

**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 APRIL 4, 2022

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on April 4, 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 March 21, 2022
- b. Claims List
- c. Applications for City Council Approval
- d. - Resolution for the Disposal of Surplus Property
- e. - Resolution approving an Easement Agreement with Casey's to establish the necessary easements for trail work associated with the City's Highway 65 Trail Underpass Project
- f. - Resolution approving the Fox Ridge Estates Plat 1 Final Plat, a Subdivision in Unincorporated Polk County within two miles of Bondurant's city limits
- g. - Resolution approving the Black Oak Farm Plat 1 Final Plat, a Subdivision in Unincorporated Polk County within two miles of Bondurant's city limits
- h. - Resolution approving the Everett Mauch Estate Final Plat, a Subdivision in Unincorporated Polk County within two miles of Bondurant's city limits
- i. - Resolution approving the Lauren Mauch Plat of Survey, a split in Unincorporated Polk County within 2 miles of Bondurant's city limits to create Parcel 2021-157
- j. - Resolution waiving the City of Bondurant's right to review the proposed

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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Minor Subdivision request as allowed under Section 354.9.2 of the Iowa Code and Section 180.02 of the City Code for a Subdivision in Unincorporated Polk County within 2 miles of Bondurant's city limits

6. Guests requesting to address the City Council
 - a. Polk County Sheriff's Report
7. **Public Hearing**
 - a. Public Hearing on Proposed Development Agreement with Ryan Companies US, Inc.
 - b. Public Hearing regarding disposition of Real Estate (Right-of-Way sliver along Grant Street)
8. Action Items
 - a. - Resolution approving Central Iowa Water Works Founding Resolution
 - b. - Resolution conveying Real Property from NE Storm Sewer Project
 - c. - Resolution approving the Edgeland Bondurant Preliminary Plat and Site Plan at Outlot R of the Quail Run Phase 2 Preliminary Plat Development Area
 - d. - Resolution Approving a Development Agreement with Ryan Companies US, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
9. Discussion Items -
 - a. Federal Legislative Priorities
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

March 21, 2022

Bondurant City Council

1. Roll Call

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

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

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Pepper, seconded by Driscoll, 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. Approval of City Council Meeting Minutes of March 7, 2022

b. Claims List

c. Applications for City Council Approval

d. Receive and File - Park and Recreation Board Meeting Minutes from February 17, 2022

e. R-220321-70- Resolution approving the Professional Services Agreement with Veenstra & Kimm, Inc. for the Design of the Main Street Reconstruction Project

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

- f. R-220321-71- Resolution approving Memorandum of Understanding with Drake University for Visioning and Goal Setting Facilitation
- g. R-220321-72- Resolution approving Purchase Agreement for Land for Future Utility Needs
- h. R-220321-73- Resolution approving Annexation Agreement for Parcel 170/00010-003-000
- i. R-220321-74- Resolution approving Annexation Agreement for Parcels 140/00057-001-000 and 140/00058-000-000
- j. R-220321-75- Resolution approving the Professional Services Agreement with Veenstra & Kimm, Inc. for the Design of the Franklin Street, SW Water Main Project
- k. R-220321-76- Resolution approving IEDA Reimbursement Agreement for the Myers Certified Site Project
- l. R-220321-77- Resolution approving Pay Request No. 11 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project
- m. R-220321-78- Resolution approving endorsement for the City of Bondurant's application for funding to the Iowa DNR's Land & Water Conservation Grant Program
- n. R-220321-79- Resolution approving the Construction Services Agreement with Veenstra & Kimm, Inc. for the Hwy 65 Pedestrian Underpass Project
- o. R-220321-80- Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Ryan Companies US, Inc., Including Annual Appropriation Tax Increment Payments
- p. R-220321-81- Resolution approving the MidAmerican Gas and Regulator Station Easement on City-owned land at 104 15th Street, SE
- q. R-220321-85- Resolution approving the Amendment to the Real Estate Purchase Agreement for Parcels 230/00455-008-000; 230/00455-009-000; and 230/00455-000-000

- r. R-220321-86- Resolution approving Professional Services Agreements with OPN Architects, Bolton & Menk, and Impact 7G in the amount totaling \$19,000 for work associated with the Grain Elevator Facility Assessment

Motion by Cox, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- 6. Guests requesting to address the City Council
None.

- a. Des Moines Water Works presentation regarding Regional Water Planning
Ted Corrigan and Amy Kahler, Des Moines Water Works, presented the Regional Water Planning to the Council.

Linda Wunn, 105 Lincoln Street, SE, inquired about usage today, and if the City calculates growth.

7. **Public Hearing**

- a. Public Hearing for Contract Award for Ditch 2 Stream Resoration/Ditch Stabilization Project

Mayor Elrod opened the public hearing at 06:37 PM.

Public Works Director Horton explained the project to the public and the council. Matt Farver, 706 Pleasant Street, NE, questioned the location and the outcome of the project. Council Member Sillanpaa updated the council on questions from the community he had received regarding the removal of mature trees and the project. Derek Morris, 600 Sycamore Drive, NW, inquired about the status of the project in his area.

Mayor Elrod closed the public hearing at 06:48 PM.

- b. Public Hearing on Proposed Amendment to the Bondurant Urban Renewal Area (Shiloh Rose Project)

Mayor Elrod opened the public hearing at 06:49 PM.

City Administrator Oliver explained the Urban Renewal Area to the council and the public, stating that this amendment was planned.

Mayor Elrod closed the public hearing at 06:50 PM.

8. Action Items

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

- a. R-220321-82- Resolution awarding the Contract and approving the Ditch #2 Stream Restoration Bid Package #1 Improvements Project to Iowa Earth Works in the amount of \$599,175.87
Motion by Pepper, seconded by Cox, to Approve R-220321-82. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - b. R-220321-83- Resolution to Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area (Shiloh Rose Project)
Motion by Cox, seconded by Driscoll, to Approve R-220321-83. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - c. O-220307-201 - (Second Reading) Ordinance Amending Chapter 92, Water Rates, Adjusting Water Rates and Fees Effective on Bills Issued on 4/1/2022 for Water Consumed during the March Billing Cycle
Motion by Pepper, seconded by Cox, to waive the second reading, and approve the third and final reading of O-220307-201. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - d. O-220307-202 - (Second Reading) Ordinance Amending Chapter 106, Collection of Solid Waste
Motion by Cox, seconded by Driscoll, to waive the second reading, and approve the third and final reading of O-220307-202. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
9. Discussion Items -
- a. R-220321-84-Discussion and possible Consideration of Resolution appointing a Representative to the Mid-Iowa Planning Alliance (MIPA) Board of Directors for CY22
The council discussed appointing staff until a commitment level is set by the board.

Motion by Cox, seconded by Pepper, to appoint City Administrator Oliver, and approve R-220321-84. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - b. Men's Club Request
City Administrator Oliver informed the council that the Men's Club is requesting \$2,000 for fireworks for Summerfest. The council agreed to the request.
 - c. -Discussion of draft Ordinance amending the Code of the City of Bondurant, Iowa by establishing Chapter 82 - Golf Cart Regulations

City Administrator Oliver updated the Council on the changes from the City Attorney. Council Member McKenzie is in favor of a short-term trial period. The council would like the Polk County Sheriff's Department's feedback prior to moving forward with action.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Updates from liaison boards and organizations.
- b. Council Members
Sillanpaa - P&Z and MAC meeting updates.
Cox - Inquired about the four-way stops around City Park, inquired about the school's plans on Grant Street, N, Chamber Board meeting next month, EPIC update, BDI meeting next month.
McKenzie - ICON grant updates.
Driscoll - BRAVO meeting update, DEI Board update.
Peffer - MWA update.
- c. Administrator
Grant updates, legislative update.
- d. Directors
Kreuder - DMACC Fire Science and EMS Program Job Fair tomorrow.
Horton - Underpass goes to bid at the beginning of April. Ditch #2 Project update. Street sweeping will begin in April.
Murray - P&Z meeting this Thursday, update Comprehensive Plan Advisory meeting.
Sanders - Library update, programming update.

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

Motion by Driscoll, seconded by Cox, to move into Closed Session at 07:40 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 08:00 PM.

12. Adjournment

Motion by Peffer, seconded by Cox, to adjourn at 08:00 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

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

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 March 21, 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



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00586 - PYPKT00292 - 02/28-03/13/2022 PAID
03/18/2022

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: 18,162.33
INV0001896	Invoice	3/18/2022	3/18/2022	4/1/2022	3/18/2022	1,288.84	0.00	0.00	0.00	1,288.84
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022			Bank Draft:	DFT0001472
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%				
INV0001901	Invoice	3/18/2022	3/18/2022	4/1/2022	3/18/2022	13,745.74	0.00	0.00	0.00	13,745.74
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022			Bank Draft:	DFT0001477
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%				
INV0001902	Invoice	3/18/2022	3/18/2022	4/1/2022	3/18/2022	804.77	0.00	0.00	0.00	804.77
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022			Bank Draft:	DFT0001478
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%				
INV0001904	Invoice	3/18/2022	3/18/2022	4/1/2022	3/18/2022	942.13	0.00	0.00	0.00	942.13
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022			Bank Draft:	DFT0001480
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIFE & DIS PRINCIPAL	Service		0.00	0.00	942.13	0.00	0.00	0.00	942.13	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				942.13	0%				
INV0001905	Invoice	3/18/2022	3/18/2022	4/1/2022	3/18/2022	1,158.94	0.00	0.00	0.00	1,158.94
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022			Bank Draft:	DFT0001481
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%				
INV0001906	Invoice	3/18/2022	3/18/2022	4/1/2022	3/18/2022	221.91	0.00	0.00	0.00	221.91
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022			Bank Draft:	DFT0001482

Payable Register

Packet: APPKT00586 - PYPKT00292 - 02/28-03/13/2022 PAID 03/18/2022

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

INV0001899	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	325.00	0.00	0.00	0.00	325.00
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:	DFT0001475	

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%				

INV0001900	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	339.38	0.00	0.00	0.00	339.38
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:	DFT0001476	

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: 497.50

INV0001910	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	497.50	0.00	0.00	0.00	497.50
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:	DFT0001486	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Unemployment Insurance	NA		0.00	0.00	497.50	0.00	0.00	0.00	497.50	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
112-050-2122	STATE WITHHOLDING				497.50	100.00%				

Vendor: [0239 - IPERS](#)

Vendor Total: 11,279.43

INV0001903	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	409.72	0.00	0.00	0.00	409.72
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:	DFT0001479	

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%				

INV0001907	Invoice	3/18/2022	3/18/2022	3/31/2022	3/18/2022	10,869.71	0.00	0.00	0.00	10,869.71
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 3/31/2022		Bank Draft:	DFT0001483	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	2,677.18	0.00	0.00	0.00	2,677.18	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				2,677.18	0%				

Payable Register

Packet: APPKT00586 - PYPKT00292 - 02/28-03/13/2022 PAID 03/18/2022

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	8,192.53	0.00	0.00	0.00	8,192.53	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2123	IPERS WITHHOLDING				8,192.53	0%				

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 15,686.09

INV0001909	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	15,686.09	0.00	0.00	0.00	15,686.09
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:		DFT0001485

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Social Security Withholding	NA		0.00	0.00	8,496.34	0.00	0.00	0.00	8,496.34	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				8,496.34	0%				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Medicare Withholding	NA		0.00	0.00	1,987.06	0.00	0.00	0.00	1,987.06	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				1,987.06	0%				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Federal Tax Withheld	NA		0.00	0.00	5,202.69	0.00	0.00	0.00	5,202.69	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
110-050-2120	FEDERAL WITHHOLDING				598.01	0%				
600-050-2120	FEDERAL WITHHOLDING				560.81	0%				
610-050-2120	FEDERAL WITHHOLDING				516.71	0%				
741-050-2120	FEDERAL WITHHOLDING				225.21	0%				
670-050-2120	FEDERAL WITHHOLDING				10.80	0%				
001-050-2120	FEDERAL WITHHOLDING				3,291.15	0%				

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

Vendor Total: 2,030.15

INV0001897	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	1,987.65	0.00	0.00	0.00	1,987.65
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:		DFT0001473

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	100.00%				

INV0001898	Invoice	3/18/2022	3/18/2022	4/6/2022	3/18/2022	42.50	0.00	0.00	0.00	42.50
FSA ADMIN FEE	AP Bank Code - AP Bank				No	Payment Date: 4/6/2022		Bank Draft:		DFT0001474

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	100.00%				

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

Vendor Total: 2,685.86

INV0001908	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	2,685.86	0.00	0.00	0.00	2,685.86
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:		DFT0001484

Payable Register

Packet: APPKT00586 - PYPKT00292 - 02/28-03/13/2022 PAID 03/18/2022

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	2,685.86	0.00	0.00	0.00	2,685.86	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
741-050-2122	STATE WITHHOLDING				115.56	4.30%				
670-050-2122	STATE WITHHOLDING				10.11	0.38%				
110-050-2122	STATE WITHHOLDING				288.10	10.73%				
610-050-2122	STATE WITHHOLDING				257.63	9.59%				
001-050-2122	STATE WITHHOLDING				1,734.06	64.56%				
600-050-2122	STATE WITHHOLDING				280.40	10.44%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	15	51,005.74	0.00	0.00	0.00	51,005.74	51,005.74	0.00
Grand Total:		51,005.74	0.00	0.00	0.00	51,005.74	51,005.74	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	3,291.15
001-050-2122	STATE WITHHOLDING	1,734.06
001-050-2130	ICMA-RC	664.38
Total:		5,689.59

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	598.01
110-050-2122	STATE WITHHOLDING	288.10
Total:		886.11

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	10,483.40
112-050-2122	STATE WITHHOLDING	497.50
112-050-2123	IPERS WITHHOLDING	11,279.43
112-050-2124	HEALTH INSURANCE WITHHOLDING	16,651.58
112-050-2125	DENTAL INSURANCE	1,288.84
112-050-2132	VISION WITHHOLDING	221.91
Total:		40,422.66

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	560.81
600-050-2122	STATE WITHHOLDING	280.40
Total:		841.21

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	516.71
610-050-2122	STATE WITHHOLDING	257.63
Total:		774.34

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	10.80
670-050-2122	STATE WITHHOLDING	10.11
Total:		20.91

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	225.21
741-050-2122	STATE WITHHOLDING	115.56
Total:		340.77

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



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00587 - PYPKT00292 - 02/28-03/13/2022 PAID
03/18/2022

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
INV0001895	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	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



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00586 - PYPKT00292 - 02/28-03/13/2022 PAID
03/18/2022

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: 18,925.49

Primary Address: EMPLOYEE BENEFIT SYSTEMS
214 N MAIN STREET
BURLINGTON, IA 52601-

INV0001896	Invoice	3/18/2022	3/18/2022	4/1/2022	3/18/2022	1,288.84	0.00	0.00	0.00	1,288.84
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022		Bank Draft:		DFT0001472

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%

INV0001901	Invoice	3/18/2022	3/18/2022	4/1/2022	3/18/2022	14,508.90	0.00	0.00	0.00	14,508.90
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022		Bank Draft:		DFT0001477

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
HEALTH INSURANCE WELLMARK	Service	0.00	0.00	14,508.90	0.00	0.00	0.00	14,508.90

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDIN		14,508.90	100.00%

INV0001902	Invoice	3/18/2022	3/18/2022	4/1/2022	3/18/2022	804.77	0.00	0.00	0.00	804.77
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022		Bank Draft:		DFT0001478

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%

INV0001904	Invoice	3/18/2022	3/18/2022	4/1/2022	3/18/2022	942.13	0.00	0.00	0.00	942.13
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022		Bank Draft:		DFT0001480

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
LIFE & DIS PRINCIPAL	Service	0.00	0.00	942.13	0.00	0.00	0.00	942.13

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2124	HEALTH INSURANCE WITHHOLDIN		942.13	0%

INV0001905	Invoice	3/18/2022	3/18/2022	4/1/2022	3/18/2022	1,158.94	0.00	0.00	0.00	1,158.94
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022		Bank Draft:		DFT0001481

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%

INV0001906	Invoice	3/18/2022	3/18/2022	4/1/2022	3/18/2022	221.91	0.00	0.00	0.00	221.91
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022		Bank Draft:		DFT0001482

Payable Register

Packet: APPKT00586 - PYPKT00292 - 02/28-03/13/2022 PAID 03/18/2022

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

Primary Address: 777 N CAPITOL ST NE
WASHINGTON, DC 20002

INV0001899	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	325.00	0.00	0.00	0.00	325.00
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:	DFT0001475	

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%						

INV0001900	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	339.38	0.00	0.00	0.00	339.38
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:	DFT0001476	

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: 715.11

Primary Address: UI TAX - SCAN 2
1000 E GRAND AVE
DES MOINES, IA 50319-0209

INV0001910	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	715.11	0.00	0.00	0.00	715.11
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:	DFT0001486	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Unemployment Insurance	NA		0.00	0.00	715.11	0.00	0.00	0.00	715.11	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2122	STATE WITHHOLDING		715.11	100.00%						

Vendor: [0239 - IPERS](#)

Vendor Total: 11,279.48

Primary Address: PO BOX 9117
DES MOINES, IA 50306-9117

INV0001903	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	409.72	0.00	0.00	0.00	409.72
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:	DFT0001479	

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%						

INV0001907	Invoice	3/18/2022	3/18/2022	3/31/2022	3/18/2022	10,869.76	0.00	0.00	0.00	10,869.76
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 3/31/2022		Bank Draft:	DFT0001483	

Payable Register

Packet: APPKT00586 - PYPKT00292 - 02/28-03/13/2022 PAID 03/18/2022

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	2,677.18	0.00	0.00	0.00	2,677.18	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				2,677.18	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	8,192.58	0.00	0.00	0.00	8,192.58	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				8,192.58	100.00%				
Vendor: 1512 - IRS USATAXPYMT										Vendor Total: 15,686.09
Primary Address:										
INV0001909	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	15,686.09	0.00	0.00	0.00	15,686.09
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 3/18/2022		Bank Draft:		DFT0001485
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Social Security Withholding	NA		0.00	0.00	8,496.34	0.00	0.00	0.00	8,496.34	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				8,496.34	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Medicare Withholding	NA		0.00	0.00	1,987.06	0.00	0.00	0.00	1,987.06	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				1,987.06	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Federal Tax Withheld	NA		0.00	0.00	5,202.69	0.00	0.00	0.00	5,202.69	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
110-050-2120	FEDERAL WITHHOLDING				598.01	11.49%				
600-050-2120	FEDERAL WITHHOLDING				560.81	10.78%				
610-050-2120	FEDERAL WITHHOLDING				516.71	9.93%				
741-050-2120	FEDERAL WITHHOLDING				225.21	4.33%				
670-050-2120	FEDERAL WITHHOLDING				10.80	0.21%				
001-050-2120	FEDERAL WITHHOLDING				3,291.15	63.26%				

Payable Register

Packet: APPKT00586 - PYPKT00292 - 02/28-03/13/2022 PAID 03/18/2022

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	
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	100.00%				

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

Vendor Total: 2,685.86

Primary Address: WITHHOLD TAX PRCS-IA DEPT REV
PO BOX 10411
DES MOINES, IA 50306

INV0001908	Invoice	3/18/2022	3/18/2022	3/18/2022	3/18/2022	2,685.86	0.00	0.00	0.00	2,685.86
State Tax Withholding	AP Bank Code - AP Bank			No	Payment Date: 3/18/2022			Bank Draft:	DFT0001484	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
State Tax Withholding	NA		0.00	0.00	2,685.86	0.00	0.00	0.00	2,685.86	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
741-050-2122	STATE WITHHOLDING				115.56	4.30%				
670-050-2122	STATE WITHHOLDING				10.11	0.38%				
110-050-2122	STATE WITHHOLDING				288.10	10.73%				
610-050-2122	STATE WITHHOLDING				257.63	9.59%				
001-050-2122	STATE WITHHOLDING				1,734.06	64.56%				
600-050-2122	STATE WITHHOLDING				280.40	10.44%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	15	51,986.56	0.00	0.00	0.00	51,986.56	51,986.56	0.00
Grand Total:		51,986.56	0.00	0.00	0.00	51,986.56	51,986.56	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	3,291.15
001-050-2122	STATE WITHHOLDING	1,734.06
001-050-2130	ICMA-RC	664.38
Total:		5,689.59

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	598.01
110-050-2122	STATE WITHHOLDING	288.10
Total:		886.11

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	10,483.40
112-050-2122	STATE WITHHOLDING	715.11
112-050-2123	IPERS WITHHOLDING	11,279.48
112-050-2124	HEALTH INSURANCE WITHHOLDING	17,414.74
112-050-2125	DENTAL INSURANCE	1,288.84
112-050-2132	VISION WITHHOLDING	221.91
Total:		41,403.48

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	560.81
600-050-2122	STATE WITHHOLDING	280.40
Total:		841.21

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	516.71
610-050-2122	STATE WITHHOLDING	257.63
Total:		774.34

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	10.80
670-050-2122	STATE WITHHOLDING	10.11
Total:		20.91

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	225.21
741-050-2122	STATE WITHHOLDING	115.56
Total:		340.77

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



Check Register

Packet: APPKT00587 - PYPKT00292 - 02/28-03/13/2022 PAID
03/18/2022

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	03/22/2022	Regular	0.00	254.77	60018

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	3/2022	254.77
			254.77



Payroll Check Register

Checks

Pay Period: 3/14/2022-3/27/2022

Packet: PYPKT00296 - 03/14-03/27/2022 PAID 04/01/2022

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
CHRISTIAN, MARGARET L	3129	Regular	04/01/2022	307.24	1076



