

**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/85211663912>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL FEBRUARY 7, 2022

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on February 7, 2022, 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 January 18, 2022 & January 31, 2022 (Special Meeting & Joint Planning Meeting)
- b. Receive and File - 2021 P&Z Annual Report
- c. Claims List
- d. Applications for Council Approval
- e. - Resolution of endorsement for the City of Bondurant's application the Wellmark Foundation's Built Environment Grant regarding the Park Side to Bondurant Recreational Sports Complex trail connection
- f. -Resolution of endorsement for the City of Bondurant's application to the DNR's Land and Water Conservation Fund Grant for the Park Side to Bondurant Recreational Sports Complex Trail Connection Project
- g. - Resolution setting date of public hearing for February 22, 2022 to consider a rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District and Conservancy (U-1) District, pending annexation, on land owned by GHOLDS LLC; and request for Future Land Use Map update from Reserve Office to Industrial on portions of land currently guided for Reserve Office.
- h. - Resolution approving the Everett Mauch Estate Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits

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

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

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- i. -Resolution approving Action to Order Construction and Setting a Date for Public Hearing and Letting for the Ditch #2 Stream Restoration Project and Set Date of Public Hearing
 - j. -Resolution approving Corrected Special Warranty Deed for property located in downtown Bondurant (100 and 104 Main Street SE)
 - k. -Resolution approving the amended Black Oak Farm Plat 1 Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits.
 - l. -Resolution approving Bondurant's membership and inaugural dues in the amount of \$1,380.94 to the Mid-Iowa Planning Alliance for Community Development (MIPA), a newly-formed Economic Development District (EDD)
 - m. -Resolution reappointing Julie Bergeson to the Bondurant Community Library Board
 - n. -Resolution Approving Purchase of New Sewer Jet-Vac Equipment from Mid-Iowa Solid Waste Equipment Co. in the amount of \$461,045.00
 - o. -Resolution approving Pay Request No. 16 to Multiple Vendors for the Bondurant Library Expansion Project in the amount of \$3,790.31
 - p. -Resolution approving Pay Request No. 17 to Multiple Vendors for the Bondurant Library Expansion Project in the amount of \$30,334.61
 - q. -Resolution approving Pay Request No. 16 from Story Construction for the Construction Management of the Library Expansion & Renovation Project in the Amount of \$2,565.41
 - r. Resolution approving Change Orders Totaling \$4,163.33 for the Bondurant Community Library Expansion Project
6. Guests requesting to address the City Council
- a. Polk County Sheriff's Report
 - b. CVB Update - Greg Edwards
7. **Public Hearing**
- a. Public Hearing on Proposed Property Tax Levy (Max Levy Rate)
 - b. Hold Knuth annexation public hearing, a 100% voluntary annexation request within 2 miles of another community (Altoona).
8. Action Items

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

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- a. - Resolution approving the Site Plan at 2510 Robinson Avenue, NE
 - b. - Resolution considering approval of the Knuth annexation request
 - c. -Resolution approving the Maximum Property Tax Dollars for Affected Tax Levies for FY23
 - d. -Resolution approving a professional services agreement with Veenstra & Kimm, Inc. for multiple projects related to the City of Bondurant Municipal Water System Improvements for an amount not to exceed \$1,126,000
 - e. -Discussion and possible consideration of a resolution approving a Proposal from and authorizing the Mayor to execute an agreement with Emergency Services Consulting International in the amount of \$48,233 (inclusive of expenses) for Bondurant Emergency Services Department Strategic Plan
 - f. -Resolution approving Bond Purchase Agreement, providing for the issuance of General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A and providing for the levy of taxes to pay the same
9. Discussion Items -
- a. Tree Removal Request (Paine Street)
 - b. -Greater Des Moines Partnership DC Trip
 - c. Continuation of Discussion Regarding Draft Golf Cart Ordinance
10. Reports / Comments and appropriate action thereon:
- a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
12. Adjournment

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

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BONDURANT CITY COUNCIL

Minutes

January 18, 2022

Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Chad Driscoll, Council Member Bob Pepper, Council Member Angela McKenzie, Council Member Matt Sillanpaa

Absent: Council Member Tara Cox

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Finance Director Jene Jess, Planning & Community Development Director Maggie Murray, Associate Planner Emily Rizvic

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:03 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Pepper, seconded by McKenzie, to approve the agenda. Vote on Motion 4-0. Motion carried.

5. Consent Agenda:

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

a. Approval of City Council Meeting Minutes of January 3, 2022

b. Receive and File - Library Director's Report

c. Claims List

d. Applications for Council Approval

e. R-220118-14-Resolution setting public hearing for February 7, 2022 to hear public comment on Proposed Property Tax Levy (Please note this

is NOT the rate the City is proposing for the final property tax rate. This is the Max Levy Rate hearing required by State Law.)

- f. R-220118-15- Resolution certifying the population of the Myers Certified Site annexation area
- g. R-220118-16-Resolution approving letter of engagement with Piper Sanlder & Co for Project Financings related to the General Obligation Annual Appropriation GO Bonds, Series 2022A
- h. R-220118-17-Resolution approving Engagement Letter from Public Financial Advisors LLC (PFM) to act as Financial Advisor in connection with the issuance of approximately \$14,055,000 General Ogligation Annual Appropriation Corporate Purpose Bonds, Series 2022A
- i. R-220118-18-Resolution approving Pay Request No. 2 for the Paine Heights Sewer Lining Project
- j. R-220118-19-Resolution approving Certificate of Completion for the Paine Heights Sewer Lining Project (Municipal Pipe Tool Co. LLC)
- k. R-220118-20-Resolution appointing Jon Klein to the Board of Adjustment
- l. R-220118-21-Resolution approving a Contract in the amount not to exceed \$65,000 with SAM for Stormwater GIS Services
- m. R-220118-22-Resolution authorizing the use of a preliminary official statement for the sale of General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A
- n. R-220118-23-Resolution of endorsement for the City of Bondurant's grant application to the Iowa Economic Development Authority's Community Catalyst Grant Program
- o. R-220118-24-Resolution of endorsement of the Bondurant Parks and Recreation Grant Application Request to the Iowa Foundation of Parks and Recreation Mini Grant Program

- p. R-220118-25-Resolution approving application for Planning and Design Loan Application to the State Revolving Fund for Water Tower, Well Field, and Water Treatment Plant Improvement Project
Motion by Pepper, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: Cox. Motion carried 4-0.
- 6. Guests requesting to address the City Council
None.
- 7. Action Items
 - a. R-220118-26-Resolution designating the last Saturday in October as Door-to-Door "Trick-or-Treat" Night
The council discussed keeping the timeframe from 06:00 to 08:00 pm.

Motion by Pepper, seconded by McKenzie, to Approve R-220118-26. Roll Call: Ayes: McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: Cox. Motion carried 4-0.
- 8. Discussion Items -
 - a. -Stormwater Discussion - residential lots larger than 2 acres
The council discussed Mr. Hall's suggestions regarding larger properties with impervious surfaces and ERUs. There are currently 18 properties that are larger than two acres within the city limits. The council is not in favor of placing a cap on residential properties that are larger in size.
- 9. Reports / Comments and appropriate action thereon:
 - a. Mayor
Updates from meetings attended, DART update.
 - b. Council Members
Pepper - Des Moines Register article comments.
Driscoll - Iowa League of Cities training update.
Sillanpaa - Meeting updates, Iowa League of Cities training update.
McKenzie - WRA meeting update, questioned the health status of staff, snow removal comments.
 - c. Administrator
Meeting with Scott Raecker to facilitate the upcoming work session, Moody's rating call/credit strength update, reported that Bondurant's valuation has doubled, outside art program update.
 - d. Directors

Murray - Introduced the Associate Planner, Emily Rizvic, to the council.

Jess - None.

Horton - Staff update, reported that Bondurant received 11.5 inches of snow.

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

Motion by Pepper, seconded by McKenzie, to Move into Closed Session at 06:49 PM. Roll Call: Ayes: McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: Cox. Motion carried 4-0.

Mayor Elrod closed the Closed Session at 07:12 PM.

11. Adjournment

Motion by Pepper, seconded by Driscoll, to adjourn at 07:12 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, 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 January 18, 2022, 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.

Doug Elrod, Mayor

BONDURANT CITY COUNCIL

Minutes

January 31, 2022

Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Angela McKenzie, Council Member Bob Pepper, Council Member Chad Driscoll, Council Member Tara Cox, Council Member Matt Sillanpaa

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 05:36 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Consent Agenda:

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

a. Claims List

b. Applications for Council Approval

c. R-220131-27-Resolution supporting Public Infrastructure Improvements in the area of NE 78th Avenue/Hwy 65 (Myers Certified Site area) necessary for Economic Development within the City of Bondurant, Iowa
Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

6. Closed Session

Motion by McKenzie, seconded by Driscoll, to Move into closed session at 05:38 PM. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the closed session at 06:03 PM.

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

7. Adjournment

Motion by Pfeffer, seconded by Cox, to adjourn at 06:03 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, 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 January 31, 2022, 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.

Doug Elrod, Mayor

BONDURANT CITY COUNCIL

Minutes

January 31, 2022

Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Bob Pepper, Council Member Chad Driscoll, Council Member Matt Sillanpaa, Commission Member Torey Cuellar, Commission Member Karen Keeran, Commission Member Brian Clayton, Commission Member Kristin Brostrom, Commission Member Lisa Cameron, Commission Member Andy Mains, Commission Member Wes Hoyer, Board of Adjustment Member Jon Kline, Board of Adjustment Member Jason Vore, Board of Adjustment Member Diane Van Wyk

Absent: Board of Adjustment Member Greg Hanson, Board of Adjustment Member Kelsi Jurik

City Officials Present: City Administrator Marketa Oliver, Planning & Community Development Director Maggie Murray, Associate Planner Emily Rizvic, Public Works Director John Horton, Events & Communication Specialist Nicole Van Houten

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:05 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Mayor Elrod and Jane Reasoner, RDG, provided an overview of the agenda for the planning session.

5. Guests requesting to address the City Council

None.

6. Discussion Items -

a. Comprehensive Planning 101 Review

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

b. Project Scope and Schedule Review

c. Public Input Summary

i. Steering Committee Kick-Off Meeting

ii. Stakeholder Interviews

iii. Special Event Booths

iv. Public Workshop

v. Interactive Engagement Website

d. Guiding Principles Discussion

e. Downtown/Landus Discussion

f. What's Next?

Mayor Elrod welcomed the group and thanked everyone for their participation and encouraged them to voice their ideas and opinions. Jane Reasoner, RDG, introduced the Project Scope and Schedule. Items discussed amongst the group included retail/commercial growth, industrial growth, Landus property/downtown, housing, community character, connectivity, parks & recreation, public works, stormwater, etc.

7. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 08:40 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

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Doug Elrod, Mayor



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

Item No. 5.b.
For Meeting of 2/7/2022
Receive and File

TITLE: Receive and File - 2021 P&Z Annual Report

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The Planning & Zoning Commission reviewed their annual report during their meeting on January 13, 2022. Once received and filed by City Council, the 2021 P&Z Annual Report will be posted to the City's website.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Receive and file report.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. 2021 P&Z Annual Report

PLANNING & ZONING COMMISSION

2021 Annual Report

BACKGROUND

Chapter 23 of the Bondurant City Code states that each year the Commission shall make a report to the Mayor and Council of its proceedings. This report will serve as the Planning Zoning Commission's 2021 Annual Report.

The Bondurant Planning and Zoning Commission has seven members and meets the second and fourth Thursdays of each month at 6:00 p.m. in the Bondurant Community Center at 200 2nd Street NE.

The Commission is primarily and routinely involved in land use planning topics, including: Comprehensive Plan and area plan reviews, rezonings, subdivisions, site plans, street and easement vacations, annexations, Zoning and Subdivision Code text amendments, and other miscellaneous development topics. The Planning and Zoning Commission researches each case and then reviews the information at a meeting. A recommendation for or against the case is subsequently made to the Bondurant City Council citing the Commission's basic reasoning.

MEMBERSHIP

In 2021 Torey Cuellar served as Chair, and Karen Keeran served as Vice-Chair. Wes Hoyer was appointed to the Commission by Council on February 16, 2021 to fill Joe Phearman's vacancy. Lisa Cameron was appointed to the Commission by Council on July 26, 2021 to fill Daniel Hoffman-Zinnel's vacancy. On December 20, 2021 the City Council renewed Brian Clayton and Lisa Cameron's terms on the Planning & Zoning Commission; their new terms will expire December 31, 2026 (unless renewed). Councilman Bob Pfeffer acted as the City Council liaison to the Planning & Zoning Commission in 2021.

Chapter 23 of the City Code notes that a review of attendance will be made at the end of each year. The Code notes that a member cannot exceed three unexcused absences within a 6-month period. The Code also notes that a Commission member cannot miss more than 40% of the total calendar meetings in a calendar year.

Below is a chart of 2021 member attendance. For new members appointed to the Commission during 2021, the City Code's 40% absence rule will begin in 2022.

ATTENDANCE

X = Present A = Absent	Torey Cuellar	Karen Keeran	Lisa Cameron	Brian Clayton	Andy Mains	Wes Hoyer	Kristin Bostrom
	12/31/2024	12/31/2024	12/31/2021	12/31/2021	12/31/2023	12/31/2024	12/31/2024
January 28	X	X	N/A	X	X	N/A	X
February 25	X	X	N/A	X	X	X	A
March 11	X	X	N/A	X	X	X	X
March 25	X	X	N/A	X	X	X	X
April 08	X	X	N/A	X	X	X	X
April 15	X	X	N/A	X	X	X	X
May 13	X	X	N/A	X	X	A	X
May 27	X	X	N/A	X	X	X	X
June 24	X	X	N/A	X	A	X	X
July 08	X	X	N/A	X	X	A	X
July 22	X	X	N/A	X	X	X	X
August 26	X	X	X	X	X	X	X
September 09	X	X	X	X	X	X	X
September 23	X	X	X	X	X	A	X
October 28	X	X	A	X	X	X	X
November 18	X	X	A	X	X	X	A
December 09	A	X	A	X	X	X	X
Tot. Meetings	17	17	6	17	17	16	17
Attended	16	17	3	17	16	13	15
Attendance	94%	100%	50%	100%	94%	81%	88%

SUMMARY OF REVIEWS:

1. Text Amendments:

Case #	Proposal Summary	P&Z Review Date	P&Z Recommendation	Council Action
2021.TA.1	Text amendment to Section 180.05.4.D of the Subdivision Code to specify minimum sidewalk width requirement of 5'.	1/28/2021	Approval per P&Z Res. PZ-210128-01	Approved on 2/16/2021

2. Easement & Right-of-Way Vacations – none.

3. Requests for Rezoning and/or Future Land Use Map Changes:

Case #	Proposal Summary	P&Z Review Date	P&Z Recommendation	Council Action
2021.R.1	Rezoning from Conservancy (U-1) to General Commercial (C-2) on portions of land at 1201 Grant Street South (Legacy Bank) and 1455 Grant Street South (Casey's).	7/8/2021	Approval per P&Z Res. PZ-210708-14	Approved on 7/19/2021
2021.R.2	Rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on Top Farms Property land; and Future Land Use Map amendment from Single-Family to Multi-Family and Commercial in areas shown on the PUD Conceptual Plan.	Tabled at 7/22/2021 Meeting 8/26/21 Returned	Approval per P&Z Res. PZ-210722-14	Approved on 10/18/2021
2021.R.3	Rezoning from Agricultural (A-1) to Medium Industrial (M-2) on the Myers Certified Site Area; and Future Land Use Map amendment from Reserve Ag/Residential and Reserve Industrial to Industrial.	10/28/2021	Approval per P&Z Res. PZ-211028-24	Approved on 12/20/2021
2021.R.4	Rezoning from Medium Industrial (M-2) to Central Business (C-4) on portions of land adjacent to the C-4 District.	11/18/2021	Approval per P&Z Res. PZ-2111118-25	Approved on 12/20/2021

4. Subdivisions and Plats of Survey:

Case #	Proposal Summary	P&Z Review Date	P&Z Recommendation	Council Action
2021.S.1	MidAmerican Energy Company Plat of Survey, a split to create a substation parcel in unincorporated Polk County north of current city limits.	2/25/2021	Approval per P&Z Res. PZ-210225-02	Approved on 3/1/2021
2021.S.2	Jennings Subdivision Preliminary Plat, a subdivision in unincorporated Polk County near NE 78 th Avenue and 109 th Avenue to create three lots for single-family development.	3/25/2021	Approval per P&Z Res. PZ-210325-04	Approved on 3/29/2021
2021.S.3	High Point Estates Preliminary Plat, a development containing 67 single-family detached residential lots north of the High School/Junior High area.	4/8/2021	Approval per P&Z Res. PZ-210408-07	Approved on 4/19/2021
2021.S.4	Shiloh Rose Business Park Plat 2 Final Plat, a subdivision to create additional lots within the Shiloh Rose Business Park area.	5/13/2021	Approval per P&Z Res. PZ-210513-11	Approved on 5/17/2021
2021.S.5	Dvorak Preliminary Plat, a subdivision in unincorporated Polk County west along NE 46 th Street near NE 78 th Avenue to adjust existing property lines within this area.	6/24/2021	Approval per P&Z Res. PZ-210624-13	Approved on 7/6/2021
2021.S.6	Black Oak Farms Preliminary Plat, a subdivision in unincorporated Polk County at NE 88 th Street and NE 100 th Avenue to create two additional lots.	7/22/2021	Approval per P&Z Res. PZ-210722-15	Approved on 8/2/2021
2021.S.7	Dollar General Plat of Survey, a split to create the Dollar General parcel at 501 Hawthorne Crossing Drive SE.	7/22/2021	Approval per P&Z Res. PZ-210722-16	Approved on 8/2/2021
2021.S.8	David Ross Plat of Survey, a split to create a lot on the Ross land along 2 nd Street NE and NE 88 th Street.	9/9/2021	Approval per P&Z Res. PZ-210826-21	Approved on 9/20/2021
2021.S.9	Fox Ridge Plat 1 Preliminary Plat, a subdivision in unincorporated Polk County east along NE 82 nd Street near NE 109 th Street to create four residential lots.	12/9/2021	Approval per P&Z Res. PZ-211209-29	Approved on 12/20/2021
2021.S.10	Top Farms Property Preliminary Plat, a development containing 178 lots for single-family detached development plus outlots reserved for multi-family/townhome/commercial development.	12/9/2021	Approval per P&Z Res. PZ-211209-31	Approved on 12/20/2021

5. Site Plans:

Case #	Proposal Summary	P&Z Review Date	P&Z Rec.	Council Action	Project Summary
SP-01-21	Midland Credit Union, 3007 Oxbow Ct SW	3/11/2021	Approval per P&Z Res. PZ-210311-03	Approved on 3/15/2021	762 SF satellite ITM banking facility
SP-02-21	Office/Restaurant Use at 96 Paine Cir SE	4/8/2021	Approval per P&Z Res. PZ-210408-05	Approved on 4/19/2021	8,700 SF structure (with potential to house 5 tenants)
SP-03-21	Industrial-Flex Building at 800 Commerce Pkwy SW	4/8/2021	Approval per P&Z Res. PZ-210408-06	Approved on 4/19/2021	195,600 SF structure
SP-04-21	Downtown Building at 100 Main St SE	4/15/2021	Approval per P&Z Res. PZ-210415-08	Approved on 4/19/2021	11,000 SF structure (with potential to house 5-6 tenants)
SP-05-21	Temporary Fireworks Stand at 906 Prairie Dr SW	5/13/2021	Approval per P&Z Res. PZ-210513-10	Approved on 5/17/2021	Temporary fireworks stand
SP-06-21	Industrial-Flex Building at 1000 Commerce Pkwy SW	6/24/2021	Approval per P&Z Res. PZ-210624-12	Approved on 7/6/2021	195,400 SF structure
SP-07-21	Dollar General, 501 Hawthorne Crossing Dr SW	7/22/2021	Approval per P&Z Res. PZ-210722-17	Approved on 8/2/2021	10,640 SF structure
SP-08-21	Addition at RAMMS Construction, 1120 2 nd St NE	7/22/2021	Approval per P&Z Res. PZ-210722-19	Approved on 7/26/2021	4,000 SF addition
SP-09-21	SKOL Trucking, 2415 Robinson Ave NE	8/26/2022	Approval per P&Z Res. PZ-210826-20	Approve/d on 9/7/2021	20,985 SF structure

Case #	Proposal Summary	P&Z Review Date	P&Z Rec.	Council Action	Project Summary
SP-10-21	JAS Concrete, 701 23 rd St SW	9/23/2021	Approval per P&Z Res. PZ-210923-22	Approved on 9/27/2021	23,000 SF structure
SP-11-21	Addition at Midstates Precast Products, 2340 Hubbell Ave SW	11/18/2021	Approval per P&Z Res. PZ-211118-26	Approved on 12/6/2021	Landscaping, outbuildings
SP-12-21	CDL Training Site, 2408 Robinson Ave NE	11/18/2021	Approval per P&Z Res. PZ-211118-27	Approved on 12/6/2021	Parking lot only, no structures

6. Annexations:

Case #	Proposal Summary	P&Z Review Date	P&Z Recommendation	Council Action
2021.A.1	Annexation of 70 acres associated with the Myers Certified Site Area (100% Voluntary, within 2 miles of Altoona).	10/28/2021	Approval per P&Z Res. PZ-211028-23	Approved on 11/15/2021 City Development Board approved on 12/8/2021

7. Other Planning Items Reviewed/Discussed:

- A. Provided preliminary zoning/site plan feedback for a potential downtown redevelopment project at 103 Railroad Street SE.
- B. Comprehensive Plan Joint Session – Confluence presented their preliminary findings. Next meeting – January 31, 2022.
- C. May 2021 Urban Renewal Area Amendment. Amendment includes the Commerce Crossings area.
- D. Discussion with developer regarding potential amendment to the High Point Estates Preliminary Plat development area.
- E. December 2021 Urban Renewal Area Amendment. Amendment included Myers certified site area and land that is in-between City limits and the certified site area. Purpose of amendment – potential projects to upgrade the intersection, purchase land, and to build an emergency services facility.



Check Register

Packet: APPKT00564 - 1/17/22 AP FOR MEETING ON 2/7/22

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0776	BAKER ELECTRIC INC	01/18/2022	Regular	0.00	11,751.61	59693
1585	BIG GREEN UMBRELLA MEDIA INC	01/18/2022	Regular	0.00	767.00	59694
1003	BONDURANT CHAMBER OF COMME	01/18/2022	Regular	0.00	90.00	59695
0081	CALHOUN-BURNS & ASSOC INC.	01/18/2022	Regular	0.00	1,013.60	59696
2508	CARTEGRAPH SYSTEMS LLC	01/18/2022	Regular	0.00	5,480.10	59697
0144	DES MOINES WATER WORKS	01/18/2022	Regular	0.00	165.00	59698
0459	GALLS LLC	01/18/2022	Regular	0.00	634.95	59699
0193	HAWKEYE TRUCK EQUIPMENT	01/18/2022	Regular	0.00	475.90	59700
0932	IAMU	01/18/2022	Regular	0.00	820.00	59701
0228	IMFOA	01/18/2022	Regular	0.00	20.00	59702
0348	LINDE GAS & EQUIPMENT INC.	01/18/2022	Regular	0.00	256.34	59703
1364	LOGAN CONTRACTORS SUPPLY INC.	01/18/2022	Regular	0.00	712.80	59704
2236	MATHESON TRIGAS INC	01/18/2022	Regular	0.00	29.95	59705
0040	MEDIACOM	01/18/2022	Regular	0.00	807.41	59706
0842	MENARDS	01/18/2022	Regular	0.00	91.75	59707
1019	MUNICIPAL EMERGENCY SERVICES	01/18/2022	Regular	0.00	352.15	59708
0291	MIDAMERICAN ENERGY	01/18/2022	Regular	0.00	109,804.06	59709
0291	MIDAMERICAN ENERGY	01/18/2022	Regular	0.00	23,597.96	59710
2414	MID-IOWA SOLID WASTE EQUIPMEI	01/18/2022	Regular	0.00	89.04	59711
2560	MUNICIPAL PIPE TOOL COMPANY LI	01/18/2022	Regular	0.00	105,177.62	59712
2561	NICOLE BALLANTYNE-EMERY	01/18/2022	Regular	0.00	180.00	59713
1234	OMNI-SITE.NET	01/18/2022	Regular	0.00	1,380.00	59714
0337	POLK COUNTY TREASURER	01/18/2022	Regular	0.00	114,866.00	59715
1336	SMITH'S SEWER SERVICE, INC.	01/18/2022	Regular	0.00	450.00	59716
1346	STRYKER SALES CORPORATION	01/18/2022	Regular	0.00	3,434.40	59717
2254	TCM BANK NA	01/18/2022	Regular	0.00	995.95	59718
2254	TCM BANK NA	01/18/2022	Regular	0.00	770.96	59719
2310	TITAN MACHINERY	01/18/2022	Regular	0.00	3,810.00	59720
0050	UMB BANK	01/25/2022	Bank Draft	0.00	600.00	DFT0001388
0387	TREASURER - STATE OF IOWA	01/14/2022	Bank Draft	0.00	1,743.83	DFT0001389
0387	TREASURER - STATE OF IOWA	01/14/2022	Bank Draft	0.00	6,731.62	DFT0001390

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	36	28	0.00	388,024.55
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	3	3	0.00	9,075.45
EFT's	0	0	0.00	0.00
	39	31	0.00	397,100.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2022	397,100.00
			<u>397,100.00</u>



Check Register

Packet: APPKT00565 - 1/21/22 AP FOR MEETING ON 2/7/22

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2188	AMAZON	01/18/2022	Regular	0.00	2,393.51	59721
	Void	01/18/2022	Regular	0.00	0.00	59722
2562	FIREFREEZE WORLDWIDE, INC	01/18/2022	Regular	0.00	1,300.00	59723
2560	MUNICIPAL PIPE TOOL COMPANY LI	01/18/2022	Regular	0.00	5,335.66	59724
2231	VERIZON WIRELESS	01/18/2022	Regular	0.00	1,211.03	59725
1185	IOWA INSURANCE DIVISION	01/13/2022	Bank Draft	0.00	11.00	DFT0001391

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	10	4	0.00	10,240.20
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	1	1	0.00	11.00
EFT's	0	0	0.00	0.00
	11	6	0.00	10,251.20

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2022	10,251.20
			<u>10,251.20</u>



Check Register

Packet: APPKT00566 - AP FOR 02/07/2022 MEETING

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0073	BRICK,GENTRY,BOWERS,SWARTZ &	01/19/2022	Regular	0.00	4,585.00	59732
	Void	01/19/2022	Regular	0.00	0.00	59733
2246	ETECH	01/19/2022	Regular	0.00	179.88	59734
2473	FINDAWAY WORLD LLC	01/19/2022	Regular	0.00	22.98	59735
0564	STOREY KENWORTHY/MATT PARRO	01/19/2022	Regular	0.00	24.64	59736
1534	STRATUS BUILDNG SOLUTIONS IOW	01/19/2022	Regular	0.00	475.00	59737
0291	MIDAMERICAN ENERGY	02/07/2022	Bank Draft	0.00	10,191.52	DFT0001392

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	5	0.00	5,287.50
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	1	1	0.00	10,191.52
EFT's	0	0	0.00	0.00
	6	7	0.00	15,479.02

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2022	5,287.50
999	POOLED CASH	2/2022	10,191.52
			15,479.02



Check Register

Packet: APPKT00568 - PYPKT00284 - 01/03-01/16/2022 PAID
01/21/2022

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	01/19/2022	Regular	0.00	254.77	59738

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	1/2022	254.77
			254.77



Check Register

Packet: APPKT00569 - 1/28/22 AP FOR MEETING ON 2/7/22

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	01/31/2022	Regular	0.00	843.36	59741
2030	ALLEGRA	01/31/2022	Regular	0.00	181.63	59742
2188	AMAZON	01/31/2022	Regular	0.00	1,754.04	59743
	Void	01/31/2022	Regular	0.00	0.00	59744
	Void	01/31/2022	Regular	0.00	0.00	59745
0048	BAKER & TAYLOR	01/31/2022	Regular	0.00	1,098.54	59746
0910	BONDURANT-FARRAR COMM SCHO	01/31/2022	Regular	0.00	7,020.00	59747
1537	BOUND TREE MEDICAL LLC	01/31/2022	Regular	0.00	849.42	59748
	Void	01/31/2022	Regular	0.00	0.00	59749
	Void	01/31/2022	Regular	0.00	0.00	59750
2416	BROCKWAY MECHANICAL & ROOFIN	01/31/2022	Regular	0.00	369.14	59751
1515	CENTURYLINK	01/31/2022	Regular	0.00	118.34	59752
2565	CHRISSY PATTERSON	01/31/2022	Regular	0.00	40.00	59753
1228	CINTAS CORPORATION #762	01/31/2022	Regular	0.00	342.40	59754
	Void	01/31/2022	Regular	0.00	0.00	59755
2316	CROWN TROPHY	01/31/2022	Regular	0.00	648.00	59756
0134	DEMCO	01/31/2022	Regular	0.00	152.84	59757
2415	DES MOINES STEEL CO	01/31/2022	Regular	0.00	590.70	59758
2473	FINDAWAY WORLD LLC	01/31/2022	Regular	0.00	1,271.71	59759
1069	FIRST NATIONAL BANK OMAHA	01/31/2022	Regular	0.00	527.23	59760
1069	FIRST NATIONAL BANK OMAHA	01/31/2022	Regular	0.00	1,212.35	59761
2223	IMAGE 360	01/31/2022	Regular	0.00	347.82	59762
2078	KADETH INC	01/31/2022	Regular	0.00	172.50	59763
0251	KEYSTONE LABORATORIES	01/31/2022	Regular	0.00	82.50	59764
2340	KOCH OFFICE GROUP	01/31/2022	Regular	0.00	38,753.91	59765
0040	MEDIACOM	01/31/2022	Regular	0.00	654.40	59766
0842	MENARDS	01/31/2022	Regular	0.00	143.62	59767
0599	MICROMARKETING LLC	01/31/2022	Regular	0.00	75.70	59768
0308	MUNICIPAL SUPPLY	01/31/2022	Regular	0.00	9,586.00	59769
1457	O'REILLY AUTO PARTS	01/31/2022	Regular	0.00	83.94	59770
1134	PETTY CASH	01/31/2022	Regular	0.00	36.33	59771
2557	SHAWN GLASER	01/31/2022	Regular	0.00	5.00	59772
1336	SMITH'S SEWER SERVICE, INC.	01/31/2022	Regular	0.00	800.00	59773
1106	SPRAYER SPECIALTIES, INC.	01/31/2022	Regular	0.00	21.94	59774
2564	STEVEN WALLACE	01/31/2022	Regular	0.00	10.00	59775
0850	STEWART ELECTRIC, INC.	01/31/2022	Regular	0.00	770.00	59776
0564	STOREY KENWORTHY/MATT PARRO	01/31/2022	Regular	0.00	166.90	59777
2404	STORY CONSTRUCTION	01/31/2022	Regular	0.00	2,565.41	59778
1534	STRATUS BUILDNG SOLUTIONS IOW	01/31/2022	Regular	0.00	861.56	59779
1086	TRUCK EQUIPMENT, INC.	01/31/2022	Regular	0.00	446.35	59780
2406	UNIQUE	01/31/2022	Regular	0.00	53.70	59781
2563	WALSH DOOR & SECURITY	01/31/2022	Regular	0.00	2,486.73	59782
2433	WEX BANK	01/31/2022	Regular	0.00	5,141.64	59783
0433	WILLIAMSON'S REPAIR	01/31/2022	Regular	0.00	1,882.80	59784

Check Register

Packet: APPKT00569-1/28/22 AP FOR MEETING ON 2/7/22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0772	FRANCOTYP-POSTALIA INC	01/28/2022	Bank Draft	0.00	500.00	DFT0001407

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	91	39	0.00	82,168.45
Manual Checks	0	0	0.00	0.00
Voided Checks	0	5	0.00	0.00
Bank Drafts	1	1	0.00	500.00
EFT's	0	0	0.00	0.00
	92	45	0.00	82,668.45

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2022	82,668.45
			<u>82,668.45</u>



Check Register

Packet: APPKT00571 - 02/02/2022 FOR COUNCIL MEETING
02/07/2022

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2345	AMERICAN WATER WORKS ASSOCIA	02/02/2022	Regular	0.00	406.00	59785
1537	BOUND TREE MEDICAL LLC	02/02/2022	Regular	0.00	208.50	59786
2175	EMMONS & OLIVER RESOURCE	02/02/2022	Regular	0.00	4,980.00	59787
2246	ETECH	02/02/2022	Regular	0.00	461.25	59788
2340	KOCH OFFICE GROUP	02/02/2022	Regular	0.00	112.50	59789
1340	KONICA MINOLTA	02/02/2022	Regular	0.00	554.60	59790
1364	LOGAN CONTRACTORS SUPPLY INC.	02/02/2022	Regular	0.00	147.53	59791
2409	MERCY NORTH PHARMACY	02/02/2022	Regular	0.00	835.44	59792
0308	MUNICIPAL SUPPLY	02/02/2022	Regular	0.00	7,345.00	59793
0979	NAPA AUTO PARTS	02/02/2022	Regular	0.00	146.90	59794
0343	POLK COUNTY RECORDER	02/02/2022	Regular	0.00	192.00	59795
2552	SMITHGROUP, INC	02/02/2022	Regular	0.00	12,195.14	59796
0564	STOREY KENWORTHY/MATT PARRO	02/02/2022	Regular	0.00	3.05	59797
1534	STRATUS BUILDNG SOLUTIONS IOW	02/02/2022	Regular	0.00	475.00	59798
1989	NICOLE VAN HOUTEN	02/02/2022	Regular	0.00	15.07	59799
1161	VEENSTRA & KIMM, INC.	02/02/2022	Regular	0.00	51,176.42	59800
0387	TREASURER - STATE OF IOWA	02/02/2022	Bank Draft	0.00	1,671.12	DFT0001408
0387	TREASURER - STATE OF IOWA	02/02/2022	Bank Draft	0.00	6,447.10	DFT0001409
0416	POSTMASTER	02/03/2022	Bank Draft	0.00	499.49	DFT0001410

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	25	16	0.00	79,254.40
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	3	3	0.00	8,617.71
EFT's	0	0	0.00	0.00
	28	19	0.00	87,872.11

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	2/2022	87,872.11
			<u>87,872.11</u>



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00572 - PYPKT00286 - 01/17-01/30/2022 PAID
02/04/2022

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: 18,167.97
INV0001801	Invoice	2/4/2022	2/4/2022	3/1/2022	2/4/2022	1,288.84	0.00	0.00	0.00	1,288.84
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 3/1/2022			Bank Draft:	DFT0001411
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	0%				
INV0001806	Invoice	2/4/2022	2/4/2022	3/1/2022	2/4/2022	13,745.74	0.00	0.00	0.00	13,745.74
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 3/1/2022			Bank Draft:	DFT0001415
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	0%				
INV0001807	Invoice	2/4/2022	2/4/2022	3/1/2022	2/4/2022	804.77	0.00	0.00	0.00	804.77
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 3/1/2022			Bank Draft:	DFT0001416
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	0%				
INV0001809	Invoice	2/4/2022	2/4/2022	3/1/2022	2/4/2022	947.77	0.00	0.00	0.00	947.77
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 3/1/2022			Bank Draft:	DFT0001418
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIFE & DIS PRINCIPAL	Service		0.00	0.00	947.77	0.00	0.00	0.00	947.77	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				947.77	0%				
INV0001810	Invoice	2/4/2022	2/4/2022	3/1/2022	2/4/2022	1,158.94	0.00	0.00	0.00	1,158.94
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 3/1/2022			Bank Draft:	DFT0001419
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	0%				
INV0001811	Invoice	2/4/2022	2/4/2022	3/1/2022	2/4/2022	221.91	0.00	0.00	0.00	221.91
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 3/1/2022			Bank Draft:	DFT0001420

Payable Register

Packet: APPKT00572 - PYPKT00286 - 01/17-01/30/2022 PAID 02/04/2022

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	0%				

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

Vendor Total: 664.38

INV0001804	Invoice	2/18/2022	2/18/2022	2/18/2022	2/18/2022	325.00	0.00	0.00	0.00	325.00
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 2/18/2022		Bank Draft:	DFT0001413	

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%				

INV0001805	Invoice	2/18/2022	2/18/2022	2/18/2022	2/18/2022	339.38	0.00	0.00	0.00	339.38
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 2/18/2022		Bank Draft:	DFT0001414	

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: 474.58

INV0001815	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	474.58	0.00	0.00	0.00	474.58
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:	DFT0001424	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Unemployment Insurance	NA		0.00	0.00	474.58	0.00	0.00	0.00	474.58	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2122	STATE WITHHOLDING				474.58	100.00%				

Vendor: [0239 - IPERS](#)

Vendor Total: 11,088.24

INV0001808	Invoice	2/18/2022	2/18/2022	2/18/2022	2/18/2022	409.72	0.00	0.00	0.00	409.72
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 2/18/2022		Bank Draft:	DFT0001417	

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%				

INV0001812	Invoice	2/18/2022	2/18/2022	2/18/2022	2/18/2022	10,678.52	0.00	0.00	0.00	10,678.52
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 2/18/2022		Bank Draft:	DFT0001421	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	2,582.81	0.00	0.00	0.00	2,582.81	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2123	IPERS WITHHOLDING				2,582.81	100.00%				

Payable Register

Packet: APPKT00572 - PYPKT00286 - 01/17-01/30/2022 PAID 02/04/2022

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	8,095.71	0.00	0.00	0.00	8,095.71	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2123	IPERS WITHHOLDING				8,095.71	100.00%				

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 15,372.13

INV0001814	Invoice	2/4/2022	2/4/2022	2/4/2022	2/4/2022	15,372.13	0.00	0.00	0.00	15,372.13
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 2/4/2022		Bank Draft:		DFT0001423

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	8,344.58	0.00	0.00	0.00	8,344.58
Distributions								
Account Number	Account Name		Project	Account Key	Amount	Percent		
112-050-2121	FICA/MEDICARE WITHHOLDING				8,344.58	100.00%		

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	1,951.60	0.00	0.00	0.00	1,951.60
Distributions								
Account Number	Account Name		Project	Account Key	Amount	Percent		
112-050-2121	FICA/MEDICARE WITHHOLDING				1,951.60	100.00%		

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	5,075.95	0.00	0.00	0.00	5,075.95
Distributions								
Account Number	Account Name		Project	Account Key	Amount	Percent		
670-050-2120	FEDERAL WITHHOLDING				10.86	0.21%		
610-050-2120	FEDERAL WITHHOLDING				507.58	10.00%		
600-050-2120	FEDERAL WITHHOLDING				550.39	10.84%		
741-050-2120	FEDERAL WITHHOLDING				216.58	4.27%		
110-050-2120	FEDERAL WITHHOLDING				573.33	11.30%		
001-050-2120	FEDERAL WITHHOLDING				3,217.21	63.38%		

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

Vendor Total: 2,030.15

INV0001802	Invoice	2/4/2022	2/4/2022	2/4/2022	2/4/2022	1,987.65	0.00	0.00	0.00	1,987.65
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 2/4/2022		Bank Draft:		DFT0001412

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction	NA	0.00	0.00	1,987.65	0.00	0.00	0.00	1,987.65
Distributions								
Account Number	Account Name		Project	Account Key	Amount	Percent		
820-050-2131	SELF-FUNDED WITHHOLDING				1,987.65	0%		

INV0001803	Invoice	2/4/2022	2/4/2022	3/6/2022	2/4/2022	42.50	0.00	0.00	0.00	42.50
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	42.50	0.00	0.00	0.00	42.50
Distributions								
Account Number	Account Name		Project	Account Key	Amount	Percent		
820-050-2131	SELF-FUNDED WITHHOLDING				42.50	0%		

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

Vendor Total: 2,628.18

INV0001813	Invoice	2/18/2022	2/18/2022	2/18/2022	2/18/2022	2,628.18	0.00	0.00	0.00	2,628.18
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 2/18/2022		Bank Draft:		DFT0001422

Payable Register

Packet: APPKT00572 - PYPKT00286 - 01/17-01/30/2022 PAID 02/04/2022

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	2,628.18	0.00	0.00	0.00	2,628.18	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
670-050-2122	STATE WITHHOLDING				10.09	0.38%				
600-050-2122	STATE WITHHOLDING				275.60	10.49%				
001-050-2122	STATE WITHHOLDING				1,701.17	64.73%				
110-050-2122	STATE WITHHOLDING				276.42	10.52%				
741-050-2122	STATE WITHHOLDING				111.44	4.24%				
610-050-2122	STATE WITHHOLDING				253.46	9.64%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	15	50,425.63	0.00	0.00	0.00	50,425.63	50,383.13	42.50
Grand Total:		50,425.63	0.00	0.00	0.00	50,425.63	50,383.13	42.50

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	3,217.21
001-050-2122	STATE WITHHOLDING	1,701.17
001-050-2130	ICMA-RC	664.38
Total:		5,582.76

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	573.33
110-050-2122	STATE WITHHOLDING	276.42
Total:		849.75

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	10,296.18
112-050-2122	STATE WITHHOLDING	474.58
112-050-2123	IPERS WITHHOLDING	11,088.24
112-050-2124	HEALTH INSURANCE WITHHOLDING	16,657.22
112-050-2125	DENTAL INSURANCE	1,288.84
112-050-2132	VISION WITHHOLDING	221.91
Total:		40,026.97

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	550.39
600-050-2122	STATE WITHHOLDING	275.60
Total:		825.99

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	507.58
610-050-2122	STATE WITHHOLDING	253.46
Total:		761.04

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	10.86
670-050-2122	STATE WITHHOLDING	10.09
Total:		20.95

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	216.58
741-050-2122	STATE WITHHOLDING	111.44
Total:		328.02

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,030.15
Total:		2,030.15



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00573 - PYPKT00286 - 01/17-01/30/2022 PAID
02/04/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 0106 - COLLECTION SERVICES CENTER									Vendor Total:	254.77
INV0001800	Invoice	2/4/2022	2/4/2022	2/4/2022	2/4/2022	254.77	0.00	0.00	0.00	254.77
Child Support	AP Bank Code - AP Bank				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Case # 889222	NA		0.00	0.00	254.77	0.00	0.00	0.00	254.77	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-050-2127	CHILD SUPPORT WITHHOLDING				254.77	0%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	254.77	0.00	0.00	0.00	254.77	0.00	254.77
Grand Total:		254.77	0.00	0.00	0.00	254.77	0.00	254.77

Account Summary

Account	Name	Amount
001-050-2127	CHILD SUPPORT WITHHOLDING	254.77
Total:		254.77



Check Register

Packet: APPKT00573 - PYPKT00286 - 01/17-01/30/2022 PAID
02/04/2022

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	02/02/2022	Regular	0.00	254.77	59801

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	2/2022	254.77
			254.77



Payroll Check Register

Checks

Pay Period: 1/3/2022-1/16/2022

Packet: PYPKT00284 - 01/03-01/16/2022 PAID 01/21/2022

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
CHRISTIAN, MARGARET L	3129	Regular	01/21/2022	630.67	1071



Payroll Check Register

Direct Deposits

Pay Period: 1/3/2022-1/16/2022

Packet: PYPKT00284 - 01/03-01/16/2022 PAID 01/21/2022

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	01/21/2022	234.09	102235
BAILEY, BOYCE E	7104	01/21/2022	1,818.33	102236
BERGESON, JOHN W	7121	01/21/2022	1,585.18	102237
BRIGGS, ASHTON S	1511	01/21/2022	763.06	102238
BRUCE, EMMA	3141	01/21/2022	502.70	102239
BUCKLIN, JEFFERY D	1562	01/21/2022	676.97	102240
CARPENTER, JOHN C	5129	01/21/2022	1,330.71	102241
COLLINS JR, ANTHONY M	9152	01/21/2022	1,088.17	102242
COLLINS JR, ANTHONY M	9152	01/21/2022	30.00	102242
COLLISON, PATRICK F	5103	01/21/2022	2,192.95	102243
CORY, JOHN P	7120	01/21/2022	1,207.53	102244
CRITTENDEN, MATTHEW	1567	01/21/2022	484.98	102245
EHLE, AANNA N	1575	01/21/2022	791.91	102246
ELLIOTT, KYLE	1568	01/21/2022	643.97	102247
GERDNER, RONALD L	7122	01/21/2022	1,415.54	102248
HAGAN, SHELBY L	5118	01/21/2022	1,944.71	102249
HAHN, NATHAN D	1521	01/21/2022	451.23	102250
HARMISON, TROY G	1503	01/21/2022	1,278.15	102251
HIGGINS, DAVID P.	7105	01/21/2022	1,163.79	102252
HORTON, JOHN C	7112	01/21/2022	100.00	102253
HORTON, JOHN C	7112	01/21/2022	2,302.47	102253
HUFF, TIMOTHY J	1559	01/21/2022	1,262.70	102254
JESS, JENE N	5123	01/21/2022	2,464.64	102255
JOHNSON, ANNASTASHA	5130	01/21/2022	1,058.24	102256
KLINKER-FELD, MICHELL M	3135	01/21/2022	1,545.48	102257
KOOIKER, ASHTON BRENT	7123	01/21/2022	1,343.39	102258
KREUDER, AARON M	1441	01/21/2022	2,463.07	102259
MANGUM, MEGAN SUSANNA	3142	01/21/2022	563.54	102260
MARSHMAN, CRAIG A	5125	01/21/2022	1,257.00	102261
MORRIS, REBECCA L	1504	01/21/2022	1,827.03	102262
MURRAY, MARGARET	5126	01/21/2022	2,298.60	102263
OLIVER, MARKETA S	8403	01/21/2022	300.00	102264
OLIVER, MARKETA S	8403	01/21/2022	3,069.52	102264
PHIPPS-BUCKLIN, CHANTEL E	4145	01/21/2022	540.12	102265
REYNOLDS, RAY A	1537	01/21/2022	672.37	102266
RIZVIC, EMILY	5131	01/21/2022	759.83	102267
SANDERS, JILL C	3128	01/21/2022	1,944.43	102268
SCHINCKE, MEGAN	3137	01/21/2022	360.82	102269
SCHINCKE, MEGAN	3137	01/21/2022	841.92	102269
SCHROER, DAVID J	1528	01/21/2022	191.11	102270
SPOERRY, DANIELLE M	1527	01/21/2022	1,068.83	102271
SUMMERS, ALAN C	1534	01/21/2022	372.09	102272
VAN HOUTEN, NICOLE M	5121	01/21/2022	1,133.08	102273
WELTHA, CLAYTON	1566	01/21/2022	210.06	102274



Payroll Check Register

Report Summary

Pay Period: 1/3/2022-1/16/2022

Packet: PYPKT00284 - 01/03-01/16/2022 PAID 01/21/2022

Payroll Set: City of Bondurant, IA - 01

Type	Count	Amount
Regular Checks	1	630.67
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	44	49,554.31
Total	45	50,184.98



Payroll Check Register

Checks

Pay Period: 1/17/2022-1/30/2022

Packet: PYPKT00286 - 01/17-01/30/2022 PAID 02/04/2022

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
CHRISTIAN, MARGARET L	3129	Regular	02/04/2022	807.62	1072



Payroll Check Register

Direct Deposits

Pay Period: 1/17/2022-1/30/2022

Packet: PYPKT00286 - 01/17-01/30/2022 PAID 02/04/2022

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	02/04/2022	234.09	102275
BAILEY, BOYCE E	7104	02/04/2022	1,224.89	102276
BERGESON, JOHN W	7121	02/04/2022	1,525.77	102277
BRIGGS, ASHTON S	1511	02/04/2022	748.29	102278
BRUCE, EMMA	3141	02/04/2022	333.14	102279
BUCKLIN, JEFFERY D	1562	02/04/2022	681.89	102280
CARPENTER, JOHN C	5129	02/04/2022	1,330.71	102281
COLLINS JR, ANTHONY M	9152	02/04/2022	990.96	102282
COLLINS JR, ANTHONY M	9152	02/04/2022	30.00	102282
COLLISON, PATRICK F	5103	02/04/2022	1,908.14	102283
CORY, JOHN P	7120	02/04/2022	1,124.89	102284
CRITTENDEN, MATTHEW	1567	02/04/2022	315.87	102285
EHLE, AANNA N	1575	02/04/2022	684.25	102286
ELLIOTT, KYLE	1568	02/04/2022	608.02	102287
GERDNER, RONALD L	7122	02/04/2022	1,415.54	102288
HAGAN, SHELBY L	5118	02/04/2022	1,944.71	102289
HAHN, NATHAN D	1521	02/04/2022	434.74	102290
HARMISON, TROY G	1503	02/04/2022	1,278.15	102291
HIGGINS, DAVID P.	7105	02/04/2022	1,163.79	102292
HORTON, JOHN C	7112	02/04/2022	2,302.47	102293
HORTON, JOHN C	7112	02/04/2022	100.00	102293
HUFF, TIMOTHY J	1559	02/04/2022	1,262.46	102294
JESS, JENE N	5123	02/04/2022	2,464.63	102295
JOHNSON, ANNASTASHA	5130	02/04/2022	1,059.26	102296
KLINKER-FELD, MICHELL M	3135	02/04/2022	1,545.48	102297
KOOIKER, ASHTON BRENT	7123	02/04/2022	1,326.06	102298
KREUDER, AARON M	1441	02/04/2022	2,463.07	102299
MANGUM, MEGAN SUSANNA	3142	02/04/2022	521.74	102300
MARSHMAN, CRAIG A	5125	02/04/2022	1,257.00	102301
MORRIS, REBECCA L	1504	02/04/2022	1,827.03	102302
MURRAY, MARGARET	5126	02/04/2022	2,298.60	102303
OLIVER, MARKETA S	8403	02/04/2022	3,069.52	102304
OLIVER, MARKETA S	8403	02/04/2022	300.00	102304
PHIPPS-BUCKLIN, CHANTEL E	4145	02/04/2022	544.53	102305
REYNOLDS, RAY A	1537	02/04/2022	602.32	102306
RIZVIC, EMILY	5131	02/04/2022	1,432.08	102307
SANDERS, JILL C	3128	02/04/2022	1,944.43	102308
SCHINCKE, MEGAN	3137	02/04/2022	841.92	102309
SCHINCKE, MEGAN	3137	02/04/2022	360.82	102309
SCHROER, DAVID J	1528	02/04/2022	190.65	102310
SPOERRY, DANIELLE M	1527	02/04/2022	1,068.83	102311
SUMMERS, ALAN C	1534	02/04/2022	154.21	102312
VAN HOUTEN, NICOLE M	5121	02/04/2022	1,194.38	102313
WELTHA, CLAYTON	1566	02/04/2022	331.43	102314



Payroll Check Register

Report Summary

Pay Period: 1/17/2022-1/30/2022

Packet: PYPKT00286 - 01/17-01/30/2022 PAID 02/04/2022

Payroll Set: City of Bondurant, IA - 01

Type	Count	Amount
Regular Checks	1	807.62
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	44	48,440.76
Total	45	49,248.38

Tax Abatement Applications
February 7, 2022
City of Bondurant

Name	Address	Closing Date	Cost
Chloe Carson	517 First Street, NW	11/05/22	\$286,835.00



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

Item No. 5.e.
For Meeting of 2/7/2022
Resolution

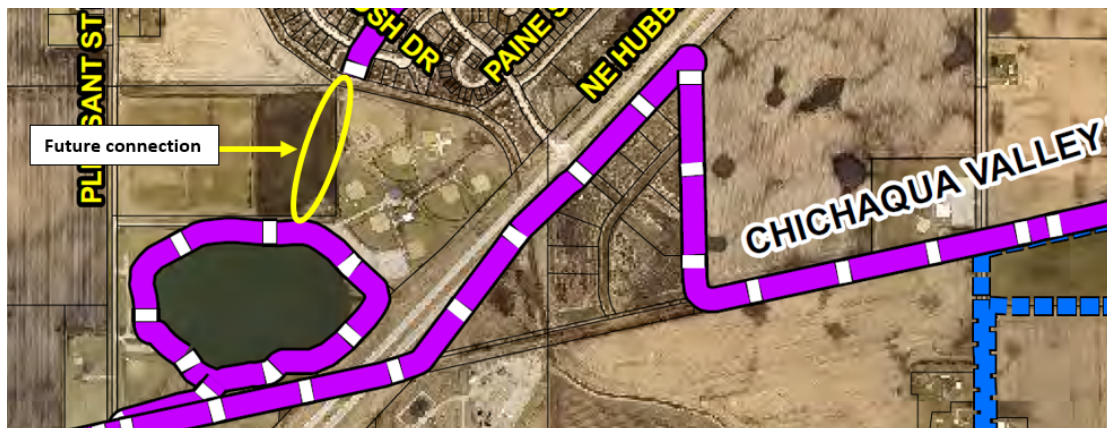
TITLE: - Resolution of endorsement for the City of Bondurant's application the Wellmark Foundation's Built Environment Grant regarding the Park Side to Bondurant Recreational Sports Complex trail connection

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution endorses the City of Bondurant's application to the Wellmark Foundation's Built Environment Grant. The City will be applying for funds to help implement the trail connection from the existing Park Side development and future Top Farms Property development to the Bondurant Recreational Sports Complex/Lake Petocka area. Santiago Creek currently acts as a barrier within this area. Once this trail connection has been established, residents of Park Side and Top Farms can safely bike/walk to these park areas. These trail users will also be able to link up to the regional Chichaqua Valley Trail.

Below is an area map. The purple represents existing trails. The yellow represents the general area of the proposed trail connection being requested under this grant program. **This yellow circle is generalized only and does not represent the actual location of the proposed trail connection.**



The City anticipates trail connection project will cost approximately \$400,000. The

reason this cost is so high is because of the bridge necessary to cross the creek. The City of Bondurant can request up to \$100,000 under this grant program. This grant requires a dollar-for-dollar match. The City will also be submitting a grant application to the Iowa DNR's Land and Water Conservation Grant Program to seek additional potential grant funding; for further information on this, please see the corresponding agenda statement also on this February 7th City Council agenda.

Grant applications are due February 16, 2022. All applicants will be notified of funding decisions by May 9, 2022, and selected grantees will have 16 weeks to certify their required match amount has been secured. The Wellmark Foundation will distribute grant dollars in September 2022. Grantees will have until December 31, 2024 to complete their projects and to use The Wellmark Foundation grant dollars.

The following grant application questions will be answered as part of the City of Bondurant's application:

1. Provide a brief overview of the City's mission, work, and expertise.
2. Provide a brief description of the project.
3. Explain why you selected this area of focus and how this project aligns.
4. List the goals and objectives of the project. Include how you plan to measure each one and how you will evaluate the project's overall impact on the target audience's access to and consumption of healthy foods or physical activity.
5. How did you identify the need for this project?
6. What are you attempting to solve by implementing the project? Why?
7. Who will benefit and how?
8. Who are the critical stakeholders/key partners for the success of the project and how are they being engaged?
9. How will the project continue to provide value to the community for the years to come?
10. Describe how you plan to obtain the required match amount.
11. How would a grant from The Wellmark Foundation impact your project and fundraising efforts?

FUNDING SOURCE: N/A for submitting grant application

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution of endorsement. This resolution of endorsement will be uploaded as part of the grant application materials to help showcase City Council's support of the project.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-28

CITY OF BONDURANT
RESOLUTION NO. 220207-28

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S GRANT
APPLICATION REQUEST TO THE WELLMARK FOUNDATION'S BUILT
ENVIRONMENT GRANT

WHEREAS, The City's Comprehensive Plan guides Bondurant to create and develop a linked network of parks that are accessible to all neighborhoods, to encourage active lifestyles such as biking and walking, and to promote a safe and efficient transportation system that provides safe alternatives for bicyclists and pedestrians; AND

WHEREAS, The City's Comprehensive Plan 5.14 guides the City to connect new developments to the greater trail network as they are built; AND

WHEREAS, The existing Park Side Development and future Top Farms neighborhoods are currently not connected to the trail network and are not connected to the Bondurant Recreational Sports Complex and Lake Petocka area; AND

WHEREAS, A trail connection is proposed to connect the existing Park Side Development and future Top Farms Property development to the Bondurant Recreational Sports Complex and Lake Petocka area to allow for safe pedestrian and biking access to this area which would be consistent to the guiding principles of the Comprehensive Plan; AND

WHEREAS, The trail connection would provide an access point off of McIntosh Dr NE, located in the Park Side Plat 2 subdivision, cross Santiago Creek located South of the subdivision, and continue south in order to connect to Lake Petocka; AND

WHEREAS, the City of Bondurant is appreciative of the opportunity to apply for funds through the Wellmark Foundation's Built Environment Grant Program to assist with the implementation of a trail connection; AND

WHEREAS, The City of Bondurant acknowledges that the Wellmark Foundation's Built Environment Grant is a matching grant program, requiring a dollar-for-dollar match.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council authorizes City Staff to submit the City's pre-application grant request in the amount of \$100,000 to the Wellmark Foundation's Built Environment Grant

Passed and approved by the City Council of the City of Bondurant, Iowa, this 7th day of February, 2022.

