

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

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL DECEMBER 20, 2021

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on December 20, 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 City Council Meeting Minutes of December 6, 2021 & December 14, 2021
- b. Claims List
- c. Applications for Council Approval
- d. -Resolution adopting Conduit Revenue Bond Policy
- e. - Resolution reappointing Lisa Cameron and Brian Clayton to the Planning & Zoning Commission
- f. -Resolution approving Street Lighting Proposal from Mid-American Energy for the Shiloh Rose Parkway and 23rd Street SW Public Improvements Project in the amount of \$119,266.14
- g. -Resolution approving payment to MidAmerican Energy for Street lighting Proposal from MidAmerican Energy for the Shiloh Rose Parkway SW Project Bluejay/SW Corridor Public Improvements Project in the amount of \$23,597.96
- h. -Resolution approving the Top Farms Property Preliminary Plat
- i. -Resolution approving the Fox Ridge Plat 1 Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits
- j. O-211207-218 -(Third/Final Reading) Ordinance amending the Code of

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.

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

- Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 93 - Water Connection Fee Districts
- k. O-211207-217 -(Third/Final Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from Medium Industrial (M-2) to Central Business (C-4)
 - l. -(Third and Final Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estates from Agricultural (A-1) to Medium Industrial (M-2), pending annexation, and amending the Future Land Use Map from Reserve Ag/Residential and Reserve Industrial to Industrial
 - m. -Resolution setting the date for public hearings and additional action on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder
6. Guests requesting to address the City Council
7. **Public Hearing**
- a. Public Hearing on Proposed Amendment to the Bondurant Urban Renewal Area (Myers-City Campus)
 - b. Public Hearing regarding Municipal Boundaries and Precincts
8. Action Items
- a. -Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area (Myers-City Campus)
 - b. -Ordinance amending Chapter 3 of the Bondurant City Code, titled Municipal Boundaries and Precincts
9. Reports / Comments and appropriate action thereon:
- a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
10. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation

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.

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

11. Adjournment

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

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

BONDURANT CITY COUNCIL

Minutes

December 6, 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, Finance Director Jene Jess, City Engineer Bob Veenstra

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

5. **Public Hearing**

- a. Hold public hearing regarding the 16th Street NE, Grant Street North to Pleasant Street NE, Water Connection Fee District and establishing connection fees therein

Mayor Sullivan opened the public hearing at 06:02 PM.

City Administrator Oliver informed Council about comments from Robin McNichols regarding her concerns with her property within a connection fee district. City Engineer Veenstra discussed future water mains, migration to Bondurant water, and the city creating its own water utility. David Arellano of 1000 Pleasant Street, NE questioned what this means for his property. Brian Clayton of 120 5th Street, NE, questioned the properties currently with Des Moines Water Works or if they must migrate over to Bondurant, and questioned the timeline of Bondurant developing their own water utility.

Mayor Sullivan closed the public hearing at 06:19 PM.

- b. Hold public hearing regarding the 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Connection Fee District and establishing connection fees therein

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

Mayor Sullivan opened the public hearing at 06:19 PM.

Council Member Elrod questioned if this would affect the stormwater utility.

Mayor Sullivan closed the public hearing at 06:20 PM.

- c. Hold public hearing regarding the Franklin Street - 2nd Street NW to the Former Railroad Right-of-Way Water Connection Fee District and establishing connection fees therein

Mayor Sullivan opened the public hearing at 06:20 PM.

Planning & Community Development Director Murray provided an overview of the district.

Mayor Sullivan closed the public hearing at 06:22 PM.

- d. Hold public hearing regarding the Franklin Street NE - 2nd Street NW North 1/2 Mile Water Connection Fee District and establishing connection fees therein

Mayor Sullivan opened the public hearing at 06:22 PM.

Planning & Community Development Director Murray provided an overview of the connection fee district.

Mayor Sullivan closed the public hearing at 06:23 PM.

- e. Hold public hearing regarding request for rezoning from Medium Industrial (M-2) to Central Business (C-4) on property adjacent to the C-4 District

Mayor Sullivan opened the public hearing at 06:24 PM.

Planning & Community Development Director Murray provided an overview of the rezoning locally known as Landus Cooperative.

Mayor Sullivan closed the public hearing at 06:27 PM.

- f. Hold Public Hearing on Luther Park Bond Issuance

Mayor Sullivan opened the public hearing at 06:27 PM.

City Administrator Oliver provided an overview of the Luther Park Bond Issuance.

Mayor Sullivan closed the public hearing at 06:28 PM.

6. Consent Agenda:

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

- a. Approval of City Council Meeting Minutes of November 15, 2021
- b. Receive and File - Parks & Recreation Board Meeting Minutes of August 19, 2021, and Library Board Meeting Minutes of November 3, 2021 & Director's Report
- c. Claims List & Treasurer's Report

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

- d. Applications for Council Approval
- e. R-211207-312-Resolution designating the Official Newspapers of Record for 2022
- f. R-211207-313-Resolution approving Appointments for City Legal and Engineering Services
- g. R-211207-314-Resolution approving City Council Meeting Dates for Calendar Year 2022
- h. R-211207-315-Resolution designating the Official Depositories for Calendar Year 2022
- i. R-211207-316-Resolution approving Appointments to the Polk County Joint E911 Service Board
- j. R-211207-317-Resolution appointing Persons to Serve as Commissioner and Alternate for the Des Moines Regional Transit Authority (DART)
- k. R-211207-318-Resolution approving the acquisition of Certain Property Interests associated with the Highway 65 Utility Extension Project and authorizing associated payments
- l. R-211207-319-Resolution approving Pay Request No. 8 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project in the amount of \$17,369.
- m. R-211207-320-Resolution approving Pay Request No. 9 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project to Concrete Technologies Inc. in the amount of \$123,205.27
- n. R-211207-321-Resolution approving Pay Request No. 10 for the Northeast Storm Sewer Public Infrastructure Project to Absolute Infrastructure in the amount of \$7,467
- o. R-211207-322-Resolution approving Pay Request No. 5 for the 2020 Washington Street Deceleration Lane Project to Alliance Construction Group in the amount of \$6,879.90

- p. R-211207-323-Resolution approving Pay Request No. 6 for the 2020 Washington Street Deceleration Lane Project to Alliance Construction Group in the amount of \$16,597.10
- q. R-211207-324-Resolution approving Certificate of Completion for the 2020 Washington Street Deceleration Lane Project (Alliance Construction Group)
- r. R-211207-325- Resolution approving Shive-Hattery Professional Services Agreement in the amount of \$56,350 for work associated with Step 3 of the Myers Site Certification
- s. R-211207-326- Resolution approving Veenstra & Kimm Professional Services Agreement in the amount of \$271,000 for Construction Design Service Work Associated with the New Street and Realigned Intersection out to Highway 65 near Myers Certified Site Area
- t. R-211207-327-Resolution affixing a date for a public hearing on December 20th, 2021 to consider an ordinance amending Chapter 3 of the Bondurant Code of Ordinances, titled Municipal Boundaries and Precincts
- u. R-211207-328-Resolution approving the CDL Training Site Plan at 2408 Robinson Avenue, NE
- v. R-211207-329-Resolution approving the Midstates Precast Products Site Plan at 2340 Hubbell Avenue, SW
- w. R-211207-330-Resolution approving Pay Request No. 15 from Story Construction for the Construction Management of the Library Expansion & Renovation Project in the Amount of \$5,775.79
- y. R-211207-332-Resolution approving Pay Request No. 13 to Multiple Vendors for the Bondurant Library Expansion Project in the amount of \$24,755.63
- z. R-211207-333-Resolution Authorizing and Providing for the Issuance of Not to Exceed \$7,000,000 Aggregate Principal Amount of Senior Housing Revenue Refunding Bonds (Luther Park Apartments, Inc.

Project), Series 2021 and Approving the Execution of Documents
Relating to the Bonds, and Related Matters

- aa. R-211207-334-Resolution supporting the Application to the International City/County Management Association for a Scholarship to the Harvard Kennedy School Senior Executives in Local Government Program
 - bb. R-211207-335-Resolution approving Appointments to WRA Board and Technical Committee for CY 2022
 - cc. R-211207-336-Resolution appointing a Representative to Eastern Polk Innovation Collaborative (EPIC)
 - dd. -(Second Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estates from Agricultural (A-1) to Medium Industrial (M-2), pending annexation, and amending the Future Land Use Map from Reserve Ag/Residential and Reserve Industrial to Industrial
 - ee. R-211207-343-Resolution approving Real Estate Purchase Agreement for parcels 230/00455-008-000; 230/00455-009-000; and 230/00455-000-000, authorizing Payment for the Acquisition of Property and authorizing the Taking of Necessary Steps for the Closing of the Property Acquisition Transaction
Motion by Pepper, seconded by Elrod, to remove item 6t. Vote on Motion 5-0. Motion carried.
Council Member Enos expressed that he is opposed to item 6x. Motion by Enos, seconded by Pepper to move item 6x to item 8h to vote on it separately. Vote on Motion 3-2. Motion carried.
Motion by Pepper, seconded by Elrod, to approve the consent agenda as amended. Vote on Motion 5-0. Motion carried.
- 7. Guests requesting to address the City Council
Captain Shawn Van Hoozer provided a Polk County Sheriff's report for the month of November.
 - 8. Action Items
 - a. O-211207-217 -(First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from Medium Industrial (M-2) to Central Business (C-4)
Planning & Community Development Director Murray provided an overview, and mentioned that Landus Cooperation was fine with the

rezoning.

Motion by Pepper, seconded by Elrod, to Approve the first reading of O-211206-217. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pepper. Nays: None. Absent: None. Motion carried 5-0.

- b. O-211207-218 -(First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 93 - Water Connection Fee Districts

Motion by Pepper, seconded by Elrod, to Approve the first reading of O-211206-218. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pepper. Nays: None. Absent: None. Motion carried 5-0.

- c. R-211207-337-Resolution approving Appointments to the BRAVO Board for CY 2021

Motion by Pepper, seconded by Elrod, to Approve R-211206-337. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pepper. Nays: None. Absent: None. Motion carried 5-0.

- d. R-211207-338-Resolution appointing Appointments to the Des Moines Convention and Visitors Bureau Board of Directors

Motion by Elrod, seconded by Pepper, to appoint Bob Pepper, and Approve R-211206-338. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: None. Motion carried 4-0.

- e. R-211207-339-Resolution approving Appointments to Des Moines Area MPO and Des Moines Area MPO's Transportation Technical Committee
Motion by Cox, seconded by Pepper, to appoint Doug Elrod, and Approve R-211206-339. Roll Call: Ayes: Cox, Enos, McKenzie, Pepper. Nays: None. Absent: None. Motion carried 4-0.

- f. R-211207-340-Resolution approving Appointments to MWA Board for CY 2022

Motion by Pepper, seconded by Elrod, to Table R-211206-340. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pepper. Nays: None. Absent: None. Motion carried 5-0.

- g. R-211207-341-Resolution appointing Representatives to the Polk County Emergency Management Commission

Motion by Pepper, seconded by McKenzie, to appoint Doug Elrod, and Approve R-211206-341. Roll Call: Ayes: Cox, Enos, McKenzie, Pepper. Nays: None. Absent: None. Motion carried 4-0.

- x. R-211207-331-Resolution determining to Fill Council Vacancy through Appointment

Council Member Elrod stated his opinion on calling for a special election for the vacancy. Council Member Cox agreed with Elrod. Council Member Enos stated that Bondurant had a record turnout of voters in the last election, and thinks a special election is more appropriate. City Administrator Oliver will confirm the correct number of signatures needed

for the petition.

Motion by Pfeffer, seconded by Elrod, to Approve R-211206-331 . Roll Call:

Ayes: Cox, Elrod, Pfeffer. Nays: Enos. Abstain: McKenzie. Absent: None.

Motion carried 3-1.

Council Member Cox left at 06:57 PM.

9. Discussion Items -

a. City Precinct Boundaries Review

Council Member Cox left at 06:57 PM.

Planning & Community Development Director Murray provided an overview, and informed Council that the County requested some revisions to the proposed precincts.

Council Member Enos provided suggestions on precincts.

b. R-211207-342-Discussion and Possible Consideration of a Resolution approving an Agreement with ClearGov for Digital Budget Book, Transparency, and Capital Budgeting Software in the amount of \$20,100 City Administrator Oliver provided an overview of the software, and presented an award the city recently received.

Motion by Elrod, seconded by Pfeffer, to Approve R-211206-342. Roll Call: Ayes: Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: Cox. Motion carried 4-0.

10. Reports / Comments and appropriate action thereon:

a. Mayor

-Commended staff on the events this past weekend.

b. Council Members

Pfeffer - P&Z meeting update, Parks & Rec meeting update.

Elrod - DART update

Enos - None.

McKenzie - None.

c. Administrator

-Stormwater issue comments, golf cart ordinance update, Myers Certified Site meeting.

d. Directors

Horton - Paine Heights Project is complete.

Murray - Central Park Master Plan meeting tomorrow.

Jess - Requesting attendance plans for payroll.

Kreuder - None.

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

Deleted.

12. Adjournment

Motion by Peffer, seconded by Elrod, to adjourn at 07:19 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Curt Sullivan, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on December 6, 2021, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Curt Sullivan, Mayor

BONDURANT CITY COUNCIL

Minutes

December 14, 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 Pfeffer

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Fire Chief Aaron Kreuder

2. Call to Order and Declaring a Quorum

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

3. Perfecting and Approval of the Agenda

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

4. Guests requesting to address the City Council

None.

5. Consent Agenda

a. R-211214-344-Resolution Reappointing Nic Robinson, Seth Williams, and Emily Karwoski to the Park and Recreation Board

b. R-211214-345-Resolution amending Agreement for Cooperative Public Service between Polk County, Iowa and the Central Iowa Watershed Management Authorities for the Funding of a Watershed Coordinator Position

c. O-211207-217 -(Second Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from Medium Industrial (M-2) to Central Business (C-4)

d. O-211207-218 -(Second Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 93 - Water Connection Fee Districts

Motion by Elrod, seconded by Pfeffer, to Approve the Consent Agenda .

Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None.

Absent: None. Motion carried 5-0.

6. Presentations

a. Metro Waste Authority

Cassie Riley, MWA, presented an update to the Council regarding the 2022 Solid Waste, Recycling, and Yard Waste Services rates. An RFP was issued in September 2021 for the collection of solid waste, yard waste, and/or recycling for 20 cities and Polk County. Existing city contracts managed by Metro Waste Authority expire June 30, 2022, and the new contracts will begin July 1, 2022. Solid waste, recycling, and yard water services were bid by zones, bundling communities together to reach optimal house counts for hauler efficiency, thus pricing. There was an alternate bid to continue recycling as a standalone service. Metro Waste Authority recommended the City's current haulers. If the City chooses to move forward with the recommendation, the price would increase by \$2.84 per month per household for the combination of services.

Michael McCoy, MWA, informed the council that the RFP called for higher technology to ensure residents are in compliance with the program. For offenders, MWA will have the ability to refer to real-time data and generate letters along with pictures to help educate residents on how to be a good partner, which lessens the burden of administration for city staff. The contract also allows the region to lock in consistent prices for a longer term.

7. City Council Candidate Interviews (Order May Vary)

a. Jason Vore, 221 3rd Street, NW

b. Larry Ferriss, 139 Snyder Street, SE

c. Jon Klein, 812 35th Street, SW

d. Chad Driscoll, 438 3rd Street, SE

The council conducted interviews and discussed the applicants along with the incumbent, Matt Sillanpaa.

8. Closed Session

Motion by Pepper, seconded by Cox, to Move into closed session at 08:02 PM. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pepper. Nays: None. Absent: None. Motion carried 5-0.

Mayor Sullivan closed the closed session at 08:20 PM.

9. Action Items

- a. R-211214-346-Resolution appointing (Insert Name) to Fill Council Vacancy
Motion by Pfeffer, seconded by Cox, to appoint Chad Driscoll and approve R-211214-346. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 5-0.
 - b. R-211214-347-Resolution approving Memorandum of Agreement with Polk County for a combined precinct, named Bondurant 1
Motion by Cox, seconded by Elrod, to Approve R-211214-347. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 5-0.
 - c. R-211214-348-Resolution approving Memorandum of Agreement with Polk County for a combined precinct, named Delaware 1
Motion by Pfeffer, seconded by McKenzie, to Approve R-211214-348. Roll Call: Ayes: Cox, Elrod, Elrod, Enos, Enos, McKenzie, Pfeffer, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 9-0.
 - d. R-211214-349-Resolution affixing a date for a public hearing on December 20th, 2021 to consider an ordinance amending Chapter 3 of the Bondurant Code of Ordinances, titled Municipal Boundaries and Precincts
Motion by McKenzie, seconded by Cox, to Approve R-211214-349. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 5-0.
 - e. R-211214-350-Resolution approving Letter of Agreement between the Des Moines Airport Authority and the City of Bondurant for Des Moines International Terminal Project
Motion by Elrod, seconded by Pfeffer, to Approve R-211214-350. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 9-0.
 - f. R-211214-351-Discussion and possible consideration of a resolution approving a Request for Proposals for Bondurant Emergency Services Department Strategic Plan
Motion by Pfeffer, seconded by McKenzie, to Approve R-211214-351. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 5-0.
10. Adjournment
Motion by Pfeffer, seconded by Cox, to adjourn at 08:28 PM. Vote on Motion 5-0. Motion carried.

ATTEST:

Shelby Hagan, City Clerk

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

Curt Sullivan, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on December 14, 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



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00549 - PYPKT00272 - 11/22-12/05/2021 PAID
12/10/2021

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 2304 - EBS										Vendor Total: 18,160.58
INV0001656	Invoice	1/1/2022	1/1/2022	1/1/2022	1/1/2022	1,288.84	0.00	0.00	0.00	1,288.84
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 1/1/2022			Bank Draft:	DFT0001325
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DELTA DENTAL PAYMENT	Service		0.00	0.00	1,288.84	0.00	0.00	0.00	1,288.84	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2125	DENTAL INSURANCE				1,288.84	100.00%				
INV0001661	Invoice	1/1/2022	1/1/2022	1/1/2022	1/1/2022	13,745.74	0.00	0.00	0.00	13,745.74
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 1/1/2022			Bank Draft:	DFT0001329
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
HEALTH INSURANCE WELLMARK	Service		0.00	0.00	13,745.74	0.00	0.00	0.00	13,745.74	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				13,745.74	100.00%				
INV0001662	Invoice	1/1/2022	1/1/2022	1/1/2022	1/1/2022	804.77	0.00	0.00	0.00	804.77
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 1/1/2022			Bank Draft:	DFT0001330
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
EBS ADMIN COST	Service		0.00	0.00	804.77	0.00	0.00	0.00	804.77	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				804.77	100.00%				
INV0001664	Invoice	1/1/2022	1/1/2022	1/1/2022	1/1/2022	940.38	0.00	0.00	0.00	940.38
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 1/1/2022			Bank Draft:	DFT0001332
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIFE & DIS PRINCIPAL	Service		0.00	0.00	940.38	0.00	0.00	0.00	940.38	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				940.38	100.00%				
INV0001665	Invoice	1/1/2022	1/1/2022	1/1/2022	1/1/2022	1,158.94	0.00	0.00	0.00	1,158.94
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 1/1/2022			Bank Draft:	DFT0001333
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	1,158.94	0.00	0.00	0.00	1,158.94	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				1,158.94	100.00%				
INV0001666	Invoice	1/1/2022	1/1/2022	1/1/2022	1/1/2022	221.91	0.00	0.00	0.00	221.91
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 1/1/2022			Bank Draft:	DFT0001334

Payable Register

Packet: APPKT00549 - PYPKT00272 - 11/22-12/05/2021 PAID 12/10/2021

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
VISION AVISES	Service		0.00	0.00	221.91	0.00	0.00	0.00	221.91	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2132	VISION WITHHOLDING		221.91	100.00%						

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

Vendor Total: 664.38

INV0001659	Invoice	12/24/2021	12/24/2021	12/24/2021	12/24/2021	325.00	0.00	0.00	0.00	325.00
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 12/24/2021		Bank Draft:	DFT0001327	

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

INV0001660	Invoice	12/24/2021	12/24/2021	12/24/2021	12/24/2021	339.38	0.00	0.00	0.00	339.38
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 12/24/2021		Bank Draft:	DFT0001328	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DEFERRED 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: 48.90

INV0001670	Invoice	12/24/2021	12/24/2021	12/24/2021	12/24/2021	48.90	0.00	0.00	0.00	48.90
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 12/24/2021		Bank Draft:	DFT0001338	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Unemployment Insurance	NA		0.00	0.00	48.90	0.00	0.00	0.00	48.90	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2122	STATE WITHHOLDING		48.90	100.00%						

Vendor: [0239 - IPERS](#)

Vendor Total: 11,102.92

INV0001663	Invoice	12/24/2021	12/24/2021	12/24/2021	12/24/2021	409.72	0.00	0.00	0.00	409.72
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 12/24/2021		Bank Draft:	DFT0001331	

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%						

INV0001667	Invoice	12/24/2021	12/24/2021	12/24/2021	12/24/2021	10,693.20	0.00	0.00	0.00	10,693.20
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 12/24/2021		Bank Draft:	DFT0001335	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	2,860.03	0.00	0.00	0.00	2,860.03	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2123	IPERS WITHHOLDING		2,860.03	100.00%						

Payable Register

Packet: APPKT00549 - PYPKT00272 - 11/22-12/05/2021 PAID 12/10/2021

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	7,833.17	0.00	0.00	0.00	7,833.17	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2123	IPERS WITHHOLDING				7,833.17	100.00%				

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 15,767.03

INV0001669	Invoice	12/10/2021	12/10/2021	12/10/2021	12/10/2021	15,767.03	0.00	0.00	0.00	15,767.03
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 12/10/2021		Bank Draft:		DFT0001337

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	8,426.16	0.00	0.00	0.00	8,426.16
Distributions								
Account Number	Account Name		Project	Account Key	Amount	Percent		
112-050-2121	FICA/MEDICARE WITHHOLDING				8,426.16	100.00%		

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	1,970.60	0.00	0.00	0.00	1,970.60
Distributions								
Account Number	Account Name		Project	Account Key	Amount	Percent		
112-050-2121	FICA/MEDICARE WITHHOLDING				1,970.60	100.00%		

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	5,370.27	0.00	0.00	0.00	5,370.27
Distributions								
Account Number	Account Name		Project	Account Key	Amount	Percent		
670-050-2120	FEDERAL WITHHOLDING				12.81	0.24%		
741-050-2120	FEDERAL WITHHOLDING				231.36	4.31%		
610-050-2120	FEDERAL WITHHOLDING				516.84	9.62%		
110-050-2120	FEDERAL WITHHOLDING				597.99	11.14%		
600-050-2120	FEDERAL WITHHOLDING				561.79	10.46%		
001-050-2120	FEDERAL WITHHOLDING				3,449.48	64.23%		

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

Vendor Total: 1,482.06

INV0001657	Invoice	12/10/2021	12/10/2021	12/10/2021	12/10/2021	1,447.06	0.00	0.00	0.00	1,447.06
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 12/10/2021		Bank Draft:		DFT0001326

Items

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

INV0001658	Invoice	12/10/2021	12/10/2021	1/6/2022	12/10/2021	35.00	0.00	0.00	0.00	35.00
FSA ADMIN FEE	AP Bank Code - AP Bank				No					

