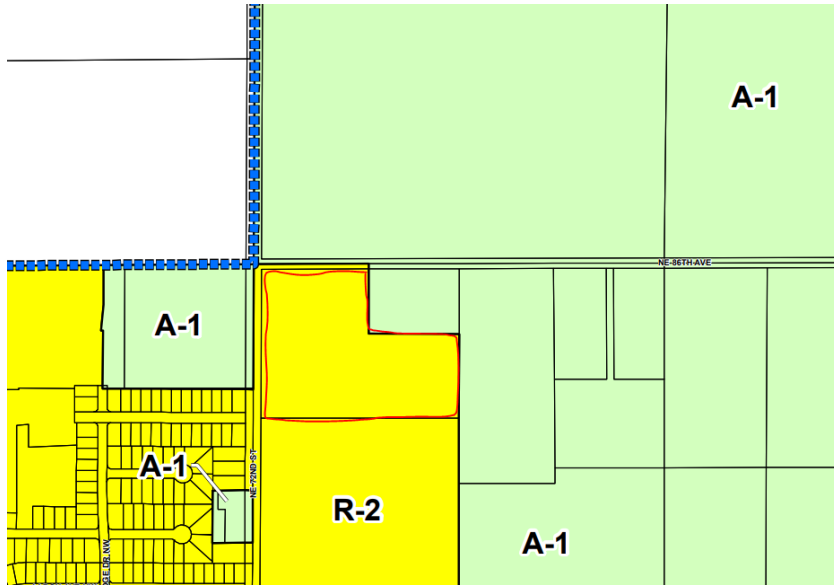
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

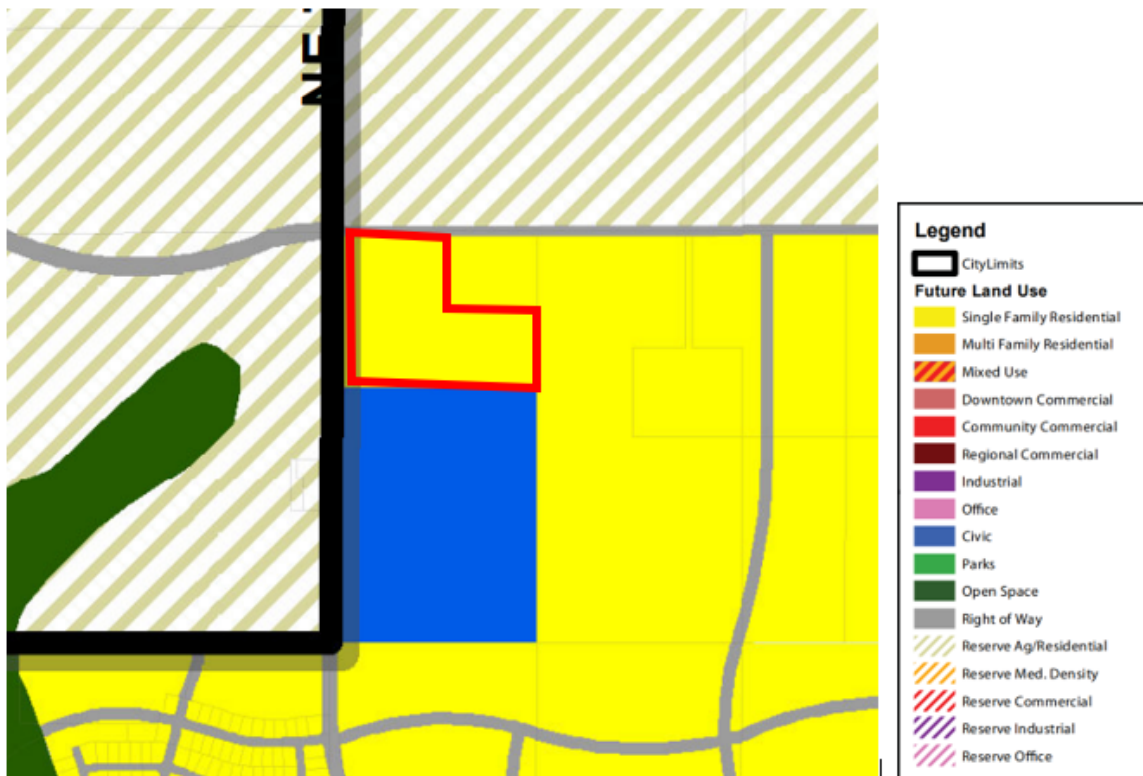
BRIEF HISTORY & ANALYSIS: The property owner of the Highpoint Estates area is seeking preliminary feedback from the Planning & Zoning Commission and City Council on the attached concept, which shows a potential updated layout for the Highpoint Estates area north of the Junior High/High School area. This concept proposes 29 single-family detached homes and 75 townhome units. The existing Highpoint Estates Preliminary Plat, also attached to this agenda statement, shows 67 lots for single-family detached development and no lots for townhome development.