Passed this 7th day of February 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

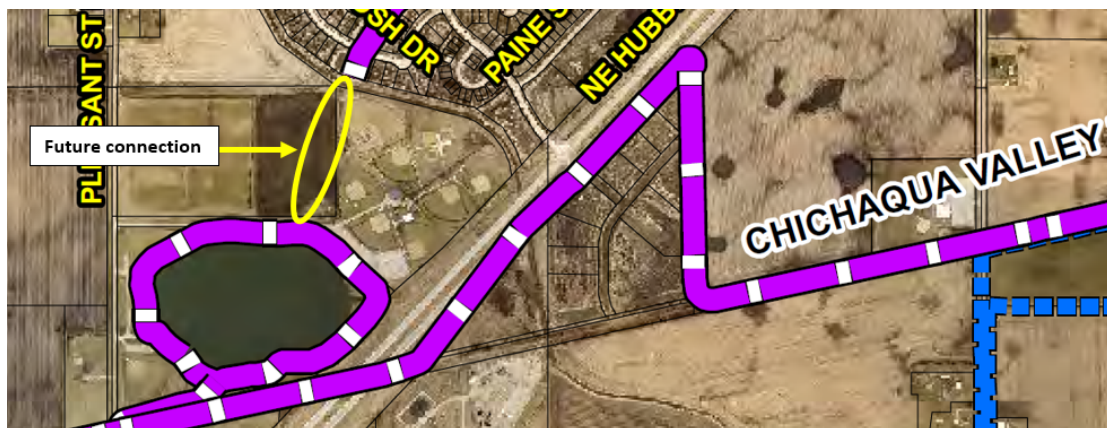
Item No. 5.f.
For Meeting of 2/7/2022
Resolution

TITLE: -Resolution of endorsement for the City of Bondurant's application to the DNR's Land and Water Conservation Fund Grant for the Park Side to Bondurant Recreational Sports Complex Trail Connection Project

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The attached resolution is a resolution of endorsement for the City of Bondurant's application to the Iowa DNR's Land and Water Conservation Fund Grant Program. The City will be applying for funds to help implement the trail connection from the existing Park Side development and future Top Farms Property development to the Bondurant Recreational Sports Complex/Lake Petocka area. Santiago Creek currently acts as a barrier within this area. Once this trail connection has been established, residents of Park Side and Top Farms can safely bike/walk to these park areas. These trail users will also be able to link up to the regional Chichaqua Valley Trail.

Below is an area map. The purple represents existing trails. The yellow represents the general area of the proposed trail connection being requested under this grant program. **This yellow circle is generalized only and does not represent the actual location of the proposed trail connection.**



The City anticipates trail connection project will cost approximately \$400,000. The

reason this cost is so high is because of the bridge necessary to cross the creek. The City of Bondurant can request up to \$100,000 under this grant program. This grant requires a dollar-for-dollar cash match. This grant program is a reimbursement program. The City will also be submitting a grant application to The Wellmark Foundation's MATCH Grant Program to seek additional potential grant funding; for further information on this, please see the corresponding agenda statement also on this February 7th City Council agenda.

Grant applications are reviewed by a 5-member scoring committee. The scoring criteria consists of:

- Relationship to the Statewide Comprehensive Outdoor Recreation Plan
- Recreation benefits
- Local need
- Quality of the site
- Benefit for people with disabilities and elderly persons
- Use of recycled materials
- Minority population of project area
- Coordination and planning

Grant applications are due March 15, 2022. It is anticipated that the scoring committee will make their decision in June 2022. After grant announcements are made, there is a lengthy environmental review, cultural, historical, and tribal review process. Grant projects may begin in July 2023 and must conclude by October 2025.

The following grant application questions will be answered as part of the City of Bondurant's application:

- Describe the scope of the project and recreational benefits.
- Describe the purpose and justification of the proposed project, including the local need for the project.
- Describe the quality and environment of the project site.
- Describe how the proposed project implements statewide outdoor recreation priorities and goals as presented in the 2018 Iowa Statewide Comprehensive Outdoor Recreation Plan.
- What, if any, interrelationships with other federal, state, or local projects are there?
- Budget narrative.
- Describe the short and long term outdoor recreation benefits that will be achieved as a result of this project.
- Explain how this project fits as part of any projects planned for this same time in the next three years.
- Describe the process that led to the development of this proposal and how the public was involved.
- What new facilities will be constructed as part of this project?
- What general site improvements will be completed as part of this project?
- What is the anticipated life span of the facilities that will be funded as part of this project?
- How are access requirements under the Americans with Disabilities Act and

Architectural Barriers Act being addressed in this project?

- What design elements included contribute to preserving environmental resources as part of ensuring a quality outdoor recreation experience for present and future generations?
- Will the proposal create a new public park/recreation area where none previously existed?
- Is this project located in a floodplain?
- Is your site contiguous with or connected to any federally owned recreation area?
- Is your site part of a larger management area, such as a Greenway or regional recreation area?
- Describe the existing site conditions.
- Explain why this site is suitable for the type of outdoor recreation proposal being submitted.
- Does this site include any elements that visually detract from the outdoor recreation space or that represent potential public safety hazard?
- Who will manage and operate the site?
- Describe the nature of any rights-of-way, easements, reversionary interests, etc. within the proposed project boundary.
- Are there any pre-existing or planned indoor facilities on site that would not themselves be eligible for grant funding?
- Is the proposed project boundary the same as the boundary of the park/recreation area as it exists in its totality?
- Are there any pre-existing or planned resource management practices?
- Are there any pre-existing or planned uses on site that are incompatible with grant requirements that should be excluded from the project boundary?
- Has there been any previous NEPA/SEPA documents that are relevant to this project or specific site?
- List all federal, state, and local permits/approvals needed for the proposal and explain their purpose and status.
- Has there been any previous cultural and/or historic resource surveys completed that included this site within the area of potential effect that was assessed?

FUNDING SOURCE: N/A to submit the application

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-29

CITY OF BONDURANT
RESOLUTION NO. 220207-29

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S GRANT
APPLICATION REQUEST TO THE IOWA DEPARTMENT OF NATURAL
RESOURCES LAND AND WATER CONSERVATION FUND GRANT

WHEREAS, The City's Comprehensive Plan guides Bondurant to create and develop a linked network of parks that are accessible to all neighborhoods, to encourage active lifestyles such as biking and walking, and to promote a safe and efficient transportation system that provides safe alternatives for bicyclists and pedestrians; AND

WHEREAS, The City's Comprehensive Plan 5.14 guides the City to connect new developments to the greater trail network as they are built; AND

WHEREAS, The existing Park Side Development and future Top Farms neighborhoods are currently not connected to the trail network and are not connected to the Bondurant Recreational Sports Complex and Lake Petocka area; AND

WHEREAS, A trail connection is proposed to connect the existing Park Side Development and future Top Farms Property development to the Bondurant Recreational Sports Complex and Lake Petocka area to allow for safe pedestrian and biking access to this area which would be consistent to the guiding principles of the Comprehensive Plan; AND

WHEREAS, The trail connection would provide an access point off of McIntosh Dr NE, located in the Park Side Plat 2 subdivision, cross Santiago Creek located South of the subdivision, and continue south in order to connect to Lake Petocka; AND

WHEREAS, the City of Bondurant is appreciative of the opportunity to apply for funds through the Iowa Department of Natural Resources Land and Water Conservation Fund grant program to assist with the implementation of a trail connection; AND

WHEREAS, The City of Bondurant acknowledges that the Iowa Department of Natural Resources Land and Water Conservation Fund grant program is a matching grant program, requiring a dollar-for-dollar match.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council authorizes City Staff to submit the City's pre-application grant request in the amount of \$100,000 to the Iowa Department of Natural Resource Land and Water Conservation Fund grant program.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 7th day of February, 2022.

Passed this 7th day of February 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

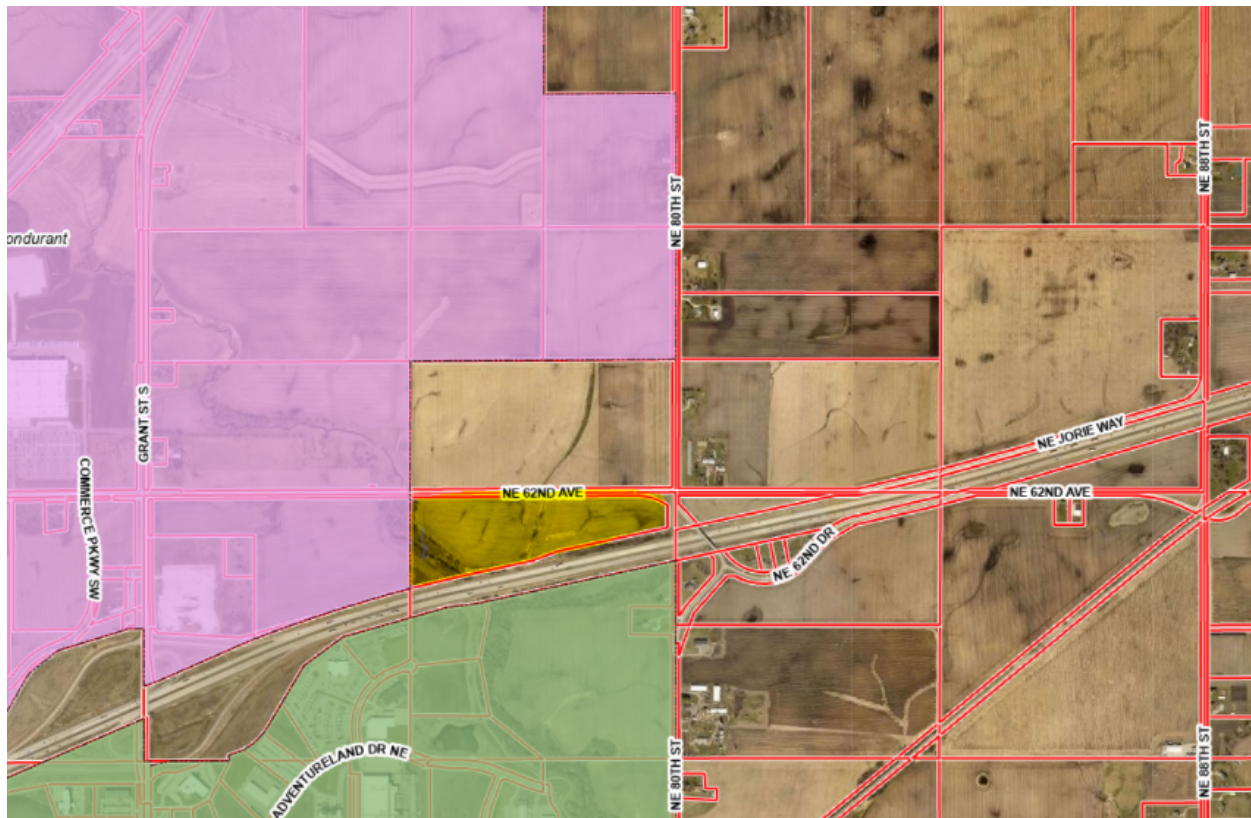
Item No. 5.g.
For Meeting of 2/7/2022
Resolution

TITLE: - Resolution setting date of public hearing for February 22, 2022 to consider a rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District and Conservancy (U-1) District, pending annexation, on land owned by GHOLDS LLC; and request for Future Land Use Map update from Reserve Office to Industrial on portions of land currently guided for Reserve Office.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City has received a voluntary annexation request for the parcel of land owned by GHOLDS LLC shown in yellow below.



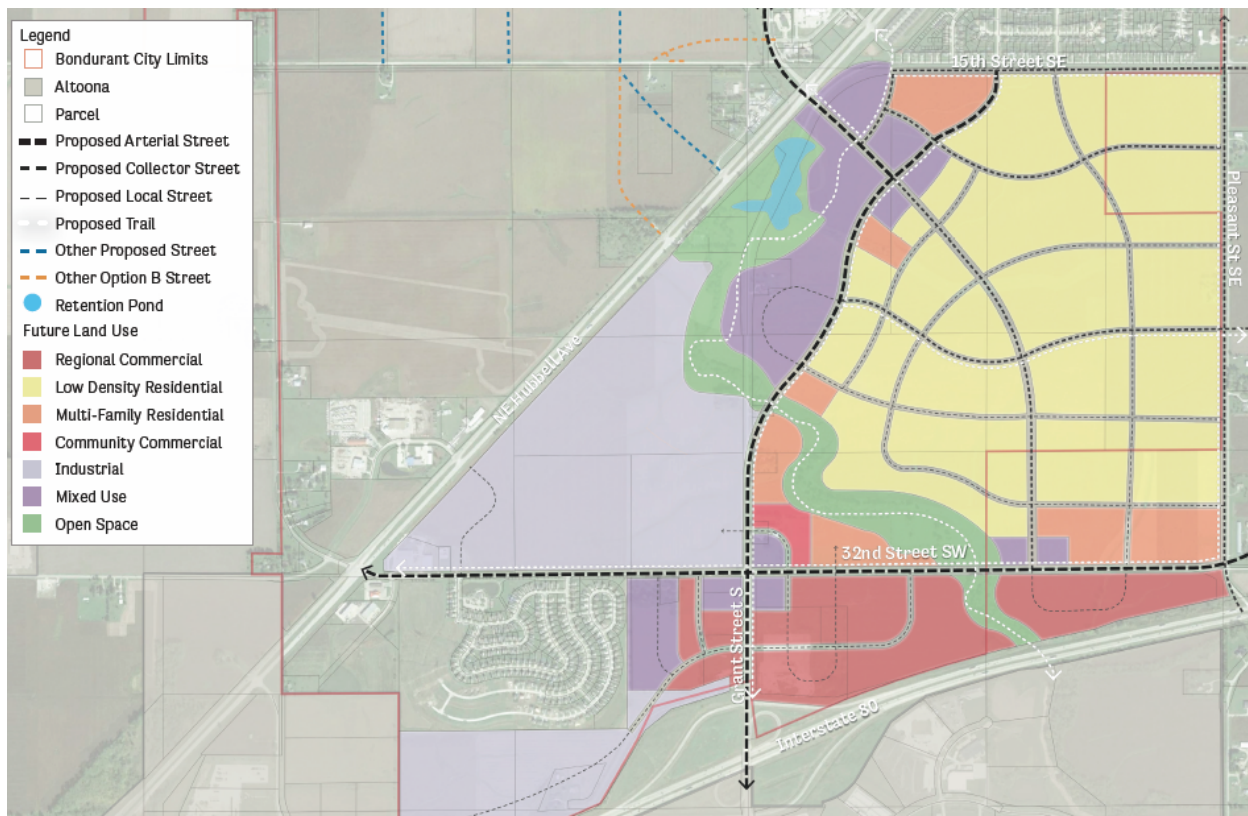
The signed annexation request notes the following requests made by the property owner:

- The City agrees to amend the Future Land Use Map from Reserve Office to Industrial.
- The City agrees to initiate a rezoning of this property from Agricultural (A-1) to Limited Industrial (M-1).

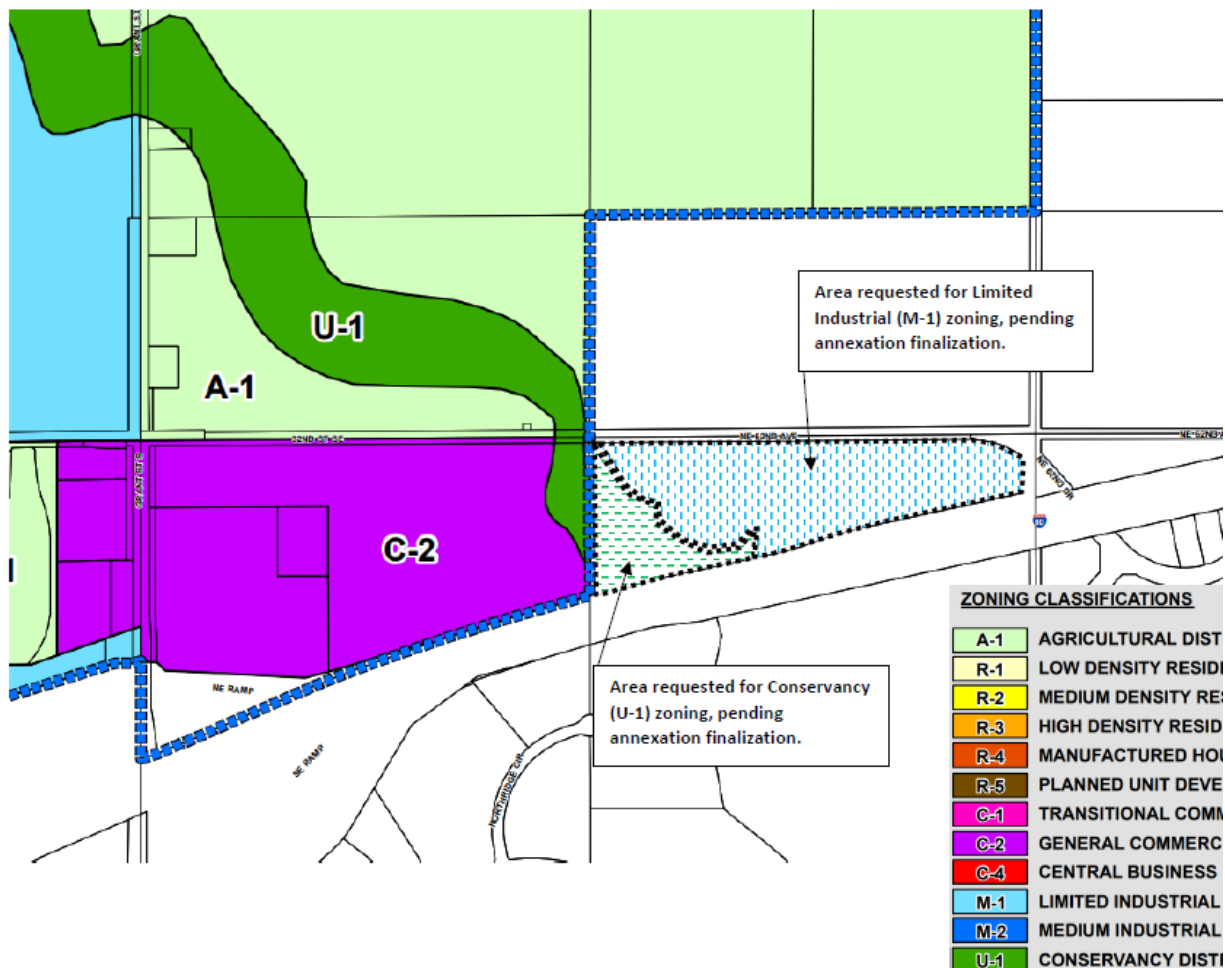
The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this GHOLDS parcel as Open Space for the western portion following the Mud Creek corridor and it guides for Reserve Office for the remaining development land. No Future Land Use Map amendment is proposed for the identified Open Space area. A Future Land Use Map amendment is proposed for the areas guided for Reserve Office. The parcel east of Pleasant Street SE is being included to make sure area future land uses are consistent south of the 32nd Street SE street corridor.



The City's Bondurant Regional Commercial Master Plan currently guides the GHOLDS property for Regional Commercial use. The Bondurant Regional Commercial Master Plan did not extend east of Pleasant Street SE. Below is the map from the Bondurant Regional Commercial Master Plan:



Per Section 177.07.7 of the Zoning Code, when land is considered for annexation, it is automatically zoned as being within the City's Agricultural (A-1) District unless a rezoning request is also being considered at the same time. The rezoning being considered is that the land currently guided for Open Space on the City's Future Land Use Map be zoned Conservancy (U-1) and that all other areas on the GHOLDS LLC parcel be zoned Limited Industrial (M-1). The zoning designations of U-1 and M-1 will not become effective until after the annexation has been finalized. No rezoning is being considered for the other parcel that was affected by the future land use change; such rezoning would be considered at a later date if an annexation petition is submitted by the property owner.



The attached resolution begins this process by setting the date for the required rezoning and future land use map update public hearing for February 22, 2022. It is anticipated the Planning & Zoning Commission will hold their required public hearing during their meeting on February 10, 2022. A full analysis, including P&Z's recommendation, will be provided as part of the February 22 public hearing agenda statement.

FUNDING SOURCE: N/A for rezoning/future land use map amendment request

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution setting the rezoning and future land use map amendment public hearing for February 22, 2022.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-46

CITY OF BONDURANT
RESOLUTION NO. 210207-46

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

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

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

THE NORTHEAST $\frac{1}{4}$ NORTH AND WEST OF THE INTERSTATE 80 RIGHT-OF-WAY, POLK COUNTY, IOWA, EXCLUDING THOSE PORTIONS IDENTIFIED FOR OPEN SPACE USE AS SHOWN ON THE CITY'S FUTURE LAND USE MAP AND ALSO PARCEL 170/00045-004-000 HAVING AN ABBREVIATED LEGAL DESCRIPTION AS FOLLOWS: PRT NLY & ELY OF INTST HWY N $\frac{1}{2}$ NW $\frac{1}{4}$ LESS RD SEC 8-79-22.

AND

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

THE NORTHEAST $\frac{1}{4}$ NORTH AND WEST OF THE INTERSTATE 80 RIGHT-OF-WAY, POLK COUNTY, IOWA, EXCLUDING THOSE PORTIONS IDENTIFIED FOR OPEN SPACE USE AS SHOWN ON THE CITY'S FUTURE LAND USE MAP.

AND

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

THE NORTHEAST $\frac{1}{4}$ NORTH AND WEST OF THE INTERSTATE 80 RIGHT-OF-WAY, POLK COUNTY, IOWA, EXCLUDING THOSE PORTIONS IDENTIFIED FOR RESERVE OFFICE AS SHOWN ON THE CITY'S FUTURE LAND USE MAP.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 22nd day of February, 2022 at 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed change in land use and rezoning of said property.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 7th day of February, 2022.

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on February 22, 2022 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to rezone property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on property described as follows:

THE NORTHEAST ¼ NORTH AND WEST OF THE INTERSTATE 80 RIGHT-OF-WAY, POLK COUNTY, IOWA, EXCLUDING THOSE PORTIONS IDENTIFIED FOR OPEN SPACE USE AS SHOWN ON THE CITY'S FUTURE LAND USE MAP.

The rezoning public hearing will also include a request to rezone land from the Agricultural (A-1) District to the Conservancy (U-1) District, pending annexation finalization, along the Mud Creek corridor on property described as follows:

THE NORTHEAST ¼ NORTH AND WEST OF THE INTERSTATE 80 RIGHT-OF-WAY, POLK COUNTY, IOWA, EXCLUDING THOSE PORTIONS IDENTIFIED FOR RESERVE OFFICE AS SHOWN ON THE CITY'S FUTURE LAND USE MAP.

Additionally, the request will include an amendment to the City's Future Land Use Map from Reserve Office to Industrial on property described as follows:

THE NORTHEAST ¼ NORTH AND WEST OF THE INTERSTATE 80 RIGHT-OF-WAY, POLK COUNTY, IOWA, EXCLUDING THOSE PORTIONS IDENTIFIED FOR OPEN SPACE USE AS SHOWN ON THE CITY'S FUTURE LAND USE MAP AND ALSO PARCEL 170/00045-004-000 HAVING AN ABBREVIATED LEGAL DESCRIPTION AS FOLLOWS: PRT NLY & ELY OF INTST HWY N ½ NW ¼ LESS RD SEC 8-79-22.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



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

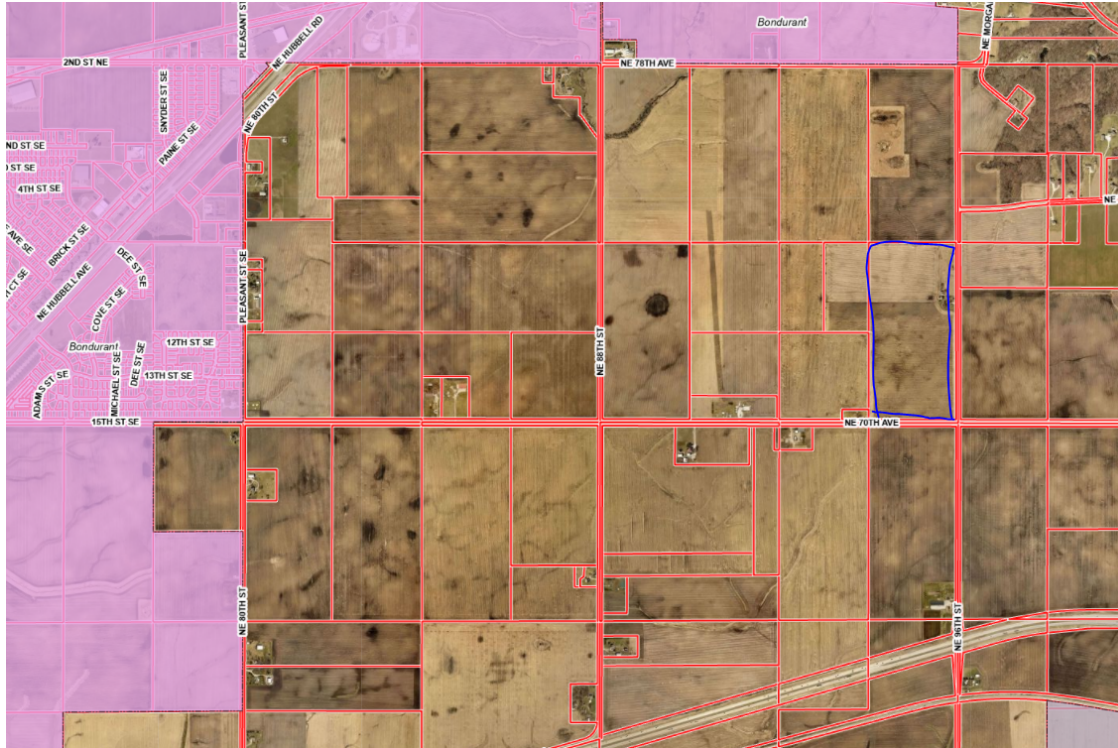
Item No. 5.h.
For Meeting of 2/7/2022
Resolution

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

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

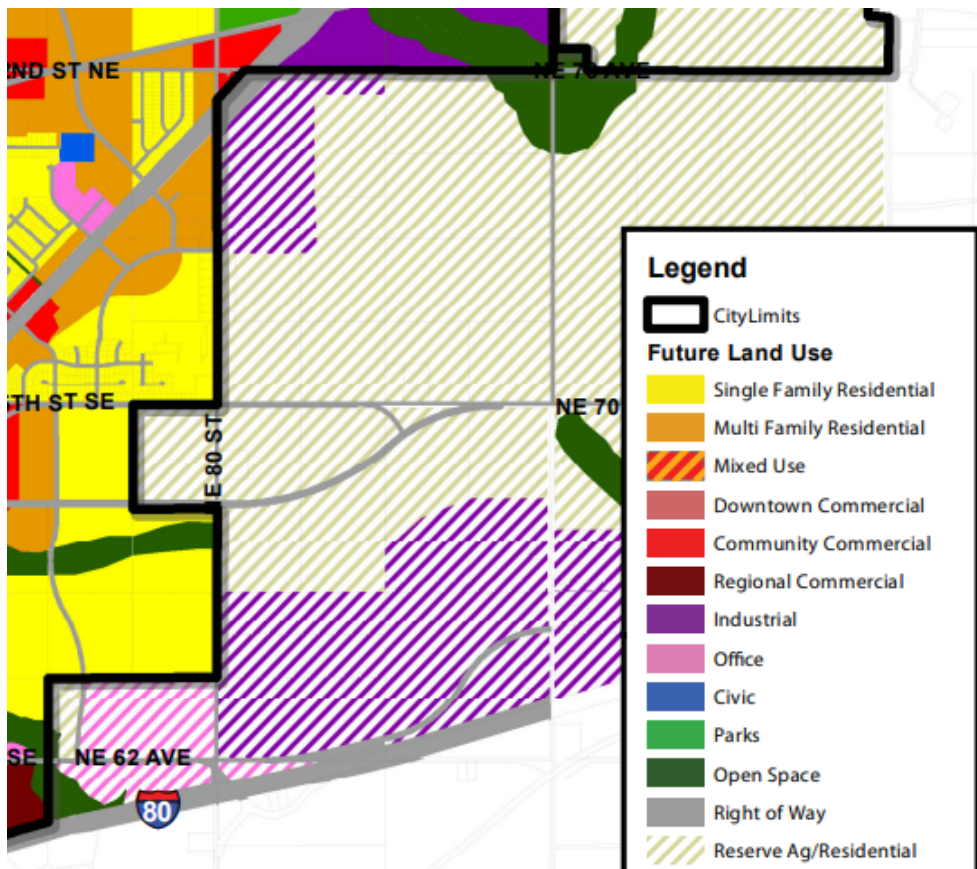
BRIEF HISTORY & ANALYSIS: The City is in receipt of the attached Everett Mauch Estate Preliminary Plat. This split is situated in unincorporated Polk County along NE 70th Avenue and NE 96th Street in the area circled in blue below. This area proposed for splitting is situated approximately 1/2 mile south of City limits and approximately 1.75 miles east of City limits. The subdivision will look to establish two residential lots which front the existing NE 96th Street. The remaining private property will be included as part of Outlot Z, which is a lot that shall remain unbuildable per Polk County's subdivision requirements. The attached plat notes Lots A and B will be dedicated to Polk County for roadway purposes.



Since this land is situated within 2 miles of Bondurant's city limits, a Subdivision Code review is required by the Planning & Zoning Commission and City Council prior to recording. Staff reviewed Section 180.05 of the Subdivision Code, titled Subdivision Design Standards, and sees no concerns with the subdivision proposed, as long as the following is taken into account as part of the review/approval process:

1. That should the City Engineer request a wider roadway right-of-way along either 70th Avenue NE or NE 96th Street for consistency with the City's Streets Master Plan, the preliminary plat must be updated accordingly.

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 Map included as part of the Comprehensive Plan appears to guide for Reserve Ag/Residential on this property (the legend covers this area up, but adjacent land is guided for Reserve Ag/Residential use); as such, the split proposed is consistent with the City's Future Land Use Map.



FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this request during their meeting on January 13, 2022 and voted on recommended approval subject to the following Subdivision Code clarification item being addressed. The attached resolution includes this item:

1. That should the City Engineer request a wider roadway right-of-way along either 70th Avenue NE or NE 96th Street for consistency with the City's Streets Master Plan, the preliminary plat must be updated accordingly.

Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-30
2. Everett Mauch Estate Preliminary Plat

CITY OF BONDURANT
RESOLUTION NO. 220207-30

RESOLUTION APPROVING THE EVERETT MAUCH ESTATE PRELIMINARY PLAT
(UNINCORPORATED POLK COUNTY)

ABACI Consulting, INC submitted the Everett Mauch Estate Preliminary Plat described as follows; AND

THE EAST HALF (E ½) OF TH SOUTHEAST QUARTER (SE ¼) OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA. SAID PARCEL CONTAINING 79.75 ACRES, INCLUDING 3.47 ACRES OF ROAD EASEMENT.

WHEREAS, the owner is Everett Mauch; AND

WHEREAS, the Everett Mauch Estate Preliminary Plat area is situated outside of Bondurant's city limits in unincorporated Polk County but falls within 2 miles of Bondurant's city limits and thus requires City of Bondurant review prior to recording; AND

WHEREAS, the Planning & Zoning Commission reviewed the Everett Mauch Estate Preliminary Plat during their January 13, 2022 meeting and recommended approval subject to the following Subdivision Code clarification items:

1. That should the City Engineer request a wider roadway right-of-way along either 70th Avenue NE or NE 96th Street for consistency with the City's Streets Master Plan, the preliminary plat must be updated accordingly.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Everett Mauch Estate Preliminary Plat is hereby approved subject to the above Subdivision Code clarification items.

Passed this 7th day of February 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 5.i.
For Meeting of 2/7/2022
Resolution

TITLE: -Resolution approving Action to Order Construction and Setting a Date for Public Hearing and Letting for the Ditch #2 Stream Restoration Project and Set Date of Public Hearing

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: On April 19th, 2021, City Council approved a professional services agreement with EOR of Iowa to design a stream restoration and stabilization project for the Ditch #2 area that is on the Western edge of Bondurant running through the Quail Run Development. This project has several goals, which are to enhance the aesthetic appearance of the area, provide stormwater capacity, protect the recently installed sanitary sewer trunk line, and also to provide a regional water amenity. The project is ready to bid, and the City Staff submits for council consideration the notice of public hearing and resolution approving action to order construction and set date of letting for the project. The project includes the construction of a trail, a portion of which is funded through developers' parkland fees.

The funding source for this project is from Stormwater bonds that were previously approved by council. Staff are also submitting a grant application to the Iowa Finance Authority-Water Infrastructure Fund for Watershed Protection Projects. The cost estimate for the entire project is approximately \$800,000. Staff and engineers from EOR have structured the project in a way that will allow flexibility in the bidding process by separating the Stream Restoration, Trail and Amenities, and Native plantings and maintenance contract. This will allow the city the flexibility to phase out the project if needed, depending on bids and available funding.

The attached resolution is to begin the process of taking bids for the Ditch #2 Stream Restoration Project and to set the date of public hearing.

FUNDING SOURCE: Stormwater Bond Funding/Developer Fees/General Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-31
2. PM - Bondurant Ditch 2 - Project Info Sheet 20220202
3. Bondurant_Ditch_2_Bid Pack_1_OPC_20220128
4. Bondurant_Ditch_2_Bid_Pack_2_OPC_20220128

CITY OF BONDURANT
RESOLUTION NO. 220207-31

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND SET DATE
OF LETTING FOR THE DITCH #2 STREAM RESTORATION PROJECT AND SET
DATE OF PUBLIC HEARING

WHEREAS, the City Council orders construction for the Ditch #2 Stream Restoration Project; AND

WHEREAS, bids are due and will be opened March 7th, 2022, at 2:00 pm; AND

WHEREAS, a public hearing on the proposed plans, specifications, form of contract, and estimate of cost is scheduled for February 22nd, 2022, at 6:00 p.m. in the Bondurant City Center at 200 Second Street NE, Bondurant, Iowa 50035; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the action to order construction and letting for the Ditch #2 Stream Restoration Project and set the date for public hearing is hereby approved as presented.

Passed this 7th day of February 2022,

By: _____

Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Project Information Sheet

Ditch 2 Restoration – Bid Package #1

City of Bondurant, Iowa

Project Description:	The base bid project includes excavation of streambanks, removal of downed trees, erosion controls and erosion control seeding, placement of six rock riffle structures, and landscaping rock. The bid alternate work includes installation of a paved multi-use trail, trail nodes, benches, and information kiosk.
Project Contacts:	John Horton, City of Bondurant Public Works Director, jhorton@cityofbondurant.com Aaron Gwinnup, (EOR) Design Engineer, agwinnup@eorinc.com City of Bondurant 200 2 nd Street NE Box 37 Bondurant, Iowa 50035 Ph: 515-967-2418 Fax: 515-967-5732
Bids Due:	March 7, 2022, 2:00 PM, Bondurant City Hall
City Council Action:	March 21, 2022, 6:00 PM, Bondurant City Hall
Start Date:	Within 10 days of Notice to Proceed (anticipate mid-April)
Completion Dates:	Project shall be complete on or before August 31, 2022
Liquidated Damages:	\$200 per day
Engineer's Estimate:	\$435,950 (Base Bid) \$207,846 (Bid Alternate)

City of Bondurant, Iowa
Ditch 2 Stream Improvements
Prepared by Emmons and Olivier Resources, Inc.
Job No. 01429-0006

Bondurant - Ditch 2 Improvements Bid Package #1 - 99% OPCC 01/28/2022

Item #	Item	Sudas #	Unit	Qty	Unit Cost	Total Cost
1.1	General Clearing and Grubbing	2010-1.08-C	LS	1	\$30,000.00	\$ 30,000.00
1.2	On-site Topsoil (Strip, Salvage, and Respread 6" Depth)	2010-1.08-D1	CY	1133	\$ 10.00	\$ 11,330.00
1.3	Off-site Topsoil, 6" Depth	2010-1.08-D3	CY	3330	\$ 20.00	\$ 66,600.00
1.4	Excavation Class 10, Haul Offsite	2010-1.08-E	CY	14996	\$ 10.00	\$ 149,960.00
1.5	Temporary Stream Diversion / Crossings	2010-1.08-Special	LS	1	\$ 3,000.00	\$ 3,000.00
1.6	Storm Sewer, CMP 24"	4020-1.08-A	LF	18	\$ 70.00	\$ 1,260.00
1.7	CMP Apron, 24"	4030-1.08-B	EA	2	\$ 450.00	\$ 900.00
1.8	Temporary Traffic Control, Basic	8030-1.08-A	LS	1	\$ 3,000.00	\$ 3,000.00
1.9	Hydraulic seeding: seeding and mulching, type 4 seed mixture (Urban Temp Erosion Control); BFM Hydromulch	9010-1.08-B	ACRE	6.5	\$ 4,500.00	\$ 29,250.00
1.10	SWPPP Management	9040-1.08-A	LS	1	\$ 4,000.00	\$ 4,000.00
1.11	Filter Sock, 9", Install	9040-1.08-D1	LF	5368	\$ 2.00	\$ 10,736.00
1.12	Filter Sock, 9", Removal	9040-1.08-D2	LF	5368	\$ 0.50	\$ 2,684.00
1.13	Rip Rap, Class D Revetment	9040-1.08-J	TON	6	\$ 80.00	\$ 480.00
1.14	Rip Rap, Erosion Stone	9040-1.08-J	TON	85	\$ 50.00	\$ 4,250.00
1.15	Stabilized Construction Entrance	9040-1.08-O2	EA	4	\$ 2,500.00	\$ 10,000.00
1.16	Construction Survey	11010-1.08A	LS	1	\$ 6,000.00	\$ 6,000.00
1.17	Mobilization	11,020-1.08A	LS	1	\$35,000.00	\$ 35,000.00
1.18	Limestone Blocks - Outcrop	Special	TON	150	\$ 450.00	\$ 67,500.00
Construction Total					\$	435,950.00
CONSTRUCTION CONTINGENCY					5.00%	\$ 21,797.50
Total Opinion of Construction Cost (Base Bid)					\$	457,747.50

City of Bondurant, Iowa
Ditch 2 Stream Improvements
Prepared by Emmons and Olivier Resources, Inc.
Job No. 01429-0006

Bid Alternate #1 - Shared Use Trail

Item #	Item	Sudas #	Unit	Qty	Unit Cost	Total Cost
1.20	Modified Subbase - 6"	2010-1.08-I	SY	3,674	\$ 10.00	\$ 36,740.00
1.21	Shared Use Path, PCC 5"	7030-1.08-C	SY	2,624	\$ 50.00	\$ 131,200.00
1.22	Special Subgrade Preparation for Shared Use Paths	7030-1.08-D	SY	3,674	\$ 4.00	\$ 14,696.00
1.23	Detectable Warning	7030-1.08-G	SY	9	\$ 50.00	\$ 450.00
1.24	Concrete Washout	11,050-1.08A	EA	1	\$ 2,000.00	\$ 2,000.00
1.25	Construction Survey	11010-1.08A	LS	1	\$ 2,000.00	\$ 2,000.00
1.26	Benches	Special	EA	4	\$ 2,000.00	\$ 8,000.00
1.27	Kiosk	Special	EA	1	\$ 5,000.00	\$ 5,000.00
1.28	Dog Waste Station	Special	EA	1	\$ 500.00	\$ 500.00
1.30	Off-site Topsoil, 6" Depth (REDUCE QUANTITY IN BASE BID)	2010-1.08-D3	CY	(437)	\$ 20.00	\$ (8,740.00)
1.31	Mobilization	11,020-1.08A	LS	1	\$16,000.00	\$ 16,000.00
Construction Total					\$	207,846.00
CONSTRUCTION CONTINGENCY				5.00%	\$	10,392.30
Total Opinion of Construction Cost with Contingency (Bid Alternate)					\$	218,238.30

Total Construction Cost Estimate (Base Bid Only - Bid Packages 1 & 2)	\$	557,720.00
Total Construction Cost Estimate (Bid Packages 1 & 2 and Alternate #1)	\$	765,566.00
Total Construction Cost Estimate with 5% Contingency (Bid Packages 1 & 2 and Alternate #1)	\$	803,844.30

City of Bondurant, Iowa
Ditch 2 Stream Improvements
Prepared by Emmons and Olivier Resources, Inc.
Job No. 01429-0006

Bondurant - Ditch 2 Improvements - Planting - Bid Package #2 99% OPCC 01/28/2022						
Item #	Item	Sudas #	Unit	Qty	Unit Cost	Total Cost
2.1	Conventional seeding: G. Wetland Seeding (Wetland Grass Seed Mixture)	9010-1.08-A	ACRE	2	\$ 6,000.00	\$ 12,600.00
2.2	Conventional seeding: H Native Grass and Forbs (Wildflower) Seeding Mixture	9010-1.08-A	ACRE	3	\$ 6,000.00	\$ 19,800.00
2.3	Hydraulic seeding: seeding, Fertilizing and mulching, type 1 seed mixture (Permanent Lawn Mixture)	9010-1.08-B	ACRE	3	\$ 5,000.00	\$ 12,500.00
2.4	Hydraulic seeding: seeding and mulching, type 4 seed mixture (Urban Temp Erosion Control); BFM Hydromulch	9010-1.08-B	ACRE	5	\$ 4,500.00	\$ 24,300.00
2.5	Watering	9010-1.08-D	LS	1	\$ 5,000.00	\$ 5,000.00
2.6	Coniferous Tree (Including warranty)	9030-1.08-B	EA	13	\$ 500.00	\$ 6,500.00
2.7	Deciduous Tree (Including warranty)	9030-1.08-B	EA	16	\$ 500.00	\$ 8,000.00
2.8	Shrub (Including warranty)	9030-1.08-B	EA	101	\$ 70.00	\$ 7,070.00
2.9	Construction Survey	11010-1.08A	LS	1	\$ 2,000.00	\$ 2,000.00
2.10	Three Year Maintenance	9010-1.08-E	LS	1	\$ 15,000.00	\$ 15,000.00
2.11	Mobilization	11,020-1.08A	LS	1	\$ 9,000.00	\$ 9,000.00
Construction Total						121,770.00
CONSTRUCTION CONTINGENCY				5.00%	\$	6,088.50
Total Opinion of Construction Cost with Contingency					\$	127,858.50



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

Item No. 5.j.
For Meeting of 2/7/2022
Resolution

TITLE: -Resolution approving Corrected Special Warranty Deed for property located in downtown Bondurant (100 and 104 Main Street SE)

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The City has previously committed to sell the property located at 100 and 104 Main Street SE to Brad Lewis for development. Recently, during the transfer of the property, an issue was identified with the legal description of the property. A survey was conducted circa 2010, yet the abstract was not updated at that time, causing an issue with the legal description. In order to transfer the property, it was necessary to create a Corrected Special Warranty Deed. The attached resolution approves that deed and facilitates the final transfer of the property.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-33
2. Corrected Special Warranty Deed

CITY OF BONDURANT
RESOLUTION NO. 220207-33

RESOLUTION APPROVING CORRECTED SPECIAL WARRANTY DEED FOR LAND
LOCATED AT 100 AND 104 MAIN ST SE

WHEREAS, a warranty deed for land locally identified as 100 and 104 Main St SE has been submitted for acceptance; AND

WHEREAS, the City has committed to sell the property to Brad Lewis for development; AND

WHEREAS, the Warranty Deed previously had an error in the legal description; AND

WHEREAS, it was therefore necessary to create a Corrected Special Warranty Deed to correct the legal description of the property; AND

WHEREAS, the Corrected Special Warranty Deed is attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Corrected Special Warranty Deed for is hereby accepted.

Passed and adopted this 7th of February 2022,

Doug Elrod, 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				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Prepared by: Erin M. Clanton, Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA (515) 274-1450
Address Tax Statement: Brad Lewis, 7575 NE 56th Street, Bondurant, Iowa 50035

CORRECTED SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, the City of Bondurant, Iowa, a municipal corporation (the “Grantor”) does hereby convey to Brad Lewis (the “Grantee”), all of its right, title, interest, estate, claim and demand in the following described real estate in Polk County, Iowa:

A part of Lots 5, 6, 7 and the North 16 feet of Lot 8 in Block 4, Town of Bondurant, an Official Plat in the City of Bondurant, Polk County, Iowa and described as “Parcel B” in the Corrected Plat of Survey filed on April 9, 2010 in Book 13406, Pages 585-586 in the office of the recorder for Polk County, Iowa

Subject to any and all easements of record.

This Deed is subject to all the terms, provisions, covenants, conditions and restrictions contained in that certain Development Agreement, executed by the Grantor and Grantee herein, dated September 8, 2020, as amended (hereinafter the “Agreement”) which is herein incorporated by reference, a copy of which is on file for public inspection at the office of the City Clerk of the Grantor. All capitalized terms contained in this Deed have the same meaning as assigned to them in the Development Agreement.

Specifically, this Deed is subject to the right of Grantor to reacquire title to the described real estate in the event that Developer has not commenced construction of the Minimum Improvements by October 15, 2022 in which event the Grantor shall have the right to reacquire the property and to terminate and revest in the Grantor the estate conveyed by this Deed to the Grantee, its assigns and successors in interest in accordance with the terms and conditions of the Agreement, all right, title and interest of Grantee in the above-described premises shall cease and revert immediately to Grantor, its successors and assigns. The right of the City to reacquire title to the described real estate shall terminate on the date Developer commences construction of the Minimum Improvements. These conditions shall run with the land.

None of the provisions of the Agreement shall be deemed merged in, affected or impaired

No transfer tax. Exempt transaction under Iowa Code §428A.2(6), as the Grantor is a municipal corporation. No Declaration of Value is required.

The City covenants with the grantee, its successors and assigns, to warrant and defend the real property against the lawful claims of all persons claiming by, through, or under the City.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the number, and as masculine or feminine gender, according to the context.

***This deed is given to correct a former deed between the parties, dated September 7, 2021 and recorded in the office of the recorder for Polk County, Iowa, on October 13, 2021 in Book 18803, Page 559, to correct an error in the legal description.**

IN WITNESS WHEREOF, the City of Bondurant, Iowa, has caused this instrument to be executed in its corporate name by its Mayor and City Clerk and its seal to be affixed on January _____, 2022.

Dated: _____

Doug Elrod, Mayor

ATTEST:

Shelby Hagan, City Clerk

STATE OF IOWA, COUNTY OF POLK, ss:

On the _____ day of January, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Doug Elrod** and **Shelby Hagan**, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Bondurant, Iowa, a municipal corporation; that said instrument was authorized by Resolution adopted by the City Council of Bondurant, Iowa, on the 16th day of November, 2020, and the said **Doug Elrod** and **Shelby Hagan** acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

The owner chose to make some minor changes after City Council's previous approval. This amended preliminary plat is being brought back to City Council for approval prior to the owner's recording. Below is a summary by Snyder & Associates of the proposed minor edits:

On behalf of Sherri Tracy (Owner), please find a revised Preliminary Plat for the above referenced project. The Preliminary Plat for Black Oak Farm Plat 1 was originally approved in August of 2021 by the City of Bondurant. However, the owner would like to revise the location of the proposed property lines for Lot 1, Lot 2 and Lot 4. Therefore, I have resubmitted the Preliminary Plat for your review and approval. Due to this revision, we will be resubmitting to Polk County a revised Preliminary Plat for their review and approval.

Since this land is located within 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 Map as part of the 2012 Comprehensive Plan did not extend out to this area proposed for splitting.

The August 2021 resolution included a Subdivision Code clarification item as requested by the City Engineer that the NE 88th Street right-of-way be updated to show a 40'-wide half right-of-way (previous version showed 1/2 at 33'-wide). This item has been addressed with the attached updated preliminary plat.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this request during their meeting on January 27, 2022 and voted on recommended approval subject to the following Subdivision Code clarification item being addressed:

1. That approval of the preliminary plat includes waiver of Section 180.05.2 of the Subdivision Code relative to maximum block length requirements along NE 100th Avenue.

Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-34
2. Black Oak Farm Plat 1 Preliminary Plat
3. OLD BlackOakFarm_2021-08-25_PLM

CITY OF BONDURANT
RESOLUTION NO. 220207-34

RESOLUTION APPROVING THE AMENDED BLACK OAK FARM PLAT 1
PRELIMINARY PLAT (UNINCORPORATED POLK COUNTY)

Snyder & Associates submitted the Black Oak Farm Plat 1 Preliminary Plat described as follows; AND

WARRANTY DEED BOOK 8521 PAGE 721

PARCEL "B", ON PLAT OF SURVEY FILED DECEMBER 29, 1999 IN BOOK 8400, PAGE 889 IN THE POLK COUNTY RECORDER'S OFFICE, DESCRIBED AS:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 16, TOWNSHIP 80 NORTH (T80N), RANGE 22 WEST (R22W) OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 16, TOWNSHIP 80 NORTH (T80N), RANGE 22 WEST (R22W) OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE NORTH 00°00' EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1018.01 FEET; THENCE SOUTH 89°19' EAST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 79°43' EAST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 36°48' EAST, A DISTANCE OF 113.0 FEET; THENCE SOUTH 68°04' EAST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 81°46' EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 17°49' EAST, A DISTANCE OF 213.00 FEET; THENCE NORTH 88°43' EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 73°33' EAST, A DISTANCE OF 228.00 FEET; THENCE NORTH 50.56' EAST, A DISTANCE OF 188.95 FEET; THENCE NORTH 00°00' EAST, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°19' EAST, A DISTANCE OF 441.01 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 00°12' WEST, A DISTANCE OF 1315.45 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89°13' WEST, A DISTANCE OF 1322.78 FEET TO THE POINT OF BEGINNING. CONTAINING 34.61 ACRES, MORE OR LESS, INCLUDING 1.74 ACRES, MORE OR LESS FOR ROAD RIGHT-OF-WAY EASEMENT

AND

PARCEL "C", ON PLATY OF SURVEY FILED DECEMBER 29, 1999 IN BOOK 8400, PAGE 889 IN THE POLK COUNTY RECORDER'S OFFICE, DESCRIBED AS:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 80 NORTH (T80N), RANGE 22 WEST (R22W) OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 80 NORTH (T80N), RANGE 22 WEST (R22W) OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE NORTH 00°00' EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1018.01 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00°00' EAST, A DISTANCE OF 295.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 89°19' EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 886.45 FEET; THENCE SOUTH 00°00' WEST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 50°56' WEST, A DISTANCE OF 188.95 FEET, THENCE SOUTH 73°33' WEST, A DISTANCE OF 228.00 FEET; THENCE SOUTH 88°43' WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 17°49' WEST, A DISTANCE OF 213.00 FEET; THENCE NORTH 81°46' WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 68°04' WEST, A DISTANCE OF 47.00 FEET; THENCE NORTH 36°48' WEST, A DISTANCE OF 113.00 FEET; THENCE NORTH 79°43' WEST, A DISTANCE OF 165.00 FEET; THENCE NORTH 89°19' WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.37 ACRES, MORE OR LESS, INCLUDING 1.11 ACRES, MORE OR LESS, FOR ROAD RIGHT-OF-WAY EASEMENT.

WHEREAS, the owner is Sherry J. Tracy; AND

WHEREAS, the Black Oak Farm Plat 1 Preliminary Plat area is situated outside of Bondurant's city limits in unincorporated Polk County but falls within 2 miles of Bondurant's city limits and thus requires City of Bondurant review prior to recording; AND

WHEREAS, the Planning & Zoning Commission reviewed the Black Oak Farm Plat 1 Preliminary Plat during their January 27, 2022 meeting and recommended approval subject to the following Subdivision Code clarification items:

1. That approval of the preliminary plat includes waiver of Section 180.05.2 of the Subdivision Code relative to maximum block length requirements along NE 100th Avenue.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Black Oak Farm Plat 1 Preliminary Plat is hereby approved subject to the above two Subdivision Code clarification items.

Passed this 7th day of February 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

December 29, 2021

Maggie Murray, AICP
Planning & Community Development Director
City of Bondurant
200 2nd Street NE
Bondurant, Iowa 50035

RE: BLACK OAK FARM PLAT 1
POLK COUNTY, IOWA
S&A PROJECT NO. 121.0424

Dear Ms. Murray:

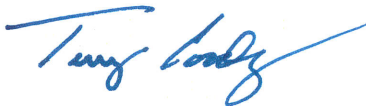
On behalf of Sherri Tracy (Owner), please find a revised Preliminary Plat for the above referenced project. The Preliminary Plat for Black Oak Farm Plat 1 was originally approved in August of 2021 by the City of Bondurant. However, the owner would like to revise the location of the proposed property lines for Lot 1, Lot 2 and Lot 4. Therefore, I have resubmitted the Preliminary Plat for your review and approval. Due to this revision, we will be resubmitting to Polk County a revised Preliminary Plat for their review and approval.

Submittal materials are as follows:

1. 4 – Revised Preliminary Plats.

We respectfully request the City's review. Should you have any questions on this matter, or require additional information, please contact me at 964-2020.

Sincerely,
SNYDER & ASSOCIATES, INC.



Terry Coady, PLS
Enclosure

cc: Sherri Tracy, Owner
Chris Meeks, Polk County Planning Division
File

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(CLUSTER DEVELOPMENT OPTION)
MIN. LOT AREA = 30,000 S.F.
MIN. LOT WIDTH = 115 FT
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 15'
MAX BUILDING HEIGHT = 35 FT
MAX BUILDING COVERAGE = 22%

SHERRI J. TRACY
9849 NE 88TH ST
BONDURANT, IA 50035
PHONE: 515-202-2040

9849 NE 88TH ST
BONDURANT, IA 50035

8801 NE 100TH AVE
BONDURANT, IA 50035

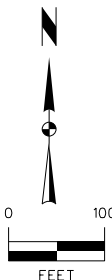
ER - ESTATE RESIDENTIAL
(CLUSTER DEVELOPMENT OPTION)

GROSS AREA = 39.97 AC.
RIGHT OF WAY = 3.05
BASE SITE = 36.92 AC.
NATURAL RESOURCES
POND = 1.08 AC.
REQUIRED OPEN SPACE = 24.00 AC.
NET BUILDABLE = 12.92 AC.
MAX DENSITY = 14 LOTS

04-26-2021

THE WEST LINE OF THE SW1/4 OF
THE NW1/4 OF SECTION 16-80-22
WAS ASSUMED TO BEAR NORTH 0°
26'16" WEST.

THE PROPERTY SHOWN IS
LOCATED WITHIN AN AREA
HAVING ZONE DESIGNATIONS
OF "X" - (NO SHADING)
AREA MINIMAL FLOOD
HAZARD AS SHOWN ON
FLOOD INSURANCE RATE
MAP COMMUNITY PANEL
NUMBER 19153C0235F WITH
EFFECTIVE DATE OF
FEBRUARY 01, 2019.



1. SOURCE OF WATER SUPPLY - DES MOINES WATER WORKS.
2. STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE LOT OWNERS IF ANNEXED INTO THE CITY OF BONDURANT.
3. POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
4. ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT LOT OWNER'S EXPENSE.
5. ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
6. MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY ARE TO BE OF BREAKAWAY DESIGN.
7. MAINTENANCE OF ALL DRAINAGE AND STREAM BUFFER EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
8. CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
9. ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
10. ANY WORK IN THE RIGHT-OF-WAY OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
11. SEWAGE DISPOSAL WILL BE VIA ON-SITE SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER. ALTERNATIVE SYSTEMS MAY BE REQUIRED DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCE.

1. THE ENTIRE FRONTAGES OF LOTS 2 & 3 OF BLACK OAK FARM PLAT 1 MEET STOPPING SIGHT DISTANCE CRITERIA FOR A DESIGN SPEED OF 45 M.P.H.

STREAMS - BUFFER REQUIREMENTS

1. SEPTIC TANKS AND SEPTIC TANK DRAIN FIELDS ARE PROHIBITED WITHIN THE UNDISTURBED BUTTER AREA.
2. AN ADDITIONAL 25-FOOT SETBACK SHALL BE MAINTAINED ADJACENT TO THE UNDISTURBED BUFFER IN WHICH ALL IMPERVIOUS SURFACES SHALL BE PROHIBITED. STORM WATER RETENTION OR DETENTION FACILITIES ARE PERMITTED WITHIN THIS SETBACK BUT PROHIBITED WITHIN THE STREAM CHANNEL.
3. WITHIN THESE WATERSHEDS, NEW HAZARDOUS WASTE TREATMENT OR DISPOSAL FACILITIES ARE PROHIBITED.

WARRANTY DEED BOOK 8521 PAGE 721

PARCEL "B", ON PLAT OF SURVEY FILED DECEMBER 29, 1999 IN BOOK 8400, PAGE 889 IN THE POLK COUNTY RECORDER'S OFFICE, DESCRIBED AS:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 80 NORTH (T80N), RANGE 22 WEST (R22W) OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

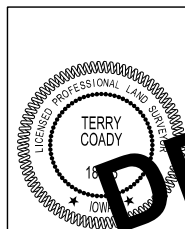
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 80 NORTH (T80N), RANGE 22 WEST (R22W) OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE NORTH 00°00' EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1018.01 FEET; THENCE SOUTH 89°19' EAST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 79°34' EAST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 56°48' EAST, A DISTANCE OF 113.00 FEET; THENCE SOUTH 68°00' EAST, A DISTANCE OF 113.00 FEET; THENCE SOUTH 21°00' EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 49°49' EAST, A DISTANCE OF 213.00 FEET; THENCE NORTH 88°43' EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 73°33' EAST, A DISTANCE OF 228.00 FEET; THENCE NORTH 50°56' EAST, A DISTANCE OF 188.95 FEET; THENCE NORTH 00°00' EAST, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°19' EAST, A DISTANCE OF 441.01 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 00°02' WEST, A DISTANCE OF 315.45 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89°13' WEST, A DISTANCE OF 132.78 FEET TO THE POINT OF BEGINNING, CONTAINING 34.61 ACRES, MORE OR LESS, INCLUDING 1.74 ACRES, MORE OR LESS, FOR ROAD RIGHT-OF-WAY EASEMENT

AND

PARCEL "C", ON PLAT OF SURVEY FILED DECEMBER 29, 1999 IN BOOK 8400, PAGE 889 IN THE POLK COUNTY RECORDER'S OFFICE, DESCRIBED AS:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 80 NORTH (T80N), RANGE 22 WEST (R22W) OF THE 5TH P.M., POLK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 80 NORTH (T80N), RANGE 22 WEST (R22W) OF THE 5TH P.M., POLK COUNTY, IOWA; THENCE NORTH 00°00' EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1018.01 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00°00' EAST, A DISTANCE OF 295.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 89°19' EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 886.45 FEET; THENCE SOUTH 00°00' WEST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 50°56' WEST, A DISTANCE OF 188.95 FEET; THENCE SOUTH 73°53' WEST, A DISTANCE OF 228.00 FEET; THENCE SOUTH 88°43' WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 10°18' WEST, A DISTANCE OF 210.00 FEET; THENCE NORTH 88°43' WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 68°00' WEST, A DISTANCE OF 113.00 FEET; THENCE NORTH 36°48' WEST, A DISTANCE OF 113.00 FEET; THENCE NORTH 79°43' WEST, A DISTANCE OF 165.00 FEET; THENCE NORTH 89°19' WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5.37 ACRES, MORE OR LESS INCLUDING 1.11 ACRES, MORE OR LESS, FOR ROAD RIGHT-OF-WAY EASEMENT.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry C. [redacted] PLS Date: [redacted]
[redacted] License No. 18643
[redacted] License Renewal Date Is December 31, 2021

Pages or sheets covered by this seal:
Sheet 1 of 2 of 6



Project No: 1210424

Sheet 1 of 2

Page 91 of 250

BLACK OAK FARM PLAT 1

"MINOR" PRELIMINARY PLAT

SNYDER & ASSOCIATES, INC.