Items

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

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

Vendor Total: 2,746.43

INV0001668	Invoice	12/24/2021	12/24/2021	12/24/2021	12/24/2021	2,746.43	0.00	0.00	0.00	2,746.43
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 12/24/2021		Bank Draft:		DFT0001336

Payable Register

Packet: APPKT00549 - PYPKT00272 - 11/22-12/05/2021 PAID 12/10/2021

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
State Tax Withholding	NA		0.00	0.00	2,746.43	0.00	0.00	0.00	2,746.43	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
600-050-2122	STATE WITHHOLDING				278.09	10.13%				
610-050-2122	STATE WITHHOLDING				254.98	9.28%				
110-050-2122	STATE WITHHOLDING				284.07	10.34%				
670-050-2122	STATE WITHHOLDING				10.87	0.40%				
001-050-2122	STATE WITHHOLDING				1,802.06	65.61%				
741-050-2122	STATE WITHHOLDING				116.36	4.24%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	15	49,972.30	0.00	0.00	0.00	49,972.30	49,937.30	35.00
Grand Total:		49,972.30	0.00	0.00	0.00	49,972.30	49,937.30	35.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	3,449.48
001-050-2122	STATE WITHHOLDING	1,802.06
001-050-2130	ICMA-RC	664.38
Total:		5,915.92

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	597.99
110-050-2122	STATE WITHHOLDING	284.07
Total:		882.06

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	10,396.76
112-050-2122	STATE WITHHOLDING	48.90
112-050-2123	IPERS WITHHOLDING	11,102.92
112-050-2124	HEALTH INSURANCE WITHHOLDING	16,649.83
112-050-2125	DENTAL INSURANCE	1,288.84
112-050-2132	VISION WITHHOLDING	221.91
Total:		39,709.16

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	561.79
600-050-2122	STATE WITHHOLDING	278.09
Total:		839.88

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	516.84
610-050-2122	STATE WITHHOLDING	254.98
Total:		771.82

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	12.81
670-050-2122	STATE WITHHOLDING	10.87
Total:		23.68

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	231.36
741-050-2122	STATE WITHHOLDING	116.36
Total:		347.72

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



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00548 - PYPKT00274 - SEMI ANNUAL 06/01-11/30/2021 PAID 12/10/21

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0239 - IPERS									Vendor Total:	1,496.66
INV0001651	Invoice	12/24/2021	12/24/2021	12/24/2021	12/24/2021	1,337.07	0.00	0.00	0.00	1,337.07
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 12/24/2021		Bank Draft:		DFT0001321
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
Payroll Contribution	NA		0.00	0.00	1,337.07	0.00	0.00	0.00		1,337.07
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
110-050-2123	IPERS WITHHOLDING				1,337.07	100.00%				
Vendor: 0239 - IPERS									Vendor Total:	1,496.66
INV0001652	Invoice	12/24/2021	12/24/2021	12/24/2021	12/24/2021	159.59	0.00	0.00	0.00	159.59
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 12/24/2021		Bank Draft:		DFT0001322
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
Payroll Contribution	NA		0.00	0.00	159.59	0.00	0.00	0.00		159.59
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2123	IPERS WITHHOLDING				159.59	100.00%				
Vendor: 1512 - IRS USATAXPYMT									Vendor Total:	2,385.07
INV0001654	Invoice	12/10/2021	12/10/2021	12/10/2021	12/10/2021	2,385.07	0.00	0.00	0.00	2,385.07
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 12/10/2021		Bank Draft:		DFT0001324
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
Social Security Withholding	NA		0.00	0.00	1,525.26	0.00	0.00	0.00		1,525.26
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				1,525.26	100.00%				
Vendor: 1512 - IRS USATAXPYMT									Vendor Total:	2,385.07
INV0001654	Invoice	12/10/2021	12/10/2021	12/10/2021	12/10/2021	2,385.07	0.00	0.00	0.00	2,385.07
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 12/10/2021		Bank Draft:		DFT0001324
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
Medicare Withholding	NA		0.00	0.00	603.26	0.00	0.00	0.00		603.26
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				603.26	100.00%				
Vendor: 1512 - IRS USATAXPYMT									Vendor Total:	2,385.07
INV0001653	Invoice	12/10/2021	12/10/2021	12/10/2021	12/10/2021	256.55	0.00	0.00	0.00	256.55
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 12/10/2021		Bank Draft:		DFT0001324
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
Federal Tax Withheld	NA		0.00	0.00	256.55	0.00	0.00	0.00		256.55
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-050-2120	FEDERAL WITHHOLDING				256.55	100.00%				
Vendor: 1832 - TREASURER - STATE OF IOWA									Vendor Total:	94.92
INV0001653	Invoice	12/24/2021	12/24/2021	12/24/2021	12/24/2021	94.92	0.00	0.00	0.00	94.92
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 12/24/2021		Bank Draft:		DFT0001323
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
State Tax Withholding	NA		0.00	0.00	94.92	0.00	0.00	0.00		94.92
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-050-2122	STATE WITHHOLDING				94.92	100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	4	3,976.65	0.00	0.00	0.00	3,976.65	3,976.65	0.00
Grand Total:		3,976.65	0.00	0.00	0.00	3,976.65	3,976.65	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	256.55
001-050-2122	STATE WITHHOLDING	94.92
Total:		351.47

Account	Name	Amount
110-050-2123	IPERS WITHHOLDING	1,337.07
Total:		1,337.07

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	2,128.52
112-050-2123	IPERS WITHHOLDING	159.59
Total:		2,288.11



Check Register

Packet: APPKT00547 - 12/3/21 AP FOR MEETING ON 12/20/21

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1473	ACCESS SYSTEMS LEASING	12/07/2021	Regular	0.00	404.84	59467
1682	ADVENTURE LIGHTING	12/07/2021	Regular	0.00	308.30	59468
0020	ALTOONA ACE HARDWARE	12/07/2021	Regular	0.00	5.99	59469
2188	AMAZON	12/07/2021	Regular	0.00	636.42	59470
	Void	12/07/2021	Regular	0.00	0.00	59471
1303	MICHELE BAILEY	12/07/2021	Regular	0.00	500.00	59472
0048	BAKER & TAYLOR	12/07/2021	Regular	0.00	2,161.91	59473
1537	BOUND TREE MEDICAL LLC	12/07/2021	Regular	0.00	657.57	59474
	Void	12/07/2021	Regular	0.00	0.00	59475
1718	BRICK STREET MARKET	12/07/2021	Regular	0.00	260.74	59476
2200	CASEY'S BUSINESS MASTERCARD	12/07/2021	Regular	0.00	263.63	59477
1515	CENTURYLINK	12/07/2021	Regular	0.00	119.16	59478
1732	MARGARET CHRISTIAN	12/07/2021	Regular	0.00	93.16	59479
2526	CIT SEWER SOLUTIONS	12/07/2021	Regular	0.00	1,872.00	59480
2387	CONTROL INSTALLATIONS OF IOWA	12/07/2021	Regular	0.00	225.00	59481
1994	CONVERGINT TECHNOLOGIES LLC	12/07/2021	Regular	0.00	544.73	59482
2075	CORE & MAIN LP	12/07/2021	Regular	0.00	1,425.00	59483
0134	DEMCO	12/07/2021	Regular	0.00	120.35	59484
0145	DIAM PEST CONTROL	12/07/2021	Regular	0.00	75.00	59485
1069	FIRST NATIONAL BANK OMAHA	12/07/2021	Regular	0.00	2,780.16	59486
1588	SHELBY HAGAN	12/07/2021	Regular	0.00	175.33	59487
0230	IOWA ONE CALL	12/07/2021	Regular	0.00	374.40	59488
0992	IN THE BAG	12/07/2021	Regular	0.00	320.00	59489
1402	INTERSTATE POWER SYSTEMS INC.	12/07/2021	Regular	0.00	965.60	59490
2233	JENE JESS	12/07/2021	Regular	0.00	226.67	59491
0251	KEYSTONE LABORATORIES	12/07/2021	Regular	0.00	245.00	59492
1340	KONICA MINOLTA	12/07/2021	Regular	0.00	664.98	59493
1238	LOGOED APPAREL & PROMOTIONS	12/07/2021	Regular	0.00	111.24	59494
2546	MATT CRITTENDEN	12/07/2021	Regular	0.00	30.44	59495
2350	MEGAN SCHINCKE	12/07/2021	Regular	0.00	29.98	59496
0842	MENARDS	12/07/2021	Regular	0.00	16.92	59497
2409	MERCY NORTH PHARMACY	12/07/2021	Regular	0.00	777.95	59498
0599	MICROMARKETING LLC	12/07/2021	Regular	0.00	261.91	59499
2545	MIDWEST ALARM SERVICES	12/07/2021	Regular	0.00	1,409.51	59500
2276	MURRAY, MAGGIE	12/07/2021	Regular	0.00	238.72	59501
0386	OFFICE OF AUDITOR OF STATE	12/07/2021	Regular	0.00	850.00	59502
2031	MARKETA OLIVER	12/07/2021	Regular	0.00	942.17	59503
1134	PETTY CASH	12/07/2021	Regular	0.00	19.04	59504
2046	PROVANTAGE LLC	12/07/2021	Regular	0.00	787.45	59505
1701	JILL SANDERS	12/07/2021	Regular	0.00	32.51	59506
1666	SANDRY FIRE SUPPLY LLC	12/07/2021	Regular	0.00	98.01	59507
2471	SCHOLASTIC	12/07/2021	Regular	0.00	648.59	59508
2495	SOMEWHERE IN THE MIDDLE COFFEE	12/07/2021	Regular	0.00	106.90	59509
2429	STOP & SMELL THE FLOURS	12/07/2021	Regular	0.00	252.00	59510
0564	STOREY KENWORTHY/MATT PARROTT	12/07/2021	Regular	0.00	120.86	59511
1534	STRATUS BUILDNG SOLUTIONS IOWA	12/07/2021	Regular	0.00	851.56	59512
1086	TRUCK EQUIPMENT, INC.	12/07/2021	Regular	0.00	10,085.00	59513
2406	UNIQUE	12/07/2021	Regular	0.00	71.60	59514
0525	US CELLULAR	12/07/2021	Regular	0.00	549.12	59515
1989	NICOLE VAN HOUTEN	12/07/2021	Regular	0.00	163.01	59516
2231	VERIZON WIRELESS	12/07/2021	Regular	0.00	200.27	59517
2433	WEX BANK	12/07/2021	Regular	0.00	3,495.15	59518

Check Register

Packet: APPKT00547-12/3/21 AP FOR MEETING ON 12/20/21

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0416	POSTMASTER	12/02/2021	Bank Draft	0.00	501.16	DFT0001319

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	99	50	0.00	37,575.85
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	1	1	0.00	501.16
EFT's	0	0	0.00	0.00
	100	53	0.00	38,077.01

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2021	38,077.01
			38,077.01



Check Register

Packet: APPKT00550 - PYPKT00272 - 11/22-12/05/2021 PAID
12/10/2021

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	12/08/2021	Regular	0.00	254.77	59519

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	12/2021	254.77
			254.77



Check Register

Packet: APPKT00551 - 12/10/21 AP FOR MEETING ON 12/20/21

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2265	APA	12/10/2021	Regular	0.00	433.00	59520
1585	BIG GREEN UMBRELLA MEDIA INC	12/10/2021	Regular	0.00	467.00	59521
1537	BOUND TREE MEDICAL LLC	12/10/2021	Regular	0.00	974.11	59522
	Void	12/10/2021	Regular	0.00	0.00	59523
0073	BRICK,GENTRY,BOWERS,SWARTZ &	12/10/2021	Regular	0.00	5,000.00	59524
0097	CITY OF DES MOINES	12/10/2021	Regular	0.00	67,622.10	59525
0939	OCCUPATIONAL HEALTH CTR OF SW	12/10/2021	Regular	0.00	293.50	59526
1022	DORSEY & WHITNEY LLP	12/10/2021	Regular	0.00	24,627.66	59527
2246	ETECH	12/10/2021	Regular	0.00	408.75	59528
1069	FIRST NATIONAL BANK OMAHA	12/10/2021	Regular	0.00	404.16	59529
	Void	12/10/2021	Regular	0.00	0.00	59530
	Void	12/10/2021	Regular	0.00	0.00	59531
	Void	12/10/2021	Regular	0.00	0.00	59532
2440	HEALTH & SAFETY INSTITUTE	12/10/2021	Regular	0.00	472.15	59533
2125	IMS ALLIANCE	12/10/2021	Regular	0.00	266.10	59534
0210	IMWCA	12/10/2021	Regular	0.00	11,034.00	59535
0214	INTERSTATE ALL BATTERY CENTER	12/10/2021	Regular	0.00	25.20	59536
0842	MENARDS	12/10/2021	Regular	0.00	434.85	59537
2409	MERCY NORTH PHARMACY	12/10/2021	Regular	0.00	6.00	59538
1923	REBECCA MORRIS	12/10/2021	Regular	0.00	83.34	59539
0286	METRO WASTE AUTHORITY	12/10/2021	Regular	0.00	9,363.23	59540
1979	PRAIRIE LANDSCAPES OF IOWA LLC	12/10/2021	Regular	0.00	3,400.00	59541
2548	PROFESSIONAL DEVELOPMENT ACADE	12/10/2021	Regular	0.00	1,995.00	59542
1525	REGISTER MEDIA	12/10/2021	Regular	0.00	602.64	59543
1525	REGISTER MEDIA	12/10/2021	Regular	0.00	302.74	59544
2341	T-MOBILE	12/10/2021	Regular	0.00	500.00	59545
1161	VEENSTRA & KIMM, INC.	12/10/2021	Regular	0.00	70.00	59546
0144	DES MOINES WATER WORKS	12/27/2021	Bank Draft	0.00	22.00	DFT0001339
0144	DES MOINES WATER WORKS	12/27/2021	Bank Draft	0.00	29,999.65	DFT0001340
0144	DES MOINES WATER WORKS	12/27/2021	Bank Draft	0.00	23,119.69	DFT0001341
0772	FRANCOTYP-POSTALIA INC	12/06/2021	Bank Draft	0.00	500.00	DFT0001342
0387	TREASURER - STATE OF IOWA	12/10/2021	Bank Draft	0.00	6,473.00	DFT0001343
0387	TREASURER - STATE OF IOWA	12/10/2021	Bank Draft	0.00	1,645.00	DFT0001344

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	29	23	0.00	128,785.53
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	6	6	0.00	61,759.34
EFT's	0	0	0.00	0.00
	35	33	0.00	190,544.87

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2021	190,544.87
			190,544.87



Payroll Check Register

Checks

Pay Period: 11/22/2021-12/5/2021

Packet: PYPKT00272 - 11/22-12/05/2021 PAID 12/10/2021

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
CHRISTIAN, MARGARET L	3129	Regular	12/10/2021	866.50	1060



Payroll Check Register

Direct Deposits

Pay Period: 11/22/2021-12/5/2021

Packet: PYPKT00272 - 11/22-12/05/2021 PAID 12/10/2021

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	12/10/2021	190.20	102101
BAILEY, BOYCE E	7104	12/10/2021	1,272.64	102102
BERGESON, JOHN W	7121	12/10/2021	1,520.74	102103
BRIGGS, ASHTON S	1511	12/10/2021	674.03	102104
BRUCE, EMMA	3141	12/10/2021	461.55	102105
BUCKLIN, JEFFERY D	1562	12/10/2021	535.51	102106
CARPENTER, JOHN C	5129	12/10/2021	1,326.72	102107
COLLINS JR, ANTHONY M	9152	12/10/2021	1,255.67	102108
COLLINS JR, ANTHONY M	9152	12/10/2021	30.00	102108
COLLISON, PATRICK F	5103	12/10/2021	1,879.29	102109
CORY, JOHN P	7120	12/10/2021	1,368.50	102110
CRITTENDEN, MATTHEW	1567	12/10/2021	634.72	102111
EHLE, AANNA N	1575	12/10/2021	685.95	102112
ELLIOTT, KYLE	1568	12/10/2021	767.35	102113
GERDNER, RONALD L	7122	12/10/2021	1,406.53	102114
HAGAN, SHELBY L	5118	12/10/2021	1,961.35	102115
HAHN, NATHAN D	1521	12/10/2021	264.25	102116
HARMISON, TROY G	1503	12/10/2021	1,276.25	102117
HIGGINS, DAVID P.	7105	12/10/2021	1,191.71	102118
HORTON, JOHN C	7112	12/10/2021	2,299.63	102119
HORTON, JOHN C	7112	12/10/2021	100.00	102119
HUFF, TIMOTHY J	1559	12/10/2021	1,685.62	102120
JESS, JENE N	5123	12/10/2021	2,463.50	102121
JOHNSON, ANNASTASHA	5130	12/10/2021	1,119.58	102122
KLINKER-FELD, MICHELL M	3135	12/10/2021	1,540.45	102123
KOOIKER, ASHTON BRENT	7123	12/10/2021	1,322.99	102124
KREUDER, AARON M	1441	12/10/2021	2,459.84	102125
MANGUM, MEGAN SUSANNA	3142	12/10/2021	353.03	102126
MARSHMAN, CRAIG A	5125	12/10/2021	1,339.68	102127
MORRIS, REBECCA L	1504	12/10/2021	1,824.18	102128
MURRAY, MARGARET	5126	12/10/2021	2,308.15	102129
OLIVER, MARKETA S	8403	12/10/2021	3,084.62	102130
OLIVER, MARKETA S	8403	12/10/2021	300.00	102130
REYNOLDS, RAY A	1537	12/10/2021	725.56	102131
SANDERS, JILL C	3128	12/10/2021	1,984.32	102132
SCHINCKE, MEGAN	3137	12/10/2021	839.66	102133
SCHINCKE, MEGAN	3137	12/10/2021	359.85	102133
SCHROER, DAVID J	1528	12/10/2021	401.95	102134
SMITH, PATRICIA E	1478	12/10/2021	496.04	102135
SPOERRY, DANIELLE M	1527	12/10/2021	1,217.38	102136
SUMMERS, ALAN C	1534	12/10/2021	99.25	102137
VAN HOUTEN, NICOLE M	5121	12/10/2021	1,143.84	102138
WELTHA, CLAYTON	1566	12/10/2021	404.52	102139



Payroll Check Register

Report Summary

Pay Period: 11/22/2021-12/5/2021

Packet: PYPKT00272 - 11/22-12/05/2021 PAID 12/10/2021

Payroll Set: City of Bondurant, IA - 01

Type	Count	Amount
Regular Checks	1	866.50
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	43	48,576.60
Total	44	49,443.10



Payroll Check Register

Checks

Pay Period: 6/1/2021-11/30/2021

Packet: PYPKT00274 - SEMI ANNUAL 06/01-11/30/2021 PAID 12/10/21
Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
ALSHOUSE, JOHN J	1402	Regular	12/10/2021	237.15	1061
COX, JENNIFER J	1491	Regular	12/10/2021	121.91	1062
DICKS, MADISON T	1543	Regular	12/10/2021	420.19	1063
ENOS, WESLEY E	8113	Regular	12/10/2021	1,612.64	1064
HENDRICKSON, JOSEPH E	1483	Regular	12/10/2021	121.91	1065
MURPHY, JARED J	1490	Regular	12/10/2021	772.05	1066
SULLIVAN, CURT D	8109	Regular	12/10/2021	2,862.85	1067
WALLACE III, BOBBY R	1505	Regular	12/10/2021	374.02	1068



Payroll Check Register

Direct Deposits

Pay Period: 6/1/2021-11/30/2021

Packet: PYPKT00274 - SEMI ANNUAL 06/01-11/30/2021 PAID 12/10/21
Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Date	Amount	Number
COX, TARA K	8118	12/10/2021	1,612.64	102140
ELROD, DOUG L	8117	12/10/2021	1,614.54	102141
HIGGINS, DAVID P	1407	12/10/2021	885.75	102142
HURST, MORGHAN	1570	12/10/2021	932.73	102143
KOBER, ANDREW M	1557	12/10/2021	859.72	102144
KOBER, MICHAEL J	1540	12/10/2021	1,140.88	102145
MCKENZIE, ANGELA LEA	8119	12/10/2021	1,232.70	102146
MURPHY, BETHANY	1573	12/10/2021	147.76	102147
PEFFER, BOB L	8115	12/10/2021	1,612.64	102148
SANCHEZ, OSCAR	1564	12/10/2021	563.33	102149
SHILLING, DAVID N	1563	12/10/2021	822.84	102150
SICKELS, CHRIS A	1410	12/10/2021	287.07	102151
SUND, ROBIN	1569	12/10/2021	300.13	102152
VIRDEN, CHAD JOHNATHAN	1576	12/10/2021	14.78	102153
WILES, MITCHELL	1574	12/10/2021	236.42	102154



Payroll Check Register

Report Summary

Pay Period: 6/1/2021-11/30/2021

Packet: PYPKT00274 - SEMI ANNUAL 06/01-11/30/2021 PAID 12/10/21
Payroll Set: City of Bondurant, IA - 01

Type	Count	Amount
Regular Checks	8	6,522.72
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	15	12,263.93
Total	23	18,786.65



Refund Check Register

Refund Check Detail

UBPKT02239 - Refunds 01 UBPKT02237 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01965-03	KYLE GRACEY	12/3/2021	59446	67.24			67.24	Generated From Billing
01-02158-07	BRIAN BAKER	12/3/2021	59447	67.96			67.96	Generated From Billing
01-02180-04	CHRISTINE MORRISON	12/3/2021	59448	50.70			50.70	Generated From Billing
01-02411-06	JENNIFER LAPPE	12/3/2021	59449	109.18			109.18	Generated From Billing
01-02626-01	THOMAS SHEEDY	12/3/2021	59450	162.20			162.20	Generated From Billing
01-02722-02	GRADY EICHENBERGER	12/3/2021	59451	66.52			66.52	Generated From Billing
01-03133-11	COVEY, KRYSTA	12/3/2021	59452	106.36			106.36	Generated From Billing
01-03190-03	WILES, MITCHELL L	12/3/2021	59453	120.13			120.13	Generated From Billing
01-03207-03	TIERRA WEBER	12/3/2021	59454	55.40			55.40	Generated From Billing
02-02010-02	JESSICA SUE GONZALEZ	12/3/2021	59455	66.52			66.52	Generated From Billing
05-02631-01	TERRY FLEMMENS	12/3/2021	59456	75.17			75.17	Generated From Billing
06-02282-04	KIM BURGETT	12/3/2021	59457	75.17			75.17	Generated From Billing
06-02289-01	LARRY DEWEY	12/3/2021	59458	73.73			73.73	Generated From Billing
06-02465-03	HEATHER WEICHT	12/3/2021	59459	52.59			52.59	Generated From Billing
14-03149-09	MCKINNEY, HEATHER S	12/3/2021	59460	81.82			81.82	Generated From Billing
15-01461-02	JUSTIN COLLINGWOOD	12/3/2021	59461	167.96			167.96	Generated From Billing
16-01401-00	HAPPE HOMES	12/3/2021	59462	68.60			68.60	Generated From Billing
16-01431-00	REDWOOD BUILDERS LLC	12/3/2021	59463	69.67			69.67	Generated From Billing
16-01434-00	TANZANITE HOMES	12/3/2021	59464	30.85			30.85	Generated From Billing
16-01555-00	GREENLAND HOMES	12/3/2021	59465	89.37			89.37	Generated From Billing
16-01582-00	REDWOOD BUILDERS LLC	12/3/2021	59466	100.70			100.70	Generated From Billing
Total Refunds: 21			Total Refunded Amount:	1,757.84				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1757.84
Revenue Total:	1757.84

General Ledger Distribution

Posting Date: 12/03/2021

Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER			
600-000-1101	CLAIM ON POOLED CASH	-1,757.84	Yes

General Ledger Distribution

Posting Date: 12/03/2021

	Account Number	Account Name	Posting Amount	IFT
	600-050-2141	APPLIED CREDITS	1,757.84	
		600 Total:	0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-1,757.84	
	999-050-2300	DUE TO OTHER FUNDS	1,757.84	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

Iowa Department of
REVENUE

July-June
12/30/22

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

23568

**Iowa Retail Permit Application
for Cigarette/Tobacco/Nicotine/Vapor**

<https://tax.iowa.gov>

Instructions on the reverse side

For period (MM/DD/YYYY) 11 / 17 / 21 through June 30, 2022

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade Name/DBA Dollar General Store #23568

56.25 See attached

Physical Location Address 501 Hawthorne Crossing Dr SE City Bondurant ZIP 50035

Mailing Address 100 Mission Ridge City Goodlettsville State TN ZIP 37072

Business Phone Number TBD

Legal Ownership Information:

Type of Ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☐ LLC ☒ LLP ☐

Name of sole proprietor, partnership, corporation, LLC, or LLP Dolgencorp, LLC

Mailing Address 100 Mission Ridge City Goodlettsville State TN ZIP 37072

Phone Number 615-855-4000 Fax Number 877-364-4130 Email tax-beerandwinelicense@dollargeneral.com

Retail Information:

Types of Sales: Over-the-counter ☒ Vending machine ☐

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)

Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☐ Vapor Products ☐

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store ☐ Bar ☐ Convenience store/gas station ☐ Drug store ☐
Grocery store ☐ Hotel/motel ☐ Liquor store ☐ Restaurant ☐ Tobacco store ☐

Has vending machine that assembles cigarettes ☐ Other ☒ Retail General Merchandise

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Name (please print) Emily Taylor

Signature [Signature]

Date 11/17/21

Name (please

Signature

Date

Vendor #375777

Invoice #202223568TOBCITY19

Batch #21937

\$ 56.25

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY - MUST BE COMPLETE

- Fill in the amount paid for the permit: _____
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: _____
- Fill in the name of the city or county issuing the permit: _____
- New ☐ Renewal ☐

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

70-014a (06/22/17)

General Instructions

- Fill in the month, day, and year that this application covers.
- All permits expire annually on June 30th.
- A new application must be submitted every year.
- All items must be completed.
- A permit will not be issued until the application is properly completed and approved.