The attached concept will require a rezoning and Future Land Use Map amendment, as the current zoning classification of Medium Density Residential (R-2) does not allow for townhome units. If a rezoning is pursued, the requested District will need to be Planned Unit Development (R-5) - reasoning, the City's High Density Residential (R-3) District, which is the only other District where such density would be allowed, states that multi-family dwellings are only permitted on existing lots of record within the R-3 District (and these are not since they would be new lots). The R-3 District also requires a minimum lot size of 9,000 SF and a minimum lot width of 85' for multi-family dwelling units. The Future Land Use Map would need to be amended from Single-Family Residential to Multi-Family Residential in the areas proposed for townhome development. The Comprehensive Plan notes the following relative to potential locations for the Multi-Family Future Land Use Map designation: this increased density is best suited near transportation corridors, park and open spaces, and commercial service centers.

Existing Zoning Map (Highpoint Estates area circled in red):



Existing Future Land Use Map(Highpoint Estates area circled in red):



Attached is an example of what the townhome units could look like.

FUNDING SOURCE:

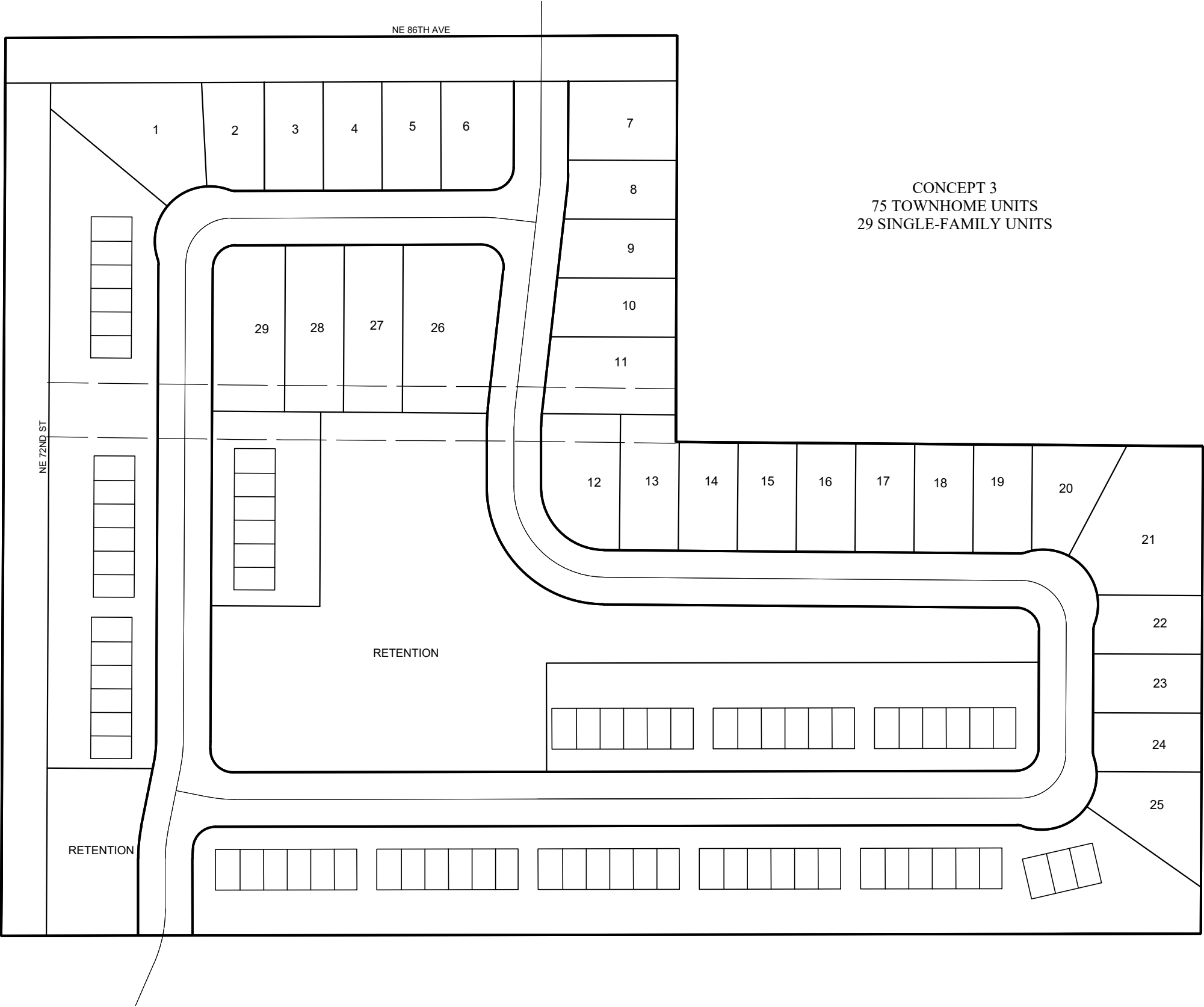
STAFF RECOMMENDATION: Discussion only. Attached is a summary of the October 28, 2021 Planning & Zoning Commission discussion on this topic.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Highpoint Estates Townhome Concept - 10252021
2. Highpoint Estates Preliminary Plat
3. Example Townhomes
4. P&Z Discussion Notes