3.	Revised Per Client Lots 1,2 & 4	12-29-21	JDP
2.	Revised Per Client Request	10-12-21	JDP
1.	Revised Per County & City Comments	8-24-21	JDP
MARK	REVISION	DATE	BY
Engineer:	Checked By:	TLC	Scale: 1"= 100'
Technician:	Date:	07/01/21	Field Bk: Pg:
Project No: 1210424		Sheet 1 of 2	

POLK COUNTY, IOWA

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

12/29/2021
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Page 12 of 11

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

BLACK OAK FARM PLAT 1

BULK REGULATIONS

(CLUSTER DEVELOPMENT OPTION)
MIN. LOT AREA = 30,000 S.F.
MIN. LOT WIDTH = 115 FT
FRONT YARD SETBACK = 30'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK = 15'
MAX BUILDING HEIGHT = 35 FT
MAX BUILDING COVERAGE = 22%

OWNER/DEVELOPER

SHERRI J. TRACY
9849 NE 88TH ST
BONDURANT, IA 50035
PHONE: 515-202-2040

EXISTING SITE ADDRESS

9849 NE 88TH ST
BONDURANT, IA 50035

8801 NE 100TH AVE
BONDURANT, IA 50035

ZONING

ER - ESTATE RESIDENTIAL
(CLUSTER DEVELOPMENT OPTION)

RESIDENTIAL DEVELOPMENT CALCULATIONS

GROSS AREA = 39.97 AC.
RIGHT OF WAY = 3.05
BASE SITE = 36.92 AC.
NATURAL RESOURCES
POND = 1.08 AC.
REQUIRED OPEN SPACE = 24.00 AC.
NET BUILDABLE = 12.92 AC.
MAX DENSITY = 14 LOTS

DATE OF SURVEY

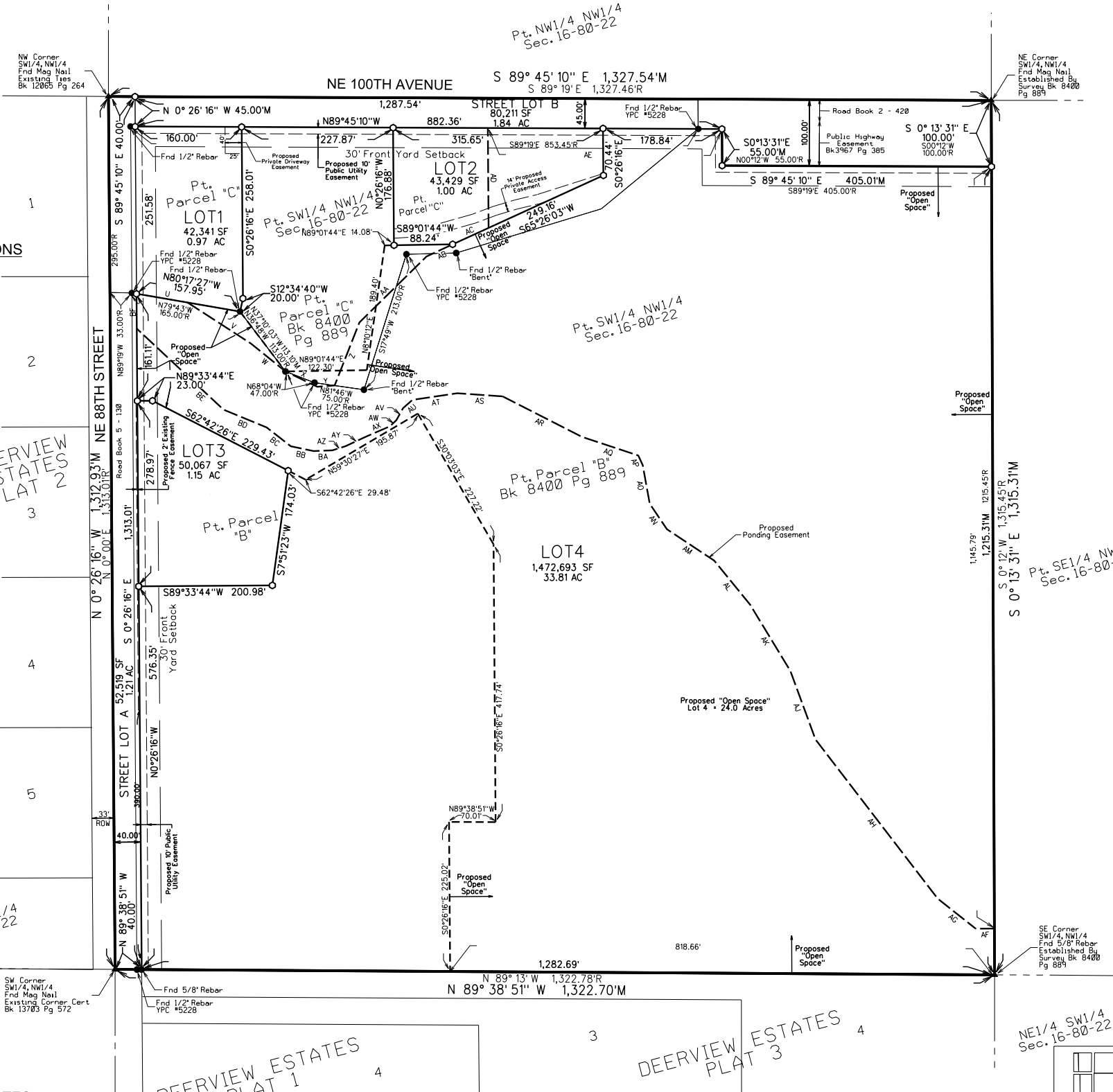
04-26-2021

BASIS OF BEARING

THE WEST LINE OF THE SW1/4 OF
THE NW1/4 OF SECTION 16-80-22
WAS ASSUMED TO BEAR NORTH 0°
26'16" WEST.

FLOOD ZONE

THE PROPERTY SHOWN IS
LOCATED WITHIN AN AREAS
HAVING ZONE DESIGNATIONS
OF "X" - (NO SHADING)
AREA MINIMAL FLOOD
HAZARD AS SHOWN ON
FLOOD INSURANCE RATE
MAP COMMUNITY PANEL
NUMBER 19153C0235F WITH
EFFECTIVE DATE OF
FEBRUARY 01, 2019.



POLK COUNTY GENERAL NOTES

- SOURCE OF WATER SUPPLY - DES MOINES WATER WORKS.
- STREET LIGHTS AND SIDEWALKS WILL BE THE RESPONSIBILITY OF THE LOT OWNERS IF ANNEXED INTO THE CITY OF ANKENY.
- POST DEVELOPMENT RUNOFF WILL NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT LOT OWNER'S EXPENSE.
- ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED OR REROUTED BY THE PROPERTY OWNER.
- MAILBOXES WITHIN THE ROAD RIGHT-OF-WAY ARE TO BE OF BREAKAWAY DESIGN.
- MAINTENANCE OF ALL DRAINAGE AND STREAM BUFFER EASEMENTS TO BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- ANY NEW ENTRANCES OR MODIFICATIONS TO EXISTING ENTRANCES WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ANY WORK IN THE RIGHT-OF-WAY OTHER THAN FOR AN ENTRANCE SHALL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- SEWAGE DISPOSAL WILL BE VIA ON-SITE SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER. ALTERNATIVE SYSTEMS MAY BE REQUIRED DUE TO SOIL TYPES, LIMITATIONS AND DISTURBANCE.

SURVEYOR'S NOTES

- THE ENTIRE FRONTAGES OF LOTS 2 & 3 OF BLACK OAK FARM PLAT 1 MEET STOPPING SIGHT DISTANCE CRITERIA FOR A DESIGN SPEED OF 45 M.P.H.

NATURAL RESOURCE SETBACKS

STREAMS - BUFFER REQUIREMENTS

- SEPTIC TANKS AND SEPTIC TANK DRAIN FIELDS ARE PROHIBITED WITHIN THE UNDISTURBED BUTTER AREA.
- AN ADDITIONAL 25-FOOT SETBACK SHALL BE MAINTAINED ADJACENT TO THE UNDISTURBED BUFFER IN WHICH ALL IMPERVIOUS SURFACES SHALL BE PROHIBITED. STORM WATER RETENTION OR DETENTION FACILITIES ARE PERMITTED WITHIN THIS SETBACK BUT PROHIBITED WITHIN THE STREAM CHANNEL.
- WITHIN THESE WATERSHEDS, NEW HAZARDOUS WASTE TREATMENT OR DISPOSAL FACILITIES ARE PROHIBITED.

PLAT DESCRIPTION

WARRANTY DEED BOOK 8521 PAGE 721

PARCEL "B", ON PLAT OF SURVEY FILED DECEMBER 29, 1999 IN BOOK 8400, PAGE 889 IN THE POLK COUNTY RECORDER'S OFFICE, DESCRIBED AS:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 80 NORTH (T80N), RANGE 22 WEST (R22W) OF THE 5TH P.M., POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

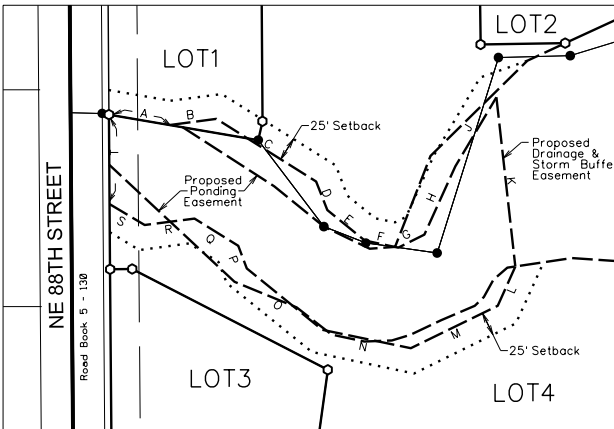
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AND

PARCEL "C", ON PLAT OF SURVEY FILED DECEMBER 29, 1999 IN BOOK 8400, PAGE 889 IN THE POLK COUNTY RECORDER'S OFFICE, DESCRIBED AS:

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LEGEND

Survey

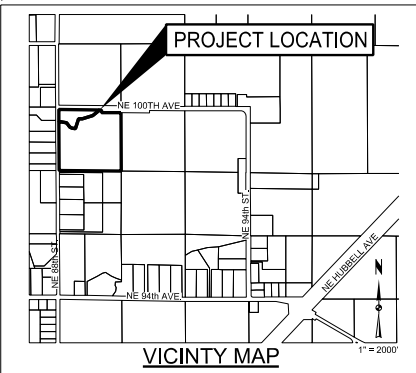
Section Corner
1/2" Rebar, Yellow Plastic Cap #18643
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Yellow Plastic Cap
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found

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I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Snyder, P.E.
Date: _____
My License Number: 18643
My License Renewal Date Is December 31, 2021
Pages or sheets covered by this seal:
Sheets 1 & 2 of 2

BLACK OAK FARM PLAT 1

"MINOR" PRELIMINARY PLAT

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No: 1210424

Sheet 1 of 2

Page 33 of 33

LEGEND

Features

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Deciduous Tree or Shrub
Coniferous Tree or Shrub

Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Test Hole Location for SUE w/ID
(*) Denotes the survey quality service level for utilities
Sanitary Manhole

Storm Sewer with Size
Storm Manhole
Field Tile Intake
Fire Hydrant

Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Above Ground Storage Tank
Sign
Mailbox

Existing

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Existing Lot 4
Building Envelope

1 Home	2,508 Approximate SF
2 Accessory Structure	7,013 Approximate SF
3 Accessory Structure	2,632 Approximate SF
4 Accessory Structure	12,065 Approximate SF
5 Accessory Structure	690 Approximate SF
6 Accessory Structure	2,088 Approximate SF
7 Accessory Structure	466 Approximate SF
TOTAL	47,462 Approximate SF

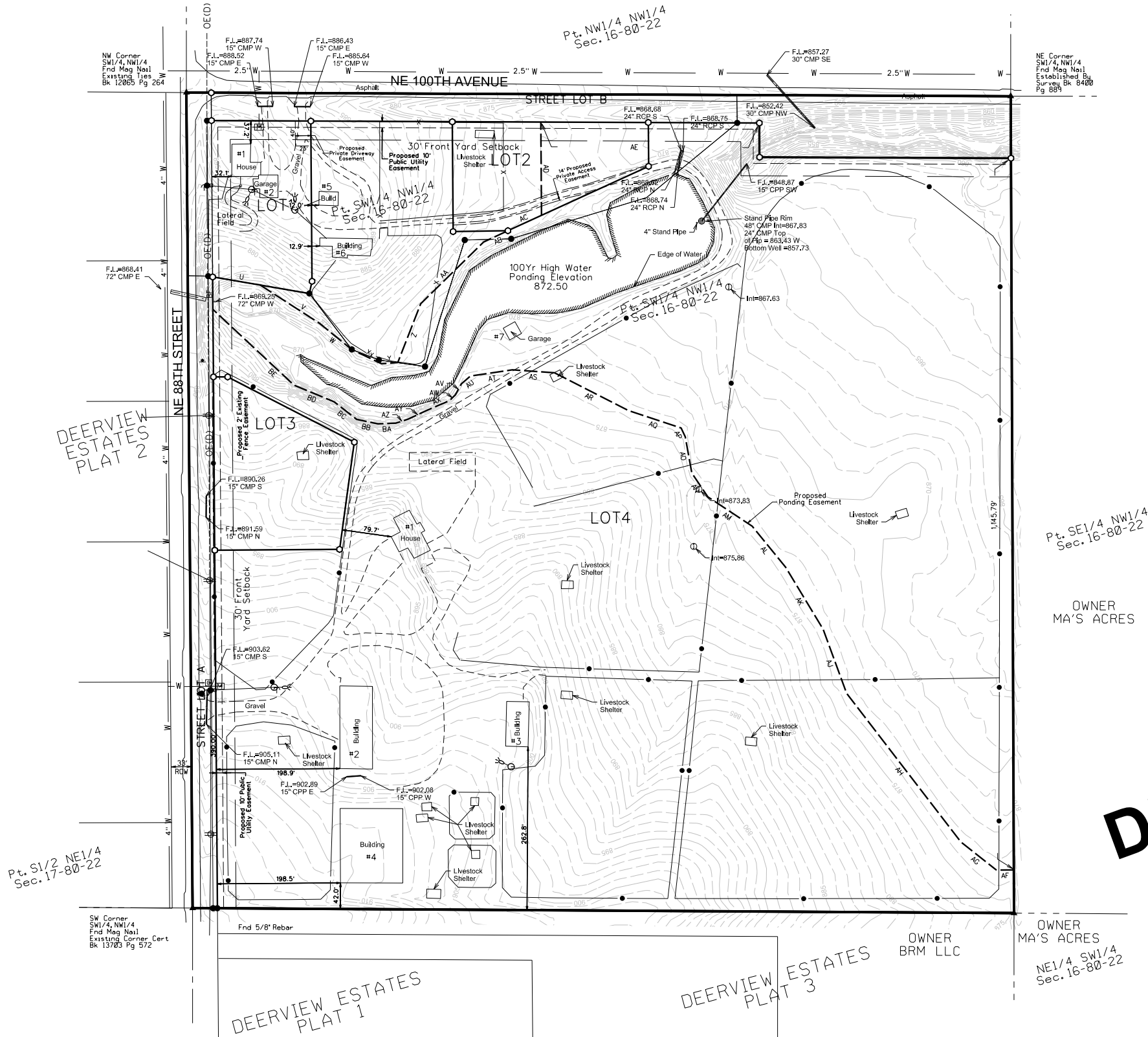
Remaining Lot 4 Buildable Area
33.81AC (Lot 4) - 24.00AC (OPEN SPACE) = 9.81AC
9.81AC x 22% = 2.158AC = 94,961SF
94,961SF - 27,462SF = 67,499SF Remaining

Existing Lot 1
Building Envelope

1 Home	1,528 Approximate SF
2 Accessory Structure	1,247 Approximate SF
TOTAL	2,775 Approximate SF

Remaining Lot 1 Buildable Area
1.01AC (Lot 1) x 22% = 0.22Ac = 9,583SF
9,583SF - 2,775SF = 6,808SF Remaining

BLACK OAK FARM PLAT 1



LINE TABLE

A	S80°17'27"E	64.59
B	N82°32'03"E	48.75
C	S57°52'30"E	122.87
D	S21°02'46"E	31.83
E	S50°59'11"E	50.37
F	S78°09'17"E	35.58
G	N63°55'08"E	30.45
H	N24°16'34"E	78.34
J	N30°43'30"E	83.64
K	S6°24'26"E	177.56
L	S24°16'34"W	44.79
M	S63°55'08"W	100.86
N	N78°09'17"W	94.10
O	N50°59'11"W	101.27
P	N21°02'46"W	25.28
Q	N57°52'30"W	53.59
R	S82°32'03"W	52.58
S	N59°07'15"W	42.49
T	N0°26'16"W	93.42
U	S80°17'27"E	77.77
V	S57°08'02"E	113.77
W	S51°01'46"E	66.64
X	S64°21'42"E	53.10
Y	N86°12'28"E	26.27
Z	N21°19'17"E	101.93
AA	N45°32'00"E	141.48
AB	N64°53'16"E	43.50
AC	N65°26'03"E	59.38
AD	N0°26'16"W	150.08
AE	S89°45'10"E	352.05
AF	S89°46'29"W	28.05
AG	N51°35'04"W	72.99
AH	N37°33'03"W	301.77
AJ	N20°06'50"W	109.82
AK	N31°14'17"W	116.54
AL	N39°11'36"W	85.44
AM	N56°27'46"W	85.44
AN	N34°05'42"W	46.20
AO	N10°11'27"W	59.24
AP	N25°21'18"W	15.73
AQ	N71°39'44"W	89.23
AR	N62°54'07"W	133.93
AS	N85°58'29"W	68.20
AT	S81°24'37"W	68.20
AU	S48°59'19"W	18.98
AV	S29°12'37"W	20.54
AW	S45°57'01"W	13.35
AX	S66°45'41"W	37.99
AY	S64°48'04"W	35.58
AZ	S73°05'10"W	20.17
BA	S87°44'25"W	28.58
BB	N78°09'05"W	34.86
BC	N52°13'33"W	46.13
BD	N67°28'57"W	69.95
BE	N46°57'21"W	178.70
BF	N0°26'16"W	52.27

BLACK OAK FARM PLAT 1

"MINOR" PRELIMINARY PLAT

SNYDER & ASSOCIATES, INC.



Project No: 1210424

Sheet 2 of 2

Page 34 of 236



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

Item No. 5.I.
For Meeting of 2/7/2022
Resolution

TITLE: -Resolution approving Bondurant's membership and inaugural dues in the amount of \$1,380.94 to the Mid-Iowa Planning Alliance for Community Development (MIPA), a newly-formed Economic Development District (EDD)

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution approves Bondurant's membership to the newly-formed Mid Iowa Planning Alliance for Community Development's (MIPA). MIPA is an Economic Development District (EDD) comprised of the following areas: Boone, Dallas, Jasper, Marion, Polk, Story, and Warren. This is the first time this region has received an EDD designation since the floods of 2008. The recent designation eligibility was due to the detrimental impacts of the COVID-19 pandemic and the August 2020 derecho.

An EDD is two things:

1. A designation that is given by the U.S. Economic Development Administration to regions that have experienced economic distress, providing benefits such as increased funding opportunities;
2. An associated entity, or EDD Organization, which serves the jurisdictions with the EDD region.

The Des Moines Area MPO has been the entity that has organized this recent MIPA designation.

MIPA will provide its members with professional planning and technical assistance, as well as seek out state and federal funding opportunities for local projects. As a support organization, MIPA also offers its members assistance in the writing and administration of grants, among other things. Furthermore, member governments can add their proposed projects to a project list in the Mid-Iowa Comprehensive Economic Development Strategy (CEDS); while being on the list does not guarantee any funding, it tells potential funders that these projects are part of a larger strategy to advance regional goals, thereby making the grant applications more competitive.

MIPA is optional to join. Dues are based on jurisdictions' population, which is determined by the decennial Census counts or annual Census estimates, whichever is most recent. The initial membership rate is \$0.15 per capita per year for each member jurisdiction. The annual rates will be communicated to each member jurisdiction prior to the start of each fiscal year.

It is anticipated this MIPA program will officially start on April 1, 2022, when there is only one quarter left in the fiscal year. Accordingly, the inaugural MIPA dues will cover a 15-month period, April 1, 2022, through June 30, 2023. Here is a link to membership rates based on population:

https://mid-iowaplanningalliance.files.wordpress.com/2021/12/mipa-rate-sheet-fy22-fy23_revised-with-deadlines.pdf. Bondurant's inaugural rate is \$1,380.94.

MIPA will be governed by a Board of Directors with representation from all member jurisdictions, while day-to-day operations will be overseen by an Executive Committee. The Board of Directors will meet annually and will be comprised of: one member from each member jurisdiction, one representative of private business from within each county, one representative from the Greater Des Moines Partnership, and one representative each from the Des Moines Area Community College and Iowa State University. The Executive Committee will be comprised of three representatives from within each county, including two public officials and one private representative. The Executive Committee will meet monthly.

The deadline for a community to join MIPA is February 15, 2022.

FUNDING SOURCE: Economic Development Funds reimbursable with TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-35
2. EDD Designation notification _ Mid-Iowa Planning Alliance for Community Development

CITY OF BONDURANT
RESOLUTION NO. 220207-35

RESOLUTION APPROVING BONDURANT'S MEMBERSHIP AND INNAUGURAL
DUES IN THE AMOUNT OF \$1,380.94 TO THE MID-IOWA PLANNING ALLIANCE
FOR COMMUNITY DEVELOPMENT (MIPA), A NEWLY FORMED ECONOMIC
DEVELOPMENT DISTRICT (EDD)

WHEREAS, the Mid-Iowa Planning Alliance for Community Development is established under Chapter 504 of the Code of Iowa; AND

WHEREAS, the Mid-Iowa Planning Alliance for Community Development is seeking designation from the U.S. Economic Development Administration as the Economic Development District serving the Mid-Iowa Region, supporting economic development in Boone, Dallas, Jasper, Marion, Polk, Story, and Warren Counties; AND

WHEREAS, the Mid-Iowa Planning Alliance for Community Development is applying for the Partnership Program from the U.S. Economic Development Administration to help pay for staffing, a grant which requires local match money; AND

WHEREAS, the City of Bondurant desires to be a member of the Mid-Iowa Planning Alliance for Community Development and participate in its area-wide plans and programs; AND

NOW, BE IT THEREFORE RESOLVED by the City Council of the City of Bondurant that the City of Bondurant desires to participate in the partial fiscal year 2022 and full fiscal year 2023 planning and economic development programs of the Mid-Iowa Planning Alliance for Community Development; AND

BE IT FURTHER RESOLVED by the City Council of the City of Bondurant that the City of Bondurant will provide \$1,380.94 for the operation of the Mid-Iowa Planning Alliance for Community Development's planning and development programs for the partial fiscal year 2022 and full fiscal year 2023.

Passed this 7th day of February 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



January 26, 2022

Ms. Brenda Dryer
Chairman of the Mid Iowa Planning Alliance for
Community Development (MIPA)
420 Watson Powell Jr. Way, Suite 200
Des Moines, Iowa 50309

Dear Chairman Dryer:

I am pleased to inform you that the U.S. Economic Development Administration (EDA) has approved the Mid Iowa Planning Alliance for Community Development's (MIPA) request for designation as an Economic Development District (EDD). The EDD is comprised of the Boone, Dallas, Jasper, Marion, Polk, Story and Warren Counties of Iowa.

EDA is committed to providing financial assistance to meet the economic development needs of distressed communities throughout the United States. Our mission is to lead the federal economic development agenda by promoting innovation and competitiveness, preparing American regions for growth and success in the worldwide economy. To that end, this designation will serve as a foundation for future economic successes that will benefit both families and businesses in your region.

I trust that this designation will strengthen the economies of the Mid Iowa region and wish you every success in carrying out your economic development activities. Ali DeMersseman, Economic Development Representative for the state of Iowa, will remain your primary point of contact regarding this designation and may be contacted by telephone at (605) 877-2866, or by email at ademersseman@eda.gov.

Your ongoing efforts to stimulate growth and business expansion through local economic development programs are greatly appreciated.

Sincerely,

Alejandra Y. Castillo

Alejandra Y. Castillo
Assistant Secretary of Commerce
for Economic Development



**MEMORANDUM OF OFFICIAL DESIGNATION OF
AN ECONOMIC DEVELOPMENT DISTRICT**

In accordance with Section 401 of the Public Works and Economic Development Act of 1965, as amended (42 U.S.C. § 3171), I hereby designate the Economic Development District identified below:

<u>Name of EDD:</u>	Mid Iowa Planning Alliance for Community Development
<u>State:</u>	Iowa
<u>Regional Definition:</u>	Boone, Dallas, Jasper, Marion, Polk, Story and Warren Counties of Iowa.

Alejandra G. Castillo

Assistant Secretary of Commerce
for Economic Development



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

Item No. 5.m.
For Meeting of 2/7/2022
Resolution

TITLE: -Resolution reappointing Julie Bergeson to the Bondurant Community Library Board

CONTACT PERSON:

Jill Sanders, Library Director

BRIEF HISTORY & ANALYSIS: Julie Bergeson currently serves on the Library Board and has expressed interest in continuing to serve. The Library Board recommends the reappointment of Ms. Bergeson, to a term from January 1, 2022 through January 1, 2028.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-36

CITY OF BONDURANT
RESOLUTION NO. 220207-36

RESOLUTION APPOINTING JULIE BERGESON TO THE LIBRARY BOARD OF
TRUSTEES

WHEREAS, the Board of Trustees consists of six (6) resident members and one (1) nonresident member; AND

WHEREAS, all resident members are to be appointed by the Mayor with the approval of the Council; AND

WHEREAS, Julie Bergeson is currently as Board Member and has expressed interest in continue to serve on the Board from January 1, 2022 through January 1, 2028; AND

WHEREAS, the current Board of Trustees recommends the City Council to appoint Julie Bergeson to the Bondurant Community Library's Board of Trustees,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the appointment to the Library Board of Trustees is hereby approved as presented.

Passed this 7th day of February 2022,

By: _____
Doug Elrod, 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				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 5.n.
For Meeting of 2/7/2022
Resolution

TITLE: -Resolution Approving Purchase of New Sewer Jet-Vac Equipment from Mid-Iowa Solid Waste Equipment Co. in the amount of \$461,045.00

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As part of the FY23, CIP Public Works staff have budgeted \$525,000 for the purchase of a new Sewer Jet-Vac Combo truck unit for sanitary sewer maintenance purposes.

The main purpose of this equipment is for Public Works staff to be able to proactively clean the sanitary sewer mains throughout the city on a regular rotating schedule to ensure that the system is flowing as designed. Currently, the city spends on average between \$80,000 and \$100,000 dollars annually on contractors to perform this work in the highest priority areas. Being able to do this work in-house will allow Public Works to be better able to schedule routine cleaning and not be at the mercy of contractor's timelines and schedules.

Additionally, by being more proactive with our cleaning schedule, Public Works staff aim to be able to reduce the frequency of sewer backups that have been occurring over the last couple of years. This will also enable staff to be able to respond immediately to mitigate those issues when they do arise instead of having to wait for a contractor to mobilize to correct the issue.

As you may recall, the Council decided to allocate the funds that the city is receiving from the American Rescue Plan Act (ARPA) to a 50/50 split between the water and sewer fund. In doing that, this allows the city to be able to advance the purchase of this sewer maintenance equipment and purchase it immediately, and not have to take this from the regular sewer operating funds.

This is a very large investment for the community and Public Works Staff have spent time over the last 12 months or so looking at different types of sewer cleaning units through either onsite hands-on demos or visits to other communities with like equipment and have chosen a unit that will fit the needs of the department now and for

years to come.

Staff recommends to Council the purchase of a Sewer Jet-Vac combo unit in the amount of \$461,045.00 from Mid-Iowa Solid Waste Equipment Co. from Johnston, Iowa.

FUNDING SOURCE: American Rescue Plan Act Funds (ARPA)/Sewer

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-37
2. Sewer Equipment Sales Order TEHO1226
3. TEHO1226

CITY OF BONDURANT
RESOLUTION NO. 220207-37

RESOLUTION APPROVING PURCHASE OF NEW COMBINATION SEWER JET-VAC
EQUIPMENT FROM MID-IOWA SOLID WASTE EQUIPMENT CO. IN THE AMOUNT
OF \$461,045.00

WHEREAS, on January 27th, 2022, the City of Bondurant received the competitive quote;
AND

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

2022 Model 900-ECO 12-yard truck mounted combination sewer cleaner on a factory
supplied Freightliner 114-SD Tandem axle chassis and related equipment from Mid-
Iowa Solid Waste Equipment Co. in the amount of \$461,045.00; AND

WHEREAS, the City Council approves the competitive quote for purchase; AND

WHEREAS, payments are to be made to Mid-Iowa Solid Waste Equipment Co.; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant,
Iowa, that the 2022 Combination Sewer Jet-Vac Unit and related equipment purchase is
awarded to Mid-Iowa Solid Waste Equipment Co. in the amount of \$461,045.00 and the
purchase is hereby approved.

Passed this 7th day of February 2022

By: _____
Doug Elrod, 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				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



1590 Dutch Road | Dixon, IL 61021

p 815.835.5566 | f 815.284.5600

www.SewerEquipment.com

January 27, 2022

Sales Order #

TEHO1226

Distributor: Mid-Iowa Solid Waste Equipment

Salesman: Tom Hay

End User: City of Bondurant

Address: 200 2nd St. NE

City, State, Zip: Bondurant, IA. 50035

Phone: 515-967-6855

Contact: John Horton

Email: jhorton@cityofbondurant.com



900-ECO 12 Yard Truck Mounted Combination Sewer Cleaner

Vacuum System:

4400 CFM Blower
8" Vacuum Hose system
18" Hg vacuum rating
Dual Cyclone Separator
Dual Element 10 Micron Final Filter
Remote Vacuum Relief
Analog Vacuum Display
(6) Tube / Tube Rack

Boom:

Telescoping Boom System
Telescoping Reach 17' 2" to 27' 2"
Hydraulic Powered Boom
180° Working Radius
Boom Joystick Control

Debris Tank:

12 Cubic Yard Capacity
Exten Steel Construction
Debris Level Indicator
Hydraulic Dump, 50° Dump Angle (LIFT CLYINDER)
Dual Ported Rear Door w/ Knife Valve
Dump Height 60"
Hydraulic Open/Close/Lock Door

Water System:

1300 Gallon Capacity Water Tank
Giant plunger style triplex
65 gpm @ 2000 psi w/ 30 min run dry
Black Duraprolene™ Water Tank Construction
w/ 10 Year Warranty
Cold Weather Recirculation System
2.5" Hydrant Fill system
Air Purge Valve
Variable Volume Delivery
Low Water Warning Light
Analog Pressure Display
Front and Mid Ship Hand Gun Ports

Electrical:

NEMA 4 Control Panel
Hour Meter (Blower & Water Pump)
Military Spec. Sealed Switches

Truck:

Mounting to Approved Chassis
(1) Alum Toolbox 24"x42"x100" - Behind Cab
LED D.O.T. Approved Lighting
(2) Tow Hooks Front Bumper

Hose Reel & Hose:

Front Mounted Telescoping & Rotating
800' X 1" Hose Capacity
10' Leader Hose
Single Side Controls

Accessories:

(3) 8" x 6' Extension Tube
(1) 8" X 3' Extension Tube
(1) 8" x 6' Crowned Suction Nozzle
(1) 6" x 10' Flat Discharge Hose
(6) Quick Clamps
BB Hose Guide
Tri-Star (chisel point) nozzle
DD (high flow) nozzle
Finned Nozzle extension
Nozzle Rack (Mounted midship toolbox)
25' Fill Hose
Upstream Pulley Guide
Washdown gun
Cleaner, Tip, Torch, Small
(1) Hydrant Wrench
(1) Paper Owner's Manual

BASE UNIT AS OUTLINED ABOVE

\$262,964.00 1 \$262,964.00

PRICE OF SELECTED OPTIONS: \$79,512.00

PRICE OF UNIT: \$342,476.00

FACTORY_SUPPLIED_CHASSIS

FREIGHTLINER 114-SD (TANDEM)

\$114,442.00

ESTIMATED FREIGHT: \$4,127.00

ESTIMATED TOTAL: \$461,045.00

STANDARD OPTIONS:

HOSE REEL ASSEMBLY:

AUTOMATIC LEVEL WIND WITH HYDRAULIC UP/DOWN ACTION

DIGITAL "SMART COUNTER" FOOTAGE METER

SECONDARY OPERATORS STATION (controls include analog water and vacuum pressure gauges and reel payout/retrieve)

1

1

1

SEWER HOSE (1" I.D., 2500 P.S.I. OPERATING PRESSURE) PER FT		600	
WATER PUMPS:			
TRIPLEX PLUNGER STYLE GIANT WATER PUMP RATED AT 80 GPM @ 2500 PSI (includes drain valves) (Confirm chassis horsepower requirements)		1	
GIANT PUMP PULSATION SYSTEM		1	
WATER TANKS:			
ADDITIONAL 200 GALLON DURAPROLENE™ WATER TANK W/ 10 YEAR WARRANTY - (between rails) Note #1: Subject to chassis load capacity specifications.		1	
DIGITAL WATER TANK LEVEL GAUGE		1	
WATER TANK LOW LEVEL AUDIBLE ALARM (level set point is fixed at 150 gallons)		1	
WATER SYSTEM ATTACHMENTS:			
FILL HOSE STORAGE RACK		1	
STANDARD HYDROEXCAVATION CLEANING KIT 20 GPM @ 2000 PSI (8" x 6' digging tube, 8gpm rotary digging wand, 10gpm linear nozzle (shipped loose), (2) 5' Extension wands and automatic reel w/ 75' of 3/8" hose) (Confirm chassis horsepower requirements)		1	
2" Y-STRAINER ON INLET FILL SYSTEM		1	
CENTRAL WASHDOWN SYSTEM (includes 50' of 1/2" hose on a spring retracting hose reel mounted mid-ship)		1	
TOOLBOX CONFIGURATIONS:			
REAR TOOLBOX GROUP w/ (2) long handle tool storage tubes (includes (2) 24"x18"x18" boxes, (1) 63.75"x17.25"x12" cabinet and (2) 4" tubes) - Confirm rear suspension (Not available with tandem/tag axle chassis)		1	
(2) 30"x18"x18" passenger side toolboxes with retractable two-step ladder Note #1: N/A WITH COLD WEATHER HYDROEXCAVATION CLEANING KITS		1	
LOCKING ACCESS COVER FOR DRIVER'S SIDE BUMPER (located driver side front bumper)		1	
DEBRIS BOX & BOOM:			
MANUAL/ELECTRIC BOOM CONTROL VALVE (Control valves have built-in levers for manual boom control) (Located at midship control panel)		1	
DUAL VARIABLE VACUUM CONTROL VALVE (Located at both hose reel & midship stations)		1	
DEBRIS BODY WASH OUT SYSTEM (includes dual nozzles in debris box)		1	
ELECTRICAL & LIGHTING:			
WIRELESS REMOTE CONTROL PENDANT (controls include hose reel payout/retrieve, water pump on/off, vacuum relief open/close, boom up/down, boom left/right, boom extend/retract and module kill switch)		1	
ENHANCED VISIBILITY CAMERA SYSTEM (includes front and rear mounted camera heads with monitor in cab)		1	
(6) LED FLUSH MOUNTED STROBES: (2) FRONT, (2) SIDE & (2) REAR FACING (factory standard)		1	
LED ARROW STICK (factory standard)		1	
LED MANHOLE AREA WORK LIGHT		1	
LED CURBSIDE BODY MOUNTED WORK LIGHT		1	
LED BOOM MOUNTED WORK LIGHTS (2) (complete with limb guard)		1	
LED REAR MOUNTED WORK LIGHTS (2) : LOCATED ABOVE REAR DOOR		1	
CHASSIS:			
AIR PURGE WINTERIZATION SYSTEM (supplied by chassis air system)		1	
(4) RUBBER BUMPERS MOUNTED ON REAR BUMPER - (Recommended for use when dumping into containers)		1	
SIX (6) 28" D.O.T. SAFETY CONES AND HOLDER		1	
CENTRAL LUBRICATION SYSTEM		1	
(2) TOW HOOKS REAR BUMPER		1	
PAINT:			
DEBRIS BOOM: SEWER BLUE (PAN 287)			
DEBRIS TANK: SEWER BLUE (PAN 287)			
HOSE REEL - UPRIGHT STANDARD • SEWER BLUE (PAN 287)			



Mid-Iowa Solid Waste
5105 NW Beaver Dr
Johnston, IA 50131
515-276-3352
Toll Free 800-733-8731

SALES ORDER

Quote # TEHO1226

Date 01/27/22

Sales Rep. Tom Hay

Helping you clean the Planet since 1975

Bill To:

Ship To:

City of Bondurant

200 2nd St. NE

Bondurant

IA

50035

City of Bondurant

200 2nd St. NE

Bondurant

IA

50035

Qty	Description	Unit Price	Ext. Price
1	Sewer Equipment 900-ECO 12 Yard Truck Mounted Combination Sewer Cleaner as per attached specification .	\$342,476.00	\$342,476.00
1	Factory Supplied Chassis - Freightliner 114-SD Tandem	\$114,442.00	\$114,442.00
		SubTotal	\$456,918.00
		Shipping	\$4,127.00
		Total	\$461,045.00

Above pricing does not include any state or local taxes if applicable.

Unless specified, the above prices do not include any taxes. Taxes will be calculated and included on the Invoice.

ORDERS..All orders are subject to acceptance by an officer or general manager of Mid-Iowa Solid Waste Equipment Co., Inc. PERFORMANCE..Mid-Iowa Solid Waste Equipment Co., Inc. shall not be liable for failure to complete the contract in accordance with its terms if failure is due to wars, strikes, fires, floods, accidents, delays in transportation or other causes beyond its reasonable control. CANCELLATION..Orders regularly entered cannot be cancelled except upon terms that will compensate Mid-Iowa Solid Waste Equipment Co., Inc. for any loss or damages sustained. PRICES..All orders are subject to current prices in effect at the time of shipment. F.O.B. POINT..Unless otherwise stated,all prices listed are F.O.B. point of manufacture. TAXES..Unless otherwise stated, prices do not include Federal, State, City or other Excise, Occupation Sales use or similar taxes which are extra and are to be added at rates in effect at time of shipment. If Federal Excise Taxes are included or listed above, they are stated at the rates and regulations in effect at the time this order is written, and are subject to revision in accordance with rates and regulations in effect at time of shipment. MOUNTING PRICES... Mounting prices assume normal factory installation on a truck chassis suitable for the unit purchased. Relocation of batteries, gas tanks, mufflers, air tanks, etc. will be an additional charge, billed our standard labor rate. Signature will constitute a binding order.

By:

Tom Hay

Mid-Iowa Solid Waste Equipment Co., Inc.

Ordered by:

Accepted by:



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

Item No. 5.o.
For Meeting of 2/7/2022
Resolution

TITLE: -Resolution approving Pay Request No. 16 to Multiple Vendors for the Bondurant Library Expansion Project in the amount of \$3,790.31

CONTACT PERSON:

Jill Sanders, Library Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay request no.16 in the amount of \$3,790.31 related to construction of the Library Renovation and Expansion Project. Story Construction is managing the project and the payments are made to multiple vendors as detailed in the attached Application and Certificate for Payment. The project is substantially complete. The overall project effectively doubled the size of the library and renovated the older spaces.

This pay application is for work completed through January 31, 2022. The Library Board recommends payment.

FUNDING SOURCE: Bond/LOSST

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-38
2. Bondurant Library Pay Request 16

CITY OF BONDURANT
RESOLUTION NO. 220207-38

RESOLUTION APPROVING PAY REQUEST NO. 16 TO MULTIPLE VENDORS FOR
THE LIBRARY RENOVATION AND EXPANSION PROJECT MANAGED BY STORY
CONSTRUCTION IN THE AMOUNT OF \$3,790.31

WHEREAS, Story Construction submitted Pay Request No.16 for the Library Renovation and Expansion Project; AND

WHEREAS the pay request is the total amount for multiple vendors, each under individual contracts; AND

WHEREAS the full value of the work completed is and the amount certified for this Pay Request in the above-referenced amount; AND

WHEREAS, this is for work completed through January 31, 2022.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Pay Request No. 15 in the above-referenced amount is hereby approved.

Passed this 7th day of February 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

APPLICATION AND CERTIFICATE FOR PAYMENT

Owner: City of Bondurant
Application No: 16

Project: Bondurant Community Library Expansion
Period to: January 31, 2022

Distribution to: Owner Architect
Const. Mgr. Contractor

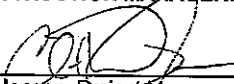
CONTRACTOR'S APPLICATIONS FOR PAYMENT

Contractor	Estimated Contract Amount	Net Change by Change Orders	Contract Sum to Date	Total Completed & Stored to Date	Retainage	Total Earned less Retainage	Less Previous Certificates for Payment	Balance to Finish, Including Retainage	Current Payment Due
Bid Package 03-1 Smart Concrete Solutions	145,000	10,098.00	155,098	155,098.00		155,098.00	155,098.00	0.00	\$ -
Bid Package 04-1 Sedorff Masonry Inc	269,285	8,903.00	278,188	278,188.00		278,188.00	278,188.00	0.00	\$ -
Bid Package 06-1 R.H. Grabau Construction	591,999	401.12	592,400.12	592,400.12		592,400.12	592,400.12	0.00	\$ -
Bid Package 07-3 For Sure Roofing & Sheet Metal	126,757		126,757	126,757.00		126,757.00	126,757.00	0.00	\$ -
Bid Package 08-1 Mid-American Glazing Systems, Inc	124,000	2,904.00	126,904	118,453.00	5,922.65	112,530.35	112,530.35	14,373.65	\$ -
Bid Package 09-1 Hilsbeck-Schacht, Inc	268,608	3,056.80	271,665	271,664.80	13,583.24	258,081.56	254,291.25	13,583.24	\$ 3,790.31
Bid Package 09-5 Ideal Floors, Inc	69,845	(3.00)	69,842	69,842.00		69,842.00	69,842.00	0.00	\$ -
Bid Package 21-1 Summit Fire Protection	38,400		38,400	38,400.00	1,920.00	36,480.00	36,480.00	1,920.00	\$ -
Bid Package 22-1 Brockway Mechanical & Roofing Co	258,263	2,819.68	261,083	261,082.68		261,082.68	261,082.68	0.00	\$ -
Bid Package 26-1 Nelson Electric Company of Central IA	288,180	8,447.43	296,627	296,627.43	14,831.37	281,796.06	281,796.06	14,831.37	\$ -
Bid Package 31-1 Absolute Concrete Construction	359,069	87,324.56	446,394	446,393.56		446,393.56	446,393.56	0.00	\$ -
Totals	2,539,406	123,951.59	2,663,358	2,654,906.59	36,257.26	2,618,649.33	2,614,859.02	44,708.26	\$ 3,790.31

CONSTRUCTION MANAGER'S CERTIFICATE FOR PAYMENT

The undersigned Construction Manager certifies that to the best of the Construction Manager's knowledge, information and belief the Work covered by these attached Applications and Certificates for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by these Contractor's for Work for which previous Application's and Certificates for Payment were issued and payments received from the Owner, and that current payments shown herein are now due.

CONSTRUCTION MANAGER: STORY CONSTRUCTION CO.

By: 
Clint Jensen, Project Manager

Date: 1/13/22

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

OWNER'S CERTIFICATE FOR PAYMENT

OWNER: CITY OF BONDURANT/BONDURANT COMMUNITY LIBRARY

By: _____
City of Bondurant, Mayor

Date: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

By: _____
FEH Design

Date: _____

G702 CMA APPLICATION and CERTIFICATE for PAYMENT

BP 09-1 /0076

To: City Of Bondurant
100 Lincoln Street SE
Bondurant, IA 50035

Project: Bondurant Community Library
Expansion
104 2nd St. NE
Bondurant, IA 50035

Application No: 9

App. Date: July 29, 2021

Period to: July 31, 2021

Project Nos: 5500

Contract Date:

Distribution to:

- ☐ OWNER
☐ CONSTRUCTION MGR.
☐ ARCHITECT
☐ CONTRACTOR
☐ OTHER

From: Hilsabeck Schacht, Inc.
617 S. 19th Street
West Des Moines, IA 50265

Contract For: Bid Package No. 09-1

Construction Manager: Story Construction Company

Architect: FEH Design

APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, G703, is attached.

1. ORIGINAL CONTRACT SUM	268,608.00
2. Net Change By Change Orders	3,056.80
3. CONTRACT SUM TO DATE	271,664.80
4. TOTAL COMPLETED AND STORED TO DATE	271,664.80
5. RETAINAGE:	
a. 05% of Completed Work	13,583.24
b. of Stored Material	0.00
TOTAL RETAINAGE	13,583.24
6. TOTAL EARNED LESS RETAINAGE	258,081.56
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	254,291.25
8. CURRENT PAYMENT DUE	3,790.31
9. BALANCE TO FINISH, INCLUDING RETAINAGE	13,583.24

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	5,067.00	-6,000.00
Total approval this Month	3,989.80	0.00
TOTALS	\$ 9,056.80	-\$ 6,000.00
NET CHANGES by Change Order	\$ 3,056.80	

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

CONTRACTOR: Hilsabeck Schacht, Inc.

By: Mark Schacht Date: July 29, 2021
Mark Schacht, President

State of: Iowa

County of: Polk

Subscribed and sworn before me this 29th day of July, 2021

Mark Schacht, President, personally appeared before me, the undersigned notary public, and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public: Lynne Anderson My Commission expires: September 14, 2023

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET G703

PROJECT: Bondurant Community Library Expansion

Hilsabeck Schacht, Inc.

Page 1 of 3

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

APPLICATION NUMBER: 9

APPLICATION DATE: July 29, 2021

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

PERIOD TO: July 31, 2021

PROJECT NUMBER: 5500

A Item #	B Description of Work	C Schedule of Values	D Work Completed		F Materials Stored & Used Prior + Current	G Total Completed and Stored To Date		H Balance to Finish	I Retainage
			From Previous Application(s)	This Period			%		
1	Area A Cold Formed Metal Framing	14,780.00	14,780.00	0.00		14,780.00	100.00	0.00	739.00
2	Cold Formed Metal Framing Labor	16,850.00	16,850.00	0.00		16,850.00	100.00	0.00	842.50
3	Sheathing Material	3,010.00	3,010.00	0.00		3,010.00	100.00	0.00	150.50
4	Sheathing Labor	4,852.00	4,852.00	0.00		4,852.00	100.00	0.00	242.60
5	Spray Foam/Batt Material	6,810.00	6,810.00	0.00		6,810.00	100.00	0.00	340.50
6	Spray Foam/Batt Labor	4,800.00	4,800.00	0.00		4,800.00	100.00	0.00	240.00
7	Lightguage Framing Material	1,220.00	1,220.00	0.00		1,220.00	100.00	0.00	61.00
8	Lightguage Framing Labor	2,100.00	2,100.00	0.00		2,100.00	100.00	0.00	105.00
9	Drywall/Insulation Material	3,588.00	3,588.00	0.00		3,588.00	100.00	0.00	179.40
10	Drywall/Insulation Labor	10,290.00	10,290.00	0.00		10,290.00	100.00	0.00	514.50
11	Acoustical Material	8,715.00	8,715.00	0.00		8,715.00	100.00	0.00	435.75
12	Acoustical Labor	3,750.00	3,750.00	0.00		3,750.00	100.00	0.00	187.50
12	Paint Material	1,080.00	1,080.00	0.00		1,080.00	100.00	0.00	54.00
13	Paint Labor	3,210.00	3,210.00	0.00		3,210.00	100.00	0.00	160.50
14	Area B								
15	Cold Formed Metal Framing Material	2,940.00	2,940.00	0.00		2,940.00	100.00	0.00	147.00
16	Cold Formed Metal Framing Labor	4,050.00	4,050.00	0.00		4,050.00	100.00	0.00	202.50
17	Sheathing Material	875.00	875.00	0.00		875.00	100.00	0.00	43.75
18	Sheathing Labor	1,540.00	1,540.00	0.00		1,540.00	100.00	0.00	77.00
19	Spray Foam/Batt Material	1,420.00	1,420.00	0.00		1,420.00	100.00	0.00	71.00
20	Spray Foam/Batt Labor	1,030.00	1,030.00	0.00		1,030.00	100.00	0.00	51.50
PAGE 1 TOTAL:		96,910.00	96,910.00	0.00		96,910.00	100.00	0.00	4,845.50

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Completed For This Application
 F=Materials Purchased and Stored for Project G=Total of All Work Completed and Materials Stored for Project H=Remaining Balance of Amount to Finish I=Amount Withheld from G

CONTINUATION SHEET G703

PROJECT: Bondurant Community Library Expansion

Hilsabeck Schacht, Inc.

Page 2 of 3

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

APPLICATION NUMBER: 9

APPLICATION DATE: July 29, 2021

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

PERIOD TO: July 31, 2021

PROJECT NUMBER: 5500

A Item #	B Description of Work	C Schedule of Values	D Work Completed		F Materials Stored & Used Prior + Current	G Total Completed and Stored To Date		H Balance to Finish	I Retainage
			From Previous Application(s)	This Period			%		
21	Lightguage Framing Material	4,670.00	4,670.00	0.00		4,670.00	100.00	0.00	233.50
22	Lightguage Framing Labor	5,905.00	5,905.00	0.00		5,905.00	100.00	0.00	295.25
23	Drywall/Insulation Material	8,775.00	8,775.00	0.00		8,775.00	100.00	0.00	438.75
24	Drywall/Insulation Labor	13,302.00	13,302.00	0.00		13,302.00	100.00	0.00	665.10
25	Acoustical Material	17,820.00	17,820.00	0.00		17,820.00	100.00	0.00	891.00
26	Acoustical Labor	9,976.00	9,976.00	0.00		9,976.00	100.00	0.00	498.80
27	Paint Material	1,550.00	1,550.00	0.00		1,550.00	100.00	0.00	77.50
28	Paint Labor	4,660.00	4,660.00	0.00		4,660.00	100.00	0.00	233.00
29	Area C								
30	Cold Formed Framing Material	9,405.00	9,405.00	0.00		9,405.00	100.00	0.00	470.25
31	Cold Formed Framing Labor	10,541.00	10,541.00	0.00		10,541.00	100.00	0.00	527.05
32	Sheathing Material	2,603.00	2,603.00	0.00		2,603.00	100.00	0.00	130.15
33	Sheathing Labor	4,573.00	4,573.00	0.00		4,573.00	100.00	0.00	228.65
34	Spray Foam/Batt Material	5,540.00	5,540.00	0.00		5,540.00	100.00	0.00	277.00
35	Spray Foam/Batt Labor	3,937.00	3,937.00	0.00		3,937.00	100.00	0.00	196.85
36	Lightguage Framing Material	5,487.00	5,487.00	0.00		5,487.00	100.00	0.00	274.35
37	Lightguage Framing Labor	8,100.00	8,100.00	0.00		8,100.00	100.00	0.00	405.00
38	Drywall/Insulation Material	10,487.00	10,487.00	0.00		10,487.00	100.00	0.00	524.35
39	Drywall/Insulation Labor	19,535.00	19,535.00	0.00		19,535.00	100.00	0.00	976.75
40	Acoustical Material	3,362.00	3,362.00	0.00		3,362.00	100.00	0.00	168.10
41	Acoustical Labor	2,584.00	2,584.00	0.00		2,584.00	100.00	0.00	129.20
PAGE 2 TOTAL:		152,812.00	152,812.00	0.00		152,812.00	100.00	0.00	7,640.60

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Completed For This Application
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CONTINUATION SHEET G703

PROJECT: Bondurant Community Library Expansion

Hilsabeck Schacht, Inc.

Page 3 of 3

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

APPLICATION NUMBER: 9

APPLICATION DATE: July 29, 2021

PERIOD TO: July 31, 2021

PROJECT NUMBER: 5500

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

A	B	C	D	E	F	G		H	I
Item #	Description of Work	Schedule of Values	Work Completed		Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage
			From Previous Application(s)	This Period					
42	Paint Material	2,730.00	2,730.00	0.00		2,730.00	100.00	0.00	136.50
43	Paint Labor	7,470.00	7,470.00	0.00		7,470.00	100.00	0.00	373.50
44	Closeout	2,686.00	2,686.00	0.00		2,686.00	100.00	0.00	134.30
45	Allowance	6,000.00	6,000.00	0.00		6,000.00	100.00	0.00	300.00
46	Change Order # 1	4,970.00	4,970.00	0.00		4,970.00	100.00	0.00	248.50
47	Change Order # 2	-6,000.00	-6,000.00	0.00		-6,000.00	100.00	0.00	-300.00
48	Change Order # 3	97.00	97.00	0.00		97.00	100.00	0.00	4.85
49	Change Order # 4	1,565.00		1,565.00		1,565.00	100.00	0.00	78.25
50	Change Order # 5	2,424.80		2,424.80		2,424.80	100.00	0.00	121.24
PAGE 3 TOTAL:									
GRAND TOTAL:		271,664.80	267,675.00	3,989.80		271,664.80	100.00	0.00	13,583.24

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Completed For This Application
 F=Materials Purchased and Stored for Project G=Total of All Work Completed and Materials Stored for Project H=Remaining Balance of Amount to Finish I=Amount Withheld from G

CITY OF BONDURANT
RESOLUTION NO. 220207-39

RESOLUTION APPROVING PAY REQUEST NO. 17 TO MULTIPLE VENDORS FOR
THE LIBRARY RENOVATION AND EXPANSION PROJECT MANAGED BY STORY
CONSTRUCTION IN THE AMOUNT OF \$30,334.61

WHEREAS, Story Construction submitted Pay Request No. 17 for the Library Renovation and Expansion Project; AND

WHEREAS the pay request is the total amount for multiple vendors, each under individual contracts; AND

WHEREAS the full value of the work completed is and the amount certified for this Pay Request in the above-referenced amount; AND

WHEREAS, this is for work completed through January 31, 2022, and includes payment of retainage.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Pay Request in the above-referenced amount is hereby approved.

Passed this 7th day of February 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

APPLICATION AND CERTIFICATE FOR PAYMENT

Owner: City of Bondurant
 Application No: 17 Partial Retainage

Project: Bondurant Community Library Expansion
 Period to: January 31, 2022

Distribution to: Owner
 Const. Mgr.

Architect
 Contractor

CONTRACTOR'S APPLICATIONS FOR PAYMENT

Contractor	Estimated Contract Amount	Net Change by Change Orders	Contract Sum to Date	Total Completed & Stored to Date	Retainage	Total Earned less Retainage	Less Previous Certificates for Payment	Balance to Finish, Including Retainage	Current Payment Due
Bid Package 03-1 Smart Concrete Solutions	145,000	10,098.00	155,098	155,098.00		155,098.00	155,098.00	0.00	\$ -
Bid Package 04-1 Seedorff Masonry Inc	269,285	8,903.00	278,188	278,188.00		278,188.00	278,188.00	0.00	\$ -
Bid Package 06-1 R.H. Grabau Construction	591,999	401.12	592,400.12	592,400.12		592,400.12	592,400.12	0.00	\$ -
Bid Package 07-3 For Sure Roofing & Sheet Metal	126,757		126,757	126,757.00		126,757.00	126,757.00	0.00	\$ -
Bid Package 08-1 Mid-American Glazing Systems, Inc	124,000	2,904.00	126,904	118,453.00	5,922.65	112,530.35	112,530.35	14,373.65	\$ -
Bid Package 09-1 Hilsbeck-Schacht, Inc	268,608	3,056.80	271,665	271,664.80		271,664.80	258,081.56	0.00	\$ 13,583.24
Bid Package 09-5 Ideal Floors, Inc	69,845	(3.00)	69,842	69,842.00		69,842.00	69,842.00	0.00	\$ -
Bid Package 21-1 Summit Fire Protection	38,400		38,400	38,400.00		38,400.00	36,480.00	0.00	\$ 1,920.00
Bid Package 22-1 Brockway Mechanical & Roofing Co	258,263	2,819.68	261,083	261,082.68		261,082.68	261,082.68	0.00	\$ -
Bid Package 26-1 Nelson Electric Company of Central IA	288,180	8,447.43	296,627	296,627.43		296,627.43	281,796.06	0.00	\$ 14,831.37
Bid Package 31-1 Absolute Concrete Construction	359,069	87,324.56	446,394	446,393.56		446,393.56	446,393.56	0.00	\$ -
Totals	2,539,406	123,951.59	2,663,358	2,654,906.59	5,922.65	2,648,983.94	2,618,649.33	14,373.65	\$ 30,334.61

CONSTRUCTION MANAGER'S CERTIFICATE FOR PAYMENT

The undersigned Construction Manager certifies that to the best of the Construction Manager's knowledge, information and belief the Work covered by these attached Applications and Certificates for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by these Contractor's for Work for which previous Application's and Certificates for Payment were issued and payments received from the Owner, and that current payments shown herein are now due.