Payroll Check Register

Direct Deposits

Pay Period: 3/14/2022-3/27/2022

Packet: PYPKT00296 - 03/14-03/27/2022 PAID 04/01/2022

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	04/01/2022	146.30	102433
BAILEY, BOYCE E	7104	04/01/2022	1,224.89	102434
BERGESON, JOHN W	7121	04/01/2022	1,525.77	102435
BRIGGS, ASHTON S	1511	04/01/2022	745.05	102436
BRUCE, EMMA	3141	04/01/2022	640.15	102437
BUCKLIN, JEFFERY D	1562	04/01/2022	678.05	102438
CARPENTER, JOHN C	5129	04/01/2022	1,330.71	102439
COLLINS JR, ANTHONY M	9152	04/01/2022	30.00	102440
COLLINS JR, ANTHONY M	9152	04/01/2022	1,041.85	102440
COLLISON, PATRICK F	5103	04/01/2022	1,865.94	102441
CORY, JOHN P	7120	04/01/2022	1,193.21	102442
CRITTENDEN, MATTHEW	1567	04/01/2022	803.75	102443
EHLE, AANNA N	1575	04/01/2022	899.51	102444
GERDNER, RONALD L	7122	04/01/2022	1,415.54	102445
HAGAN, SHELBY L	5118	04/01/2022	1,944.72	102446
HAHN, NATHAN D	1521	04/01/2022	480.69	102447
HARMISON, TROY G	1503	04/01/2022	1,278.15	102448
HIGGINS, DAVID P.	7105	04/01/2022	1,164.48	102449
HORTON, JOHN C	7112	04/01/2022	100.00	102450
HORTON, JOHN C	7112	04/01/2022	2,302.47	102450
HUFF, TIMOTHY J	1559	04/01/2022	1,306.84	102451
JESS, JENE N	5123	04/01/2022	2,469.34	102452
JOHNSON, ANNASTASHA	5130	04/01/2022	1,058.24	102453
KLINKER-FELD, MICHELL M	3135	04/01/2022	1,545.48	102454
KOOIKER, ASHTON BRENT	7123	04/01/2022	1,326.06	102455
KREUDER, AARON M	1441	04/01/2022	2,463.07	102456
MANGUM, MEGAN SUSANNA	3142	04/01/2022	522.61	102457
MARSHMAN, CRAIG A	5125	04/01/2022	1,257.00	102458
MORRIS, REBECCA L	1504	04/01/2022	1,827.03	102459
MURRAY, MARGARET	5126	04/01/2022	2,298.61	102460
OLIVER, MARKETA S	8403	04/01/2022	300.00	102461
OLIVER, MARKETA S	8403	04/01/2022	3,069.52	102461
PHIPPS-BUCKLIN, CHANTEL E	4145	04/01/2022	570.14	102462
REYNOLDS, RAY A	1537	04/01/2022	654.29	102463
RIZVIC, EMILY	5131	04/01/2022	1,452.89	102464
SANDERS, JILL C	3128	04/01/2022	1,944.43	102465
SCHINCKE, MEGAN	3137	04/01/2022	842.58	102466
SCHINCKE, MEGAN	3137	04/01/2022	361.10	102466
SCHROER, DAVID J	1528	04/01/2022	355.25	102467
SPOERRY, DANIELLE M	1527	04/01/2022	1,085.45	102468
SUMMERS, ALAN C	1534	04/01/2022	678.23	102469
VAN HOUTEN, NICOLE M	5121	04/01/2022	1,137.25	102470



Payroll Check Register

Report Summary

Pay Period: 3/14/2022-3/27/2022

Packet: PYPKT00296 - 03/14-03/27/2022 PAID 04/01/2022

Payroll Set: City of Bondurant, IA - 01

Type	Count	Amount
Regular Checks	1	307.24
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	42	49,336.64
Total	43	49,643.88



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00590 - PYPKT00296 - 03/14-03/27/2022 PAID
04/01/2022

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: 18,545.29
INV0001927	Invoice	4/1/2022	4/1/2022	5/1/2022	4/1/2022	1,308.27	0.00	0.00	0.00	1,308.27
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 5/1/2022			Bank Draft:	DFT0001495
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DELTA DENTAL PAYMENT	Service		0.00	0.00	1,308.27	0.00	0.00	0.00	1,308.27	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2125	DENTAL INSURANCE				1,308.27	0%				
INV0001932	Invoice	4/1/2022	4/1/2022	5/1/2022	4/1/2022	14,023.43	0.00	0.00	0.00	14,023.43
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 5/1/2022			Bank Draft:	DFT0001500
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
HEALTH INSURANCE WELLMARK	Service		0.00	0.00	14,023.43	0.00	0.00	0.00	14,023.43	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				14,023.43	0%				
INV0001933	Invoice	4/1/2022	4/1/2022	5/1/2022	4/1/2022	832.99	0.00	0.00	0.00	832.99
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 5/1/2022			Bank Draft:	DFT0001501
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
EBS ADMIN COST	Service		0.00	0.00	832.99	0.00	0.00	0.00	832.99	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				832.99	0%				
INV0001935	Invoice	4/1/2022	4/1/2022	5/1/2022	4/1/2022	979.44	0.00	0.00	0.00	979.44
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 5/1/2022			Bank Draft:	DFT0001503
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIFE & DIS PRINCIPAL	Service		0.00	0.00	979.44	0.00	0.00	0.00	979.44	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				979.44	0%				
INV0001936	Invoice	4/1/2022	4/1/2022	5/1/2022	4/1/2022	1,175.34	0.00	0.00	0.00	1,175.34
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 5/1/2022			Bank Draft:	DFT0001504
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	1,175.34	0.00	0.00	0.00	1,175.34	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				1,175.34	0%				
INV0001937	Invoice	4/1/2022	4/1/2022	5/1/2022	4/1/2022	225.82	0.00	0.00	0.00	225.82
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 5/1/2022			Bank Draft:	DFT0001505

Payable Register

Packet: APPKT00590 - PYPKT00296 - 03/14-03/27/2022 PAID 04/01/2022

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	225.82	0.00	0.00	0.00	225.82	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2132	VISION WITHHOLDING				225.82	0%				

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

Vendor Total: 664.38

INV0001930	Invoice	4/29/2022	4/29/2022	4/29/2022	4/29/2022	325.00	0.00	0.00	0.00	325.00
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 4/29/2022		Bank Draft:	DFT0001498	

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%				

INV0001931	Invoice	4/29/2022	4/29/2022	4/29/2022	4/29/2022	339.38	0.00	0.00	0.00	339.38
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 4/29/2022		Bank Draft:	DFT0001499	

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: 461.68

INV0001941	Invoice	6/24/2022	6/24/2022	6/24/2022	6/24/2022	461.68	0.00	0.00	0.00	461.68
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:	DFT0001509	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Unemployment Insurance	NA		0.00	0.00	461.68	0.00	0.00	0.00	461.68	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2122	STATE WITHHOLDING				461.68	100.00%				

Vendor: [0239 - IPERS](#)

Vendor Total: 11,175.25

INV0001934	Invoice	4/29/2022	4/29/2022	4/29/2022	4/29/2022	409.72	0.00	0.00	0.00	409.72
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 4/29/2022		Bank Draft:	DFT0001502	

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%				

INV0001938	Invoice	4/29/2022	4/29/2022	4/29/2022	4/29/2022	10,765.53	0.00	0.00	0.00	10,765.53
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 4/29/2022		Bank Draft:	DFT0001506	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	2,726.42	0.00	0.00	0.00	2,726.42	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
112-050-2123	IPERS WITHHOLDING				2,726.42	100.00%				

Payable Register

Packet: APPKT00590 - PYPKT00296 - 03/14-03/27/2022 PAID 04/01/2022

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	8,039.11	0.00	0.00	0.00	8,039.11	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2123	IPERS WITHHOLDING				8,039.11	100.00%				

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 15,530.57

INV0001940	Invoice	4/1/2022	4/1/2022	4/1/2022	4/1/2022	15,530.57	0.00	0.00	0.00	15,530.57
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022		Bank Draft:		DFT0001508

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	8,414.72	0.00	0.00	0.00	8,414.72
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			8,414.72	0%			

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	1,968.00	0.00	0.00	0.00	1,968.00
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			1,968.00	0%			

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	5,147.85	0.00	0.00	0.00	5,147.85
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
670-050-2120	FEDERAL WITHHOLDING			10.83	0%			
741-050-2120	FEDERAL WITHHOLDING			217.48	0%			
610-050-2120	FEDERAL WITHHOLDING			506.31	0%			
110-050-2120	FEDERAL WITHHOLDING			577.22	0%			
600-050-2120	FEDERAL WITHHOLDING			549.05	0%			
001-050-2120	FEDERAL WITHHOLDING			3,286.96	0%			

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

Vendor Total: 2,030.15

INV0001928	Invoice	4/1/2022	4/1/2022	4/1/2022	4/1/2022	1,987.65	0.00	0.00	0.00	1,987.65
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 4/1/2022		Bank Draft:		DFT0001496

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%			

INV0001929	Invoice	4/1/2022	4/1/2022	5/6/2022	4/1/2022	42.50	0.00	0.00	0.00	42.50
FSA ADMIN FEE	AP Bank Code - AP Bank				No	Payment Date: 5/6/2022		Bank Draft:		DFT0001497

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	100.00%			

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

Vendor Total: 2,649.69

INV0001939	Invoice	4/29/2022	4/29/2022	4/29/2022	4/29/2022	2,649.69	0.00	0.00	0.00	2,649.69
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 4/29/2022		Bank Draft:		DFT0001507

Payable Register

Packet: APPKT00590 - PYPKT00296 - 03/14-03/27/2022 PAID 04/01/2022

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	2,649.69	0.00	0.00	0.00	2,649.69	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
600-050-2122	STATE WITHHOLDING				274.83	10.37%				
670-050-2122	STATE WITHHOLDING				10.15	0.38%				
110-050-2122	STATE WITHHOLDING				278.51	10.51%				
741-050-2122	STATE WITHHOLDING				111.91	4.22%				
610-050-2122	STATE WITHHOLDING				252.65	9.54%				
001-050-2122	STATE WITHHOLDING				1,721.64	64.98%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	15	51,057.01	0.00	0.00	0.00	51,057.01	51,057.01	0.00
Grand Total:		51,057.01	0.00	0.00	0.00	51,057.01	51,057.01	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	3,286.96
001-050-2122	STATE WITHHOLDING	1,721.64
001-050-2130	ICMA-RC	664.38
Total:		5,672.98

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	577.22
110-050-2122	STATE WITHHOLDING	278.51
Total:		855.73

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	10,382.72
112-050-2122	STATE WITHHOLDING	461.68
112-050-2123	IPERS WITHHOLDING	11,175.25
112-050-2124	HEALTH INSURANCE WITHHOLDING	17,011.20
112-050-2125	DENTAL INSURANCE	1,308.27
112-050-2132	VISION WITHHOLDING	225.82
Total:		40,564.94

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	549.05
600-050-2122	STATE WITHHOLDING	274.83
Total:		823.88

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	506.31
610-050-2122	STATE WITHHOLDING	252.65
Total:		758.96

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	10.83
670-050-2122	STATE WITHHOLDING	10.15
Total:		20.98

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	217.48
741-050-2122	STATE WITHHOLDING	111.91
Total:		329.39

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

Tax Abatement Applications
April 4, 2022
City of Bondurant

Name	Address	Closing Date	Cost
Mark Dornbusch	116 13 th Street, NW	3/29/2022	\$358,900.00
Harper Baldwin	426 1 st Street, NW	3/15/2022	\$333,475.00
Cody Wintermote	114 Landon Avenue, NE	3/1/2022	\$326,360.00
Jeffrey & Lacey Davis	1200 Grant Street, N	4/8/2022	\$625,000.00
Derek Vermeer	87 Landon Drive, NW	3/25/2022	\$448,853.14
Erik Chester	864 McIntosh Drive, NE	3/25/2022	\$297,500.00
2026 S. Hammond RD LP	787 McIntosh Court, NE	3/8/2022	\$316,000.00
2026 S. Hammond RD LP	608 1 st Street, NW	3/8/2022	\$315,150.00
2026 S. Hammond RD LP	430 1 st Street, NW	3/8/2022	\$374,878.00
2026 S. Hammond RD LP	620 1 st Street, NW	3/8/2022	\$315,435.00
2026 S. Hammond RD LP	624 1 st Street, NW	3/8/2022	\$316,945.00



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

Item No. 5.d.
For Meeting of 4/4/2022
Resolution

TITLE: - Resolution for the Disposal of Surplus Property

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The City of Bondurant bought the property located at 201 3rd St SE in 2021. As part of the property, there is a garage located on the property. The garage is in condition and can be moved. The attached resolution deems the garage surplus property and identifies the process to be used to dispose of the property. The remainder of the structures on the property will likely be used for training and then demolished. The City intends to take sealed bids on the garage, with a \$2,000 minimum. The City will publish the information via the Iowa League of Cities Marketplace website. Staff anticipates publishing the garage for sale on April 5, 2022 and opening sealed bids on April 21 at 10:00 a.m. The person responding to the bid must obtain a house moving permit through the City.

FUNDING SOURCE: General Fund Revenue

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220404-87

CITY OF BONDURANT
RESOLUTION NO. 220404-87

RESOLUTION APPROVING THE DISPOSAL OF CERTAIN SURPLUS PROPERTY
(GARAGE)

WHEREAS The City of Bondurant purchased property in 2021 located at 201 3rd Street SE; AND

WHEREAS There is a garage on the property that is in good condition and can be relocated to a different property; AND

WHEREAS The remainder of the structures on the property will likely be used for training and then demolished; AND

WHEREAS The City intends to take sealed bids on the garage, with a \$2,000 minimum; AND

WHEREAS The City will publish the information via the Iowa League of Cities Marketplace website.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the garage is considered surplus property and should be disposed of as detailed above.

Passed this 4th day of April 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.e.
For Meeting of 4/4/2022
Resolution

TITLE: - Resolution approving an Easement Agreement with Casey's to establish the necessary easements for trail work associated with the City's Highway 65 Trail Underpass Project

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The attached Easement Agreement establishes a permanent trail easement on portions of the Casey's land at 1455 Grant Street South as described/shown in the attached agreement. The attached Easement Agreement also establishes a temporary construction easement also on this Casey's land as described/shown in the attached agreement. This Easement Agreement is necessary for the City of Bondurant to complete its 2022 Highway 65 trail underpass project.

FUNDING SOURCE: N/A for establishing the easements

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220404-88
2. Casey's Easement

CITY OF BONDURANT
RESOLUTION NO. 220404-88

RESOLUTION APPROVING AN EASEMENT AGREEMENT WITH CASEY'S TO
ESTABLISH THE NECESSARY EASEMENTS FOR TRAIL WORK ASSOCIATED
WITH THE CITY'S HIGHWAY 65 TRAIL UNDERPASS PROJECT

WHEREAS, the City of Bondurant will be constructing its Highway 65 trail underpass project in 2022; AND

WHEREAS, an Easement Agreement between the City of Bondurant and Casey's is necessary to establish a permanent trail easement and a temporary construction easement on the Casey's land for work associated with the City's trail underpass project; AND

WHEREAS, the Easement Agreement notes that the agreement is in consideration of \$1.00.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Easement Agreement is approved.

Passed this 4th day of April 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				

Prepared by and after Recording Return to:

Douglas M. Beech, Casey's General Stores, Inc., P.O. Box 3001, Ankeny, IA 50021 P: 515/965-6284

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, made this _____ day of _____, 2022, by and between Casey's Marketing Company, an Iowa corporation with Headquarters at One SE Convenience Boulevard, Ankeny, Iowa (hereinafter referred to as "Casey's") and the City of Bondurant, Iowa, a municipality in the State of Iowa (hereinafter referred to as "City"),

WITNESSETH:

WHEREAS, Casey's is the owner of certain real estate ("Casey's Property") located in Bondurant, Polk County, Iowa, legally described as follows:

Lots 4, 5 and 6 in Bondurant Business Park Plat 3, an Official Plat, and Lot 1 in Bondurant Business Park Plat 1, an Official Plat, in the City of Bondurant, Polk County, Iowa,

upon which property Casey's has built a convenience store with gasoline sales facilities;

WHEREAS, the City wishes to construct a recreational trail upon a portion of the Casey's Property;

WHEREAS, the parties have agreed that the City should be allowed to obtain an easement to build a recreational trail on a portion of the Casey's Property according to the terms and conditions herein set forth;

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. EASEMENT. Casey's does hereby grant unto City and its successors and assigns and grantees an easement for the purpose of constructing, repairing, replacing and maintaining a recreational trail on a portion of the Casey's Property legally described as follows:

Beginning at the Southeast corner of said Lot 5; thence South 89°25'30" West along the South line of said Lot 5, 68.76 feet; thence North 42° 46'30" East, 397.73 feet to the Northeastern line of said Lot 6; thence South 44°37'40" East along said Northeastern line, 50.05 feet to the Northeast corner thereof; thence South 42° 46'30" West along the Southeast line of said Lot 6 and the Southeastern line of said Lot 5, 348.27 feet to the point of beginning. Containing 18,650 square feet or 0.43 acres, more or less,

(hereinafter referred to as the "Easement Area"). A diagram depicting the location of the Easement Area is attached hereto as Exhibit "E-1".

2. PURPOSE. The parties agree that the easement is given for the sole purpose of allowing the City to construct, maintain, replace and repair a recreational trail upon the Casey's Property for the purpose of providing ingress and egress to and from the Casey's property.
3. TEMPORARY CONSTRUCTION EASEMENT. Casey's hereby grants unto City a temporary construction easement over and across a portion of the Casey's Property northeast, southeast and adjacent to the boundary of the Easement Area, hereinafter described as follows:

The Northwesterly 25.00 feet of the Southeasterly 75.00 feet of said Lot 5, AND the Northwesterly 25.00 feet of the Southeasterly 75.00 feet of said Lot 6, AND the Northeasterly 50.00 feet, except the Southeasterly 75.00 feet of said Lot 6. Containing 12,402 square feet or 0.28, more or less.

(hereinafter referred to as "Temporary Construction Easement"). A diagram depicting the location of the Temporary Construction Easement Area is attached hereto Exhibit "E-1".)

The parties agree that the exclusive purpose of the Temporary Construction Easement is permitting City and its workman, employees, contractors, and their vehicles and equipment, access to such area to perform work in conjunction with the construction by City of the recreational trail within the Easement Area. Upon completion of the construction within the Easement Area, City shall restore that portion of the Casey's Property described in the Temporary Construction Easement

to approximately the same condition as prior to the commencement of the construction work and the condition of the property to be approved and acceptable to Casey's. The right of access herein granted shall be effective at any and all reasonable times commencing immediately until the construction of the recreational trail within the Easement Area has been completed. This Temporary Construction Easement shall terminate, in any event, as of December 31, 2024.

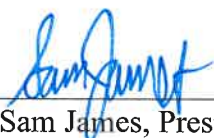
4. INDEMNIFICATION. The City shall protect, defend, hold harmless and indemnify Casey's from and against any and all claims, losses, damage or liability arising out of the construction, maintenance, repair or replacement of the recreational trail or use of the Easement Area hereinabove described.
5. BENEFIT. The easement rights herein granted and the obligations herein set forth shall be a covenant running with the land and shall be binding upon, and inure to the benefit of, the parties hereto and their assignees and successors in interest of their respective properties.

WHEREFORE, the parties have executed this Agreement on the date and year first written above.

CITY OF BONDURANT, IOWA

CASEY'S MARKETING COMPANY

By: _____
Doug Elrod, Mayor

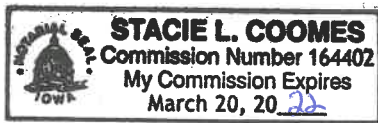
By:  _____
Sam James, President

By: _____
Shelby Hagan, City Clerk

ACKNOWLEDGMENTS

STATE OF IOWA)
) SS:
COUNTY OF POLK)

On this 1 day of March, 2022, before me the undersigned, a Notary Public in and for said county and state, personally appeared Sam James, who being by me duly sworn, did state that he is the President, of Casey's Marketing Company, the corporation named in the foregoing instrument; and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and the said Sam James, as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.



Stacie L. Coomes
Notary Public in and for the State of Iowa

STATE OF IOWA)
) SS:
COUNTY OF POLK)

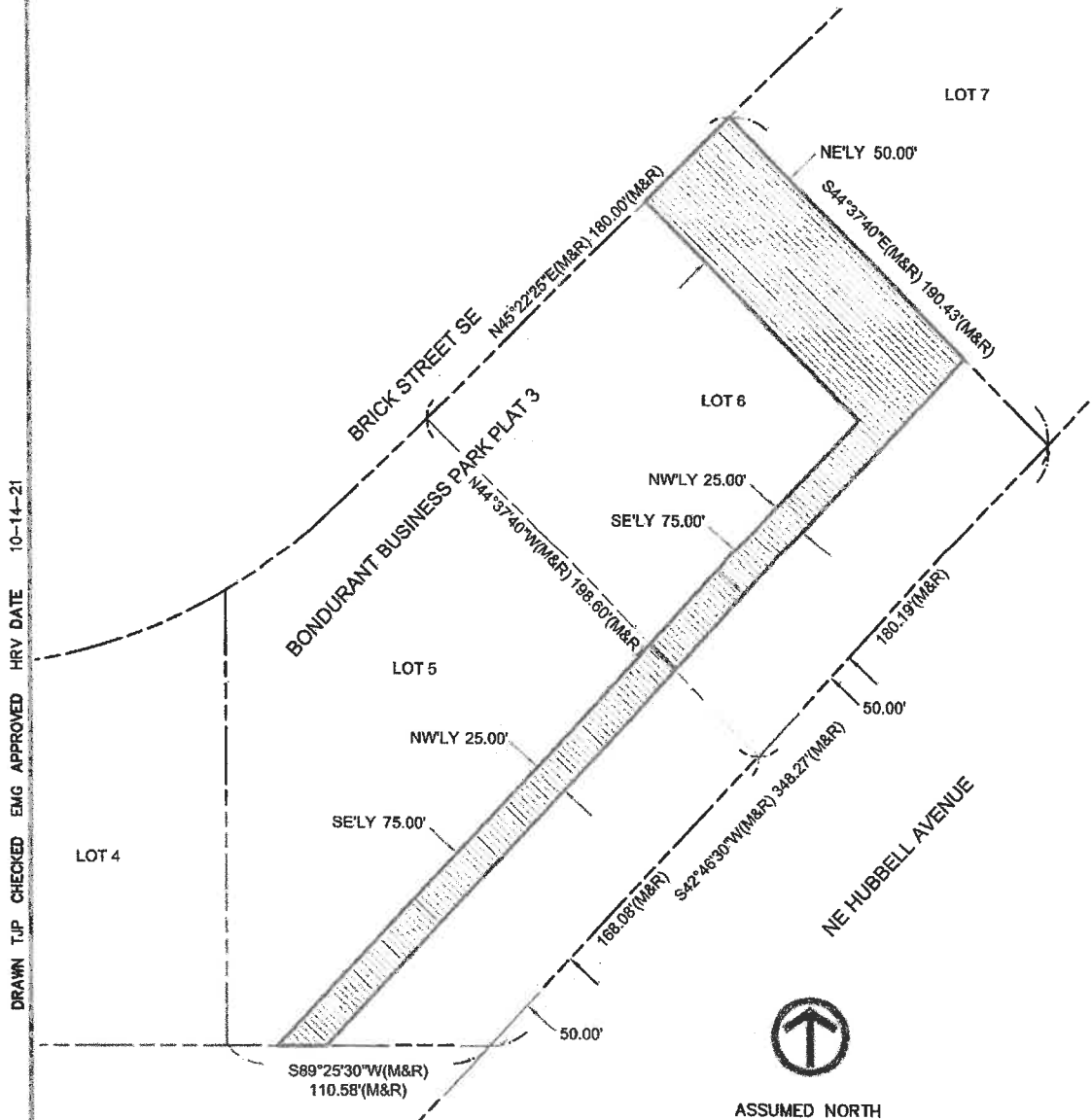
On this _____ day of _____, 2022, before me, the undersigned, a Notary Public in and for said state, personally appeared Doug Elrod and Shelby Hagan, to me personally known and who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Bondurant, Iowa; that the instrument was signed on behalf of the City, by the authority of its City Council, and that Doug Elrod and Shelby Hagan acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City, by it voluntarily executed.

Notary Public in and for the State of Iowa

PHYSICAL ADDRESS:
115 & 117 BRICK STREET SE
BONDURANT, IA 50035



PHYSICAL ADDRESS:
115 & 117 BRICK STREET SE
BONDURANT, IA 50035



LEGEND

(M)	MEASURED BEARING OR DIMENSION
(R)	RECORDED BEARING OR DIMENSION
---	SECTION LINE
---	PROPERTY LINE
	TEMPORARY EASEMENT 12,402 SQ.FT.