CONCEPT PLAN
FOR
HIGHPOINT ESTATES



HIGHPOINT ESTATES
BOUNDURANT, IA

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979 - 8469



CONCEPT PLAN

DATE:
10/25/21

DRAWN BY:
DJS

ENGINEER:
BWS

PROJECT NUMBER:
21-090

PAGE NUMBER:

UTILITY NOTE:

UTILITIES LOCATIONS ARE TAKEN FROM PUBLIC RECORDS AND FIELD SURVEYS. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEE THAT ALL UTILITIES IN THE AREA ARE SHOWN. THE EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH IF ANY ADDITIONAL UTILITIES OTHER THAN THE ONES SHOWN ON THE PLANS ARE PRESENT IN THE FIELD.

LEGAL DESCRIPTIONS:

PARCEL "O" OF PLAT OF SURVEY RECORDED IN BOOK 15115 PAGE 666 BEING A PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA.

ZONING:
R-2 MEDIUM DENSITY RESIDENTIAL

SITE AREA:

22.2 ACRES (966,879.6 SQ FT)

BULK REGULATIONS:

R-2
MINIMUM LOT AREA: 7,500 SQ. FT.
10,000 SQ. FT. FOR TWO FAMILY DWELLINGS
ADD 2,000 SQ. FT. FOR EACH ADDITIONAL UNIT
MINIMUM LOT WIDTH: 65 FT. SINGLE FAMILY
85 FT. TWO FAMILY
ADD 20 FT. FOR EVERY ADDITIONAL UNIT
75 FT. FOR CORNER LOTS

SETBACKS:
FRONT YARD: 30 FT.
SIDE YARD: 15 FT. TOTAL SIDE YARD, 5 FT. MIN ON EACH SIDE, 1 & 1 ½ STORIES
15 FT. TOTAL SIDE YARD, 7 FT. MIN ON EACH SIDE, 2 & 3 STORIES
REAR YARD: 35 FT.

HEIGHT:
MAXIMUM HEIGHT: 35 FT.
MAXIMUM NUMBER OF STORIES: 3 STORIES

PRELIMINARY PLAT
FOR
HIGHPOINT ESTATES
BONDURANT, IA

PREPARED BY
STUBBS ENGINEERING

VICINITY MAP



SHEET INDEX:

- 1 - COVER SHEET
- 2 - LOT LAYOUT
- 3 - HYDRANT COVERAGE
- 4 - GRADING & UTILITIES

OWNER:

CLASSIC HOLDING LLC
1910 SW PLAZA SHOPS LN
ANKENY, IA 50023

DEVELOPER:

DR HORTON
1910 SW PLAZA SHOPS LN
ANKENY, IA 50023
CONTACT: JOSH MOULTON
PHONE: (515) 620-4240

ENGINEER:

STUBBS ENGINEERING
431 NE 72ND ST
PLEASANT HILL, IA 50327
CONTACT: BRANDEN STUBBS
PHONE: (515) 979-8499

HIGHPOINT ESTATES
BONDURANT, IA

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979 - 8499



COVER SHEET

- LEGEND:
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - ⦿ FIRE HYDRANT
 - ⦿ WATER MAIN VALVE
 - ⦿ STORM INTAKE
 - ⦿ STORM FLARED END
 - ⦿ STORM MANHOLE
 - ⦿ SANITARY MANHOLE
 - ⦿ STREET LIGHT



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

BRANDEN W. STUBBS, P.E. DATE

LICENSE NUMBER 25335

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

DATE:
04/16/21

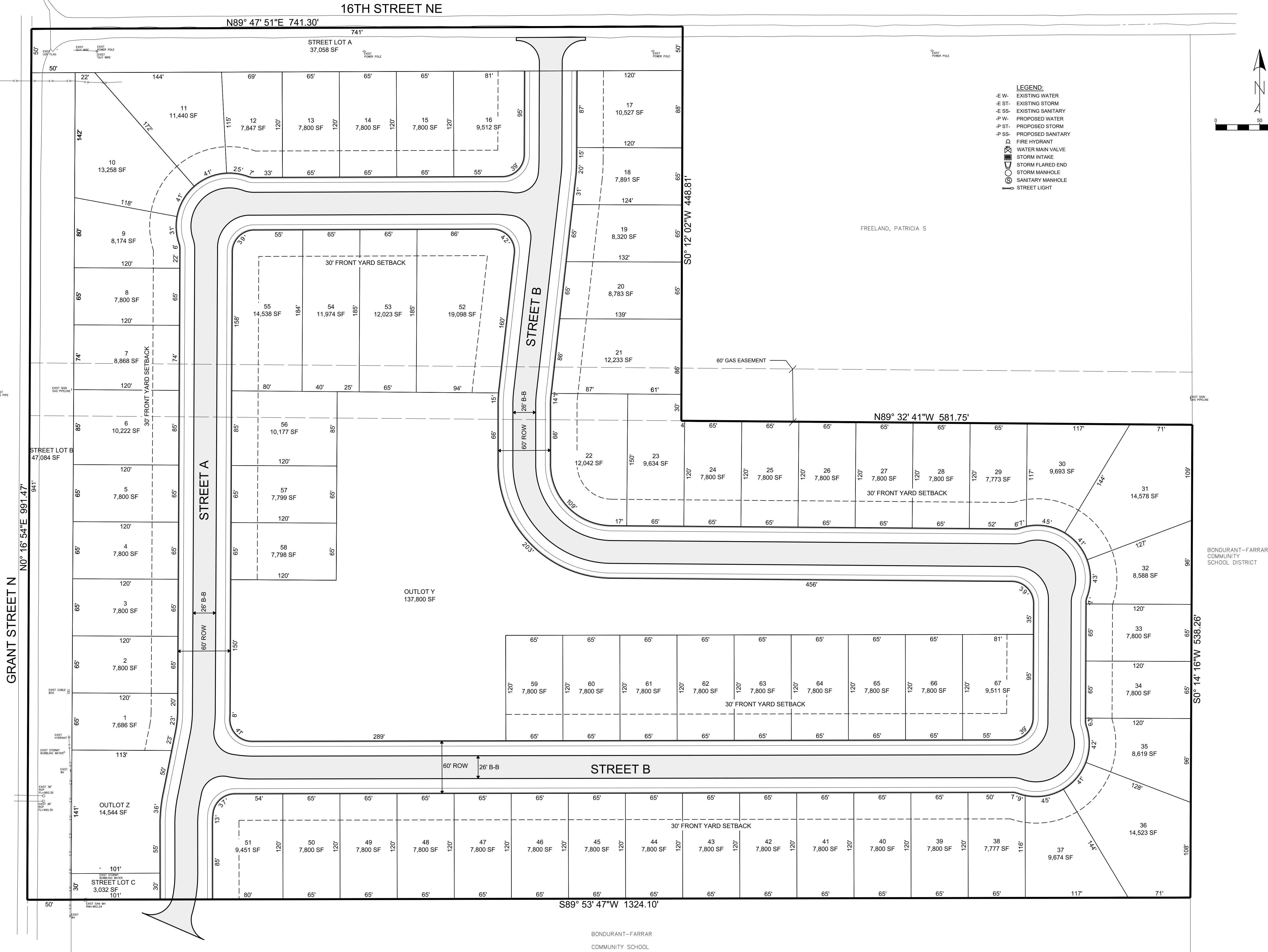
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HIGHPOINT ESTATES
BONDURANT, IA