CONSTRUCTION MANAGER: STORY CONSTRUCTION CO.

By: 
 Clint Jensen, Project Manager

Date: 1/13/12

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

OWNER'S CERTIFICATE FOR PAYMENT

OWNER: CITY OF BONDURANT/BONDURANT COMMUNITY LIBRARY

By: _____
 City of Bondurant, Mayor

Date: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

By: _____
 FEH Design

Date: _____

G702 CMa APPLICATION and CERTIFICATE for PAYMENT

BY 09-1 RKTAWAGK

To: City Of Bondurant
100 Lincoln Street SE
Bondurant, IA 50035

Project: Bondurant Community Library
Expansion
104 2nd St. NE
Bondurant, IA 50035

Application No: 10
App. Date: July 29, 2021
Period to: July 31, 2021
Project Nos: 5500
Contract Date:

Distribution to:

- ☐ OWNER
☐ CONSTRUCTION MGR.
☐ ARCHITECT
☐ CONTRACTOR
☐ OTHER

From: Hilsabeck Schacht, Inc.
617 S. 19th Street
West Des Moines, IA 50265

Contract For: Bid Package No. 09-1

Construction Manager: Story Construction Company

Architect: FEH Design

APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, G703, is attached.

1. ORIGINAL CONTRACT SUM	268,608.00
2. Net Change By Change Orders	3,056.80
3. CONTRACT SUM TO DATE	271,664.80
4. TOTAL COMPLETED AND STORED TO DATE	271,664.80
5. RETAINAGE:	
a. 0% of Completed Work	0.00
b. of Stored Material	0.00
TOTAL RETAINAGE	0.00
6. TOTAL EARNED LESS RETAINAGE	271,664.80
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	258,081.56
8. CURRENT PAYMENT DUE	13,583.24
9. BALANCE TO FINISH, INCLUDING RETAINAGE	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	9,056.80	-6,000.00
Total approval this Month	0.00	0.00
TOTALS	\$ 9,056.80	-\$ 6,000.00
NET CHANGES by Change Order	\$ 3,056.80	

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

CONTRACTOR: Hilsabeck Schacht, Inc.

By: Mark Schacht, President Date: July 29, 2021

State of: Iowa

County of: Polk

Subscribed and sworn before me this 29th day of July, 2021

Mark Schacht, President, personally appeared before me, the undersigned notary public, and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public: James L. Hilsabeck My Commission expires: September 14, 2023

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET G703

PROJECT: Bondurant Community Library Expansion

Hilsabeck Schacht, Inc.

Page 1 of 3

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

APPLICATION NUMBER: 10

APPLICATION DATE: July 29, 2021

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

PERIOD TO: July 31, 2021

PROJECT NUMBER: 5500

A Item #	B Description of Work	C Schedule of Values	D Work Completed		F Materials Stored & Used Prior + Current	G Total Completed and Stored To Date		H Balance to Finish	I Retainage
			From Previous Application(s)	This Period			%		
1	Area A Cold Formed Metal Framing	14,780.00	14,780.00	0.00		14,780.00	100.00	0.00	0.00
2	Cold Formed Metal Framing Labor	16,850.00	16,850.00	0.00		16,850.00	100.00	0.00	0.00
3	Sheathing Material	3,010.00	3,010.00	0.00		3,010.00	100.00	0.00	0.00
4	Sheathing Labor	4,852.00	4,852.00	0.00		4,852.00	100.00	0.00	0.00
5	Spray Foam/Batt Material	6,810.00	6,810.00	0.00		6,810.00	100.00	0.00	0.00
6	Spray Foam/Batt Labor	4,800.00	4,800.00	0.00		4,800.00	100.00	0.00	0.00
7	Lightguage Framing Material	1,220.00	1,220.00	0.00		1,220.00	100.00	0.00	0.00
8	Lightguage Framing Labor	2,100.00	2,100.00	0.00		2,100.00	100.00	0.00	0.00
9	Drywall/Insulation Material	3,588.00	3,588.00	0.00		3,588.00	100.00	0.00	0.00
10	Drywall/Insulation Labor	10,290.00	10,290.00	0.00		10,290.00	100.00	0.00	0.00
11	Acoustical Material	8,715.00	8,715.00	0.00		8,715.00	100.00	0.00	0.00
12	Acoustical Labor	3,750.00	3,750.00	0.00		3,750.00	100.00	0.00	0.00
12	Paint Material	1,080.00	1,080.00	0.00		1,080.00	100.00	0.00	0.00
13	Paint Labor	3,210.00	3,210.00	0.00		3,210.00	100.00	0.00	0.00
14	Area B								
15	Cold Formed Metal Framing Material	2,940.00	2,940.00	0.00		2,940.00	100.00	0.00	0.00
16	Cold Formed Metal Framing Labor	4,050.00	4,050.00	0.00		4,050.00	100.00	0.00	0.00
17	Sheathing Material	875.00	875.00	0.00		875.00	100.00	0.00	0.00
18	Sheathing Labor	1,540.00	1,540.00	0.00		1,540.00	100.00	0.00	0.00
19	Spray Foam/Batt Material	1,420.00	1,420.00	0.00		1,420.00	100.00	0.00	0.00
20	Spray Foam/Batt Labor	1,030.00	1,030.00	0.00		1,030.00	100.00	0.00	0.00
PAGE 1 TOTAL:		96,910.00	96,910.00	0.00		96,910.00	100.00	0.00	0.00

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Completed For This Application
 F=Materials Purchased and Stored for Project G=Total of All Work Completed and Materials Stored for Project H=Remaining Balance of Amount to Finish I=Amount Withheld from G

CONTINUATION SHEET G703

PROJECT: Bondurant Community Library Expansion

Hilsabeck Schacht, Inc.

Page 2 of 3

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APPLICATION NUMBER: 10

APPLICATION DATE: July 29, 2021

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

PERIOD TO: July 31, 2021

PROJECT NUMBER: 5500

A Item #	B Description of Work	C Schedule of Values	D Work Completed		F Materials Stored & Used Prior + Current	G Total Completed and Stored To Date		H Balance to Finish	I Retainage
			From Previous Application(s)	This Period			%		
21	Lightguage Framing Material	4,670.00	4,670.00	0.00		4,670.00	100.00	0.00	0.00
22	Lightguage Framing Labor	5,905.00	5,905.00	0.00		5,905.00	100.00	0.00	0.00
23	Drywall/Insulation Material	8,775.00	8,775.00	0.00		8,775.00	100.00	0.00	0.00
24	Drywall/Insulation Labor	13,302.00	13,302.00	0.00		13,302.00	100.00	0.00	0.00
25	Acoustical Material	17,820.00	17,820.00	0.00		17,820.00	100.00	0.00	0.00
26	Acoustical Labor	9,976.00	9,976.00	0.00		9,976.00	100.00	0.00	0.00
27	Paint Material	1,550.00	1,550.00	0.00		1,550.00	100.00	0.00	0.00
28	Paint Labor	4,660.00	4,660.00	0.00		4,660.00	100.00	0.00	0.00
29	Area C								
30	Cold Formed Framing Material	9,405.00	9,405.00	0.00		9,405.00	100.00	0.00	0.00
31	Cold Formed Framing Labor	10,541.00	10,541.00	0.00		10,541.00	100.00	0.00	0.00
32	Sheathing Material	2,603.00	2,603.00	0.00		2,603.00	100.00	0.00	0.00
33	Sheathing Labor	4,573.00	4,573.00	0.00		4,573.00	100.00	0.00	0.00
34	Spray Foam/Batt Material	5,540.00	5,540.00	0.00		5,540.00	100.00	0.00	0.00
35	Spray Foam/Batt Labor	3,937.00	3,937.00	0.00		3,937.00	100.00	0.00	0.00
36	Lightguage Framing Material	5,487.00	5,487.00	0.00		5,487.00	100.00	0.00	0.00
37	Lightguage Framing Labor	8,100.00	8,100.00	0.00		8,100.00	100.00	0.00	0.00
38	Drywall/Insulation Material	10,487.00	10,487.00	0.00		10,487.00	100.00	0.00	0.00
39	Drywall/Insulation Labor	19,535.00	19,535.00	0.00		19,535.00	100.00	0.00	0.00
40	Acoustical Material	3,362.00	3,362.00	0.00		3,362.00	100.00	0.00	0.00
41	Acoustical Labor	2,584.00	2,584.00	0.00		2,584.00	100.00	0.00	0.00
PAGE 2 TOTAL:		152,812.00	152,812.00	0.00		152,812.00	100.00	0.00	0.00

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Completed For This Application
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CONTINUATION SHEET G703

PROJECT: Bondurant Community Library Expansion

Hilsabeck Schacht, Inc.

Page 3 of 3

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

APPLICATION NUMBER: 10

APPLICATION DATE: July 29, 2021

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

PERIOD TO: July 31, 2021

PROJECT NUMBER: 5500

A	B	C	D	E	F	G		H	I
Item #	Description of Work	Schedule of Values	Work Completed		Materials Stored & Used Prior + Current	Total Completed and Stored To Date	%	Balance to Finish	Retainage
			From Previous Application(s)	This Period					
42	Paint Material	2,730.00	2,730.00	0.00		2,730.00	100.00	0.00	0.00
43	Paint Labor	7,470.00	7,470.00	0.00		7,470.00	100.00	0.00	0.00
44	Closeout	2,686.00	2,686.00	0.00		2,686.00	100.00	0.00	0.00
45	Allowance	6,000.00	6,000.00	0.00		6,000.00	100.00	0.00	0.00
46	Change Order # 1	4,970.00	4,970.00	0.00		4,970.00	100.00	0.00	0.00
47	Change Order # 2	-6,000.00	-6,000.00	0.00		-6,000.00	100.00	0.00	0.00
48	Change Order # 3	97.00	97.00	0.00		97.00	100.00	0.00	0.00
49	Change Order # 4	1,565.00	1,565.00	0.00		1,565.00	100.00	0.00	0.00
50	Change Order # 5	2,424.80	2,424.80	0.00		2,424.80	100.00	0.00	0.00
PAGE 3 TOTAL:									
GRAND TOTAL:		271,664.80	271,664.80	0.00		271,664.80	100.00	0.00	0.00

A=Line Item Number B=Brief Item Description C=Total Value of Item D=Total of D and E From Previous Application(s) (If Any) E=Total Work Completed For This Application
 F=Materials Purchased and Stored for Project G=Total of All Work Completed and Materials Stored for Project H=Remaining Balance of Amount to Finish I=Amount Withheld from G

Application and Certificate for Payment (Based on G702)

TO OWNER:

STORY CONSTRUCTION
2810 WAKEFIELD CIRCLE
AMES, IA 50010-7707

PROJECT:

BONDURANT COMMUNITY LIBRARY
104 2ND ST NE
BONDURANT, IA 50035

APPLICATION #: A107500297RETAINAGE

INVOICE #: 2193089

PERIOD TO: 1/31/2022

Distribution to:

OWNER: ☐

ARCHITECT: ☐

CONTRACTOR: ☐

FIELD/OTHER: ☐

FROM CONTRACTOR:

Summit Fire Protection
575 Minnehaha Avenue West
St Paul, MN 55103

VIA ARCHITECT:

CONTRACT FOR:

CONTRACT DATE:

PROJECT #S: A-1075-00297 /

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM..... \$ 38,400.00
2. Net change by Change Orders..... \$ -
3. CONTRACT SUM TO DATE(Line 1+-2)..... \$ 38,400.00
4. TOTAL COMPLETED & STORED TO DATE(Column G on G703) \$ 38,400.00

5. RETAINAGE:

a. _____ % of Completed Work \$ -
b. _____ % of Stored Material \$ -

Total Retainage..... \$ -

6. TOTAL EARNED LESS RETAINAGE..... \$ 38,400.00

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... \$ 36,480.00
(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE..... \$ 1,920.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6) \$ -

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Owner approved previous changes	\$	\$
Total approved this month	\$	\$
TOTALS	\$	\$
NET CHANGES by Change Order	\$	\$

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

CONTRACTOR Summit Fire Protection

By: _____

Date: 1/13/2022

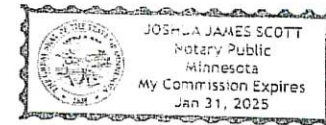
State of: MN

County of: Ramsey

Subscribed and sworn to before me this 13 day of January 2022

Notary Public: _____

My Commission expires: 1/31/2025



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED..... \$

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

ARCHITECT

By: _____

Date: _____

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

Continuation Sheet (Based on G703)

APPLICATION AND CERTIFICATE FOR PAYMENT, containing the Contractor's signed certification is attached.

APPLICATION #: A107500297RETAINAGE

APPLICATION DATE: 1/13/2022

PERIOD TO: 1/31/2022

ARCHITECT'S PROJECT #: A-1075-00297

[illegible]

APPLICATION AND CERTIFICATE FOR PAYMENT*RETAINAGE BP 26-1*

Page 1 of 3 pages

TO CONTRACTOR:
STORY CONSTRUCTION
2810 WAKEFIELD CIR
AMES, IA 50010

PROJECT:
BONDURANT LIBRARY EXPANISON
104 2ND ST NE, BONDURANT

APPLICATION #: 11
PERIOD TO: 10/25/2021
PROJECT #: A20020

Distribution to:

☐	Owner
☐	Const. Mgr
☐	Architect
☐	Contractor

FROM SUBCONTRACTOR:
NELSON ELETRIC COMPANY - AMES
239 South Bell Avenue
Ames, Iowa 50010

VIA ARCHITECT:

CONTRACT DATE:

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	\$	288,180.00
2. NET CHANGE BY CHANGE ORDERS	\$	8,447.43
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	296,627.43
4. TOTAL COMPLETED AND STORED TO DATE	\$	296,627.43

Column G on Continuation Sheet

5. RETAINAGE:

a. 5% of Completed Work	\$	0.00
(Columns D+E on Continuation Sheet)		
b. 5% of Stored Material	\$	0.00
(Column F on Continuation Sheet)		

Total Retainage (line 5a + 5b or total

in Column 1 of Continuation Sheet)

6. TOTAL EARNED LESS RETAINAGE	\$	0.00
(Line 4 less Line 5 Total)		281,796.06

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

8. CURRENT BALANCE DUE	\$	281,796.06
		14,831.37

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 Less Line 6)

	\$	0.00
--	----	------

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 7,116.45	\$ 214.00
Total Approved this Month	\$ 3,176.10	\$ 1,631.12
TOTALS	\$ 10,292.55	\$ 1,845.12
NET CHANGES by Change Order	\$	8,447.43

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

CONTRACTOR:

By: _____ Date: 12/6/2021

State of: Iowa

County of: STORY

Subscribed and sworn to before
me this 6 day of December

Notary public: _____

My Commission expires: 1/31/2023

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information, and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT

AMOUNT CERTIFIED..... \$ _____

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

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

Page 2 of 3 Pages

PROJECT:
BONDURANT LIBRARY EXPANISON

APPLICATION NUMBER: 11
PERIOD TO: 10/25/2021
PROJECT #: A20020

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored to Date (D+E+F)	% Compl (G/C)	Balance to Finish	Retainage
			From Previous Application (D+E)	This Period					
001	GENERAL ELECTRICAL	\$ 20,103.00	\$ 20,103.00	\$ -		\$ 20,103.00	100%	\$ -	\$ 1,005.15
002	PANELS	\$ 8,203.00	\$ 8,203.00	\$ -		\$ 8,203.00	100%	\$ -	\$ 410.15
003	FEEDERS	\$ 42,392.00	\$ 42,392.00			\$ 42,392.00	100%	\$ -	\$ 2,119.60
004	BRANCH CIRCUIT WIRING	\$ 51,373.00	\$ 51,373.00			\$ 51,373.00	100%	\$ -	\$ 2,294.69
005	DEVICES AND SWITCHES	\$ 6,824.00	\$ 6,824.00			\$ 6,824.00	100%	\$ -	\$ 341.20
006	LIGHTING	\$ 91,144.00	\$ 91,144.00			\$ 91,144.00	100%	\$ -	\$ 4,557.20
007	LOW VOLTAGE SYSTEMS	\$ 64,761.00	\$ 64,761.00			\$ 64,761.00	100%	\$ -	\$ 3,238.05
008	ALTERNATE #1	\$ 3,380.00	\$ 3,380.00			\$ 3,380.00	100%	\$ -	\$ 169.00
CO01	CR002 FLOOR BOX DELETION	\$ (214.00)	\$ (214.00)			\$ (214.00)	100%	\$ -	\$ (10.70)
CO01B	CR018 F&I DATA & ADD CIRCUIT	\$ 2,319.00	\$ 2,319.00			\$ 2,319.00	100%	\$ -	\$ 115.95
CO01C	CR022-POWER FOR SPACE SINK FCT	\$ 385.00	\$ 385.00			\$ 385.00	100%	\$ -	\$ 19.25
CO01D	CO22 ADD CIRCUIT FOR MICROWAVE	\$ 1,992.00	\$ 1,992.00			\$ 1,992.00	100%	\$ -	\$ 99.60
CO02	CR024 PWR&DATA FOR OWNERS TV	\$ 1,743.00	\$ 1,743.00			\$ 1,743.00	100%	\$ -	\$ 87.15
CO02B	CR025 ADD EMERG EXIT FIXTURE	\$ 677.00	\$ 677.00			\$ 677.00	100%	\$ -	\$ 33.85
CO04	PWR&CENTRAL AUTO DOOR PR27	\$ 1,323.00	\$ 1,323.00			\$ 1,323.00	100%	\$ -	\$ 66.15
CO05	CR021 ACTUAL	\$ 1,536.00	\$ 1,536.00			\$ 1,536.00	100%	\$ -	\$ 76.80
CO06	PROJECTOR MOUNT	\$ 317.00	\$ 317.00			\$ 317.00	100%	\$ -	\$ 15.85
CR035	MISC WALL PATCHING & PAINTING CONDUIT B	\$ (1,631.12)	\$ (1,631.12)			\$ (1,631.12)	100%	\$ -	\$ (81.56)
019									
020									
021									
022				\$ -					
023				\$ -					
024				\$ -					
025				\$ -					
026				\$ -					
027									
	SUBTOTALS PAGE 2	\$ 296,626.88	\$ 296,626.88	\$ -	\$ -	\$ 296,626.88		\$ -	\$ 71,074.69



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

Item No. 5.q.
For Meeting of 2/7/2022
Resolution

TITLE: -Resolution approving Pay Request No. 16 from Story Construction for the Construction Management of the Library Expansion & Renovation Project in the Amount of \$2,565.41

CONTACT PERSON:

Jill Sanders, Library Director

BRIEF HISTORY & ANALYSIS: The attached resolution approves payment to Story Construction for construction management services on the Library project. This is pay application #16 for the project and the request is for \$3,917.86 for work completed from September 1 through September 30, 2021. The Library Board recommends approval.

FUNDING SOURCE: Bonds/LOSST

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-40
2. Story Construction Inv 32948

CITY OF BONDURANT
RESOLUTION NO. 220207-40

RESOLUTION APPROVING PAY REQUEST NO. 16 TO STORY CONSTRUCTION
FOR THE CONSTRUCTION MANAGEMENT OF THE LIBRARY RENOVATION AND
EXPANSION PROJECT IN THE AMOUNT OF \$2,565.41

WHEREAS, Story Construction submitted Pay Request No. 16 for the Library Renovation and Expansion Project; AND

WHEREAS the full value of the work completed from November 1 to December 31 in the above certified amount.

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

Passed this 7th day of February 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

RE: Bondurant Community Library Expansion
Bondurant, Iowa

Account No: 76941

Invoice Date: 1/19/2022

Invoice # 32948

AMOUNT DUE: \$ 2,565.41

Job #: 20409

Period: November 1 through December 31, 2021 Billing # 16

Please make checks payable to:

STORY CONSTRUCTION CO.

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

CONSTRUCTION SERVICES

DIRECT PERSONNEL EXPENSE

Project Assistants 44.00 hours @ \$44.00 per hour

\$ 1,936.00

JOBSITE OFFICE & SUPPORT

Cost of other materials, supplies and services:
Wright Express - Fuel

\$ 50.00

TEMPORARY FACILITIES & CONTROLS (Bid Package No. 5)

VISA - Misc Supplies

\$ 579.41

TOTAL

\$ 2,565.41

Billing Recap

Previous Billings \$ 549,923.79

Current Billing \$ 2,565.41

Total Billings \$ 552,489.20

We appreciate your business!

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

Scanned with CamScanner

\$12.16
+ \$567.25
\$579.41

1610-0100-0

Use Your **WELLS FARGO** 2% REBATE
MENARDS 2.0409

MENARDS - ALTOONA
370 36th Avenue SW
Altoona, IA 50008

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE
Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 02/01/22

For more information regarding the Menards Rebate Program, please visit www.menards.com

SALE TRANSACTION

FLOUR SACK 100LB 100%	7.88
6680050	
9 02 600 60NE	3.46
6471701	
TOTAL	11.34
TAX ALTOONA-IA 7%	0.89
TOTAL SALE	12.23
VISA CREDIT 2862	12.16
PD # 20405	
Auth Code:1003816	
Chip Inserted	
6300000000000000	
OR 2100010000000000	
TOTAL NUMBER OF ITEMS = 2	

THE FOLLOWING REBATE RECEIPTS WERE PRINTED FOR THIS TRANSACTION:
811

QUEST COPY

The Cardholder acknowledges receipt of funds/services in the total amount shown to pay this invoice.

Invoice No. IOWA 220762

September 24, 2021

Page 1 of 2

Customer City of Bondurant
Location Community Library
Reference Community Library Add'l Signs
Due Date 10/24/2021



Bill to
 Story Construction
 Charlie Harris
 2810 Wakefield Circle
 Ames, IA 50010-7725
 US
 M: 515-232-4750
 Email: charlie.harris@storycon.com

Ship to
 Bondurant Community Library
 104 2nd Street NE
 Bondurant, IA 50035
 US

Order Ref. IOWA 201193	Ship/Install 09/22/2021	Terms Net 30 days	SR Tony Squire
F.O.B. Shipping Point	Client PO Qte. 92759	Ship Method UPS	PM Susan Dutka

PAST DUE

No.	Item Name/Description	Qty.	UOM	Ship	Unit Price	Extension
1.	Type 1 (ST-1) ASI InTouch Series ADA Room ID with Approximately (2) Lines of Copy 6"(h) x 6"(w) x 1/8"(thick) Background color: Satin Steel 27-0036 Copy color: SC-905 Black VHB Tape Mount	2	Each	2	67.00	134.00
2.	Type 4 (ST-4) SPN Series Room ID with Approximately (3) Lines of Copy 6"(h) x 6"(w) x 1/8"(thick) Background color: Satin Steel 27-0036 Copy color: SC-905 Black VHB Tape Mount	6	Each	6	67.00	402.00
3.	Shipping and Handling Shipping and Handling	1	Each	1	31.25	31.25

REMIT TO:

ASI Signage Innovations
 1219 Zimmerman Dr.
 PO Box 187
 Grinnell, IA 50112
 US

T: (641) 236-6616 | F: (641) 236-6438

Subtotal	567.25
*Tax Exempt # On File	0.00
Total	567.25
Less Deposit	0.00
Balance Due	567.25

continued on next page

Invoice No. IOWA 220762

September 24, 2021

Page 2 of 2

Customer City of Bondurant
Location Community Library
Reference Community Library Add'l Signs
Due Date 10/24/2021



Notes

Notes:

Include ASI invoice number on your check to insure proper credit to your account.
Please pay within ASI terms - NET 30 Days from date of Invoice.

MasterCard & VISA accepted.

CITY OF BONDURANT
RESOLUTION NO. 220207-41

RESOLUTION APPROVING CHANGE ORDERS TOTALING \$4,163.33 FOR
THE 2021 BONDURANT COMMUNITY LIBRARY EXPANSION PROJECT

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

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

Bid Package Number/Contractor	Purpose	Amount
BP06-01/R.H. Grabau (CO07)	Rehanging Existing Doors	193.55
BP09-01/Hilsabeck Schacht, Inc. (CO05)	Misc. Wall Patching and Painting Conduit Backcharge	2,424.80
BP26-01/Nelson Electric Company of Central Iowa, LC (CO03)	Add Future Conduit for Signage; Power for ADA Door Operators & ADA Push Buttons; Added Projector Pedestal; Misc Wall Patching & Painting Conduit Backcharge	1,544.98
	Total	\$4,163.33

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

Passed this 7th day of February 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



CHANGE ORDER

Owner ☐
Architect ☐
Construction Manager ☐
Bid Package Contractor ☐

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

CHANGE ORDER NO.: **003**

DATE: **September 29, 2021**

CONTRACT FOR: **Bid Package No. 26-1 – Electrical, Communications, Electronic Safety & Security**

CONTRACTOR: **Nelson Electric Company of Central Iowa, LC**
239 S. Bell Ave.
Ames, Iowa 50010

THE CONTRACT IS CHANGED AS FOLLOWS:

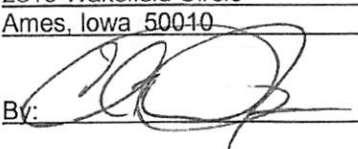
CR-021 Add Future Conduit for Signage.....	Add	\$ 1,535.82
CR-028 Power for ADA Door Operators & ADA Push Buttons	Add	1,323.28
CR-032 Added Projector Pedestal.....	Add	317.00
CR-035 Misc Wall Patching & Painting Conduit Backcharge.....	Deduct	(1,631.12)

Current Contract Amount:	\$ 295,082.45
Contract Amount will be increased by this Change Order:	1,544.98
New Contract Amount including this Change Order:	\$ 296,627.43

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

STORY CONSTRUCTION CO.

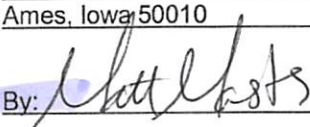
Construction Manager
2810 Wakefield Circle
Ames, Iowa 50010

By: 

Date: 9/29/21

NELSON ELECTRIC OF CENTRAL IOWA, LC

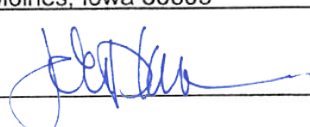
Bid Package Contractor
239 S. Bell Ave.
Ames, Iowa 50010

By: 

Date: 12/5/21

FEH DESIGN

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

By: 

Date: 02-02-2022

CITY OF BONDURANT

Owner
100 Lincoln St. NE
Bondurant, Iowa 50035

By: _____

Date: _____



STORY
CONSTRUCTION

Change Request Summary

PROJECT: Bondurant Community Library Expansion

CHANGE REQUEST NO.: CR-0021

DATE: September 28, 2021

SUBJECT: Added Conduit for Future Sign

PROPOSED CHANGE DESCRIPTION

Pricing for furnish and install two 1" conduits and ground box to Southwest corner of property for future library sign. One conduit will be used for power, the other for data.

See attached drawing.

SUMMARY OF COST BREAKDOWN:

<u>BP #</u>	<u>Description</u>	<u>Amount</u>
BP 26-1 Nelson	Added Conduit for Sign	\$1,535.82

Story Construction Co.
Contractor

FEH Design
Designer

Bondurant Library Board
Owner

☒ Recommend Acceptance

☒ Recommend Acceptance

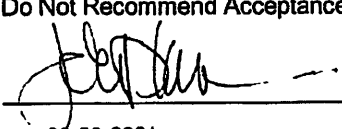
☒ Accepted

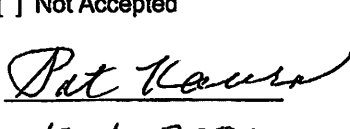
☐ Do Not Recommend Acceptance

☐ Do Not Recommend Acceptance

☐ Not Accepted

By: 

By: 

By: 

Date: 9/28/21

Date: 09-29-2021

Date: 10-6-2021

cc: Field
File

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

GENERAL CONTRACTING | DESIGN+BUILD | CONSTRUCTION MANAGEMENT



CHANGE ORDER

Owner ☐
Architect ☐
Construction Manager ☐
Bid Package Contractor ☐

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

CHANGE ORDER NO.: **007**

DATE: **November 15, 2021**

CONTRACT FOR: **Bid Package No. 06-1 – General Carpentry, Building Demolition & Steel**

CONTRACTOR: **R.H. Grabau Construction, Inc.**
871 P Avenue; PO Box 99
Boone, Iowa 50036

THE CONTRACT IS CHANGED AS FOLLOWS:

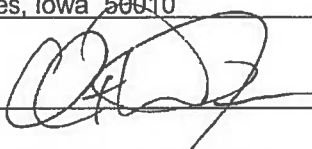
CR-036 Rehang Existing DoorsAdd \$ 193.55

Current Contract Amount: \$ 592,206.57
Contract Amount will be increased by this Change Order: 193.55
New Contract Amount including this Change Order: \$ 592,400.12

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

STORY CONSTRUCTION CO.

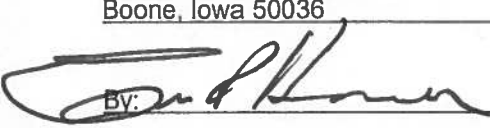
Construction Manager
2810 Wakefield Circle
Ames, Iowa 50010

By: 

Date: 11/15/21

R.H. GRABAU CONSTRUCTION, INC.

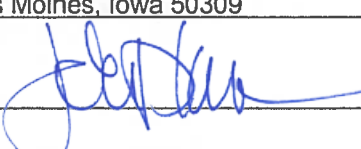
Bid Package Contractor
871 P Avenue; PO Box 99
Boone, Iowa 50036

By: 

Date: 11/22/21

FEH DESIGN

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

By: 

Date: 11-24-2021

CITY OF BONDURANT

Owner
100 Lincoln St. NE
Bondurant, Iowa 50035

By: _____

Date: _____



Change Request Summary

PROJECT: Bondurant Community Library Expansion

CHANGE REQUEST NO.: CR-036

DATE: October 28, 2021

SUBJECT: Rehang Existing Doors

PROPOSED CHANGE DESCRIPTION

Complete work order to rehang existing doors that were removed for construction and reflooring work.

SUMMARY OF COST BREAKDOWN:

<u>BP #</u>	<u>Description</u>	<u>Amount</u>
BP 06-1 RH Grabau	Rehang Existing Doors	\$ 193.55

Story Construction Co.
Contractor

☒ Recommend Acceptance

☐ Do Not Recommend Acceptance

By: [Signature]

Date: 10/28/21

Bondurant Library Board
Owner

☒ Accepted

☐ Not Accepted

By: [Signature]

Date: 11-3-2021

cc: Field
File

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

GENERAL CONTRACTING | DESIGN+BUILD | CONSTRUCTION MANAGEMENT



R.H. GRABAU CONSTRUCTION, INC.
GENERAL CONTRACTOR

P.O. Box 99 • Boone, IA 50036
515-432-6935 • FAX 515-432-9639 • www.grabauconst.com

Since 1946

CHANGE PROPOSAL

OCTOBER 28, 2021

STORY CONSTRUCTION
2810 WAKEFIELD CIRCLE
AMES, IA 50010

Attn: RICHARD VAN

Re: BONDURANT COMMUNITY LIBRARY – BID PACKAGE 06-1.

Richard,

The following is the cost for the extra labor to hang doors.

This will be an additional cost of \$193.55.

Very truly yours,

R. H. GRABAU CONSTRUCTION, INC.



Kevin S Porter

Date: 10-28-21



10/28/2021

13

0

Subtotal Self-Performed:

\$ 165.00

QUANT.	UNIT.
--------	-------

2

TAX

\$ -

1

Subtotal Subcontractors:

\$ -

10% OH on self

\$ 16.50

5% Profit on self

\$ 8.25

5% OH on subs

\$ -

0% Profit on subs

\$ -

2% Bond

\$ 3.80

TOTAL =	\$	193.55
---------	----	--------

R.H. Grabau Construction

Date: August

Work Order No. _____

WORK ORDER

Project: _____

Work Performed for: Stacy Gault
Contact: Stacy Gault

Remove 3 existing doors removed by other contractor
Cut out at back window & rehang, patch chip in exterior door

Code	Name/Description	HT/Hr	OT/Hr
LABOR	Rem		3 hrs

Code	Name/Description	Qty
MATERIAL		

	HT/Hr	OT/Hr
EQUIPMENT		
TRUCK		1

REMARKS: _____ SUBMITTED BY: R.H. Grabau Constr

Verified by: _____

Submitted by: R.H. Grabau

cc: _____



CHANGE ORDER

Owner ☐
Architect ☐
Construction Manager ☐
Bid Package Contractor ☐

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

CHANGE ORDER NO.: **005**

DATE: **November 15, 2021**

CONTRACT FOR: **Bid Package No. 09-1 – Gypsum Board Assemblies, Acoustical Ceilings,
Cold-Formed Metal Framing & Painting**

CONTRACTOR: **Hilsabeck Schacht, Inc.**
617 S. 19th Street
West Des Moines, Iowa 50265

THE CONTRACT IS CHANGED AS FOLLOWS:

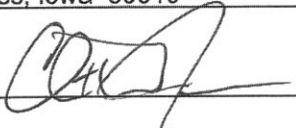
CR-035 Misc Wall Patching & Painting Conduit BackchargeAdd \$ 2424.80

Current Contract Amount:	\$ 269,240.00
Contract Amount will be increased by this Change Order:	2,424.80
New Contract Amount including this Change Order:	\$ 271,664.80

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

STORY CONSTRUCTION CO.

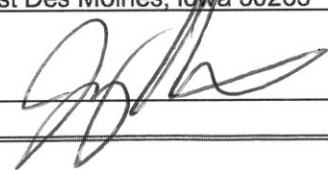
Construction Manager
2810 Wakefield Circle
Ames, Iowa 50010

By: 

Date: 11/15/21

HILSABECK SCHACHT, INC.

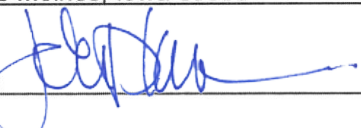
Bid Package Contractor
617 S. 19th Street
West Des Moines, Iowa 50265

By: 

Date: 11/17/21

FEH DESIGN

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

By: 

Date: 11-18-2021

CITY OF BONDURANT

Owner
100 Lincoln St. NE
Bondurant, Iowa 50035

By: _____

Date: _____



Change Request Summary

PROJECT: **Bondurant Community Library Expansion**

CHANGE REQUEST NO.: **CR-035**

DATE: **September 17, 2021**

SUBJECT: **Drywall patch, Finish & Paint, Additional Paint**

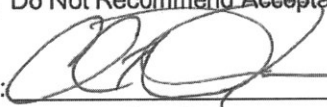
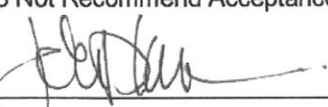
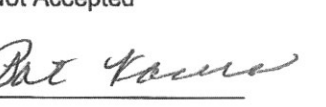
PROPOSED CHANGE DESCRIPTION

Additional Work for drywall patching and finishing at bulkhead where electrical rough ins were missed, and painting of drywall and painting of exposed conduit install after final Painting. Also drywall patching, finishing and painting of removed boxes for the owner after punch list.

SUMMARY OF COST BREAKDOWN:

<u>BP #</u>	<u>Description</u>	<u>Amount</u>
BP 09-1	Additional Drywall & Painting	\$2424.80
BP 26-1	Additional Drywall & Painting (Back charge)	(\$1,631.12)

Additional Drywall & Painting (Cost to owner) - **Total Change:** **\$ 793.68**

Story Construction Co. Contractor	FEH Design Designer	Bondurant Library Board Owner
☒ Recommend Acceptance	☒ Recommend Acceptance	☒ Accepted
☐ Do Not Recommend Acceptance	☐ Do Not Recommend Acceptance	☐ Not Accepted
By: 	By: 	By: 
Date: <u>9/17/21</u>	Date: <u>09-29-2021</u>	Date: <u>10-6-2021</u>

cc: Field
File

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

GENERAL CONTRACTING | DESIGN+BUILD | CONSTRUCTION MANAGEMENT

617 S. 19th St.
West Des Moines, IA 50265
Ph: 515-221-3243 • Fax: 515-223-1379

020773

CHARGE TO Story Construction

JOB NAME Donovan's Library

WORK DESCRIPTION 4 electrical Boxes was deleted, patches where walls was damaged from move in

LABOR

EMPLOYEE NAME		F	J	CRAFT	RATE	HOURS	AMOUNT
David Adney	7-28	X		Finisher	75	2	150
Javier Centeno	7-28		X		72	2	144
David Adney	7-29	X		↓	75	1	75
Javier Centeno	7-29		X	↓	72	1	72

These 6 hrs. to Library/Owner for
patching drywall that was
damaged during move in

441

Jangino Extra Paint $1265 \times 1^{05} = 1328^{25}$

THE MATERIAL

[illegible]

APPROVAL FOR HSI

Date _____

TOTAL

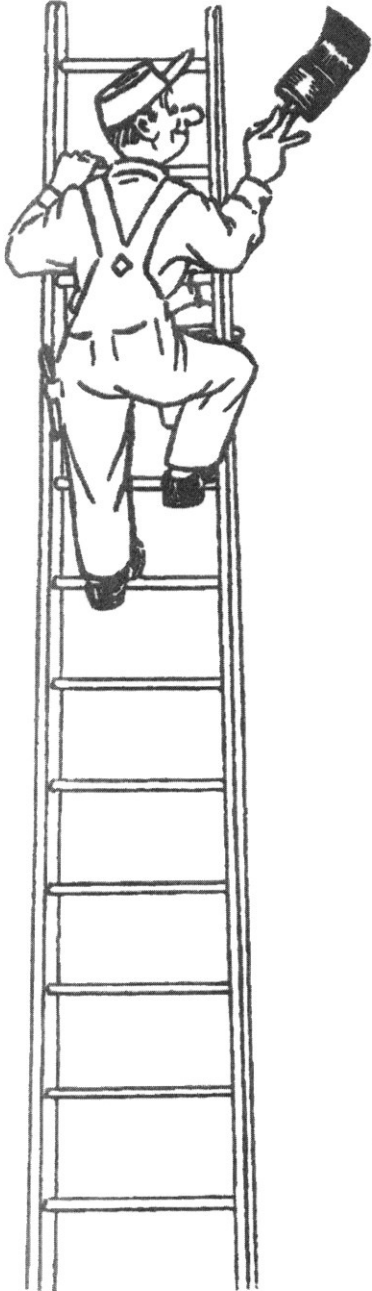
1795⁰⁰

JARNAGIN PAINTING, INC.

PAINTING & WALL COVERING CONTRACTOR

TRUCK & EQUIPMENT PAINTING & SANDBLASTING

6395 N.W. BEAVER | PO BOX | JOHNSTON, IOWA 50131 | PH 515.276.8532 | FAX 515.276.5898



CHANGE ORDER REQUEST

August 5, 2021

Story Construction Co.
2810 Wakefield Circle
Ames, IA 50010
RE: Bondurant Library

We have completed the work noted below which was not shown to be part of the contract. Please include this cost on a change order.

For work completed to come back and paint conduits added in ceiling after painting was done and several patches that were added.

\$1265 / 12hrs = \$105.42 / hr.

Labor & materials \$1,265.00

3 hrs charged to Owner. 9 hrs to Nelson

If you have any questions, please call.

Thank you,

Robert C. Willson
Robert C. Willson
Jarnagin Painting, Inc.



IT ALWAYS COSTS MORE NOT TO PAINT

WES JARNAGIN, INC.
FIELD WORK ORDER

To be filled out before performing extra work not covered by existing contract.

Job Name Bonkurant library

Date 8/5/21 Job - PO# _____

Work Description come back to paint
conduits added in ceiling after
paint was done, primed and
finished several patches that were added

Labor hours 12

*Materials 2 gal pre industrial, 1 gal dry fall
1 gal paint 2 rolls 2" tape
1 day 3219 list

*If not listed above in full, may be completed by the office.

Name of firm paying for work STAR Construction

Wes Jarnagin, Inc.
Job Representative

Person authorizing work

Signature

Signature

Print your name here

Print your name here

CUSTOMER COPY

HSI

Hilsabeck Schacht Inc.

617 S. 19th St.

West Des Moines, IA 50265

Ph: 515-221-3243 • Fax: 515-223-1379

FIELD WORK
ORDER

020779

DATE _____ YOUR ORDER _____ OUR JOB NO. _____

CHARGE TO Story

JOB NAME Barboursland library

WORK DESCRIPTION Patch in Book Head where light is was added

☐ TIME AND MATERIAL ☐ QUOTED PRICE \$ _____

EMPLOYEE NAME		F	J	CRAFT	RATE	HOURS	AMOUNT
Javier Cardona	8-7	X	X	Finisher	72	2	144
David Achey	8-7	X	X	↓	75	2	150
Javier Cardona	8-9		X		72	2	144
David Achey	8-9	X			75	2	150

These hours back charge to
Nelson

MATERIAL							
ITEM	QTY	PRICE	AMT	ITEM	QTY	PRICE	AMT
Durabond 45	1	25	25				
light mud	1	20	20				

APPROVAL FOR CUSTOMER

APPROVAL FOR HSI

Date _____

Date _____

LABOR

MATERIAL

TAX

TOTAL

588

45

633



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

Item No. 6.a.
For Meeting of 2/7/2022
Presentation

TITLE: Polk County Sheriff's Report

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 6.b.
For Meeting of 2/7/2022
Discussion Item

TITLE: CVB Update - Greg Edwards

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.a.
For Meeting of 2/7/2022
Public Hearing

TITLE: Public Hearing on Proposed Property Tax Levy (Max Levy Rate)

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The City is required by State Law to publish this notice in advance of the final proposed budget hearing notice. The rate notice prescribed by the State can be confusing referencing this as a hearing on the "Proposed Property Tax Levy" as this is neither the property tax levy the City is proposing nor the full levy rate. This hearing is on the maximum amount of revenue the City can collect from **certain** tax levies. For the City of Bondurant, the maximum amount of revenue that **could potentially** be collected from the levies included in this hearing notice **IF** the City chose to fully utilize each of the levies, is \$3,967,377, significantly higher than the FY22 number of \$2,804,871. (Please note the City does not intend to use all of these levies, nor does it intend to use the levies in the amount listed in the notice.) The amount of revenue that **could be** collected is greater than the prior fiscal year based on the City's growth. Please note that this **does not mean an increase in individual homeowners' property taxes and it does not mean that the City is proposing to collect all of these revenues.** The City is proposing to lower its levy rate for the 16th year in a row. The increase in revenue shown in the notice is driven primarily by new construction and significant new industrial and commercial valuation. Some growth is driven by the fact that it was a revaluation year for residential properties, which rose in value an average of 7.45%. The final property tax levy rate will also again be reduced by the use of Local Option Sales and Services Tax, which is not reflected in the Max Levy information. The City has used LOSST to reduce property tax levy rates since FY21, after Bondurant residents overwhelmingly approved a sales tax measure. (The hearing on the full budget and final proposed levy rate will be held in March.) The City is required by State Law to publish the "Max Levy" notice in advance of the final proposed budget hearing notice.

NOTICE OF PUBLIC HEARING - CITY OF BONDURANT - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2022 - June 30, 2023

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
Meeting Date: 2/7/2022 Meeting Time: 06:00 PM Meeting Location: 200 Second Street NE, Bondurant, IA or via Zoom at <https://us02web.zoom.us/j/83213483912>
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available): www.cityofbondurant.com City Telephone Number: (515) 635-6987

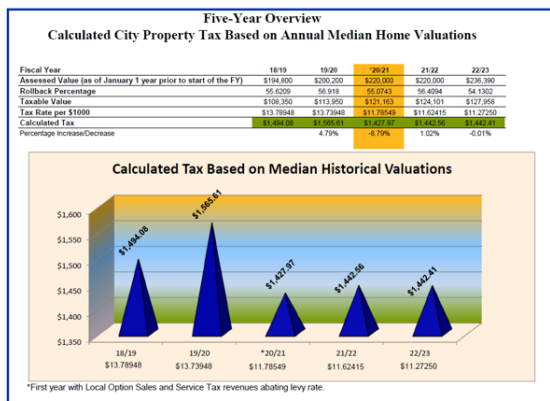
	Current Year Certified Property Tax 2021 - 2022	Budget Year Effective Property Tax 2022 - 2023	Budget Year Proposed Maximum Property Tax 2022 - 2023	Annual % CHG
Regular Taxable Valuation	299,243,351	343,996,792	343,996,792	
Tax Levies:				
Regular General	2,423,872	2,423,872	2,948,390	
Contract for Use of Bridge	0	0	0	
Op & Maint Publicly Owned Transit	0	0	0	
Water Use Meter Off-New-Owned City	0	0	0	
Op & Maint of City-Owned Civic Center	0	0	0	
Planning a Visitor's Desired Project	0	0	0	
Liability, Property & Self-Insurance Costs	48,050	48,050	81,000	
Support of Local Inter-Municipal Commissions	3,540	3,540	7,540	
Emergency	0	0	48,380	
Police & Fire Retirement	0	0	0	
FICA & PERA	114,888	114,888	152,177	
Other Employees' Benefits	134,849	134,849	118,160	
Total Tax Levy	2,804,871	2,804,871	3,967,377	41.44
Tax Rate	9.37511	7.90151	10.89462	

Explanation of significant increases in the budget:
The Tax Levy Numbers DO NOT REPRESENT A TAX INCREASE TO AN INDIVIDUAL PROPERTY OWNER. The numbers simply show the amount of revenue the City could collect if it utilized those levies at the maximum amounts. Increases in revenues come from increases in valuation from growth. The City anticipates lowering its levy rate again this year. This levy does not represent the City's entire levy as several are exempted from this notification. The City is required to publish this notice pursuant to State Law.

If applicable, the above notice also available online at:
www.cityofbondurant.com

*Final city tax rate will also include bond general fund levy, debt service levy, and capital improvement reserve levy.
**Budget year effective property tax rate is the rate that would be assessed for those levies if the dollar amount is not changed in the coming budget year.

To better illustrate what an average homeowner will pay in City property taxes, attached is a five-year overview, including the FY23 full, proposed levy rate. The calculation is based on a home of median value, adjusted for the revaluation year and adjusted for the updated rollback information. As you can see, a property owner with a home valued at \$236,390, will pay approximately the same in property taxes in FY23 as they did in FY22, even with the average increase in valuations that went into effect January 1, 2021. If you have questions about the City's budget, budget process, or financial information, please do not hesitate to contact Marketa Oliver, City Administrator or Jené Jess, Finance and Employee Services Director, at 515.967.2418.



FUNDING SOURCE: The budget encompasses all funding sources.

STAFF RECOMMENDATION: Hold Public Hearing

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

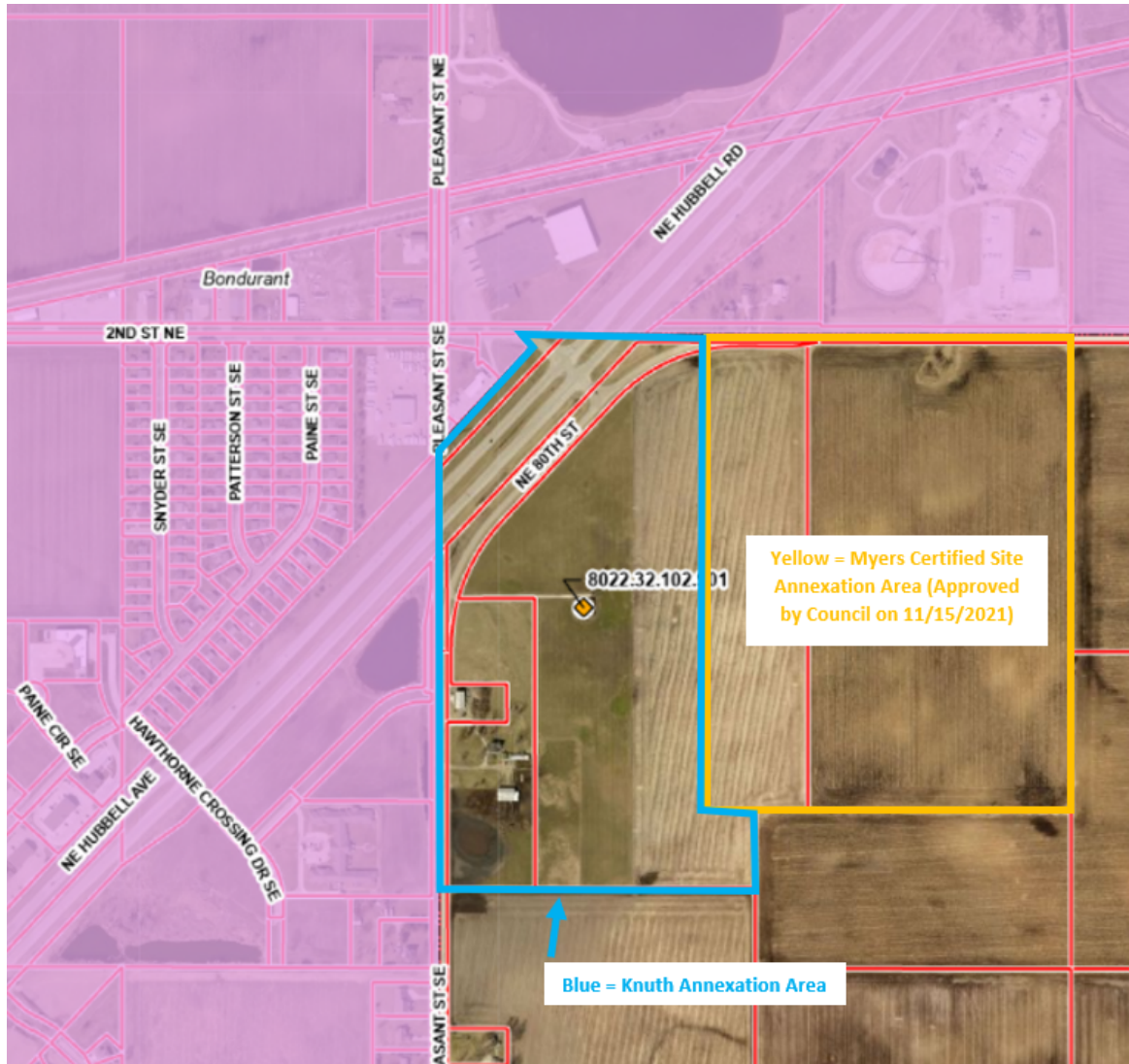
Item No. 7.b.
For Meeting of 2/7/2022
Resolution

TITLE: Hold Knuth annexation public hearing, a 100% voluntary annexation request within 2 miles of another community (Altoona).

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City has received the attached petition for voluntary annexation into the City of Bondurant. Below is an area map showing the current land being considered for annexation in blue. The map also shows the recent Myers Certified Site area annexation to the east, which was approved by City Council on November 15, 2021.



The current request has been submitted by Alan & Debbie Knuth, current owners of the following parcels: 230/00455-009-000, 230/00455-008-000, and 230/00455-000-000. This annexation will include the following Polk County roadway right-of-way: 230/00461-001-002 (partial), 230-00460-000-000 (partial), 230/00456-000-000 (partial), 230/00461-001-003, and 230/00455-007-000. This annexation will include the following State of Iowa roadway right-of-way: 230/00461-001-001 and 230/00461-002-000. This annexation area also includes the building on leased land at 230/00455-009-001 (which is situated on Parcel 230/00455-009-000).

The total amount of land proposed as part of this request is 57.77 acres.

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

1. 100% voluntary, not within an urbanized area of another city;
2. 100% voluntary, within an urbanized area of another city;
3. 80% voluntary/20% non-consenting, not within an urbanized area of another city;

4. 80% voluntary/20% non-consenting, within an urbanized area of another city;
5. Involuntary.

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

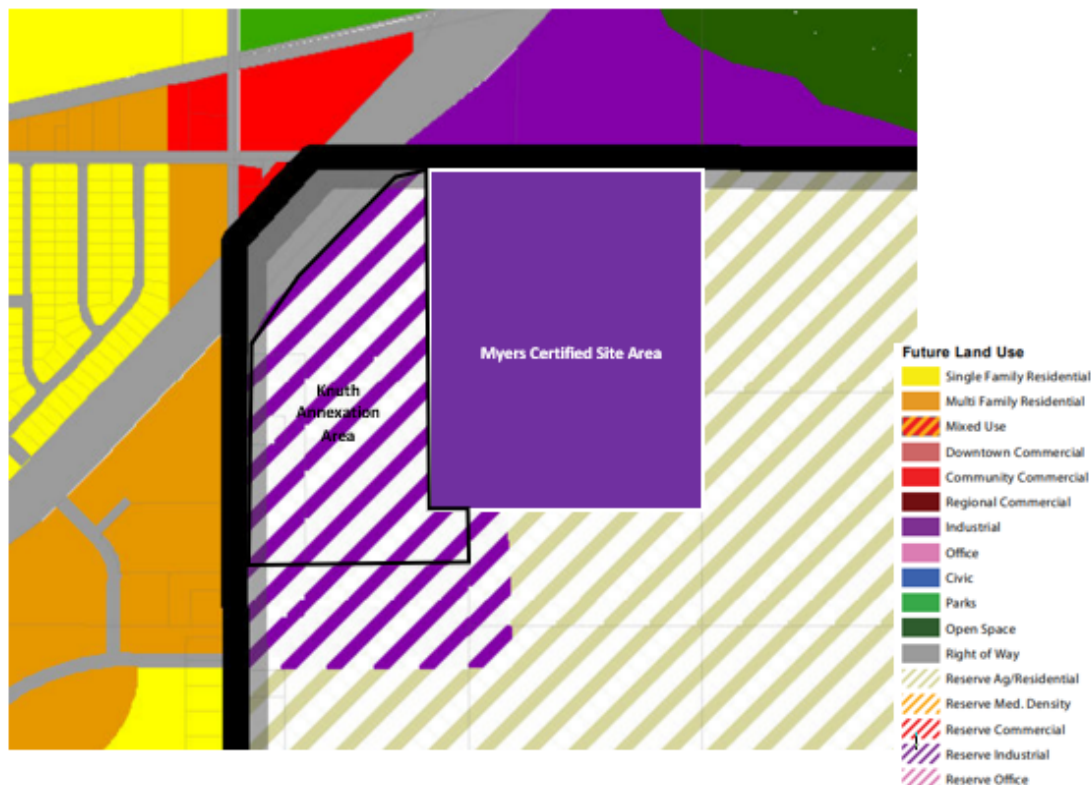
When the Planning & Zoning Commission and City Council reviews annexation requests, they review the following topics: Consistency with the Comprehensive Plan, Zoning, Street & Utility Connectivity, and Outreach.

Consistency with the Comprehensive Plan

Approval of this annexation request is consistent with Objective 4.23 of the Comprehensive Plan, which encourages new development to occur adjacent to other existing development rather than in a "leapfrog" pattern.

Annexation of this area is also supported by a key aspect of the Comprehensive Plan's Highway 65 Corridor Growth Area, which notes that annexation should be explored within this general area along 2nd Street NE east of Highway 65.

The City's Future Land Use Map included as part of its Comprehensive Plan currently guides for Reserve Industrial within this Knuth annexation area - see area Future Land Use Map below.

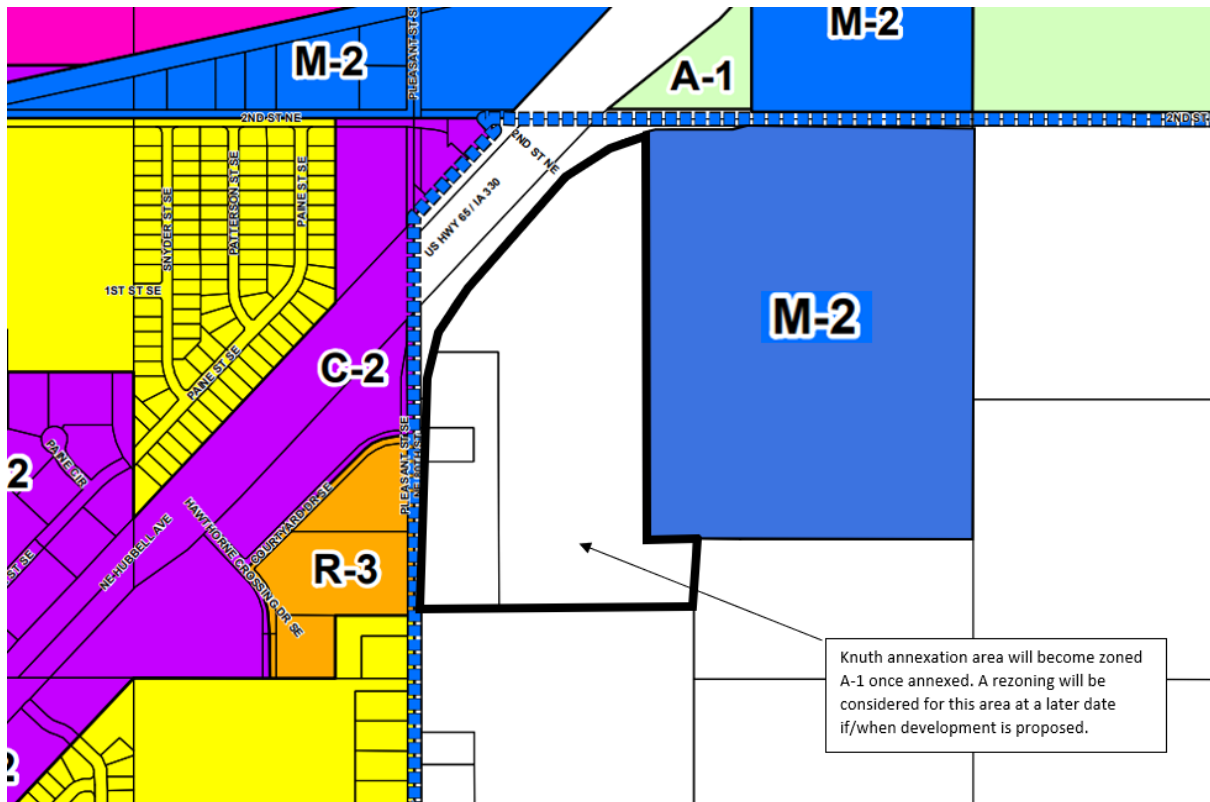


Zoning

No rezoning application has been received as part of this current annexation request;

as such, per Section 177.07.7 of the Zoning Code, once annexed this land will become zoned as being within the City's Agricultural (A-1) District until a request for rezoning is received.