1 Inch = 60 ft.

US HIGHWAY 65/LINCOLN STREET UNDERPASS

VEENSTRA & KIMM, INC.
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266-1320
515-225-8000

EXHIBIT

E-1

SHEET 2 OF 2

Rev/By

Commission. A final plat must only be reviewed and approved by City Council prior to owner recording.

The subdivision will create four lots for residential development ranging in size from 3.04 acres to 15.32 acres. The plat notes a Polk County zoning designation of ER-Estates Residential District.

The City of Bondurant's Future Land Use Map does not account for the final platted area. The closest parcel to the subject property that is shown on the future land use map is located on NE Morgan Drive and is designated as Reserve Agricultural / Residential. Currently, the property is in use for row-crop production and open space. Santiago Creek runs through a portion of the southern area of the parcel. Additionally, there is a recognized floodplain on the property (FEMA FIRM Map #19153C0235F).

Submittal of the final plat was routed to Engineering and to Public Works. No comments or concerns were provided as part of the review.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220404-90
2. Fox Ridge Estates Plat 1 Final Plat

CITY OF BONDURANT
RESOLUTION NO. 220404-90

RESOLUTION APPROVING THE FOX RIDGE ESTATES PLAT 1 FINAL PLAT, A
SUBDIVISION IN UNINCORPORATED POLK COUNTY WITHIN TWO MILES OF
BONDURANT'S CITY LIMITS

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

ALL THAT PART OF LOTS ONE (1), TWELVE (12), THIRTEEN (13), AND FOURTEEN (14) OF A SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 80 NORTH, RANGE 22, WEST OF THE RAILROAD RIGHT-OF-WAY IN POLK COUNTY, IOWA SUBJECT TO LEGALLY ESTABLISHED HIGHWAYS CONTAINING 1112062 SQ FT (25.53 ACRES), MORE OR LESS.

WHEREAS, the owner is Daryl Bailey; AND

WHEREAS, the Fox Ridge Estates Plat 1 Final 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Fox Ridge Estates Plat 1 Final Plat is hereby approved.

Passed this 4th day of April 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				

FINAL PLAT
 FOX RIDGE ESTATES
 PLAT I
 SHEET I OF I

OWNER/DEVELOPER

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

ZONING

ER - ESTATE RESIDENTIAL DISTRICT

BULK REGULATIONS

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

LEGAL DESCRIPTION

All that part of Lots One (1), Twelve (12), Thirteen (13) and Fourteen (14) of a Subdivision of the East 1/2 of the Southwest 1/4 of Section 26, Township 80 North, Range 22, West of the Railroad Right-of-Way in Polk County, Iowa subject to legally established highways Containing 1112062 SQ FT (25.53 ACRES), more or less.

GENERAL NOTES

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

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE FIELD ASSISTANT PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE NUMBER: DATE: DEC 31 2018 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: GREGORY L. ROSS P.L.S. 13286 DATE:

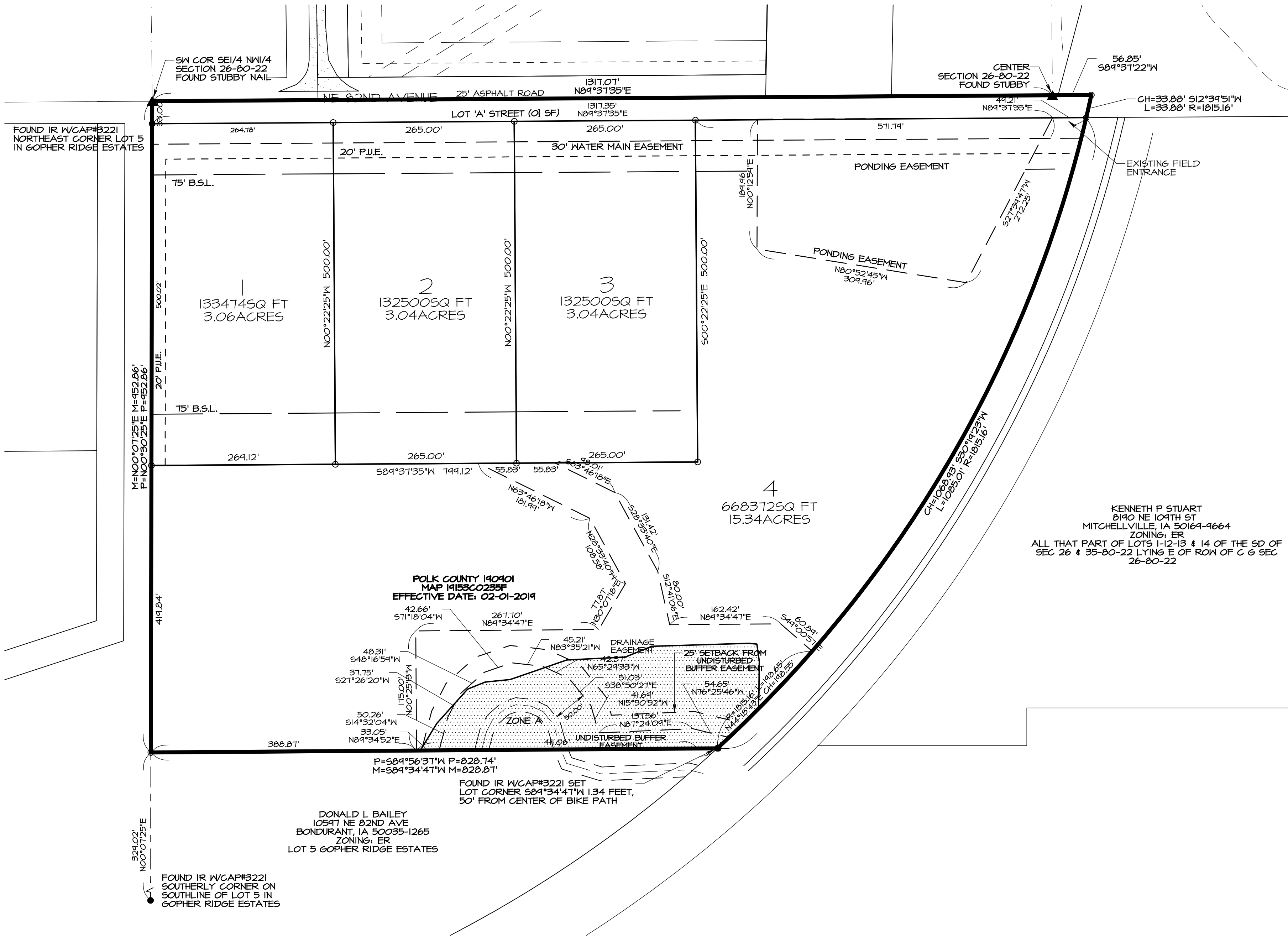
GREGORY L. ROSS
 P.L.S. #13286

LEGEND

- | | | | |
|------------------------------------|--------------------------------|-----|--------------------------------|
| ● MONUMENT FOUND AS NOTED | ● FIREHYDRANT AS NOTED | --- | EXISTING CONTOUR |
| ○ SET 1/2" IR W/ ORANGE CAP #13286 | ✕ EXISTING WATER VALVE | --- | PROPOSED CONTOUR |
| ▲ SECTION CORNER FOUND AS NOTED | ✕ PROPOSED WATER VALVE | --- | FENCE LINE AS NOTED |
| ○ SECTION CORNER SET AS NOTED | ✕ CURB INTAKE AS NOTED | --- | TVC BURIED TELEVISION AS NOTED |
| ○ SANITARY MANHOLE AS NOTED | ✕ AREA INTAKE AS NOTED | --- | UE BURIED ELECTRIC AS NOTED |
| ○ STORM MANHOLE AS NOTED | ✕ HANDICAPPED PARKING AS NOTED | --- | OVER-HEAD UTILITIES |
| ○ TRAFFIC MANHOLE AS NOTED | ✕ UTILITY BOX AS NOTED | --- | G GAS MAIN AS NOTED |
| ○ PHONE MANHOLE AS NOTED | ✕ PERK TEST SITE AS NOTED | --- | W WATER MAIN AS NOTED |
| ○ UTILITY MANHOLE AS NOTED | ○ EXISTING SPOT ELEVATION | --- | S STORM SEWER AS NOTED |
| ○ ELECTRIC MANHOLE AS NOTED | ○ EXISTING SPOT ELEVATION | --- | SS SANITARY SEWER AS NOTED |
| ○ GAS METER AS NOTED | M MEASURED DISTANCE OR BEARING | --- | BT BURIED TELEPHONE |
| ○ GAS VALVE AS NOTED | P RECORDED DISTANCE OR BEARING | --- | UC BURIED CABLE/UTILITIES |
| ○ UTILITY POLE AS NOTED | | | |
| ○ WELL AS NOTED | | | |

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

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



January 27, 2022 and voted on recommended approval. The City Council approved the Black Oak Farm Plat 1 Preliminary Plat on February 7, 2022. A final plat must only be reviewed and approved by the City Council prior to owner recording.

The subdivision will create four lots within a 37.13-acre sized area. The final plat notes this area is zoned as being within Polk County's ER - Estate Residential zoning district.

The City's 2012 Future Land Use Map included as part of the Comprehensive Plan did not extend this far north. The nearest Future Land Use Map designation is located at NE 94th Avenue and is designated as 'Reserve Agriculture / Residential'.

City Engineering reviewed the roadway widths as part of the preliminary plat review process and determined the 1/2 40'-wide width along NE 88th Street and the 1/2 45'-wide width along NE 100th Avenue as acceptable.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220404-91
2. Black Oak Farm Plat 1 Final Plat

CITY OF BONDURANT
RESOLUTION NO. 220404-91

RESOLUTION APPROVING THE BLACK OAK FARM PLAT 1 FINAL PLAT, A
SUBDIVISION IN UNINCORPORATED POLK COUNTY WITHIN TWO MILES OF
BONDURANT'S CITY LIMITS

WHEREAS, Snyder & Associates submitted the Black Oak Farm Plat 1 Final 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 Final 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Black Oak Farm Plat 1 Final Plat is hereby approved.

Passed this 4th day of April 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				

V:\Projects\2021\1210424\ONCADD\1210424 - FPL Tag 3/9/2022 11:23:06 AM

AREA ABOVE RESERVED FOR RECORDER

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCADY@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
PARCEL "B" & PARCEL "C"
PT SW 1/4 NW 1/4
SEC 16, TOWNSHIP 80N, RANGE 22W
REQUESTED BY:
SHERRI TRACY

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 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

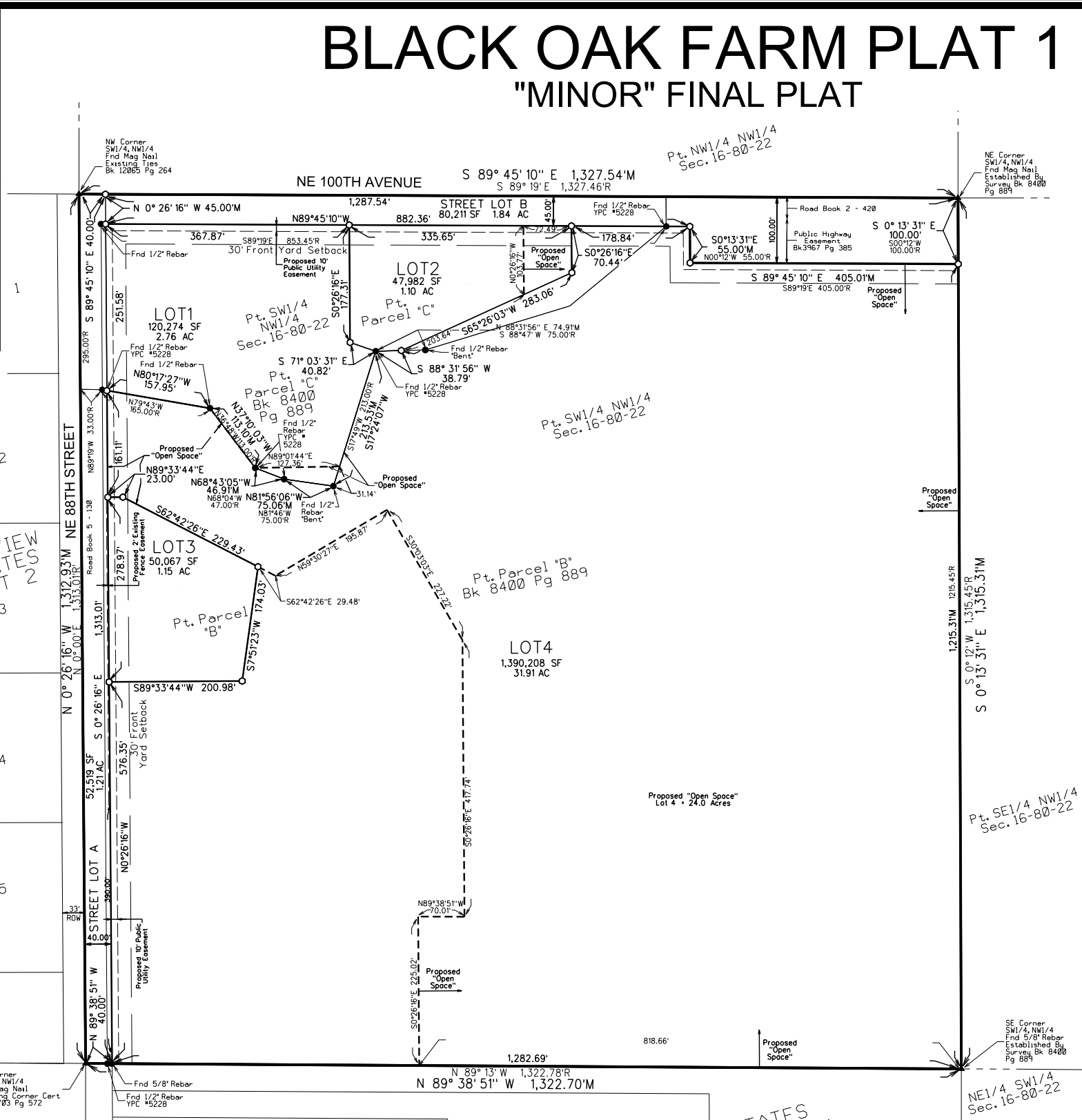
ZONING

ER - ESTATE RESIDENTIAL
(CLUSTER DEVELOPMENT OPTION)

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.



- 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 BONDURANT.
 - 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.
 - THIS PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARDS - AS SHOWN ON THE FEMA FIRM COMMUNITY PANEL NUMBER 19153C0235F HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2019.
 - STREET LOT A AND STREET LOT B ARE TO BE DEDICATED TO POLK COUNTY FOR ROADWAY PURPOSES AT THE TIME OF FINAL PLAT APPROVAL AND RECORDING.

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.
- IN SITUATIONS WHERE THE FINAL PLAT SHOWS SETTING A 1/2" REBAR YELLOW PLASTIC CAP #18643 AND THE EXISTING CONDITIONS WILL NOT ALLOW THIS TYPE OF MONUMENT TO BE SET, A CUT "X" WILL BE SET IN CONCRETE AND A MAG NAIL WILL BE SET IN ASPHALT.

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:

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°43' EAST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 36°48' EAST, A DISTANCE OF 113.00 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

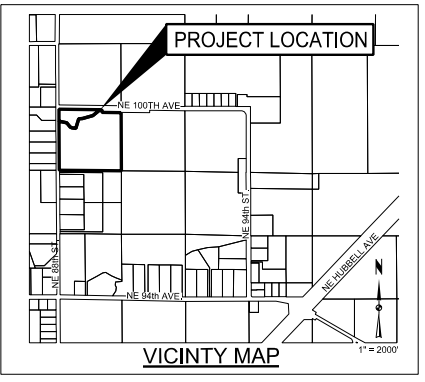
PARCEL "C", ON PLAT OF SURVEY FILED DECEMBER 29, 1999 IN BOOK 8400, PAGE 889 IN THE POLK COUNTY RECORDER'S OFFICE, DESCRIBED AS:

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°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.

BLACK OAK FARM PLAT 1 - ADDRESSES

- LOT 1- REMAINS 8801 NE 100TH AVENUE
- LOT 2- ASSIGNED 8861 NE 100TH AVENUE (PENDING FINAL LOCATION OF DRIVEWAY)
- LOT 3- ASSIGNED 9897 NE 88TH STREET (LOCATION OF EXISTING FIELD ENTRANCE)
- LOT 4- REMAINS 9849 NE 88TH STREET



TERRY COADY

16843

1210424

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.

Survey Number 18643
My License Renewal Date Is December 31, 2023
Pages or sheets covered by this seal:
Sheets 1 & 2 of 2

2. REVISED PER AUDITOR'S COMMENTS	3-9-22 TLC
1. REVISED PER COUNTY'S COMMENTS	3-8-22 TLC
MARK	DATE BY
Engineer:	TLC
Checked By:	11-100
Date:	10/13/21
Field Bk:	Pg:
Project No:	1210424
Sheet	1 of 2

BLACK OAK FARM PLAT 1

"MINOR" FINAL PLAT

POLK COUNTY, IOWA

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

SNYDER & ASSOCIATES, INC.

1

SNYDER & ASSOCIATES

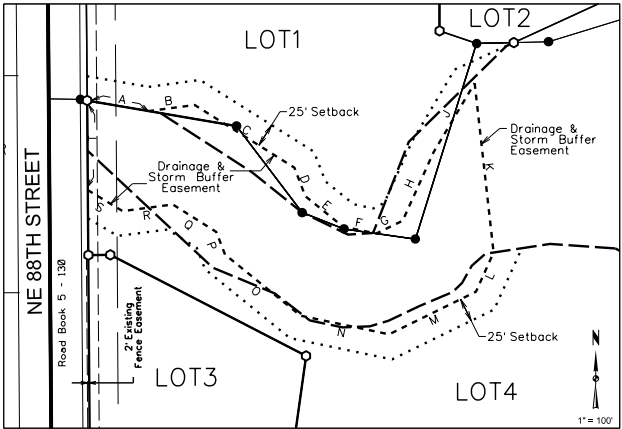
Project No: 1210424

Sheet 1 of 2

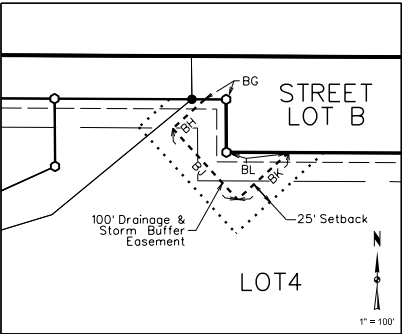
Page 36 of 147

BLACK OAK FARM PLAT 1

"MINOR" FINAL PLAT



EASEMENT DETAIL



EASEMENT DETAIL

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	■	□
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Yellow Plastic Cap	YPC	
Centerline	---	
Section Line	---	
1/4 Section Line	---	
1/4 1/4 Section Line	---	
Easement Line	---	

OWNER:
CHARYL SUE WHITE

OWNER:
JAMES & JENNIER
CAMPBELL

OWNER:
JENNIFER S.
NICHOLSON

OWNER:
DAVID & PAMELA
POTTEBAUM

OWNER:
TROY & KALI
VAN BAÄLE

Pt. S1/2 NE1/4
Sec. 16-80-22

OWNER:
BRM LLC

OWNER:
GABUS FAMILY FARMS LC

NE 100TH AVENUE

Pt. NW1/4 NW1/4
Sec. 16-80-22

STREET LOT B

Road Book 2 - 420

Public Highway
Easement
Bk. 3967 Pg. 385

Pt. SW1/4 NW1/4
Sec. 16-80-22

OWNER:
MA'S ACRES

Pt. SE1/4 NW1/4
Sec. 16-80-22

NE1/4 SW1/4
Sec. 16-80-22

OWNER:
MA'S ACRES

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
BG	N89°45'10"W	22.42
BH	S47°30'39"W	45.14
BJ	S42°29'21"E	100.00
BK	N47°30'39"E	72.38
BL	N89°45'10"W	64.95
BM	N0°26'16"W	16.88
BN	N86°46'20"E	57.30
BO	N81°48'02"E	22.45
BP	N74°19'44"E	62.46
BQ	N69°39'51"E	34.02
BR	N73°18'58"E	33.50
BS	N76°27'14"E	34.53
BT	N72°18'32"E	68.45
BU	N65°26'03"E	35.86
BV	N0°12'31"W	69.52

BLACK OAK FARM PLAT 1

"MINOR" FINAL PLAT

SNYDER & ASSOCIATES, INC.



Project No: 1210424

Sheet 2 of 2

Page 37 of 147

DRAFT



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

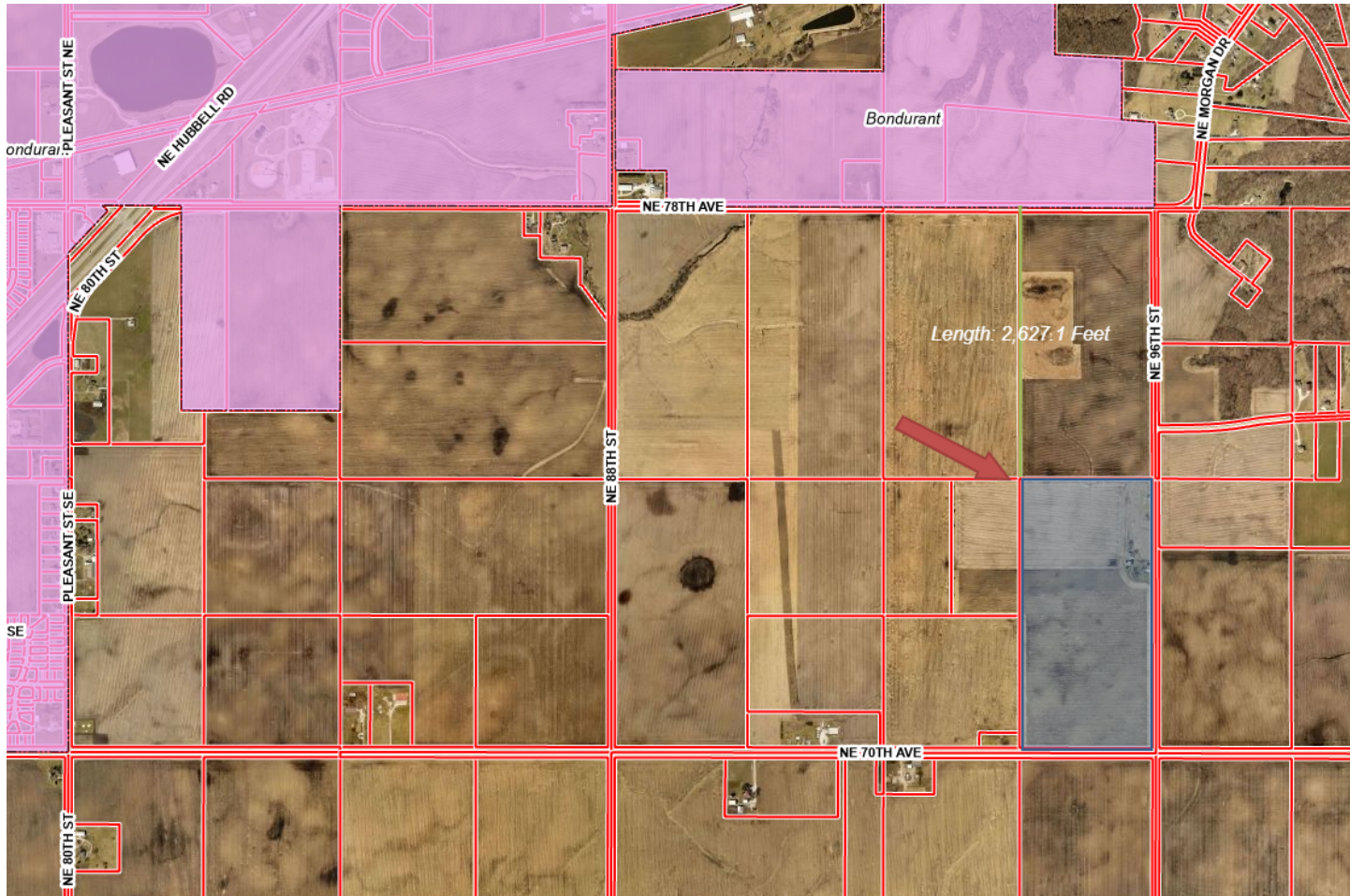
Item No. 5.h.
For Meeting of 4/4/2022
Resolution

TITLE: - Resolution approving the Everett Mauch Estate Final 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 Everett Mauch Estate Final Plat for review. Everett Mauch is the owner and Synder & Associates prepared the final plat. This subdivision is located in unincorporated Polk County along NE 70th Avenue and NE 96th Street in the area shown in blue below.