Business Information

- Fill in the trade name/DBA of the business.
- Fill in the physical location address, city, and ZIP.
- Fill in the mailing address or PO Box, city, and ZIP.
- Fill in the 10-digit telephone number of the business.

Legal Ownership Information

- Check the legal ownership type of the business.
- Fill in the name(s) of the sole proprietor, partnership, the corporation, the LLC, or the LLP that is the legal owner of the business. This is not the store manager or the corporate president. Do not fill in the name of a person unless the type of ownership is sole proprietor.
- Fill in the 10-digit telephone number, fax number, and email address of the legal owner.

Retail Information

- Check the box for the type of sales at the business.
- If you make delivery sales of alternative nicotine or vapor products, also complete an Annual Application for Iowa Cigarette Permit, Tobacco Tax License, or Delivery Seller Permit 70-015.
- Check the types of products sold at the business.
- Check the box that best describes the type of business establishment.
- Print the name of the sole proprietor, the partner(s), or corporate official signing this application.
- Sign and date the application. The application must be signed by the owner, one of the partners, or one of the corporate officers listed above. A preparer's or store manager's signature is not acceptable.
- Return this application and fee to your local jurisdiction: city clerk (within city limits) or county auditor (outside of city limits).

Permit Fees

- The price of a retail permit depends on the location of the business and the month issued.

Location	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun
Outside of city limits	\$50.00	\$37.50	\$25.00	\$12.50
City of less than 15,000	\$75.00	\$56.25	\$37.50	\$18.75
City of 15,000 or more	\$100.00	\$75.00	\$50.00	\$25.00

For City Clerk/County Auditor Only

- Send completed/approved applications within 30 days of issuance to:
Email: iapledge@iowaabd.com
Fax: 515-281-7375

Visit the Iowa Department of Revenue at (<https://tax.iowa.gov>) to find information regarding minimum price, a list of approved brands, a list of licensed distributors, and answers to frequently asked questions.

All retailers need to sign up for the cigarette/tobacco elist (Listserv).

Dollar General · 100 Mission Ridge · Goodlettsville, TN 37072-2171

DATE 12/09/2021
PAGE 1

VENDOR ID 375777 BONDURANT CITY OF		CHECK NO. 7087638			
INVOICE NO	DESCRIPTION	PO NUMBER	GROSS	DISCOUNT	NET
202223568TOBCITY19			\$56.25	\$0.00	\$56.25
TOTALS:			\$56.25	\$0.00	\$56.25

Detach at Perforation Before Depositing Check

THIS DOCUMENT HAS A VOID PANTOGRAPH, MICROPRINTING AND AN ARTIFICIAL WATERMARK.

DOLLAR GENERAL

Save time. Save money. Every day!

DOLGENCORP, LLC.
100 Mission Ridge
Goodlettsville, TN 37072-2171

31-300
1243
Key Bank National Association

Check No. 7087638

Date 12/9/2021

Check Amount
\$ *****56.25

Void After 90 Days

PAY *Fifty Six and 25/100 Dollars*

TO THE
ORDER
OF
BONDURANT CITY OF
200 2ND ST NE
BOX 37
BONDURANT IA 50035
(375777)

Barb Zorn

⑈07087638⑈ ⑆124303007⑆ 440993504370⑈

See Reverse Side For Easy Opening Instructions

DOLLAR GENERAL

Save time. Save money. Every day!

100 Mission Ridge
Goodlettsville, TN 37072-2171

7087638

BONDURANT CITY OF
200 2ND ST NE
BOX 37
BONDURANT IA 50035

REMOVE BOTH SIDE STUBS FIRST

FOLD, CREASE AND REMOVE THIS STUB AT PERFORATION

REMOVE STUBS AT BOTH ENDS FIRST

THEN FOLD, CREASE AND REMOVE THIS STUB AT PERFORATION

REMOVE BOTH SIDE STUBS FIRST

FOLD, CREASE AND REMOVE THIS STUB AT PERFORATION

ENDORSE CHECK HERE

X

DO NOT WRITE / SIGN / STAMP BELOW THIS LINE

DEPOSITORY BANK ENDORSEMENT

FEDERAL RESERVE BOARD OF GOVERNORS, U.S.A.

Face of document is blue. Document security includes
copy void safety, microprinting and ultraviolet
watermark.
*Product design is a registered mark of the Check Payment System Association.



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

Item No. 5.d.
For Meeting of 12/20/2021
Resolution

TITLE: -Resolution adopting Conduit Revenue Bond Policy

CONTACT PERSON:

Marketa Oliver, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: Recently, the City was asked to approve a conduit bond for a non-profit in the metropolitan area. 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's bank qualification status renews on January 1, 2022.

The City typically receives a fee for handling the conduit. Recently, during discussions with the non-profit entity's legal counsel about the amount of the fee, it became apparent that the City should have a policy for what our expectations are when being asked to handle a conduit bond issue. The bond issue does require significant staff attention, both upon issuance as well as some ongoing reporting. To that end, staff researched conduit bond policy best practices with other communities and drafted the attached policy. Staff is recommending creating a Conduit Revenue Bond policy. The policy establishes and maintains uniform definitions and procedures concerning the issuance of conduit revenue bond to qualifying nonprofit organizations for the City of Bondurant. Previously, the City would issue conduit bonds for a fee, established case by case and had no guidance for application and or a schedule of fees. As Bondurant has grown, this is no longer feasible. Staff recommends adopting the Conduit Revenue Bonds policy to ensure clear and universal guidance surrounding schedule of fees, application process, and deadlines.

This enables us to set the expectations up front on what the City requires in terms of both time and compensation for handling a conduit bond issuance.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211220-352

2. Conduit Revenue Bond Policy

CITY OF BONDURANT
RESOLUTION NO. 211220-352

RESOLUTION ADOPTING BAD DEBT POLICY FOR THE CITY OF BONDURANT

WHEREAS, the City Council of the City of Bondurant, Iowa, did on December 20, 2021, adopts a Conduit Revenue bond Policy; and

WHEREAS, The Council establishes that a deadline for application for consideration of issuance is set at November 1 of the year in which the issuance is being requested; and

WHEREAS, based upon the recommendation of the Finance and Employees Services Director, the City Council deems it appropriate to adopt a schedule of fees regarding the policy.

Application Fee: \$500
Direct Cost: Invoiced as incurred
Issuance Cost: .15% of the par amount or \$10,000 whichever is higher

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA, that the attached Conduit Bond Policy be adopted and supersedes any and all previous policies.

Passed this 20th day of December 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, IOWA CONDUIT REVENUE BOND POLICY

1. This policy includes any conduit bonds, notes or other obligations (the “Conduit Bonds”) issued by the City of Bondurant, Iowa, for the benefit of private entities, issued pursuant to Iowa Code Chapter 419.

2. It shall be the applicant’s responsibility to provide all necessary documents, resolutions, forms, and related materials (the “Financing Documents”) to the City and its legal counsel for review for the financing and to request any required action by **November 1st of the year in which the bonds would be issued. A completed application form and application fee of \$500 is due to the city at the time of request.** All Financing Documents are subject to final review by the City and its legal counsel.

3. The applicant will be required to cause to be paid all direct costs incurred by the City for the City’s consideration, review, and/or issuance of Conduit Bonds; including but not limited to costs for copying, mailing, legal fees, and publication of notices, whether or not the Conduit Bonds are ultimately issued by the City. Additionally, the applicant shall pay the City a fee, payable at the time of closing on the Conduit Bonds, equal to **0.15% of the par amount of the Conduit Bonds issued (for example the issuer fee for \$7,000,000 par amount of the Conduit Bonds is \$7,000) or minimum of \$10,000 whichever is higher.**

4. The City reserves the right to deny any application for financing at any time.

5. The applicant shall be required to provide the City with a final transcript of the Financing Documents, including, without limitation, an attorney opinion addressed to the City, acceptable to the City and its legal counsel, regarding the legality of the Conduit Bonds.

Adopted: _____, _____

Resolution: _____



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

Item No. 5.e.
For Meeting of 12/20/2021
Resolution

TITLE: - Resolution reappointing Lisa Cameron and Brian Clayton to the Planning & Zoning Commission

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Lisa Cameron and Brian Clayton's current terms on the Planning & Zoning Commission are set to expire on December 31, 2021. They have shown interest in renewing their terms and continuing to serve the City. If reappointed, Lisa and Brian's terms will expire on December 31, 2026.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211220-353 P&Z Reappointment, Cameron & Clayton-MO

CITY OF BONDURANT
RESOLUTION NO. 211220-353

RESOLUTION REAPPOINTING LISA CAMERON AND BRIAN CLAYTON TO THE
PLANNING & ZONING COMMISSION

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

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

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

WHEREAS, Lisa Cameron and Brian Clayton have shown interest to renew their terms; AND

WHEREAS, their new terms will go into effect from January 1, 2022 until December 31, 2026,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the appointment of Lisa Cameron and Brian Clayton to the Planning & Zoning Commission is hereby approved as presented.

Passed and adopted this 20th day of December 2021,

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
McKenzie				
Elrod				
Enos				
Cox				
Peffer				



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

Item No. 5.f.
For Meeting of 12/20/2021
Resolution

TITLE: -Resolution approving Street Lighting Proposal from Mid-American Energy for the Shiloh Rose Parkway and 23rd Street SW Public Improvements Project in the amount of \$119,266.14

CONTACT PERSON:

Marketa Oliver, City Administrator
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Attached is the proposal from MidAmerican Energy Company for the installation of street lighting in the City. This proposal is for the installation of 20 100W streetlights along Shiloh Rose Parkway and 23rd St. SW adjacent to the newly constructed Project Omega. The cost of this proposal is \$119,266.14. Since this is over the \$100K threshold, Mid-American is required to only charge the actual cost incurred to install. This cost was factored into the total project cost budget for Project Omega Public Improvements and should not affect the overall total cost of the project. These lights were installed as part of Project Omega (the Amazon Sortation Center). The lights were installed as part of roadway improvements related to this economic development project.

Staff and engineers from Shive-Hattery have reviewed the proposed layout and have found it to be acceptable.

FUNDING SOURCE: TIF/Bonds/Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211220-354
2. Street Lighting Letter - Shiloh Rose Pkwy Pt 1

CITY OF BONDURANT
RESOLUTION NO. 211220-354

RESOLUTION APPROVING STREET LIGHTING PROPOSAL FROM MID-AMERICAN
ENERGY COMPANY FOR THE SHILOH ROSE PARKWAY AND 23rd STREET SW
PUBLIC IMPROVEMENTS PROJECT

WHEREAS, the proposal documents were submitted to the City by Mid-American Energy Company on March 10th, 2021

WHEREAS, the proposal is to supply 20 100W Streetlights for the Shiloh rose Parkway and 23rd St. SW Public improvement Project; AND

WHEREAS, the streetlights have been installed; AND

WHEREAS, City Staff and Engineers from Shive-Hattery have reviewed this document and found it to be in order.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the street lighting proposal from Mid-American Energy Company in the amount of \$119,266.14 is hereby approved.

Passed this 20th day of December 2021,

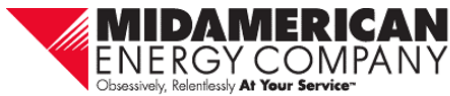
By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				



MidAmerican Energy Company
PO Box 657
Des Moines, IA 50306

3/10/2021

City of Bondurant
Attention: John Horton
jhorton@cityofbondurant.com

Dear Mr. Horton:

Enclosed is our streetlight proposal for the City of Bondurant; WMIS: 2860800

This proposal includes the installation of streetlights on:

Shiloh Rose Parkway & 23rd Street SW

We Propose To:

Install:	20	100W	LED streetlights on galvanized poles
----------	-----------	------	--------------------------------------

The cost for this work is estimated at **\$119,266.14**. Since the cost of this project is over \$100,000, Applicant is required by tariff to pay actual costs upon completion of the work, which could result in an additional charge or a lesser charge to the Applicant.

These lights will be installed on steel poles and served by underground conductors, but will be billed to the city at the wood pole, overhead rate because the City has agreed to pay the streetlight facilities charge.

MidAmerican Energy Company's street light proposal is based on the approved street light analysis provided by the City. MidAmerican Energy Company will install the lights based on the staked locations provided in the field by the City.

If this proposal meets with your approval, please sign and return one (1) copy of this letter and one (1) copy of the print. MidAmerican Energy will bill the City for the actual cost after the work has been completed. MidAmerican Energy Company will release the work upon receipt of the signed proposal.

3/10/2021

Page 2

Upon receipt of your approval, we will prepare work instructions and schedule the installation of these lights when the site is ready. This proposal is valid for 90 days and if MidAmerican Energy Company construction has not commenced within 12 months it may be voided.

If you have any questions, please contact me at (515) 252-6730.

Sincerely,
MidAmerican Energy Company



Matt Novy
Customer Project Coordinator

Enclosures

Accepted By: John C. Horton- Public Works Director
John C. Horton- Public Works Director (Apr 21, 2021 13:59 CDT)

Date: Apr 21, 2021 Date Service Required: 10-1-2021

LEGEND	
GRAPHIC	DESCRIPTION
	EXISTING OVERHEAD 1-PHASE CONDUCTOR
	EXISTING OVERHEAD 2-PHASE CONDUCTOR
	EXISTING OVERHEAD 3-PHASE CONDUCTOR
	EXISTING OVERHEAD FEEDER
	EXISTING OVERHEAD TRANSMISSION
	EXISTING UNDERGROUND 1-PHASE CABLE
	EXISTING UNDERGROUND 2-PHASE CABLE
	EXISTING UNDERGROUND 3-PHASE CABLE
	EXISTING UNDERGROUND FEEDER
	EXISTING OVERHEAD SECONDARY CONDUCTOR
	EXISTING OVERHEAD STREETLIGHT CONDUCTOR
	EXISTING UNDERGROUND SECONDARY CABLE
	EXISTING UNDERGROUND STREETLIGHT CABLE
	EXISTING CUSTOMER OWNED SECONDARY
	EXISTING OVERHEAD TRANSFORMER
	EXISTING OVERHEAD TRANSFORMER BANK
	EXISTING OVERHEAD FUSE
	EXISTING OVERHEAD SWITCH
	EXISTING OVERHEAD CAPACITOR BANK
	EXISTING VOLTAGE REGULATOR
	EXISTING RECLOSER
	EXISTING OVERHEAD FAULT INDICATOR
	EXISTING 1-PHASE PADMOUNT TRANSFORMER
	EXISTING 3-PHASE PADMOUNT TRANSFORMER
	EXISTING 4-BAY SWITCHGEAR
	EXISTING 6-BAY SWITCHGEAR
	EXISTING FUSED ENCLOSURE
	EXISTING PRIMARY ENCLOSURE
	EXISTING PAD MOUNT CAPACITOR BANK
	EXISTING SECONDARY PEDESTAL
	EXISTING SECONDARY HANDHOLE
	EXISTING MEC TRANSMISSION POLE
	EXISTING MEC DISTRIBUTION POLE
	CUSTOMER OWNED POLE
	EXISTING DOWN-GUY
	EXISTING STREETLIGHT
	EXISTING SECURITY LIGHT
	EXISTING FLOOD LIGHT
	EXISTING PRIMARY RISER
	EXISTING PRIMARY SPLICE
	EASEMENT
	CUSTOMER INSTALLED DUCT
	INSTALLATIONS ARE DISPLAYED IN RED
	REMOVALS ARE DISPLAYED IN GREEN

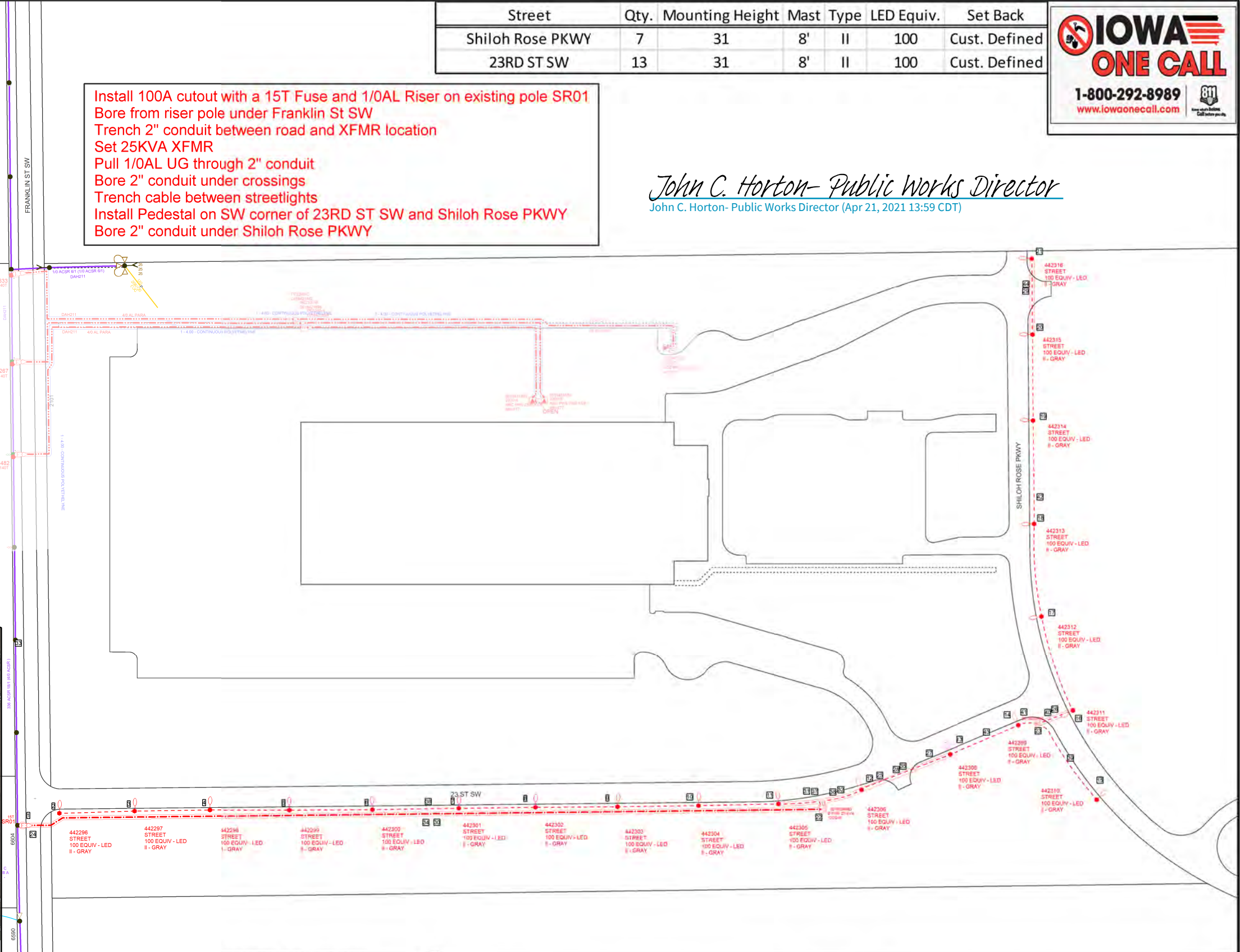
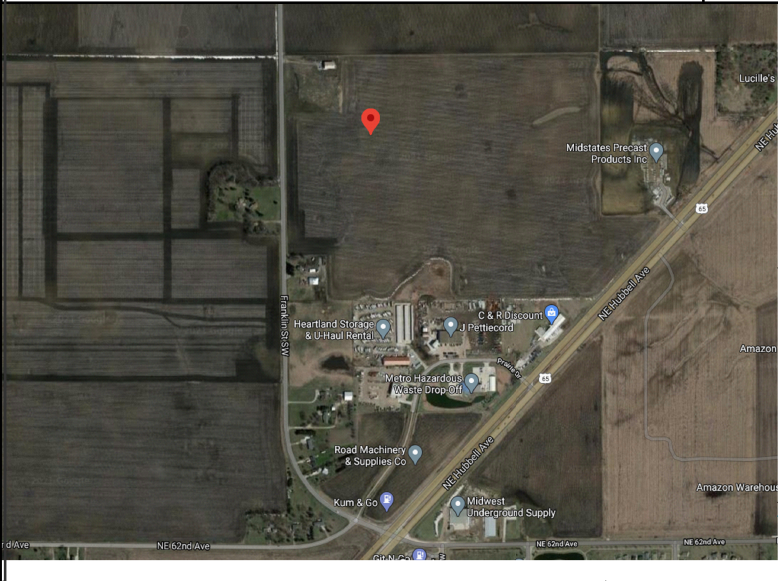
Street	Qty.	Mounting Height	Mast	Type	LED Equiv.	Set Back
Shiloh Rose PKWY	7	31	8'	II	100	Cust. Defined
23RD ST SW	13	31	8'	II	100	Cust. Defined

IOWA
ONE CALL

1-800-292-8989
www.iowaonecall.com

Install 100A cutout with a 15T Fuse and 1/0AL Riser on existing pole SR01
Bore from riser pole under Franklin St SW
Trench 2" conduit between road and XFMR location
Set 25KVA XFMR
Pull 1/0AL UG through 2" conduit
Bore 2" conduit under crossings
Trench cable between streetlights
Install Pedestal on SW corner of 23RD ST SW and Shiloh Rose PKWY
Bore 2" conduit under Shiloh Rose PKWY

John C. Horton- Public Works Director
John C. Horton- Public Works Director (Apr 21, 2021 13:59 CDT)



Cust: BONDURANT STLGHTS - SHILOH ROSE PKWY
Addr: SHILOH ROSE
City: BONDURANT
Crew HQ:DMAT

X = 1644721 Y = 612409

WMS_REV:2860800-1
Date: 3/4/2021
Scale: 1 IN = X FT
Designer: BROWN,JACOB N

DISCLAIMER OF LIABILITY
NOTE: This drawing reflects facilities in place at the time of its preparation and is subject to change at any time. For current facility information, please contact MidAmerican Energy Company. Further, MidAmerican Energy Company disclaims all liability and responsibility for all claims and damages including but not limited to, personal injury, death and property damage, resulting from any authorized or unauthorized use of, or reliance upon, this drawing for any purpose.