The City of Bondurant is currently in the process of purchasing all of the Knuth property. This land has been identified as the ideal location for the City's central campus. Area zoning and future land uses will be evaluated in further detail once further information is known on this central campus.



Street & Utility Connectivity

This annexation area fronts the existing Pleasant Street NE/NE 80th Street curve. Street and utility connectivity will be evaluated in further detail through an eventual platting or site plan review process. Development must follow the City's Streets Master Plan, which guides for a new north/south road connecting to a realigned intersection of 2nd Street NE/NE 78th Avenue within this general area.

Outreach

As is required by Chapter 368 of the Iowa Code, the City mailed annexation notices to the following entities: City of Altoona, Polk County Board of Supervisors, Polk County Attorney, public utilities, the Des Moines Area Metropolitan Planning Organization, and the Attorney General. No public comments have been received to date.

FUNDING SOURCE: N/A for annexation only.

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this annexation request during their meeting on January 13, 2022 and voted on recommended approval.

Staff recommends approval of the attached resolution approving the annexation request.

After this annexation request is considered by City Council, it must be sent to the State's City Development Board for their review and approval, as the annexation area falls within two miles of the City of Altoona's city limits. It is anticipated the City Development Board will finalize their review process by mid-April 2022.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Signed Petition
2. Annexation Map
3. Area Annexation Map

230/00455-000-000
230/00455-008-000
230/00455-009-000

VOLUNTARY ANNEXATION PETITION FOR INCORPORATION INTO THE CITY
LIMITS OF THE CITY OF BONDURANT, IOWA

MAYOR AND COUNCIL MEMBERS:

We, the undersigned, hereby make application to the City of Bondurant, Iowa, pursuant to Iowa Code Section 368.7, for annexation by voluntary petition the following described real estate to-wit:

SEE EXHIBIT A

We hereby respectfully request and solicit the Council of the City of Bondurant, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Bondurant, Iowa, subject to the following conditions:

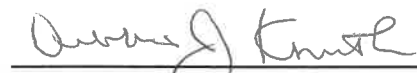
1. The property owners/renters may continue to open burn so long as property maintains its current use.

Respectfully submitted,



Alan C Knuth

Date: Dec. 8, 2021



Debbie J Knuth

Date: 12-8-21

EXHIBIT A

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 10 ACRES OF LOTS 1 AND 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 SOUTH 10 ACRES OF LOTS 1 AND 2 TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 32;

THENCE NORTH, ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32 TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NE HUBBELL ROAD;

THENCE NORTHEAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF NE HUBBELL ROAD TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 32;

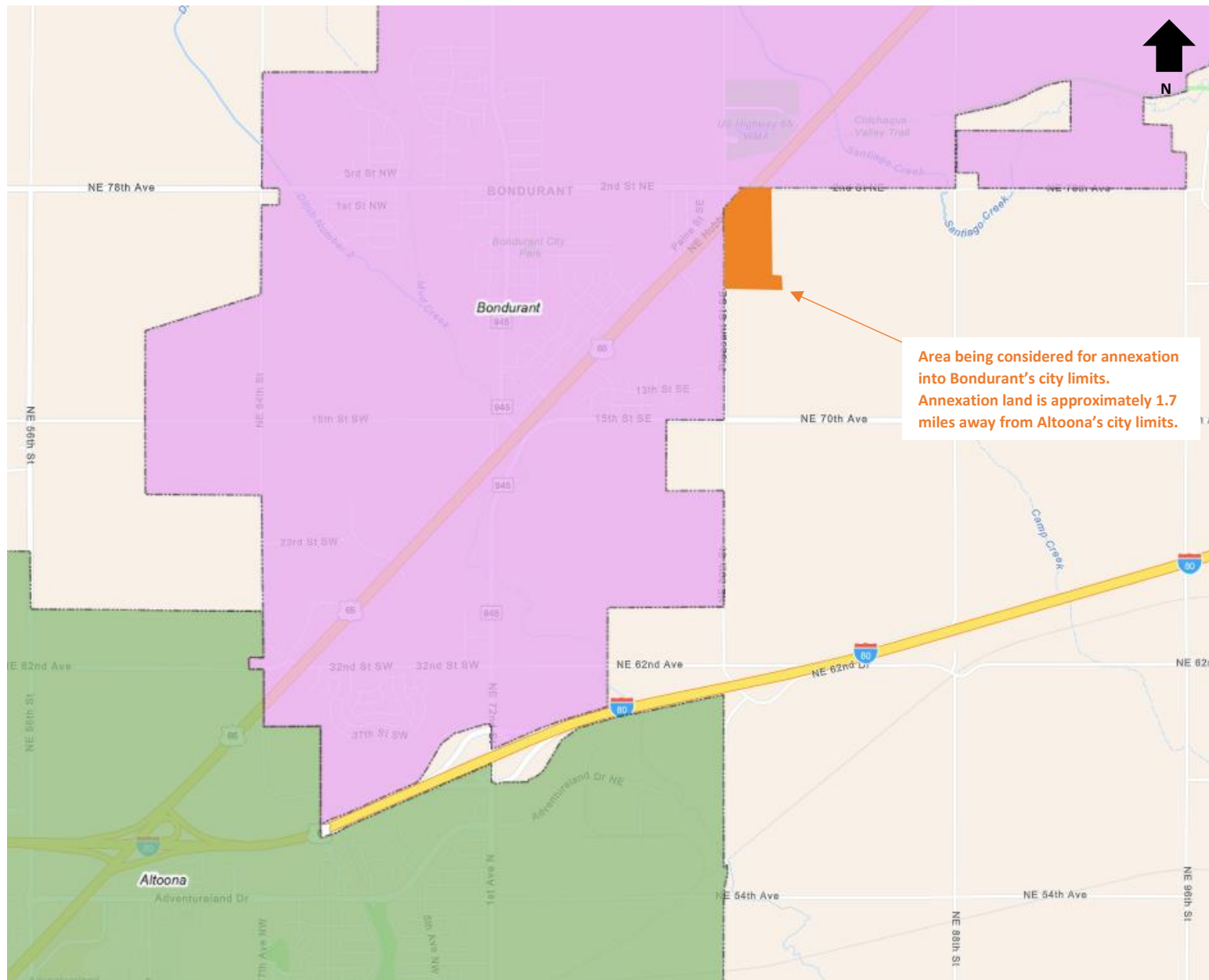
THENCE EAST, ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 32 TO THE INTERSECTION OF SAID NORTH LINE AND THE WEST LINE OF THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 EXTENDED NORTH;

THENCE SOUTH, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE EAST, ALONG THE SOUTH LINE OF SAID EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE SOUTH, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

Area Map – City Limits



Map Source: <https://gisp1.polkcountyiowa.gov/portal/apps/sites/#/gis-maps/app/49db18638f614d51b693660400daccb2>



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

Item No. 8.a.
For Meeting of 2/7/2022
Resolution

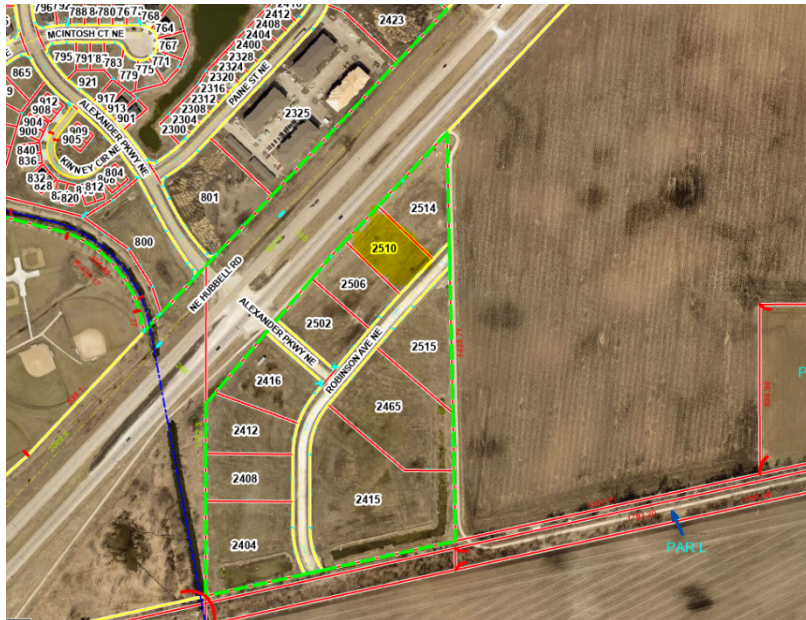
TITLE: - Resolution approving the Site Plan at 2510 Robinson Avenue, NE

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Brief History

The City is in receipt of a site plan for review for the proposed storage facility at 2510 Robinson Avenue NE in the area highlighted on the map below. This site is comprised of Lot 2 of the Bondurant Industrial Park Final Plat. The site plan notes the storage facility structure will be 15,840 SF. The site plan also notes the building could house approximately three different tenants. This property is zoned as being within the City's Medium Industrial (M-2) District. Per Section 178.14.1.A of the Zoning Code, the M-2 District allows for all permitted uses of the Limited Industrial (M-1) District. The storage facility use proposed is considered permitted, as the following use is allowed within the M-1 District per Section 178.13.1.EE: truck terminals, delivery services, moving and storage facilities and truck maintenance facilities, or like business.



When the Planning & Zoning Commission and City Council reviews site plans, they review for consistency with the following documents: Comprehensive Plan; Zoning Code; and Comments from

City Officials.

Analysis:

Consistency with the City's Comprehensive Plan

Since the storage facility use is a by-right permitted use of the M-2 District, no rezoning is proposed. This industrial use is consistent with the City's Future Land Use Map which guides for industrial use within the Bondurant Industrial Park area.

Consistency with the City's Zoning Code

Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.

• General Commercial Use & Bulk

- A storage facility use is a permitted use of the M-2 District per Sections 178.14.1.A and 178.13.1.EE of the Zoning Code.
- The site plan shows the following minimum M-2 yard setback requirements as being met for this development: 30' front, 20' side, and 40' rear.
- The proposed 1-story building at 22' tall stays under the maximum M-2 building height requirements of Section 178.14.4.F and G.

• Parking/Drive Areas

- The site plan shows the parking/drive area will be paved as required by Section 177.10.2 of the Zoning Code.
- The cover page notes that 1 parking lot on the lot will be provided for each employee. This is consistent with Section 177.09.21 of the Zoning Code.
- Minimum off-street loading space requirements as required by Section 177.08 of the Zoning Code are met with the three off-street loading spaces shown on the site plan.
- Two curb cuts are proposed along Robinson Avenue NE.
- The site plan shows parking spaces will be provided with raised curbing or equivalent, as is required by Section 177.10.8.

• Stormwater, Utilities, & Natural Features

- A stormwater management report was submitted and is currently being reviewed by the City Engineer.
- The site plan shows the existing 18'-wide storm sewer easement that exists along the front property line. No other easements exist on site.
- Page 5 contains the required utility plan. This utility page shows a connection out to the public water main and also a connection out to the public sanitary sewer main in Robinson Avenue NE.
- This site is not situated within FEMA's 100-year floodplain area.
- This site is not situated within the City's Stream Buffer Ordinance area.

• Landscaping Plan

- Page 7 contains the required landscaping plan. Notes on this:

- This site has 292' of street frontage when taking into account both streets. $292'/50 =$ at least 6 general trees required on site. The site plan shows 6 general trees proposed.
- Site plan shows the trees will be planted within the required setback areas and at least 4' away from the street right-of-way lines, as is required by Section 182.05.E.
- The landscaping plan does show the general trees are proposed within the 18' storm sewer easement area - for past projects, the City has required that these trees stay outside of such easements areas; the attached resolution takes this into account.
- This site notes that 35 parking spaces are proposed. $35/18 =$ at least 2 interior trees required. The landscaping plan shows 2 interior trees proposed.
- The types of trees proposed are considered deciduous shade. This meets the tree type requirements of Section 182.05.D.1.
- The landscaping plan notes that the trees will be a minimum of 1 3/4 inch caliper in size at time of planting, as is required by Section 182.04 of the Zoning Code.
- The site plan notes that 5% of the parking/drive area will be interior greenspace, as is required by Section f the parking lot area will be interior greenspace, as is required by Section 177.10.7.A.

- **Architectural Elevations**

- Elevations have been received and are attached as part of this agenda statement. Notes on building design/material requirements:
 - General requirements as regulated by Section 179.01.2.1.1 -
 - Section 179.01.2.1.2.a - buildings shall be designed such that there is adequate treatment or screening of negative aspects (loading areas, loading docks, HVAC mechanical units, non-residential overhead doors, etc.) from the public right-of-way and adjoining properties. *The attached resolution clarifies how this requirement will be met by requiring that the overhead doors shall be of similar color to the building so that they blend in with the building.*
 - Section 179.01.2.1.1.a - buildings shall be designed to not expose loading docks or loading areas to the public unless screening is proposed. *This item appears to be met, as the loading space areas are not within the front yard areas.*
 - Section 179.01.2.1.1.b requires that roof mounted mechanical units shall be screened from view of public right-of-way. *This has been included as part of the attached resolution to ensure this item will be met.*

- This property is situated within 500' of the Highway 65 right-of-way and is thus subject to the City's Overlay District requirements of Section 179.01.2.1.6 of the Zoning Code.

- All buildings must be designed to minimize large single-plane walls and box appearance through the use of pitched roofs, dormers cupolas, multiple rooflines, and relief in long wall expanses. *This item has been met. The attached elevations show changes in material, color, and texture along all elevations.*
- Loading docks, service areas, and overhead doors shall not face the Highway 65 corridor if other positioning is available. *This item has been met, as the overhead doors face the side property lines and not out toward the streets.*
- Buildings shall incorporate facade modulation into all building elevations visible to the public or adjacent to other less intense uses in order to preserve building scale and reduce the effect of long, large, or expansive wall surfaces. Variation of these surfaces can be accomplished by physical offsets or the use of color, pattern, or texture. *This item has been met, as all elevations show a change in color, pattern, and texture.*
- All building elevations facing a street shall incorporate no less than 2 different primary building materials, together comprising no less than 50% of each total facade area facing a street. Limited building materials cannot exceed 10% of each facade facing a street. *The table included as part of the submitted elevations show this requirement as being met.*
- All non-street facing building elevations must incorporate 1 primary or secondary building material comprising no less than 80% of each non-street facing facade. Limited materials cannot exceed 20% of each non-street facing facade. *The table included as part of the submitted elevations show this requirement as being met.*

- **Other Site Plan Features**

- The site plan shows no detached monument signage proposed as part of this site's development. If such signage is proposed in the future, the sign installer must obtain the required sign permit prior to installation.
- A note that any parking lot lighting must be directed away from any adjacent residential properties, if applicable.
- If an exterior dumpster is proposed, site plan to be updated to show its location.
- Similar to the other developments within the Bondurant Industrial Park, no public sidewalks are shown within the Robinson Avenue NE right-of-way. The City may in the future require

installation on public sidewalks within this area as authorized by Chapter 136 of the City Code.

Comments from City Officials:

The following City departments were notified of the submitted site plan:

1. Public Works - John Horton, Public Works Director, reviewed and noted concern that the subdivision's stormwater management report was calculated with the assumption each lot would not exceed 70% total impervious area per lot. The attached site plan shows a total impervious area of 81.5% which exceeds this 70% maximum. This current lot may be allowed to exceed 70% so long as there is a recorded agreement in place that further restricts other lots within the subdivision so the total impervious SF calculations included as part of the subdivision's stormwater management report are still met. In order to ensure these maximums will not be exceeded in the future at a subdivision-level, the City will require an agreement that runs with the land so future purchasers of any of the lots affected by the agreement are bound to the agreement - this was a similar approach taken for the CDL training site plan at 2408 Robinson Avenue NE.
2. Engineering - Bob Veenstra, City Engineer, is still reviewing the submitted site plan and stormwater management report. The resolution takes his pending review into account.
3. Fire Department - Troy Harmison, Assistant Chief/Fire Marshal, noted concern over the hydrant coverage shown. He noted the site plan must be updated to shown a hydrant on the property toward the front of the building. This feedback has been taken into account as part of the attached resolution.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this request during their meeting on January 13, 2022 and voted on recommended approval subject to the following items being addressed.

1. That the site plan or stormwater management report must be updated to reflect any comments received by the City Engineer.
2. That the private stormwater agreement to allow for 5,300 SF of increased impervious surface must be recorded prior to issuance of a grading permit. Such increase would be allowed through the agreement which would further restrict other private lots within the subdivision to stay under their 70% maximum.
3. That the site plan must be updated to reflect the fire hydrant comment provided by the Fire Department.
4. That the utility connection fee district fees must be paid prior to building permit issuance.
5. That if any roof mechanicals are proposed, they must be screened in accordance with Section 179.01.2.I.1.b of the Zoning Code.
6. That if an exterior dumpster is proposed, the site plan must be updated to show its location and screening.
7. That all parking lot lighting shall be directed away from any adjacent residential uses.
8. That the landscaping plan be updated to show the general trees outside of the storm sewer easement.

9. That the building elevations must be updated to show the overhead doors will have a similar gray color as the adjacent panels to ensure the adequate treatment requirement of Section 179.01.2.H.1 of the Zoning Code is met.

Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-32
2. 2510 Robinson Ave NE Site Plan
3. Colored Elevation

CITY OF BONDURANT
RESOLUTION NO. 220207-32

RESOLUTION APPROVING THE SITE PLAN AT 2510 ROBINSON AVENUE NE

WHEREAS, Pelds Design Services submitted a site plan request at 2510 Robinson Avenue NE described as follows; AND

LOT 2 BONDURANT INDUSTRIAL AN OFFICIAL PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY IA.

WHEREAS, the zoning for the property is Medium Industrial (M-2) and a storage facility use is a permitted use per Sections 178.14.1.A and 178.13.1.EE of the Zoning Code; AND

WHEREAS, the Planning & Zoning Commission reviewed the submitted site plan and recommended approval subject to the City Code clarification items noted in this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the 2510 Robinson Avenue NE is hereby approved subject to the following City Code clarification items being addressed:

1. That the site plan or stormwater management report must be updated to reflect any comments received by the City Engineer
2. That the private stormwater agreement to allow for 5,300 SF of increased impervious surface must be recorded prior to issuance of a grading permit. Such increase would be allowed through the agreement which would further restrict other private lots within the subdivision to stay under their 70% maximum.
3. That the site plan must be updated to reflect the fire hydrant comment provided by the Fire Department.
4. That the utility connection fee district fees must be paid prior to building permit issuance.
5. That if any roof mechanicals are proposed, they must be screened in accordance with Section 179.01.2.I.1.b of the Zoning Code.
6. That if an exterior dumpster is proposed, the site plan must be updated to show its location and screening.
7. That all parking lot lighting shall be directed away from any adjacent residential uses.
8. That the landscaping plan be updated to show the general trees outside of the storm sewer easement.
9. That the building elevations must be updated to show the overhead doors will have a similar gray color as the adjacent panels to ensure the adequate treatment requirement of Section 179.01.2.H.1 of the Zoning Code is met.

Passed this 7th day of February 2022

By: _____
Doug Elrod, 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				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

SITE ADDRESS
2510 ROBINSON AVENUE NE
BONDURANT, IA 50035

SITE USE
STORAGE FACILITY

ZONING
EXISTING: M-2 MEDIUM INDUSTRIAL DISTRICT
PROPOSED: N/A
ADJACENT ZONING:
NORTH EAST : M-2 OWNER: BONDURANT BUSINESS PARK LLC
NORTH WEST : N/A OWNER: ROW DIVISION - IOWA DOT
SOUTH EAST: N/A OWNER: ROW DIVISION - CITY OF BONDURANT
SOUTH WEST: M-2 OWNER: BONDURANT BUSINESS PARK LLC

BUILDINGS
EXISTING: N/A
PROPOSED: ~ 80'-0" x 198'-0" - 15,840 SQ.FT.

BUILDING USES
STORAGE FACILITY

BUILDING HEIGHT
PROPOSED HEIGHT: 22 FT

MAX FLOOR AREA RATIO
NONE

PAVING
APPROACHES: 7" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE***
PARKING LOT: 6" THICK NON REINFORCED P.C.C. WITH MINIMUM 6" CRUSHED ROCK SUBBASE**

***6" CRUSHED ROCK SUBBASE THAT COMPLIES WITH AASHTO M147 GRADE C OR GRADE D AND SUBGRADE THAT IS COMPACTED TO 95% STANDARD PROCTOR DENSITY.

SITE AREA
1.05 ACRES (45,832 SQ.FT.)

OPEN SPACE
EXISTING: 100% (45,832 SQ.FT.)
PROPOSED: 18.5% (8,450 SQ.FT.)
REQUIRED: 10% (4,583 SQ. FT.)

IMPERVIOUS SPACE
EXISTING: 0% (100 SQ.FT.)
PROPOSED: 81.5% (37,382 SQ.FT.)

PARKING
REQUIRED: 1 SPACE PER EMPLOYEE
ESTIMATED 3 TENETS
PROVIDED: 35 SPACES (INCLUDING 2 HANDICAP PARKING STALLS)

DISTURBED AREAS
ESTIMATED: 52,240 SQ.FT.
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS MORE THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

FLOODPLAIN
PER FEMA MAP #19153C0235F, THE SITE IS LOCATED IN ZONE X, AREA OF MINIMUM FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED
AERONAUTICAL NUMBERS: IN PROGRESS

SITE IMPROVEMENTS

FOR

BIP LOT 2

2510 ROBINSON AVENUE NE

BONDURANT, IA

LEGAL DESCRIPTION:
LOT 2 BONDURANT INDUSTRIAL AN OFFICIAL PLAT, ALL BEING IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY IA.

VICINITY MAP



SHEET INDEX

- 1 - COVER SHEET
- 2 - NOTE SHEET
- 3 - SITE SHEET
- 4 - GRADING SHEET
- 5 - UTILITY SHEET
- 6 - EROSION CONTROL SHEET
- 7 - LANDSCAPE SHEET

REVISIONS:

LEGEND:

F.F.	FINISHED FLOOR	▲	CALCULATED SECTION CORNER	⊕	ELEC. MANHOLE	⌚	SINGLE INTAKE	— CATV —	CABLE TELEVISION
+/-	MORE OR LESS	△	FOUND SECTION CORNER	EV	ELEC. VAULT	⊙	AREA INTAKE	— FO —	FIBER OPTIC
123.45G	GUTTER ELEVATION	▽	PARKING SPACE	↓	GUY ANCHOR	⊖	THROAT INTAKE	— G —	GAS LINE
123.45TC	TOP OF CURB ELEVATION	⊙	SIGN	⊙	TEL. JUNCTION BOX	⊖	FLARED END SECTION	— OHE —	OVERHEAD ELEC.
123.45/123.45	EXISTING/ PROPOSED ELEVATION	⊙	STREET LIGHT	TV	CABLE TV JUNCTION BOX	⊖	VALVE	— OHT —	OVERHEAD TEL.
FL	FLOWLINE ELEVATION	⊙	POWER POLE	⊙	GAS VALVE	⊖	FIRE HYDRANT	— SAN —	SANITARY SEWER
⊙	CONTROL POINT	⊙	LIGHT POLE	⊙	GAS METER	⊖	WATER METER	— ST —	STORM SEWER
○	CALCULATED CORNER	⊙	AREA LIGHT	⊙	SANITARY SEWER MANHOLE	⊖	WATER VALVE	— UGE —	UNDERGROUND ELEC.
●	FOUND CORNER	⊙	ELEC. TRANSFORMER	⊙	STORM SEWER MANHOLE	⊖	WATER TEE	— UGT —	UNDERGROUND TEL.
		⊙	ELEC. METER	⊙	CLEANOUT	⊖	— W —	— W —	WATER
		⊙	ELEC. BOX	⊙	DOWNSPOUT	⊖	— P XX —	— E XX —	PROPOSED/ EXISTING UTILITY LINE
		⊙		⊙		⊖	— FENCE —	— FENCE —	FENCE LINE

DEVELOPER

JAMES M. MYERS
2540 73RD STREET
URBANDALE, IOWA 50322
PROJECT CONTACT: JAMES M. MYERS
PHONE: (515) 440-1111
EMAIL: JAMIE@PARAMOUNT-MIDWEST.COM

ENGINEER/ LAND SURVEYOR

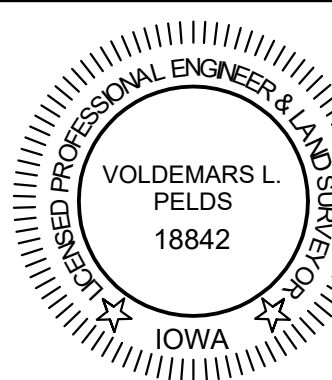
PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONDLE
PHONE: (515) 265-8196
EMAIL: ELARA@PELDS.COM

CITY CONTACT

CITY OF BONDURANT
200 2ND STREET BOX 37
BONDURANT, IOWA 50035
PROJECT CONTACT: MAGGIE MURRAY
PHONE: (515)630-6985
EMAIL: PLANNING@CITYOFBONDURANT.COM

ARCHITECT

DANIEL WILLRICH
2323 DIXON STREET
DES MOINES, IOWA 50316
PROJECT CONTACT: DANIEL WILLRICH
PHONE: 515-265-8196
EMAIL: DANIEL@PELDS.COM



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

VOLDEMARS L. PELDS, P.E. IA LIC. NO. 18842 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) 1-7



Architecture | Engineering | Surveying
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE				BIP LOT 2			
				2510 ROBINSON AVENUE NE			
				BONDURANT, IA			
BENCHMARK				PRELIMINARY			
				REVISION 11/18/2021			
COPYRIGHT DATE N/A		DRAWN BY M. GUIRGUIS		SCALE _____		LATEST REVISION 11/18/2021	
						DRAWING NO 21-180	
FILE PATH J:\2021 Projects\21-180 BIP Lot 2\Engineering\Site Plan\Sheet Set				1 - Cover Sheet			

GENERAL NOTES

- THE CITY OF BONDURANT MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
- ALL PROPOSED MATERIALS AND STRUCTURES SHALL BE APPROVED BY THE CITY OF BONDURANT .
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
- ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
- PELDS DESIGN SERVICES SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
- THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
- IF A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING.
- LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
- THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNER'S REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF BONDURANT.
- THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES OR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
- ALL CONSTRUCTION WITHIN THE PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS SHALL COMPLY WITH THE CITY OF BONDURANT.
- THE CONTRACTOR SHALL CONTACT THE CITY OF BONDURANT TO SCHEDULE ANY REQUIRED INSPECTIONS AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W/EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS
- IN THE EVENT OF ANY CONFLICTING INFORMATION BETWEEN THE LABEL, ELECTRONIC CAD FILE, AND THE ELECTRONIC SURFACE, THE DESIGN ENGINEER SHALL BE CONTACTED FOR CLARIFICATION

SURVEY NOTES

- SURVEY WORK WAS COMPLETED BY PELDS DESIGN SERVICES IN JANUARY 2021. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

STAKING NOTES

- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
- IT IS RECOMMENDED FOR THE CONTRACTOR TO HAVE ALL STAKING DONE DIRECTLY UNDER THE GENERAL CONTRACTOR BY A SINGLE COMPANY.
- STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

DEMO NOTES

- SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
- PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
- PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
- PROPERLY DISCONNECT ALL PUBLIC AND PRIVATE UTILITIES, AS NECESSARY.
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE AND PROPERLY DISPOSE OF SIDEWALKS, STEPS, DRIVEWAYS, AND STRUCTURES (INCLUDING BOTH ABOVE GROUND AND BELOW GROUND ELEMENTS).
- COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS TO REMOVE FUEL TANKS, SEPTIC TANKS, CISTERNS, AND ANY OTHER UNDERGROUND FACILITIES; AND TO PROPERLY DISPOSE OF ANY LIQUIDS OR PRODUCTS CONTAINED WITHIN THESE ITEMS.
- PLACE BACKFILL MATERIAL IN HOLES AND DEPRESSIONS, GRADE THE SITE, AND ESTABLISH GROUND COVER.
- PROTECT EXISTING FIRE HYDRANTS, STREET LIGHTS, TRAFFIC SIGNALS, UTILITY POLES, FIRE ALARM BOXES, WIRE CABLES, UNDERGROUND UTILITIES, AND OTHER APPURTENANCES IN THE VICINITY OF THE DEMOLITION SITE
- COMPLY WITH NOISE POLLUTION REQUIREMENTS AND ANY WORKING HOUR RESTRICTIONS OF THE JURISDICTION.
- MAINTAIN OR RE-ESTABLISH ALL TILES, ROADWAY SUBDRAINS, CULVERTS, OR OTHER DRAINAGE FACILITIES NOT IDENTIFIED IN THE CONTRACT DOCUMENTS FOR REMOVAL.
- IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR EACH SITE PRIOR TO INITIATING DEMOLITION BY PLACING ALL REQUIRED DEVICES; INCLUDE MEASURES TO PREVENT TRACKING OF MUD ONTO ADJACENT STREETS OR ALLEYS.
- COMPLY WITH ALL APPLICABLE AIR POLLUTION REQUIREMENTS OF THE JURISDICTION. USE WATER OR APPROPRIATE CHEMICALS FOR CONTROL OF DUST IN THE DEMOLITION AREA, ON HAULING EQUIPMENT, ON ADJACENT ROADWAYS, AND WHEN GRADING THE SITE.
- TAKE STEPS TO PREVENT THE GENERATION OF LITTER DURING DEMOLITION AND COLLECT ALL LITTER FROM THE DEMOLITION AREA AT THE END OF EACH WORKING DAY. LOAD TRUCKS TO PREVENT LEAKAGE OR BLOWING OF DEBRIS.
- REMOVE ALL CONCRETE, ASPHALT, OR MASONRY SLABS AND APPURTENANCES.
- REMOVE AND DISPOSE OF ALL BRUSH, SHRUBS, TREES, LOGS, DOWNED TIMBER, AND OTHER YARD WASTE ON THE SITE UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. DO NOT MIX WITH DEMOLITION MATERIAL. REMOVE STUMPS TO A MINIMUM OF 2 FEET BELOW FINISH GRADE. PROTECT ANY TREES OR OTHER VEGETATION NOT DESIGNATED FOR REMOVAL BY PLACING A FENCE AT THE DRIP LINE ENCOMPASSING THE ENTIRE TREE AND KEEPING ALL OPERATIONS OUTSIDE OF THE FENCED IN AREA, INCLUDING STORAGE OF EQUIPMENT OR MATERIALS. AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY, REPLACE ANY TREES THAT ARE DESIGNATED FOR PROTECTION BUT ARE DAMAGED BEYOND TREATMENT. THE ENGINEER WILL DETERMINE SIZE AND SPECIES OF THE REPLACEMENT TREE.
- SAW-CUT ALL HARD SURFACING AT LOCATION OF REMOVAL LIMITS.
- WHERE SELECTIVE DEMOLITION IS SHOWN AT PAVED AREAS, DEMOLISH THE EXISTING PAVING BACK TO AN EXISTING CONTROL JOINT NEAR THE LOCATION SHOWN.

WETLAND NOTES

- PELDS DESIGN SERVICES DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DISCLAIMER

- THIS DRAWING IS BEING MADE AVAILABLE BY PELDS DESIGN SERVICES (P.D.S.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH P.D.S.'S AGREEMENT FOR PROFESSIONAL SERVICES. P.D.S. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.
- P.D.S DISCLAIMS ANY AND ALL LIABILITY OR RESPONSIBILITY FOR INFORMATION THAT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL IN CHARGE.

CIVIL ENGINEERING NOTES
FOR
BIP LOT 2
2510 ROBINSON AVENUE NE
BONDURANT, IA

UTILITY NOTES

- QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
- PIPE LENGTHS CALLED OUT ON PLANS DO NOT INCLUDE FLARED END SECTION, WHERE APPLICABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AT THE CONTRACTORS EXPENSE.
- THE CONTRACTOR SHALL RELOCATE EXISTING UTILITIES AS NECESSARY, SHOWN OR NOT SHOWN.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY ON ALL SIZE, DEPTHS, AND MATERIALS OF ALL PROPOSED UTILITIES.
- THE CONTRACTOR MUST PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES IF REQUIRED BY CITY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES PRIOR TO CONNECTION OR DISCONNECTION OF A SERVICE LINE.
- CONTRACTOR IS TO COMPLY WITH THE LATEST SUDAS SPECIFICATIONS FOR MAINTENANCE, INSTALLATION, AND TESTING FOR CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
- ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
- ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
- ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID

ELECTRICAL SERVICE NOTES

- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS
- TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.

SANITARY SERVICE NOTES

- SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2% FOR A 4" PIPE AND 1% FOR A 6" PIPE. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATER MAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.

STORM WATER SERVICE NOTES

- ALL STORM SEWER IN THE ROW SHALL BE RCP (CLASS III RCP), UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
- ALL SUMP SERVICE LINES SHALL HAVE TRACE WIRE

WATER SERVICE NOTES

- WATER SERVICE SHALL BE TYPE K COPPER, DIP OR HDPE, DEPENDING ON SIZE AND JURISDICTIONAL REQUIREMENTS. IF CONTAMINATED OR "HOT" SOILS, ENSURE APPROPRIATE PIPE IS BEING UTILIZED. SIZE OF WATER MAIN AS SHOWN ON PLANS.
- TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
- THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION.
- ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
- ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5 FEET OF COVER UNLESS NOTED OTHERWISE.

EXISTING UTILITIES NOTE

- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-CALL (1-800-292-8989).

UTILITY CONFLICT NOTES

- UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
- CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION THAT ARE EITHER CALLED OUT ON THE PLANS OR NOT CALLED OUT.
- CONTRACTOR SHALL COMPLY WITH ALL DNR REQUIREMENTS FOR PIPE MATERIAL, PIPE JOINTS, AND ANY OTHER APPLICABLE REQUIREMENTS ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN.
- FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY PELDS DESIGN SERVICES PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

SPECIFICATIONS NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST VERSION OF THE URBAN STANDARDS SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF BONDURANT SUPPLEMENTAL SPECIFICATIONS.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PROJECT SPECIFICATIONS AND THE CITY OF BONDURANT REQUIREMENTS AND SPECIFICATIONS, PLUMBING CODE, AND URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENT, THE CITY OF BONDURANT STANDARD SPECIFICATIONS SHALL GOVERN.
- FOR ALL SPECIFICATION DISCREPANCIES, THE PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF THE ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

REQUIRED AS-BUILT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO, IF REQUIRED BY CITY.
- CONTRACTOR SHALL CONTACT PELDS DESIGN SERVICES TO PERFORM SAID AS-BUILT SURVEYS.
- IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.

PAVING NOTES

- THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SODDED IN ACCORDANCE WITH CITY OF BONDURANT SPECIFICATIONS AND THE LATEST VERSION OF SUDAS.
- SEE DETAILS FOR ALL PAVEMENT THICKNESS.
- DETECTABLE WARNING PANEL(S) CALLED OUT ON PLANS SHALL BE PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
- SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 100 FOOT INTERVALS AS REQUIRED BY CITY CODE
- ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

PAVEMENT SAWCUT NOTES

- CONTRACTOR TO PROVIDE SAWCUT JOINTING PLAN PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
- PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED WITHOUT AN APPROVED PLAN.
- LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' OR TYPE 'K' JOINTS. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

SOIL NOTES

- STRIP AND STOCKPILE THE TOP 8 INCHES OF SOIL ON ALL DISTURBED AREAS. GRADING CONTRACTOR SHALL STOCKPILE TOPSOIL FOR SHOULDERING.
- RESPREAD TOPSOIL TO A MINIMUM DEPTH 8 INCHES ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 8 INCHES.
- TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.
- TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
- REFERENCE GEOTECHNICAL REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

GRADING NOTES

- AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHED. STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
- PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 12 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RE-COMPACTED WITH ON-SITE FILL MATERIALS.
- ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
- FINISH GRADE ON ALL NON-PAVED AREAS SHALL BE WITHIN 0.20 FT, AND PAVED AREAS SHALL BE WITHIN 0.10 FT OF THE PROPOSED GRADES SHOWN ON THE PLAN
- MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
- THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
- MAXIMUM 2% CROSS-SLOPE ON ALL SIDEWALKS.
- GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.

LANDSCAPING NOTES

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SEED OR SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS. UNLESS NOTED OTHERWISE, SOD LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES. SEED ALL DISTURBED AREAS OFF-SITE
- STAKE SOD ON ALL SLOPES 4:1 OR GREATER.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH OR BRICK CHIPS OR WASHED STONE AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
- PROVIDE 6MIL MINIMUM PLASTIC BELOW ROCK/BRICK.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
- ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.



PELDS Design Services

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TITLE:

BIP LOT 2
2510 ROBINSON AVENUE NE
BONDURANT, IA

BENCHMARK:

REVISION:

COPYRIGHT DATE:
N/A

DRAWN BY:
M. GUIRGUIS

SCALE:

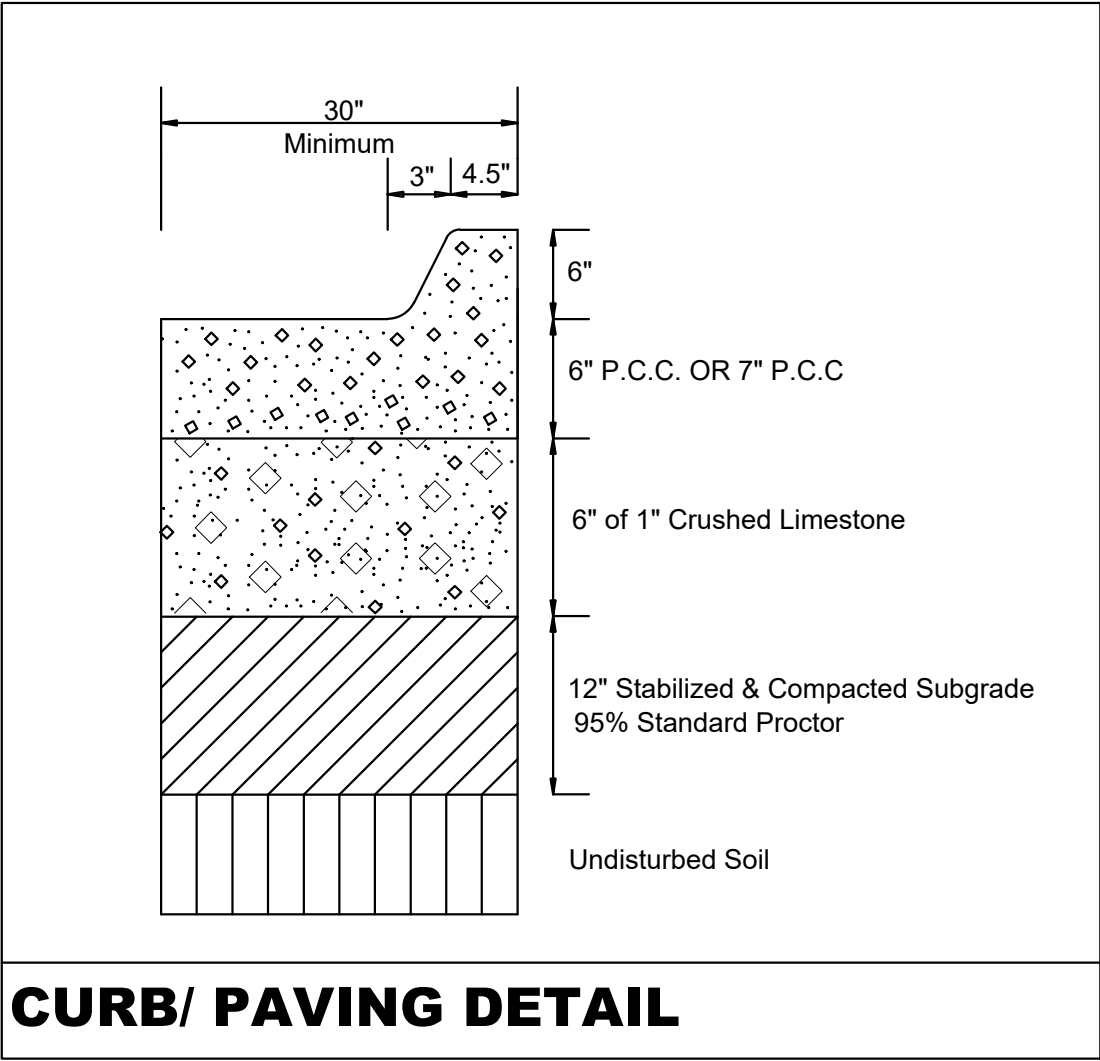
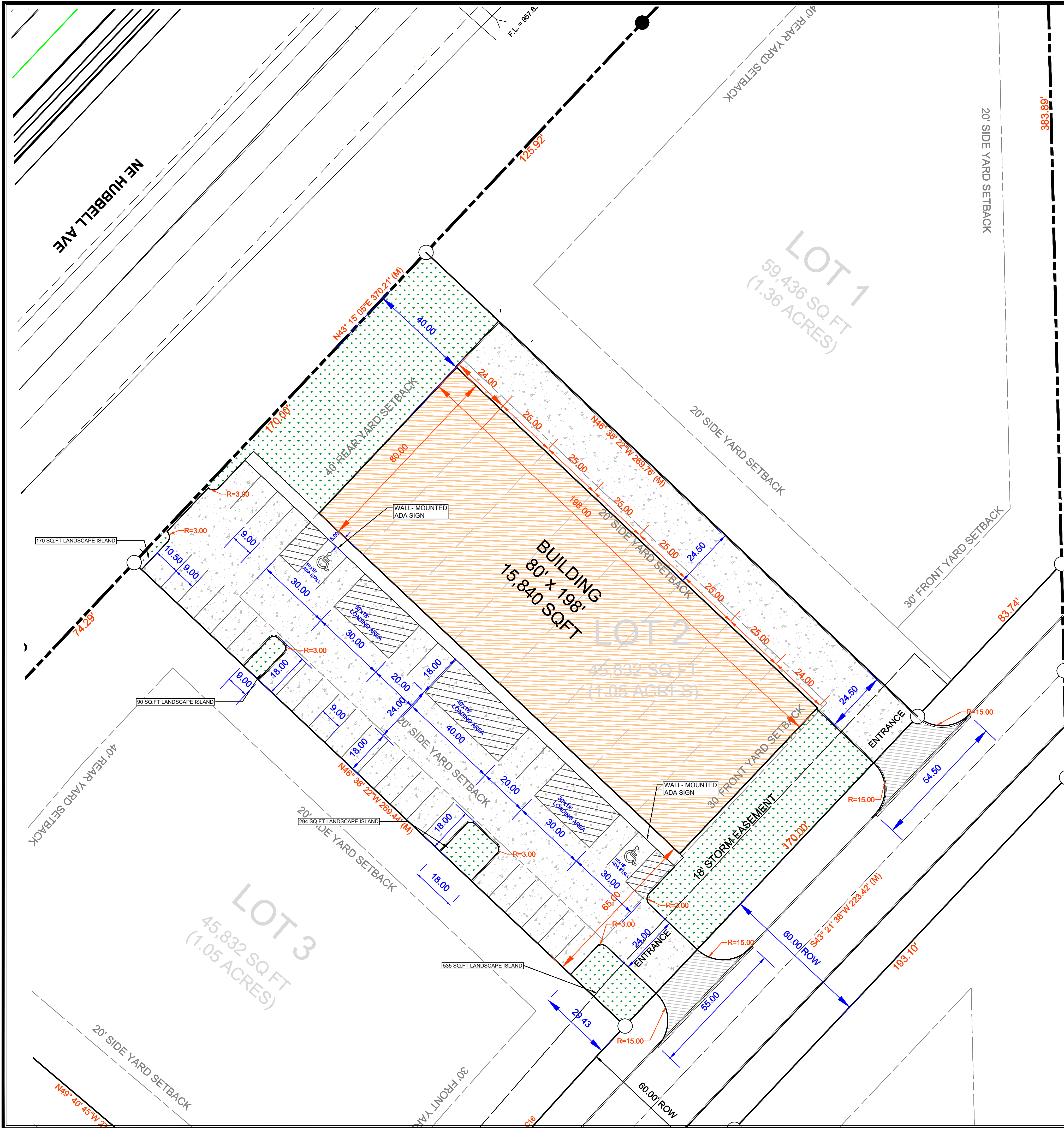
LATEST REVISION:
11/17/2021

DRAWING NO:
21-180

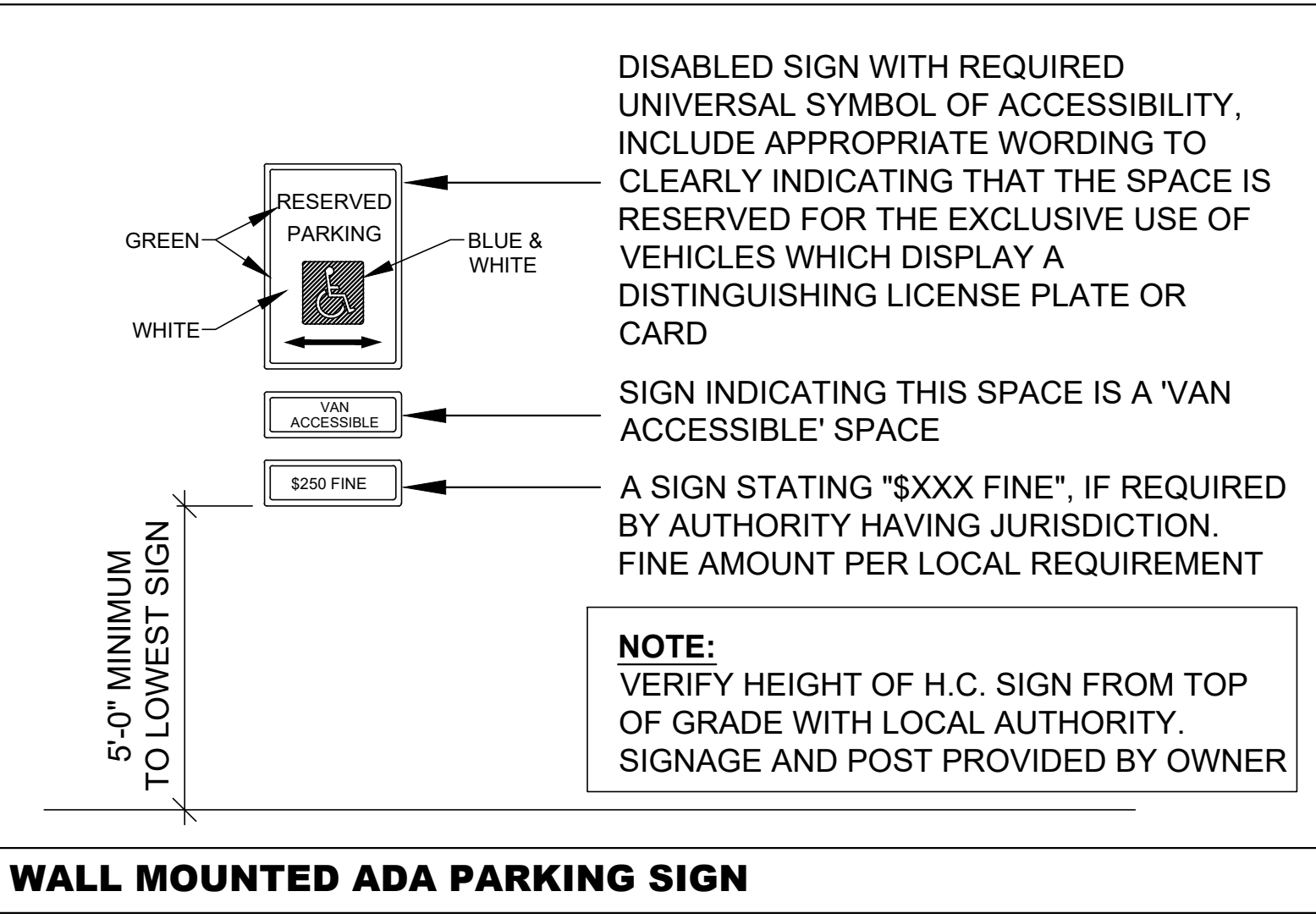
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2 - Note Sheet

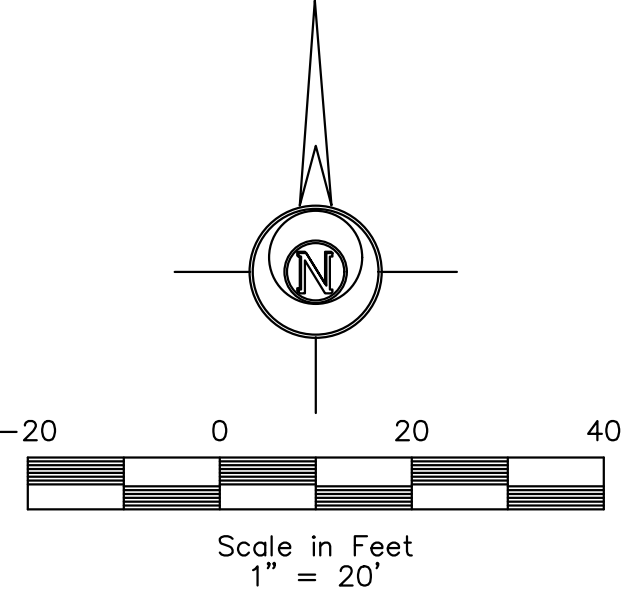
PRELIMINARY



- PROPOSED BUILDING
- 7" NON-REINFORCED P.C.C.
- 6" NON-REINFORCED P.C.C.
- SEED/SOD



- LEGEND:**
- F.F. FINISHED FLOOR
 - +/- MORE OR LESS
 - 123.45G GUTTER ELEVATION
 - 123.45TC TOP OF CURB ELEVATION
 - 123.45/ 123.45 EXISTING/ PROPOSED ELEVATION
 - FL FLOWLINE ELEVATION
 - CONTROL POINT
 - CALCULATED CORNER
 - FOUND CORNER
 - CALCULATED SECTION CORNER
 - FOUND SECTION CORNER
 - △ PARKING SPACE
 - SIGN
 - STREET LIGHT
 - POWER POLE
 - LIGHT POLE
 - AREA LIGHT
 - ELEC. TRANSFORMER
 - ELEC. METER
 - ELEC. BOX
 - ELEC. MANHOLE
 - ELEC. VAULT
 - GUY ANCHOR
 - TEL. JUNCTION BOX
 - CABLE TV JUNCTION BOX
 - GAS VALVE
 - GAS METER
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - CLEANOUT
 - DOWNSPOUT
 - SINGLE INTAKE
 - AREA INTAKE
 - THROAT INTAKE
 - FLARED END SECTION
 - VALVE
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - WATER TEE
 - PROPOSED UTILITY LINE
 - EXISTING UTILITY LINE
 - CABLE TELEVISION
 - FO FIBER OPTIC
 - GAS LINE
 - OHE OVERHEAD ELEC.
 - OHT OVERHEAD TEL.
 - SS SANITARY SEWER
 - ST STORM SEWER
 - UGE UNDERGROUND ELEC.
 - UGT UNDERGROUND TEL.
 - W WATER
 - FENCE LINE





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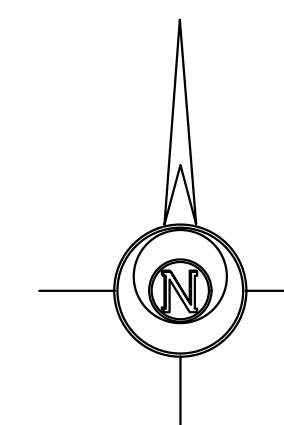
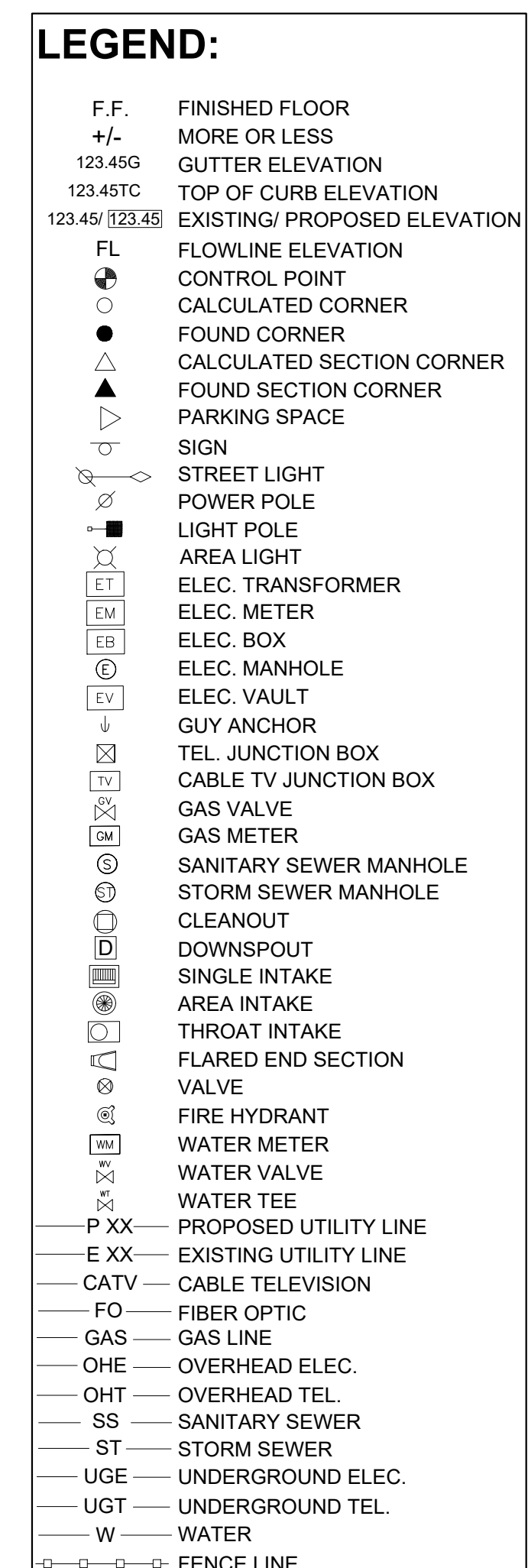
BIP LOT 2