The Planning & Zoning Commission reviewed and recommended approval of the Everett Mauch Estate Preliminary Plat on January 13, 2022. City Council approved the Everett Mauch Estate Preliminary Plat on February 7, 2022. A final plat must only be reviewed by the City Council prior to recording.

The subdivision will establish 2 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 will remain unbuildable as per Polk County's subdivision requirements.

Since this land is located in unincorporated Polk County, the County has zoning jurisdiction on this land. The City's Future Land Use Map included as part of the 2012 Comprehensive Plan notes a future use of Reserve Ag/Residential. As a result, the proposed final plat is consistent with the City's Future Land Use Map.

The City Engineer reviewed the split proposed as part of the preliminary plat review process and requested that Note 20 on the attached final plat be included to take into account any potential future right-of-way width needs if this land were to ever be annexed into Bondurant's future limits.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220404-92
2. Everett Mauch Estate Final Plat

CITY OF BONDURANT
RESOLUTION NO. 220404-92

RESOLUTION APPROVING THE EVERETT MAUCH ESTATE FINAL PLAT, A
SUBDIVISION IN UNINCORPORATED POLK COUNTY WITHIN TWO MILES OF
BONDURANT'S CITY LIMITS

WHEREAS, Abaci Consulting, Inc. submitted the Everett Mauch Estate Final Plat described as follows; AND

THE EAST HALF (E ½) OF THE 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 Final Plat is located 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Everett Mauch Estate Final Plat is hereby approved.

Passed this 4th day of April 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				

	INDEX	LEGEND
COUNTY:	Polk	
SITE ADDRESS:	7398 NE 96th Street	
CITY:	Bondurant	
PARCEL DESIGNATION:	NA	
SECTION:	33	TOWNSHIP: 80 RANGE: 22
ALIQUOT PART:	E1/2 SE1/4	
SUBDIVISION NAME:	Everett Mauch Estate	
BLOCK:	LOT(S): 1, 2 & Outlot "Z"	
PROPRIETOR:	Everett Mauch	
REQUESTED BY:	Jan Koder	
SURVEYOR NAME:	Vincent E. Piagentini	

Minor Final Plat
Everett Mauch Estate

Legal Description

The East Half (E1/2) of the Southeast Quarter (SE1/4) 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.

SPACE ABOVE FOR USE BY RECORDER OFFICE



NOTE
R on east / west lines from Rural Survey in book 17345 Page 403

DATE OF SURVEY FIELD WORK: 7/20/21 DRAWING DATE: 3/2/22 DRAFTER: VP PROJECT NO: 21265

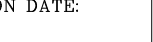
**Base of Bearing is Iowa State Plane
Coordinate System South Zone**

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS DONE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

VINCENT E. PRAGENTINO, IOWA LIC. NO. 15082 DATE
MY LICENSE RENEWAL DATE: (NONE SINCE 3/1, 2022)
ORIGINAL PAPERS CERTIFIED (NONE UNLESS INDICATED
HERE).

REVISION DATE:







Scale 1" = 100'

SYMBOLS LEGEND:

R	M	C	S	U	T	P	B	P	O	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E	C	O	M	E	N	T	O	F	B	E
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DRAWING NO. X000000 SHEET NO. 1 of 1	Minor Final Plat Everett Mauch Estate				BENCHMARK:	DATE PREPARED: Submittals 3/3/22
	SCALE: (Always check against barcode) 1"=100'	DRAWN BY: VP	CHECKED BY: XX rEverett Mauch Estate (Prelim 12-28-21) (pac)	DRAWING: PLOT DATE: 00/00/00		

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
3000 SE GRIMES BLVD, STE. 800, GRIMES, IOWA 50111, PH. (515)986-5048



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

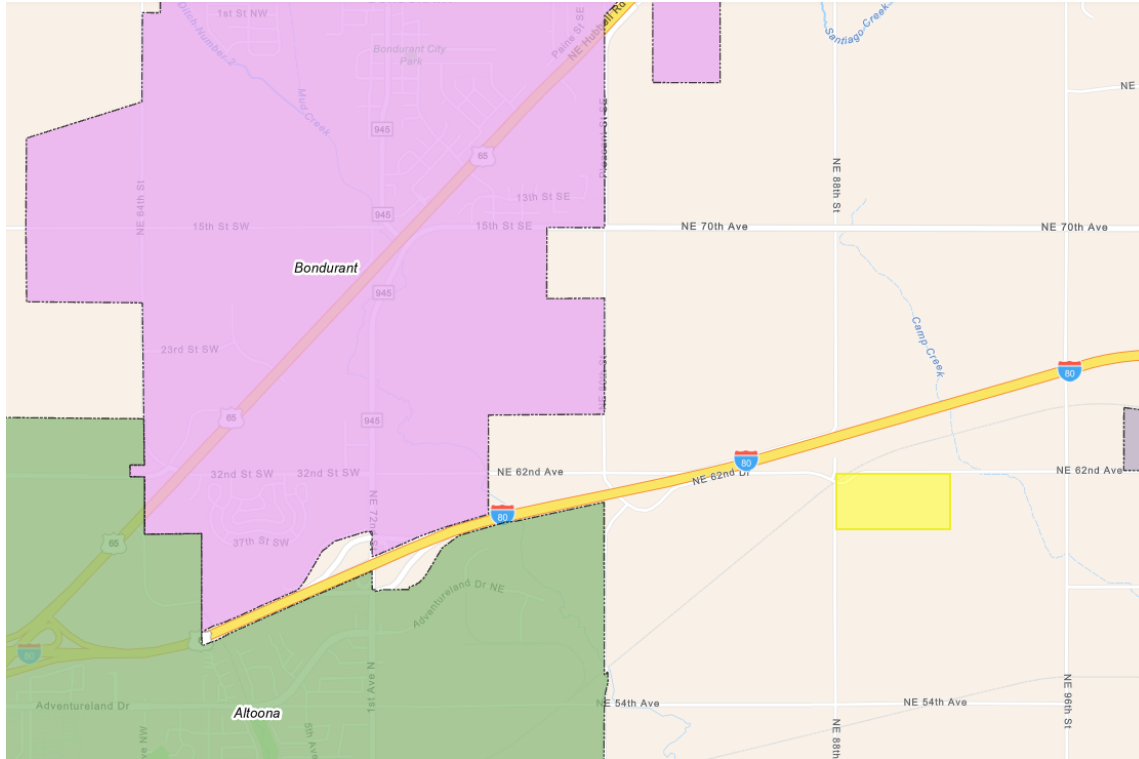
Item No. 5.i.
For Meeting of 4/4/2022
Resolution

TITLE: - Resolution approving the Lauren Mauch Plat of Survey, a split in Unincorporated Polk County within 2 miles of Bondurant's city limits to create Parcel 2021-157

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located in unincorporated Polk County within 2 miles of Bondurant's city limits. Polk County has zoning jurisdiction on this land - meaning that a permitted use and zoning code 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 does not extend out to this area proposed for splitting. The subject property is located southeast of the Bondurant's corporate limits, just south of Interstate 80. The 75-acre subject property is currently in row crop production and contains an agricultural dwelling. The highlighted area in yellow shows the location of the proposed split.



Comments from City Officials:

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

1. Engineering - *"Given its location, I would expect a two-lane street should suffice. 80 feet total (40 per 1/2) would be acceptable. "*

As the attached plat of survey shows, the roadway in this area is irregular and appears to dip below the Engineer's 40' 1/2 note above in some areas; the attached resolution takes this into account.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed the Loren Mauch Plat of Survey during their meeting on March 24, 2022 and voted on recommended approval subject to the Subdivision Code clarification item listed on the attached resolution.

Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220404-93
2. 21264 Mauch Plat of Survey 2-3-22 vp (1)

CITY OF BONDURANT
RESOLUTION NO. 220404-93

RESOLUTION APPROVING THE LOREN MAUCH PLAT OF SURVEY (PARCEL 2021-157), A PLAT OF SURVEY IN UNINCORPORATED POLK COUNTY

WHEREAS, Abaci Consulting, Inc submitted the Loren Mauch Plat of Survey described as follows; AND

LEGAL DESCRIPTION - PARCEL 2021-157

ALL THAT PART OF THE NORTH ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) IN SECTION 9, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9, THENCE NORTH 89°26'04" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 633.16 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°26'04" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 375.81 FEET; THENCE SOUTH 01°33'16" WEST, A DISTANCE OF 388.61 FEET; THENCE SOUTH 89°26'04" WEST, A DISTANCE OF 363.00 FEET; THENCE NORTH 00°20'06" WEST, A DISTANCE OF 388.34 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.29 ACRES OF LAND, MORE OR LESS, INCLUDING 0.32 ACRES OF ROAD EASEMENT.

WHEREAS, the proprietors are: Everett Mauch, Janice Koder, Loren Mauch, and Carol Mauch; AND

WHEREAS, the Planning and Zoning Commission reviewed this Plat of Survey request during their March 24, 2022 meeting and voted on recommended approval.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA: that the Loren Mauch Plat of Survey (Parcel 2021-157) is hereby approved, subject to the following Subdivision Code item:

1. That the plat of survey be updated to note the following: if annexed into Bondurant's city limits, additional right-of-way area shall be deeded to the City of Bondurant so that the southern 1/2 of the right-of-way north of Parcel 2021-157 is at least 40' wide.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 4th day of April 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				

[illegible]



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

Item No. 5.j.
For Meeting of 4/4/2022
Resolution

TITLE: - Resolution waiving the City of Bondurant's right to review the proposed Minor Subdivision request as allowed under Section 354.9.2 of the Iowa Code and Section 180.02 of the City Code for a Subdivision in Unincorporated Polk County within 2 miles of Bondurant's city limits

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant has hired Veenstra & Kimm to prepare a minor subdivision plat to create the approximate 2.27-acre parcel associated with Resolution No. 220321-72 approved by City Council on March 21, 2022. The subdivision is located in unincorporated Polk County within 2 miles of Bondurant's city limits; because of this, subdivision review by the City of Bondurant is required unless the City waives its right to review as allowed under Section 354.9.2 of the Iowa Code. Section 180.02 of the Bondurant City Code also notes Bondurant's right to waive subdivision review. The attached resolution waives Bondurant's right to review the proposed subdivision under the following justification: the City of Bondurant will be the one submitting the subdivision request to Polk County for review and approval.

FUNDING SOURCE: N/A to waive the City's right for a subdivision review

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220404-94

CITY OF BONDURANT
RESOLUTION NO. 220404-94

RESOLUTION APPROVING THE CITY OF BONDURANT'S RIGHT TO REVIEW A MINOR SUBDIVISION REQUEST AS ALLOWED UNDER SECTION 354.9.2 OF THE IOWA CODE AND SECTION 180.02 OF THE CITY CODE FOR A SUBDIVISION IN UNINCORPORATED POLK COUNTY WITHIN 2 MILES OF BONDURANT'S CITY LIMITS

WHEREAS, the City of Bondurant will be submitting a minor subdivision application to Polk County to create the approximate 2.27-acre parcel associated with Resolution No. 220321-72 approved by the Bondurant City Council on March 21, 2022; AND

WHEREAS, this subdivision is located outside of Bondurant's city limits in unincorporated Polk County but falls within 2 miles of Bondurant's city limits; AND

WHEREAS, the City of Bondurant is choosing to waive its subdivision review right for this subdivision as is allowed under Section 354.9.2 of the Iowa Code; AND

WHEREAS, such waiver is also consistent with Section 180.02 of the Bondurant City Code which also notes the City has a right to waive its review.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that this resolution approving the City of Bondurant's right to review the minor subdivision request as described in this resolution within two miles of Bondurant's city limits is hereby approved.

Passed this 4th day of April 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. 6.a.
For Meeting of 4/4/2022
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. 7.a.
For Meeting of 4/4/2022
Public Hearing

TITLE: Public Hearing on Proposed Development Agreement with Ryan Companies US, Inc.

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Attached is a development agreement with Ryan Companies for a project in the Shiloh Rose Business Park. The project has been amended into the City's Urban Renewal Plan and a public hearing on the plan was held March 21, 2022 with no public comment received. A consultation meeting was held with Polk County and the Bondurant-Farrar Community School District on the plan amendment on March 4, 2022. No comments were received at the consultation meeting.

The development agreement provides two years worth of a 100% TIF rebate after the three-year tax abatement has run its course in exchange for the company constructing a warehouse pursuant to a site plan, considered by the Planning and Zoning Commission on March 24 and considered earlier on this agenda. The rebate payments are subject to annual appropriation. The public hearing has been published pursuant to requirements under State Law.

The development agreement is considered in pursuit of the City's economic development goals.

FUNDING SOURCE: TIF

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Public Hearing Notice

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT AGREEMENT
WITH RYAN COMPANIES US, INC., AND AUTHORIZATION OF ANNUAL
APPROPRIATION TAX INCREMENT PAYMENTS

The City Council of the City of Bondurant, Iowa, will meet at the Bondurant City Center, on April 4, 2022, at six o'clock p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Ryan Companies US, Inc. (the "Company") in connection with the construction of a warehouse and distribution facility in the Bondurant Urban Renewal Area. The Development Agreement provides for certain financial incentives in the form of annual appropriation incremental property tax payments to the Company in a total amount not exceeding \$1,500,000, as authorized by Section 403.9 of the Code of Iowa.

The Agreement to make annual appropriation incremental property tax payments to the Company will not be a general obligation of the City but will be payable solely and only from incremental property tax revenues generated within the Bondurant Urban Renewal Area. Payments under the Development Agreement will be subject to annual appropriation by the City Council.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the City Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

This notice is given by order of the City Council of Bondurant, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Shelby Hagan
City Clerk



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

Item No. 7.b.
For Meeting of 4/4/2022
Public Hearing

TITLE: Public Hearing regarding disposition of Real Estate (Right-of-Way sliver along Grant Street)

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: As part of the NE Stormsewer project, the City of Bondurant agreed to convey a sliver of property containing 553 square feet to the adjacent property owners, Brian J. and Heather J. Crook. Prior to conveying the property, the City is required to hold a public hearing on the disposition of the property. The hearing has been published as required by State Law.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. 42858 Plat of Survey-1 - Recorded Crook NE Storm Sewer

Index Legend	
City:	Bondurant
County:	Polk
Parcel ID:	231/00024-004-000
Description:	Pt. NW 1/4 SW 1/4 Sec 30-80-22
Proprietor:	City of Bondurant
Surveyor:	Eric M. Green
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000

Doc ID: 036974390001 Type: PLT
Kind: SURVEY
Recorded: 08/25/2021 at 12:02:17 PM
Fee Amt: \$7.00 Page 1 of 1
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2021-00090116
BK 18717 PG 367

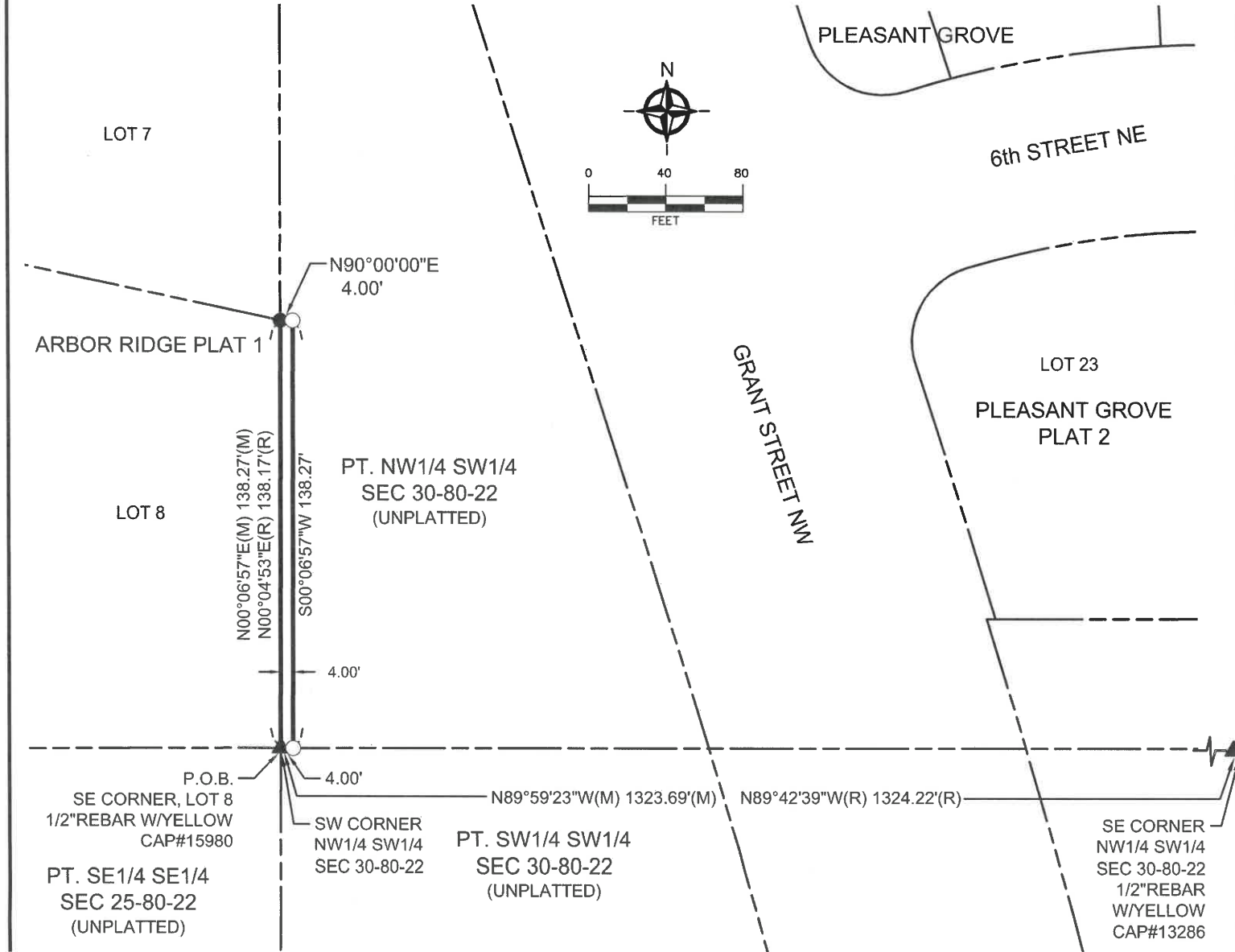
PROPERTY OWNER:
CITY OF BONDURANT
PO BOX 37
BONDURANT, IOWA 50035
BOOK 17705, PAGE 254

PLAT OF SURVEY

PS-01

PARCEL 2021-153
NW 1/4 SW 1/4
SEC 30-80-22

LEGAL DESCRIPTION:
PARCEL 2021-153 IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5th P.M., IN THE CITY OF BONDURANT, POLK COUNTY, IOWA, LYING EAST OF AND ADJOINING LOT 8, ARBOR RIDGE PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 00°06'57" EAST ALONG THE EAST LINE OF SAID LOT 8, 138.27 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 90°00'00" EAST, 4.00 FEET; THENCE SOUTH 00°06'57" WEST, 138.27 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°59'23" WEST ALONG SAID SOUTH LINE 4.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 553 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENT OF RECORD.
FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- FOUND PROPERTY MONUMENT
- SET 5/8" REBAR W/YELLOW CAP#17758 (UNLESS NOTED)
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- PROPERTY LINE
- ▭ PARCEL 2021-153 = 553 SQ.FT.

FIELD SURVEY COMPLETED: AUGUST 2019

Eric M. Green
No. 17758
IOWA

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.

Eric M. Green, P.L.S.
License Number: 17758
My license renewal date is DECEMBER 31, 2021
Pages or sheets covered by this seal: 1 of 1

8/20/2021
DATE

SURVEY FOR:
CITY OF BONDURANT
200 2nd STREET NE
BONDURANT, IA 50035
PHONE: (515) 967-2418

V&K PROJECT NUMBER 42858 DATE: 08-20-21

VEENSTRA
& KIMM INC.

SHEET
1 OF 1



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

Item No. 8.a.
For Meeting of 4/4/2022
Resolution

TITLE: - Resolution approving Central Iowa Water Works Founding Resolution

CONTACT PERSON:

Marketa Oliver, City Administrator
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Des Moines Water Works has been an independent municipal utility for more than 100 years and a provider of wholesale drinking water to suburban communities for nearly 90 years. Today, most of the Des Moines metro area's suburban communities purchase all or a portion of their drinking water from Des Moines Water Works. There has long been an interest in regional governance of drinking water production in the Des Moines metro area. More recently, neighboring suburbs have been considering construction of isolated drinking water treatment facilities to serve individual communities. There is interest in discussing the cooperative management of water resources in the area. For this reason, in 2017 representatives from Des Moines Water Works, Urbandale Water Utility, and West Des Moines Water Works launched an investigation into regional governance options. A national financial consultant specializing in utility management was retained. A group representing communities across the metro met in open meetings throughout 2018 and 2019. A number of options were considered. A smaller group consisting of representatives from **DMWW**, UWU, and **WDMWW** continued to meet through the socially distant months of the pandemic in 2020 and 2021. That group published a status report in April 2021 and a final outcomes document in November 2021. The outcomes document describes, in broad terms, a framework that the three participating entities believe can serve as a basis for development of a cooperative agreement governing drinking water production in the Des Moines metro area.