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

Item No. 5.g.
For Meeting of 12/20/2021
Resolution

TITLE: -Resolution approving payment to MidAmerican Energy for Street lighting Proposal from MidAmerican Energy for the Shiloh Rose Parkway SW Project Bluejay/SW Corridor Public Improvements Project in the amount of \$23,597.96

CONTACT PERSON:

Marketa Oliver, City Administrator
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Attached is the invoice from MidAmerican Energy Company for the installation of four streetlights on the east end of Shiloh Rose Pkway, near the entrance to MidStates Precast Products' facility. These lights were installed as part of Project Bluejay (the Amazon Distribution and Fulfillment Center). The lights were installed as part of the second phase of roadway improvements related to this economic development project.

FUNDING SOURCE: TIF/Bonds/Grants

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211220-355
2. Invoice for payment - Bondurant - Streetlights

CITY OF BONDURANT
RESOLUTION NO. 211220-355

RESOLUTION APPROVING PAYMENT FOR STREET LIGHTING PROPOSAL FROM
MID-AMERICAN ENERGY COMPANY FOR THE SHILOH ROSE PARKWAY SW
PROJECT BLUE JAY/SW CORRIDOR PUBLIC IMPROVEMENTS PROJECT

WHEREAS, the proposal documents were submitted to the City by Mid-American Energy Company on March 10th, 2021, AND

WHEREAS, the proposal is to supply 4 100W Streetlights for the Shiloh Rose Parkway SW Project Blue Jay/SW Corridor Public improvement Project, AND

WHEREAS, the total cost for this proposal is \$23,597.96, AND

WHEREAS, the streetlights have been installed; AND

WHEREAS, City Staff and Engineers from Shive-Hattery have reviewed this document and found it to be in order.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the street lighting proposal from Mid-American Energy Co. is hereby approved.

Passed this 20th day of December 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				



MidAmerican Energy
PO BOX 657
Des Moines, IA 50306

INVOICE

December 16, 2021

City of Bondurant
Attention: John Horton
jhorton@cityofbondurant.com

**RE: Installation of 4 streetlights on East end of Shiloh Rose Pkwy, Bondurant
WMIS # 2870254**

Dear Mr. Horton:

MidAmerican Energy has completed the work for the above referenced project. The total amount due for this project is **\$23,597.96**.

Please send payment of **\$23,597.96** to:

MidAmerican Energy Company
Attn: Matt Novy - DMCC
PO Box 657
Des Moines, IA 50306

Sincerely,
MidAmerican Energy Company

Matt Novy
Customer Project Coordinator



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

Item No. 5.h.
For Meeting of 12/20/2021
Resolution

TITLE: -Resolution approving the Top Farms Property Preliminary Plat

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Brief History

The Planning and Zoning Commission recommends approval of the Top Farms Property Preliminary Plat to the City Council. The preliminary plat developer is Hubbell Realty Company. The preliminary plat was submitted by Civil Design Advantage. Once fully constructed, this preliminary plat area will contain 178 lots for single-family detached development, a 7.97-acre Outlot W for multi-family/townhome development, a 4.55-acre Outlot U for commercial or multi-family/townhome development, a 5.46-acre Outlot T for commercial or multi-family/townhome development, a 2.51-acre park, and several privately-owned outlots for stormwater management. The first page of the submitted preliminary plat shows the phasing plan - Phase 1 includes the first 82 lots for single-family detached development, the public parkland area, and Outlot W; Phase 2 includes the next 43 lots for single-family detached development and Outlot U; and Phase 3 includes the last 53 lots for single-family detached development and Outlot T.

This preliminary platting area is located north of the existing Park Side Plat 2 area along Highway 65 in the area highlighted in yellow below.



All areas within the Top Farms Property Preliminary Plat area are currently zoned as being within the City's Planned Unit Development (R-5) District as a result of City Council's Ordinance #210907-210 which resulted in a rezoning from the Agricultural (A-1) District to the R-5 District.

Analysis:

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

Comprehensive Plan/Future Land Use Map - the City's Comprehensive Plan, and more specifically its Future Land Use Map, were evaluated as part of the rezoning Ordinance #210907-21, as this rezoning ordinance also included a Future Land Use Map update component. This Future Land Use Map update component included an amendment from single-family residential to multi-family and multi-family/commercial in the areas proposed for such use in the Top Farms Property Preliminary Plat. This Future Land Map Amendment was found to be consistent with the following objectives of the Comprehensive Plan relative to the Highway 65 Corridor Growth Area: create focused, condensed areas of commercial development at strategic intersections along Highway 65; and provide a range of housing alternatives along the corridor including high and medium density housing.

Zoning - the Top Farms Property Preliminary Plat proposes the same bulk regulations approved as part of the Top Farms PUD Conceptual Plan. The preliminary plat should be updated to no longer reference an A-1 District, since this land is now all zoned R-.5

Parkland Dedication - this Top Farms Property Preliminary Plat proposes a combination of both public parkland dedication and then also payment in lieu of public parkland to make up for the difference in acres required. The preliminary plat proposes 2.51-acre public park, but the number of dwelling units proposed exceeds a 2.51-acre public park area. Fees in lieu of public parkland are acceptable per Section 180.06.7 of the Subdivision Code. The fee in lieu will be required at the time a final plat is considered where the number of units proposed exceeds a 2.51-acre park equivalent. The fee in lieu fee will be determined by an appraiser based on the valuation of public parkland required for that current final plat at the time a final plat is considered.

The first phase of single-family detached development requires that at least 1.23 acres of public parkland be established. Minimum public parkland dedication requirements for the first phase of multi-family/townhome development on Outlot W will be evaluated at a later date after the City has received a site plan for such development area; this will be the same for Phase 2 and 3.

Below is an explanation of how minimum public parkland acres are calculated:

Single-family or townhome - # of units X 3 X 0.005

Multi-family - # of units X 2 X 0.005

Streets -

All of the interior right-of-way within the subdivision area will be 60'-wide.

The following streets will be 29'-wide wide:

- Paine Street NE north to 16th Street NE/NE 86th Avenue
- Street D from the west plat boundary to 16th Street NE
- Street E east of Street D to Highway 65

The remaining streets will be 26'-wide.

In conjunction with the Top Farms development, the City will upgrade and pave 16th Street NE/NE 86th Avenue to an urban section. The intersection at the northeast corner of Top Farms will be realigned to better match the intersection with Highway 65. It is anticipated that this street corridor will be a 3-lane section. An explanation of the developer's share of this cost was provided by staff on September 8th.

The Top Farms Property Preliminary Plat shows a connection of Street E out to Highway 65. This intersection will be a right in and right out only intersection. The preliminary plat shows a separated right turn lane for south bound traffic on Highway 65 approaching the intersection with Street E. It appears the widening taper for the right turn lane encroaches into the area proposed for the relocated intersection of Highway 65 and 16th Street NE/NE 86th Avenue; the City Engineer has noted this and such

feedback has been factored in as part of comment #1 on the attached resolution.

It has been relayed that the intersections of Paine Street NE and Street D with 16th Street NE/NE 86th Avenue need to be coordinated between the Top Farms project and the City project; this has been factored in as part of comment #1 of the attached resolution.

Streets Master Plan - below is a clip from the Streets Master Plan. The Streets Master Plan shows the approximate realignment of the intersection of 16th Street NE/NE 86th Avenue as it approaches Highway 65.



Traffic Impact Study - the required Traffic Impact Study has not yet been finalized; this has been factored in as part of the attached resolution.

Sidewalks - 5'-wide public sidewalks will be required along all internal streets.

Trails - the 2013 Park, Trail & Greenway Master Plan identifies a trail along the 16th Street NE/NE 86th Avenue corridor; this trail will be factored in as part of the design and cost share of the City's 16th Street NE/NE 86th Avenue street project.

The Top Farms Property Preliminary Plat shows a paved trail section along the south edge of Outlot Z and Lot 48. This proposed trail area will help to establish a potential future connection west and south to the existing Park Side Plat 2 trail. This Park Side Plat 2 trail in the future will tie into the BRSC/Lake Petocka area.

Utilities -

- **Water** - the preliminary plat shows 8" water mains extending along all of the interior streets. The water main plan includes an 8" main extending on Street E from Street D to approximately the right-of-way line of Highway 65.

When the City constructed the 12" water main along the westerly side of Highway 65 through Park Side, the intent was for the water main to continue northerly along the westerly side of Highway 65 up to 16th Street NE/NE 86th Avenue. The preliminary plat does not show an extension of the 12" water main northeasterly along Highway 65 to 16th Street NE/NE 86th Avenue. This 12" water main extension is necessary, as it is part of the City of Bondurant's long range water plan; this is factored in as part of the attached resolution via comment #1.

The hydrant coverage circles are satisfactory for the single-family detached lots. The hydrant coverage is not currently adequate for the multi-family and commercial development areas of Outlots T, U, and W; an additional water main and hydrant coverage will be necessary as each of these three lots develop at a future date; this has been factored in as part of the attached resolution via comment #1.

The water connection fee district fees will be due at the time a final plat is considered.

- **Sanitary Sewer** - sanitary sewer service to this Top Farms Property Preliminary Plat is provided by extending the existing sewer on Paine Street NE northerly to 16th Street NE/NE 86th Avenue. The preliminary plat shows the sanitary sewer along Paine Street NE stopping in the south right-of-way area of 16th Street NE/NE 86th Avenue; the City may require that the developer bring this to the north portion of the right-of-way as part of the developer's Phase 3 process if the City of Bondurant has not yet completed its 16th Street NE/NE 86th Avenue corridor improvements.

The City Engineer has previously indicated to the developer that this sanitary sewer will need to be kept at the flattest slope practical to provide sewer service for the Top Farms area and allow for sewer to be extended north of 16th Street NE/NE 86th Avenue; this sewer design will be reviewed in further detail by the City Engineer at the time of construction plat review.

The sanitary sewer connection fee district fees will be due at the time a final plat is considered.

- **Storm** - the stormwater detention plan shows a total of four detention basins - these basins are located on Outlot Y, Outlot Z, and two interconnected basins on Outlot S.

The only outlet for the storm water drainage tributary to the detention basin is the outlet on the south side of the stormwater detention basin on Outlot Z. This storm sewer discharges to the drainage facilities at Park Side and is tributary to the east basin in Park Side.

The overall drainage pattern can be summarized as follows: front yards drain to the streets; the rear yards adjacent to the detention basins drain to the detention basins; all rear yard areas not directly tributary to detention basins are tributary to a rear

yard storm sewer system; and the rear yard storm sewer system uses a series of linear storm sewers along the rear lot line combined with small collection basins at each intake.

The City's policy is that storm sewers and storm sewer easements are public. However, overland drainage easements and detention basins are private; this has been factored in as part of the attached resolution via comment #1.

FEMA Floodplain - this property is not located within FEMA's 100-year floodplain.

City's Stream Buffer Ordinance - this property is not located within the City's Stream Buffer Ordinance area.

Comments from City Officials & Private Utilities-

- City Engineer - Bob Veenstra, City Engineer, has reviewed the preliminary plat and stormwater management report. His feedback is reflected in this agenda statement. His detailed feedback has been relayed to the developer and developer's engineer. His feedback has been factored in as comment #1 on the attached resolution.
- Public Works Director - reviewed and noted no additional comments beyond Bob Veenstra's comments.
- Fire Department - reviewed and requested clarification from Planning that the street labels are just placeholders; Planning confirmed that yes, the street labels are just placeholders at this point.
- The following entities were notified via email on November 8th: Post Office, Bondurant-Farrar Community School District, Aueron, Century Link, Mediacom, MidAmerican Energy Company, Mi-Fiber, Northern Natural Gas, Windstream, and the Iowa DOT. The following comment was received:
 - MidAmerican Energy Company requested that the developer flip locations of certain gas easement and public utility easements for consistency with the Park Side Plat 2 development area immediately south.

FUNDING SOURCE: N/A for preliminary plat review

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed the Top Farms Property Preliminary Plat during their meeting on December 9, 2021 and voted on recommended approval with a 5-0 vote. The Commission's recommended approval included the Code clarification items listed on the attached resolution.

Staff recommends approval of the attached resolution and notes that the preliminary plat meets the zoning requirements approved by Council earlier this year.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211220-356
2. Top Farms Property Preliminary Plat_01_2021-11-08

CITY OF BONDURANT
RESOLUTION NO. 211220-356

RESOLUTION APPROVING THE TOP FARMS PROPERTY PRELIMINARY PLAT

WHEREAS, the developer is Hubbell Realty Company; AND

WHEREAS, the engineer is Civil Design Advantage; AND

WHEREAS, the preliminary plat is legally described as follows; AND

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

WHEREAS, the Planning and Zoning Commission reviewed the Top Farms Property Preliminary Plat on December 9, 2021 and voted on recommended approval of preliminary plat as noted in the Code clarification items listed in this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Top Farms Property Preliminary Plat is hereby approved subject to the following City Code clarification items:

- 1.) That the comments noted as part of Bob Veenstra's review memo must be addressed as part of a resubmitted preliminary plat or eventual detailed construction plans.
- 2.) That the required Traffic Impact Study must be finalized, and findings of this study must be reflected in the updated preliminary plat if necessary.
- 3.) Acknowledgement that the Top Farms Property Preliminary Plat proposes a combination of public parkland dedication and fees in lieu. Such fees will be due as part of the final plat phasing process. The fees in lieu will be determined by an appraiser after the improvements of the final plat have been finalized.
- 4.) That Top Farms Property Preliminary Plat be updated to note the existing zoning as R-5 Planned Unit Development (R-5) and not A-1.
- 5.) That feedback relayed by MidAmerican Energy Company must be taken into account as part of a resubmitted preliminary plat.
- 6.) That payment into the connection fee district fee areas will be due at each time a final plat is considered.
- 7.) That there will be a developer cost-share responsibility of the 16th Street NE/NE 86th Avenue corridor as noted in a summary to the developer's engineer in September 2021.

Passed this 20th day of December 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.

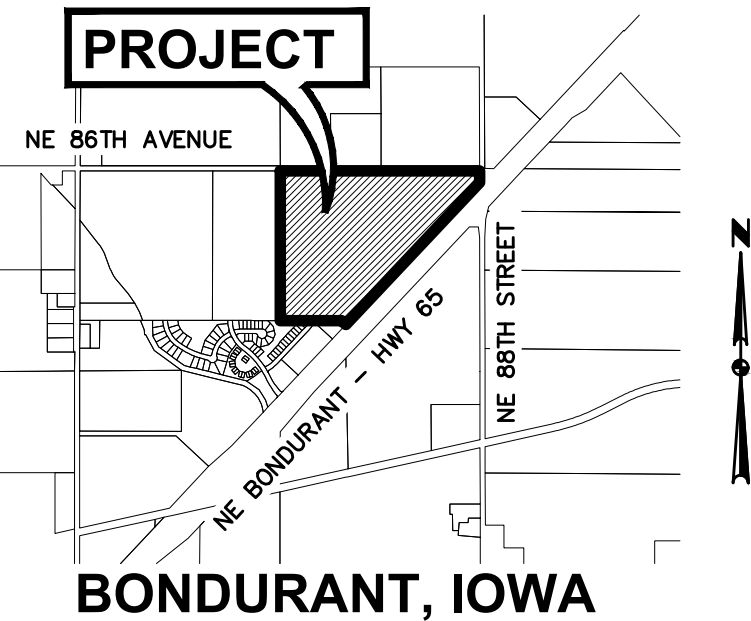
Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

FILE: H:\2020\2021716 UMG\2021716-PRELIMINARY PLAT.DWG
DATE PLOTTED: 11/8/2021 10:51 AM
PLOTTER: HP DesignJet T1200
DRAWN BY: EMILY HARDING

VICINITY MAP

NOT TO SCALE



PRELIMINARY PLAT TOP FARMS PROPERTY

LEGAL DESCRIPTION

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

NOTES

1. ALL HOMES ON LOTS 1 - 178 SHALL HAVE A MINIMUM 2-CAR GARAGE.
2. A MINIMUM OF 30% OF THE LOTS WITHIN LOTS 1 - 178 SHALL BE 65' WIDE OR LARGER.
3. WINDOW WELLS CANNOT ENCR OACH INTO SIDE YARD SETBACKS WHEN SIDE YARD SETBACK IS 5'.
4. THE LANDSCAPE BUFFER YARD ON THE LOTS WITHIN AREA 'A' THAT ARE ADJACENT TO NE 86TH AVENUE SHALL BE 25 FEET WIDE WITH 1 OVERSTORY TREE, 2 CONIFER TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET TO BE INSTALLED AT THE TIME EACH LOT CONSTRUCTS A HOME.
5. THE LANDSCAPE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WIDE WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.
6. BUFFER YARD TREE SPECIES SHALL BE LIMITED TO THE SPECIES LISTED IN SECTION 151.03 OF THE CITY CODE. DECIDUOUS TREES SHALL BE 1.75" CALIPER AND CONIFEROUS TREES SHALL BE A MINIMUM 5' HEIGHT.
7. THE PRELIMINARY PLAT IS CONSISTENT WITH THE CITY'S FUTURE LAND USE MAP, THE PARKS, TRAILS & GREENWAY MASTER PLAN, AND THE COMPREHENSIVE PLAN BASED ON THE PROPOSED LAND USE AND PARKLAND DEDICATION.

OWNER

TOP FARMS LLLP
250 GOLFVIEW DRIVE
DURANT, IA 52747

DEVELOPER

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

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ZONING

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

DATE OF SURVEY

NOVEMBER 1, 2021

BENCHMARKS

1. BURY BOLT ON HYDRANT AT SW CORNER OF TOP FARMS PROPERTY.
ELEVATION=945.14
2. BURY BOLT ON HYDRANT AT SW CORNER OF MALLARD & 3RD STREET.
ELEVATION=963.51

PARKLAND DEDICATION

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

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDERS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. A REQUEST WAS MADE TO IOWA ONE CALL TO LOCATE THEIR UTILITIES IN THE FIELD.

LEGEND

PROPOSED

TYPE SW-501 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SANITARY SEWER WITH SIZE

STORM SEWER

WATERMAIN WITH SIZE

EXISTING

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

DECIDUOUS TREE

CONIFEROUS TREE

ELECTRIC POWER POLE

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

TELEPHONE JUNCTION BOX

UNDERGROUND TELEPHONE

UNDERGROUND ELECTRIC

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE

BILK REGULATIONS

LOTS 1 - 178
SINGLE FAMILY DETACHED LOTS

PERMITTED USES - PRINCIPAL: ONE-STORY, TWO-STORY, AND ONE AND ONE-HALF STORY HOMES.

SETBACKS

FRONT YARD = 30 FT
REAR YARD = 30 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 5 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING

SIDE YARD (65'-WIDE LOTS) = 15 FT TOTAL, WITH 7' MIN. ON ONE SIDE
WHEN TWO-STORY, 5' MIN. ON ONE SIDE WHEN ONE-STORY OR ONE AND ONE-HALF STORY.

UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.

MIN. LOT AREA = 5,000 SF
THE SAME HOME ELEVATION CANNOT BE BUILT ON ADJACENT LOTS.

MINIMUM FLOOR AREA

RANCH = 950 SF
TWO STORY = 1,000 SF OF LIVABLE SPACE
SPLIT LEVEL = 875 SF ON TWO ADJACENT LEVELS
SPLIT FOYER = 850 SF ON THE MAIN FLOOR

OUTLOT W

MULTI-FAMILY: TOWNHOMES OR APARTMENTS

TOWNHOMES (MAX. 12 DU/AC.):

SETBACKS

FRONT YARD = 25 FT
REAR YARD = 25 FT
UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
MAXIMUM HEIGHT = 45 FT
TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

APARTMENTS (MAX. 20 DU/AC.):

SETBACKS

FRONT YARD = 30 FT
REAR YARD = 35 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 10 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 15 FT
MAXIMUM HEIGHT = 45 FT
1.5 PARKING STALLS SHALL BE PROVIDED FOR EACH 1 BEDROOM UNIT, AND 2 PARKING STALLS FOR EACH 2 BEDROOM OR LARGER UNIT.

OUTLOT T & U

COMMERCIAL OR MULTI-FAMILY

MULTI-FAMILY:

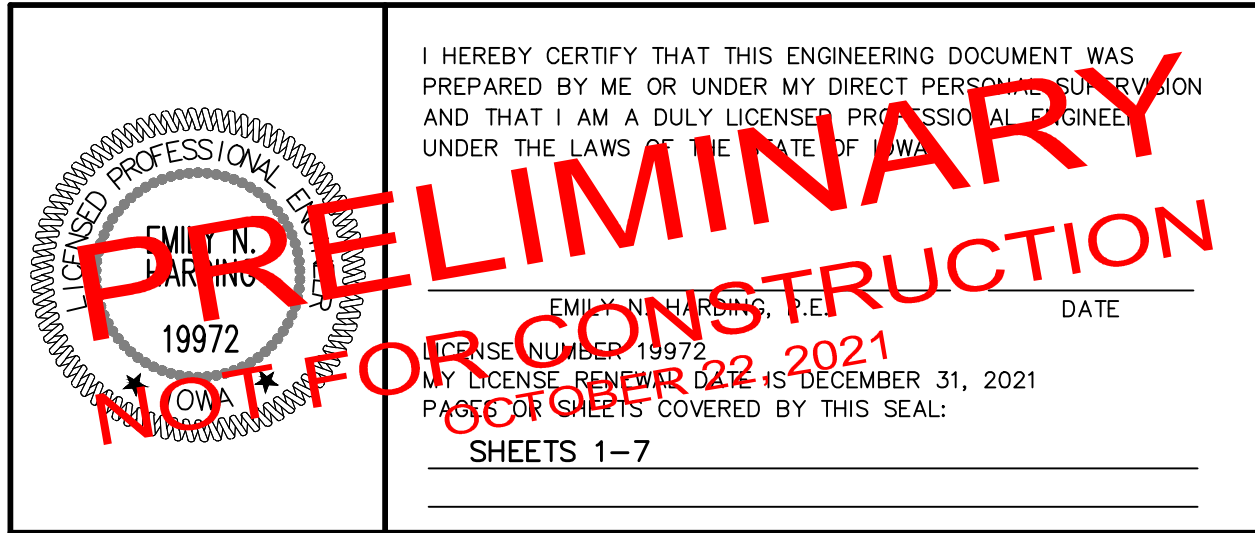
OUTLOT W BULK REGULATIONS SHALL ALSO APPLY.