2510 ROBINSON AVENUE NE

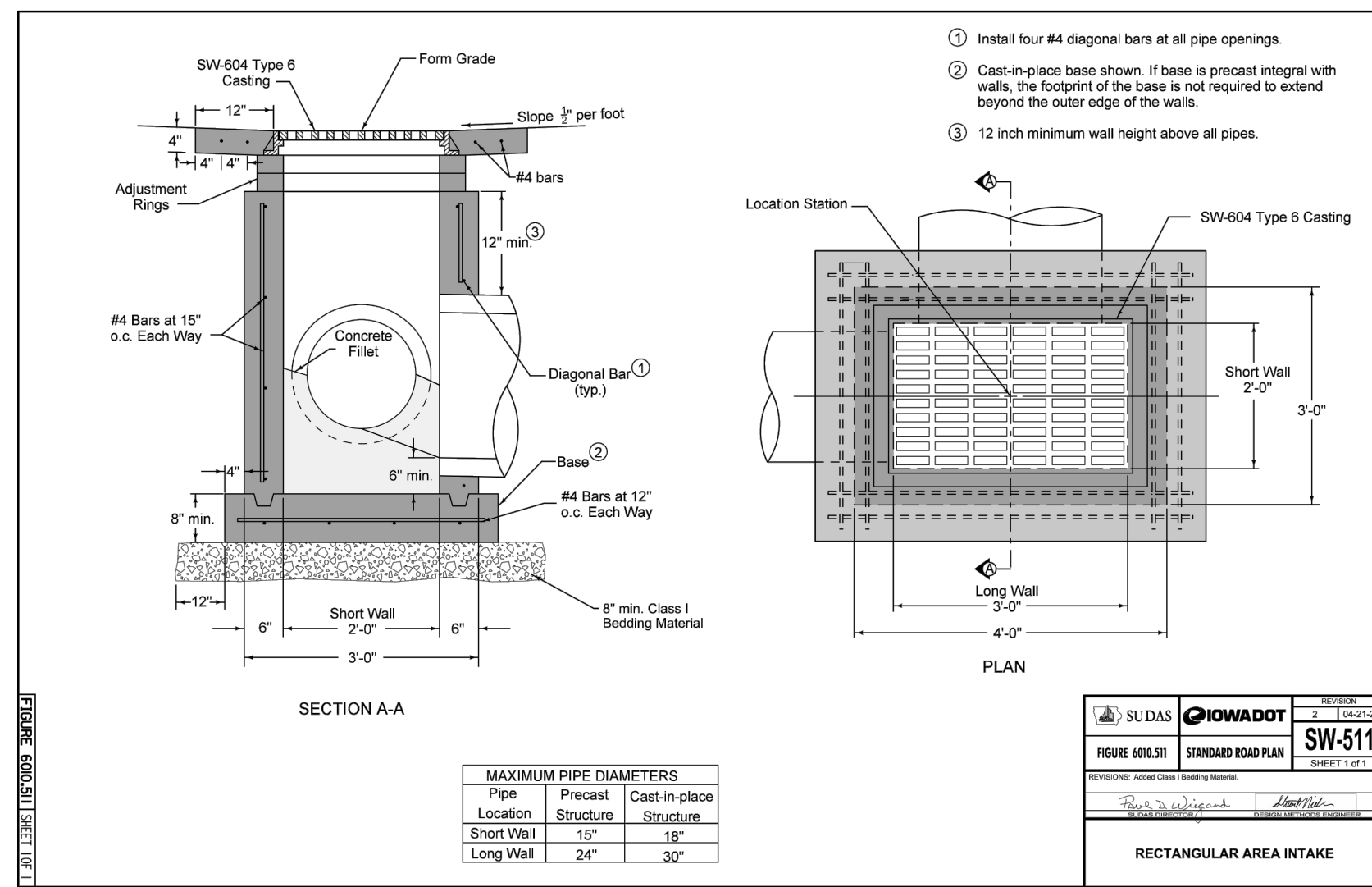
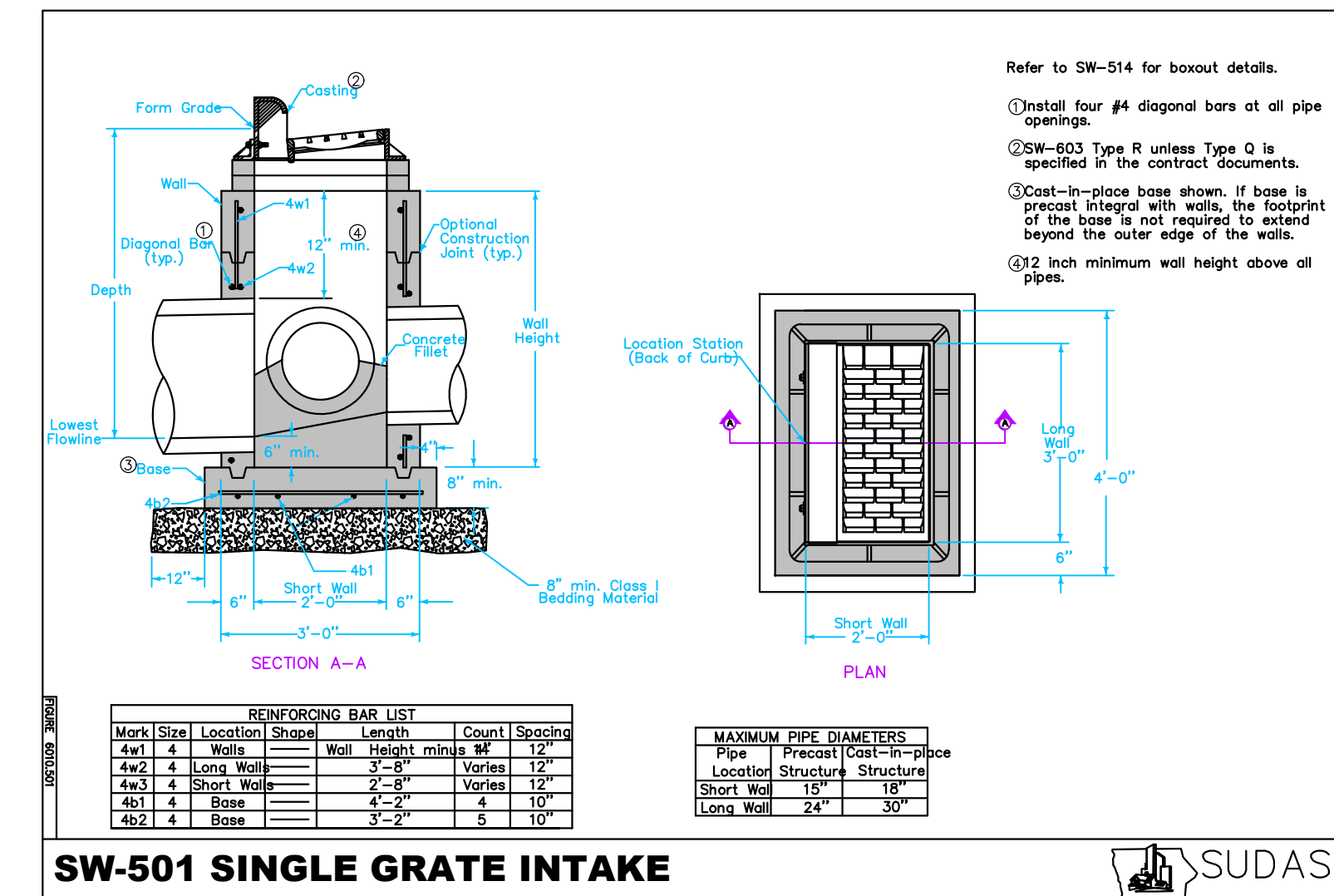
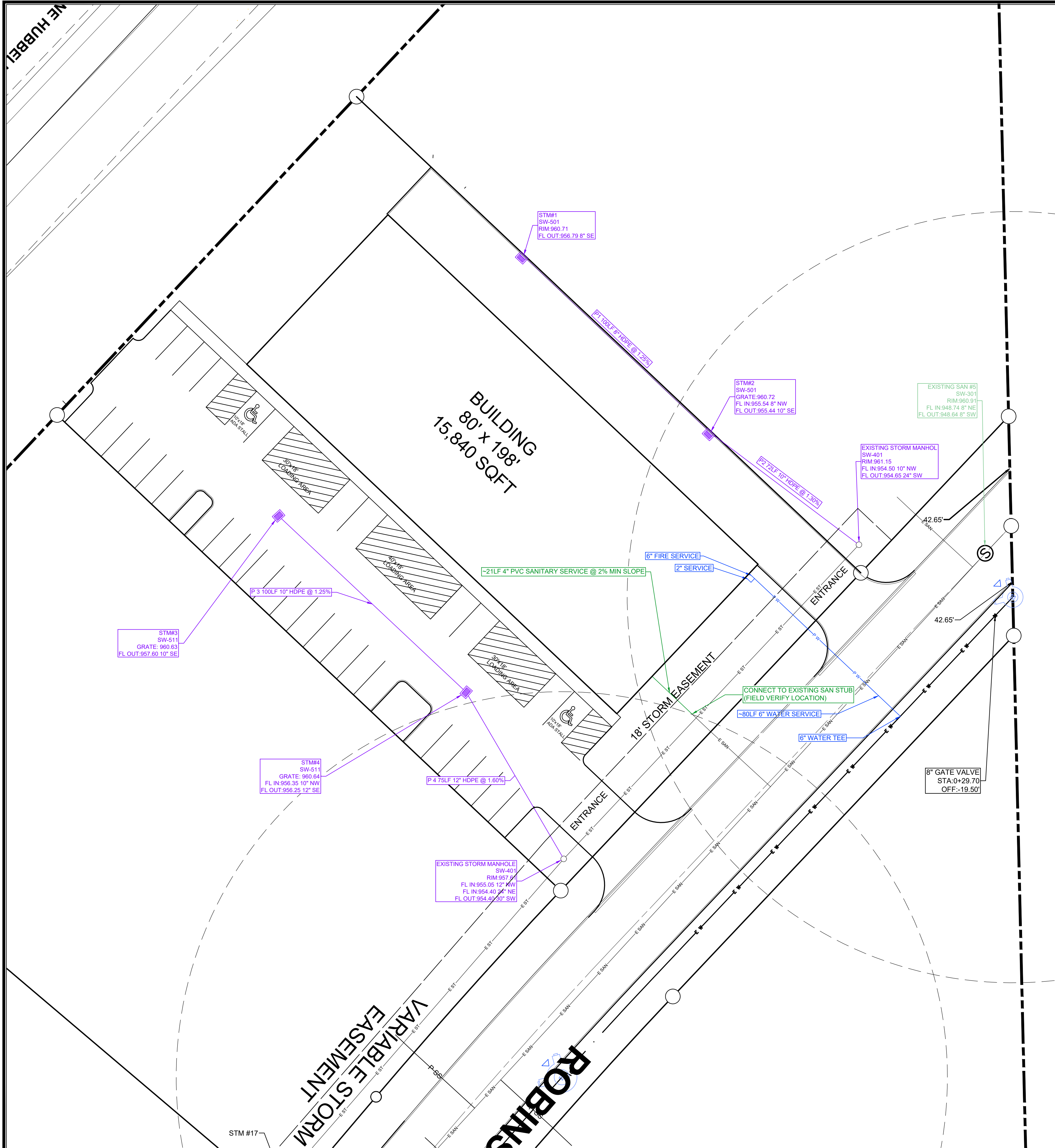
BONDURANT, IA

BENCHMARK		REVISIONS	
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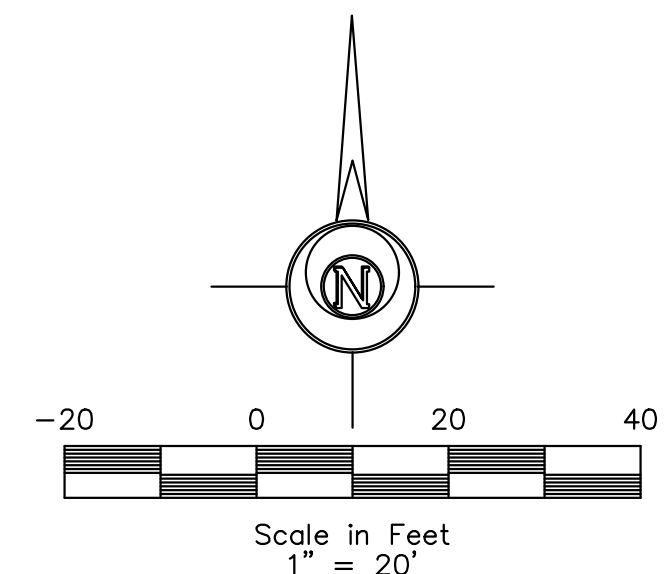
3 - Site Sheet



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BIP LOT 2 2510 ROBINSON AVENUE NE BONDURANT, IA			
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PRELIMINARY		PRELIMINARY	
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4 - Grading Sheet			



- LEGEND:**
- F.F. FINISHED FLOOR
 - +/- MORE OR LESS
 - 123.45G GUTTER ELEVATION
 - 123.45TC TOP OF CURB ELEVATION
 - 123.45/123.45 EXISTING/PROPOSED ELEVATION
 - FL FLOWLINE ELEVATION
 - Control Point
 - Calculated Corner
 - Found Corner
 - Calculated Section Corner
 - Found Section Corner
 - Parking Space
 - SIGN
 - STREET LIGHT
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 - P XX PROPOSED UTILITY LINE
 - E XX EXISTING UTILITY LINE
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 - UGE UNDERGROUND ELEC.
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 - W WATER
 - FENCE LINE





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TITLE:

BIP LOT 2

2510 ROBINSON AVENUE NE

BONDURANT, IA

REVISIONS:

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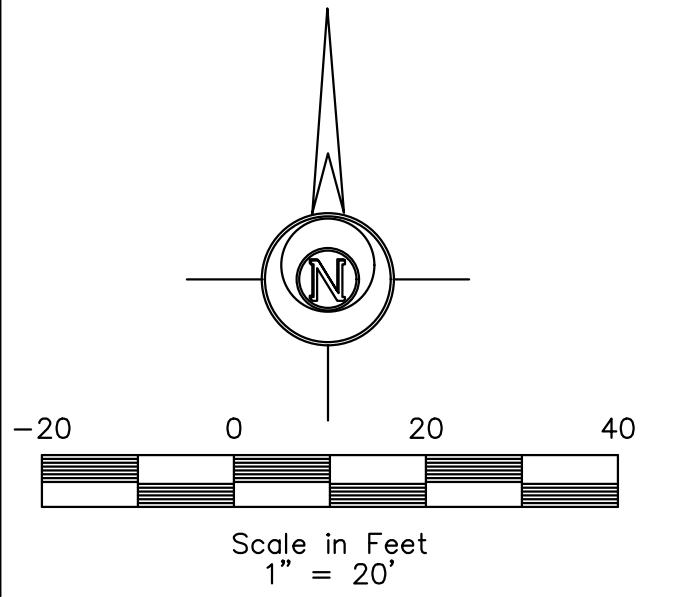
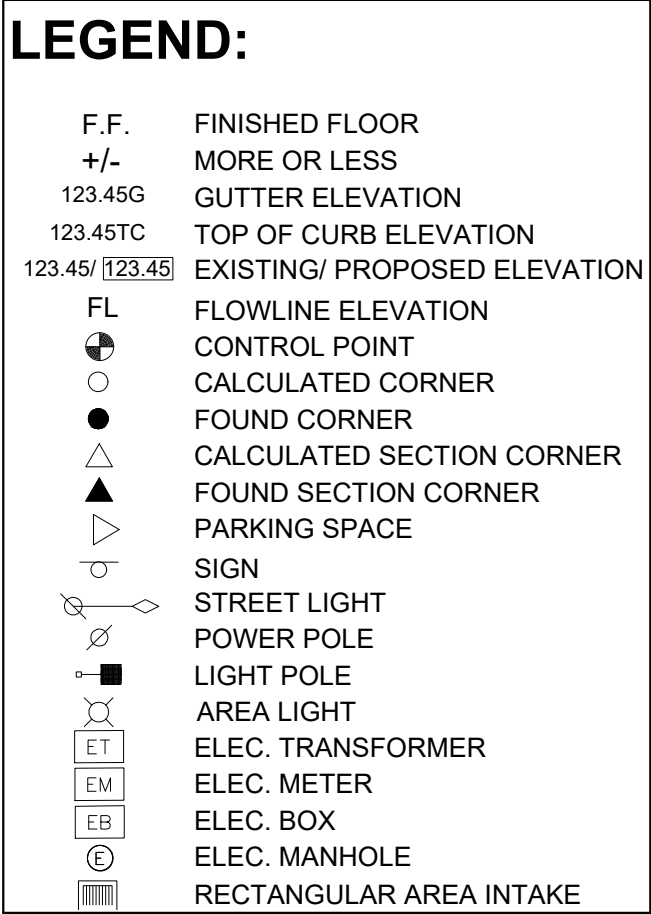
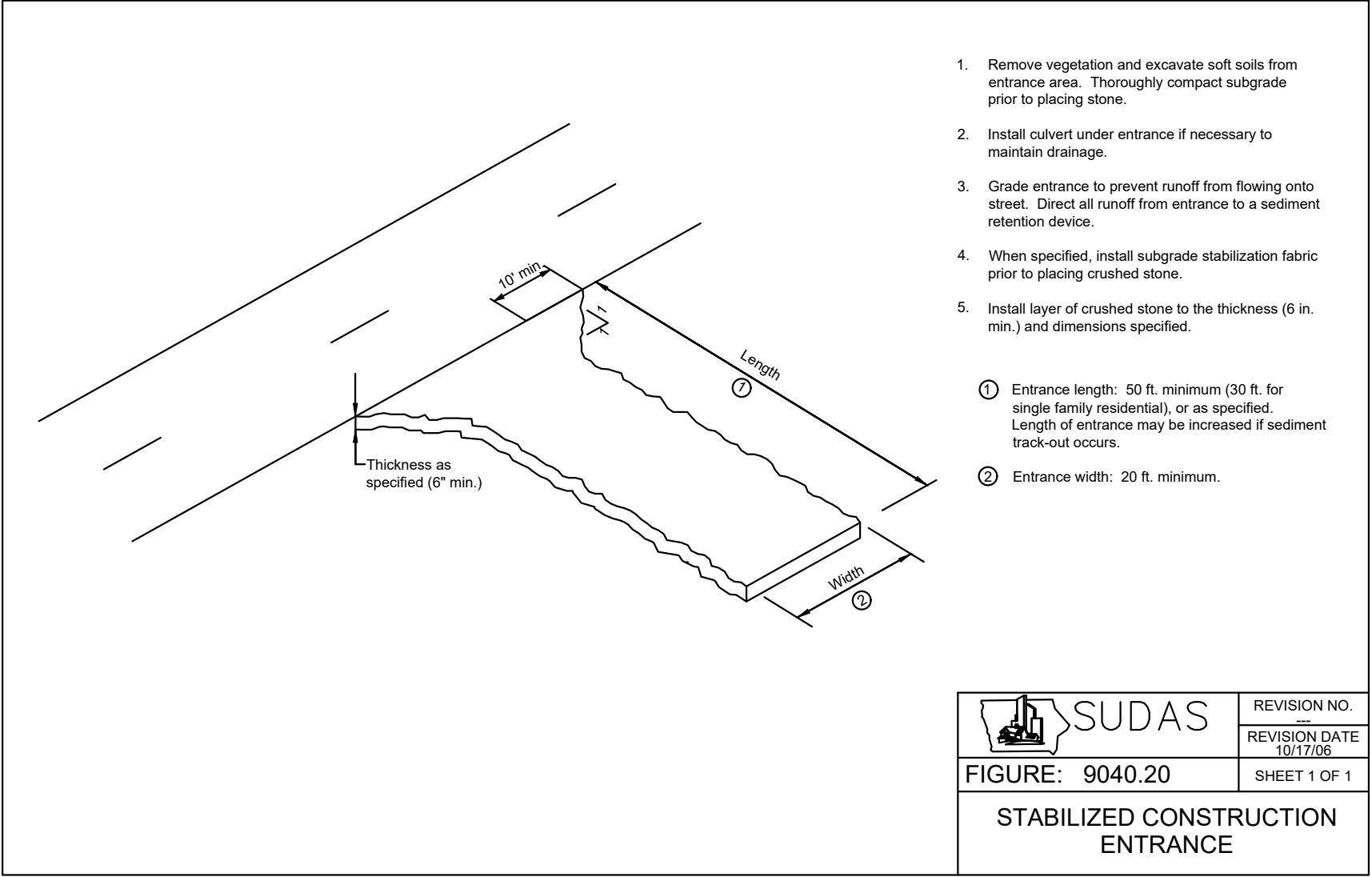
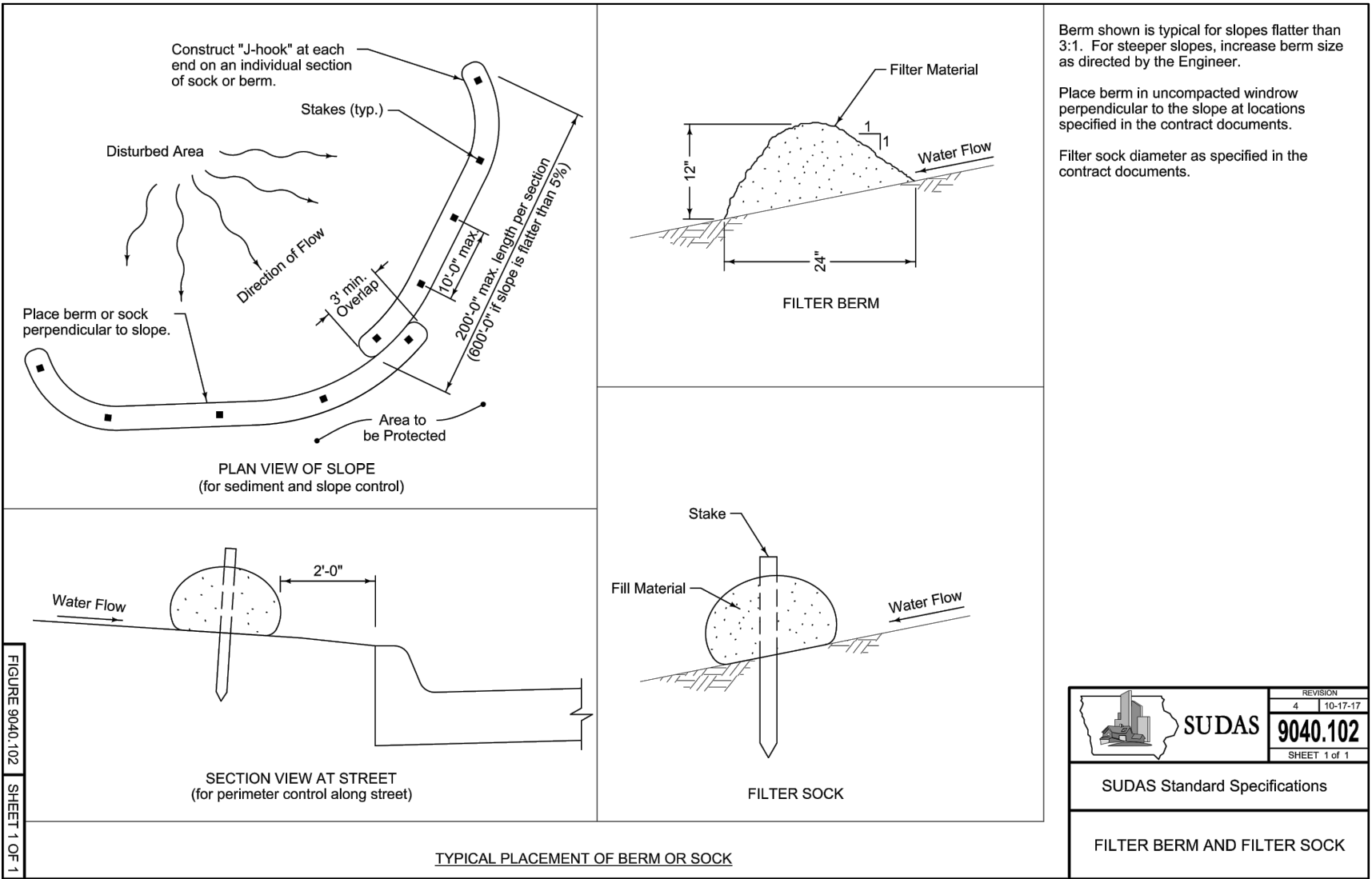
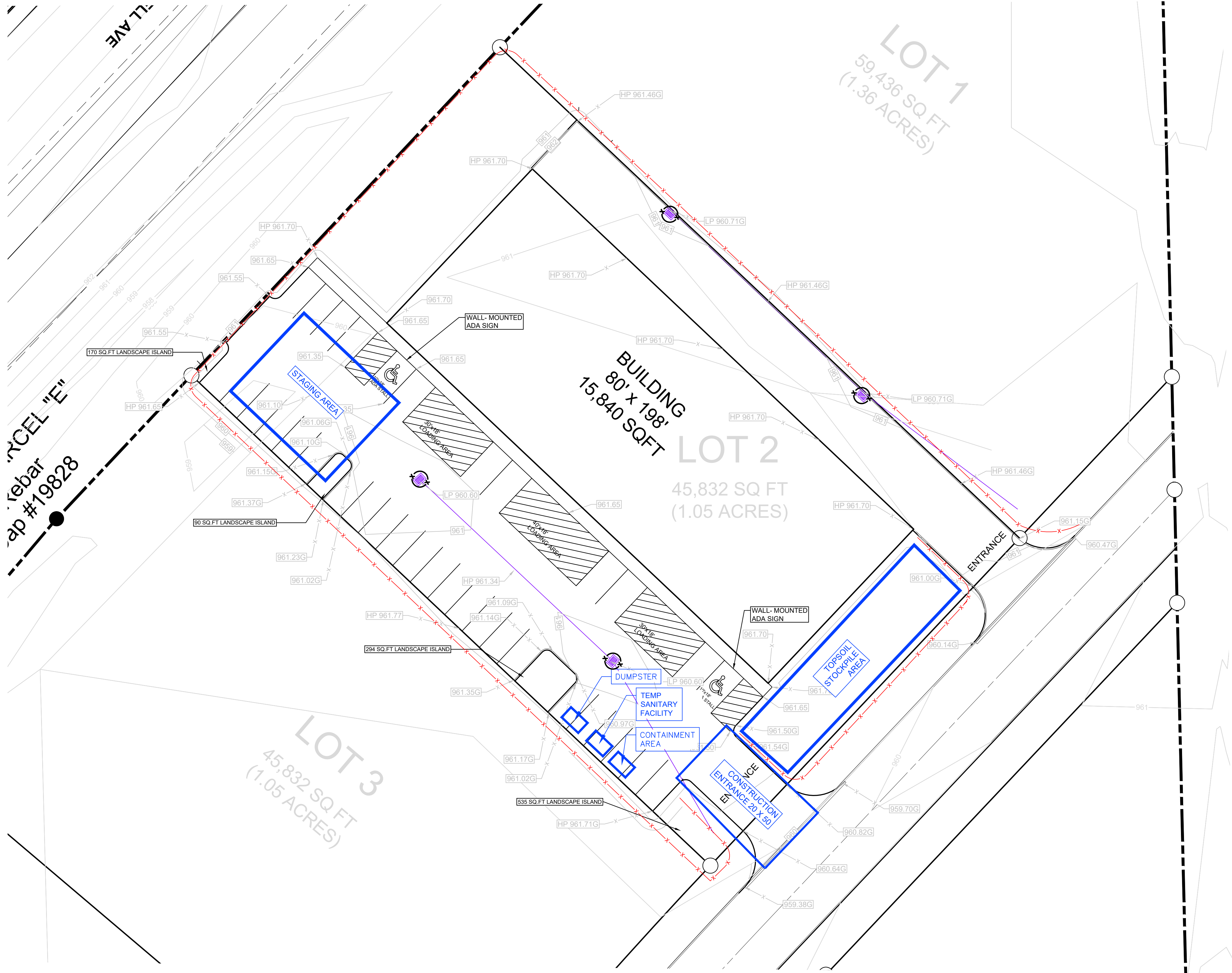
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5 - Utility Sheet



STORM WATER POLLUTION PREVENTION PLAN	
REVISION	DATE

- SWPPP NOTES:**
1. LOCATION OF STAGING AREAS TO CONTAIN: JOB TRAILERS, FUELING LOCATION, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, CONCRETE WASHOUT AREA, CONTROL RUNOFF WITH DIVERSION BERMS OR SILT FENCE AND DIRECT TO SEDIMENT BASIN WHERE POSSIBLE.
 2. ALL INTERIOR & PERIMETER SILT FENCE NOT SHOWN. SEE EROSION CONTROL PLAN.
 3. MULCH OR SOD ALL DISTURBED AREAS NOT PAVED OR DEVELOPED.
 4. ADDITIONAL CONTROLS MAY BE REQUIRED DEPENDING ON PHASING & SITE CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING, NOTING & IMPLEMENTING.
 5. A 4" LAYER OF TOPSOIL SHALL BE RESPREAD FROM THE STOCKPILE ONSITE TO PERVIOUS SURFACES THAT WERE DISTURBED DURING CONSTRUCTION, UNLESS FINANCIALLY OR TECHNOLOGICALLY INFEASIBLE.

—x—x—x—x— FILTER SOCK

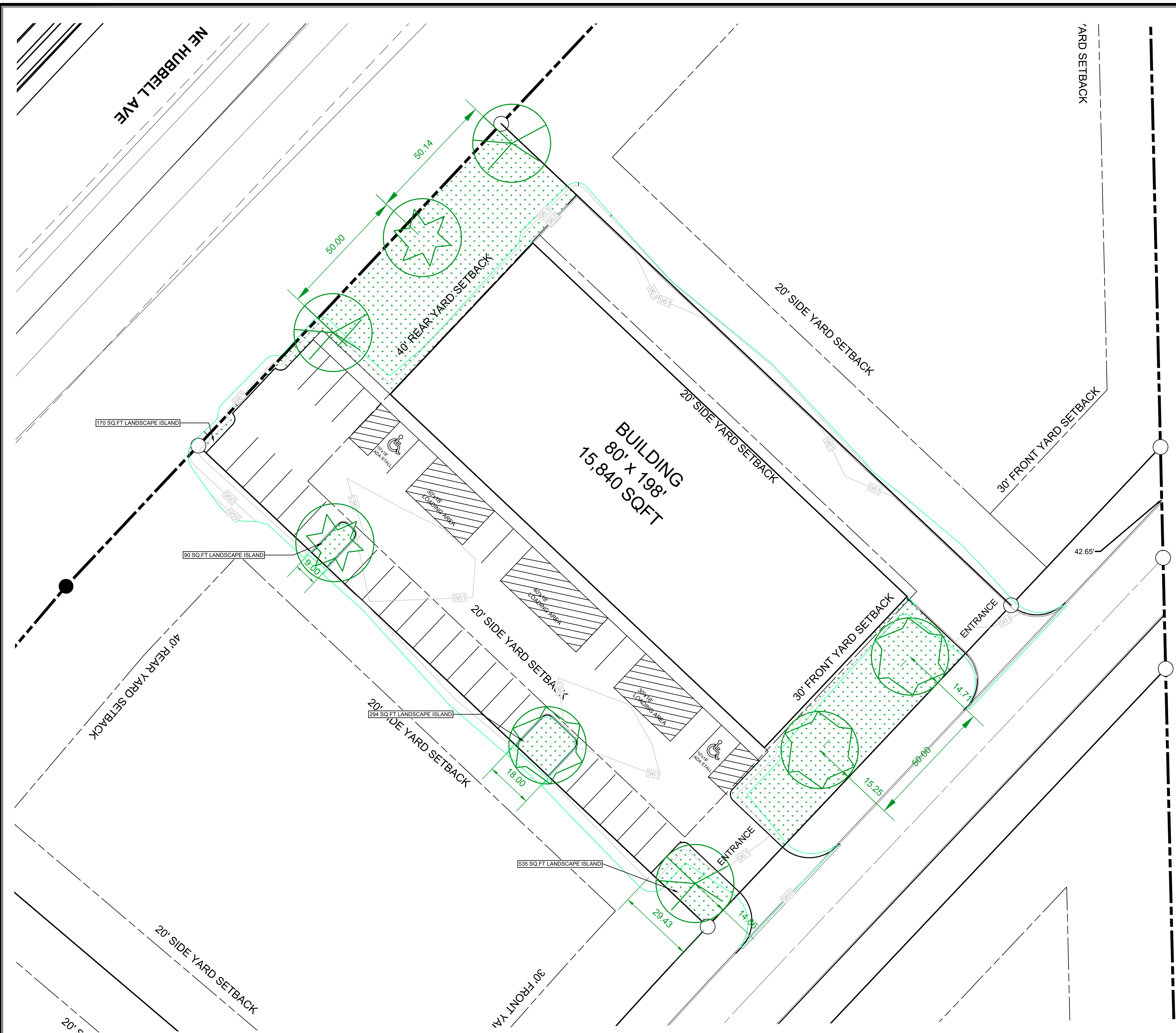
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BIP LOT 2
2510 ROBINSON AVENUE NE
BONDURANT, IA

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6 - Erosion Control Sheet



REQUIRED LANDSCAPING

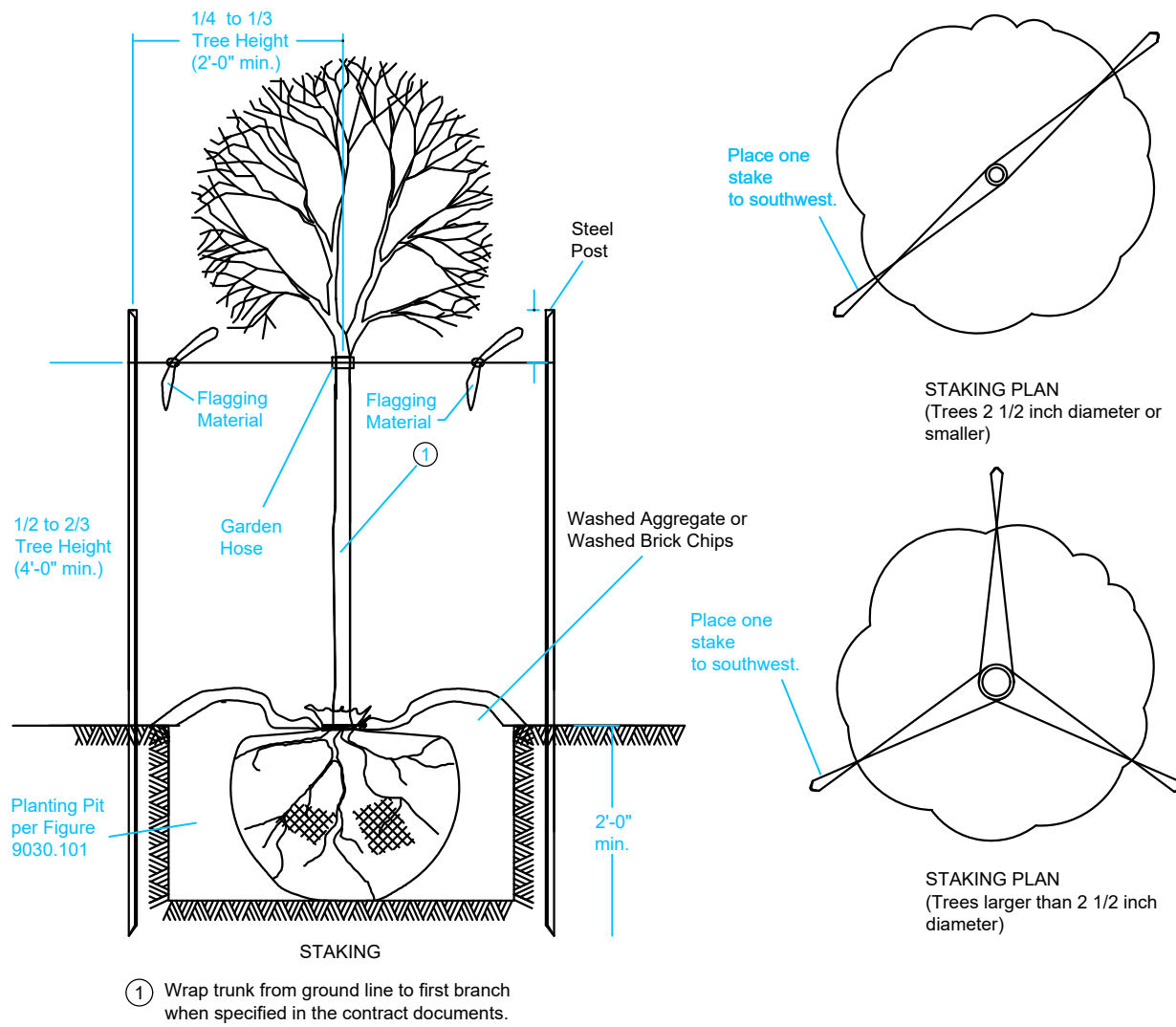
GENERAL:
REQUIRED - 1/50' OF STREET FRONTAGE OR 1/6 PARKING SPACES - 170' FRONTAGE FROM NE HUBBELL AVE + 122' FRONTAGE FROM ROBINSON AVE NE = 292 = 292/50 = 5.84 OR 35/6 = 5.83= 6 TREES
PROVIDED - 6 SITE TREES SPACED AT MOST 50' APART ALONG FRONTAGE

INTERIOR:
REQUIRED - 1/18 PARKING SPACES - 35/18 = 1.94 TREES
PROVIDED - 2 INTERIOR TREES

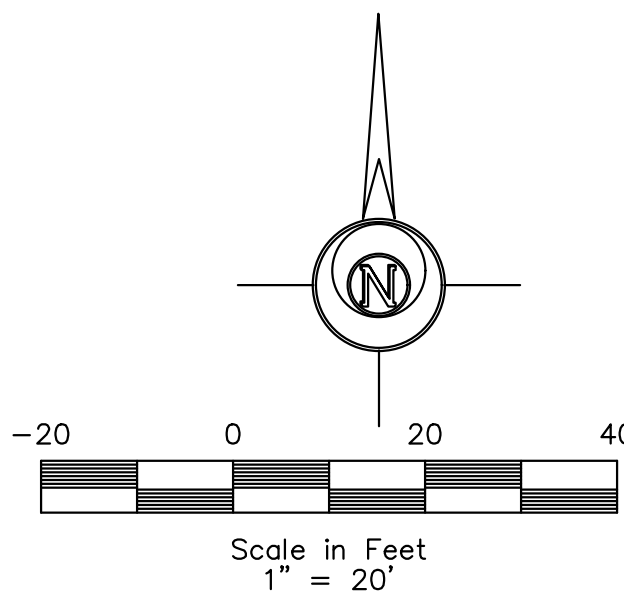
ISLANDS:
REQUIRED - 5% PARKING GREENSPACE - 20,074 SQ.FT. PARKING LOT * 5% = 1,003 SQ.FT.
PROVIDED - 1,137 SQ.FT. LANDSCAPED ISLANDS

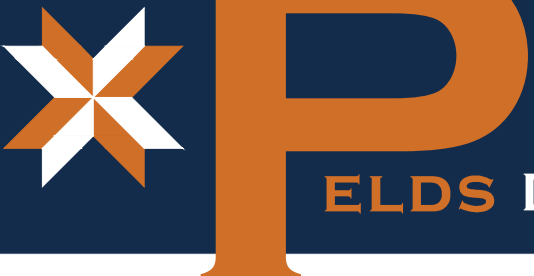
PROPOSED TREES:

SYMBOL	#	COMMON NAME (BOTANICAL NAME)	PLANTING SIZE
	3	KENTUCKY COFFEE TREE (GYMNOCLADUS DIOICUS)	MINIMUM 1.75" CALIPER B&B
	3	RED OAK (QUERCUS RUBRA)	MINIMUM 1.75" CALIPER B&B
	2	TULIP TREE (LIRIODENDRON TULIPEFERA)	MINIMUM 1.75" CALIPER B&B



SEED/SOD AREA - 10,297 SQ.FT.



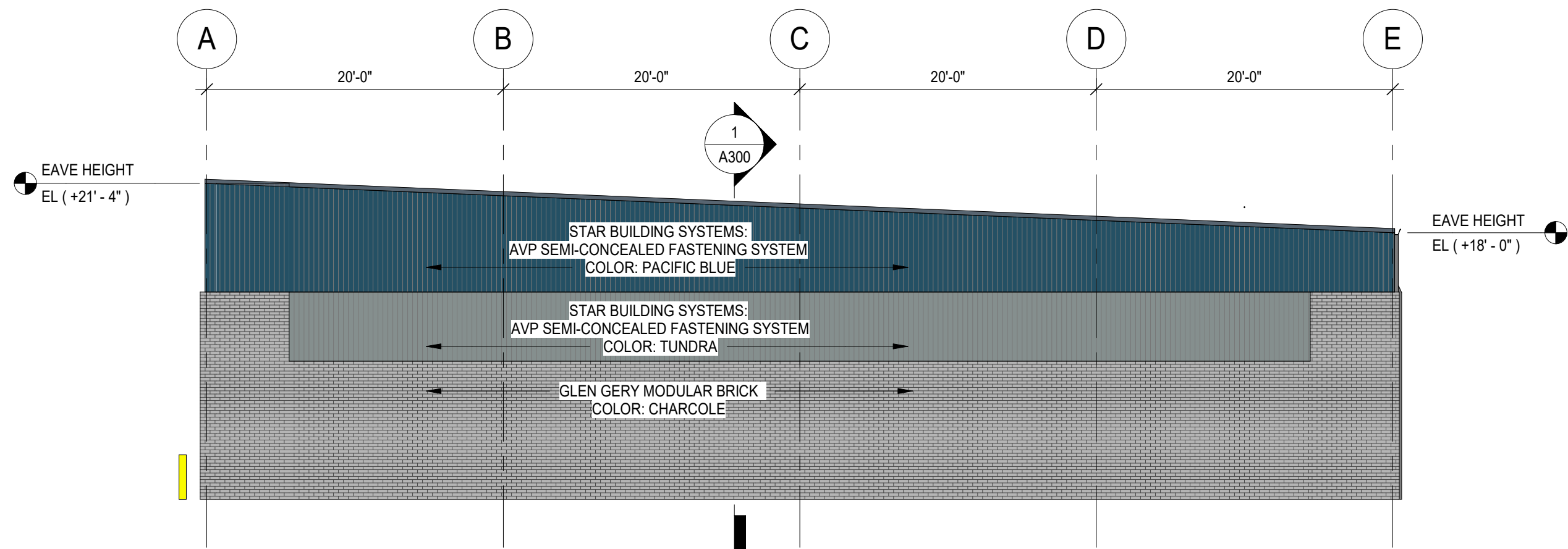
**ELDS DESIGN SERVICES**
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BONDURANT INDUSTRIAL PLAT LOT 2
2510 ROBINSON AVENUE NE
BONDURANT, IA

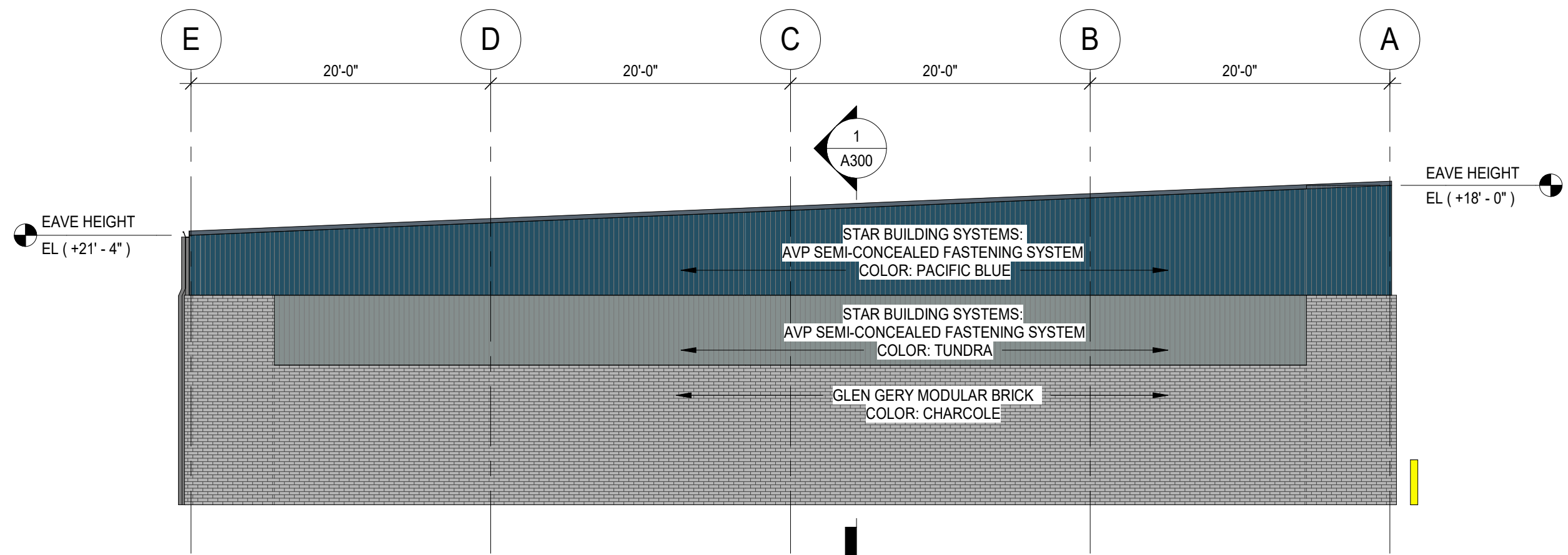
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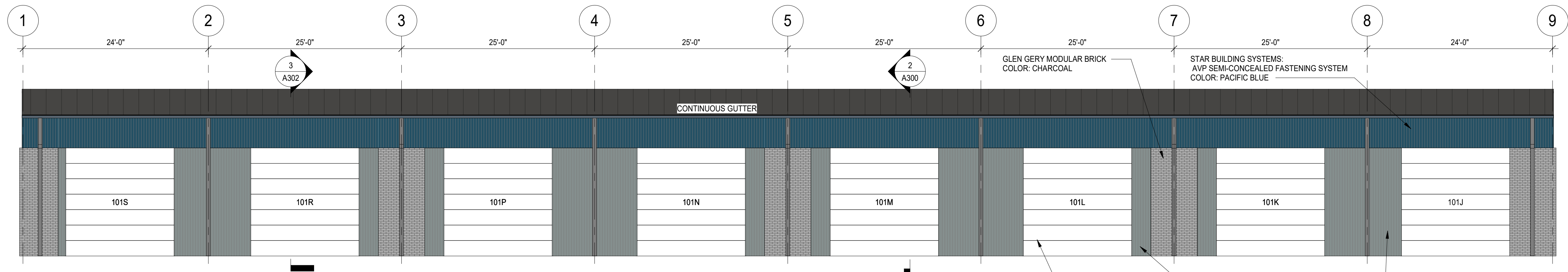
7 - Landscape Sheet



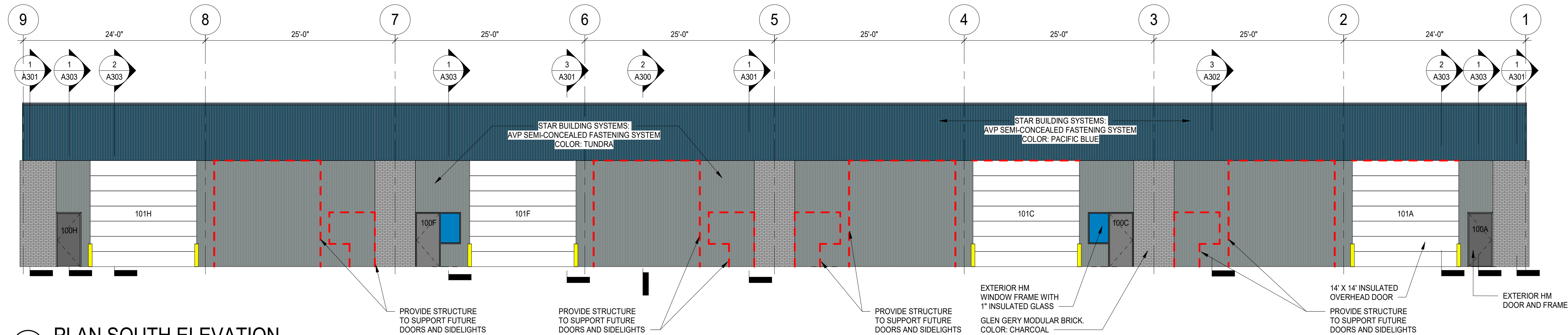
3 PLAN EAST ELEVATION
1/8" = 1'-0"



4 PLAN WEST ELEVATION
1/8" = 1'-0"



2 PLAN NORTH ELEVATION
1/8" = 1'-0"



1 PLAN SOUTH ELEVATION
1/8" = 1'-0"

METERIAL CLASSIFICATION

MATERIAL	OVERLAY CLASS	NORTH FACADE%	SOUTH FACADE%	EAST FACADE%	WEST FACADE%
AVP SEMI-CONCEALED PANEL - COLOR 1	SECONDARY	27.94%	32.00%	19.97%	59.58%
AVP SEMI-CONCEALED PANEL - COLOR 2	SECONDARY	20.93%	34.00%	28.33%	28.33%
DOORS	SECONDARY	37.55%	20.28%	0%	0%
GLASS	PRIMARY	0%	0.55%	0%	0%
MODULAR BRICK	PRIMARY	11.50%	10.00%	50.36%	11.07%
METAL COPING	LIMITED	1.30%	1.30%	1.30%	1.30%

PROJECT NAME:
**PRIMEIR DEVELOPMENT
BONDURANT FLEX SPACE
BONDURANT, IOWA**

REVISION		
No	DESC	DATE

PERMIT SET

DATE OF ISSUE: 09/25/2020

KEY PLAN



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

Item No. 8.b.
For Meeting of 2/7/2022
Resolution

TITLE: - Resolution considering approval of the Knuth annexation request

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For Brief History and Analysis, please see public hearing agenda statement.

FUNDING SOURCE: N/A for annexation only.

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this annexation request during their meeting on January 13, 2022 and voted on recommended approval.

Staff recommends approval of the attached resolution approving the annexation request.

After this annexation request is considered by City Council, it must be sent to the State's City Development Board for their review and approval, as the annexation area falls within two miles of the City of Altoona's city limits. It is anticipated the City Development Board will finalize their review process by mid-April 2022.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-42
2. Signed Petition
3. Area Annexation Map
4. Knuth Annexation Map

CITY OF BONDURANT
RESOLUTION NO. 220207-42

RESOLUTION APPROVING THE KNUTH ANNEXATION AREA, A 100%
VOLUNTARY ANNEXATION REQUEST FOR THE ANNEXATION OF 57.77
ACRES INTO THE CITY OF BONDURANT'S CITY LIMITS WITHIN TWO MILES
OF ALTOONA'S CITY LIMITS

WHEREAS, the City of Bondurant has received an annexation petition from Alan C & Debbie J Knuth, owners, for voluntary annexation on property as described as follows; AND:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 10 ACRES OF LOTS 1 AND 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 SOUTH 10 ACRES OF LOTS 1 AND 2 TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 32;

THENCE NORTH, ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 32 TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NE HUBBELL ROAD;

THENCE NORTHEAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF NE HUBBELL ROAD TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 32;

THENCE EAST, ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 32 TO THE INTERSECTION OF SAID NORTH LINE AND THE WEST LINE OF THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 EXTENDED NORTH;

THENCE SOUTH, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE EAST, ALONG THE SOUTH LINE OF SAID EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE SOUTH, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

WHEREAS, this annexation application is considered a 100% voluntary annexation and is located within two miles of the City of Altoona's city limits; AND

WHEREAS, the annexation area is comprised of 57.77 acres and includes the following Polk County roadway area: Parcel 230/00461-001-002 (Partial), Parcel 230/00460-000-000 (Partial), Parcel 230/00456-000-000, Parcel 230/00461-001-00, and Parcel 230/00455-007-000 and the following State of Iowa roadway area: Parcel 230/00461-001-001 and Parcel 230.00461-002-000; AND

WHEREAS, this annexation area also includes a building on lead land at Parcel 230/00455-009-001; AND

WHEREAS, once annexed, this land will become Agricultural (A-1) until if/when a rezoning request is received; AND

WHEREAS, on January 13th, 2022 the Planning and Zoning Commission of the City of Bondurant reviewed this annexation request and has made the following finding; AND:

1. That the annexation is consistent with the City's Comprehensive Plan.

WHEREAS, annexation area maps are attached to this resolution as Exhibits A & B; AND

WHEREAS, as required by Iowa Code Section 368.7(3), notice was mailed to the City of Altoona, the Polk County Board of Supervisors, affected public utilities, and the Des Moines Area MPO on January 7th, 2022; AND

WHEREAS, as required by Iowa Code Section 368.7(3), notice was published in the Altoona Herald on January 19th, 2022; AND

WHEREAS, as required by Iowa Code Section 368.7(3), the Bondurant City Council held a public hearing to hear public comments on the proposed annexation of said property during their meeting on February 7th, 2022; AND

WHEREAS, upon approval of this resolution, the City Clerk shall mail to the City Development Board the City's annexation documents; AND

WHEREAS, this annexation request is considered complete only after the City Development Board has filed and recorded copies of the annexation as required by Iowa Code Section 368.20(1).

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA THAT: that this annexation request is hereby approved as presented.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 7th day of February 2022.