Staff seeks Council affirmation, through passage of the Central Iowa Water Works Founding Resolution, to participate in the development of a Chapter 28E/28F agreement, including a public education and input process, which will ultimately support the creation of Central Iowa Water Works as an overarching, cooperative entity which will ensure equitable access to drinking water for all in the Des Moines metro area. This is resolution simply indicates Bondurant will continue in the process and does not obligate the City to the final agreement.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220404-89
2. IIIA - CIWW Memo-attach Exhibit A-Outcomes Document

CITY OF BONDURANT
RESOLUTION NO. 220404-89

APPROVING CENTRAL IOWA WATER WORKS FOUNDING
RESOLUTION

WHEREAS, the Board of Water Works Trustees of the City of Des Moines, Iowa considers it desirable to explore establishing, with other water utilities and governmental entities, a shared regional system of drinking water supply production facilities under regional governance to meet all of its existing and future needs for safe, reliable, abundant, and reasonably priced drinking water to be distributed to its customers; and

WHEREAS, certain existing water supply utilities in Central Iowa have defined a framework for the organization of a new regional water authority as a separate public entity created under Chapter 28E and Chapter 28F, Iowa Code, to be known as the "Central Iowa Water Works" to act as a regional water wholesale production and supply authority under terms and conditions as set forth in the Regionalization Outcomes Document as issued in April, 2021 and revised in November, 2021 attached hereto as Exhibit A (the "Outcomes Document"); and

WHEREAS, the Board of Water Works Trustees of the City of Des Moines, Iowa desires to participate as a founding agency of the Central Iowa Water Works as described in the Outcomes Document, subject to certain terms and contingencies.

NOW, THEREFORE IT IS HEREBY RESOLVED, that the Board of Water Works Trustees of the City of Des Moines, Iowa shall be, and agrees to become, a founding agency of the Central Iowa Water Works on the terms as generally described in the Outcomes Document, subject to the following:

- A. Participation as a founding agency shall be subject to the preparation of a form of Agreement under Chapter 28E and Chapter 28F of the Iowa Code that is in all material respects consistent with the Outcomes Document and acceptable in form and substance to the Board of Water Works Trustees of the City of Des Moines, Iowa and its counsel; and
- B. Participation as a founding agency shall be contingent upon, and shall be effective only if, water supply agencies representing a "critical mass", defined as a substantial majority of the average total annual water consumption of the Des Moines Metropolitan Area, execute this CIWW Founding Resolution by March 31, 2022; and
- C. Participation as a founding agency shall be contingent upon the execution, delivery, and filing with the Iowa Secretary of State of a 28E-28F Agreement by the requisite agencies meeting condition B above on or before September 30, 2022.

Passed this 4th day of April 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

CENTRAL IOWA WATER WORKS

REGIONAL MICRO GROUP

Report Out on Discussions, Outcomes and Considerations

Originally Issued April 2021

Revised November 2021

Ted Corrigan, Des Moines Water Works
Amy Kahler, Des Moines Water Works
Diane Munns, Des Moines Water Works
Sue Huppert, Des Moines Water Works
Dale Acheson, Urbandale Water Utility
John McCune, Urbandale Water Utility
Christina Murphy, West Des Moines Water Works
Jody Smith, West Des Moines Water Works

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HOW THIS DOCUMENT SHOULD BE USED

The concepts outlined in this document are strictly a culmination of the work of the individuals comprising the Micro Group and have not been formally or informally approved by any one of the associated Boards of Trustees. The distribution of this document does not imply support or approval of the concepts by the associated Boards of Trustees. This framework should not be considered an offer or proposal; rather, based on feedback and follow up discussions, it may be used as the basis for a proposal or negotiated 28E/28F agreement which all participating regional agencies, including city councils and the three utility Boards, would review and formally approve before any regional entity would exist. Use of the term “Consensus” within this document refers only to the individuals within the Micro Group as it relates to evaluating a full regionalization option.

The Micro Group hopes the information contained in this document will provide a common understanding of complex regional considerations as studied by the Micro Group and will, in turn, advance the dialogue surrounding regional governance of drinking water production in the Des Moines metro area and hopes decision makers will move the question forward with the sense of urgency necessary to ensure continued adequate supply of safe, affordable drinking water in Central Iowa.

BACKGROUND AND INTRODUCTION

Multi-year Process

In 2017, Des Moines Water Works (DMWW) began a multi-year process with partners from across the region, examining ways to increase cooperation, share decision-making, balance risk, and equitably distribute benefits across the region. A range of alternatives, from merging all retail and water production assets under a single entity to sharing costs and decision-making while maintaining separately governed entities, were considered. FCS Group, a national utility consulting firm, was retained by DMWW, Urbandale Water Utility and West Des Moines Water Works (WDMWW) to facilitate a process-- which included data gathering, analysis, and stakeholder workshops—that could serve as a basis for establishing a model for a regional water authority. The technical aspects of forming a regional entity, including board composition, and operating contracts, were identified. FCS Group also completed an in-depth financial analysis of the regional concept compared to the existing water supply model.

Initial FCS Group Model

The initial FCS Group financial analysis, completed in October 2018, showed significant benefit to regionalizing water production in Central Iowa. The FCS recommendations were based on 1) ownership of water production assets, 2) how the costs of adding water production capacity for economic growth could be attributed, and 3) how to calculate charges for water during peak demands. The formation of a new regional water authority was proposed. The proposed authority would purchase all the water production assets in the region. The new authority would raise money from Members, through the issuance of debt, and by implementing rate increases to wholesale customers to buy these assets.

The cost of becoming a Member of the new authority was too high for some, while others would have received significant financial benefits; consequently, there was a lack of consensual support for this regionalization model among the regional partners.

The Shared Governance Option

The DMWW Board considered alternatives to the initial FCS Group model with a continued commitment to three guiding principles developed during early regional discussions.

1. Collaborative decision-making focused on conserving and protecting the natural resource of water is in the best interest of the people of the region.
2. Drinking water should be produced and made available in a manner that is fair and equitable to every person, business, government entity, and organization in the region.
3. Shared risk should result in shared benefits. The wise management and conservation of water is beneficial to the entire region and, over the long-term, will result in lower regional costs.

DMWW recognizes there may be other or additional opinions or perspectives by the suburban communities on why shared governance is important.

In September 2019, the DMWW Board issued an alternative framework to the initial FCS model in the form of a Term Sheet. The Term Sheet was intended to further stimulate discussion of a regional model, and regional discussions were actively resumed.

Micro Group Discussions

The Term Sheet generated healthy discussion and a number of questions among regional partners. It became clear more detailed discussions were needed to answer all the questions. Those discussions began in early 2020 shortly before the outbreak of the COVID-19 pandemic. It quickly became difficult to coordinate the type of large group discussions needed to answer the detailed questions. In July of 2020, representatives for the three Board-managed water utilities determined that, in order to ensure continued progress, the best path forward was to address the outstanding questions in more frequent, small group meetings. These Micro Group meetings have occurred weekly, and sometimes as often as three times a week since late July 2020.

These discussions have covered all the questions assembled by the larger, regional group in February of 2020. In discussing the issues, the Micro Group has been attentive to considering diverse perspectives and interests of all regional partners—from producers to non-producers, fast growing to slow growing communities, etc.

The initial Micro Group Report was issued April of 2020. That report included a short list of open issues. WDMWW, UWU and DMWW exchanged letters through the summer of 2021 in attempt to resolve the remaining open issues. On September 17, 2021, the Micro Group met and came to consensus on the remaining open issues. This Outcomes document, as noted “Revised November 2021” has been updated to reflect those discussions.

REGIONAL CONCEPTUAL FRAMEWORK AS PRESENTED BY THE MICRO GROUP

CONCEPTUAL FRAMEWORK FOR REGIONALIZATION

The Micro Group discussions have resulted in revised concepts for a discussion framework. The discussion framework contains the following concepts.

1. **Creation of Central Iowa Water Works (CIWW).** A new intergovernmental entity, CIWW, will be established under Iowa Code Chapters 28E and 28F to allow regional partners to make efficient use of existing water infrastructure and cooperate, to their mutual advantage, in the management of water as a natural resource. This new entity would also have the responsibility to deliver safe and abundant drinking water to Members of CIWW.
2. **Participation.** All Central Iowa water utility systems would be invited to join CIWW as Founding Agency Members. Total Service Customers of any Member would be deemed to be part of their Member service provider so long as they remain a party to their existing 28E agreement. If a water utility system wishes to join CIWW after the Authority has been established, the terms, including cost, of Membership would be established by the CIWW board. Subsequently admitted Members should expect such terms to include greater initiation and buy-in costs than those established for founding Members.
3. **Exclusivity.** CIWW would have the exclusive right to purchase the full output of the Water Production and Supply Facilities of all its Members. All Members would exclusively contract with CIWW for their wholesale water supply.
4. **Operational Contracts.** CIWW would contract with Water Producing Members (e.g., DMWW and WDMWW) for the operation of existing water production assets for a minimum of 20 years.
5. **Regional Production Governance.** CIWW would have governance of production-related activities only, and Members would retain full governance of all matters related to their individual distribution and storage systems, including setting local water rates.
6. **Board Composition.** CIWW would be governed by a Board consisting of one representative from each of the Founding Agencies. Agencies serving an area with a population in excess of 100,000 would be represented by one additional representative.
7. **Ownership.** CIWW would purchase, by a date certain, designated Water Production and Supply Facilities from all its Water Producing Members to effectuate asset transfer. Until acting on asset transfer, asset owners would continue to own, maintain, and finance improvements to their respective Water Production and Supply Facilities.
8. **Governance and Scope.** The CIWW Board would provide oversight and governance for managing water production and wholesale distribution to its Members, wholesale rate setting, and long-range planning. All financing and management issues related to water production would require approval from the CIWW board.

9. **Future Water Production Expansion.** The Micro Group came to a consensus that 9% of expansion costs would be shared by all Member Agencies proportioned based on maximum day demand in recognition of the fact that all Members benefit from source, treatment, and transmission expansion projects through efficiency gains, new technology implementation, and redundancy/resiliency created. The remaining 91% of the cost of expanding water production assets in the region would be shared among the Members of the CIWW proportionally based on each Member's forecasted incremental maximum day demand (i.e., projected future growth).
10. **Upfront Capital Contribution.** Upon entering into CIWW, each Member would be required to contribute towards the entity's start-up fund. Each Member would be asked to contribute a proportionate share of the start-up fund based on annual consumption over the preceding 5-year period as a pro-rata share of total consumption. The initial start-up fund is projected to be approximately \$2,000,000 in total, with contributions allocated among the Members.

MEMBERSHIP

All Central Iowa water utility systems will be invited to participate either as founding Members on equal terms, or as subsequently admitted Members on terms to be established by the CIWW Board.

Subsequently admitted Members should expect such terms to include greater initiation and buy-in costs than those established for founding Members.

Total Service Customers of any Member are deemed to be part of their Member service provider so long as they remain a party to their existing 28E agreement.

The existing Wholesale Water Service Master Agreement (“Master Agreement”) among DMWW and its wholesale customers dated June 10, 2005, which makes provision for purchased capacity will terminate among the founding Members as of the Operational Commencement Date of CIWW. The Master Agreement will otherwise remain in full force and effect for other DMWW wholesale customers that are not founding Members, and DMWW shall retain the right to set rates and provide service to those wholesale customers that are not Members of CIWW.

GOVERNANCE AND BOARD COMPOSITION

The initial Term Sheet issued by DMWW in September of 2019 included a Board composition proposal of at least 5 persons and not more than 9 persons. Two seats allocated to DMWW and one seat allocated to other entities over 25,000 in population with one or two additional at large seats.

The Micro Group discussed alternatives to this approach, reaching a Consensus on a proposed CIWW Board consisting of one Board Representative representing each of the Members, with members in excess of 100,000 population (as determined by the last Federal Census) entitled to one total additional representative (for DMWW a total of two representatives).

Each Member Agency retains the right to provide water service under existing Total Service Agreements, and the entity served under such agreements shall, for all purposes of CIWW, be considered part of the Member Agency providing total service and will be represented by that Member Agency's CIWW Board Member(s). Except in instances where a prospective Total Service customer cannot be reasonably directly served by the Regional Authority (i.e., due to geographical proximity), prospective Total Service contracts for any Member will be deemed to be for operation of the prospective community's local water system only, with wholesale water supply provided by the Regional Authority.

Board Representatives shall be appointed by the Member entity being represented. In the case of a member that is a city, the appointment would be made by the mayor of the city, subject to approval of its City Council. In the case of board-governed members, the appointment would be made by resolution of its governing body. Total Service Customers of any Member are deemed to be represented on the CIWW board by the Member so long as they remain a party to their existing 28E.

Board Representatives will serve at the pleasure of their Member Agency.

Each Board Representative will have one (1) vote and, except as provided for optional weighted voting, a majority vote cast by Board Members then duly appointed and acting will decide matters before the Board.

Provided representatives of two (2) or more entities request a weighted vote, the Board will, at their next regularly scheduled meeting, hold a weighted vote on the following actions/items:

- Annual budget or an amendment to an approved annual budget
- Setting wholesale rates
- Adoption or modification of a capital plan or a long-range plan
- Issuance of debt
- Accepting additional governmental entities to the Water Authority
- Employing, engaging, retaining, or terminating the Director of the Authority
- Removal of a Board Member for just cause

On the above weighted vote actions/items, a majority vote of the CIWW Board would decide those matters.

Weighted votes shall be determined based on each Member Agency's annual consumption over the preceding 5-year period as a pro-rata share of total consumption and shall be calculated and adjusted annually. See a draft presentation of weighted voting percentages in **Appendix E**.

The Board will hold regular meetings, suggested to be monthly, and one regular meeting each year will be designated as the Annual Meeting at which officers will be elected.

Board Representatives will elect officers from among their Membership, including Chair, Vice Chair and Secretary. CIWW's first Chair shall not be a representative of Des Moines Water Works.

The Board shall establish committees including:

1. Executive Committee
2. Long Range Planning and Capital Improvements Committee
3. Finance & Audit Committee
4. Nominating Committee
5. Operating/Technical Committee

Committee Membership and Responsibilities

Executive Committee. An Executive Committee is established for the purposes, among other things, of reviewing and advising on policy issues at the request of the Executive Director and making recommendations to the Executive Director, and of making recommendations to the Board regarding the appointment of the Executive Director and thereafter periodically reviewing the performance of the Director.

The Executive Committee shall be chaired by the Board Chair, and shall be comprised of the current Chair, the most recently presiding Chair prior to the current Chair who remains a current Member of the Board, and for the first three years, a representative of the three Members governed by independent utility boards, unless those Members are already represented on the Committee, and up to one additional Member selected at-large so long as membership of the Executive Committee does not equal or exceed the number constituting a quorum for the full board. After the first three years, the Executive Committee shall be comprised of the current chair, the most recently presiding Chair prior to the current Chair who remains a current Member of the Board, and up to four (4) of the largest Members as measured by annual consumption over the preceding 5-year period as a pro rata share of total consumption, unless those Members are already represented on the Committee. At no time shall the membership of the Executive Committee equal or exceed quorum for the full board.

The Executive Committee shall meet at the call of the Chair or at the request of the Executive Director to fulfill its purposes as set forth herein and such other duties as may be assigned to the Executive Committee by resolution of the Board. The Executive Director of the Regional Authority and the General Manager(s) of Member contract operators shall all be provided advance notice of, and an Agenda for, meetings of the Executive Committee.

Long Range Planning and Capital Improvements Committee. A Long Range Planning and Capital Improvements Committee shall be chaired by a representative elected by the voting Members of the Committee. The Committee shall be comprised of one individual appointed by each Member (not necessarily the representative of the Regional Board) who shall be an individual familiar with the current and long-range drinking water requirements of the entity and with regional assets/infrastructure. Each Member may also appoint an alternate to its representative. The Committee shall include the Executive Director or his/her designee who shall not be a voting Member of the Committee. The Committee shall meet in accordance with a meeting schedule approved by the Committee, at the call of the Chair or at

the direction of the Board, to provide technical advice or recommendation to the Board, including but not limited to: (i) planning for modifications, or additions to, source water and water treatment facilities and timeline(s) for potential construction, and (ii) such other duties requiring technical, or business expertise as may be assigned by Resolution of the Board.

Finance & Audit Committee. A Finance & Audit Committee is hereby established for the purposes, among other things, of reviewing issues/items referred to it by the Board and making recommendations to the Board on, but not limited to, the following: (i) finances, budgets, and budget amendments of the Regional Authority, (ii) audits of Authority finances and Authority records, (iii) rates for sale of potable water, and (iv) such other duties as may be assigned by Resolution of the Board.

Members of the Finance & Audit Committee shall be appointed annually by the Board Chair after the Annual meeting of the Board in January. The Membership of the Committee shall not equal or exceed the number constituting a quorum for the full Board.

The Finance & Audit Committee shall include the Executive Director of the Authority or his/her designee and the contracted third-party financial advisor of the Authority, neither of which will be a voting Member of the Committee.

The Finance & Audit Committee shall meet in accordance with a meeting schedule approved by the Committee, at the call of the Chair or at the direction of the Board.

Nominating Committee. A Nominating Committee, consisting of at least three CIWW Board Members, shall be established for the purpose of selecting and offering nominations for election to each office of the Board at the annual meeting. Members of the Nominating Committee shall be appointed by the Chair at a regular Board meeting held at least three (3) months prior to the annual meeting. The Nominating Committee shall be chaired by a committee Member selected by the other Members of the Nominating Committee.

Operating/Technical Committee. A Technical Committee shall be chaired by a representative elected by the voting Members of the Technical Committee. The Technical Committee shall be comprised of one individual (not necessarily a representative of the Board) appointed by each Member who shall be an individual who is familiar with the Member's local distribution or business operations. Each Member may also appoint an alternate to its representative. The Technical Committee shall include the Executive Director of CIWW or his/her designee who shall not be a voting Member of the Committee. The Technical Committee shall meet in accordance with a meeting schedule approved by the Technical Committee, at the call of its chair or at the direction of the Board, to provide technical advice or recommendations to the Board, including but not limited to:

1. Determination of each Member's water consumption, including annual total consumption, maximum day demand, average day demand, average consumption over a specified number of years (e.g., 3 or 5 years), and weighted-average consumption over a specified number of years
2. Design flows for all capacity enhancements to be constructed by, or at the request and cost of, CIWW
3. Recommendations regarding capacity enhancements or other improvements proposed by one or more Members or proposed Members
4. The population served by each Member

5. Such other duties requiring technical, or business expertise as may be assigned by Resolution of the Board

Other Committees. The Board may, by resolution, designate two or more of its representatives to constitute a committee. Such committee shall, if authorized by resolution of the Board, provide advice and recommendations to the Board and/or act pursuant to the authority delegated by the Board resolution. The designation of such committee shall not operate to relieve the Board of any responsibility unless such responsibility is specifically delegated to the committee by Board resolution.

INITIAL CAPITAL CONTRIBUTIONS

Upon entering into CIWW, each Member will contribute towards the entity's start-up fund. Each Member will be asked to contribute a proportionate share of the start-up fund based on their population or demand. A total start-up requirement is yet to be finalized, but based on previous studies, is projected to be approximately \$2,000,000 in total, with contributions allocated among the Members. Assuming allocations are based on annual demand for illustration purposes, estimated contributions by Member are as follows:

Initial Start Up Contributions \$ 2,000,000 (tentative)

	% Allocation*	\$ Allocation
Altoona	4%	\$ 79,339
Ankeny	11%	224,721
Bondurant	1%	18,445
Clive	3%	64,204
DMWW	42%	841,422
Grimes	2%	49,870
Johnston	4%	75,334
Norwalk	2%	38,457
Polk City	1%	21,141
Urbandale	8%	155,383
Warren Water District	3%	57,731
Waukee	3%	66,933
WDMWW	12%	233,649
Xenia	4%	73,371
	100%	\$ 2,000,000

* For illustration purposes, allocation based on 2020 average annual demand

STAFFING AND ADVISORY SERVICE PROVIDERS

The Micro Group discussed the need for CIWW to initially employ or engage an Executive Director who is independent of any of the entities that are Members of the new Regional Authority. The Executive Director could be an individual or a firm. The Executive Director would be selected after the CIWW Board has been seated, but prior to the Operational Commencement Date. Additionally, the Micro Group discussed the need for the Executive Director to facilitate input from a specific committee or ad hoc committee on the recommendation for external financial, legal, and engineering services via a Request for Qualifications (RFQ) or Request for Proposal process (RFP). The financial, legal, and engineering consultants will assist with tasks including accounting, budgeting, rate-setting, planning, and project management and will ensure transparency and objectivity in reviewing allocation of costs, confirming operating agreement stipulations are met, implementing long range planning, etc.

The Board may employ other staff and/or engage other consultants and advisors as it determines to be appropriate and may contract with third parties for all necessary or desirable services such as billing, payroll, board administrative support, etc.

OPERATING CONTRACTS FOR PRODUCERS

The Micro Group discussed the need for CIWW and each Water Producing Member to enter into an operating contract for operation of its respective Water Production and Supply Facility. The Micro Group reached a consensus that the preferred length of the initial Operating Contract is twenty (20) years. This length of contract provides stability and certainty for the employees of the Water Producing Members and allows time for the CIWW agreement to mature before changes are made.

For newly constructed water facilities (not including expansions of currently existing facilities), CIWW may or may not contract with a Water Producing Member and could consider having employees that are directed by the Regional Authority.

ASSET TRANSFER CONSIDERATIONS

The Micro Group discussed the need for each Water Producing Member to grant to CIWW the right to acquire full ownership of their respective Water Production and Supply Facilities within five years after the Operational Commencement Date.

Rather than compensate asset and purchased capacity owners through rate credits over time, an approach contemplated in prior discussions, the Micro Group supports an up-front asset transfer calculation that credits each Water Producing Member with its net book value of assets and each Member Agency for its unamortized book value in DMWW's Core Network. The true-up then determines unused or "reserve" capacity for each Member and assigns a dollar value to each Member Agency's reserve capacity. This calculation also provides for each Member's initial assigned capacity (in MGD) in CIWW. See **Appendix D** for a DRAFT upfront asset transfer calculation. Note this calculation will need to be updated for production-related asset additions or construction-in-progress, and maximum day demands up to the time of transfer; therefore, amounts shown are not final.

Each Water Producing Member shall continue to own, maintain, and operate its respective Water Production and Supply Facilities, until the asset transfer option is exercised by CIWW, and shall have the right and obligation to invest in maintaining such facilities to maintain their current operational capacity. The Regional Authority shall be responsible for planning, decision making, and funding relating to the expansion of, or significant investment to, existing treatment facilities even if prior to the Asset Transfer Date. Such expansion of, or significant investment to, existing facilities prior to the Asset Transfer Date may cause the limited transfer of the affected asset(s) to the Regional Authority.

The Micro Group reviewed general principles that will be used to determine which Water Production and Supply Facilities will be transferred via asset transfer and which will not be included in asset transfer. In general, source water and water treatment facilities necessary to produce drinking water will be included in asset transfer. Regional drinking water transmission, storage and pumping facilities, including aquifer storage and recovery (ASR) facilities, which deliver drinking water to more than one Member will also be included. Storage and pumping facilities that primarily serve Des Moines retail or Total Service customers but will also continue to serve CIWW on a limited basis, will remain DMWW assets; however, a percentage of the O&M costs for these storage facilities equal to an agreed upon percentage of use by CIWW will be billed by DMWW to CIWW on an annual basis. ASR facilities, elevated storage, and booster stations located within a Member's own local water distribution system will not be included in asset transfer (e.g., Ankeny ASRs). Further discussion is needed to understand how the O&M costs of some regional transmission, storage and pumping facilities will be covered.