COMMERCIAL:

SETBACKS

FRONT YARD = 30 FT
REAR YARD = 25 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD SETBACKS SHALL BE NONE EXCEPT WHEN ADJACENT TO RESIDENTIAL DISTRICT THEN A 10' BUFFER WITH 6' OPAQUE FENCE.

THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING SHALL BE 55 FEET.
THE MAXIMUM NUMBER OF STORIES SHALL BE 2 STORIES.
THE MINIMUM AMOUNT OF OPEN SPACE SHALL BE 10%.
GENERAL COMMERCIAL (C-2) DISTRICT USES ARE ALLOWED.



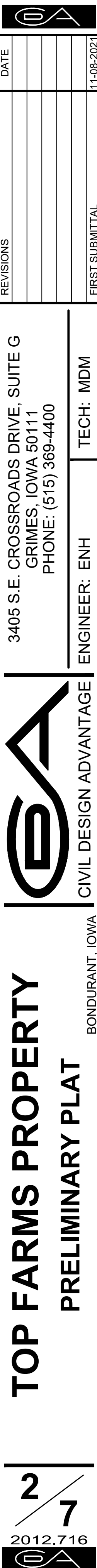
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

ENGINEER: ENH

TECH: MDM

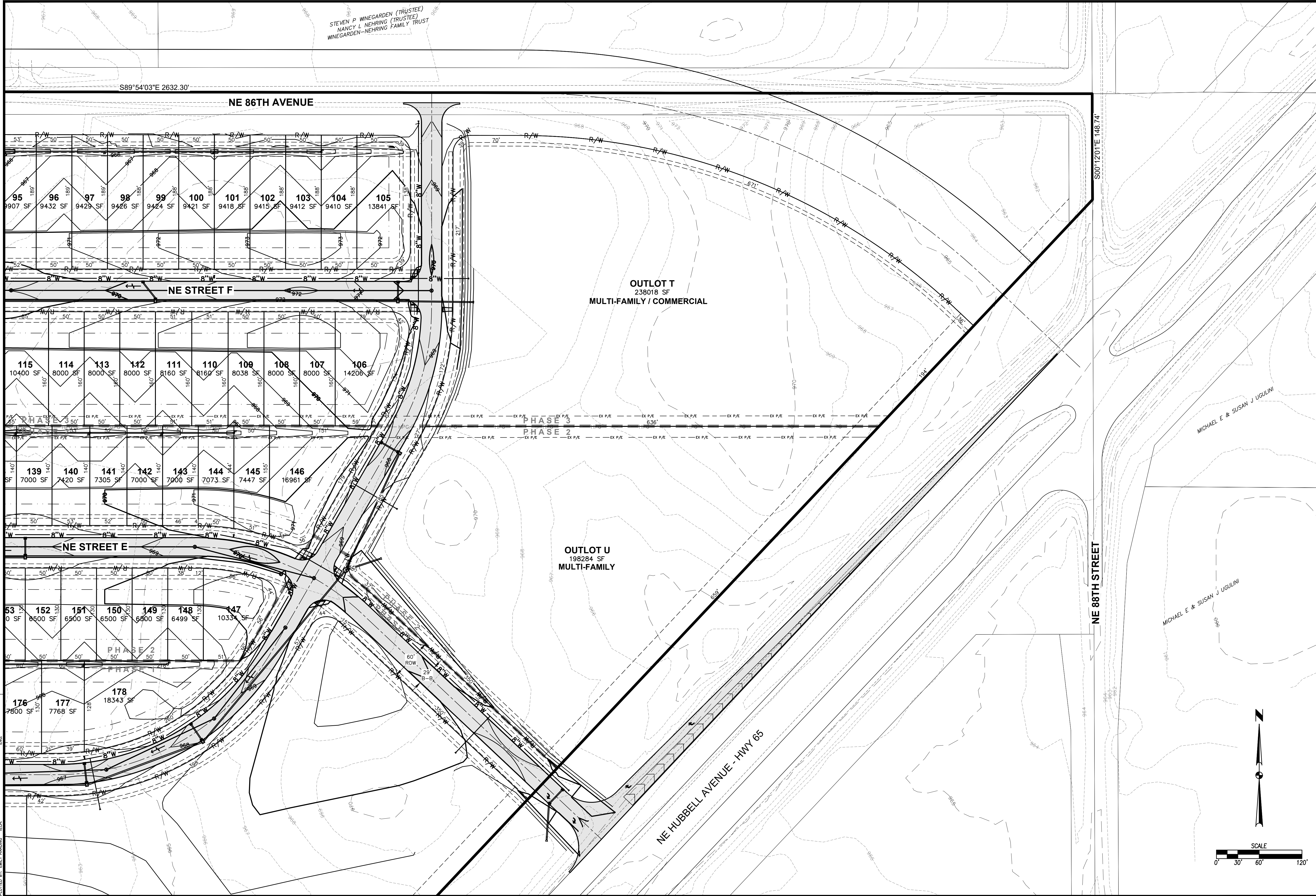
TOP FARMS PROPERTY
PRELIMINARY PLAT

1
7
2012.716



FILE: H:\2020\202176 UMC\202176-PRELIMINARY PLAT.DWG
DATE: 11/9/2021 10:51 AM
PLOTTER: HP DesignJet 2400
PLOTTER: HP DesignJet 2400

COMMENTS:
DRAWN BY: J. HARDING



7

7

2012.716

TOP FARMS PROPERTY

PRELIMINARY PLAT

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G

GRIMES, IOWA 50111

PHONE: (515) 369-4400

ENGINEER: ENH

TECH: MDM

REVISIONS

DATE

11-08-2021

FIRST SUBMITTAL



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

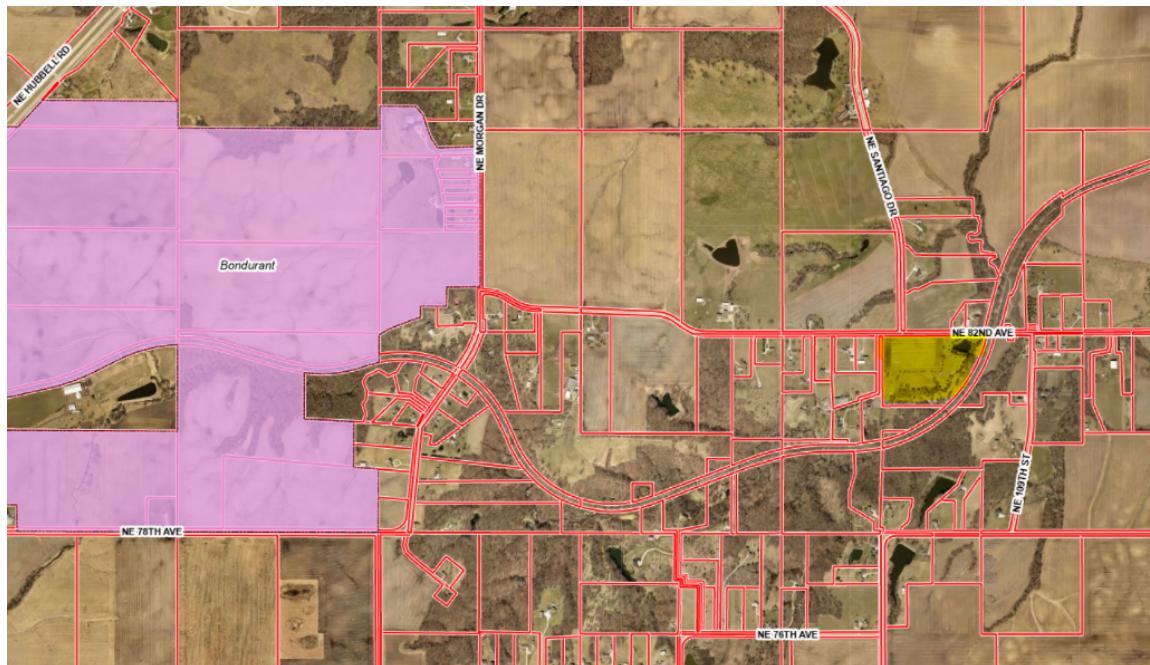
Item No. 5.i.
For Meeting of 12/20/2021
Resolution

TITLE: -Resolution approving the Fox Ridge Plat 1 Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of the attached Fox Ridge Estates Plat 1 Preliminary Plat for review. This preliminary plat area is located outside of Bondurant's city limits in unincorporated Polk County within two miles of Bondurant's city limits; because of this, a Subdivision Code review by the Planning & Zoning Commission and City Council is required prior to recording. The Fox Ridge Estates Plat 1 Preliminary Plat is situated along NE 82nd Avenue near NE Santiago Drive approximately 1 mile east of Bondurant's city limits. Below is an area map showing where this subdivision sits in relationship to Bondurant's existing city limits:



Since this land is located in unincorporated Polk County, Polk County has zoning jurisdiction on this land - this means that a permitted use review is conducted by Polk County and not the City of Bondurant. The City's Future Land Use Mpa as part of the Comprehensive Plan did not extend out to this area proposed for splitting.

The Fox Ridge Estates Plat 1 Preliminary Plat proposes creating four lots for residential development. The plat notes a County Zoning District of ER-Estate Residential District.

The land proposed for splitting is owned by Daryl Bailey. Associated Engineering Company of Iowa prepared the preliminary plat.

Staff reviewed Section 180.05 of the Subdivision Code (Subdivision Design Standards) and sees no concerns with the split proposed relative to the City's Subdivision Code requirements. It should be noted that the attached resolution acknowledges the split will result in a block length longer than 1,320' (Section 180.05.2.A of the Subdivision Code). The lot sizes, which range from 3.04 acres to 15.32 acres, would meet (exceed) minimum lot size requirements for if these lots were within Bondurant's city limits. All lots being created will front the existing NE 82nd Street right-of-way.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed the Fox Ridge Estates Plat 1 Preliminary Plat during their meeting on December 9, 2021 and voted on recommended approval with a 5-0 vote as noted in the attached resolution.

Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211220-357
2. 210368A5 (FOX RIDGE ESTATES PLAT 1) Major Preliminary Plat

CITY OF BONDURANT
RESOLUTION NO. 211220-357

RESOLUTION APPROVING THE FOX RIDGE ESTATES PLAT 1 PRELIMINARY
PLAT FOR LAND IN UNINCORPORATED POLK COUNTY LOCATED WITHIN 2
MILES OF BONDURANT'S CITY LIMITS

WHEREAS, Associated Engineering Company of Iowa submitted the Fox Ridge Estates Plat 1 Preliminary Plat described as follows; AND

ALL THAT PART OF LOTS ONE (1), TWELVE (12), THIRTEEN (13) AND FOURTEEN (14) OF A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 80 NORTH, RANGE 22, WEST OF THE RAILROAD RIGHT-OF-WAY IN POLK COUNTY, IOWA SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS.

WHEREAS, the owner/developer is Daryl Bailey; AND

WHEREAS, the Fox Ridge Estates Plat 1 Preliminary Plat is situated outside of Bondurant's city limits but falls within 2 miles of Bondurant's city limits and thus requires City of Bondurant review prior to recording; AND

WHEREAS, the Planning and Zoning Commission reviewed the Fox Ridge Estates Plat 1 Preliminary Plat on December 9, 2021, and voted on recommended approval subject to the Subdivision Code clarification item listed in this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Fox Ridge Estates Plat 1 Preliminary Plat is hereby approved subject to the following Subdivision Code item:

1. That approval of the preliminary plat includes waiver of Section 180.05.2.A of the Subdivision Code regarding maximum block lengths between City streets.

Passed this 20th day of December 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				

MAJOR PRELIMINARY PLAT

FOX RIDGE ESTATES

PLAT I

SHEET I OF I

OWNER/DEVELOPER

Daryl Bailey
10541 NE 82nd Avenue
Bondurant, IA 50035
Phone #: (515) 208-0494

ZONING

ER - ESTATE RESIDENTIAL DISTRICT

BULK REGULATIONS

DEVELOPMENT OPTION: SINGLE FAMILY
FRONT YARD SETBACK- 75'
REAR YARD SETBACK- 75'
SIDE YARD SETBACK- 25'

LEGAL DESCRIPTION

All that part of Lots One (1), Twelve (12), Thirteen (13) and Fourteen (14) of a Subdivision of the East 1/2 of the Southwest 1/4 of Section 26, Township 80 North, Range 22, West of the Railroad Right-of-Way in Polk County, Iowa subject to legally established highways containing 1104272 SQ FT (25.41 ACRES), more or less.

GENERAL NOTES

- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
- STORM RUNOFF: DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER FOR THE FOLLOWING:
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO "NOT":
 - DAMAGE DOWN STREAM PROPERTY.
 - RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
 - CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ONSITE OR OFF SITE.
 - INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTY.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE.
- ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
- SEWER SYSTEM: LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS MAY BE REQUIRED.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- THE INDIVIDUAL OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENT ON THEIR PROPERTY.
- DRAINAGE EASEMENT CROSSING: ANY CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 7, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING ORDINANCE, WHICH PRESERVES UNMODIFIED AREAS OF THE PROPERTY. YOUNG WOODLANDS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 50% AND MATURE WOODLANDS AT A MINIMUM OF 75%.
- ANY NEW ENTRANCE WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE WILL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- LOT A SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.
- THE EXISTING WELL IS FOR LIVE STOCK ONLY.

- 07-23-21 1ST SUBMITTAL OF PRELIMINARY PLAT
11-15-21 2ND SUBMITTAL OF PRELIMINARY PLAT
11-23-21 3RD SUBMITTAL OF PRELIMINARY PLAT

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, SURVEYING DOCUMENT AND PREPARED BY ME AND THE FIELD SURVEY PROFESSIONAL, LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA, LICENSE NUMBER, DATE, DEC 31 2018 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY	
SIGNED: GREGORY L. ROSS	DATE: P.L.S. 13286

LEGEND

- | | | | |
|------------------------------------|--------------------------------|-----|---------------------------|
| ● MONUMENT FOUND AS NOTED | ● FIREHYDRANT AS NOTED | --- | EXISTING CONTOUR |
| ○ SET 1/2" IR W/ ORANGE CAP #13286 | ✕ EXISTING WATER VALVE | --- | PROPOSED CONTOUR |
| ▲ SECTION CORNER FOUND AS NOTED | ✕ EXISTING WATER VALVE | --- | 100' PROPOSED CONTOUR |
| ○ SANITARY MANHOLE AS NOTED | ✕ CURB INTAKE AS NOTED | --- | EXISTING TELEPHONE |
| ○ STORM MANHOLE AS NOTED | ✕ AREA INTAKE AS NOTED | --- | EXISTING BURIED TELEPHONE |
| ○ TRAFFIC MANHOLE AS NOTED | ✕ UTILITY BOX AS NOTED | --- | EXISTING BURIED TELEPHONE |
| ○ PHONE MANHOLE AS NOTED | ✕ ELECTRIC TRANSFORMER BOX | --- | EXISTING BURIED TELEPHONE |
| ○ UTILITY MANHOLE AS NOTED | ✕ PERK TEST SITE AS NOTED | --- | EXISTING BURIED TELEPHONE |
| ○ GAS METER AS NOTED | ✕ EXISTING SPOT ELEVATION | --- | EXISTING BURIED TELEPHONE |
| ○ GAS VALVE AS NOTED | ✕ EXISTING SPOT ELEVATION | --- | EXISTING BURIED TELEPHONE |
| ○ UTILITY POLE AS NOTED | ✕ MEASURED DISTANCE OR BEARING | --- | EXISTING BURIED TELEPHONE |
| ○ WELL AS NOTED | ✕ RECORDED DISTANCE OR BEARING | --- | EXISTING BURIED TELEPHONE |

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

PROJECT #: 210368
FIRST SUBMITTAL DATE: 07-23-21



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

Item No. 5.j.
For Meeting of 12/20/2021
Ordinance

TITLE: -(Third/Final Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 93 - Water Connection Fee Districts

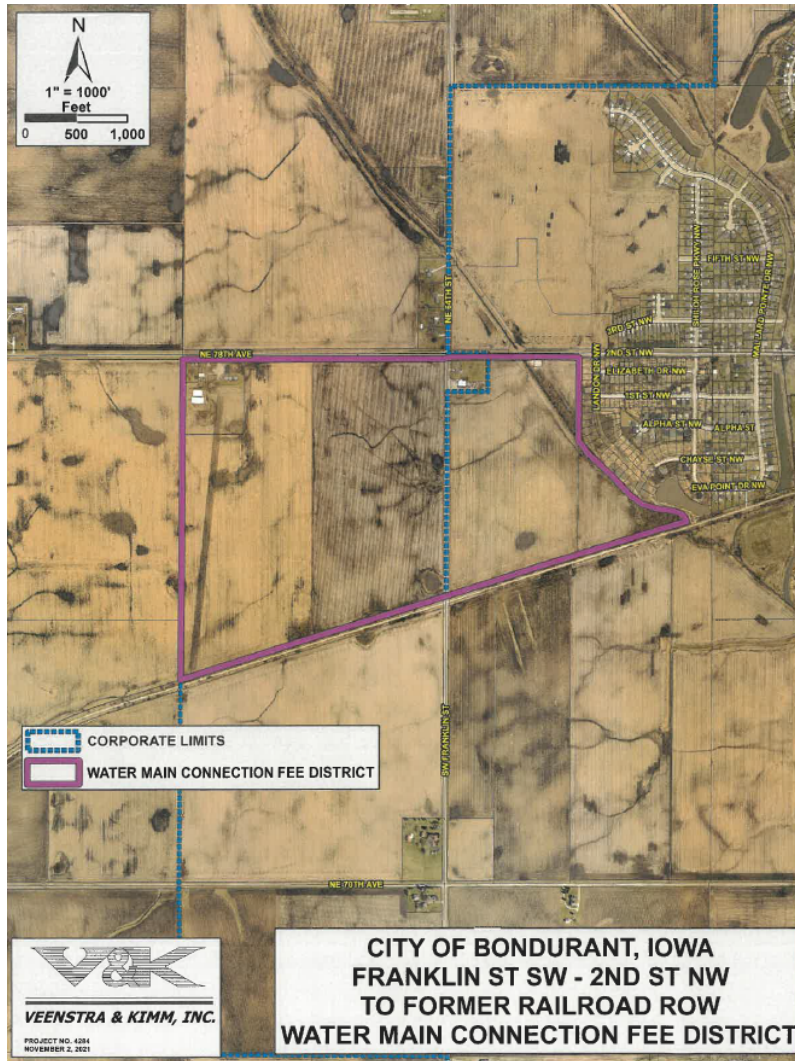
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: On December 6, the City Council held public hearings on multiple water connection fee districts, including:

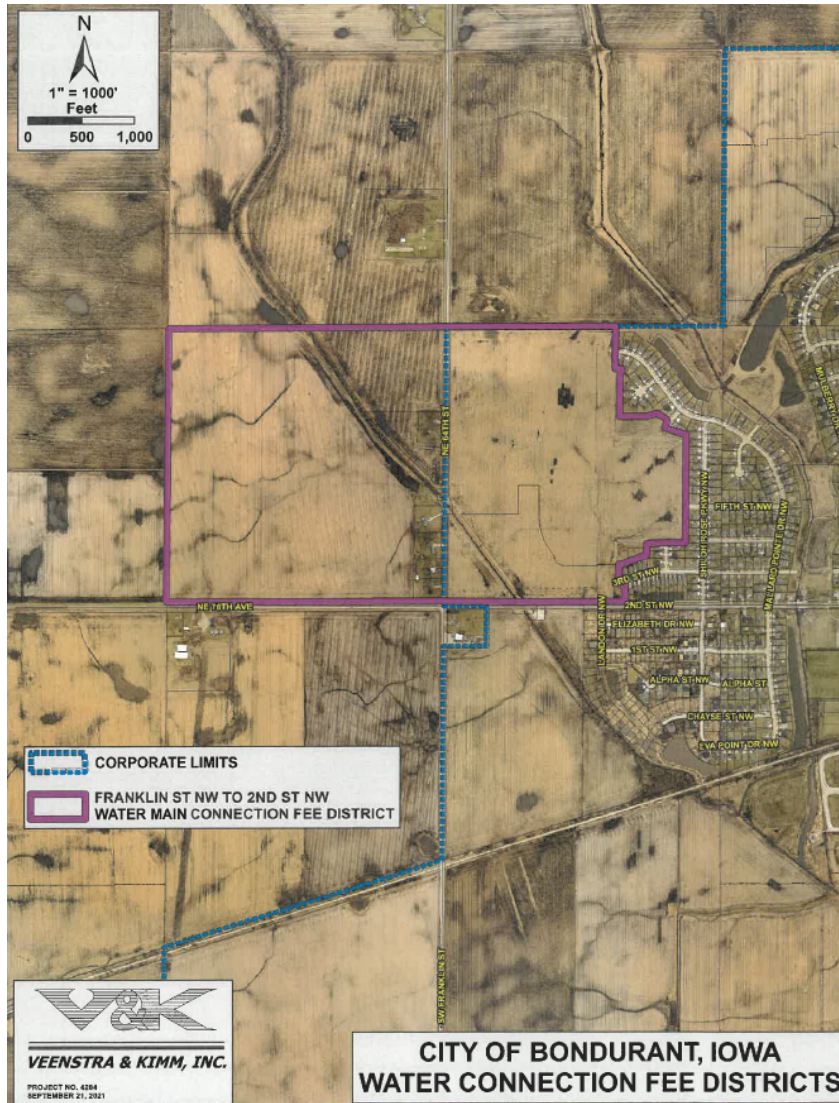
- 16th Street NE, Grant Street North to Pleasant Street NE, Water Connection Fee District;
- 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Connection Fee District;
- Franklin Street - 2nd Street NW to the Former Railroad Right-of-Way Water Connection Fee District District; and
- Franklin Street NE - 2nd Street NW North 1/2 Mile Water Connection Fee District.

The map below shows the proposed boundary for the 16th Street NE, Grant Street North to Pleasant Street NE, Water Connection Fee District **area**.



The purpose of establishing this water connection fee district is so that the City can recover costs that will be incurred as a result of constructing a 12" water main within the proposed connection fee district area. The proposed per acre connection fee within the district will be \$1,199 per acre. This per acre fee was calculated by Veenstra & Kimm as follows: estimated construction cost of \$293,750 to construct the 12" water main within the connection fee district area/245 acres within the proposed connection fee district area = \$1,214 per acre.

The map below shows the proposed boundary for the Franklin Street NW - 2nd Street NW North 1/2 Mile Water Connection Fee District area.