Passed this 7th day of February 2022,

By: _____

Doug Elrod, Mayor

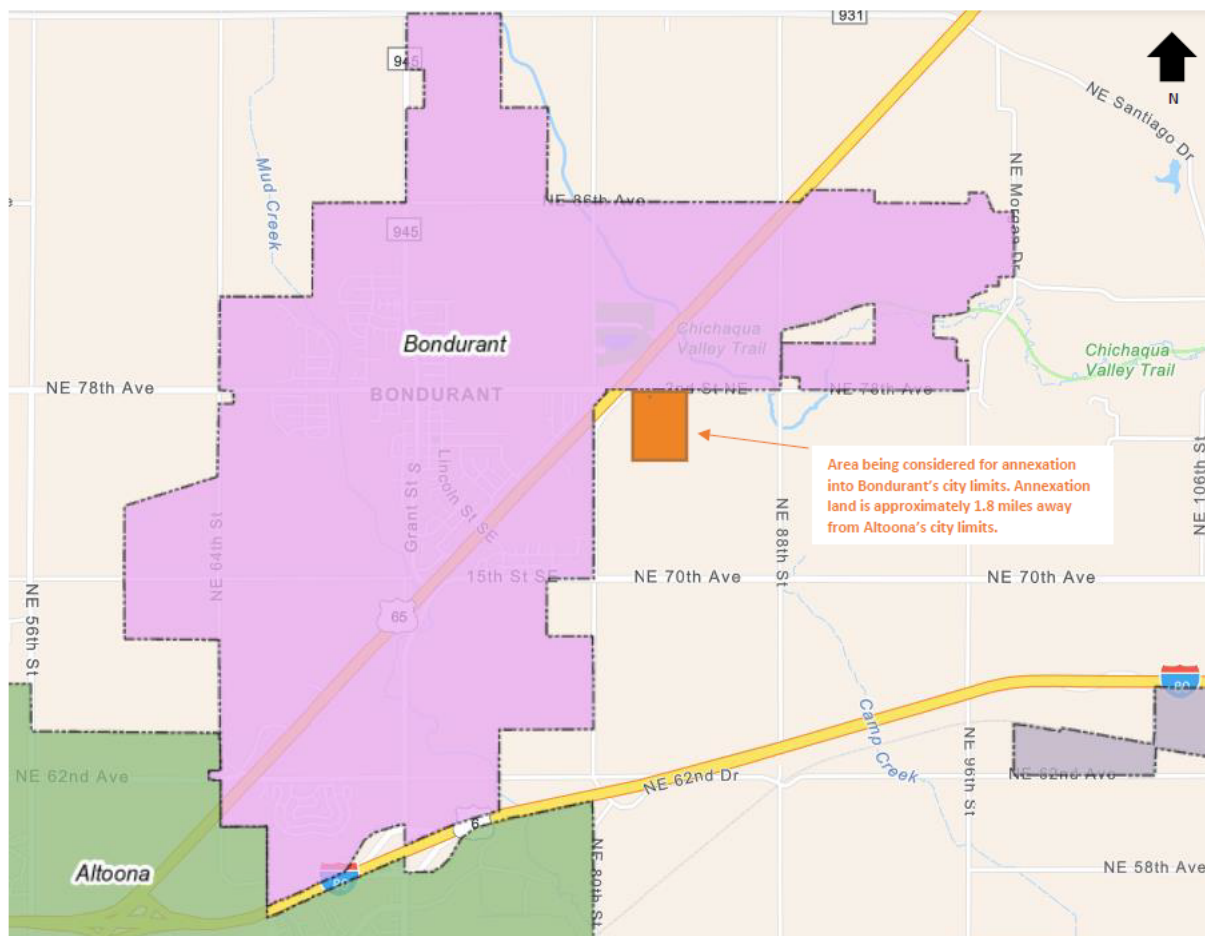
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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

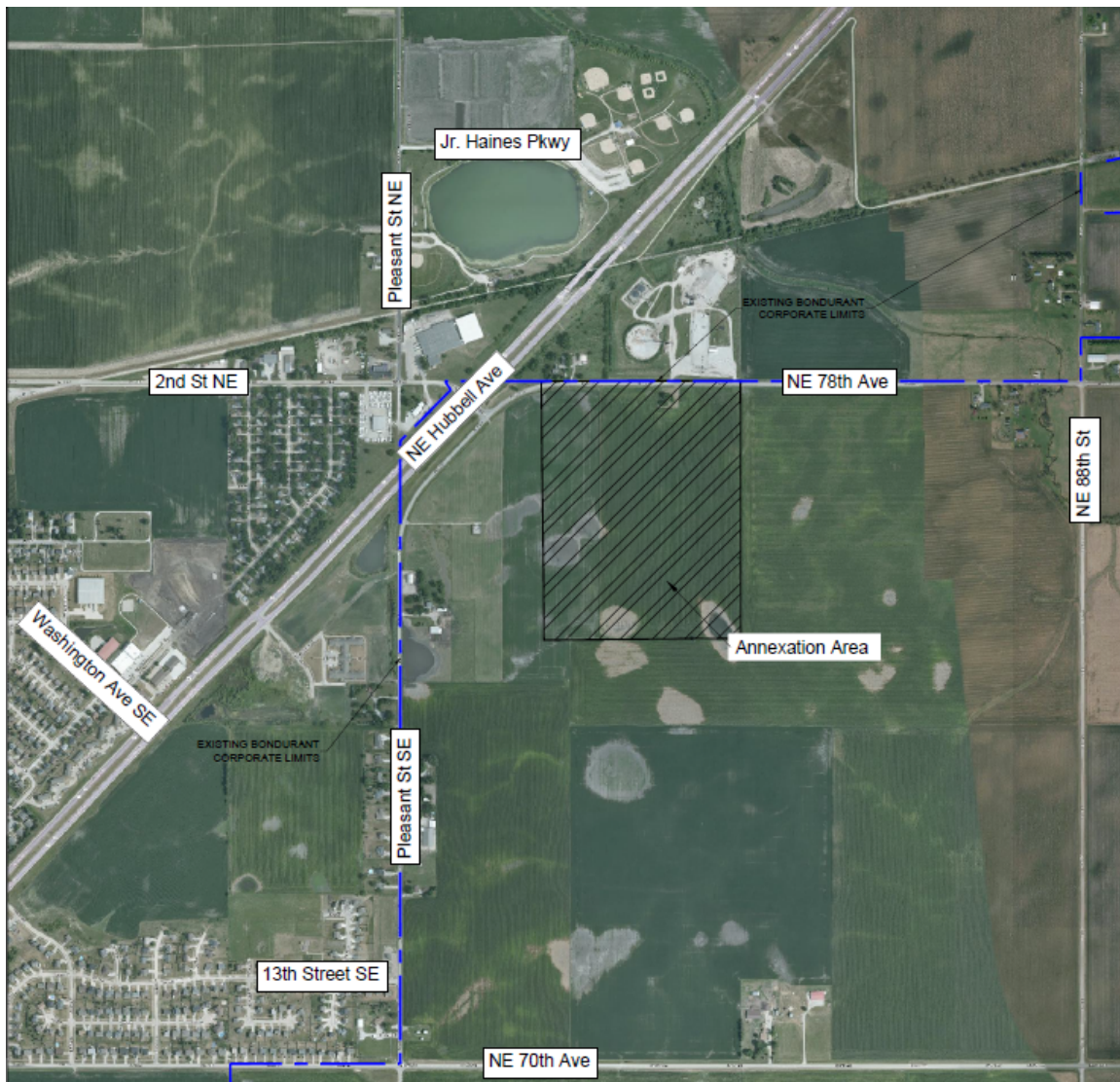
Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Exhibit A – Annexation Area (General Location Map)



Attachment B – Annexation Map (Close-up)



230/00455-000-000
230/00455-008-000
230/00455-009-000

VOLUNTARY ANNEXATION PETITION FOR INCORPORATION INTO THE CITY
LIMITS OF THE CITY OF BONDURANT, IOWA

MAYOR AND COUNCIL MEMBERS:

We, the undersigned, hereby make application to the City of Bondurant, Iowa, pursuant to Iowa Code Section 368.7, for annexation by voluntary petition the following described real estate to-wit:

SEE EXHIBIT A

We hereby respectfully request and solicit the Council of the City of Bondurant, Iowa to adopt a resolution assenting to the annexation of the above-described real estate to the City of Bondurant, Iowa, subject to the following conditions:

1. The property owners/renters may continue to open burn so long as property maintains its current use.

Respectfully submitted,



Alan C Knuth

Date: Dec. 8, 2021



Debbie J Knuth

Date: 12-8-21

EXHIBIT A

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 10 ACRES OF LOTS 1 AND 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;

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THENCE NORTHEAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF NE HUBBELL ROAD TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 32;

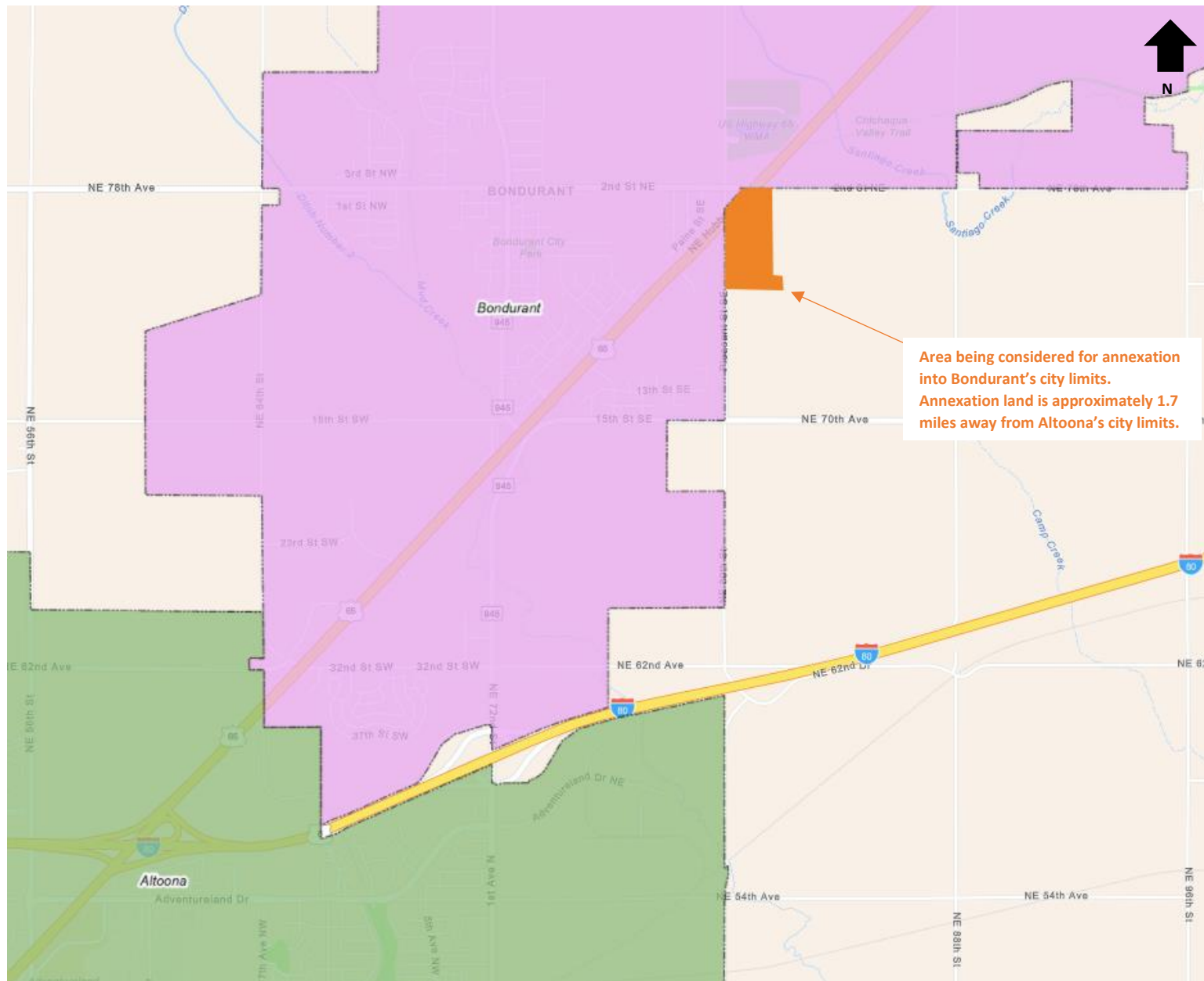
THENCE EAST, ALONG SAID NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 32 TO THE INTERSECTION OF SAID NORTH LINE AND THE WEST LINE OF THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 EXTENDED NORTH;

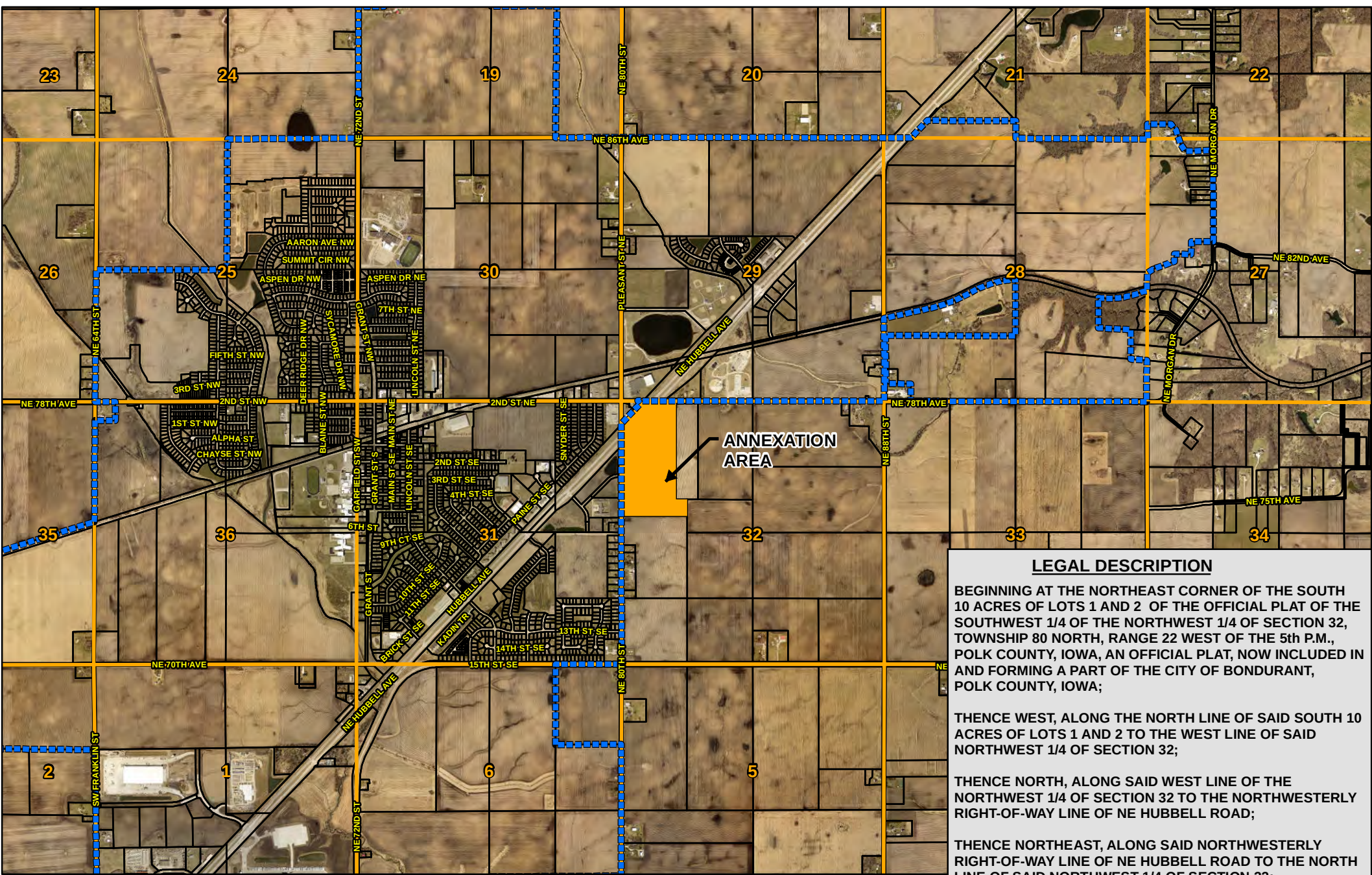
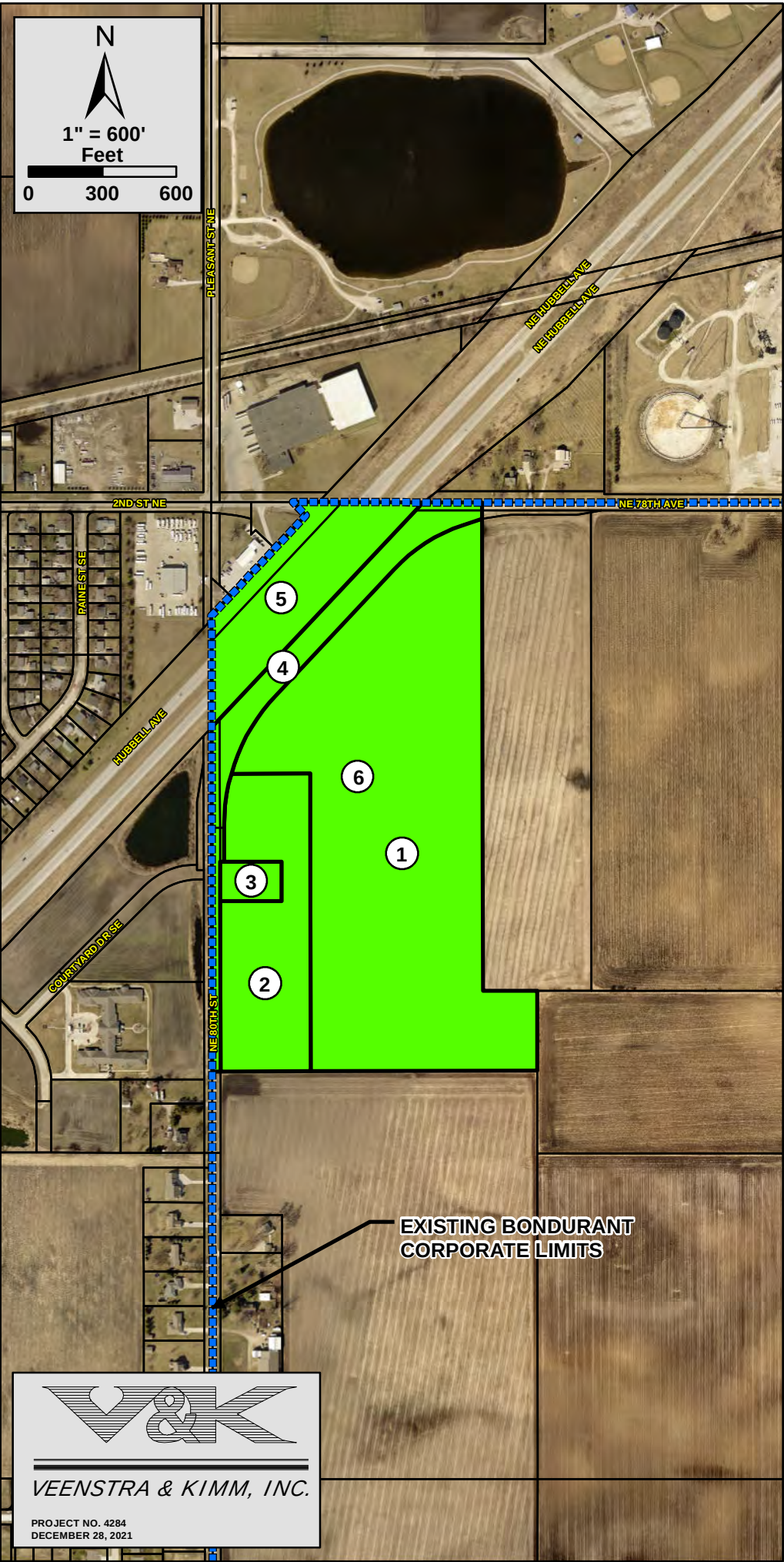
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THENCE EAST, ALONG THE SOUTH LINE OF SAID EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE SOUTH, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

Area Map – City Limits





- | | |
|---|---|
| 1 ALAN & DEBBIE KNUTH
Parcel 230/00455-009-000 (36.05 Acres) | 5 STATE OF IOWA ROW
Parcel 230/00461-001-001 (6.79 Acres)
Parcel 230/00461-002-000 |
| 2 ALAN & DEBBIE KNUTH
Parcel 230/00455-008-000 (9.08 Acres) | 6 GLOBAL SIGNAL ACQUISITIONS II LLC
Building on Leased Land
Parcel 230/00455-009-001 |
| 3 ALAN & DEBBIE KNUTH
Parcel 230/00455-000-000 (0.92 Acres) | |
| 4 POLK COUNTY ROW
Parcel 230/00461-001-002 Partial (4.93 Acres)
Parcel 230/00460-000-000 Partial
Parcel 230/00456-000-000 Partial
Parcel 230/00461-001-003
Parcel 230/00455-007-000 | |

LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH 10 ACRES OF LOTS 1 AND 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;

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THENCE SOUTH, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CITY OF BONDURANT, IOWA
ANNEXATION MAP



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

Item No. 8.c.
For Meeting of 2/7/2022
Resolution

TITLE: -Resolution approving the Maximum Property Tax Dollars for Affected Tax Levies for FY23

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Please see information under Public Hearing earlier on this agenda.

FUNDING SOURCE: The budget encompasses all funding sources.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-43
2. 20220126 posting date Max Levy

CITY OF BONDURANT
RESOLUTION NUMBER 220207-43

RESOLUTION APPROVING THE MAXIMUM PROPERTY TAX DOLLARS FOR
AFFECTED TAX LEVIES FOR FY23

WHEREAS, the City Council of the City of Bondurant, Iowa, hereby proposes to collect certain revenues from property tax levies as allowed by law; and

WHEREAS, the valuation for the City of Bondurant has grown significantly, leading to an increase in the revenues collected, necessary to support the maintenance, operations, and capital projects of a growing community; and

WHEREAS, the City Council for the City of Bondurant anticipates lowering the property tax levy rate for the 16th year in a row for Fiscal Year 22/23; and

WHEREAS, the City Council of the City of Bondurant, Iowa has considered the proposed FY2023 city maximum property tax dollars for the affected levy total; and

WHEREAS, a notice concerning the proposed city maximum property tax dollars was published as required and posted on city web site with a link to such posting made on social media accounts; and

WHEREAS, the public hearing notice indicated the maximum property tax dollars that could be collected under affected levies would be \$3,967,377; and

WHEREAS, the City Council encourages any resident or taxpayer to participate in the hearing and learn about the City's budget and budgeting process; and

WHEREAS, in FY 23 the City of Bondurant is anticipating collecting greater than 102% of the dollars collected under affected levies in FY22 due to the City's growth.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA that the maximum property tax dollars for the affected tax levies for FY23 shall not exceed \$3,967,377 with a total maximum levy for affected property tax levies of \$10.89942.

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

The Maximum Property Tax dollars requested in the total maximum levy for affected property tax levies for FY23 represents an increase of greater than 102% from the Maximum Property Tax dollars requested for FY22, due to growth; and

That the City Council of the City of Bondurant, Iowa, duly held a public hearing on the proposed Fiscal Year City Property Tax Levy on Monday, February 7, 2021 at 6:00 p.m. via Zoom and at the Bondurant City Center/City Hall, 200 2nd Street NE, Bondurant, Iowa 50035 and _____ persons spoke about the proposal.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 7th day of February 2022.

By: _____
Doug Elrod, 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, Interim City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

NOTICE OF PUBLIC HEARING - CITY OF BONDURANT - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2021 - June 30, 2022

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/1/2021 **Meeting Time:** 06:00 PM **Meeting Location:** 200 2nd Street NE, Bondurant, IA 50035 and electronically via Zoom at <https://us02web.zoom.us/j/83328868371>

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.cityofbondurant.com

City Telephone Number
 (515) 967-2418

	Current Year Certified Property Tax 2020 - 2021	Budget Year Effective Property Tax 2021 - 2022	Budget Year Proposed Maximum Property Tax 2021 - 2022	Annual % CHG
Regular Taxable Valuation	255,621,773	299,243,501	299,243,501	
Tax Levies:				
Regular General	2,070,585	2,070,585	2,423,872	
Contract for Use of Bridge	0	0	0	
Opr & Maint Publicly Owned Transit	0	0	0	
Rent, Ins. Maint. Of Non-Owned Civ. Cr.	0	0	0	
Opr & Maint of City-Owned Civic Center	0	0	0	
Planning a Sanitary Disposal Project	0	0	0	
Liability, Property & Self-Insurance Costs	69,000	69,000	75,000	
Support of Local Emer. Mgmt. Commission	3,000	3,000	6,000	
Emergency	0	0	0	
Police & Fire Retirement	0	0	0	
FICA & IPERS	322,002	322,002	150,000	
Other Employee Benefits	259,034	259,034	150,000	
Total Tax Levy	2,723,621	2,723,621	2,804,872	2.98
Tax Rate	10.65464	9.10169	9.37321	

Explanation of significant increases in the budget:

Please note that the Max Levy rate DOES NOT include all city levies. This notice shows the increase in property tax collections by the City, which DOES NOT necessarily represent an increase to individual property owner taxes. It represents an increase in the total amount of revenue collected by the City, in this case due to an increase in valuation primarily related to new construction. The City anticipates slightly lowering the overall levy rate again this year, after lowering it by 3.1% last year. The overall levy will be published at the beginning of March. The City is required to publish and post this notice by State Law.

If applicable, the above notice also available online at:

www.cityofbondurant.com

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.
 **Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

NOTICE OF PUBLIC HEARING - CITY OF BONDURANT - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2022 - June 30, 2023

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/7/2022 **Meeting Time:** 06:00 PM **Meeting Location:** 200 Second Street NE, Bondurant, IA or via Zoom at
<https://us02web.zoom.us/j/85211663912>

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.cityofbondurant.com

City Telephone Number
 (515) 630-6987

	Current Year Certified Property Tax 2021 - 2022	Budget Year Effective Property Tax 2022 - 2023	Budget Year Proposed Maximum Property Tax 2022 - 2023	Annual % CHG
Regular Taxable Valuation	299,243,501	363,998,792	363,998,792	
Tax Levies:				
Regular General	2,423,872	2,423,872	2,948,390	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center			0	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	68,050	68,050	85,000	
Support of Local Emer. Mgmt. Commission	3,500	3,500	7,365	
Emergency	0	0	98,280	
Police & Fire Retirement			0	
FICA & IPERS	124,600	124,600	510,177	
Other Employee Benefits	184,849	184,849	318,165	
Total Tax Levy	2,804,871	2,804,871	3,967,377	41.44
Tax Rate	9.37321	7.70572	10.89942	

Explanation of significant increases in the budget:

The Max Levy Numbers DO NOT REPRESENT A TAX INCREASE TO AN INDIVIDUAL PROPERTY OWNER. The numbers simply show the amount of revenue the City could collect IF it utilized these levies at the maximum amounts. Increases in revenues stem from increase in valuation from growth. The City anticipates lowering its levy rate again this year. This levy does not represent the City's entire levy as several are exempted from this notification. The City is required to publish this notice pursuant to State Law.

If applicable, the above notice also available online at:

www.cityofbondurant.com

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year



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

Item No. 8.d.
For Meeting of 2/7/2022
Resolution

TITLE: -Resolution approving a professional services agreement with Veenstra & Kimm, Inc. for multiple projects related to the City of Bondurant Municipal Water System Improvements for an amount not to exceed \$1,126,000

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As you will recall from several discussions, the Council directed staff to explore the option of reestablishing a potable water production facility. This agreement is for the design services contract with V&K for design and related services for multiple different projects associated with the Water System Improvements for the City.

In using a phased approach for the water system improvements, staff recommends having one design contract for all associated improvements to facilitate not having to bring back multiple contract amendments for each project. This will allow the project to commence once everything is in place and ready to start.

Once each project is designed and ready for bid, staff will present each project phase to the Council for final approval. For reference, each design project and the total cost is listed below:

Well Field Exploration- \$79,100

Preliminary Engineering Report- \$7,500

Well Field- \$95,000

Water Treatment Facility-\$750,000

Raw Water Transmission Mains- \$25,000

Finished Water Transmission Main- \$45,000

32nd Street/Jorie Way/NE 88th Street Water Main for Tower- \$ 70,000

15th Street SE/NE 88th Street Transmission Main from Tower Site- \$55,000

The total design services for this professional services agreement contract are \$1,126,600.00.

Funds to support these services will come from the water utility, supported by debt

service. The City recently applied for an SRF (State Revolving Fund) loan for planning and design services. Additionally, the City has plans to issue a Water Revenue Bond.

FUNDING SOURCE: Water Utility/Bond funding/SRF Loan Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-44
2. Agreement for Professional Services for V&K February 7th 2022

CITY OF BONDURANT
RESOLUTION NO. 220207-44

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH
VEENSTRA & KIMM FOR MULTIPLE PROJECTS RELATED TO THE CITY OF
BONDURANT MUNICIPAL WATER SYSTEM IMPROVEMENTS IN AN AMOUNT NOT
TO EXCEED \$1,126,000

WHEREAS, the city currently owns and operates a municipal water system,
And

WHEREAS, the city will be constructing a water tower to be located on the west side of
NE 88th Street north of Jorie Way, and

WHEREAS, in conjunction with the construction of the new water tower the city will
need to construct two water mains to connect the existing water distribution system to
the new water tower, and

WHEREAS, the existing water supply system from the Des Moines Water Works is at
its maximum capacity, and

WHEREAS, after evaluating alternatives for increased capacity the City anticipates
reestablishing its own water supply and treatment facility to meet the long-term needs of
the city, and

WHEREAS, the new water supply and treatment facility requires the construction of a
water main to connect to the water distribution system, the construction of new wells
and raw water transmission main and the construction of a new water treatment plant,
and

WHEREAS, the city has determined it appropriate to move forward with the phased
design and construction of the improvements to the water system, including connecting
water mains to the water tower, water supply improvements and a new water treatment
plant, and

WHEREAS, as part of the phased implementation of the project the city determined it
appropriate to complete a well field exploration program, and

WHEREAS, the City anticipates utilizing the State Revolving Fund (SRF) loan program
repaid by water revenues for financing the project, and

WHEREAS, once each project is designed and ready for bid, staff will present each
project phase to the Council for final approval; and

WHEREAS, the cost for each design project is listed below:

Well Field Exploration- \$79,100

Preliminary Engineering Report- \$7,500

Well Field- \$95,000

Water Treatment Facility-\$750,000

Raw Water Transmission Mains- \$25,000

Finished Water Transmission Main- \$45,000

32nd Street/Jorie Way/NE 88th Street Water Main for Tower- \$ 70,000

15th Street SE/NE 88th Street Transmission Main from Tower Site- \$55,000; and

WHEREAS, the city has determined it appropriate retain the services of the Engineers to provide engineering services during the planning, design, and construction of the water system improvements.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto the City retains the Engineers to provide professional engineering services for the Project subject to the following terms, conditions, and stipulations to of the contract in an amount of \$1,126,600.

Passed this 7th day of February 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

AGREEMENT FOR PROFESSIONAL SERVICES

**CITY OF BONDURANT, IOWA
WATER SYSTEM IMPROVEMENTS
WATER MAIN, WATER SUPPLY AND WATER TREATMENT**

THIS AGREEMENT, made and entered into this ____ day of _____, 2022, by and between the **CITY OF BONDURANT, IOWA**, hereinafter referred to as the **City**, party of the first part, and **VEENSTRA & KIMM, INC.** of West Des Moines, Iowa, a corporation organized and existing under the laws of the State of Iowa, hereinafter referred to as the **Engineers**,

WITNESSETH: THAT WHEREAS, the City currently owns and operates a municipal water system, and

WHEREAS, the City will be constructing a water tower to be located on the west side of NE 88th Street north of Jorie Way, and

WHEREAS, in conjunction with the construction of the new water tower the City will need to construct two water mains to connect the existing water distribution system to the new water tower, and

WHEREAS, the existing water supply system from the Des Moines Water Works is at its maximum capacity, and

WHEREAS, after evaluating alternatives for increased capacity the City anticipates reestablishing its own water supply and treatment facility to meet the long term needs of the City, and

WHEREAS, the new water supply and treatment facility requires the construction of a water main to connect to the water distribution system, the construction of new wells and raw water transmission main and the construction of a new water treatment plant, and

WHEREAS, the City has determined it appropriate to move forward with the phased design and construction of the improvements to the water system, including connecting water mains to the water tower, water supply improvements and a new water treatment plant, and

WHEREAS, as part of the phased implementation of the project the City determined it appropriate to complete a well field exploration program, and

WHEREAS, the City anticipates utilizing the State Revolving Fund (SRF) loan program for financing the project, and

WHEREAS, the City has determined it appropriate retain the services of the Engineers to provide engineering services during the planning, design and construction of the water system improvements.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto the City retains the Engineers to provide professional engineering services for the Project subject to the following terms, conditions and stipulations to wit:

- 1. PROJECT SCOPE.** It is understood and agreed the Project shall consist of the following:
 - a. Approximately nine shallow wells to be located in the well field area located in the vicinity of NE 94th Street and NE 94th Avenue generally in the area of the City's former well field.
 - b. New water treatment plant, including aeration, filtration, membrane softening, high service pumps, chemical addition and other associated improvements. The preliminary sizing for the water treatment plant is a total capacity of approximately 3.0 mgd.
 - c. Raw water transmission main to extend from the water treatment plant to the individual wells.
 - d. Water main along the northwesterly side of NE Hubbell Avenue (Highway 65) to connect to a water main located along 16th Street NE west of NE Hubbell Avenue (Highway 65).
 - e. Water main starting at the intersection of 32nd Street SE and Pleasant Street SE and extending easterly along 32nd Street SE and Jorie Way to NE 88th Street and north to the water tower site.
 - f. Water main starting at the intersection of 15th Street SE and Pleasant Street SE and extending east on 15th Street SE to NE 88th Street and south to the water tower site.

It is understood and agreed the scope of services for the project may be modified by mutual agreement during the course of performance of the services as the parties mutually determine necessary to meet the goals and objectives of the City.

2. **WELL FIELD EXPLORATION.** It is understood and agreed the Project shall include a well field exploration program. The well field exploration program would be designed to identify the location and design parameters for approximately nine shallow wells to provide water supply to the new water treatment plant. The well field exploration program shall consist of two field phases as well as the evaluation and analysis of the field data. Phase 1 of the well field exploration program shall consist of the drilling of 20 test holes. Each test hole will be drilled with a 6-inch drill to a depth averaging 70 feet. The first phase of the well field exploration program shall include sieve analysis of sand and gravel samples collected during the drilling of the test holes.

Phase 2 of the well field exploration shall consist of the installation of two 6-inch diameter test wells and the pumping of the test wells for an average of 8 hours each to establish the projected capacity of the wells. The well field exploration program shall include analysis and recommendations regarding the water supply, including the location and number of wells necessary to supply the water treatment plant.

3. **PRELIMINARY ENGINEERING REPORT.** The scope of services shall include the preparation of a Preliminary Engineering Report (PER) necessary to satisfy the requirements of the Iowa Department of Natural Resources Drinking Water State Revolving Fund (SRF) Loan Program. The Preliminary Engineering Report under this Agreement shall incorporate the elements of the water system study initiated in 2020 to evaluate the long term water supply and treatment and distribution needs of the City.
4. **DESIGN SURVEYS.** The Engineers shall make all surveys necessary for design of the Project and preparation of plans and specifications. Such design surveys shall include the securing of topographic and cross-sectional data and other field information and measurements.
5. **DESIGN CONFERENCES AND REPORTS.** The Engineers shall attend such design conferences with the Owner as may be necessary to make decisions as to the details of design of the Project. The Engineers shall make periodic progress reports to the City Council, as necessary.
6. **PLANS AND SPECIFICATIONS.** The Engineers shall prepare such detailed plans and specifications as are reasonably necessary and desirable for construction of the Project. The specifications shall describe, in detail, the work to be done, materials to be used and the construction methods to be followed. Preliminary plans and specifications shall be submitted to the Owner for review prior to completion of preparation of final plans and specifications. Three (3) sets of final plans and specifications shall be submitted to the Owner.

7. **SRF PROGRAM REQUIREMENTS.** During the course of design and construction services for the project the Engineer shall assist the City to ensure the project is constructed in compliance with the requirements of the Drinking Water State Revolving Fund (SRF) loan program.
8. **PERMITS AND LICENSES.** The Engineers shall provide copies of the plans and specifications for review by the Iowa Department of Natural Resources, and shall assist in obtaining the necessary construction permits for the Project. Any fees for the construction permits shall be paid by the Owner and said costs shall not be charged against the Engineers' fees.
9. **ESTIMATE OF COST.** The Engineers shall prepare an estimate of cost for each construction contract. The estimate of cost shall be based on the Engineers' best knowledge at the time of preparation of the estimate of cost. The Engineers shall not be responsible if the construction contract awarded for the Project varies from the Engineers' estimate of cost. The Engineers shall advise and assist the City, if necessary, in adjusting the scope and extent of the Project to allow the Project to be constructed within available budget limitations.
10. **EASEMENT AND PROPERTY ACQUISITION.** The Engineer shall prepare necessary acquisition plats and permanent and temporary easements for construction of the various components of the improvements to the water system. The individual property and easement acquisition documents shall be prepared as a part of the design services for each of the elements of the project scope.
11. **ADVERTISEMENT FOR BIDS.** The Engineers shall assist in the preparation of the notice to contractors and shall provide plans and specifications to prospective bidders for each construction contract. Publication costs shall be borne by the Owner.
12. **COSTS OF PLANS AND SPECIFICATIONS.** The Owner shall compensate the Engineers for the actual costs of the plans and specifications provided contractors, plan rooms and suppliers during Project bidding. The costs of plans shall be separate from the fee provisions under "**17. COMPENSATION**".
13. **BIDDING SERVICES.** The Engineers shall provide services during the bidding phase of the Project that will include the following:
 - a. Notification of potential bidders of the upcoming Project and availability of plans and specifications.
 - b. Distribute bidding documents and maintain bidders list.

- c. Respond to questions raised during the bidding period and prepare and issue addendum as appropriate to clarify, correct or change the bidding documents.
- d. Assist the City in evaluating alternate equipment submittals during and following the bidding phase of the Project.

14. BID OPENING AND AWARD OF CONTRACT. The Engineers shall have a representative present when the bids and proposals are opened for each project and shall prepare a tabulation of bids for the Owner and shall advise as to the responsiveness of the bidders, and assist in making the award of contract. After the award is made, the Engineers shall prepare the necessary contract documents. During the bidding phase, the Engineers shall advise the Owner of the responsiveness of each proposal submitted. The Engineers shall not be responsible for advising the Owner as to the responsibility of any bidder.

15. GENERAL SERVICES DURING CONSTRUCTION. The Engineers shall provide general services during construction including:

- a. The Engineer shall conduct a preconstruction conference attended by representatives of the Owner, Engineer, and contractor to discuss details of the Project.
- b. Consult with and advise Owner.
- c. Provide periodic visits to the site during construction by representatives of the various design disciplines. Such visits will be as necessary to observe the progress and quality of the various aspects of the contractor's work. Based on information obtained during visits and observations, the Engineers will endeavor to determine in general if the contractor's work is in accordance with the contract documents. The Engineers' visits are for the purpose of observing the contractor's work in progress and the Engineers will not supervise, direct or have control over the contractor's work, or have the authority over, or the responsibility for, the means, methods, techniques or procedures of construction selected by the contractor. The Engineers shall not be responsible for safety precautions and programs or for the failure of the contractor to comply with any applicable laws, rules, regulations or local codes and ordinances.
- d. Attend periodic Project meetings with construction contractor.

- e. During and following periodic site visits the Engineers shall have the authority to reject contractor's work, or disapprove such work while in progress, if the Engineers believe such work will not produce a completed Project that generally conforms to the contract documents.
- f. The Engineers will assist in interpretation of the plans and specifications and will issue necessary clarifications and interpretations to the contract documents as appropriate. Such clarifications and interpretations will be consistent with the intent of, and will be reasonably inferable from, the contract documents.
- g. In consultation with the Owner, the Engineers may issue field orders offering minor variations from the requirements of the contract documents.
- h. The Engineers shall review shop drawings, samples and other data the contractors are required to submit for conformance with the information given in the contract documents and compatibility with the design concept. Such review and review comments will not extend to means, methods, techniques, procedures or sequences of construction or to safety precautions and programs thereto. The Engineers shall not be responsible for determining the completeness of the submittal of shop drawings and the contractors shall remain wholly responsible for any omissions in submittals.
- i. The Engineers, in consultation with the Owner, will evaluate and determine the acceptability of substitute or "or equal" materials and equipment as proposed by contractors. Such review will be for conformance with the contract document requirements.
- j. The Engineers shall review the results of tests and inspections for the purpose of determining the results certified therein to indicate compliance with the contract documents. The Engineers review will not constitute an independent evaluation that the contents or procedures of such inspections, tests or approvals comply with the requirements of the contract documents. The Engineers shall be entitled to rely on the results of the tests completed and submitted by or on behalf of the contractor.
- k. Process and certify payment estimates of the contractor to the Owner.
- l. In consultation with Owner, the Engineers shall prepare amendments to the contract documents as necessary to show major changes made during construction.

- m. The Engineers shall receive, review and transmit to the City documents submitted by the contractor as required under the contract documents to obtain final payment. The Engineers review of such documents will be only to determine generally that the content complies with the requirements of the contract documents.
 - n. Provide construction staking information as necessary to include the establishment of required benchmarks and baselines for locations, elevations and grades of construction. Detailed construction staking for the Project shall be performed by the Contractor.
- 16. FINAL REVIEW SERVICES.** The Engineers shall make a final review after construction is complete to determine that the construction is substantially in compliance with the plans and specifications. The Engineers shall certify to the Owner that construction is substantially in compliance with the plans and specifications.
- 17. RECORD DRAWINGS.** The Engineers will prepare Project record drawings showing record information. The basis of the record information will be field record drawings furnished by contractors on which the contractors have annotated changes during construction and information provided by the City from its observation of construction whether on a periodic or regular basis. The Project record drawings will be prepared on the basis of the Engineers own knowledge and information provided by the contractors and City. The Engineers shall not be responsible for the accuracy of information provided by others.
- 18. RESIDENT REVIEW SERVICES.** The Engineers shall provide Resident Review services during construction of the Project.

The Engineers shall assign a qualified and experienced engineering technician to provide on-site observation of construction activities and maintain a record of construction activities. Resident observation services will be provided on an as required basis, with the anticipation nearly continuous observation will be provided during key periods of construction.

Resident Review services shall be provided for the construction duration a period as established for each construction contract schedule. In the event the Contractor fails to complete the Project within the 18 month period provided in the construction contract Resident Review services beyond the construction contract period may be provided if requested by the City. The Engineers may notify the City such additional Resident Review services beyond the contract period shall be Extra Work as provided in the Agreement.

19. PHASED IMPLEMENTATION. This Agreement sets forth provisions for engineering services for the planning, design and construction of six water system improvements. The six water system improvements shall be designed and constructed over a period starting in early 2022 with completion anticipated in 2025. The design and construction of the various elements of the overall project shall be initiated by separate notice to proceed for projects for which a fee is included in this Agreement, or by separate Amendment to Agreement for those projects or work tasks for which the fee is not included in this Agreement.

20. COMPENSATION.

- a. The fee for engineering services for the Well Field Exploration Program as set forth in **“3. WELL FIELD EXPLORATION PROGRAM”** shall be on the basis of the engineers standard hourly fees, plus reimbursement of direct out of pocket expenses, with a maximum not to exceed fee of Seventy-nine Thousand One Hundred Dollars (\$79,100).
- b. The fee for engineering services for preparation of the Preliminary Engineering Report as set forth in **“4. PRELIMINARY ENGINEERING REPORT”** shall be on the basis of the engineers standard hourly fees, plus reimbursement of direct out of pocket expenses, with a maximum not to exceed fee of Seven Thousand Five Hundred Dollars (\$7,500).
- c. The fee for engineering services for design and bidding services for the shallow wells as set forth in **“a. of 1. PROJECT SCOPE”** shall be on the basis of the engineers standard hourly fees, plus reimbursement of direct out of pocket expenses, with a maximum not to exceed fee of Ninety-five Thousand Dollars (\$95,000).
- d. The fee for engineering services for design and bidding services for the water treatment plant as set forth in **“b. of 1. PROJECT SCOPE”** shall be on the basis of the engineers standard hourly fees, plus reimbursement of direct out of pocket expenses, with a maximum not to exceed fee of Seven Hundred Fifty Thousand Dollars (\$750,000).
- e. The fee for engineering services for design and bidding services for the raw water main as set forth in **“c. of 1. PROJECT SCOPE”** shall be on the basis of the engineers standard hourly fees, plus reimbursement of direct out of pocket expenses, with a maximum not to exceed fee of Twenty-Five Thousand Dollars (\$25,000).

- f. The fee for engineering services for design and bidding services for the water main located along NE Hubbell Avenue from 16th Street NE to the water treatment plant as set forth in “**d. of 1. PROJECT SCOPE**” shall be on the basis of the engineers standard hourly fees, plus reimbursement of direct out of pocket expenses, with a maximum not to exceed fee of Forty-five Thousand Dollars (\$45,000).
- g. The fee for engineering services for design and bidding services for the water main to be located along 32nd Street SE, Jorie Way and NE 88th Street south of the water tower as set forth in “**e. of 1. PROJECT SCOPE**” shall be on the basis of the engineers standard hourly fees, plus reimbursement of direct out of pocket expenses, with a maximum not to exceed fee of Seventy Thousand Dollars (\$70,000).
- h. The fee for engineering services for design and bidding services for the water main to be located along 15th Street SE from Pleasant Street SE to NE 88th Street and south on NE 88th Street to the water tower as set forth in “**f. of 1. PROJECT SCOPE**” shall be on the basis of the engineers standard hourly fees, plus reimbursement of direct out of pocket expenses, with a maximum not to exceed fee of Fifty-five Thousand Dollars (\$55,000).
- i. The fee for engineering services during construction of the project as set forth in “**15. GENERAL SERVICES DURING CONSTRUCTION, 16. FINAL REVIEW SERVICES, 17. RECORD DRAWINGS AND 18. RESIDENT REVIEW SERVICES**” shall be set forth in a subsequent Amendment to this Agreement.

21. PAYMENT. The fees shall be due and payable as follows:

- a. For design, preparation of plans and specifications and general services during construction, the fee shall be due and payable monthly based on that proportion of the fee which the Engineers have completed as of the time of the applicable billing.

22. LEGAL SERVICES. The Owner shall provide the services of the City Attorney in matters pertaining to this Project. The Engineers shall cooperate with the Owner' attorney and shall comply with her requirements as to form of contract documents and procedures relative to them.

23. SERVICES NOT INCLUDED. Services not included under this Agreement are as follows:

- a. Material testing and inspections other than those completed as a part of the resident review on the site of the Project, environmental impact statements, archaeological investigation, contaminated soil and groundwater investigations, geotechnical investigation.
- b. Wetlands studies and archaeological studies.
- c. Geotechnical services except as described hereinbefore.
- d. Services related to or regarding arbitration or litigation of a construction contract between a construction contractor and the Owner regarding any of the Projects included in this Agreement.
- e. Services required for the evaluation of and determination to accept defective work by Contractor including required re-design services.
- f. Services required for re-design as a result of substitute products during the construction phase.
- g. Services required as a result of Owner providing incomplete or incorrect Project information.
- h. Assistance in connection with bid protests, rebidding or renegotiating contracts for construction, materials, equipment, or services, only so long as the original work is reasonably consistent with the Owner's program or other instruction.
- i. Construction staking.
- j. Providing assistance in resolving any Hazardous Environmental Condition in compliance with current Laws and Regulations.
- k. Services for the acquisition of easements and property.

- 24. INSURANCE.** The Engineers shall furnish the Owner with certificates of insurance by insurance companies licensed to do business in the State of Iowa, upon which the Owner is endorsed as an additional named insured, in the following limits. Except as noted, the coverage is on an occurrence basis.

General Liability*	\$1,000,000/2,000,000
Automobile Liability	\$1,000,000
Excess Liability (Umbrella)*	\$8,000,000/8,000,000
Workers' Compensation, Statutory Benefits Coverage B	\$1,000,000
Professional Liability**, ***	\$3,000,000/3,000,000

*Occurrence/Aggregate

** The Owner is not to be named as an additional insured

***Claims made basis

- 25. ERRORS OR DEFICIENCIES.** The Engineers shall, without additional compensation, revise any materials prepared under this Agreement if it is determined that the Engineers are responsible for any errors or deficiencies. This provision shall not apply to changes in the Project or Project materials which may result from causes or information which the Engineers could not have reasonably ascertained during the Project design, such as hidden or latent defects or conditions in the existing plant.
- 26. MODIFICATIONS TO AGREEMENT.** This Agreement may be modified upon written agreement by the City and the Engineers. In the event that any additional services are required of the Engineers that are over and above those described in this Agreement, the services shall not be done without express prior written agreement between the City and the Engineers. The scope of additional services, and fees to be charged, shall be specified in any such written authorization. Additional services to be provided by the Engineers after completion of the work set forth under this Agreement may include general services during construction, resident review, start-up services, preparation of an instruction and/or operation and maintenance manual, supervision of operation or other services that may be mutually agreed upon by the City and Engineers.
- 27. LEGAL SERVICES.** The City shall provide the services of an attorney experienced in legal matters pertaining to this type of project. The Engineers shall cooperate with said attorney and shall comply with his requirements as to form of contract documents and procedures relative to them.
- 28. COMPLETENESS OF CONTRACT.** This document contains all terms and conditions of this Agreement. Any alterations shall be invalid unless made in writing, signed by both parties and incorporated as an amendment to this Agreement.

VERSION 2

The undersigned do hereby covenant and state that this Agreement is executed in duplicate as though each were an original and that there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated that there are no other considerations or monies contingent upon or resulting from the execution of this Agreement nor have any of the above been implied by or for any party to this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names on the date first written above.

CITY OF BONDURANT, IOWA

ATTEST:

By _____
Mayor

By _____
City Clerk

VEENSTRA & KIMM, INC.

ATTEST:

By _____
Chair, Board of Directors

By _____

VEENSTRA & KIMM, INC.
 HOURLY RATES BY EMPLOYEE CLASSIFICATION
 (Effective July 2021)

Management I.....	\$186.00
Management II.....	180.00
Process Engineer I.....	203.00
Client Services I	180.00
Client Services V	70.00
Funding Specialist.....	110.00
Engineer I-A.....	186.00
Engineer I-B.....	176.00
Engineer I-C.....	167.00
Engineer I-D.....	160.00
Engineer II-A.....	152.00
Engineer II-B.....	143.00
Engineer III-A.....	134.00
Engineer III-B.....	128.00
Engineer III-C.....	125.00
Engineer IV.....	121.00
Engineer V.....	113.00
Engineer VI.....	106.00
Engineer VII.....	101.00
Engineer VIII.....	98.00
Engineer IX.....	91.00
Engineer X.....	83.00
Engineer XI.....	75.00
Engineer XII.....	67.00
Design Technician I	107.00
Design Technician II	96.00
Architect.....	114.00
Planner I.....	117.00
Planner II.....	78.00
Planner III.....	72.00
Drafter IA.....	107.00
Drafter IB.....	100.00
Drafter II.....	94.00
Drafter III.....	88.00
Drafter IV.....	79.00
Drafter V.....	70.00
Drafter VI.....	63.00
Drafter VII.....	56.00
Clerical I.....	79.00
Clerical II.....	70.00
Clerical III.....	60.00
Clerical IV	53.00
Clerical V	44.00
Construction Manager	180.00
Surveyor I.....	127.00
Surveyor II.....	112.00

VERSION 2

Technician I	93.00
Technician II	86.00
Technician III	79.00
Technician IV	77.00
Technician V	71.00
Technician VI	65.00
Technician VII	54.00
Technician VIII	47.00
Technician IX	39.00
Building Inspector I	178.00
Building Inspector I-A	119.00
Building Inspector II	94.00
Building Inspector III	75.00

REIMBURSABLES AND EQUIPMENT RATES

Robotics	35.00
GPS	35.00
Leica Total Station	25.00
Total Station Robotics	20.00
Tablet	45.00
Fluoroscope	50.00
4-Wheeler	50.00
Drone	75.00
Mileage	IRS Rate



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

Item No. 8.e.
For Meeting of 2/7/2022
Resolution

TITLE: -Discussion and possible consideration of a resolution approving a Proposal from and authorizing the Mayor to execute an agreement with Emergency Services Consulting International in the amount of \$48,233 (inclusive of expenses) for Bondurant Emergency Services Department Strategic Plan

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: City staff have been working continually to create long-term strategic plans that project staffing levels and facilities needed as the City grows. The City currently has a combination department, with full-time staff augmented by paid-per-call staff. As we look toward the future, we would like to enlist the services of a consultant to help guide us in the development of staffing models and the determination of equipment and facility needs. This information is critical as it drives the programming for the design of the Bondurant Emergency Services Facility that the City is undertaking.

Late last year, staff recommended enlisting the services of a consulting firm to help evaluate and project the needs of the City's Emergency Services Department and the City issued a request for proposals. The City released the RFP on December 15 and proposals were due by January 31, 2022.

City staff recommend approving the attached proposal and authorizing the mayor to execute an agreement with Emergency Services Consulting International (ESC). ESC has worked throughout the country and specifically in Iowa with Indianola, Hiawatha, Polk County, and Johnston/Grimes.

Staff anticipate the process to take no more than six months once the consultant is contracted.

FUNDING SOURCE: Fire/EMS: Funding is budgeted both in the FY22 year-end estimate and in FY23 for this study.

STAFF RECOMMENDATION: Discuss, modify as appropriate, and approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220207-45
2. ESC proposal for BES Strategic Plan

CITY OF BONDURANT
RESOLUTION NO. 220207-45

RESOLUTION APPROVING PROPOSAL FROM AND AUTHORIZING THE MAYOR
TO EXECUTE AN AGREEMENT WITH EMERGENCY SERVICES CONSULTING
INTERNATIONAL IN THE AMOUNT OF \$48,233 FOR BONDURANT EMERGENCY
SERVICES DEPARTMENT STRATEGIC PLAN

WHEREAS, the City of Bondurant wishes to develop a strategic plan for the Bondurant
Emergency Services Department; AND

WHEREAS, this plan will help drive the programming for the design of the Bondurant
Emergency Services Facility that the City is undertaking; AND

WHEREAS, the City solicited proposals and received a proposal from Emergency
Services Consulting International (ESC) in the amount of \$48,233; AND

WHEREAS, ESC has worked throughout the country and in Iowa, including with
Indianola, Hiawatha, Polk County, and Johnston/Grimes.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant,
Iowa, that the proposal from Emergency Services Consulting International in the amount
of \$48,233, inclusive of expenses, for the Bondurant Emergency Services Strategic Plan
is hereby approved.

BE IT FURTHER RESOLVED, that the Mayor is authorized to execute and agreement
with Emergency Services Consulting International, pending legal counsel review.

Passed this 7th day of February 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Project Proposal



Bondurant
Life Connecting

Emergency Services Department Strategic Plan City of Bondurant

Prepared by:



**Emergency Services
Consulting International**

25030 SW Parkway Avenue, Suite 330
Wilsonville, OR 97070
P 1.800.757.3724 | E info@esci.us | W www.esci.us

Proposal issued:

01.31.2022

Valid to:

05.01.2022

STATEMENT OF CONFIDENTIALITY

This proposal and supporting materials contain confidential and proprietary business information of ESCI. These materials may be printed or photocopied for use in evaluating the proposed project but are not to be shared with other parties.

Cover Letter

January 31, 2022

City of Bondurant
200 Second Street NE, POB 37
Bondurant, IA 50035
Email: bwolf@ci.stillwater.mn.us



RE: RFP for City of Bondurant Emergency Services Department Strategic Plan

Dear Beth Wolf,

Emergency Services Consulting International (ESCI) is pleased to submit our proposal to conduct an Emergency Services Department Strategic Plan for the City of Bondurant and the Bondurant Emergency Services Department. ESCI is well-positioned to assist you with this important project. ESCI has worked with innumerable communities across the country; our project team has significant experience in the development and delivery of Strategic Plans, Standards of Cover Reports, Staffing and Organizational Studies, Agency Evaluations and Master Plans, Fire Station Assessments, Community Risk Assessments, and similar planning studies. ESCI is currently finishing up a Cooperative Study Analysis for Johnston and Grimes, Iowa.

Established in 1976, ESCI specializes in high quality, professional consulting services to public safety and emergency management organizations throughout the United States and Canada. Considered by many to be the nation's leader in public safety consulting, the ESCI team brings first-hand experience and subject matter experts in emergency planning, mitigation, response, and recovery, with active involvement in highly visible and responsible leadership positions. ESCI operates on the principles of honesty, integrity, and service. You can count on us to understand your issues, challenges, and responsibilities, and to provide proven, community-driven solutions and best practices designed to meet your specific needs, on time and within budget.

We thank you for the opportunity to submit this proposal and are looking forward to working with you on this important project. Should you have any questions, please do not hesitate to contact me or Project Manager, Chris Truty at chris.truty@esci.us or by phone at 720-665-0354. You can also contact Project Oversight, Sheldon Gilbert, at sheldon.gilbert@esci.us or by phone at 940.453.1366.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrea D. Hobi'.

Andrea D. Hobi, Business Manager

Emergency Services Consulting International

Esci.us | 503.570.7778 | Andrea.Hobi@esci.us



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Project Understanding and Approach

Methodology

ESCI's methodology reflects our understanding of your expectations and our experience in working with public safety organizations in communities of similar size and character throughout North America. Key elements of ESCI's methodology include:

- A clear understanding of the project background, goals and objectives, and the complex issues that must be addressed.
- A comprehensive, well designed, and practical scope of work (SOW) and work plan that provides opportunities for ample stakeholder input.
- The utilization of the latest web-based communications technology, computer modeling, and geographic information systems (GIS).
- The commitment of adequate professional resources, and an ability to complete the project successfully by meeting or exceeding the outlined scope of work and deliverables within the desired period at a reasonable cost.
- The production of a written report that provides systematic observation, analysis, and recommendations for all components and organizational systems.

Use of Technology

ESCI's project methodology is augmented by the utilization of web-based communication technology. We will utilize the Dropbox® application to create a secure online project site that enables the client and project team members to collaborate and communicate throughout nearly every phase of the project. SurveyMonkey will be utilized to build, administer, and analyze any survey components, if necessary. ESCI can also conduct virtual meetings via web conferencing software. This capability allows the project team to display and review documents, maps, and illustrations in real-time, and provides the client with the opportunity to give immediate feedback to the project team. In addition to creating a more efficient work environment, the client benefits from lower travel costs by eliminating on-site reviews of draft documents.

Standards & Best Practices

Depending on the project, ESCI will apply local and regional standards; and relevant standards and criteria from the *National Fire Protection Association (NFPA)*, *Insurance Services Office (ISO)*, *Commission on Fire Accreditation International (CFAI)*, *Commission on Accreditation of Ambulance Services (CAAS)*, *Commission on Accreditation of Medical Transport Systems (CAMTS)*, applicable health and safety requirements, and state and federal regulations relative to the fire service, EMS, and other emergency services.

Effective Project Coordination & Management

When engaged, all work progress is measured against a work plan, timetable, budget, and deliverables. During the project, team members frequently confer to discuss progress as well as new or unanticipated issues. Our project management methodology ensures that services and activities are efficiently conducted and are focused, coordinated, and logical.



Project Understanding

The City of Bondurant is seeking a qualified public safety consulting firm to study the organization, efficiency, and effectiveness of the current emergency services provided by the Bondurant Emergency Services Department (BES). The study will provide policy makers with recommendations on future staffing, physical improvements, and growth planning based on national standards and comparable benchmarks. The city will use this formal planning process and take these steps using a data-driven, forward-looking approach to set the stage for solid, sustainable emergency services policy as the city looks to increased service demands well into the future.

Bondurant Emergency Services provides a full range of traditional all hazards fire suppression, rescue, and Advanced Life Support (ALS) emergency medical services (EMS) including ambulance transport to the community with a combination of career, part-time and paid-on-call personnel. Serving a suburban community of 7,365 residents in the greater Des Moines metropolitan area, the department responded to approximately 600 incidents last year which will grow to near 900 calls this year. Mutual aid is provided within the greater Des Moines area (the “Golden Circle”) to a growing population of 492,401.

Based on the scope of work in the request for proposal, ESCI proposes a Long-Range Master Plan for Bondurant Emergency Services to assure that the city’s needs are fully addressed. ESCI views Long-Range Master Planning as a high level, big picture process that typically plans for a time frame of 10 to 15 years. This longer timeframe is important for any organization, and critical for communities that are experiencing growth. A Long-Range Master Plan answers three questions:

- Where is our organization now?
- Where will we need to be in the future?
- How do we get there?

The process begins with a detailed evaluation of current conditions followed by forecasting of future population and resultant service demands, and then develops strategies that can be utilized to meet future needs. The following proposed Scope of Work addresses city growth and decision-making priorities, including operational analysis, staffing, deployment, management, and decision-making approaches, current and forecast future service demands, and a focus on future service delivery analysis and modeling. The analysis is conducted in the light of the city’s existing planning and forecasting, along with other local, state, and national growth projections; particularly those of the “Golden Circle”. Findings are provided in a manner that is benchmarked against industry best practices, applicable standards, and requirements, along with the extensive experience of ESCI consultants.

Scope of Work

The following phases and tasks will be completed to produce the final report and recommendations. This methodology has been developed specifically for this project based on our understanding of your expectations. ESCI will utilize approaches, tools, and techniques proven through experience to provide the kind and quality of information needed to make objective, informed decisions.

Bondurant Emergency Services Department practices and performance will be measured against multiple, current industry standards including but not limited to the National Fire Protection Association (NFPA), Insurance Services Office (ISO), Commission on Fire Accreditation International (CFAI), International City Managers Association (ICMA), Occupational Safety and Health Administration (OSHA) and other related state and national standards and requirements for fire departments.

Phase I: Project Initiation

Task 1-A: Project Initiation & Development of Work Plan

ESCI will develop a project work plan based on the scope of work and converse with the city's project team to gain a comprehensive understanding of the background, goals, and expectations for the project. This work plan will be developed, identifying:

- Primary tasks to be performed
- Person(s) responsible for each task
- Timetable for each task to be completed
- Method of evaluating results
- Resources to be utilized
- Possible obstacles or problem areas associated with the accomplishment of each task

This process will also help to establish working relationships, make logistical arrangements, determine appropriate lines of communication, and finalize contractual arrangements.

Task 1-B: Acquisition & Review of Background Information

ESCI will request pertinent information and data from the city's assigned project manager. This data will be used extensively in the analysis and development of the master plan document. The documents and information relevant to this project will include, but not be limited to, the following:

- Past or current fire department studies or research
- Local census and demographics data
- Zoning maps and zoning code
- Insurance Services Office (ISO) Public Protection Classification Summary Report
- Financial data, including debt information, long-range financial plans, and projections
- BES administrative policies and procedures
- BES Standard Operating Guidelines (SOGs) and service delivery practices



- Current service delivery objectives and targets
- Facilities and apparatus inventories
- Local collective bargaining agreement(s), if applicable
- Automatic and mutual aid agreements
- Records management data, including National Fire Incident Reporting System (NFIRS) incident data
- Computer-Aided Dispatch (CAD) incident records
- Local Geographic Information Systems (GIS) data, where available

Task 1-C: Site Visit & Stakeholder Input

The ESCI project team will conduct interviews with and gather information from key personnel, including:

- Elected or appointed officials
- BES leadership and key staff
- Finance Director
- City planning staff
- Human Resources Director
- Building official
- External Fire and EMS agencies within the “Golden Circle” region
- Employee and volunteer groups
- Medical facilities representatives
- Others as they may contribute to this project

The project team, working with the city’s project manager, will interview key stakeholders who can contribute to this study. At a minimum, members of the project team will interview appropriate community officials, fire department officials, labor organization representatives, and others that the project team deems necessary.

Phase II: Evaluation of Current Conditions

The initial phases of the study focus on a baseline assessment of the current conditions and current service performance. ESCI will conduct an organizational analysis of the BES department based on the elements included in the following tasks. The purpose of this evaluation is to assess BES operations in comparison to industry standards and best practices, as well as to create a benchmark against which the options for future service delivery can be measured.

Task 2-A: Organizational Overview

An overview of the community and BES will be developed, discussing:

- Service area population and demographics
- History, formation, and general description of BES
- Description of the current service delivery infrastructure
- Governance and lines of authority

- Foundational policy documents
- Organizational design
- Operating budget, funding, fees, taxation, and financial resources

Task 2-B: Financial Analysis

ESCI will analyze actual revenues and expenditures for all budgets/funds supporting BES operations for a five-year period, including the current adopted budget(s) and proposed budget(s), if applicable. Review will include any CIP funds/debt service related to the department to provide a complete picture of the annual and long-term cost associated with providing fire, rescue, and EMS services. A status quo projection will be provided as context for the added expense, and associated revenue needs, of any improvements that may be needed following adoption of recommendations.