In instances where real estate is shared use between Water Production and Supply Facilities and non-water supply purposes (e.g., parks, other city functions) or is owned by a separate party altogether, designated source, treatment, transmission, storage and pumping facilities will be transferred and dedicated for the use and benefit of CIWW, but the underlying real estate will remain with the original owner. The owner will grant CIWW an easement. A long-term lease agreement or 28E agreement may need to be executed to satisfy bonding requirements.

See **Appendix A** for a listing of Water Production and Supply Facilities and whether, or to what extent, they are considered for asset transfer.

DEPRECIATION

The Micro Group discussed and affirmed that a standard useful lives and depreciation schedule should be adopted for assets of Water Producing Members of the Regional Authority.

Net book value (that is, original cost minus accumulated depreciation) has been used in the regional financial model to determine joint capital cost components of the rates and is also used in the upfront asset transfer calculation to determine the cash settlement by Member for asset transfer. See **Appendix D, Exhibit 2** for a draft upfront asset transfer calculation.

The Micro Group is supportive of adopting DMWW's useful lives schedule used for financial reporting for existing assets of each Water Producing Member. For assets subsequently constructed or acquired by the region, the regional board/staff would assign the appropriate useful life.

INITIAL CAPACITY AND GROWTH-RELATED COSTS

Initial Capacity

The September 2019 Term Sheet issued by DMWW contemplated that each Member that purchased capacity in the DMWW system would receive consideration for its Purchased Capacity in the DMWW system. This consideration is reflected in the upfront asset transfer calculation in **Appendix D**. Because Purchased Capacity owners will be compensated for their capacity in the DMWW system and capacity is effectively “reset,” each Member will be assigned an initial capacity based on historic use which would serve as the Agency’s baseline demand for future planning purposes.

Growth Related Costs

DMWW’s Phase 3 Regional Financial Model allocates growth capital based on the projected increase in Maximum Daily Demand over the next 5-year period. DMWW’s September 2019 Term Sheet outlined that funding for regional growth-related improvements would be the responsibility of the communities requiring the growth based on each community’s pro rata share of maximum day growth. A counter argument has been made that expansion projects benefit all Members, even those not growing. Examples of benefits to all may include redundancy in facilities and technological advances resulting in operational efficiencies. Under this premise that growth benefits all communities, it has been argued that all Members should share in a portion of expansion projects (commonly referred to as “benefit-pays-for-benefit”). The Micro Group agrees that all Members benefit, to some extent, from growth.

PFM Financial Advisors LLC prepared an analysis that quantifies the financial impact of adjusting the allocation of expansion costs under a regional model. PFM’s analysis considered 5 independent cost allocation scenarios representing a “benefit percentage” (i.e., 0%, 5%, 10%, 15% and 20%) and blended these independent benefit scenarios with each community’s prorated share of demand (using average day or maximum day). Under the 0% benefit scenario, the analysis assumes that all expansion costs are allocated based only on each community’s pro rata share of growth over the next five years. For the 5% scenario, the analysis assumes 5% of expansion project costs are assigned to all Members based on their prorated share of average or maximum day demand, and the remaining 95% of expansion costs are assigned to Members based on their prorated share of growth, and so on for the remaining scenarios.

In comparing the approaches, the relative impact to any Member is approximately one percent (1%) or less for each 5% “benefit” increment. **Appendix C** illustrates the analysis and the incremental changes based on these independent scenarios.

The Micro Group came to a consensus that 9% of expansion costs should be shared by all Member Agencies proportioned based on maximum day demand in recognition of the fact that all Members benefit from source, treatment, and transmission expansion projects through efficiency gains, new technology implementation, and redundancy/resiliency created. The remaining 91% of the cost of expanding water production assets in the region would be shared among the Members of the CIWW proportionally based on each Member’s forecasted incremental maximum day demand (i.e., projected future growth).

MAXIMUM DAY/PEAK DEMAND CONSIDERATIONS

Four key elements of maximum day demand and peaking were discussed by the Micro Group:

- 1) **Growth Capital** – The capital costs each Member would be responsible for to meet their projected growth in terms of Maximum day (discussed in the previous section “Initial Member Capacity and Growth-Related Costs”), and any reconciliation that would occur if communities exceed their allotted capacity.

The Micro Group came to a consensus that 9% of expansion costs should be shared by all Member Agencies proportioned based on maximum day demand in recognition of the fact that all Members benefit from source, treatment, and transmission expansion projects through efficiency gains, new technology implementation, and redundancy/resiliency created. The remaining 91% of the cost of expanding water production assets in the region would be shared among the Members of the CIWW proportionally based on each Member’s forecasted incremental maximum day demand (i.e., projected future growth).

- 2) **Peaking Surcharge** - Whether a surcharge or penalty should apply if communities exceed a set maximum peaking factor (e.g., 2.5). The September 2019 Term Sheet issued by DMWW proposed Members exceeding a peak ratio of 2.5 would be subject to a surcharge. In lieu of this approach, Urbandale Water Utility and WDMWW proposed setting a future goal for Members to reach a benchmark and allow the regional board to set an ultimate peaking factor and determine the appropriate penalty when Members exceed this peaking threshold set by the regional board. It was suggested that setting a future goal (as opposed to a surcharge or penalty) would allow higher-peaking communities more time to consider what their strategy will be to achieve the goal.

The Micro Group came to a consensus that initially no surcharge or penalty would apply based on a maximum peaking factor such as 2.5 times average day. It was agreed that peaking is something that should be considered by the regional board going forward in an effort to cost effectively manage available water resources and optimize water infrastructure.

It was noted and agreed upon that the surcharge for peaking should not be confused with any reconciliation payments from communities whose usage exceeds their projected growth.

- 3) **Allocation of Capital Costs**– Whether the Regional Authority should allocate capital costs using maximum day units or an allocation between average day and maximum day units. Allocation of costs to maximum day may be appropriate because water systems are designed to meet maximum day demand. On the other hand, an allocation between average day and maximum day units recognizes not all water system assets are sized for maximum day demand (i.e., buildings, vehicle fleet, water source, etc.). Also, source and treatment components are used on a regular basis, not just to meet maximum demand, which supports a more blended approach. It should be noted that DMWW has historically used a blended approach in their cost of service study for capital costs. Either approach is considered consistent with principles outlined in AWWA’s M1 manual.

The Micro Group came to a consensus that capital costs should be allocated based on both average day and maximum day.

- 4) **Allocation of Fixed O&M Costs** - Whether the Regional Authority should allocate fixed O&M costs to average day units only or an allocation between average day and maximum day units. The Base Extra Capacity cost allocation methodology outlined in AWWA's M1 manual and used currently by DMWW and most other large wholesale water providers assigns O&M costs based on both average day and maximum day demand units. The Micro Group expressed support for following an industry-accepted methodology in assigning costs.

The Micro Group came to a consensus that O&M costs should be allocated based on both average day and maximum day.

Due to the financial implications to Member Agencies related to the elements of maximum day and peaking principles, the Micro Group agrees the framework above should not be subject to significant modification without a 90% vote of the CIWW Board for a period of 10 years subsequent to execution of the 28E/28F.

PRODUCTION COST ALLOCATION METHODOLOGY

The Micro Group reviewed a comparison of WDMWW and DMWW O&M fixed and variable production costs that would be proposed to be borne by the regional utility. Efforts were coordinated between DMWW and WDMWW to ensure the methodologies between the two producer utilities are consistent. The analysis shows that, using consistent methodologies for 2016 and 2020, O&M production costs stated as a cost per thousand gallons are closely aligned between those two utilities, with DMWW's allocated 2020 cost per thousand gallons of \$1.72 being slightly lower than WDMWW's allocated cost of \$1.83.

Final allocation of production costs may warrant further discussion, and allocation of costs for other Water Producing Members will be evaluated. See **Appendix B** for DMWW's Preliminary Breakdown of Cost by Type/Relationship to Regional Entity and WDMWW's Draft Allocation of Costs.

RATE OF RETURN

A rate of return is used generally in rate-making analyses under the utility-basis approach to identify capital costs for a utility.

The FCS Regional Financial model uses a rate of return assumption of 6%. FCS chose this rate of return for modeling because this is the rate of return DMWW has used in recent years for its annual cost of service study.

The Micro Group discussed that there should be a basis for the rate of return used, and studied several options common in the water industry:

1. **Benchmark Rate with Margin**

One common and simple approach is to use an industry standard benchmark rate, like prime rate or Bond Buyer index, plus a margin. The margin could be a fixed percentage (e.g., prime rate plus 2%) or a multiplier (e.g., prime rate times 1.25).

Definitions:

Prime Rate - The federal funds overnight rate is the basis for the prime rate. The prime rate is the interest rate that commercial banks charge corporate customers with the lowest credit risk, and prime serves as the starting point for most other interest rates.

As of 3/18/2021, the prime rate is 3.25%.

Bond Buyer Index - Created by the Chicago Board of Trade and published by *The Bond Buyer*, the Bond Buyer Index is a daily index of municipal bond prices. There are several versions of this index, such as the prices of 20 or 40 recently issued general obligation and revenue municipal bonds, or recently issued revenue bonds only.

As of 3/18/2021, the revenue bond buyer index was 2.76.

Calculations:

Calculated rate of returns using these benchmarks:

Prime Rate + 2% = 5.25% rate of return

Bond Buyer Index + 2% = 4.76% rate of return

It is recommended that if a benchmark is used, a “floor” or minimum rate of return be established, such as 5%.

2. **Weighted Average Cost of Capital**

More complex in its approach, another commonly used approach is the Weighted Average Cost of Capital. The cost of capital is calculated as a weighted average cost of capital (WACC) that takes into consideration the cost of equity and debt used by the entity as investment capital to finance the water utility assets. The formula is a simple weighted average, stated as:

$$WACC = K_e W_e + K_d W_d$$

WACC = weighted average cost of capital

Ke = cost of equity capital expressed as a percentage annual rate of return required

We = the relative amount of equity used in the overall capital structure

Kd = the cost of debt issued and outstanding expressed in an annual percentage rate

Wd = the relative amount of debt used in the overall capital structure

Therefore, to determine the WACC, the capital structure, interest cost on outstanding debts, and opportunity cost of the equity capital must be determined. Calculating the cost of equity is challenging due to the fact that local governments do not serve the investment community and do not provide returns to equity investors the same way that private enterprises would. Where costs of equity are easily determined for private enterprise by studying readily available market data, the equity costs of public utilities must be estimated by proxy. This means cost of equity is derived by comparing it to private utilities that are publicly traded in the markets and making a number of measured adjustments resulting in a reasonable estimate specific to the entity.

It was noted that DMWW's weighted average cost of capital is approximately 8% as shown below:

Component	Raw Cost	% of Capital Structure	Weighted Cost
Cost of Equity	8.4%	93%	7.8%
Cost of Debt	3.2%	7%	0.2%
Weighted Avg. Cost			8.0%

It should be noted that the calculation above is for DMWW and offered here for illustrative purposes only. While debt is a relatively small percentage of capital structure for DMWW, a regional utility would likely leverage debt to a greater extent. This would increase the weighting of the debt cost in the calculation, and at current market conditions, this would decrease the weighted average cost of capital compared to the 8% shown.

Regardless of the basis chosen, rate of return should be calculated periodically to account for changes in inputs. It should be noted that changing the rate too frequently, however, could result in rate volatility. A balance should be achieved, such as evaluating rate of return every five years with capital needs.

The Micro Group also discussed that it would be appropriate to agree on a fixed rate of return for existing assets since those costs have already been incurred and allow the Regional Authority to determine an appropriate approach and basis for rate of return on newly acquired assets.

LONG RANGE PLANNING

The Micro Group agrees it is important that all Member Agencies commit to revisiting the needs and timing for additional treated water for each Member Agency through a new comprehensive long-range plan where all Member Agencies participate in such planning and decision making of infrastructure needed to adequately serve customers of all Member Agencies within one year of the execution of the 28E/28F. CIWW will contract for, and adopt, a comprehensive, regional Long Range Plan which will guide regional investment in source, treatment, transmission, storage, and pumping facilities to meet drinking water needs of the Members over a planning horizon of not less than ten (10) years.

The Long Range Plan shall consider all factors relevant to the mission of CIWW, including: expected growth in water requirements of the Members; source water availability and quality; long range trends affecting source water supplies and allocations, including impacts of climate change, water treatment capacities and requirements, and the sufficiency of quantity to meet demands at reasonable cost; and all other matters as needed to assure the safety of drinking water supplies.

The Long Range Plan shall be updated on a regular basis as determined by the CIWW Board.

Each Member shall participate in, and support, the process of preparing and updating the Long Range Plan by making its data and information available to CIWW and to its consultants and contractors. Each Member shall supply its best estimates of its future water requirements and demand in support of CIWW's planning efforts within a reasonable time after requests.

In 2017, DMWW contracted for completion of the DMWW Long Range Plan (2017 LRP). The 2017 LRP used population, water use, and production statistics from all regional entities to project the necessary source, treatment, transmission, storage, and pumping needs for the Des Moines metropolitan region through the year 2040. In 2021, DMWW contracted for an update to the 2017 LRP considering five additional years of project and demand data. Other Water Producing Members have completed similar Long Range Plans and Needs Assessments. Initially, these Long Range Plans and Needs Assessments will guide capital investment by the Water Producing Members.

The Regional Authority will maintain a sufficient reserve capacity (e.g., 10% of total capacity).

WATER SHORTAGE PLANNING

The group discussed the need for CIWW to adopt a universal water shortage plan in the case of drought, mechanical failure, or other adversity that would jeopardize water production in the region. In 2013, DMWW developed and approved a water shortage plan, which was presented and supported by Central Iowa Regional Drinking Water Commission (CIRDWC). Since 2013, with little variance, wholesale customers have adopted and implemented the plan.

STANDARD OF CARE

The group discussed that CIWW should establish standards of care provisions, which should be part of the 28E forming CIWW. Standards of care related to adequate planning, meeting drinking water standards, complying with water supply operations obligations, and other factors will be considered. The Micro Group agrees Member Agencies must commit to supporting and adequately and timely funding recommendations identified in a needs assessment or facility plan conducted by a qualified licensed professional engineer. Such needs assessment shall identify and address infrastructure improvements necessary to maintain the reliability of shared water production to meet all federal and state drinking water requirements and standards.

Members will be expected to make their best efforts to meet these standards of care laid out in the 28E agreement.

CIWW 28E AGREEMENT

The outcomes described in this Micro Group Report will be used to inform the development of the CENTRAL IOWA WATER WORKS 28E/28F AGREEMENT. The 28E/28F agreement will serve as the offer for participation in Regional Governance of water production in the Des Moines metro area and will further detail the structure and operation of the proposed regional entity.

Subsequent amendments to the 28E/28F will be subject to a significantly higher weighted vote (e.g., 75% or higher) of the CIWW Board.

SUMMARY OF OPEN ISSUES AS OF ORIGINAL PUBLICATION IN APRIL 2021

The following is a summary of issues for which the Micro Group had not reached consensus when the Outcomes Report was originally published in April of 2021. Consensus was reached among the Micro Group members on each of these issues in November of 2021 as outlined below and as noted throughout this revised document. This page is intended only to provide historical context.

Summary of Open Issues as of April 2021, with subsequent November revisions noted:

1. How weighted voting will be determined (for example, based on population or a consumption-based measurement such as total annual consumption or maximum day demand).

The Micro Group came to a consensus that weighted votes would be weighted based on each Member Agency's annual consumption over the preceding 5-year period as a pro-rata share of total consumption and shall be calculated and adjusted annually. See a draft presentation of weighted voting percentages in **Appendix E**. (November 2021)

2. What percentage of expansion costs, if any, are considered to benefit all Members and should therefore be based on average or maximum day demand, rather than growth projections.

The Micro Group came to a consensus that 9% of expansion costs should be shared by all Member Agencies proportioned based on maximum day demand in recognition of the fact that all Members benefit from source, treatment, and transmission projects through efficiency gains, new technology implementation, and redundancy/resiliency created. The remaining 91% of the cost of expanding water production assets in the region would be shared among the Members of the CIWW proportionally based on each Member's forecasted incremental maximum day demand (i.e., projected future growth). (November 2021)

3. Whether or when a surcharge or penalty should apply if communities exceed a set maximum peaking factor (e.g., 2.5).

The Micro Group came to a consensus that initially no surcharge or penalty would apply based on a maximum peaking factor such as 2.5 times average day. It was agreed that peaking is something that should be considered by the regional board in an effort to cost effectively manage available water resources and optimize infrastructure. (November 2021)

4. Whether the Regional Authority should allocate capital costs to maximum day units only or an allocation between average day and maximum day units.

The Micro Group came to a consensus that capital costs should be allocated based on both average day and maximum day. (November 2021)

5. How assets will be valued for transfer and how Member Agencies and purchased capacity owners in DMWW's Core Network will be compensated for their assets transferred to CIWW.

Rather than compensate asset and purchased capacity owners through rate credits over time, an approach contemplated in prior discussions, the Micro Group supports an up-front asset transfer calculation that credits each Water Producing Member with its net book value of assets and credits each Member Agency for its unamortized book value in DMWW's Core Network. The true-up then determines unused or "reserve" capacity for each Member and assigns a dollar value to each Member Agency's reserve capacity. This calculation also provides for each Member's initial assigned capacity (in MGD) in CIWW. See **Appendix D** for a DRAFT upfront asset transfer calculation. Note this calculation will need to be updated for production-related asset additions or construction-in-progress, and maximum day demands up to the time of transfer; therefore, amounts shown are not final.

APPENDIX A

LISTING OF WATER PRODUCTION AND SUPPLY FACILITIES

Function*	Facility Name / Asset Description	Owner	Comments
MTR	Wholesale Meters	DMWW	
SOS	Fleur Infiltration Gallery	DMWW	Easement***
SOS	Raccoon River Intake	DMWW	Easement***
SOS	Des Moines River Intake	DMWW	Easement***
SOS	Saylorville Lake Storage Contract	DMWW	Assignment**
SOS	Maffitt Raw Water - Collector Wells	DMWW	Easement***
SOS	Maffitt Reservoir	DMWW	Easement***
SOS	Chain of Lakes	DMWW	Easement***
OS	Saylorville Raw Water - Collector Wells	DMWW	Easement***
SOS	AC Ward Jordan Aquifer Wells	WDMWW	Easement***
SOS	AC Ward Alluvial Aquifer Wells	WDMWW	Easement***
SOS	Altoona Jordan Aquifer Wells	Altoona	
OS	Polk City Alluvial Aquifer Wells	Polk City	
SOS	Urbandale Raw Water Quarries	Urbandale	Easement***
SOS	AC Ward Wells and Equipment	WDMWW	Easement***
STO	Army Post Road ASR Well	DMWW	Existing agreement
STO	LP Moon ASR Well	DMWW	
STO	McMullen ASR Well	DMWW	
STO	Ankeny ASR Wells	Ankeny	Excluded
STO	Waukee ASR Well	Waukee	Excluded
STO	98th Street Tower	WDMWW	Existing agreement
STO	Joint East Side Tower	DMWW	Existing agreement
STO	Tenny Standpipe	DMWW	
STO	Wilchinski Standpipes	DMWW	Exclude****
BPS	LP Moon Booster & Storage	DMWW	
BPS	Polk Co. Booster & Storage	DMWW	
BPS	Nollen Booster & Standpipe	DMWW	Excluded****
BPS	Hazen Booster & Storage	DMWW	Excluded****
BPS	Joint SW Booster Station	DMWW	
BPS	Polk City Booster Station	DMWW	
BPS	Urbandale Booster Station	Urbandale	Excluded
BPS	Waukee Booster Station	Waukee	Excluded
BPS	Norwalk Booster Station	Norwalk	Excluded
BPS	Airport Booster Station	DMWW	Excluded
TMT	Fleur WTP	DMWW	Easement***
TMT	Fleur Laboratory	DMWW	Process Analysis Only
TMT	McMullen WTP	DMWW	Easement***

TMT	Saylorville WTP	DMWW	
TMT	AC Ward WTP	WDMWW	Easement***
TMT	Altoona WTP	Altoona	Easement***
TMT	Polk City WTP	Polk City	Easement***
TRN	Core Network Transmission Mains (706,450 LF)*****	DMWW	

**MTR = Meters; BPS = Booster/Pumping Station; SOS = Sources of Supply; STO = Storage; TMT = Treatment Facilities; TRN= Transmission Lines*

******It is not clear that DMWWs rights to water storage in Saylorville Reservoir are transferable.

*******Facilities transferred for the use and benefit of the Regional Authority but Real Estate to remain with the original owner in cases where facilities are on land that is either owned by a separate party altogether or dedicated to a non-utility purpose (e.g., parks, other city functions).

******** Storage and pumping facilities that primarily serve Des Moines retail or DMWW total service customers would remain DMWW assets but a percentage of the O&M costs for these storage facilities equal to an agreed upon percentage of use by the Regional Authority, would be billed by DMWW to the Regional Authority on an annual basis.