ATTACHMENTS:

1. ORDINANCE NO. 211206-218

**CITY OF BONDURANT
ORDINANCE NO. 211206-218**

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF BONDURANT, IOWA BY
ADDING NEW SECTIONS TO CHAPTER 93 - WATER CONNECTION FEE DISTRICTS**

WHEREAS, upon due notice and hearing the City Council finds the general health and welfare of the community will be benefitted by establishment of four new water connection fee district areas described in the following ordinance.

THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, POLK COUNTY, IOWA AS FOLLOWS:

Section 1 Water Connection Fee District. The Code of Ordinances is amended by adding the following:

CHAPTER 93 – WATER CONNECTION FEE DISTRICTS

**93.3 16TH STREET NE, GRANT STREET NORTH TO PLEASANT STREET NE,
WATER CONNECTION FEE DISTRICT**

93.3.1 Connection Fee District. The 16th Street NE, Grant Street North to Pleasant Street NE, Water Connection Fee District is hereby established consisting of the following tracts of land located in Sections 19 and 30, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

Commencing at the northwest corner of Section 30, Township 80 North, Range 22 West of the 5th Principal Meridian; thence South along the West line of the northwest $\frac{1}{4}$ of said Section 30 to the southwest corner of Parcel O, recorded in Book 15115 Page 666; thence East along the South line of said Parcel O to the southeast corner of said Parcel O, said point also being located on the West line of the East $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of said Section 30; thence South along the West line of the East $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of said Section 30 to the southwest corner of the East $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of said Section 30; thence East along the South line of the northwest $\frac{1}{4}$ of said Section 30 to the Center of said Section 30; thence East along the South line of the northeast $\frac{1}{4}$ of said Section 30 to the East Quarter corner of said Section 30; thence north along the East line of said Section 30 to the northeast corner of said Section 30; thence North along the East line of the southeast $\frac{1}{4}$ of Section 19, Township 80 North, Range 22 West of the 5th Principal Meridian to the East Quarter corner of said Section 22; thence West along the North line of the southeast $\frac{1}{4}$ of said Section 19 to the Center of said Section 19; thence West along the North line of the southwest $\frac{1}{4}$ of said Section 19 to the West Quarter corner of said Section 19; thence South along the West line of the southwest $\frac{1}{4}$ of said Section 19 to the point of beginning.

93.3.2 Fee Schedule. From the effective date hereof through June 30, 2022 a connection fee of \$1,115 per acre shall be imposed. The connection fee shall be adjusted on July 1, 2022 and each calendar year thereafter based on the change in the ENR construction cost index for the one year period ending on April 1 of the calendar year in which the adjustment is made. The

connection fee shall be rounded to the nearest whole dollar. The City Administrator shall determine the applicable connection fee and shall maintain on file the connection fee effective July 1 of each calendar year. For the adjustment effective July 1, 2022 the adjustment will be prorated based on the one year adjustment for the period ending on April 1, 2022 prorated based on the period from the effective date of the ordinance until June 30, 2022.

93.3.3 Payment of the Connection Fee. The payment of the connection fee shall be made prior to the approval of any final plat of an area within the connection fee district, or prior to the approval of a site plan located within the connection fee district, or prior to the issuance of a permit for installation of the sewer connection for any parcel within the connection fee district. The connection fee shall be paid prior to the first of any of the three listed actions. If a connection fee is paid for the parcel for one of the three actions said parcel shall not be further subject to the connection fee. For any property within the 16th Street NE, Grant Street North to Pleasant Street NE Water Main Connection Fee District where the City has entered into an agreement for payment of the connection fee, either prior to the establishment of this connection fee district or subsequent to the establishment of this connection fee district, the property within the plat shall not be subject to separate payment of the connection fee if the payment of the connection fee for said property is subject to the provisions of the agreement.

93.3.4 Property Outside District. Any property outside of the described connection fee district may connect to the sewer serving the district with the approval of the City Administrator and payment of the appropriate connection fee. The number of connections to the system is limited and connections outside the district may not be allowed.

93.4 16TH STREET NE, PLEASANT STREET NE TO NE HUBBELL AVENUE WATER CONNECTION FEE DISTRICT

93.4.1 Connection Fee District. The 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Connection Fee District is hereby established consisting of the following tracts of land located in 20 and 29, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

Commencing at the northwest corner of Section 29, Township 80 North, Range 22 West of the 5th Principal Meridian; thence South along the West line of the northwest $\frac{1}{4}$ of said Section 29 to the West Quarter corner of said Section 29; thence East along the South line of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said Section 29 to the point of intersection with the westerly line of Park Side Plat 2, a plat in and forming a part of the City of Bondurant, Iowa; thence northerly along the westerly line of said Park Side Plat 2 to the northwest corner of said Park Side Plat 2; thence East along the North line of said Park Side Plat 2 to a point on the East line of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said Section 29; thence North along the East line of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said Section 29 to the northeast corner of the southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said Section 29; thence East along the South line of the northeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said Section 29 to the southeast corner of the southeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said Section 29; thence East along the South line of the North $\frac{1}{2}$ of the northeast $\frac{1}{4}$ of said Section 29 to the point of intersection with the northwesterly right-of-way line of NE Hubbell Avenue; thence northeasterly along the northwesterly right-of-way line of said NE Hubbell Avenue to a point on the East line of the section of said Section 29; thence North along the East line of Section 29 to the northeast corner of said Section 29; thence North along the East line of Section 20, Township 80 North, Range 22 West of the 5th Principal Meridian to the East Quarter corner of said Section

20; thence West along the North line of the southeast $\frac{1}{4}$ of said Section 20 to the Center of said Section 20; thence west along the North line of the southwest $\frac{1}{4}$ of said Section 20 to the West $\frac{1}{4}$ corner of said Section 20; thence South along the West line of the southwest $\frac{1}{4}$ of said Section 20 to the point of beginning.

93.4.2 Fee Schedule. From the effective date hereof through June 30, 2022 a connection fee of \$1,318 per acre shall be imposed. The connection fee shall be adjusted on July 1, 2022 and each calendar year thereafter based on the change in the ENR construction cost index for the one year period ending on April 1 of the calendar year in which the adjustment is made. The connection fee shall be rounded to the nearest whole dollar. The City Administrator shall determine the applicable connection fee and shall maintain on file the connection fee effective July 1 of each calendar year. For the adjustment effective July 1, 2022 the adjustment will be prorated based on the one year adjustment for the period ending on April 1, 2022 prorated based on the period from the effective date of the ordinance until June 30, 2022.

93.4.3 Payment of the Connection Fee. The payment of the connection fee shall be made prior to the approval of any final plat of an area within the connection fee district, or prior to the approval of a site plan located within the connection fee district, or prior to the issuance of a permit for installation of the sewer connection for any parcel within the connection fee district. The connection fee shall be paid prior to the first of any of the three listed actions. If a connection fee is paid for the parcel for one of the three actions said parcel shall not be further subject to the connection fee. For any property within the 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Main Connection Fee District where the City has entered into an agreement for payment of the connection fee, either prior to the establishment of this connection fee district or subsequent to the establishment of this connection fee district, the property within the plat shall not be subject to separate payment of the connection fee if the payment of the connection fee for said property is subject to the provisions of the agreement.

93.4.4 Property Outside District. Any property outside of the described connection fee district may connect to the sewer serving the district with the approval of the City Administrator and payment of the appropriate connection fee. The number of connections to the system is limited and connections outside the district may not be allowed.

93.5 FRANKLIN STREET NW – 2ND STREET NW NORTH $\frac{1}{2}$ MILE WATER CONNECTION FEE DISTRICT

93.5.1 Connection Fee District. The Franklin Street NW North $\frac{1}{2}$ Mile Water Connection Fee District is hereby established consisting of the following tracts of land located in Sections 25 and 26, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

Commencing at the southeast corner of Section 26, Township 80 North, Range 23 West of the 5th Principal Meridian; thence West along the South line of said Section 26 to the South Quarter corner of said Section 26; thence North along the West line of the southeast $\frac{1}{4}$ of said Section 26 to the Center of said Section 26; thence East along the North line of the southeast $\frac{1}{4}$ of said Section 26 to the Quarter $\frac{1}{4}$ corner of said Section 26; thence East along the North Line of the southwest $\frac{1}{4}$ of Section 25, Township 80 North, Range 23 West of the 5th Principal Meridian to the northwest corner of Outlot Z, Bluejay Landing Plat 2, an official plat in and forming a part of the City of Bondurant, Polk County, Iowa; thence southerly along the westerly line of Bluejay

Landing Plat 2 to the southwest corner of Lot 1, Bluejay Landing Plat 2, said point also being the northwest corner of Lot 29, Bluejay Landing Plat 1, an official plat in and forming a part of the City of Bondurant, Polk County, Iowa; thence southerly along the West line of Bluejay Landing Plat 1 to a point on the South line of the southwest $\frac{1}{4}$ of said Section 25; thence West along the South line of the southwest $\frac{1}{4}$ of said Section 25 to the point of beginning.

93.5.2 Fee Schedule. From the effective date hereof through June 30, 2022 a connection fee of \$1,214 per acre shall be imposed. The connection fee shall be adjusted on July 1, 2022 and each calendar year thereafter based on the change in the ENR construction cost index for the one year period ending on April 1 of the calendar year in which the adjustment is made. The connection fee shall be rounded to the nearest whole dollar. The City Administrator shall determine the applicable connection fee and shall maintain on file the connection fee effective July 1 of each calendar year. For the adjustment effective July 1, 2022 the adjustment will be prorated based on the one year adjustment for the period ending on April 1, 2022 prorated based on the period from the effective date of the ordinance until June 30, 2022.

93.5.3 Payment of the Connection Fee. The payment of the connection fee shall be made prior to the approval of any final plat of an area within the connection fee district, or prior to the approval of a site plan located within the connection fee district, or prior to the issuance of a permit for installation of the sewer connection for any parcel within the connection fee district. The connection fee shall be paid prior to the first of any of the three listed actions. If a connection fee is paid for the parcel for one of the three actions said parcel shall not be further subject to the connection fee. For any property within the Franklin Street NW, 2nd Street NW North $\frac{1}{2}$ Mile Water Main Connection Fee District where the City has entered into an agreement for payment of the connection fee, either prior to the establishment of this connection fee district or subsequent to the establishment of this connection fee district, the property within the plat shall not be subject to separate payment of the connection fee if the payment of the connection fee for said property is subject to the provisions of the agreement.

93.5.4 Property Outside District. Any property outside of the described connection fee district may connect to the sewer serving the district with the approval of the City Administrator and payment of the appropriate connection fee. The number of connections to the system is limited and connections outside the district may not be allowed.

93.6 FRANKLIN STREET – 2ND STREET NW TO THE FORMER RAILROAD RIGHT-OF-WAY WATER CONNECTION FEE DISTRICT

93.6.1 Connection Fee District. The Franklin Street – 2nd Street NW to the Former Railroad Right-of-Way Water Connection Fee District is hereby established consisting of the following tracts of land located in Sections 35 and 26, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa described as follows:

Commencing at the point of intersection of the East line of Section 35, Township 80 North, Range 23 West of the 5th Principal Meridian and the North right-of-way line of the former railroad right-of-way, thence southwesterly along the northerly right-of-way line of the former railroad right-of-way to the West line of the East $\frac{1}{2}$ of said Section 35; thence North along the West line of the East $\frac{1}{2}$ of Section 35 to the north line of said Section 35; thence East along the North line of said Section 35 to the northeast corner of said Section 35; thence East along the North line of Section 36, Township 80 North, Range 23 West of the 5th Principal Meridian to a point lying directly

north of the northwest corner of Lot J, Quail Run Plat 1, an official plat in and forming a part of the City of Bondurant, Polk County, Iowa; thence southerly along the westerly line of Quail Run Plat 1 to the southwest corner of Lot 126 Quail Run Plat 1; thence southerly and southeasterly along the West line of Quail Run Plat 2 to the southwest corner of Lot A Quail Run Plat 2; thence southeasterly along the westerly line of Quail Run Plat 1 to a point on the North line of the former railroad right-of-way; thence southwesterly along the northerly right-of-way line of the former railroad right-of-way to the point of beginning.

93.6.2 Fee Schedule. From the effective date hereof through June 30, 2022 a connection fee of \$1,199 per acre shall be imposed. The connection fee shall be adjusted on July 1, 2022 and each calendar year thereafter based on the change in the ENR construction cost index for the one year period ending on April 1 of the calendar year in which the adjustment is made. The connection fee shall be rounded to the nearest whole dollar. The City Administrator shall determine the applicable connection fee and shall maintain on file the connection fee effective July 1 of each calendar year. For the adjustment effective July 1, 2022 the adjustment will be prorated based on the one year adjustment for the period ending on April 1, 2022 prorated based on the period from the effective date of the ordinance until June 30, 2022.

93.6.3 Payment of the Connection Fee. The payment of the connection fee shall be made prior to the approval of any final plat of an area within the connection fee district, or prior to the approval of a site plan located within the connection fee district, or prior to the issuance of a permit for installation of the sewer connection for any parcel within the connection fee district. The connection fee shall be paid prior to the first of any of the three listed actions. If a connection fee is paid for the parcel for one of the three actions said parcel shall not be further subject to the connection fee. For any property within the Franklin Street - 2nd Street NW to the Former Railroad Right-of-Way Water Main Connection Fee District where the City has entered into an agreement for payment of the connection fee, either prior to the establishment of this connection fee district or subsequent to the establishment of this connection fee district, the property within the plat shall not be subject to separate payment of the connection fee if the payment of the connection fee for said property is subject to the provisions of the agreement.

93.6.4 Property Outside District. Any property outside of the described connection fee district may connect to the main serving the district with the approval of the City Administrator and payment of the appropriate connection fee. The number of connections to the system is limited and connections outside the district may not be allowed.

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

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

Section 4 Effective Date. This ordinance shall be in full force and effect following its passage, adoption and publication as required by law _____ Passed _____ and approved this _____ day of _____, 2022.

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. 5.k.
For Meeting of 12/20/2021
Ordinance

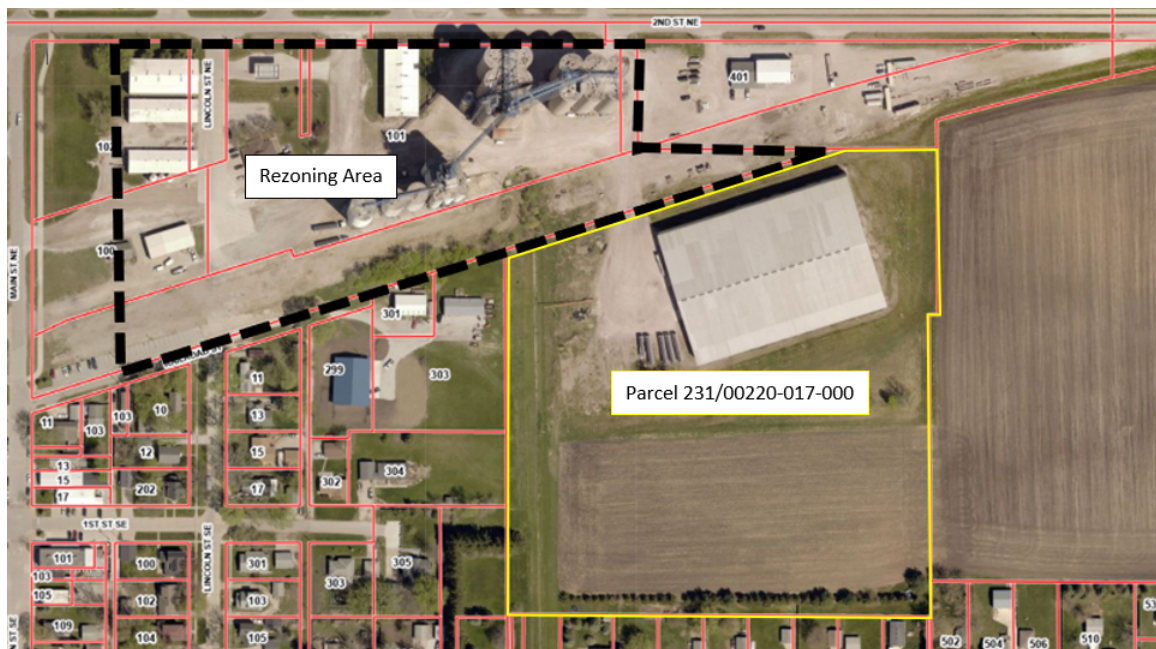
TITLE: -(Third/Final Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from Medium Industrial (M-2) to Central Business (C-4)

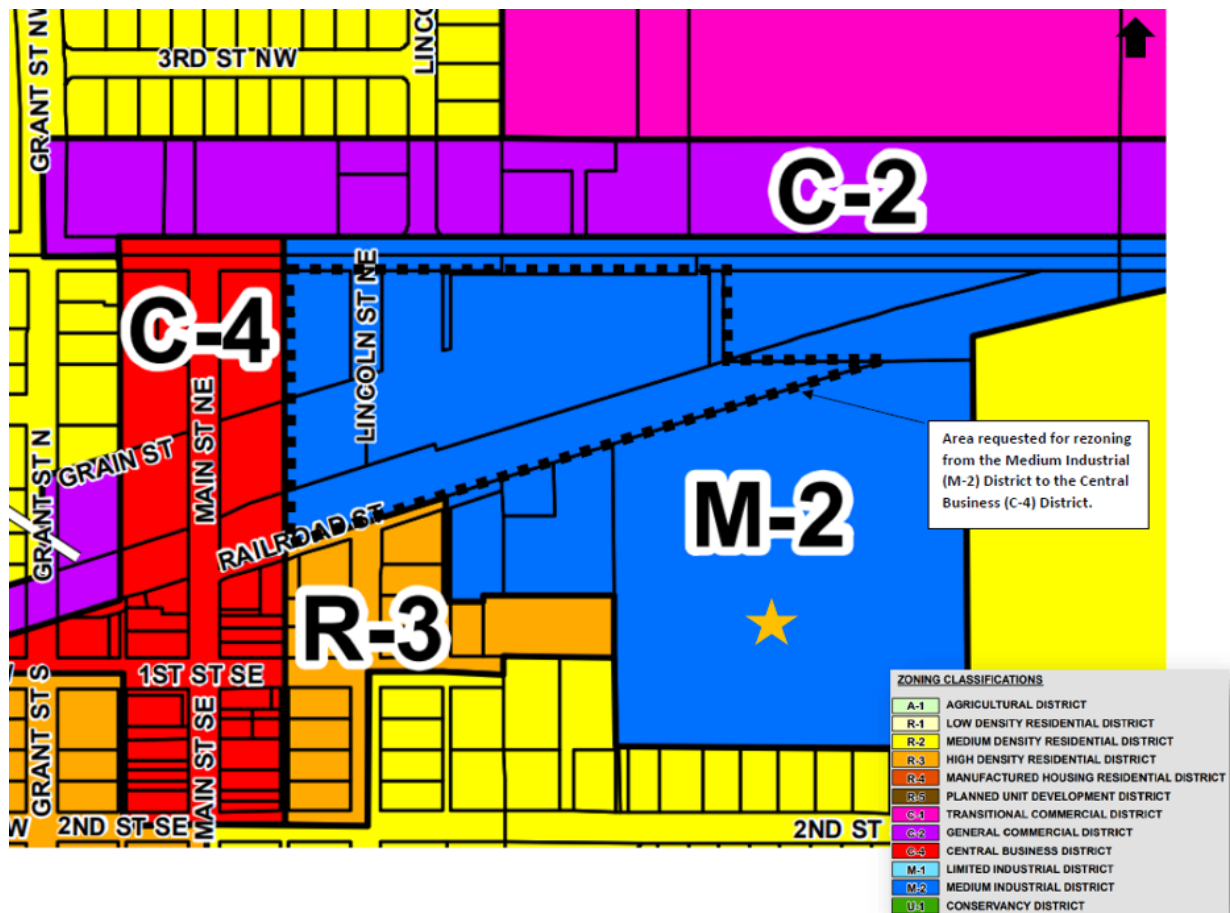
CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Brief History:

This agenda item is to hold the rezoning public hearing associated with the Commission/Council-initiated rezoning request, as is allowable per Section 179.04.1 of the Zoning Code, on portions of property currently owned by the Landus Cooperative near the downtown area. The rezoning to be considered will be a rezoning from the City's Medium Industrial (M-2) to the Central Business (C-4) District for the area shown in bolded black in the maps below. The rezoning encompasses all of the downtown-area Landus property, except for the Landus property already zoned C-4 along Main Street NE and also except for Parcel 231/00220-017-000. It is anticipated a rezoning for all or portions of Parcel 231/00220-017-000 will be considered at a later date after this site has been evaluated in further detail as it relates to the area's Future Land Use Map.