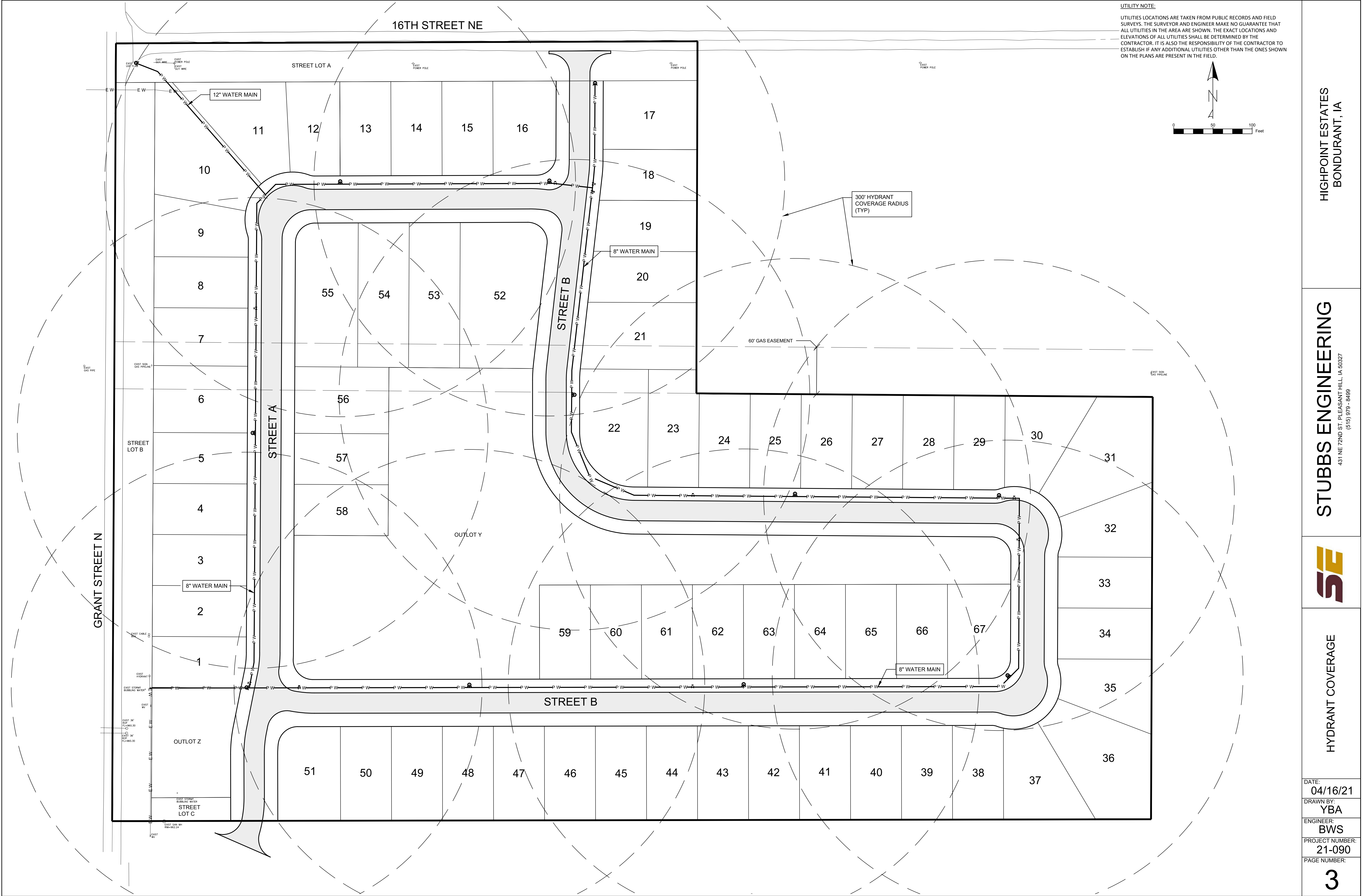
STUBBS ENGINEERING

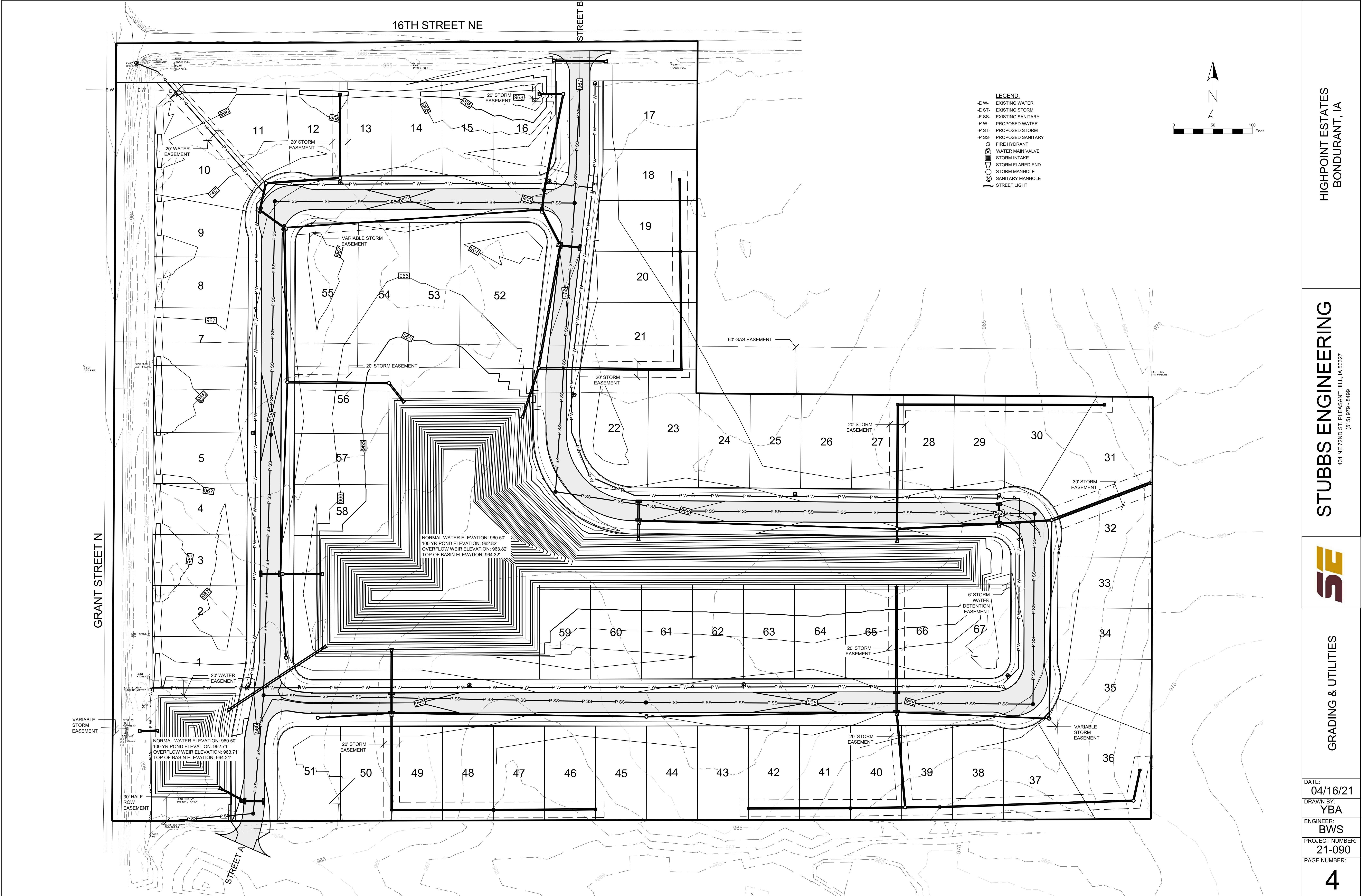


LOT LAYOUT

DATE:
04/16/21
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ENGINEER:
BWS
PROJECT NUMBER:
21-090
PAGE NUMBER:

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HIGHPOINT ESTATES
BONDURANT, IA

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979-8499



GRADING & UTILITIES

DATE: 04/16/21
DRAWN BY: YBA
ENGINEER: BWS
PROJECT NUMBER: 21-090
PAGE NUMBER:



Murray explained this is a discussion topic only. The owner of the Highpoint Estates parcel is seeking preliminary feedback from the Planning & Zoning Commission and City Council regarding a potential change to development plans for Highpoint Estates, which is the land just north of the Junior High/High School area. The owner is interested in establishing some townhome units in this development area. The Planning & Zoning Commission and City Council previously approved a preliminary plat for single-family detached development on this entire parcel area.