APPENDIX B

BREAKDOWN OF PRELIMINARY DMWW COST BY COST TYPE/RELATIONSHIP TO REGIONAL ENTITY

Related to Region	Cost Breakdown	Breakdown Type	% related to Region
Yes	ASR Maintenance	100% Region	100.00%
	DMWW Park (excluding venues)	100% Region	100.00%
	Engineering - WP	100% Region	100.00%
	Storage/Booster Maintenance	100% Region	100.00%
	WP - Administration	100% Region	100.00%
	WP - Chemicals	100% Region	100.00%
	WP - Energy	100% Region	100.00%
	WP - Laboratory & Research	100% Region	100.00%
	WP - Lime Residuals	100% Region	100.00%
	WP - Source of Supply	100% Region	100.00%
	WP - Treatment Maintenance	100% Region	100.00%
Allocated	Corporate Insurance - Property	Assets	93.10%
	Corporate Insurance - Work Comp	Employees	48.57%
	Customer Service-Related Expenses	Accounts	0.06%
	Engineering Related Expenses	Capital Exposure	52.02%
	Facility Maintenance	Buildings	83.33%
	Finance Related Expenses	Consumption	51.36%
	Fleet Maintenance	Vehicle	31.00%
	HR Related Expenses	Employees	48.57%
	Information Technology Related Exp	Consumption	51.36%
	OCEO Related Expenses	Consumption	51.36%
	Security/EOC Related Expenses	Consumption	51.36%
	WD - Operations	Water Mains	30.18%
No	Botanical Center	No Allocation	0.00%
	Corporate Insurance - General Liability	No Allocation	0.00%
	Direct Customer Service	No Allocation	0.00%
	Engineering - Direct	No Allocation	0.00%
	WD - Direct Maintenance	No Allocation	0.00%
	WD - Hydrant Operations	No Allocation	0.00%

DRAFT Allocation of Costs – West Des Moines Water Works

Using FY 2019 as model

10-30-20

Labor

Administration

General Manager – 50%

Customer Service and Finance

Finance Manager – 25%

Accountant -30%

Secretary - 25%

Business Relations Manager – 5% (remaining is included in costs for basic service charge)

IT Director – 25%

Engineering

Engineering Manager – Project dependent (~10-15%)

Engineer – Project dependent (~10-15%)

Water Production

Water Production Manager – 70%

Water Production Supervisor – 90%

Plant Operator -80%

Maintenance Technician –80%

Plant Utility Worker -80%

Press Operator - 90%

Plant Secretary – 40%

Customer Service Representatives, Meter Technician, Distribution Specialists, Distribution Supervisor, Distribution Manager – 0%

Other Costs

Water Treatment Plant Operation and Maintenance

Payroll and Employee Benefits

Salaries and Wages - *Proportioned using numbers above*

Overtime – *proportioned using numbers above*

Water Works' Share - FICA– *proportioned using numbers above*

Water Works' Share - IPERS moved to Pension Expense in 2015– *proportioned using numbers above*

Accrued Sick Leave Expense – *proportioned using numbers above*

"Water Works' Share Deferred Compensation"– *proportioned using numbers above*

Group Health and Life Insurance– *proportioned using numbers above*

Allowances– *proportioned using numbers above*

Mileage – *100% regional (very minor here)*

Commodities and Services

Consulting Fees – IDNR/Water quality testing – *100% regional cost*
IDNR and Water Quality Testing"

Consulting Fees – Safety - – *100% regional cost (these costs are divided among our divisions)*

Data Processing - Maintenance and Consulting Fees – *proportioned using numbers above*

IDNR Operation Permit – *100% regional cost*

Property and Other Insurance – *Treatment Plant and Source Water Portions Only (confirming this is currently split out)*

Maintenance -Buildings and Structures - – *100% regional cost (pump stations and towers maintenance are billed in distribution)*

Maintenance -Equipment– *100% regional cost*

Maintenance-Generators– *100% regional cost*

Maintenance-Vehicles - *Proportioned using numbers above*

Communication - *Proportioned using numbers above*

Continuing Education and Travel -- *Proportioned using numbers above*

Electricity – *Not currently split, could sub meter or subtract out percentage for distribution, engineering, and admin (needs more evaluation)*

Natural Gas - *Not currently split, could sub meter or subtract out percentage for distribution, engineering, and admin (needs more evaluation)*

Stormwater Fees-City of WDM – *Now \$0 unless they won't honor the agreement with regionalization*

Depreciation – *100% regional cost*

Maintenance – Grounds – *current all ground maintenance goes here but serves same complex as distribution and administration, could calculate percentage on square feet.*

Purchased Water - (Elm Street, 88th & University, Westside O&M, 92 & University, 88th Street, Maffitt Lake Dr., Alluvion, Osmium) - *100% WDMWW cost*

Purchased Water -Westside O & M - - *100% WDMWW cost*

Purchased Water -Grand & Glen Oaks -- *100% WDMWW cost*

Minor Equipment - *Proportioned using numbers above*

Miscellaneous Commodities - *Proportioned using numbers above*

Vehicles and Equipment - Fuel - *Proportioned using numbers above*

Water Treatment Chemicals and Laboratory Supplies

Lime Residuals Removal (Lagoons) – *100% regional cost*

Lime Residuals Hauling (Press) – *100% regional cost*

Lime– *100% regional cost*

Soda Ash– *100% regional cost*

Coagulant– *100% regional cost*

Carbon Dioxide– *100% regional cost*

Salt– *100% regional cost*

Hypo-Chlorite– *100% regional cost*

Other Chemicals– *100% regional cost*

Laboratory Supplies– *100% regional cost*

Engineering

%time on projects for region

I.e. 10% of Engineering Project Manager

10% of Salary and benefits + some fixed overhead cost per employee?

Finance

50% Salary and benefits Finance Manager + some fixed overhead cost per employee

50% Salary and benefits Accountant + Some fixed overhead cost per employee

5% Salary and benefits Business Relations Manager + some fixed overhead cost per employee

25% Salary and benefits Secretary + Some fixed overhead cost per employee

25% Salary and benefits IT Director + Some fixed overhead cost per employee

Administration

Salaries and Trustees - *Remove trustees' stipend and use percentage above for GM comp*

Employee Fitness Incentive Program – *proportioned using numbers above*

Water Works' Share - FICA– *proportioned using numbers above*

Accrued Sick Leave Expense– *proportioned using numbers above*

Other Post-Employment Benefits Expense– *proportioned using numbers above*

GASB 68 Pension Expense- excess over IPERS employer contributions–
proportioned using numbers above

Water Works' Share -Deferred Compensation– *proportioned using numbers above*

Group Health and Life Insurance– *proportioned using numbers above*

Allowances– *proportioned using numbers above*

Mileage– *proportioned using numbers above*

Employee Recognition Program – *proportioned using numbers above*

Commodities and Services

Economic Development Contribution

Advertising and Legal Publications – mostly related to board actions. Some proportion

Consulting Fees – *project specific, could be 100%, could be 0%, could be proportional to the numbers above*

Engineering, Accounting and Legal

Consulting Fees -Data Processing – *proportioned using numbers above*

Dues and Memberships – *proportioned using numbers above*

Postage and Shipping – *proportioned using numbers above*

Maintenance – Building – *proportioned using numbers above*

Communication -- *proportioned using numbers above*

Continuing Education and Travel – *proportioned using numbers above*

Electricity – *proportioned using numbers above*

Natural Gas – *proportioned using numbers above*

Maintenance – Grounds – *proportioned using numbers above*

Miscellaneous Commodities – *proportioned using numbers above*

Vehicles and Equipment - Fuel -\$0

Office Supplies – *proportioned using numbers above*

Raccoon River Reimbursement to City of WDM – *100% WDMWW*

APPENDIX C

Growth Pays for Growth vs. Benefit Pays for Benefit

Exhibit 1: Allocation Assumptions

Consistent with Phase 3 Regional Projection Model Prepared by FCS Group updated in Fall 2019

2020 Growth Needs (5 years)			Average Daily Demand (ADD)			Max Day Demand (MDD)		
	2020	% Allocation		2020	% Allocation		2020	% Allocation
Des Moines	0.821	7.114%	Des Moines	21.60	34.729%	Des Moines	43.20	33.439%
Berwick	0.013	0.116%	Berwick	0.07	0.119%	Berwick	0.13	0.103%
Bondurant	0.580	5.027%	Bondurant	0.72	1.158%	Bondurant	1.44	1.115%
Clive	0.250	2.167%	Clive	1.80	2.894%	Clive	4.50	3.484%
Cumming	0.040	0.346%	Cumming	0.07	0.115%	Cumming	0.13	0.099%
Johnston	0.690	5.981%	Johnston	2.84	4.560%	Johnston	7.09	5.489%
Norwalk	0.400	3.467%	Norwalk	1.00	1.608%	Norwalk	1.90	1.471%
Pleasant Hill	0.110	0.954%	Pleasant Hill	1.47	2.369%	Pleasant Hill	2.45	1.893%
Polk County	0.178	1.546%	Polk County	1.46	2.344%	Polk County	2.62	2.032%
Runnells	0.012	0.102%	Runnells	0.07	0.105%	Runnells	0.12	0.091%
Warren County	-	0.000%	Warren County	0.02	0.039%	Warren County	0.04	0.033%
Warren Rural	0.188	1.628%	Warren Rural	1.75	2.814%	Warren Rural	3.52	2.726%
Windsor Heights	0.004	0.035%	Windsor Heights	0.45	0.716%	Windsor Heights	0.89	0.689%
Xenia	0.786	6.814%	Xenia	1.59	2.564%	Xenia	2.87	2.222%
Altoona	0.840	7.279%	Altoona	2.30	3.701%	Altoona	4.20	3.250%
Ankeny	2.100	18.204%	Ankeny	7.02	11.288%	Ankeny	13.93	10.786%
Grimes	0.870	7.541%	Grimes	1.85	2.975%	Grimes	3.14	2.431%
Polk City	0.147	1.274%	Polk City	0.60	0.965%	Polk City	1.26	0.975%
Urbandale	1.167	10.118%	Urbandale	4.63	7.452%	Urbandale	11.22	8.682%
Waukee	0.680	5.891%	Waukee	2.25	3.621%	Waukee	5.63	4.359%
WDMWW	1.661	14.397%	WDMWW	8.62	13.865%	WDMWW	18.90	14.631%
Total	11.537	100.000%	Total	62.19	100.000%	Total	129.18	100.000%
Total Service	0.357	3.098%	Total Service	3.61	5.807%	Total Service	6.38	4.940%
Des Moines (with)	1.178	10.212%	Des Moines (with)	25.21	40.536%	Des Moines (with)	49.58	38.379%

Exhibit 2: Allocations % Considered for Discussion

	Expansion Allocation (% of Average Day Demand Included)					Change to Allocation vs 100% Growth				
	0%	5%	10%	15%	20%	5%	10%	15%	20%	
Des Moines	7.114%	8.495%	9.876%	11.256%	12.637%	1.381%	2.762%	4.142%	5.523%	
Berwick	0.116%	0.116%	0.116%	0.116%	0.117%	0.000%	0.000%	0.000%	0.001%	
Bondurant	5.027%	4.834%	4.640%	4.447%	4.253%	-0.193%	-0.387%	-0.580%	-0.774%	
Clive	2.167%	2.203%	2.240%	2.276%	2.312%	0.036%	0.073%	0.109%	0.145%	
Cumming	0.346%	0.334%	0.323%	0.311%	0.300%	-0.012%	-0.023%	-0.035%	-0.046%	
Johnston	5.981%	5.910%	5.839%	5.768%	5.697%	-0.071%	-0.142%	-0.213%	-0.284%	
Norwalk	3.467%	3.374%	3.281%	3.188%	3.095%	-0.093%	-0.186%	-0.279%	-0.372%	
Pleasant Hill	0.954%	1.025%	1.096%	1.166%	1.237%	0.071%	0.142%	0.212%	0.283%	
Polk County	1.546%	1.586%	1.626%	1.666%	1.706%	0.040%	0.080%	0.120%	0.160%	
Runnells	0.102%	0.102%	0.102%	0.102%	0.103%	0.000%	0.000%	0.000%	0.001%	
Warren County	0.000%	0.002%	0.004%	0.006%	0.008%	0.002%	0.004%	0.006%	0.008%	
Warren Rural	1.628%	1.687%	1.747%	1.806%	1.865%	0.059%	0.119%	0.178%	0.237%	
Windsor Heights	0.035%	0.069%	0.103%	0.137%	0.171%	0.034%	0.068%	0.102%	0.136%	
Xenia	6.814%	6.602%	6.389%	6.177%	5.964%	-0.212%	-0.425%	-0.637%	-0.850%	
Altoona	7.279%	7.100%	6.921%	6.742%	6.563%	-0.179%	-0.358%	-0.537%	-0.716%	
Ankeny	18.203%	17.856%	17.511%	17.166%	16.819%	-0.347%	-0.692%	-1.037%	-1.384%	
Grimes	7.541%	7.313%	7.084%	6.856%	6.628%	-0.228%	-0.457%	-0.685%	-0.913%	
Polk City	1.274%	1.259%	1.243%	1.228%	1.212%	-0.015%	-0.031%	-0.046%	-0.062%	
Urbandale	10.118%	9.985%	9.851%	9.718%	9.585%	-0.133%	-0.267%	-0.400%	-0.533%	
Waukee	5.891%	5.778%	5.664%	5.551%	5.437%	-0.113%	-0.227%	-0.340%	-0.454%	
WDMWW	14.397%	14.370%	14.344%	14.317%	14.291%	-0.027%	-0.053%	-0.080%	-0.106%	
Total	100.000%	100.000%	100.000%	100.000%	100.000%	0.000%	0.000%	0.000%	0.000%	
Total Service	3.099%	3.234%	3.370%	3.504%	3.642%	0.135%	0.271%	0.405%	0.543%	
Des Moines (with)	10.213%	11.729%	13.246%	14.760%	16.279%	1.516%	3.033%	4.547%	6.066%	

Growth Pays for Growth vs. Benefit Pays for Benefit

Exhibit 3: Financing Assumptions for \$191 Million of Project Costs

Example Water Revenue Bonds, Series 2021

SOURCES & USES				DEBT SERVICE SCHEDULE					
SOURCES				Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service
Par Amount of Bonds	208,885,000.00			12/1/2021			4,177,700	4,177,700	
Accrued Interest	0.00			6/1/2022	7,015,000	4.000%	4,177,700	11,192,700	15,370,400
Other Monies	0.00			12/1/2022			4,037,400	4,037,400	
Total Sources	208,885,000.00			6/1/2023	7,295,000	4.000%	4,037,400	11,332,400	15,369,800
USES				12/1/2023			3,891,500	3,891,500	
Deposit to Construction Account	191,000,000.00			6/1/2024	7,585,000	4.000%	3,891,500	11,476,500	15,368,000
Deposit to Reserve Account	15,372,200.00			12/1/2024			3,739,800	3,739,800	
Capitalized Interest Account	0.00			6/1/2025	7,890,000	4.000%	3,739,800	11,629,800	15,369,600
Municipal Bond Insurance	0.00			12/1/2025			3,582,000	3,582,000	
Underwriters' Discount (\$10.00 per bond)	2,088,850.00			6/1/2026	8,205,000	4.000%	3,582,000	11,787,000	15,369,000
Costs of Issuance	420,000.00			12/1/2026			3,417,900	3,417,900	
Accrued Interest	0.00			6/1/2027	8,535,000	4.000%	3,417,900	11,952,900	15,370,800
Rounding Amount	3,950.00			12/1/2027			3,247,200	3,247,200	
Total Uses	208,885,000.00			6/1/2028	8,875,000	4.000%	3,247,200	12,122,200	15,369,400
ASSUMPTIONS				12/1/2028			3,069,700	3,069,700	
Dated Date	6/1/2021			6/1/2029	9,230,000	4.000%	3,069,700	12,299,700	15,369,400
Delivery Date	6/1/2021			12/1/2029			2,885,100	2,885,100	
First Interest Date	12/1/2021			6/1/2030	9,600,000	4.000%	2,885,100	12,485,100	15,370,200
First Principal Date	6/1/2022			12/1/2030			2,693,100	2,693,100	
Last Principal Date	6/1/2041			6/1/2031	9,985,000	4.000%	2,693,100	12,678,100	15,371,200
				12/1/2031			2,493,400	2,493,400	
				6/1/2032	10,385,000	4.000%	2,493,400	12,878,400	15,371,800
				12/1/2032			2,285,700	2,285,700	
				6/1/2033	10,800,000	4.000%	2,285,700	13,085,700	15,371,400
				12/1/2033			2,069,700	2,069,700	
				6/1/2034	11,230,000	4.000%	2,069,700	13,299,700	15,369,400
				12/1/2034			1,845,100	1,845,100	
				6/1/2035	11,680,000	4.000%	1,845,100	13,525,100	15,370,200
				12/1/2035			1,611,500	1,611,500	
				6/1/2036	12,145,000	4.000%	1,611,500	13,756,500	15,368,000
				12/1/2036			1,368,600	1,368,600	
				6/1/2037	12,635,000	4.000%	1,368,600	14,003,600	15,372,200
				12/1/2037			1,115,900	1,115,900	
				6/1/2038	13,140,000	4.000%	1,115,900	14,255,900	15,371,800
				12/1/2038			853,100	853,100	
				6/1/2039	13,665,000	4.000%	853,100	14,518,100	15,371,200
				12/1/2039			579,800	579,800	
				6/1/2040	14,210,000	4.000%	579,800	14,789,800	15,369,600
				12/1/2040			295,600	295,600	
				6/1/2041	14,780,000	4.000%	295,600	15,075,600	15,371,200
					208,885,000		98,519,600	307,404,600	307,404,600
				Scale: Revenues Bonds 4% Coupons - Estimated					
Arbitrage Yield	4.00000%								
TIC	4.11293%								
AIC	4.13583%								
Average Life	11.79 Years								
Average Debt Service	Project Proceeds	Allocation							
\$6,609,199	\$108,870,000	43% Core							
\$8,761,031	\$82,130,000	57% Expansion							
\$15,370,230	\$191,000,000	100% Total							

Growth Pays for Growth vs. Benefit Pays for Benefit

Exhibit 4 - Annual Cost Allocation

Expansion Allocation (% of Average Day Demand Included)						Change to Allocation vs 100% Growth				
	0%	5%	10%	15%	20%		5%	10%	15%	20%
Des Moines	\$623,260	\$744,250	\$865,239	\$986,142	\$1,107,132	Des Moines	\$120,990	\$241,980	\$362,882	\$483,872
Berwick	\$10,163	\$10,163	\$10,163	\$10,163	\$10,250	Berwick	\$0	\$0	\$0	\$88
Bondurant	\$440,417	\$423,508	\$406,512	\$389,603	\$372,607	Bondurant	-\$16,909	-\$33,905	-\$50,814	-\$67,810
Clive	\$189,852	\$193,006	\$196,247	\$199,401	\$202,555	Clive	\$3,154	\$6,396	\$9,550	\$12,703
Cumming	\$30,313	\$29,262	\$28,298	\$27,247	\$26,283	Cumming	-\$1,051	-\$2,015	-\$3,066	-\$4,030
Johnston	\$523,997	\$517,777	\$511,557	\$505,336	\$499,116	Johnston	-\$6,220	-\$12,441	-\$18,661	-\$24,881
Norwalk	\$303,745	\$295,597	\$287,449	\$279,302	\$271,154	Norwalk	-\$8,148	-\$16,296	-\$24,443	-\$32,591
Pleasant Hill	\$83,580	\$89,801	\$96,021	\$102,154	\$108,374	Pleasant Hill	\$6,220	\$12,441	\$18,573	\$24,794
Polk County	\$135,446	\$138,950	\$142,454	\$145,959	\$149,463	Polk County	\$3,504	\$7,009	\$10,513	\$14,018
Runnells	\$8,936	\$8,936	\$8,936	\$8,936	\$9,024	Runnells	\$0	\$0	\$0	\$88
Warren County	\$0	\$175	\$350	\$526	\$701	Warren County	\$175	\$350	\$526	\$701
Warren Rural	\$142,630	\$147,799	\$153,055	\$158,224	\$163,393	Warren Rural	\$5,169	\$10,426	\$15,595	\$20,764
Windsor Heights	\$3,066	\$6,045	\$9,024	\$12,003	\$14,981	Windsor Heights	\$2,979	\$5,958	\$8,936	\$11,915
Xenia	\$596,977	\$578,403	\$559,742	\$541,169	\$522,508	Xenia	-\$18,573	-\$37,234	-\$55,808	-\$74,469
Altoona	\$637,715	\$622,033	\$606,351	\$590,669	\$574,986	Altoona	-\$15,682	-\$31,364	-\$47,047	-\$62,729
Ankeny	\$1,594,770	\$1,564,370	\$1,534,144	\$1,503,919	\$1,473,518	Ankeny	-\$30,401	-\$60,626	-\$90,852	-\$121,253
Grimes	\$660,669	\$640,694	\$620,631	\$600,656	\$580,681	Grimes	-\$19,975	-\$40,038	-\$60,013	-\$79,988
Polk City	\$111,616	\$110,301	\$108,900	\$107,585	\$106,184	Polk City	-\$1,314	-\$2,716	-\$4,030	-\$5,432
Urbandale	\$886,441	\$874,789	\$863,049	\$851,397	\$839,745	Urbandale	-\$11,652	-\$23,392	-\$35,044	-\$46,696
Waukee	\$516,112	\$506,212	\$496,225	\$486,325	\$476,337	Waukee	-\$9,900	-\$19,888	-\$29,788	-\$39,775
WDMWW	\$1,261,326	\$1,258,960	\$1,256,682	\$1,254,317	\$1,252,039	WDMWW	-\$2,365	-\$4,643	-\$7,009	-\$9,287
Total	\$8,761,031	\$8,761,031	\$8,761,031	\$8,761,031	\$8,761,031	Total	\$0	\$0	\$0	\$0
Total Service	\$271,504	\$283,332	\$295,247	\$306,987	\$319,077	Total Service	\$11,827	\$23,742	\$35,482	\$47,572
Des Moines (with)	\$894,764	\$1,027,581	\$1,160,486	\$1,293,128	\$1,426,208	Des Moines (with)	\$132,817	\$265,722	\$398,364	\$531,444

APPENDIX D

Exhibit 1 - DRAFT Upfront Asset Transfer Calculation – Net Book Value of Purchased Capacity

Table 1: Detail of Purchased Capacity Transactions (from DMWW)

	1996		2003 Conversion		2005		2006		2008		TOTAL			
	Purchases (MGD)	Value (\$1/GPD)	Conversion (MGD)	Value (\$1.5/GPD)	Purchases (MGD)	Value (\$1.90/GPD)	Purchase (MGD)	Value (\$1.95/GPD)	Purchase (MGD)	Value (\$2.1/GPD)	Capacity	Value	LTD Amortization	Net Book Value
Des Moines		\$0		\$0		\$0								
Bondurant	0.7000	\$700,000		\$0	0.5	\$950,000					1.2000	\$1,650,000	\$701,250	\$948,750
Clive		\$0	0.9800	\$1,470,000	6	\$11,400,000					6.9800	\$12,870,000	\$5,469,750	\$7,400,250
Johnston		\$0		\$0		\$0					0.0000	\$0	\$0	\$0
Norwalk	1.9300	\$1,930,000		\$0	0.02	\$38,000	0.005	\$9,750	0.01	\$21,000	1.9650	\$1,998,750	\$849,469	\$1,149,281
Warren Rural	3.2464	\$3,246,400		\$0		\$0					3.2464	\$3,246,400	\$1,379,720	\$1,866,680
Xenia	2.5946	\$2,594,560	0.2300	\$345,000	0.125	\$237,500					2.9496	\$3,177,060	\$1,350,251	\$1,826,810
Altoona		\$0		\$0	1	\$1,900,000					1.0000	\$1,900,000	\$807,500	\$1,092,500
Ankeny		\$0	2.2800	\$3,420,000	6	\$11,400,000					8.2800	\$14,820,000	\$6,298,500	\$8,521,500
Grimes		\$0		\$0		\$0					0.0000	\$0	\$0	\$0
Polk City	0.2500	\$250,000		\$0	0.35	\$665,000					0.6000	\$915,000	\$388,875	\$526,125
Urbandale	7.0000	\$7,000,000	1.3000	\$1,950,000	7	\$13,300,000					15.3000	\$22,250,000	\$9,456,250	\$12,793,750
Waukee	1.0000	\$1,000,000	0.6942	\$1,041,300	2	\$3,800,000					3.6942	\$5,841,300	\$2,482,553	\$3,358,748
WDMWW	6.3230	\$6,323,000	0.6500	\$975,000	2	\$3,800,000					8.9730	\$11,098,000	\$4,716,650	\$6,381,350
Totals	23.04396	\$23,043,960	6.1342	\$9,201,300	24.995	\$47,490,500	0.005	\$9,750	0.01	\$21,000	54.1882	\$79,766,510		

All purchases assumed to amortize over 40 years from 2005 when Purchased Capacity Agreements were "reset."