Task 2-C: Management Components

BES basic management processes will be reviewed, including:

- Mission, vision, strategic planning, goals, and objectives
- Internal assessment of critical issues
- Internal assessment of future challenges
- Internal and external communications processes
- Document control and security
- Reporting and recordkeeping

Task 2-D: Planning for Fire Protection and Emergency Medical Services

The planning processes within BES will be reviewed. Key components will include:

- Review and evaluate the adequacy of the current planning process
- Review of tactical planning within BES
- Examination of operational planning within BES
- Analysis of strategic planning practices
- Review of long-range master planning efforts
- Make recommendations relative to future planning process needs

Task 2-E: Capital Assets and Capital Improvement Program (CIP)

ESCI will review the status of current major capital assets (facilities and apparatus) and analyze needs relative to the existing condition of capital assets and their viability for continued use in future service delivery, including:

Facilities: Tour and make observations in areas related to station efficiency and functionality. Items to be contained in the report include:

- | | |
|------------------------|--------------------|
| • Design | • Code compliance |
| • Construction | • Staff facilities |
| • Safety | • Efficiency |
| • Environmental issues | • Future viability |



Apparatus/Vehicles: Review and make recommendations regarding the inventory of apparatus and equipment. Items to be reviewed include:

- Age, condition, and serviceability
- Distribution and deployment
- Maintenance
- Regulatory compliance
- Future needs

Task 2-F: Staffing

ESCI will review BES staffing levels. Tasks to be completed include:

- Review and evaluate administration and support staffing levels
- Review and evaluate operational staffing levels
- Review staff allocation to various functions and divisions
- Review staff scheduling methodology
- Analyze current deployment methods and staffing performance for incidents
- Review utilization of career and volunteer companies, if applicable
- Review responsibilities and activity levels of personnel

Task 2-G: Service Delivery and Performance

ESCI will review and make observations in areas specifically involved in, or affecting, service levels and performance. Areas to be reviewed shall include, but not necessarily be limited to:

- Service Demand Study
 - Analysis and geographic display of current service demand by incident type and temporal variation
- Resource Distribution Analysis
 - Overview of the current facility and apparatus deployment strategy, analyzed through Geographical Information Systems software, with identification of service gaps and redundancies
- Resource Concentration Study
 - Analysis of response time to achieve full effective response force
 - Analysis of company and staff distribution as related to effective response force assembly
- Response Reliability Assessment
 - Analysis of current workload, including unit hour utilization of individual companies (to the extent data is complete)
 - Review of actual or estimated failure rates of individual companies (to the extent data is complete)
 - Analysis of call concurrency and impact on effective response force assembly
- Response Performance Summary

- Analysis of actual system reflex time performance, analyzed by individual companies (to the extent data is available)
- Incident control and management
- Mutual and automatic aid systems

Task 2-H: Support Programs

ESCI will review and make overall observations involving support programs for the critical areas of training, life safety services, and communications. Items to be reviewed include:

Training

- General training competencies
- Training administration
- Training schedules
- Training facilities
- Training procedures, manuals, and protocols
- Training record keeping

Life Safety Services (Fire Prevention)

- Code enforcement activities
- New construction inspection and involvement
- General inspection program
- Fire and Life-Safety public education programs
- Fire investigation programs
- Pre-incident planning
- Statistical collection and analysis

Communications

- Alarm systems and communications infrastructure
- PSAP and Dispatch Center capabilities and methods
- Dispatch Center staffing

Task 2-I: Emergency Medical Services Support and System Oversight

Evaluate the current Emergency Medical Services support and oversight mechanisms to include, but not limited to, the following:

- Review of logistical support services
- Review of current medical control and oversight
- Review of quality assurance/quality improvement mechanisms in place
- Review of system integrity and required credentialing

Task 2-J: HAZMAT Services Support and Response Capability

Evaluate BES capabilities with regards to hazardous materials incident responses to include, but not limited to, the following:

- Review of physical and personnel resources
- Review of training and educational compliance
- Review of historical staffing performance on hazardous materials responses

Task 2-K: Technical Rescue Services Support and Response Capability

Evaluate BES capabilities with regards to technical rescue incident responses to include, but not limited to, the following:

- Review of physical and personnel resources
- Review of training and educational compliance
- Review of historical staffing performance regarding technical rescue responses

Phase III: Future System Demand Projections and Community Risk

The project moves forward with an assessment of the future community conditions, service demand, and fire protection risks that Bondurant Emergency Services can be expected to serve. ESCI will conduct work with Bondurant planning staff as well as BES staff and related documents to develop an analysis of community growth projections (including the greater “Golden Circle” area as applicable) and interpret their impact on emergency service planning and delivery.

ESCI will also develop a high-level evaluation of Bondurant’s community risk in the light of existing land use and zoning factors, including identification of specific hazard types.

Task 3-A: Population Growth Projections

An interpretation of available census and community development data will be provided indicating:

- Population history
- Census-based population growth projections
- Community planning-based population growth projections

Task 3-B: Service Demand Projections

Population growth projections, along with historical and forecast incident rates, will be utilized to develop projections for future service demand.

Task 3-C: Overview of Community Risk Factors and Demographics

Land use and zoning classifications will be used, along with specific target hazard information, to analyze and classify community fire protection risk by geography. This process will be completed with GIS software and will consider:

- Population and population density
- Demographics
- Community land use regulations
- Other special considerations

Phase IV: Future Delivery System Modeling/Recommended Enhancements

The project concludes with strategies intended to place BES in a position to successfully serve its future demand and risk. ESCI will develop and analyze various operational models for providing emergency services with the specific intent of identifying those options that can deliver the desired levels of service identified in the previous task at the most efficient cost. Recommendations will be provided identifying the best long-range strategy for service delivery and the impact of initiating such a strategy. In addition, short and mid-term strategies will be recommended for service delivery improvement or increased efficiency.

Task 4-A: Analysis of Response Performance Targets

Establishment of fire and EMS response time standards and targets is a primary responsibility of policymakers, based on community risk, citizen expectations, and BES capabilities. ESCI will provide data analysis and comparison against industry standards to assist the city and BES in developing its service delivery goals.

ESCI will identify the current level of emergency services provided by BES and compare its performance against industry standards and best practices, such as the benchmarks described by the Insurance Services Office (ISO), consensus standards from the National Fire Protection Association (NFPA), recommended practices from the Center for Public Safety Excellence (CPSE), and other pertinent resources.

A review and discussion of existing response performance goals (if in place) or a discussion of existing response performance (if goals are not in place) will be provided, matching the nature and type of risks identified in the previous report sections. The performance goals shall be discussed as they relate to:

- Response Time Performance: Each element of the response system, from receipt of call to first unit arrival
- Resource Distribution: Initial attack (first due) resources for risk-specific intervention
- Resource Concentration: Effective response force assembly (apparatus and personnel) of the initial resources necessary to stop the escalation of the emergency for each risk type

Task 4-B: Short and Mid-Term Strategies

Recommendations for improving service delivery and system efficiency prior to any full implementation of the long-term strategy will be provided in areas such as:

- Agency management and organization
- Staffing and personnel deployment
- Service delivery methods
- Training programs
- Prevention programs
- Enhanced cooperative service agreements with other communities or agencies
- System funding and cost recovery
- Others as appropriate and necessary



Task 4-C: Recommended Long-Term Strategy

ESCI will develop a recommended long-term option for resource deployment that will improve BES levels of service towards the identified performance objectives and targets. This may include, but is not necessarily limited to, specific recommendations regarding:

- Any relocations of existing facilities
- General locations of future necessary fire stations
- Selection and deployment of apparatus by type
- Deployment of operations personnel
- Future administrative and support personnel
- Deployment of special units or resources
- Additional infrastructure or facilities for administration and support programs

ESCI will evaluate and present in graphical and descriptive format for each of the deployment option(s):

- Degree of benefit to be gained through its implementation
- Extent to which it achieves established performance targets
- Potential negative consequences

Task 4-D: Cost Projections

ESCI will provide general projections of the cost of recommended long-term strategies, specifically related to:

- Facility changes or additions
- Staff changes or additions
- Primary apparatus changes or additions

Cost projections will be provided for both capital expenditures and on-going operational costs. Operational costs will be provided as one-year projections of additional or reduced expenditures resulting from full implementation of the strategy. Additional findings and recommendations will be made, where appropriate, regarding:

- Options for long-term funding strategies
- Options for cost avoidance
- Options for cost recovery

Phase V: Development, Review, and Delivery of Report

Task 5-A: Development and Review of Draft Report

ESCI will develop and produce an electronic version of the draft written report for review by BES and city officials. Client feedback is a critical part of this project and adequate opportunity will be provided for review and discussion of the draft report prior to finalization. The report will include:

- Detailed narrative analysis of each report component structured in easy-to-read sections and accompanied by explanatory support to encourage understanding by both staff and civilian readers
- Clearly designated recommendations highlighted for easy reference and cataloged as necessary in a report appendix
- Supportive charts, graphs, and diagrams, where appropriate
- Supportive maps, utilizing GIS analysis as necessary

Task 5-B: Delivery and Presentation of Final Report

ESCI will complete any necessary revisions of the draft and produce five publication-quality bound, final versions of the written report along with an electronic in PDF file format. A formal presentation of the project report will be made by ESCI project team member(s) to staff, elected officials, and/or the general public as necessary and will include the following:

- A summary of the nature of the report, the methods of analysis, the primary findings, and critical recommendations
- Supportive audio-visual presentation
- Review and explanation of primary supportive charts, graphs, diagrams, and maps, where appropriate
- Opportunity for questions and answers, as needed
- All presentation materials, files, graphics, and written material will be provided to the client at the conclusion of the presentation(s)

About ESCI

ESCI Overview



Emergency Services Consulting International (ESCI) is an international firm providing specialized, high-quality professional fire, police, communications, and emergency medical services (EMS) consulting services to organizations throughout the United States and Canada. ESCI has been meeting the needs of emergency services agencies since 1976, and is considered by many to be the nation's leader in emergency services consulting.

Utilizing both full-time staff and over 60 expert field consultants nationwide, ESCI provides consulting services to municipalities; fire, ambulance, and hospital districts; non-profit organizations; and the industrial and commercial community.

ESCI is recognized as an expert in the field by the emergency services community. This is confirmed by our ongoing relationship with the *International Association of Fire Chiefs (IAFC)*, the *Western Fire Chiefs Association*, the *National Fallen Firefighters Foundation*, the *National Volunteer Fire Council*, and the hundreds of clients we serve from coast to coast.

Since the beginning, ESCI has operated on the principles of honesty, integrity, and service. ESCI's philosophy is to maintain an active involvement within the emergency services disciplines and related fields—staying ahead of the rapid changes and issues facing our clients.

The mission of ESCI is to *provide expertise and guidance that enhances community safety*. We accomplish this by providing the highest value of consulting services and educational programs. ESCI utilizes a team of professionals committed to offering highly beneficial programs covering current and anticipated fire, police, communications, emergency management, and EMS issues and needs.

We provide a wide array of services, including organization audits and evaluations, cooperative effort and consolidation, health and safety evaluations; master, strategic, and growth management plans; deployment planning, hazard mitigation planning, executive searches, assessment centers, and customized consulting. ESCI has helped improve emergency services in hundreds of communities throughout the country. Our innovative training programs are improving the way organizations and people work.

ESCI encourages creative solutions to complex system dilemmas. The firm recognizes the cultural, economic, operational, legal, and political realities of the local environment. ESCI avoids pre-conceived biases in order to develop and implement creative and long-lasting solutions. In addition, ESCI equips its clients with the background, understanding, and confidence to tackle future problems as they arise.

ESCI's field associates have been active practitioners in their respective fields, with many involved in highly visible and responsible national leadership positions in fire/rescue services, EMS, and law enforcement. We understand your issues, challenges, responsibilities, and offer proven methods to improve your effectiveness.





The mission of ESCI is to *provide expertise and guidance that enhances community safety*. We accomplish this by providing the highest value of consulting services and educational programs.



The ESCI Advantage

ESCI's advantage begins with our technical expertise and capability, extends to our experienced and highly qualified staff, and concludes with a product that will enable your organization to meet the challenges of emergency services into the future.

ESCI's team has first-hand experience in the process of analyzing emergency service providers and recommending an array of opportunities that are economically, culturally, and operationally feasible. Each team member is a specialist in fire, rescue, law enforcement, EMS, or related fields. The team will work collaboratively to create the best possible strategies and options for your organization.

The *ESCI Advantage* includes:

- A clear understanding and appreciation of the complexity of the local and regional environment.
- Over 40 years of public safety consulting experience; the successful completion of hundreds of consulting engagements.
- The ability to deliver a high-quality product on time, and with organizational support and endorsement.
- Knowledge of contemporary issues associated with the delivery of emergency services.
- Experience with a variety of jurisdictions including municipalities, counties, and state governments.
- A highly skilled and knowledgeable team of professionals with skill-sets necessary to meet your expectations.

ESCI at a Glance

- Mission: Provide expertise and guidance that enhances community safety.
- Established in 1976.
- Headquartered in Wilsonville, Oregon, with a corporate office in Virginia.
- Extensive fire and EMS consulting throughout the U.S. and Canada.
- Fifteen full-time employees, with expert field consultants located throughout the country.



ESCI Offices

In order to better serve our clients, ESCI maintains our Corporate Office in Virginia and a Headquarters Office in Oregon. The following is the contact information for each office, along with a complete organization chart.

Headquarters Office

Andrea Hobi, Business Manager

25030 SW Parkway Avenue, Suite 330, Wilsonville, OR 97070

Phone: 800.757.3724 • Email: andrea.hobi@esci.us

Corporate Office

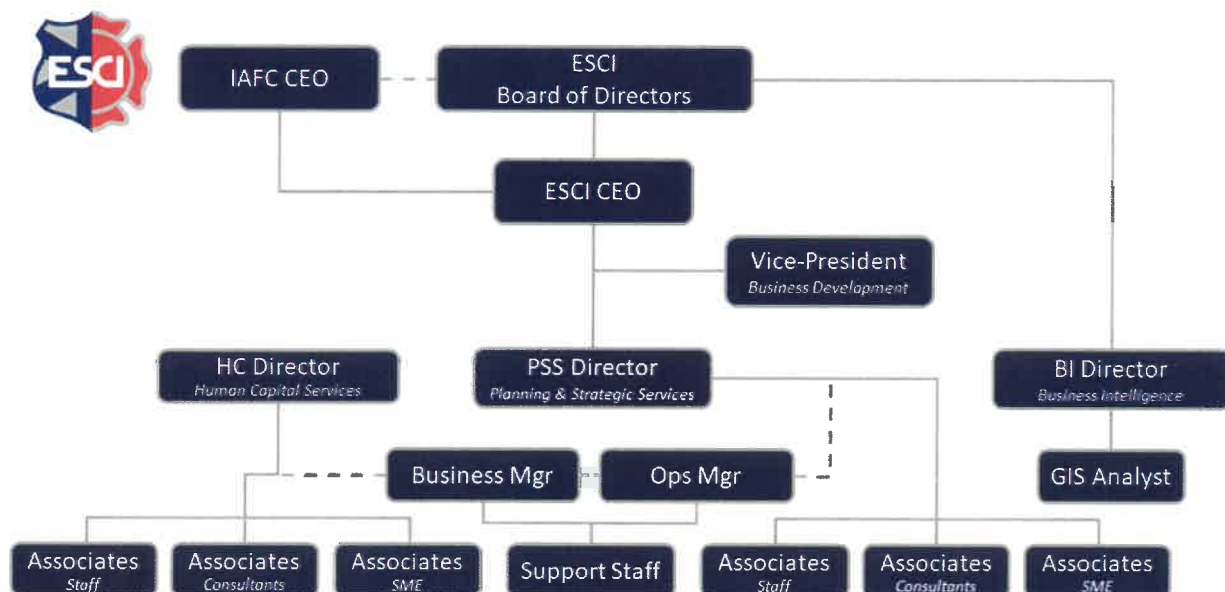
Mike Roth, Operations Manager

4795 Meadow Wood Lane, Chantilly, VA 22033

Phone: 703.506.9400 • Email: mike.roth@esci.us

ESCI Organizational Chart

The following is an organizational chart of Emergency Services Consulting International, which includes descriptions of our various positions and services.



ESCI's Project References

The following are examples and references of similar size and scope of the project requested by the City of Bondurant completed by ESCI. If requested, ESCI can provide additional examples and client references.

Hiawatha Fire Department (Iowa)			
Project:	Master Plan	Contact:	Mike Nesslage
Project Manager:	Michael Tucker	Title:	Fire Chief
Population:	7,212	Phone:	319.393.1515
Completed:	December 2018	Email:	mnesslage@hiawatha-iowa.com

Project Description:

The City of Hiawatha, Iowa contracted with ESCI to conduct an Emergency Services Master Plan for the Hiawatha Fire Department in Iowa. The project involved an evaluation of current conditions, service delivery and response performance, followed by a forecast of future service demand and detailed recommendations on future strategies to be implemented to meet future needs.

Key Recommendation(s)

ESCI's key recommendations as part of the master plan included the relocation of the existing fire station, establishment of response time and performance objectives to assist the city in decision-making relative to the timing of potentially opening the community's second fire station. ESCI also recommended the implementation of a formalized community risk reduction program consistent with industry "best practices". As part of the project, ESCI also conducted an analysis of potential fire station locations to assist the City in future decision-making. As part of the project ESCI provided the City with financial projections relative to capital improvement recommendations.



Nampa Fire Department & Nampa Fire Protection District (Idaho)

Project:	Evaluation and Master Plan	Contact:	Karl Malott
Project Manager:	Lane Wintermute	Title:	Fire Chief
Population:	5,900	Phone:	208.468.5770
Completed:	January 2014	Email:	malottk@cityofnampa.us

Project Description:

An evaluation of the agency including all programs and practices and extensive analysis of current service delivery and response performance. Future population and community growth projections were used to develop forecast service demand and alternatives were identified by which to address future needs.

Key Recommendation(s):

Short, mid, and long-term recommendations for improving service delivery included implementation of alternate response units, pre incident planning, future station locations, alternate staffing strategies, exploration of cooperative service delivery efforts and annexation of the city into the fire district.

City of Canyon Lake (California)

Project:	Feasibility Analysis & Implementation of a City-Owned & Operated Fire Department	Contact:	Chris Mann
Project Manager:	Kurt Latipow	Title:	City Manager
Population:	11,267	Phone:	951-244-2955
Completed:	June 2020	Email:	chrismann@canyonlakeca.gov

Project Description:

The City of Canyon Lake, California, commissioned Emergency Services Consulting International (ESCI) to analyze the existing community risk factors, study current deployment and distribution of assets associated with contract services, review current and future demand for services, design a conceptual municipal fire department, analyze the financial impact of a new fire department, examine dynamic deployment models, and provide a comprehensive transition plan should the City decide to establish a fire department.

Key Recommendations:

ESCI offered the City of Canyon Lake two recommendation options: Option A: Operationally based, the City of Canyon Lake continues with CAL FIRE Riverside County under a multi-year agreement for the next three years; and Option B: Economically based, the City of Canyon Lake creates and operates its own stand-alone fire department, staffed according to recommendations contained in this report.

In the event that Canyon Lake decided to stand-up its own fire department, ESCI offered the City a Transition Plan to ensure the following key areas were accounted for: Organization, Capital Assets and Equipment, Human Resources, Finance, Risk Management, Legal, Technology, and External Relationships.



Indianola Fire Department (Iowa)

Project:	Fire Department Staffing Study	Contact:	Greg Chia
Project Manager:	Robert Graff	Title:	Fire Chief
Population:	15,785	Phone:	515-249-3323
Completed:	May 2018	Email:	gchia@indianolaiowa.gov

Project Description:

The City of Indianola Fire Department contracted with ESCI to conduct an emergency services staffing study. The City of Indianola Fire Department (IFD) was initially organized as a fire department in 1885. Today IFD is a combination career/full-time, part-time, and paid-on-call department that provides fire and emergency medical services to 125 square miles of Warren County. The department was rated by the Insurance Service Organization (ISO) as a 4 three years ago based on the department's non-county wide coverage.

IFD operates from one headquarters fire station, a logistics warehouse building, and a shared training/storage facility. Headquarters houses the main administrative components of the department. Logistics, supplies, and storage for the department is housed in an older building. The fire department provides a full array of services, including advanced life support ambulance transport, structural fire suppression, and wildland firefighting.

Key Recommendation(s):

ESCI's major recommendations include the implementation of differing daytime peak activity units to augment shift response assets and conversion of part-time staffing to full time staffing. This was to assist with call concurrency and assembling the effective firefighting force in accordance with NFPA 1720. Recommendations for company officers to address span of control as staffing increased were also offered.

Clackamas Fire District #1/Estacada Fire District #69 (Oregon)

Project:	Cooperative Services Feasibility Study	Contact:	Jim Syring
Project Manager:	John Stouffer	Title:	Fire Board Director
Population:	16,000	Phone:	503-742-2600
Completed:	July 2019	Email:	james.syring@clackamasfire.com

Project Description:

Clackamas Fire District #1 and Estacada Rural Fire District #69 desired to explore the feasibility of some form of a merger of the two fire districts. ESCI conducted a comprehensive analysis of each fire agency, including an in-depth evaluation of the financial elements. The evaluation of current conditions included all aspects of operations, staffing, service-demand, response performance, and other elements of the two districts.

Key Recommendation(s):

ESCI advised that from an administrative, operational, and employee perspective, that a merger would result in benefits to both fire districts. However, the financial analysis revealed that current and potential revenue shortfalls could prevent that. ESCI recommended the pursuit of a merger if recurring expenditures could be reduced.

Three Year Business History

The following is a list of the previous communities for which ESCI has conducted contract work within the previous three years. If requested, ESCI can provide more detailed information on any of the projects listed.

Aberdeen Hoquiam	Consumes	Hoquiam-GPO
Aberdeen-GPO	Cowlitz #5	Houston
Airway Heights	Danville	Idaho Falls
Alexandra-GPO	Davie	Independence
Applegate	Davis	Jasper County
Aspen	Deland	Jefferson County Comm
Astoria	Delhi Lansing	Johnston Grimes
Aurora OR	Denton	Kauai
Barrow	Dexter	Killeen
Battelle Energy ID	DFW	Kimberly-Horn (Dania)
Bellaire	Diamond Springs	King County 40
Belton	Duvall	Lansing Delhi
Berthoud	East Norriton	Loudoun County
Big Sky	Easton	Manassas
Biloxi	El Paso County No.2	Margate-Coconut Creek
Binghamton	Elgin	Marina Fire
Bloomfield Township	Enumclaw	Marion County
Boise	Eugene Springfield	Martin County
Boles Pacific	Evans	Medina County
Brazos County	Fair Oaks Ranch	Menlo Park
Camas-Washougal Fire Dept	Fairview	Mesquite
Campbell County	Farmington	Moberley
Canyon Lake	Fort Bend	Mountain Ambulance
Carson City	Frederick	Nashua
Cedar Hill	Frenchtown Rural Fire District	Newport Beach
Central Cascades	Gainesville	North ADA
Central Pierce	Garland- GPO	North Whatcom
Centre Region	Gilbert	Ontario
Chapel Hill	Greeley	Orange County
Chesterfield County-GPO	Gwinnett/Pond	Orting Valley Fire
Clackamas Estacada	Harris County District 16	Pacific Boles
Clear Creek County	Harris County District 17	Palmer Lake
Columbus MT	Helena	Parker County
Comal County	Hernando County	Pasco
Concord	Homefed Village 8 (Chula Vista)	Pasco
		Pinetop

Pinole
Plantation
Platte Valley
Pocatello
Polk County
Ponderosa
Port Ludlow
Prescott
Provo
Puget Sound
Roaring Fork
Rock Springs
Rockwall-GPO
Rocky Mountain
Romulus
Rowlett
Salinas-GPO
Salt River
San Marcos
Santa Maria
Santa Rosa
Sarasota
Seaside
Seminole Tribe
Shaumburg
Smith County ESD No.2
Sonoma
South Lane County
South Pierce Fire Rescue 17
South Walton
Southeast Iowa Project
Southington
Spartanburg
Spokane 10
St. Cloud-GPO
St. Johns
Telluride
Temple
Thurston
Tomball

TPI-FMP, LLC
Travis County
Tri Lakes
Tri Lakes Monument
Troy- GPO
Tumwater
Vail
Valley County
Ventura
Walla Walla
Warminster
Weatherford
West Haven
West Villages (North Port)
Westlake
Winchester
Winnipeg
Worcester
Yamhill County (Mcminnville)
Yreka



Project Manager/Key Staff

Project Team Qualifications & Experience

Emergency Services Consulting International has assigned the following associates to the project. All team members will be available for the duration of the project. Along with the project team, ESCI's full-time staff will be available to assist on the project as needed. Detailed information on the background and qualifications of each member of the team can be found on the following pages.

The selection and experience of the project manager are important to the success of this project. ESCI is offering a project manager who will:

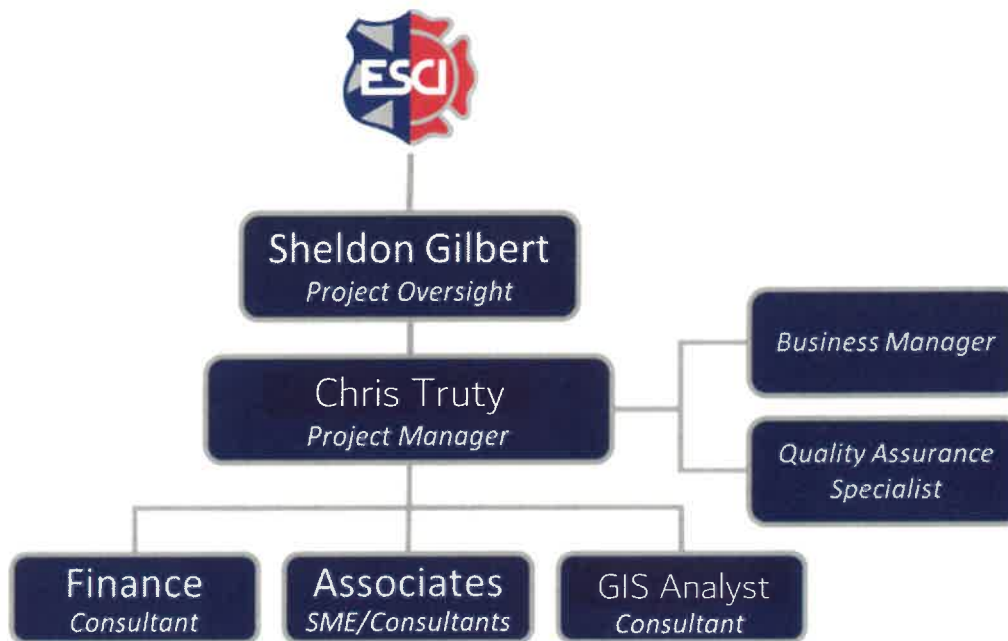
- Assist in the development and coordination of a project work plan.
- The ability to work closely with your representatives.
- Facilitate project team meetings to share project findings and ideas.
- Provide direction based on experience in similar situations and expert knowledge of Strategic Plans.

Project Team Assignments

Team Member	Project Assignments
Sheldon Gilbert <i>Chief Executive Officer</i>	• Project Oversight • Project Consulting • Project Team Assignments
Chris Truty <i>Project Manager</i>	• Customer Primary Point of Contact • Overall Project Management • Project Consulting
Laura Schmidt <i>Associate Consultant</i>	• GIS Subject Matter Expert • Project Consulting
Michael J. Hogan <i>Associate Consultant</i>	• Subject Matter Expert • Service Delivery and Performance • Project Consulting
Brian Sipe <i>Associate Consultant</i>	• Subject Matter Expert • Associate Consultant
Cassandra Li <i>Associate Consultant</i>	• Finance Subject Matter Expert • Project Consulting

Project Organizational Chart

The following organization chart represents the actual team assigned to your project.



Project Team Qualifications

Sheldon Gilbert



Position: Project Oversight

Experience: Over 35 years

Mr. Gilbert, retired Fire Chief of Alameda County, CA, is ESCI's Project Oversight. Sheldon ensures our scope of work, project team, and pricing fit the needs of your agency.

Mr. Gilbert began his fire service career in 1984 as a Firefighter with the Fairview Fire Protection District. In 1986, he was hired with the Eden Consolidated Fire Protection District. On July 1, 1993, he joined the newly formed Alameda County Fire Department (ACFD) where he ultimately promoted to the rank of Fire Chief. Prior to being a Firefighter, Chief Gilbert was an Alameda County Paramedic. He was instrumental in the creation and growth of the ACFD and established the Alameda County FD First Responder Paramedic Program.

Professional Experience

- Fire Services and Emergency Medical Services Consultant, Current
- Interim COO & Director of Business Development & Government Affairs, Paramedics Plus, 2012–2013
- Fire Chief Alameda County Fire Department, 2006–2012
- Deputy Fire Chief, Support Services Alameda County Fire Department, 1998–2006
- Assistant Fire Chief, Alameda County Fire Department, 1995–1998
- Firefighter, Engineer, EMS Director, Eden Consolidated/ACFD, 1985–1995
- Mobile Intensive Care Paramedic/EMT Allied/Regional Ambulance, 1983–1986

Educational Background

- Harvard Senior Executives in State and Local Government Program
- Executive Fire Officer National Fire Academy
- Bachelor of Science Degree in Business Management
- Certificate in Fire Science
- California State Fire Marshal Certified Fire Officer Training
- Mobile Intensive Care Paramedic

Relative Experience & Associated Professional Accomplishments

- International Association of Fire Chiefs
- California Fire Chiefs Association (CFCFA)
- California Metropolitan Fire Chiefs Association
- CFCFA Liaison to the California League of Cities
- American Ambulance Association
- 2012 State of California Emergency Medical Services Distinguished Service Medal
- 2011 California Professional Firefighter (CPF) Partnership for Success Award recipient
- 2011 California Fire Chief of The Year, California Fire Chiefs Association
- California Fire Chiefs Association President, 2006–2011
- Governor Appointed Chair for Blue Ribbon Task Force (California Fire Sieges)
- Governor Appointee, Fire Service Representative and Chair of the California EMS Commission
- California Fire Chiefs Legislative Director
- Lead on California Fire Chiefs response to Governor's Pension Reform Initiative

Chris Truty



Position: Project Manager

Experience: Over 40 years including 17 as Chief Officer

Mr. Truty is the Project Manager assigned to this project. Mr. Truty's analytic abilities are based on deep experiences with varieties of environments and organizations.

Chris Truty has over 40 years in the fire service retiring at the beginning of 2021. His experience includes starting as a volunteer firefighter in suburban Chicago in 1980 and as a career firefighter in 1986. Mr. Truty held all ranks of the fire service, achieving the highest certifications for the various ranks including spending 17 years as a paramedic. In 2013, he retired as deputy fire chief from his suburban Chicago department (Mount Prospect) in 2013 and ultimately retired from a central Colorado fire district (Tri-Lakes Monument Fire Protection District) after 7 ½ years as Fire Chief.

He completed his Bachelor's Degree in Fire Service Management in 1988 from Southern IL University and in 2012 his Masters Degree in Leadership with an emphasis in Disaster Preparedness and Fire Service Executive Leadership from Grand Canyon University. Mr. Truty was a provisionally certified Fire Officer III in the state of Illinois.

As fire chief, Mr. Truty was successful in rebuilding a struggling young fire district into a highly-sought after and valued organization in the region including gathering successful community support for a substantial and well-needed investment in their fire department (in a very conservative community). Mr. Truty also spearheaded the reorganization of the regional fire chiefs' organization valuing the integration of career and volunteer fire departments. Lastly, he was instrumental in the establishment of the Operations section in the state fire chiefs association that improved coordination amongst fire departments statewide, an avid interest of his since he was involved with the Mid-West states' mutual aid system, MABAS.

Mr. Truty was actively involved in emergency management assisting with the design of his community's local Emergency Operations Center, instructing staff and elected officials on best practices and assisting the state of Illinois in designing its initial Incident Management Team and being a liaison between the fire service and emergency management professions.

Mr. Truty has authored a Fire Chief magazine article on how to incorporate data analytics into fire departments as well as co-authoring a What-We-Learned article from a large-scale multi-jurisdictional Rapid Intervention training exercise.

Mr. Truty's parallel interest was in technology as he was instrumental as a software developer in having active parts in technology integration and development in fire departments, small businesses, and 9-1-1 communication centers complementing his firefighting certifications with technology certifications. These combined experiences provide broad background into the strategic planning and direction of local fire service organizations.

Laura Schmidt



Position: GIS Subject Matter Expert

Experience: Over 14 years

Ms. Schmidt has over 14 years' experience as a GIS and data analyst. Laura has worked with ArcGIS software for the purpose of watershed modeling and habitat characterization for coastal environments. For 8 years, she supported asset management system administration and GIS integration with real property for the National Guard Bureau. She designed the data collection process for recreational trails in Nevada utilizing ArcGIS Pro, Collector for ArcGIS, and ArcGIS Online. Laura is currently the GIS Specialist and Asset Management system administrator the City of Roanoke, VA, Transportation Division. Laura also supports EMGIS Partners, LLC, with analysis and mapping for Emergency Services Consulting International.

Ms. Schmidt has demonstrated organization and communication skills, managing long and short-term projects, and engaging clients and stakeholders in technical processes. She has extensive knowledge and experience in the use of ArcGIS, asset management systems, and Microsoft Office Software Applications.

Professional Development & Education

- Bachelor of Science in Geography, University of South Carolina, Columbia, SC, 1998
- Master of Science in Geography, University of South Carolina, Columbia, SC, 2001

Experience

- National Estuarine Research Reserve System, University of South Carolina, Georgetown, SC, 2001–2005
- CG Celio & Sons, Markleeville, CA, 2010–2018
- EMGIS Partners, Highland, FL, 2015–present
- Great Basin Institute, Reno, NV, March–July 2018
- City of Roanoke Transportation Division, Roanoke, VA, 2018–present

Associated Professional Accomplishments

- Experience supporting Community Risk Assessments Master Plans
- Implemented new asset management system for City of Roanoke Transportation Division
- Initiated new mapping protocol for off-highway recreational trails in Nevada
- Completed comprehensive real property and GIS reconciliation for 10 large National Guard training sites
- Published author of three professional journal articles on use of LIDAR in floodplain and watershed mapping

Michael J. Hogan



Position: Service Delivery and Performance

Experience: Over 16 years

Michael J. Hogan is an Associate Consultant with ESCI. He is a Fire Captain with the Baltimore City Fire Department (BCFD) in Baltimore, Maryland. He is currently the Company Commander of Truck Company 8 on the West Side of Baltimore City, which averages over 2,500 calls a year including more than 70 structural fires. He has 16 years of experience in the fire service, joining in his local volunteer fire company in 2005. He was hired with the BCFD in July 2011 and has held prior ranks of EMT/FF, Pump Operator, Fire Lieutenant. Michael served as a lieutenant at the BCFD Fire Academy from 2015-16 and he still serves as an adjunct instructor. He is the primary Fire Officer II instructor for the BCFD and also assists with recruit and field training programs. Michael is a member of the BCFD Incident Management Team and works with the Baltimore City Mayor's Office of Emergency Management as an Emergency Management Specialist. He has been involved with both planned and emergency incidents such as 2015 Civil Unrest, 2016 Army/Navy football game, Preakness, Artscape, and various snowstorms. Also, he has served as a subject matter expert for various promotional processes within the BCFD.

Michael is a Fire Officer (FO) designee from the Center of Public Safety Excellence, where he serves as a peer reviewer for others seeking their FO designations. He finished his master's degree in Public Administration from the University of Baltimore in 2019. He has a certificate in Diversity, Equity and Inclusion in the Workplace from University of South Florida and has completed the Executive Leadership Certificate Program from the Safe Communities Institute at the University of Southern California Price School of Public Policy. He has a bachelor's degree from University of Maryland, University College (now University of Maryland, Global Campus) with a major in Fire Science and a minor in Business Administration. Michael holds various fire service certifications including Pro Board Fire Officer III and Fire Instructor III. Additionally, he is a National Registry Emergency Medical Technician. Michael has a wide range of experience in rural, suburban, and urban fire departments, serving as a volunteer in a 100% volunteer organization with the Jarrettsville Volunteer Fire Company (Harford County, MD); a volunteer in a combination organization with the Hyattsville Volunteer Fire Department (Prince George's County, MD); a career member in a combination organization with Loudoun County Fire & Rescue (Va); and as a member in a 100% career organization with the BCFD.

Outside of work, Michael is a member of St. Gerard Young Men's Association of Highlandtown, Inc. The civic organization that has been in existence since 1893 and has an exemplary record of service to the community in Southeast Baltimore. He served as president of the 200+ member organization from 2017-18. He resides in Baltimore City with his dog Huck, which he adopted from Shenandoah Shepherd Rescue in 2020.

Brian Sipe



Position: Associate Consultant
Experience: Over 22 years

Mr. Sipe has more than 22 years of operational and administration experience in the Fire/EMS field. He started as a paid-on-call firefighter and worked as Paramedic for the local EMS agency. In 2011, Chief Sipe was hired as Spring Lake Township's first full-time Fire Marshal and was instrumental in developing the departments Fire Prevention Bureau. Chief Sipe holds various certifications including Fire Inspector, Pro Board-Certified Fire Investigator and Fire Instructor. Chief Sipe has been successful in writing various grants. The most recent grant awarded was through the Department of Homeland Security SAFER program for \$795,000 to hire full-time staff.

Before joining the fire service, Chief Sipe worked in the architectural field as a designer and drafter. This opportunity allowed him to work on numerous fire stations and develop a better understanding on the programming and design needed to create a functional and fire station. This experience was instrumental when tasked as the Fire Chief to be the owner's representative in building a new \$4 million fire station. The project was on time and on budget. Chief Sipe has also been involved in executing Request for Proposals (RFP's) for Feasibility Studies and architectural services.

Professional Experience

- Fire Services and Emergency Medical Services Consultant, Current
- Fire Chief, Grand Haven Township Fire/Rescue 2020-Present
- Fire Chief, Spring Lake Township 2013-2020
- Deputy Chief/Fire Marshal, Spring Lake Township 2011-2013
- Firefighter, Lieutenant, Captain, Spring Lake Township 1999-2011
- Paramedic, North Ottawa Community Hospital EMS 2000-2007
- Architectural Designer 1996-2000

Educational Background

- Associate of Applied Science in Architectural/Construction
- Bachelor of Applied Science in Public Safety with minor in Healthcare Management

Relative Experience & Associated Professional Accomplishments

- International Association of Fire Chiefs
- Ottawa County Fire Chief's Association
- Ottawa County Technical Advisory Committee
- Michigan Fire Inspectors Society
- Careerline Tech Center EMS program Advisory Board
- Northwest Ottawa County Ambulance Committee

Cassandra Li



Position: Finance Subject
Matter Expert

Experience: Over 14 years

Ms. Li has over 14 years of experience in Marion County government. Starting in the Marion County Clerk of Circuit Court after graduating from the University of Florida with a Bachelor of Science in Business Administration, she became familiar with governmental budgets, audits, records. Cassandra worked on her Bachelor of Science in Digital Design and Animation at Rasmussen College online while maintaining her full-time position as a Deputy Clerk. In 2012, she transferred to the Tourist Development department under the purview of the Marion County Board of County Commissioners and became Google Certified, while managing web and social media analytics for the award-winning tourism website, OcalaMarion.com.

In 2020, Cassandra became the Administrative & Financial Services Manager of Marion County Fire Rescue and worked to streamline eight different funds under the purview of the Fire Chief. She implemented a financial tracking method that correlates between the different Division Chiefs and found almost \$1M within the first six months of her tenure. Cassandra is also part of the Technology Committee that is working to develop the Marion County Administrative Strategic Plan and continues to find new methods of which to better serve the department and the citizens of Marion County.

Professional Development & Education

- Bachelor of Science, Business Management, University of Florida
- Bachelor of Science, Digital Design & Animation, Rasmussen College

Timelines

ESCI offers the following project timeline, which is subject to change based upon the mutual agreement between the City of Bondurant, the BES, and ESCI during the project work-plan finalization. Some phases of the project occur simultaneously.

Slippage of the timeline may occur if requested data and background information is not available to ESCI within two weeks of the awarding of the contract. Additionally, slippage may occur if the review of the report draft requires more than 14 days for examination and input, or significant revisions of the draft report are made.

The timeline will not begin until ESCI has been provided with *all* information and data necessary for the successful completion of the project. ESCI estimates a timeline of 150 days or 5 months.

Project Phase	Month 1	Month 2	Month 3	Month 4	Month 5
Phase I: Project Initiation					
Phase II: Evaluation of Current Conditions					
Phase III: Future System Demand Projections & Community Risk					
Phase IV: Future Delivery System Modeling/Recommended Enhancements					
Phase V: Development, Review, & Delivery of Long-Range Master Plan					

Cost Proposal

Emergency Services Consulting International is pleased to present the following formal cost proposal for the project outlined in the Scope of Work. The fee ESCI is proposing to perform this study is inclusive of expenses as follows:



Proposed Payment Schedule

- 10% payment due upon signing of the contract.
- Monthly invoicing thereafter as work progresses.

Information Relative to Cost Quotation

- Bid quotation is valid for 90 days.
- ESCI Federal Employer Identification Number: 23-2826074.
- When requested, and in a timely manner, the client will provide data, information, and materials required for the completion of the objectives outlined in the Scope of Work submitted in this proposal.
- ESCI shall perform any additional work on a time and materials basis as requested in writing by the client at a negotiated hourly rate.

Price Breakdown by Phase

Project Phase	Consulting Fees	Expenses	Total
Phase I: Project Initiation	\$12,057	\$2,620	\$14,677
Phase II: Evaluation of Current Conditions	\$11,662	\$0	\$11,662
Phase III: Future System Demand Projections and Community Risk	\$7,703	\$0	\$7,703
Phase IV: Future Delivery System Modeling/Recommended Enhancements	\$6,351	\$0	\$6,351
Phase V: Development, Review, & Delivery of Long-Range Master Plan	\$6,310	\$1,530	\$7,870
Total Cost (Not to exceed):			\$48,233

ESCI Hourly Rates

Senior Level Project Oversight, Senior Data Engineer/SME	\$200/hr.
Project Manager, Senior Developer, GIS, BIA, mid-level Systems Engineer.....	\$170/hr.
Senior Data Analyst.....	\$150/hr.
Mid-level Data Analyst	\$125/hr.
Admin Support	\$90/hr.

Proposed Payment Schedule

- 10% payment due upon signing of the contract.
- Monthly invoicing thereafter as work progresses.

Certificate of Insurance

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 4/1/2021		
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).						
PRODUCER WHA Insurance Agency Inc 2930 Chad Drive Eugene OR 97408			CONTACT NAME: Jennifer Myers PHONE: 541-294-8832 FAX: 541-342-3788 E-MAIL: jmyers@whainsurance.com ADDRESS:			
INSURED Emergency Services Consulting International Inc Fields Consulting Fields Consulting Group, Inc 25030 SW Parkway Avenue #330 Wilsonville OR 97070			INSURER(S) AFFORDING COVERAGE INSURER A: Lloyd's of London INSURER B: At Bay INSURER C: INSURER D: INSURER E: INSURER F:			
COVERAGES		CERTIFICATE NUMBER: 230058821		REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSTR	TYPE OF INSURANCE	ADDL INSR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:		PSJ0024766450	1/1/2021	1/1/2022	EACH OCCURRENCE \$3,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$250,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$5,000,000 PRODUCTS - COM/PROP AGG \$3,000,000 Professional Lib \$2,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY		PSJ0024766450	1/1/2021	1/1/2022	COMBINED SINGLE LIMIT (EA accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/INSURER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Cyber Liability		990525001	10/9/2020	10/9/2021	Aggregate 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) City of Santa Maria its officers, officials, employees and volunteers are covered as additional insureds with respect to the General Liability insurance, insurance is Primary. Waiver of Subrogation is granted, per coverage language in the policy coverage form (attached) Page 31 section 16. 16. Waiver of subrogation Notwithstanding CONDITION 15, we agree to waive our rights of recovery against any third party if, prior to the claim or incident which you reasonably expected to give rise to a claim, you entered into a contract that contains a provision requiring you to do this.						
CERTIFICATE HOLDER				CANCELLATION		
City of Santa Maria 110 E Cook Street Santa Maria CA 93454				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 		

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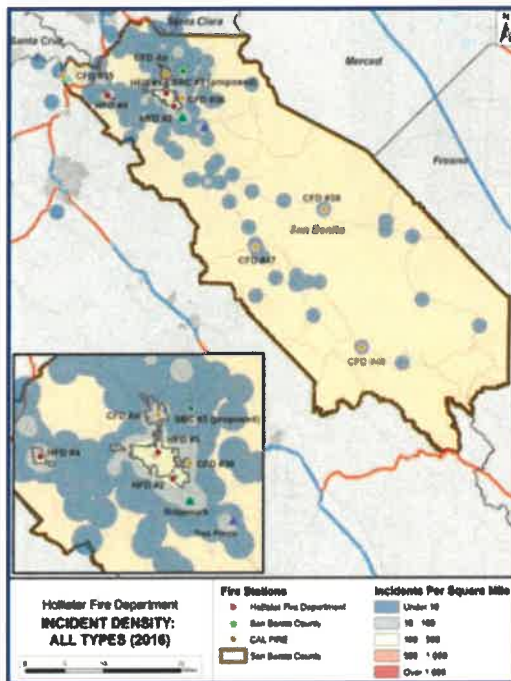
ACORD 25 (2016/03)

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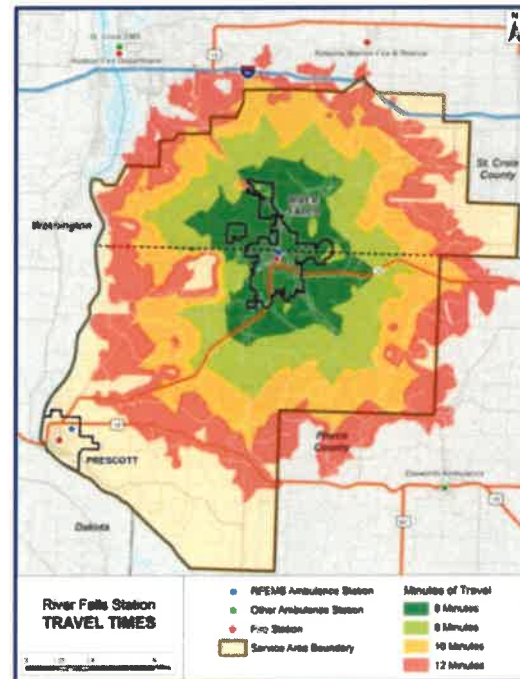


The following represents examples of GIS maps and other images created by ESCI for previous projects.

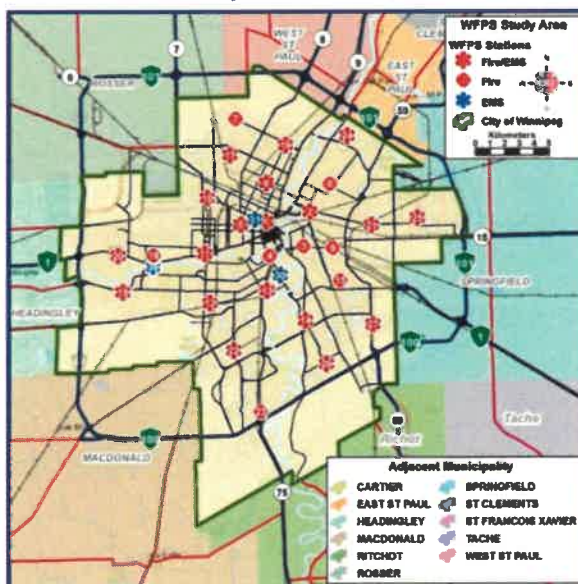
Incident Density Example



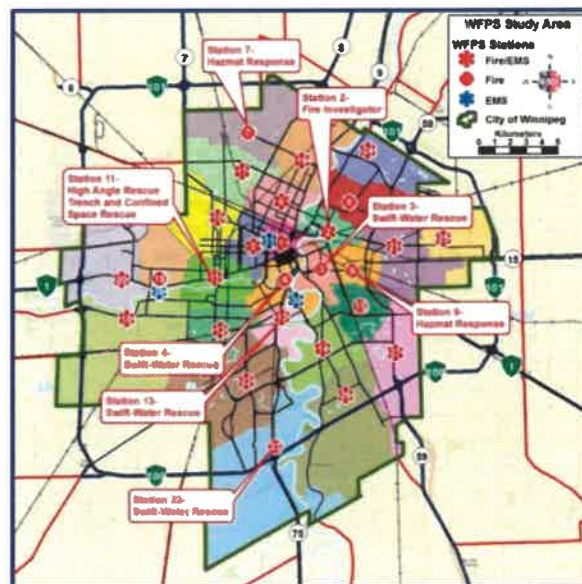
Travel Time Example



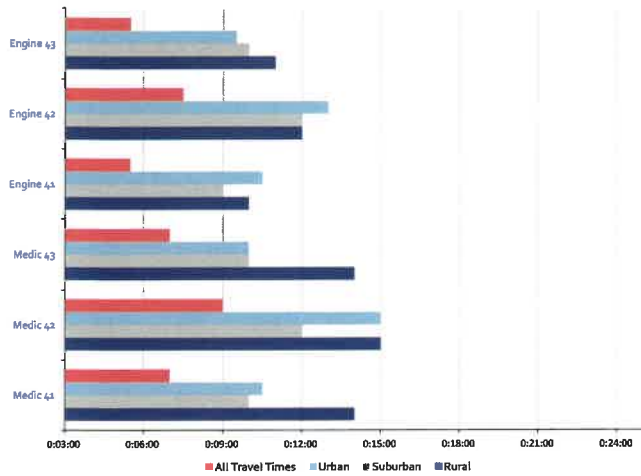
Study Area Example



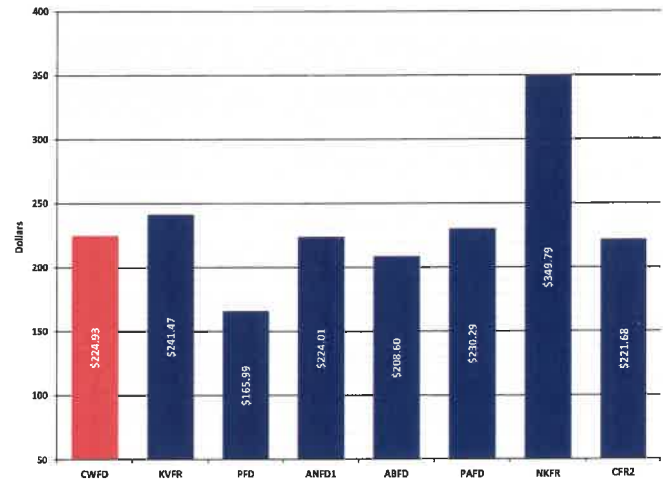
Special Incident Capabilities Example



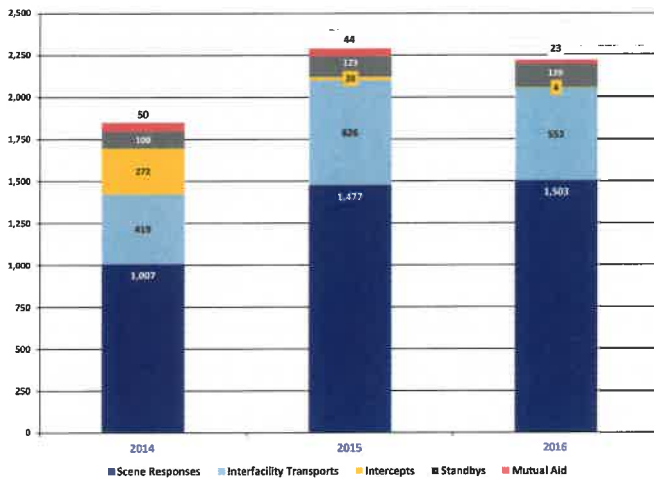
Travel-Time Chart Example



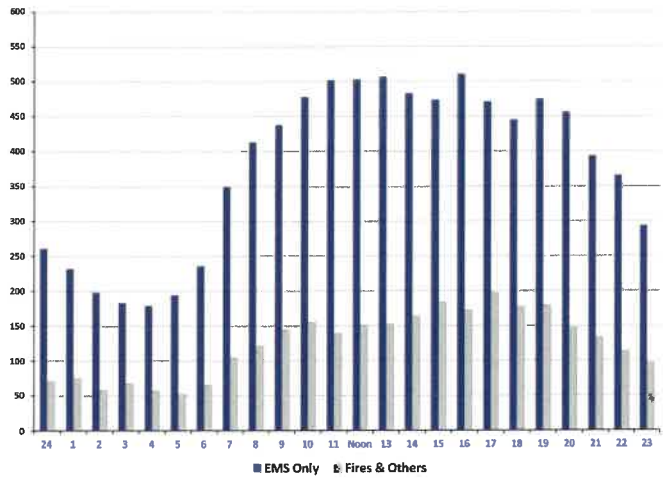
Cost Per-Capita Chart Example



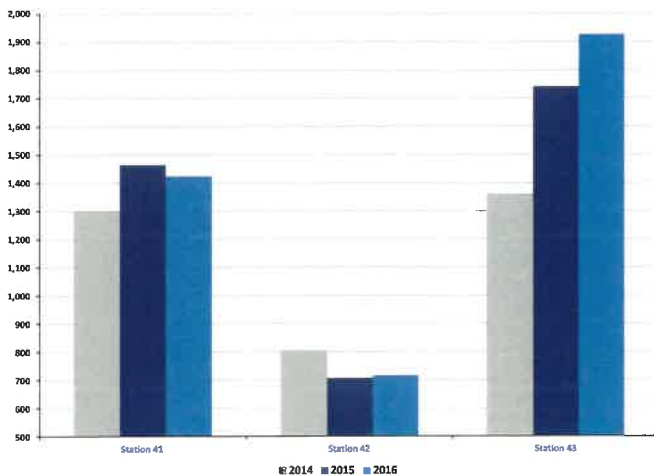
Medic Unit Incident Types Chart Example



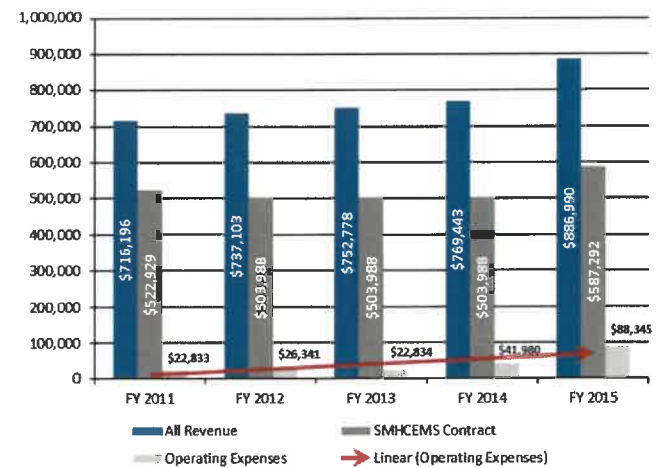
Call Types by Hour-of-Day Example



Service-Demand by Fire Station & Year



Budget Analysis Example



Disclosures & Practices

Conflict of Interest Statement

ESCI has neither directly nor indirectly entered into any agreement, participated in any collusion or collusion activity, or otherwise taken any action which in any way restricts or restrains the competitive nature of this solicitation, including but not limited to the prior discussion of terms, conditions, pricing, or other offer parameters required by this solicitation. ESCI is not presently suspended or otherwise prohibited by any government from participation in this solicitation or any other contracting to follow thereafter. Neither ESCI nor anyone associated with ESCI has any potential conflict of interest because of or due to any other clients, contracts, or property interests in this solicitation or the resulting project. In the event that a conflict of interest is identified in the provision of services, ESCI will immediately notify the client in writing.

Insurance & Litigation

ESCI is insured in excess of \$2,000,000. An example of the ESCI liability insurance certificate is included in this proposal. ESCI has no past and/or pending litigation or unresolved lawsuits.

Employment Practices

ESCI is an equal opportunity employer. The company is guided by recognized industry standards, policies, and procedures. ESCI offers a wide range of employee benefits and ongoing training opportunities that has enabled ESCI to attract and retain quality consultants who are recognized as experts in emergency service organization, management, and service delivery. ESCI will not refuse to hire, discharge, promote, demote, or otherwise discriminate in matters of compensation against any person otherwise qualified, because of age, race, creed, color, sex, national origin, ancestry, or handicap.



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

Item No. 8.f.
For Meeting of 2/7/2022
Resolution

TITLE: -Resolution approving Bond Purchase Agreement, providing for the issuance of General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A and providing for the levy of taxes to pay the same

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.

The City had the bonds rated by Moody's. Moody's issued a Aa3 rating for the City's General Obligation debt, upgraded from an A2; and an A1 on the City's Annual Appropriation debt, upgraded from an A2. Additional information will be presented at the February 7, 2022 meeting.

FUNDING SOURCE: GO Debt Service Levy/TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 9.a.
For Meeting of 2/7/2022
Discussion Item

TITLE: Tree Removal Request (Paine Street)

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 9.b.
For Meeting of 2/7/2022
Discussion Item

TITLE: -Greater Des Moines Partnership DC Trip

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Each year in May, nearly 200 Greater Des Moines' (DSM) businesses, civic and regional community leaders travel to Washington D.C. to present The Partnership's Federal Policy Agenda. This is a unique opportunity to promote local economic development plans to Iowa's Congressional delegation, the Administration and their staffs and advocate for key issues with one voice and one mission as one united region. Previous DMDC trips included events ranging from luncheons with keynote remarks from U.S. Congressional Members, Chamber briefings, and workshops on topics, such as trade, health care and immigration. Attendees from the City of Bondurant have traditionally participated in face-to-face meetings with Federal legislators while on the trip to promote the City's Federal Legislative Priorities.

FUNDING SOURCE: Economic Development Funds

STAFF RECOMMENDATION: This is a discussion item.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 9.c.
For Meeting of 2/7/2022
Discussion Item

TITLE: Continuation of Discussion Regarding Draft Golf Cart Ordinance

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Previously Council discussed the a draft ordinance that would permit golf carts to be driven on City streets under certain circumstances. This is a continuation of that discussion. Staff will present additional information on the ordinance at the Febraury 7, 2022 meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: This is a discussion item.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None