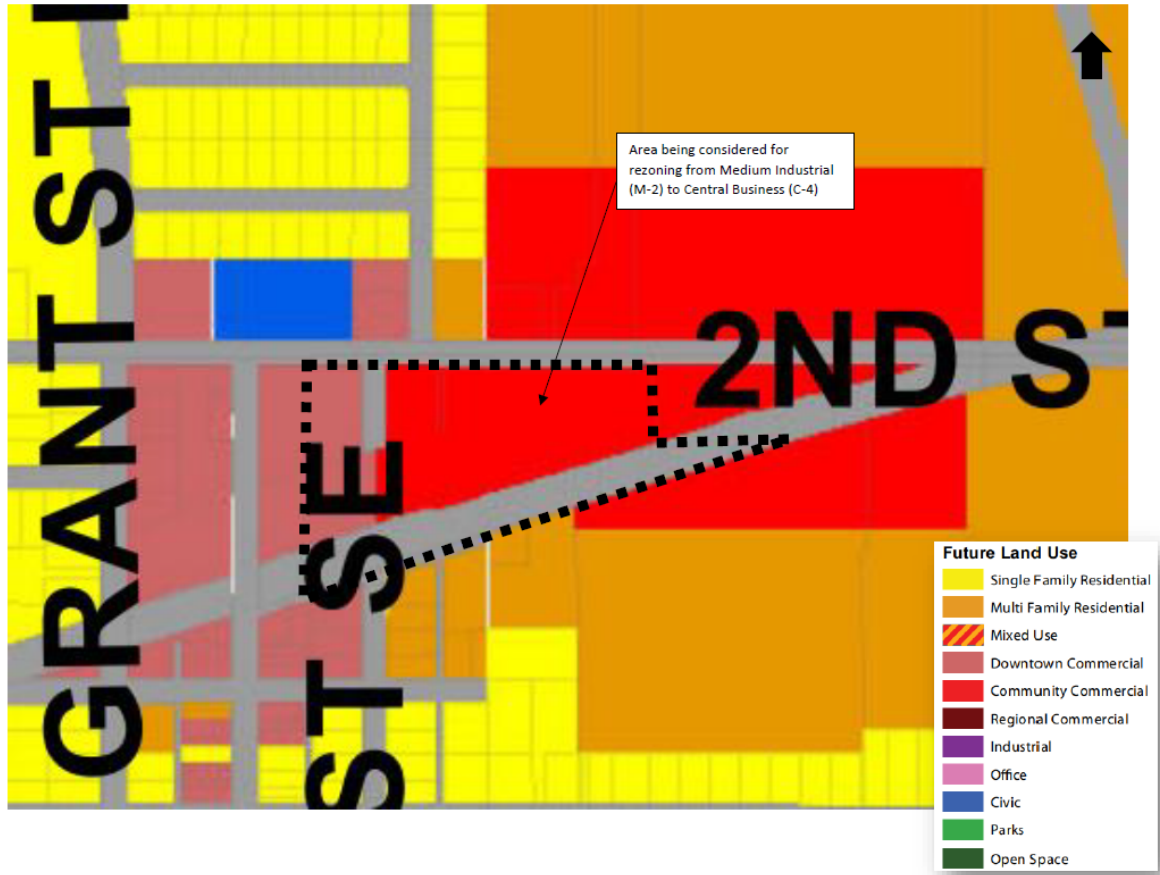


Analysis:

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

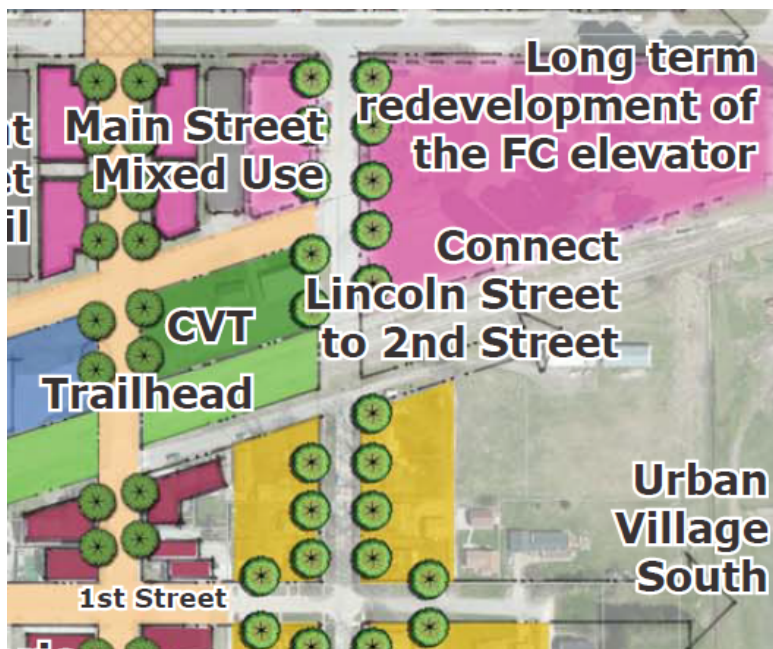
Comprehensive Plan

When a City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. The bolded black area in the Future Land Use Map excerpt below represents the area being considered for rezoning. This map shows that the rezoning request is consistent with the Future Land Use Map, which currently guides for commercial development within the rezoning area.



This

rezoning area is located within the Comprehensive Plan's identified Downtown Growth Area. A rezoning to the C-4 District could allow for the mixed use redevelopment scenario shown on Page 47 of the Comprehensive Plan and also shown below.



Consistency with the Zoning Code

Zoning Code consistency will be evaluated in further detail if/when redevelopment within the rezoning area is proposed. The eventual uses must be permitted uses of the C-4 District. Below is a brief summary of these uses - for the entire list of uses, please see Section 178.10.1 of the Zoning Code.

Permitted Use Summary:

- Retail, such as antique shops, apparel shops, art shops, auto and home supply stores, baby and children's stores, bicycle shops, book stores, camera stores, dry goods stores, florist shops, furniture stores, grocery stores, hardware stores, hobby shops, household appliance stores, jewelry stores, key shops, leather goods store, music stores, paint and wallpaper stores, plumbing/heating/air conditioning/refridgeration shops, tv sales shops, shoe and hat shops, toy stores, variety stores,
- Bakeries, confectionery stores, dairy stores, delicatessens, meat markets, restaurants, night clubs, cafes, taverns
- Car washes
- Clubs and lodges
- Consumer retail uses, personal service business
- Dance studios
- Funeral homes
- Hotels and motels
- Launderettes and dry cleaning establishments
- Medical, dental, osteopathic and clinics
- Music studios
- Printing shops
- Professional offices
- Public buildings
- Tailor and dressmaking shops
- Veteranarian clinics or hospitals
- Churches and similar places of worship
- Museums, libraries, parks, playgrounds, community centers
- Dwelling units, provided that said units are not located on the first floor

If the rezoning from M-2 to C-4 is approved, the existing grain elevator use will be subject to Section 176.04 of the Zoning Code, titled Nonconforming use of Structures.

Spot Zoning

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

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

It does not appear that spot zoning will exist if the rezoning from M-2 to C-4 is approved, as the City's Future Land Use Map supports the rezoning. Further, this rezoning area is adjacent to existing C-4 land to the west.

Public Input

As required by the City's Zoning Code, letters were sent out to property owners within 200' of the proposed rezoning area notifying them of the rezoning being considered. Landus was also notified. At the time of writing this agenda statement, one comment has been received. The comment received was from Landus on November 10th - the Landus comment read: Landus is agreeable with this proposal and has no objection to the change in zoning, so long as we are allowed to continue to operate our existing business at this location until we are able to see and close on the sale of said property sometime around the Spring of 2022. Staff responded, noting that the existing Landus Cooperative use will be recognized as a lawful pre-existing, non-conforming use per Section 176.04 of the Zoning Code; meaning that yes, Landus Cooperative can continue to operate its existing business at this location until the property is sold - so long as Landus does not vacate the Landus use for more than 6 months. The lawful pre-existing, nonconforming Landus use will be subject to the following provisions of Section 176.04 of the Zoning Code, titled Nonconforming Uses of Structures:

1. No existing structure devoted to a use not permitted by the Zoning Code in the district in which it is located shall be enlarged, extended, constructed, reconstructed, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
2. Any nonconforming use may be extended throughout any of the parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of the Zoning Code, but no such use shall be extended to occupy any land outside such building.
3. If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to a more restricted classification.
4. When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six (6) months, the structure, or structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located.
5. Any structure devoted to a use made nonconforming by this Ordinance, that is destroyed by any means to an extent of sixty percent (60%) or more of its replacement cost at the time of destruction, exclusive of the foundation(s), shall not be reconstructed and used as before such happening. If the structure be less than sixty percent (60%) destroyed above the foundation(s), it may be reconstructed and used as before provided reconstruction be started within six (6) months of such happening and be completed within one (1) year, and be built of like or similar materials.
6. Where nonconforming use status applied to a structure and premises in combination, removal of the structure shall eliminate the nonconforming status of the land.

Staff also explained that the next use/uses at this location cannot be industrial, as another industrial use would not be considered a more restricted classification (see Item 3 above). The next use/uses will need to comply with the use requirements of the C-4 District.

The Planning & Zoning Commission held their public hearing on November 18th, 2021 and voted on recommended approval with a 6-0 vote. There was some discussion as to why Parcel 231/00220-017-000 is not being included as part of this current rezoning. Staff explained that this Parcel 231/00220-017-000 will need to be evaluated in further detail prior to bringing a rezoning forward to the Commission and Council, as a rezoning of this area may also include a Future Land Use Map update. Staff will be meeting with a potential developer of this Parcel 231/00220-017-000 to gather further information on the use/uses proposed. The City Council approved the first reading of this ordinance at its December 6, 2021 meeting and the second reading at the December 14, 2021 special meeting.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the final ordinance reading.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 211206-217

CITY OF BONDURANT
ORDINANCE NO. 211206-217

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE FROM MEDIUM INDUSTRIAL (M-2) TO CENTRAL BUSINESS (C-4) ON PORTIONS OF LAND ADJACENT TO THE C-4 DISTRICT

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

Section 1. PURPOSE. The purpose of this ordinance is to change the zoning from Medium Industrial (M-2) to Central Business (C-4) on the following on the following property located within the corporate limits of the City of Bondurant, Polk County, Iowa and described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "L" OF THE ABANDONED CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RAILROAD, AS SHOWN ON THE PLAT OF SURVEY THEREOF RECORDED IN BOOK 14493 ON PAGE 751 IN THE POLK COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID PARCEL "L" TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ABANDONED CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RAILROAD;

THENCE SOUTHWEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE EAST LINE OF LOTS 1 THROUGH 5 IN BLOCK 12 OF THE ORIGINAL TOWN OF BONDURANT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, EXTENDED SOUTH;

THENCE NORTH, ALONG SAID EAST LINE EXTENDED AND ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 2ND STREET NE;

THENCE CONTINUING NORTH, ALONG SAID EAST LINE OF LOTS 1 THROUGH 5 EXTENDED NORTH TO THE NORTH RIGHT-OF-WAY LINE OF SAID 2ND STREET NE;

THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST LINE OF PARCEL "M" IN SAID PLAT OF SURVEY RECORDED IN BOOK 14493 ON PAGE 751, EXTENDED NORTH;

THENCE SOUTH, ALONG SAID EAST LINE OF PARCEL "M" EXTENDED AND ALONG SAID EAST LINE OF PARCEL "M" TO THE POINT OF BEGINNING.

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

1. That the Planning & Zoning Commission held a public hearing on November 18, 2021, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map.
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the zoning change will not negatively impact the character of the neighborhood.
5. That the public notice of this intended change has been published as by law required.

Section 3. HEREBY REZONED. The property, above described, is hereby rezoned to Central Business (C-4).

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

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

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2021.

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)



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

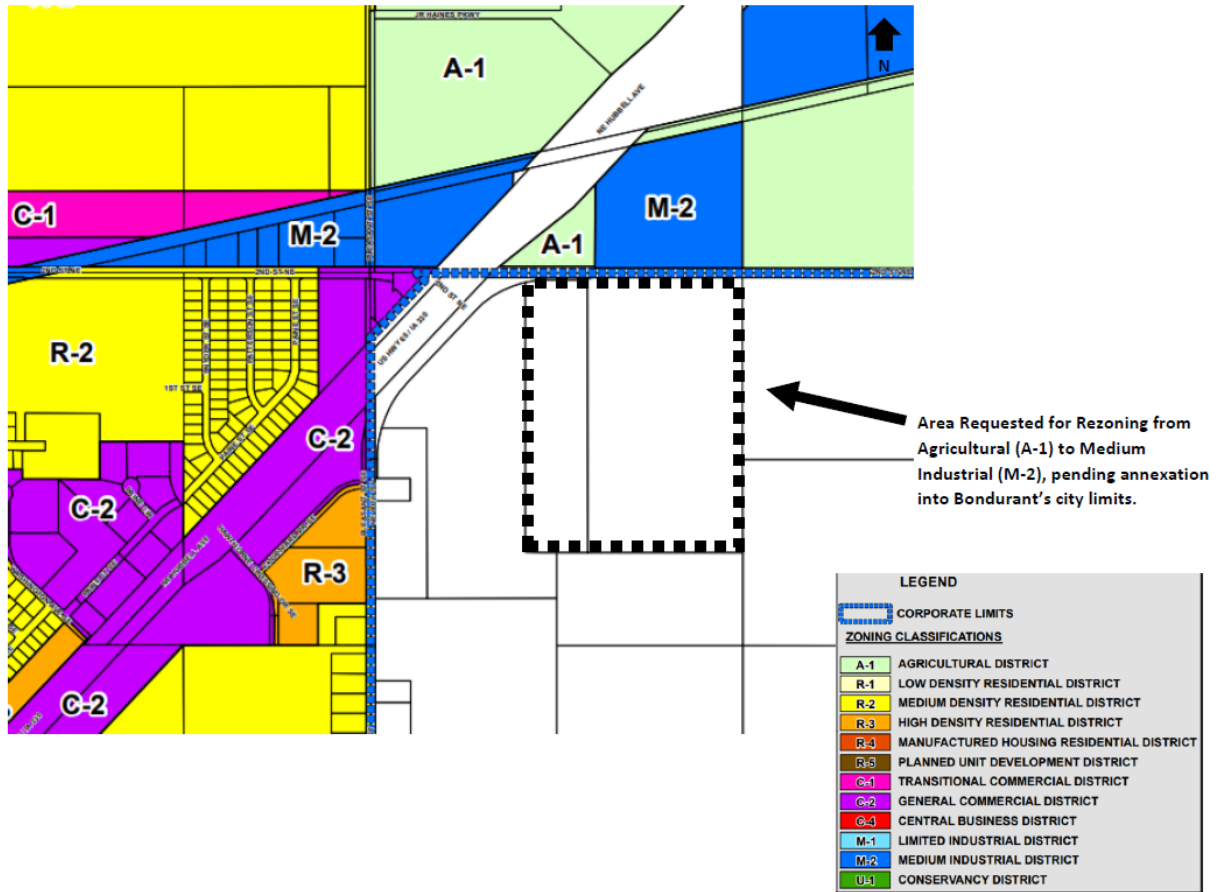
Item No. 5.I.
For Meeting of 12/20/2021
Ordinance

TITLE: -(Third and Final Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estates from Agricultural (A-1) to Medium Industrial (M-2), pending annexation, and amending the Future Land Use Map from Reserve Ag/Residential and Reserve Industrial to Industrial

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City has received a rezoning application for the land currently being considered as part of the Myers Certified Site Annexation area. The rezoning request is that the Official Zoning Map be changed from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation approval. This rezoning process is consistent with Section 177.07.7 of the City's Zoning Code, which notes that when land is annexed into the City, this annexed land is automatically zoned as Agricultural (A-1) unless a rezoning application is also submitted for consideration. The map below shows the area being considered for rezoning:



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

Comprehensive Plan

When a city considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. Below is a clip from the City's current Future Land Use Map, which shows industrial for a portion of this rezoning property and reserve ag/residential for the remaining portions. The Future Land Use Map amendment request is that the map be updated to show industrial use for the entire Myers Certified Site area. The Future Land Use Map already recognizes that industrial development can occur along the 2nd Street NE corridor east of Highway 65 in this general area - the amendment being considered takes into account the development land needed to construct out an industrial site, as the current area identified along 2nd Street NE for industrial use does not have much depth.

Future Land Use Map



Consistency with the Zoning Code

This will be reviewed in further detail when an eventual site plan is submitted for this rezoning area.

Spot Zoning

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

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

It does not appear that spot zoning will exist if the rezoning from A-1 to M-2 is approved in this area as long as the Future Land Use Map amendment is also considered for approval at this same time. M-2 zoning exists in this area immediately north of this area currently being considered for rezoning. The City's Future Land Use Map, even without the amendment, recognizes the need for industrial

use within this general area of Bondurant.

Public Input

As required by the Zoning Ordinance, letters were sent to property owners within 200' of the proposed rezoning area notifying them of the requested rezoning. James & Sheryl Weston, property owners within Bondurant's city limits within 200' of the rezoning area, attended the October 28th Planning & Zoning Commission meeting to learn more about the annexation and rezoning process for this property.

The first reading was approved at the November 15, 2021 council meeting and the second reading on December 6, 2021.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission considered this rezoning and future land use map amendment request during their meeting on October 28th, 2021 and voted on recommended approval with a 6-0 vote.

Staff recommends approval of the final ordinance reading.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 211115-216

CITY OF BONDURANT
ORDINANCE NO. 211115-216

AN ORDINANCE PROVIDING FOR A CHANGE IN FUTURE LAND USE FROM RESERVE AG/RESIDENTIAL AND RESERVE INDUSTRIAL TO INDUSTRIAL; AND AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE FROM AGRICULTURAL (A-1) TO MEDIUM INDUSTRIAL (M-2), PENDING ANNEXATION, ON LAND KNOWN AS THE MYERS CERTIFIED SITE AREA

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

Section 1. PURPOSE. The purpose of this ordinance is to amend the Future Land Use Map from Reserve Ag/Residential and Reserve Industrial to Industrial on property proposed for annexation into Bondurant's city limits described as follows; AND:

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

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

To change the zoning from Agricultural (A-1) to Medium Industrial (M-2), pending annexation, on this same property proposed for annexation into Bondurant's city limits described as follows:

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

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

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

1. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map.
2. That the change zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.
4. That the public notice of this intended change has been published as by law required.

Section 3. HEREBY REZONED. The property, above described, is hereby rezoned to Medium Industrial (M-2).

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

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

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

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: November 15, 2021

SECOND CONSIDERATION:

THIRD CONSIDERATION:



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

Item No. 5.m.
For Meeting of 12/20/2021
Resolution

TITLE: -Resolution setting the date for public hearings and additional action on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder

CONTACT PERSON:

Marketa Oliver, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The City is planning to bond for a number of upcoming projects, including the design and construction of streets, water, sanitary sewer, and public facilities, as well as acquisition of real estate interests, some of which are in furtherance of economic development objectives. Should additional funding be available after land acquisition, the hearing notices provide the City the authority to spend funding on park acquisition and development as well as equipment. The attached resolution sets a public hearing date for the bonds. You will notice that there are multiple public hearing notices included as part of the resolution. The reason is that the bond proceeds will be expended for a variety of reasons and each notice must detail the reason and provide different code sections, under which the bonds are authorized. The City is planning to issue both General Obligation bonds and General Obligation bonds that are abated by TIF as annually appropriated. The full amount of the bond is \$14,055,000.

FUNDING SOURCE: GO Bond (Debt Service Levy); TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211220-359

CITY OF BONDURANT
RESOLUTION NO. 211220-359

Resolution setting the date for public hearings and additional action on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder

WHEREAS, the City of Bondurant (the "City"), in Polk County, State of Iowa, pursuant to the provisions of Section 384.24A of the Code of Iowa, proposes to enter into a loan agreement (the "Essential Purpose Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$5,250,000 for the purpose of paying the costs, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water management and bridge improvements; (2) acquiring and installing street lighting, signage and signalization improvements; and (3) undertaking improvements to existing municipal parks (the "Essential Purpose Projects"), and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Essential Purpose Loan Agreement and to give notice thereof as required by such law; and

WHEREAS, the City also proposes to enter into a loan agreement (the "General Purpose Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$650,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of undertaking improvements to new municipal parks, including, but not limited to, the construction of an ice rink and parking lot improvements (the "General Purpose Project"), and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the General Purpose Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal; and

WHEREAS, the City also proposes to enter into a loan agreement (the "Urban Renewal Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$9,100,000 pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of paying the costs, to that extent, of undertaking a portion of the City Campus Project, an urban renewal project (the "Urban Renewal Project") (collectively hereinafter the Essential Purpose Project, the General Purpose Project and the Urban Renewal Project shall be referred to as the "Projects") of the City authorized by action of the City Council on December 20, 2021 including land acquisition, planning and design work, utilities work and the construction and equipping of a municipal emergency services facility, and in lieu of calling an election thereon, the City desires to institute proceedings to enter into the Urban Renewal Loan Agreement (collectively with the Essential Purpose Loan Agreement and the General Purpose Loan Agreement, the "Loan Agreements") by causing a notice of such proposal to be published, including notice of the right to petition for an election, under the provisions of Sections 384.24.3(q) and 384.26 of the Code of Iowa, and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Urban Renewal Loan Agreement and to give notice thereof as required by such law;

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

Section 1. This City Council shall meet on January 3, 2022, at the City Center at 200 Second Street NE Bondurant, Iowa, at 6 o'clock p.m., at which time and place hearings will be held and proceedings will be instituted and action taken to enter into the Loan Agreements described in the preamble hereof.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Essential Purpose Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than four (4) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED
\$5,250,000

(GENERAL OBLIGATION)

The City Council of the City of Bondurant, Iowa (the "City"), will meet on January 3, 2022, at the City Center at 200 Second Street NE, Bondurant, Iowa, at 6 o'clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$5,000,000 for the purpose of paying the costs, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water management and bridge improvements; and (2) acquiring and installing street lighting, signage and signalization improvements.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Bondurant, Iowa.

Shelby Hagan
City Clerk

Section 3. The City Clerk is hereby directed to give notice of the proposed action on the General Purpose Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PUBLIC HEARING ON LOAN AGREEMENT IN A
PRINCIPAL AMOUNT NOT TO EXCEED \$650,000

(GENERAL OBLIGATION)

The City Council of the City of Bondurant, Iowa (the "City"), will meet on January 3, 2022, at the City Center, 200 Second Street NE, Bondurant, Iowa, at 6 o'clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$650,000 for the purpose paying the costs, to that extent, of undertaking improvements to new municipal parks, including, but not limited to, the construction of an ice rink and parking lot improvements.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

The maximum rate of interest which may be payable under the Loan Agreement is 7% per annum.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa. If no such petition is filed, at that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Bondurant, Iowa.

Shelby Hagan
City Clerk

Section 4. The City Clerk is hereby directed to give notice of the proposed action on the Urban Renewal Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED
\$9,100,000

(GENERAL OBLIGATION)

The City Council of the City of Bondurant, Iowa (the "City"), will meet on January 3, 2021, at the City Center/City Hall, 200 Second Street NE, Bondurant, Iowa, at 6 o'clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into an urban renewal loan agreement (the "Urban Renewal Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$9,100,000 for the purpose of paying the costs, to that extent, of undertaking a portion of the City Campus Project, an urban renewal project of the City authorized by action of the City Council on December 20, 2021 (the "City Campus Project") including land acquisition, planning and design work, utilities work and the construction and equipping of a municipal emergency services facility.

The Urban Renewal Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A and 384.24.3(q) of the Code of Iowa and will constitute a general obligation of the City.

At any time before the date fixed for taking action to enter into the Urban Renewal Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Urban Renewal Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa. If no such petition is filed, at the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Urban Renewal Loan Agreement. After receiving objections, the City may determine to enter into the Urban Renewal Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter

By order of the City Council of the City of Bondurant, Iowa.

Shelby Hagan
City Clerk

Section 5. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Projects set forth in the preamble hereof which are reasonably estimated to cost approximately \$14,350,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Projects have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved December 20, 2021.

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				



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

Item No. 7.a.
For Meeting of 12/20/2021
Public Hearing

TITLE: Public Hearing on Proposed Amendment to the Bondurant Urban Renewal Area (Myers-City Campus)

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The City wishes to expand its Urban Renewal Area to encompass property annexing into the City. The property is also generally an area where the City is pursuing the development of a Certified Site and a City Campus. The City's urban renewal plan also includes public infrastructure improvements related to the Certified Site and City Campus projects. A consultation meeting was held with other area taxing entities on December 6th, with none of the entities attending or expressing concerns. The Planning and Zoning Commission discussed the amendment at its December 9, 2021 meeting and recommends adoption.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. UR Plan Amend (Bondurant #59 2021)-v3 City Campus Myers Certified Site

CITY OF BONDURANT, IOWA
URBAN RENEWAL PLAN AMENDMENT
BONDURANT URBAN RENEWAL AREA

December, 2021

The Urban Renewal Plan (the “Plan”) for the Bondurant Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purposes of adding certain real property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the December, 2021 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: 2nd Street Realignment Project

Name of Urban Renewal Area: Bondurant Urban Renewal Area

Date of Council Approval of the Project: December 20, 2021

Description of Project and Project Site: The City will undertake the design and construction of a street on portion of the Property (as defined in Section 1 of this Amendment) which will realign 2nd Street east of Highway 65 (also known as NE 78th Avenue) to service an industrial area as well as a new city campus area (the “2nd Street Project”). Construction of the 2nd Street Project will include street paving; the construction of sanitary sewer, water and storm water drainage system improvements; the construction of sidewalk and curb and gutter improvements; the installation of street lighting and signage; and the incidental utility, landscaping, site clearance and cleanup work related thereto.