Seth Moulton, property owner of Highpoint Estates, noted that he is facing some development challenges for this property as it relates to utility costs, the trail along Grant Street North, while still working around the large natural gas easement located on this property. Moulton noted that he is proposing a mix of single-family detached and owned-occupied townhome units. He noted that he has a similar development in Ankeny where there are single-family detached homes and townhome units located in the same area. The Ankeny townhome units are 26'-wide.

Commission Member Keeran noted she is open to townhomes, but does not want all of the units looking the same. Moulton noted that he is on board with this comment and understands the importance of variability. He noted that every exterior can be unique, as was done in Ankeny.

Commission Member Brostrom noted she is okay with townhomes in this area. She noted that there will need to be some thought put into the driveway layouts, to make sure that the streets are not all just driveway. Moulton noted that the Ankeny units each have their own driveway, but driveway sharing is something that can be considered for this Bondurant development.

Branden Stubbs, Stubbs Engineering, also noted no concerns with driveway sharing. Stubbs mentioned the possibility of installing rolled curbs. Commission Member Brostrom noted this is not allowed in Bondurant on public streets.

Murray asked for clarification on how deep they intend on having the driveways be? Moulton noted that the Ankeny project either has 25' or 30'-wide deep driveways, which is deep enough to park a vehicle without overhanging into the public sidewalk area.

Commission Member Brostrom noted that the original layout had just 14 homes along the south east/west street. This updated concept shows 30 units, so this is where some thought needs to go into driveway design. Moulton noted they can do some mock up site plans to show potential driveway locations.

Commission Member Mains noted concerns over the density proposed. He noted that he appreciated the original plans for single-family development in that the developer was not asking for a Planned Unit Development (R-5) zoning designation. Mains noted concerns that the increased density will generate increased traffic, which is a concern near the school.

Commission Member Clayton asked for clarification on the developer's intended price point? Moulton noted that the Ankeny units are selling for \$238,000-\$241,000, which is approximately \$90,000 less than what a typical single-family detached unit could sell for. Moulton noted that since this site is only approximately 20 acres, this makes it challenging to reach a price point that owners are willing to pay for at this location.

Commission Member Clayton asked if these units will have basements? Moulton noted that no, they will not. He is proposing that all units be slab on grade.

Commission Member Clayton noted that he cannot support this project due to the slab on grade and the increased density.

Moulton noted the units will be 1,600 SF each. They will be 3-bedroom units.

Murray asked for clarification from the Commission, since they have noted density concerns, on if there is a preferred balance between single-family detached and townhome units if the current concept is considered too dense? Commission Member Mains noted that he does not understand why the concept is showing townhome units along the south adjacent to the school. Mains noted this area should be single-family detached. Mains noted that he would instead prefer the townhome units follow the arterial streets of Grant Street North and 16th Street NE only, like an L.

Oliver noted that Council has required basements in townhome units in other recent Planned Unit Developments. She noted basements were required in the Arbor Ridge Villas. Oliver noted that Council is resistant to slab on grade. Moulton noted that a basement will increase the cost per each unit by approximately \$25,000. He noted this additional \$25,000 would push these units out of the affordable range he is targeting. He noted that if basements are required, he will not move forward with development at this location.

Commission Member Clayton noted he is concerned with the amount of dirt being brought onto this site. Commission Member Brostrom noted this is more of a Bob review item through the detailed construction plan and stormwater management report review process and not a zoning issue.

Commission Member Hoyer noted he appreciates the developer coming to the Commission for preliminary feedback. Hoyer noted that he is not in favor of residential at this location, regardless of residential type. He feels commercial or school use would be the best use for this site.

Commission Member Clayton noted he is struggling with the townhome units proposed. He feels the City must protect its views along the main corridors. Townhome units all tend to look the same.

Commission Member Keeran asked for clarification on the zoning designation that would be required. Murray explained that a Planned Unit Development (R-5) zoning designation would be required. The only other District that allows for townhome units is the High Density Residential (R-3) District, however, this District does not seem to take into account townhome type units and instead seems to focus on apartment buildings only, as the minimum lot size is 9,000 SF. The R-3 District also notes that multi-family can only locate on existing lots of record, which these are not.

Commission Member Cuellar noted density concerns, which then creates traffic concerns. Cuellar noted that she appreciates the walkability aspect in that the townhome units would be close to the school. She feels this is a big change to the previously-approved plans due to the number of townhome units proposed.