It is expected that the completed 2nd Street Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial and industrial enterprises in the City. Further, it is anticipated that the 2nd Street Project will support and encourage industrial development on the Certified Site Property (as defined in Exhibit A hereto) and will support the development of the City Campus Project (as hereinafter defined).

Description of Properties to be Acquired in Connection with Project: The City will acquire the Property (as defined in Section 1 of this Amendment), or a portion thereof, and such easement territory and rights-of-way as are necessary to successfully undertake the 2nd Street Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the 2nd Street Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the 2nd Street Project will not exceed \$4,500,000, plus any interest expense incurred on the Obligations.

B.

Name of Project: City Campus Project

Name of Urban Renewal Area: Bondurant Urban Renewal Area

Date of Council Approval of the Project: December 20, 2021

Description of Properties to be Acquired in Connection with Project: The City will acquire certain real property (the "City Campus Property") situated in the Urban Renewal Area and bearing Polk County Property Tax Parcel Identification Numbers 230/00455-008-000; 230/00455-009-000 and 230/00455-000-000 and will undertake the development of the City Campus thereon, as hereinafter described.

Description of Project and Project Site: The City will undertake the planning and design of a City Campus the City Campus Property. The City Campus Project will include site preparation of the City Campus Property and a parking lot for the construction of an Emergency Services Facility and, eventually, a Public Works Facility.

It is anticipated that the City will begin the construction, furnishing, and equipping of the Emergency Services Facility (the "EMS Facility Project") on the City Campus Property in the City's 2023 fiscal year. The completed EMS Facility Project will serve as the headquarters for the City's fire department, emergency medical services and ambulance department and will include a fitness center for use by City employees.

The completed City Campus Project will have a direct, positive impact on the Urban Renewal Area, and community at large, through the provision of enhanced municipal emergency services and municipal public works facilities.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the City Campus Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the City Campus Project will not exceed \$7,000,000, plus any interest expense incurred on the Obligations.

Analysis of Use of TIF: In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the City has analyzed its proposed use of incremental property tax revenues for the funding of the EMS Facility Project and alternative development and funding options for the EMS Facility Project. The results of that analysis are summarized as follows:

A) Alternate Development Options: The City Council has determined that a need exists for the provision of a new, improved and expanded emergency services in the Urban Renewal Area. The City's ability to fulfill its duty of fire protection and emergency medical services in the Urban Renewal Area is diminished by inadequate, outdated and undersized fire station and emergency medical services facilities. The use of the City Campus Property as the site for the EMS Facility Project is an optimal use for this land. Promoting other types of development on the Property to the exclusion of the EMS Facility Project will not meet the public need being addressed by the EMS Facility Project. Further, the proximity of the EMS Facility Project to the Certified Site Property will promote industrial development on the Certified Site Property.

B) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: Local Option Sales and Services Tax Revenues are unavailable to assist with the EMS Facility Project because such Revenues have been allocated to other projects in the City

* General Fund: The City will use proceeds in the General Fund to pay for the acquisition of the City Campus Property. Further, the City is at its \$8.10 per thousand levy limit for the General Fund, and the annual proceeds from this levy are fully committed to maintain the operational integrity of the City. The City cannot access its General Fund to pay for additional costs of the EMS Facility Project funding without risking unsound fiscal practice.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available for the purpose of funding the EMS Facility Project, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City will use its urban renewal authority to aid in the authorization of general obligations bonds (collectively, the "Bonds") to finance the EMS Facility Project. The use of tax increment financing to pay a portion of the debt service payments on the Bonds will lessen the burden on individual tax payers that would result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives in the Urban Renewal Area. It is not feasible for the City to issue general obligation indebtedness for the EMS Facility Project without the ability to assure the taxpayers of the City that tax increment financing will be available to assist with a portion of the debt service on the Bonds.

* Utility Surpluses: The City does not have identified surpluses in its sewer and/or water utility funds that could aid in the funding of the EMS Facility Project.

* Grants: The City intends to apply for available grants to assist in paying the costs of the EMS Facility Project.

***The City will amend the Plan in the future to complete the analysis required by Section 403.5(2)(b)(1) of the Code of Iowa for the Public Works Facility project if the City determines to use tax increment financing to assist in paying the costs of the Public Works Facility project.**

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$ 27,430,593</u>
Outstanding general obligation debt of the City:	<u>\$17,680,000</u>
Proposed TIF debt to be incurred under the December, 2021 Amendment*:	<u>\$11,500,000</u>

* It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded Bondurant Urban Renewal Area
(December, 2021 Addition)

CITY CAMPUS PROPERTY AND INFRASTRUCTURE:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID POINT ALSO BEING THE NORTH 1/4 CORNER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4;

THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH, ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHEAST CORNER OF LOT 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5th P.M., POLK COUNTY, IOWA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 2 EXTENDED WEST TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4;

THENCE NORTH, ALONG SAID WEST LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE;

THENCE NORTHEAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE;

THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE TO THE WEST LINE OF PARCEL 'H' IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, AS SHOWN ON THE PLAT OF RETRACEMENT SURVEY THEREOF RECORDED IN BOOK 13080 ON PAGE 445 IN THE POLK COUNTY RECORDER'S;

THENCE NORTH, ALONG SAID WEST LINE OF PARCEL 'H' TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE;

THENCE NORTHEAST, ALONG SAID SOUTHEASTELRY RIGHT-OF-WAY LINE OF HUBBELL AVENUE TO THE NORTH LINE OF THE SOUTH 75 FEET OF ABANDONED RAILROAD RIGHT-OF-WAY;

THENCE EAST, ALONG SAID NORTH LINE OF THE SOUTH 75 FEET OF ABANDONED RAILROAD RIGHT-OF-WAY TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29;

THENCE SOUTH, ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29 TO THE POINT OF BEGINNING.

CERTIFIED SITE PROPERTY:

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

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



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

Item No. 7.b.
For Meeting of 12/20/2021
Public Hearing

TITLE: Public Hearing regarding Municipal Boundaries and Precincts

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The attached resolution sets the required public hearing to consider adoption of an amended Chapter 3 of the Bondurant City Code, titled Municipal Boundaries and Precincts. An amendment to this chapter of the City Code is necessary, as Bondurant's 2020 Census population of 7,365 people requires that Bondurant have three precincts within corporate limits instead of two as previously required by the 2010 Census numbers.

Section 49.5.2 of the Iowa Code states the following, "The council of a city where establishment of more than one precinct is necessary or deemed advisable shall, at the time required by law, divide the city into the number of election precincts as will best serve the convenience of voters while promoting electoral efficiency". Section 49.3 of the Iowa Code regulates precinct boundary requirements - this section notes that no precinct shall have a total population in excess of 3,500 people.

Attached is the proposed precinct map. This map reflects guidance provided by the Polk County Auditor's office on suggested boundaries within Bondurant. It also reflects the combined precincts of Bondurant 1 and Delaware 1, for which Memorandums of Agreement were approved by Council on December 14, 2021. The City has received notification from the County that the 3 precincts as outlined in the attached map are acceptable to Polk County and conform to the Secretary of State's legal requirements.

The County requested a Memorandum of Agreement to have combined precincts in the specific areas shown on the attached map. This request is related to how Census block fall. Census block 1054 will have to be added to Delaware-1 precinct as it is in a different legislative House district and it is not possible to create a new precinct for 10 people. The residents in that area will not be excluded from voting, they will just vote in a different precinct other than Bondurant 1, 2, or 3. For the Memorandum of Agreement for Bondurant 1 precinct, it will mean the precinct is composed of an incorporated population of 2,928 persons who are residents of Bondurant and an unincorporated population of 4 persons who are residents of Franklin Township in Polk County and an unincorporated population of 28 persons who are residents of Douglas Township in Polk County. For the Memorandum of Agreement for Delaware 1 precinct, it will mean the precinct is composed of an incorporated population of 10 persons who are residents of Bondurant and an unincorporated population of 2,994 persons who are residents of Delaware Township in Polk County.

All City and County precinct boundaries become effective on January 15, 2022; meaning that ordinance readings will need to be waived in order to meet this deadline.

FUNDING SOURCE: N/A

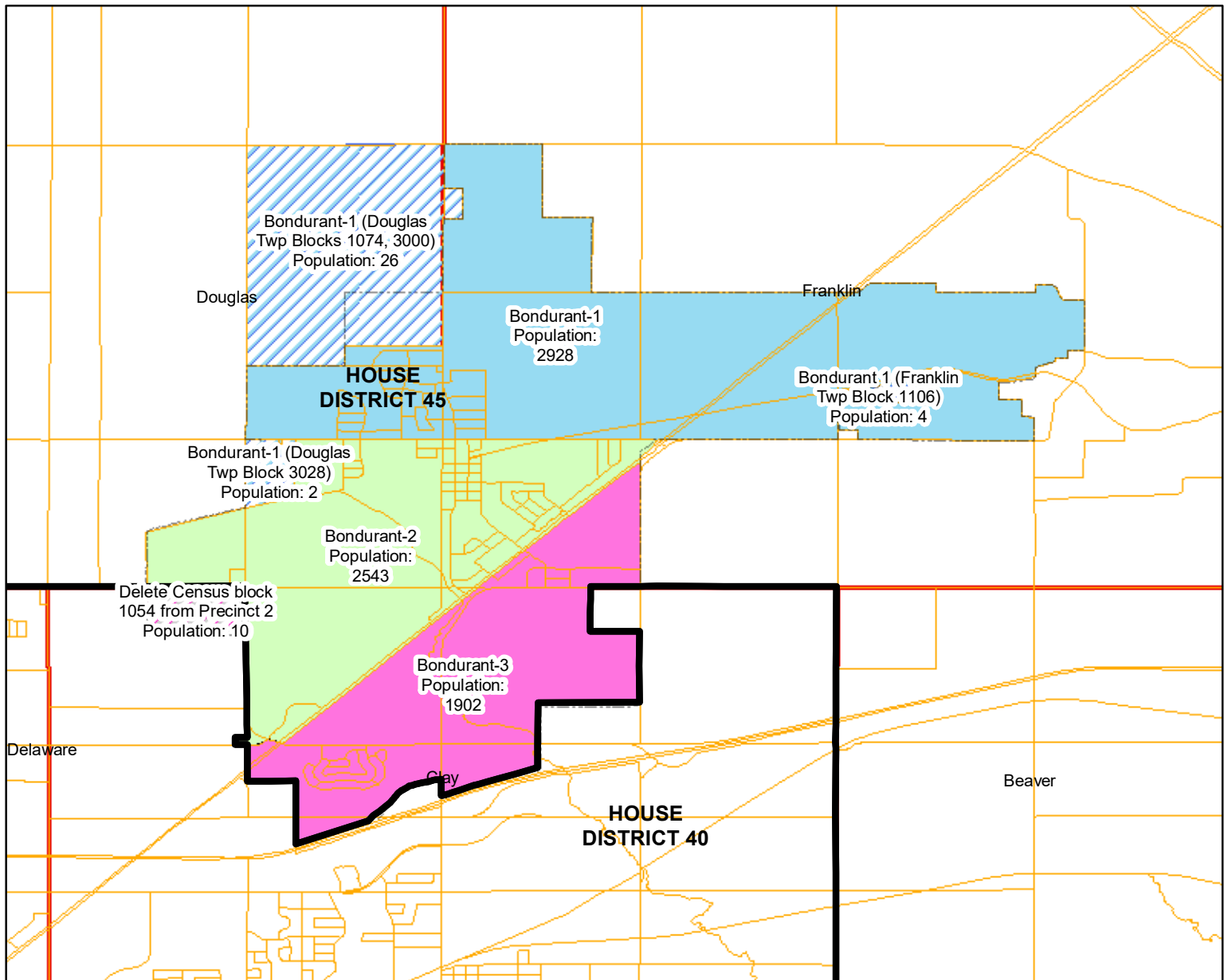
STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. BondurantRevision

City of Bondurant revision 12-3-2021



Legend

- Bondurant corporate limits
- Census_Block_2020

Precinct

- Bondurant 1 (Franklin Twp Block 1106)
- Bondurant-1
- Bondurant-1 (Douglas Twp Block 3028)
- Bondurant-1 (Douglas Twp Blocks 1074, 3000)
- Bondurant-2
- Bondurant-3
- Delete this part of Census block 1054 from Precinct 2



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

Item No. 8.a.
For Meeting of 12/20/2021
Resolution

TITLE: -Resolution to Declare Necessity and Establish an Urban Renewal Area,
Pursuant to Section
403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the
Bondurant Urban Renewal Area (Myers-City Campus)

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The attached resolution expands the Urban Renewal Area and adds projects to the Urban Renewal Plan. Please see the public hearing portion of the agenda for additional information and background.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211220-358

CITY OF BONDURANT
RESOLUTION NO. 211220-358

Resolution to Declare Necessity and Establish an Urban Renewal Area,
Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal
Plan Amendment for the Bondurant Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

WHEREAS, this City Council of the City of Bondurant, Iowa (the "City") by resolution previously established the Bondurant Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the description set out in Exhibit A hereto; and

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing to pay the costs of the City's 2nd Street Realignment Project; and (b) using tax increment financing to pay the costs of acquiring property and undertaking the development of a City Campus thereon, which will include a new Emergency Services Facility; and

WHEREAS, notice of a public hearing by the City Council on the question of amending the Plan and designating an expanded Urban Renewal Area, was heretofore given in strict compliance with the provisions of Chapter 403, Code of Iowa, and the Council has conducted said hearing on December 20, 2021; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed Amendment; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Polk County and the Bondurant-Farrar Community School District; the consultation meeting was held on the ____ day of _____, 2021; and responses to any comments or

recommendations received following the consultation meeting were made as required by law;

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist in the City on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the December 2021 Addition to the Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. Proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved December 20, 2021.

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

EXHIBIT A
Legal Description
Expanded Bondurant Urban Renewal Area
(December, 2021 Addition)

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID POINT ALSO BEING THE NORTH 1/4 CORNER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4;

THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH, ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHEAST CORNER OF LOT 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5th P.M., POLK COUNTY, IOWA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 2 EXTENDED WEST TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4;

THENCE NORTH, ALONG SAID WEST LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE;

THENCE NORTHEAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE;

THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE TO THE WEST LINE OF PARCEL 'H' IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, AS SHOWN ON THE PLAT OF RETRACEMENT SURVEY THEREOF RECORDED IN BOOK 13080 ON PAGE 445 IN THE POLK COUNTY RECORDER'S;

THENCE NORTH, ALONG SAID WEST LINE OF PARCEL 'H' TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE;

THENCE NORTHEAST, ALONG SAID SOUTHEASTELRY RIGHT-OF-WAY LINE OF HUBBELL AVENUE TO THE NORTH LINE OF THE SOUTH 75 FEET OF ABANDONED RAILROAD RIGHT-OF-WAY;

THENCE EAST, ALONG SAID NORTH LINE OF THE SOUTH 75 FEET OF ABANDONED RAILROAD RIGHT-OF-WAY TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29;

THENCE SOUTH, ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29 TO THE POINT OF BEGINNING.

AND

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

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



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

Item No. 8.b.
For Meeting of 12/20/2021
Ordinance

TITLE: -Ordinance amending Chapter 3 of the Bondurant City Code, titled Municipal Boundaries and Precincts

CONTACT PERSON:

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

BRIEF HISTORY & ANALYSIS: Please see the corresponding public hearing agenda statement for a Brief History and Analysis of this topic.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends Waive first and second and approve final reading of the ordinance on a roll call vote, as these precinct boundaries become effective January 15, 2022.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 211220-219
2. BondurantRevision

CITY OF BONDURANT
ORDINANCE NO. 211220-219

ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
BONDURANT, IOWA, 2002, BY AMENDING CHAPTER 3, MUNICIPAL BOUNDARIES
AND PRECINCTS

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

Section 1. **SECTION AMENDED.** Chapter 3 of the Code is amended to read as follows:

CHAPTER 3

MUNICIPAL BOUNDARIES AND PRECINCTS

3.01 Corporate Limits	3.03 Precinct Boundaries
3.02 Election Precincts	

3.01 CORPORATE LIMITS. The corporate limits map and specific description shall be and remain on file in office of the City Clerk.

(Ordinance No. 04-205)

(Ordinance No. 11-208)

3.02 ELECTION PRECINCTS. The following election precincts are hereby established for all national, state, and local elections:

A. Precinct 1. A map of the specific boundaries of precinct one shall be and remain on file in the office of the City Clerk.

B. Precinct 2. A map of the specific boundaries of Precinct 2 shall be and remain on file in office of the City Clerk.

C. Precinct 3. A map of the specific boundaries of Precinct 3 shall be and remain on file in the office of the City Clerk.

(Ordinance No. 11-208)

3.03 PRECINCT BOUNDARIES. The precinct boundaries listed in Section 3.02 are described as follows:

3.03 PRECINCT BOUNDARIES. The precinct boundaries listed in Section 3.02 are described as follows:

A. Precinct 1. Within the corporate limits of the City of Bondurant north of 2nd Street NE/NW AND the area west of Grant Street North known as Bondurant-1 Douglas Twp Blocks 1074 and 3000 AND the area south of 2nd Street NE known as Bondurant-1 Douglas Twp Block 3028 AND the area east of Hubbell Avenue/U S Highway 65 known as Bondurant-1 Franklin Twp Block 1106.

B. Precinct 2. Within the corporate limits of the City of Bondurant south of 2nd Street NE/NW and north of Hubbell Avenue/U S Highway 65 LESS the area south of 15th Street SW south of Census Block 1054 AND less the area north of Hubbell Avenue/U S Highway 65 and south of NE 62nd Avenue.

C. Precinct 3. Within the corporate limits of the City of Bondurant south of Hubbell Avenue/U S Highway 65 AND the area north of Hubbell Avenue/U S Highway 65 and south of NE 62nd Avenue.

The boundary line between Bondurant Precinct 1 and Bondurant Precinct 2 shall be described as follows:

Where the northern section of Hubbell Avenue meets the corporate limits in the western area of the City of Bondurant, thence easterly and northerly until Lincoln Street, Southeast, thence northerly and westerly until Railroad Street, thence west till Main Street, thence north along Main Street till 2nd Street, Northeast, excluding census block 2068, thence east along 2nd Street, Northeast, till intersection with northern section of Hubbell Avenue and corporate boundaries.

The area to the south and east of this boundary line shall be Bondurant Precinct 1 and is comprised of incorporated territory.

The remaining area shall be Bondurant Precinct 2. Bondurant Precinct 2 includes incorporated territory, as well as unincorporated territory as established by a memorandum of agreement between Polk County and the City of Bondurant, and authorized by Resolution no. 11-128, and defined as follows:

Clay township census blocks #1109, #1116, and #1144

Douglas township census block #1122

Franklin township census blocks #1034 and #1084

(Ordinance No. 11-211)

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

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

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

PASSED AND APPROVED by the City Council this ____ day of _____, _____.

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

FIRST CONSIDERATION:
SECOND CONSIDERATION:
THIRD CONSIDERATION:

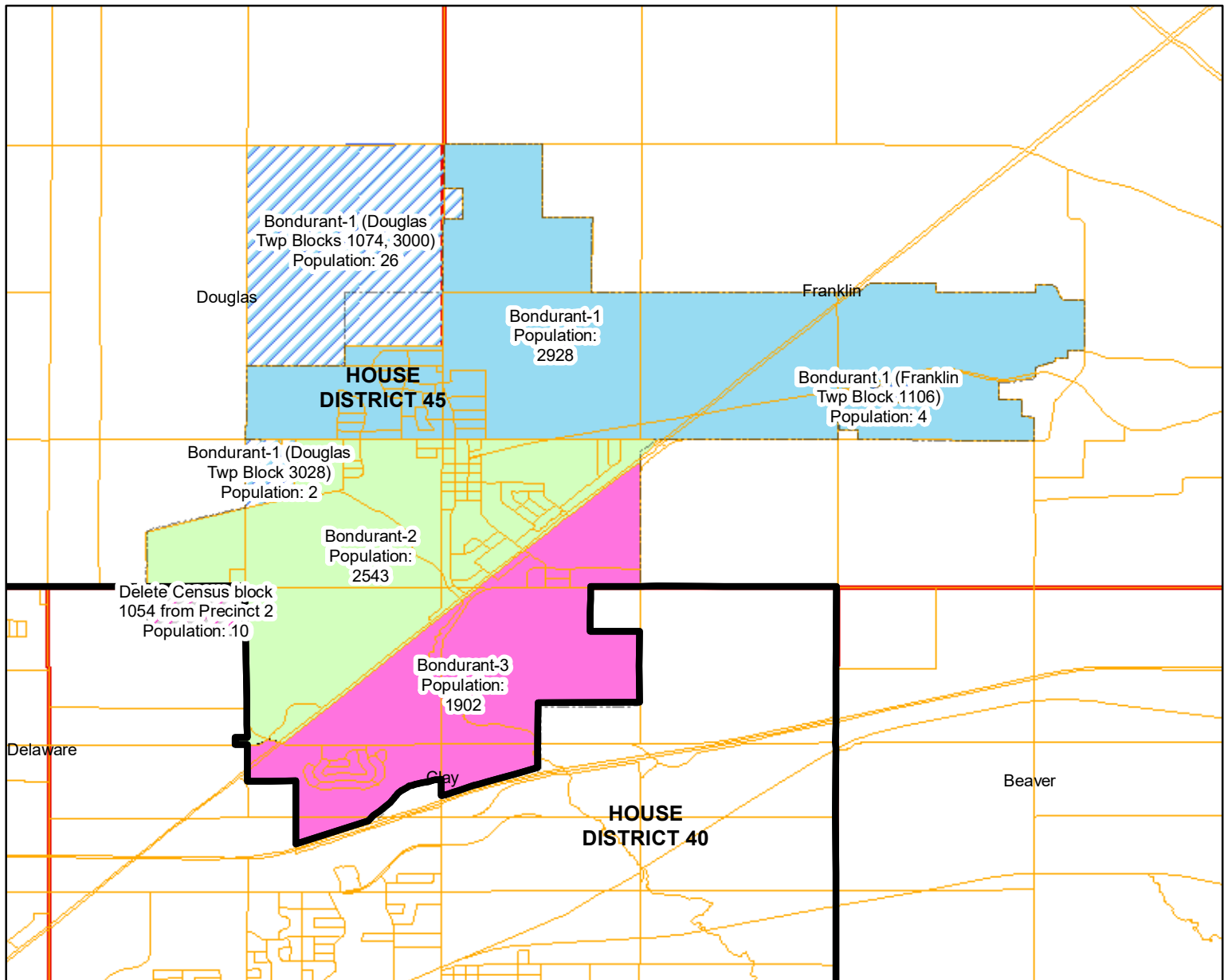
CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No. ____ was published as required by law on the XXX day of _____, _____.

Shelby Hagan
City Clerk

DRAFT

City of Bondurant revision 12-3-2021



Legend

- Bondurant corporate limits
- Census_Block_2020

Precinct

- Bondurant 1 (Franklin Twp Block 1106)
- Bondurant-1
- Bondurant-1 (Douglas Twp Block 3028)
- Bondurant-1 (Douglas Twp Blocks 1074, 3000)
- Bondurant-2
- Bondurant-3
- Delete this part of Census block 1054 from Precinct 2