APPENDIX D

Exhibit 2 - DRAFT Upfront Asset Transfer Calculation – Net Position by Member Agency

Organization	Book Value Assigned			Capacity Assigned			Capacity Used			Value of Reserve Capacity		Assignment of Reserve Capacity				Net Position	Initial Capacity in Regional Entity
	Unamortized Net Value in DMW/W Assets	NBV of Other Owned Capacity	Total Value of Owned & Purchased Capacity	MGD Capacity In DMW/W (MGD)	Other Owned Capacity	Total Owned Capacity (MGD)	Total MDD (5 yr avg MGD)	Weighted Avg. Cost of Used Capacity (\$/MGD)	Total Cost of Used Capacity	Book Value Surplus (Deficit) of Reserve Capacity	Reserve Capacity (Deficit) MGD	% of Regional Growth Outlook in MDD	Allocation of Reserve Capacity (MGD)	Avg. Unit Cost of Capacity	Purchase of Additional Reserve Capacity		
Des Moines	\$111,803,570		\$111,803,570	64.81	-	64.81	(42.4166)	\$1,324,952	(\$56,199,968)	\$55,603,602	22.40	9.0%	(2.87)	\$1,345,272	(\$3,860,266)	\$51,743,335	45.29
Bondurant	\$948,750		\$948,750	1.20	-	1.20	(0.7860)	\$1,324,952	(\$1,041,412)	(\$92,662)	0.41	4.1%	(1.31)	\$1,345,272	(\$1,758,566)	(\$1,851,228)	2.09
Clive	\$7,400,250		\$7,400,250	6.98	-	6.98	(3.9320)	\$1,324,952	(\$5,209,712)	\$2,190,538	3.05	1.2%	(0.38)	\$1,345,272	(\$514,702)	\$1,675,836	4.31
Johnston	\$0		\$0	0.00	-	-	(4.8380)	\$1,324,952	(\$6,410,119)	(\$6,410,119)	(4.84)	4.7%	(1.50)	\$1,345,272	(\$2,015,917)	(\$8,426,036)	6.34
Norwalk	\$1,149,281		\$1,149,281	1.97	-	1.97	(1.7460)	\$1,324,952	(\$2,313,367)	(\$1,164,085)	0.22	5.1%	(1.63)	\$1,345,272	(\$2,187,484)	(\$3,351,570)	3.37
Warren Rural	\$1,866,680		\$1,866,680	3.25	-	3.25	(2.6360)	\$1,324,952	(\$3,492,574)	(\$1,625,894)	0.61	1.2%	(0.38)	\$1,345,272	(\$514,702)	(\$2,140,596)	3.02
Xenia	\$1,826,810		\$1,826,810	2.95	-	2.95	(3.3220)	\$1,324,952	(\$4,401,491)	(\$2,574,682)	(0.37)	8.1%	(2.58)	\$1,345,272	(\$3,474,240)	(\$6,048,922)	5.90
Altoona	\$1,092,500	\$6,000,969	\$7,093,469	1.00	4.00	5.00	(4.3960)	\$1,465,184	(\$6,440,950)	\$652,519	0.60	8.0%	(2.55)	\$1,345,272	(\$3,431,348)	(\$2,778,829)	6.95
Ankeny	\$8,521,500		\$8,521,500	8.28	-	8.28	(8.4120)	\$1,324,952	(\$11,145,498)	(\$2,623,998)	(0.13)	18.0%	(5.74)	\$1,345,272	(\$7,720,533)	(\$10,344,531)	14.15
Grimes	\$0	\$8,194,000	\$8,194,000	0.00	3.20	3.20	(3.1840)	\$2,560,625	(\$8,153,030)	\$40,970	0.02	10.6%	(3.38)	\$1,345,272	(\$4,546,536)	(\$4,505,566)	6.56
Polk City	\$526,125	\$0	\$526,125	0.60	0.30	0.90	(1.1840)	883,301	(\$1,045,829)	(\$519,704)	(0.28)	1.3%	(0.41)	\$1,345,272	(\$557,594)	(\$1,077,298)	1.60
Urbandale	\$12,793,750		\$12,793,750	15.30	-	15.30	(9.8320)	\$1,324,952	(\$13,026,930)	(\$233,180)	5.47	10.4%	(3.32)	\$1,345,272	(\$4,460,752)	(\$4,693,932)	13.15
Waukee	\$3,358,748		\$3,358,748	3.69	-	3.69	(3.5860)	\$1,324,952	(\$4,751,279)	(\$1,392,531)	0.11	9.0%	(2.87)	\$1,345,272	(\$3,860,266)	(\$5,252,798)	6.46
WDMW/W	\$6,381,350	\$14,964,242	\$21,345,592	8.97	10.00	18.97	(14.3460)	\$1,415,343	(\$20,304,516)	\$1,041,076	4.63	9.3%	(2.97)	\$1,345,272	(\$3,988,942)	(\$2,947,866)	17.31
TOTAL	\$157,669,313	\$29,159,211	\$186,828,524	119.0		136.5	(104.6166)		(\$143,936,674)	\$42,891,850	31.88	100.0%	(31.88)		(\$42,891,850)	(\$0)	136.50

(Note 1) \$1,345,272 Avg. Cost of Reserve Capacity/MGD

APPENDIX E
DRAFT

Weighted Voting
5-Year Pro Rata Annual Consumption Percentages
2016 - 2020 Consumption Data

	Consumption
Altoona	4%
Ankeny	11%
Bondurant	1%
Clive	4%
DMWW	39%
Grimes	3%
Johnston	4%
Norwalk	2%
Polk City	1%
Urbandale	8%
Warren	3%
Waukee	3%
West Des Moines	14%
Xenia	4%
	100%

GLOSSARY

Asset Transfer Date

The date at which all production-related assets of Water Producing Members transfer to CIWW.

Board of Trustees

The regional governing body of CIWW comprised of one or two representatives for each Member.

Board Trustee (or Trustee)

An individual, selected by each Member, to serve on the regional Board of Trustees of CIWW.

Central Iowa Water Works (CIWW)

The name of the regional production entity formed to provide wholesale water service to Members. Also called **Regional Authority**.

Consensus

As used in this document, consensus implies agreement among individuals comprising the Micro Group. It should not be construed in any way to imply formal or informal agreement by the governing boards of the Micro Group Members.

Founding Agency Members

An original participating entity to the regional water authority, involved in the initial set up of CIWW.

Member(s)

A city or board-governed entity party to the 28E Agreement forming the Regional Authority.

Micro Group

An ad hoc group of board and staff representatives from the board-governed utilities of Des Moines Water Works, West Des Moines Water Works, and Urbandale Water Utility, formed to study certain issues and questions related to the formation of a regional water production utility. The opinions expressed by the Micro Group solely reflect those of the individuals participating, and in no way should be interpreted to reflect the views of their associated governing boards.

Operating Contract

The contract entered into by CIWW and Water Producing Members outlining the terms and responsibilities of the Water Producing Members and CIWW.

Operational Commencement Date

The date on which the operations of the Regional Authority begin, which is subsequent to the effective date.

Regional Authority

The regional production entity formed to provide wholesale water service to Members. Also called **Central Iowa Water Works** or **CIWW**.

Total Service Customer

Communities or entities served under 28E Agreement by another entity, such as Des Moines Water Works, for the operation and maintenance of that community/entity's water system.

Water Producing Members

Members of the regional utility owning water production and supply facilities and serving as municipal water suppliers to wholesale and/or retail customers.

Water Production and Supply Facility

Source, treatment, and transmission assets used to provide water supply to wholesale or retail customers.

CITY OF BONDURANT
RESOLUTION NO. 220404-95

RESOLUTION CONVEYING REAL PROPERTY TO BRIAN J. AND HEATHER J.
CROOK

WHEREAS, as part of the NE Stormsewer project, the City of Bondurant agreed to convey a sliver of property containing 553 square feet to the adjacent property owners, Brian J. and Heather J. Crook; and

WHEREAS, the attached Plat of Survey has been duly recorded; and

WHEREAS, a public hearing was held on April 4, 2022; and

WHEREAS conveyance of this property was negotiated as part of the agreement with the property owners related to the capital project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Plat of Survey as defined in Exhibit A and as recorded in Book 18717, page 367 at the Polk County Recorder, is hereby conveyed to Brian J. and Heather J. Crook.

Passed this 4th day of April 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				

Index Legend	
City:	Bondurant
County:	Polk
Parcel ID:	231/00024-004-000
Description:	Pt. NW 1/4 SW 1/4 Sec 30-80-22
Proprietor:	City of Bondurant
Surveyor:	Eric M. Green
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 (515) 225-8000

Doc ID: 036974390001 Type: PLT
Kind: SURVEY
Recorded: 08/25/2021 at 12:02:17 PM
Fee Amt: \$7.00 Page 1 of 1
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2021-00090116
BK 18717 PG 367

PROPERTY OWNER:
CITY OF BONDURANT
PO BOX 37
BONDURANT, IOWA 50035
BOOK 17705, PAGE 254

PLAT OF SURVEY

PS-01

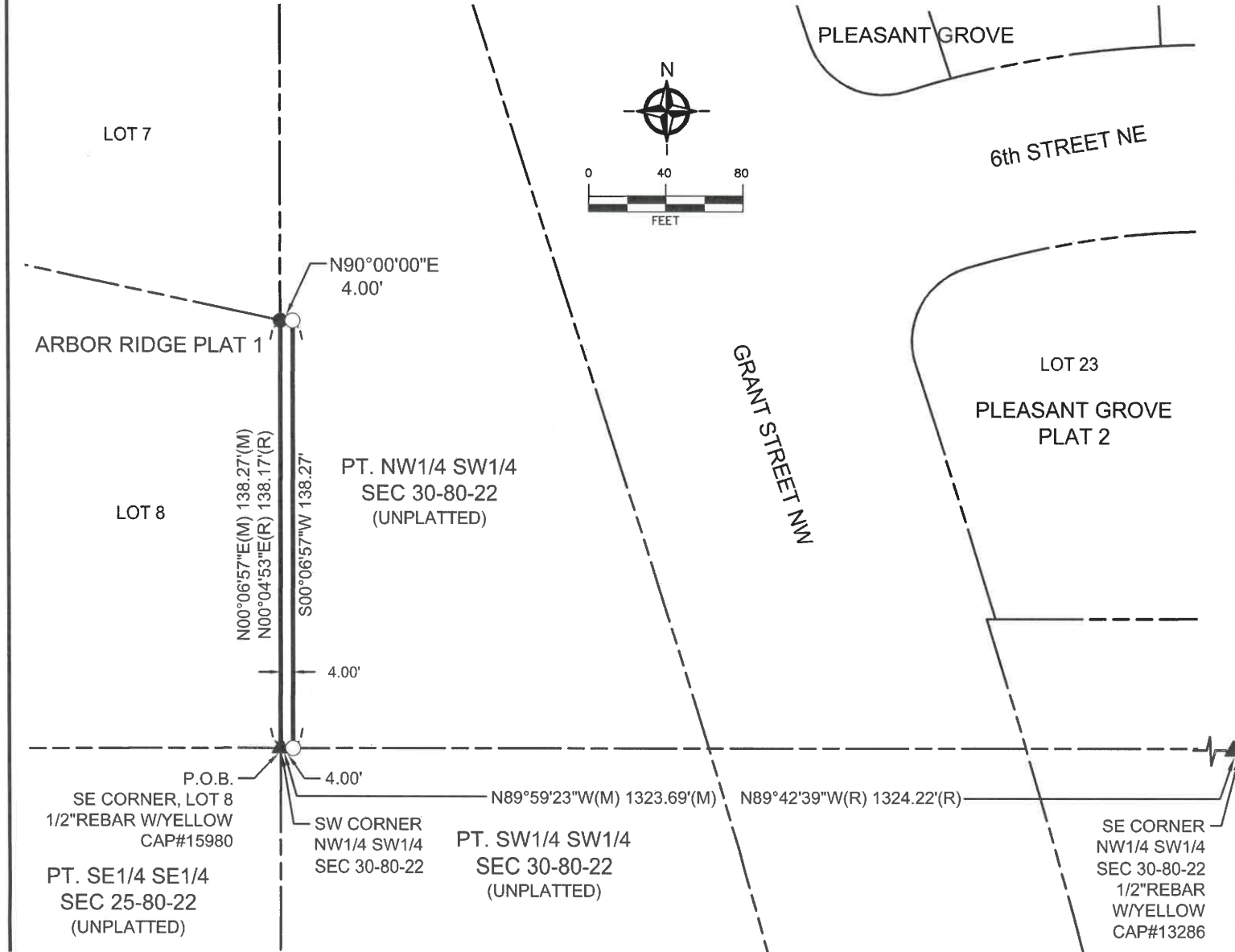
PARCEL 2021-153
NW 1/4 SW 1/4
SEC 30-80-22

LEGAL DESCRIPTION:
PARCEL 2021-153 IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5th P.M., IN THE CITY OF BONDURANT, POLK COUNTY, IOWA, LYING EAST OF AND ADJOINING LOT 8, ARBOR RIDGE PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 00°06'57" EAST ALONG THE EAST LINE OF SAID LOT 8, 138.27 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 90°00'00" EAST, 4.00 FEET; THENCE SOUTH 00°06'57" WEST, 138.27 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°59'23" WEST ALONG SAID SOUTH LINE 4.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 553 SQUARE FEET, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENT OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- FOUND PROPERTY MONUMENT
- SET 5/8" REBAR W/YELLOW CAP#17758 (UNLESS NOTED)
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- PROPERTY LINE
- ▭ PARCEL 2021-153 = 553 SQ.FT.

FIELD SURVEY COMPLETED: AUGUST 2019

Eric M. Green
No. 17758
IOWA

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.

Eric M. Green, P.L.S.
License Number: 17758
My license renewal date is DECEMBER 31, 2021
Pages or sheets covered by this seal: 1 of 1



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

Item No. 8.c.
For Meeting of 4/4/2022
Resolution

TITLE: - Resolution approving the Edgeland Bondurant Preliminary Plat and Site Plan at Outlot R of the Quail Run Phase 2 Preliminary Plat Development Area

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of the attached site plan/preliminary plat for review by the Planning & Zoning Commission and City Council for Outlot R of the Quail Run Phase 2 Preliminary Plat area. The owner/developer is Erickson Balmer Construction. The site plan/preliminary plat was submitted by Snyder & Associates. The proposed 5.81-acre development includes 47 rowhouse residential units in total. The subject area is shown on the map below in orange.



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

Comprehensive Plan

The rowhouse use proposed is consistent with the Future Land Use Map included as part of the City's 2012 Comprehensive Plan. This 2012 Comprehensive Plan guides for medium-density use along this stretch of the Franklin Street SW/NE 64th Street corridor.

Zoning Code

The current zoning for the property is Planned Unit Development (R-5). As part of the 2019 rezoning and platting process for Quail Run Phase 2, the following use and bulk regulations were established for this Outlot R:

- Use: rowhouse/multi-family
- Bulk: up to 12 units per acre; a maximum of 8 units in a row (16 when back to back); minimum lot area of 400 SF; minimum lot width of 20'; minimum front yard setback along Franklin Street SW/NE 64th Street of 30'; minimum side yard setbacks of 5'/10' between buildings; and a minimum rear yard setback of 35' along the east rear property line.

The submitted site plan/preliminary plat meets the above use and setback requirements of the Quail Run Phase 2 PUD. Developer to provide clarification on if each unit will be on its own, individual lot or if all units will be constructed on one lot; this has been factored in as part of the attached resolution.

Basements were not a requirement for this Outlot R development area per the 2019 City Council resolution approving the Quail Run Phase 2 preliminary plat.

This development area was included as part of the 2020-prepared Quail Run Phase 2 Traffic Impact Study. A finding of this Traffic Impact Study is as follows: "The development has no significant impact to the existing road network and it is recommended to approve the residential development with no required improvements to the existing road network".

As part of the 2020 preliminary plat approval process, a 50' 1/2 right-of-way along Franklin Street SW/NE 64th Street was required. The submitted preliminary plat/site plan shows this will be met.

This Edgeland development area will be accessed via two access points off of Franklin Street SW/NE 64th Street. The proposed streets will be private. The City Engineer has reviewed the access points and has determined that these entrances are satisfactory. The proposed private streets will be 26'-wide, which meets minimum width

requirements as requested by the Fire Department.

The driveways leading to the units will be 20' deep - this meets the minimum driveway width requirement of Section 178.06.4.J of the Zoning Code.

The preliminary plat/site plan shows that all parking/drive areas will be paved.

The development proposes 7 guest parking spaces within the development off of proposed Street B. The preliminary plat/site plan shows these guest parking stalls will be striped and will have curbing.

The development proposes installation of a 5'-wide private sidewalk along one side of each private street area. Since the streets within the development are not public, this is acceptable.

The site proposes no public sidewalks along Franklin Street SW/NE 64th Street. The City's 2013 Park, Trail & Greenway Master Plan identifies a trail along the Franklin Street NE/NE 64th Street corridor. The trail will be constructed at a later date when the future public street project along Franklin Street SW/NE 64th Street is implemented.

This Outlot R development area does not propose any sidewalk connections east to the single-family detached portion of the Quail Run Phase 2 development area. This lack of sidewalk connection was noted by the Bondurant-Farrar Community School District and was relayed to the developer. Staff encourages the developer of Outlot R to coordinate with the developer of the Quail Run Plat 4 or 5 areas to identify a sidewalk connection, if possible.

Landscaping notes - Chapter 182 of the City Code requires that at least 1 tree must be planted for every 50' of street frontage. The site has a total of 769.77 feet of frontage, requiring 16 plantings in the required front yard area. The submitted landscaping plan provides an incorrect street frontage calculation and will need to be updated to reflect the 769.77' of street frontage. Additionally, the landscaping plan will need to be updated to show that the deciduous trees planted will be a minimum of 1 3/4" caliper.

The Quail Run Phase 2 Preliminary Plat area determined that developers must pay a parkland fee since no public parkland is proposed. Payment in lieu by the developer is required for the equivalent of 0.72 acres prior to final plat approval.

The developer has noted that no shared exterior dumpster is proposed, as these units will contain individual trash and recycling bins.

This site is not located within FEMA's 100-year floodplain.

This site is not subject to the City's Stream Buffer Ordinance.

The public sanitary sewer main along the east/west Street A area will be public, as it

ties into the public sanitary sewer main of the Quail Run Plat 4 development area (which ties into the City's NW Trunk Sewer). The sanitary sewer main along the north south Street B area will be private.

The City will be constructing a 12" water main along the Franklin Street SW/NE 64th Street area as a result of the 2021-established Franklin Street SW Water Connection Fee District. The proposed 8" water mains within the interior of this development area will connect to the 12" water main along Franklin Street SW/NE 64th Street.

A private stormwater basin is proposed east of the units. This stormwater basin will be privately owned and maintained.

This development area is located within the NW Trunk Sewer Connection Fee District and the Franklin Street SW connection fee district.

Colored elevations have been submitted for review. The following feedback has been relayed to the developer by staff and is included in the attached P&Z resolution:

- Developer to show/confirm that each elevation facing a public right-of-way or visible from the public right-of-way is at least 20% brick, stone, or other similar material. An elevation is only not required to meet this 20% minimum when it's screened from view of the public right-of-way. Note on this 20% - door and window openings can count toward this 20% minimum if they are surrounded by the brick or stone material. *This 20% brick/stone requirement applies to the west elevations of Lots 32-47, the west side elevation of Lot 1, and the south side elevation of Lot 32. Attached are updated elevations showing that 20% stone (and windows when next to) will be incorporated into the design of these elevations.*
- Developer to confirm the garage doors do not comprise more than 50% of the total length of the townhome building's front facade. *The developer has noted they will pursue Board of Adjustment variance approval on this topic, as all garages will be interior facing.*
- Developer to confirm that at least every 50 linear feet, the wall and/or roof planes will contain offsets or setbacks with a differential in horizontal plan of at least 2' on all elevations. *Developer has verbally noted that this requirement will be met, but they will follow up in writing.*
- Developer to confirm that roof mounted mechanical units, satellite dishes, or other similar equipment shall be screened from view by the extension of a parapet wall or other roof mounted screening equipment; such roof mounted screening shall have similar design features as the building including material, shape, and color considerations. *Developer has verbally noted that this requirement will be met, but they will follow up in writing.*

Comments from City Officials:

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

1. Public Works - reviewed and noted that documentation of the proposed 30'-wide off-site sanitary sewer easement must be provided to the City prior to beginning work on this off-site easement area.
2. Engineering - has reviewed the initial preliminary plat/site plan and stormwater management report and has provided feedback. The site plan engineer resubmitted the site plan and stormwater management report; these updated plans are still under review by the City Engineer - this has been factored in as part of the attached resolution.
3. Fire Department - reviewed and noted no concerns.

In addition to the above City departments, the following entities were notified for review/comment since this review is also a preliminary plat: Bondurant-Farrar Community School District, the Post Office, and private utilities. The Bondurant-Farrar Community School District noted concerns over a lack of sidewalk connection east. Northern Natural Gas requested further information from the developer.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this request during their March 24, 2022 meeting and voted on recommended approval subject to the Zoning Code/Subdivision Code clarification items listed on the attached resolution.

Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220404-96
2. Edgeland Site Plan, Preliminary Plat
3. Updated Elevations

CITY OF BONDURANT
RESOLUTION NO. 220404-96

RESOLUTION APPROVING THE PRELIMINARY PLAT/SITE PLAN FOR THE
EDGELAND BONDURANT DEVELOPMENT

WHEREAS, Snyder & Associates submitted a site plan request for Outlot R of Quail Run Plat 3; AND

WHEREAS, the zoning for the property is Planned Unit Development (R-5) and the use/bulk proposed meets the Quail Run Phase 2 Planned Unit Development rezoning ordinance; AND

WHEREAS, the Planning & Zoning Commission reviewed the Edgeland Bondurant Preliminary Plat/Site Plan during their meeting on March 24, 2022 and voted on 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 Edgeland Bondurant Preliminary Plat/Site Plan is hereby approved subject to the following City Code clarification items being addressed:

1. That documentation of the recorded off-site easement must be submitted prior to beginning any work within the proposed off-site easement area.
2. That the utility connection fee district fees shall be paid prior to final plat consideration.
3. That payment in lieu of public parkland dedication is paid prior to final plat consideration.
4. That the landscaping plan be updated with the correct street frontage calculation and the correct minimum tree planting size requirements.
5. That should any changes be requested by the City Engineer, the site plan and stormwater management must be updated and resubmitted to reflect these requested changes.
6. That the preliminary plat/site plan be updated to better clarify if each dwelling unit will be on its own, individual lot. Also, if dwelling units will be on their own, individual lots the common space, including the private stormwater basin area, must be labeled.
7. That the building elevations be resubmitted so that they are compliant with the building design/material requirements of Chapter 179 of the City Code (or a variance is sought regarding the increase in garage %).
8. That a public sidewalk be installed at the south edge of Outlot R headed south to Street A of the Quail Run Preliminary Plat.

Passed this 4th day of April 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 PLAN/PRELIMINARY PLAT
FOR
EDGELAND BONDURANT
CITY OF BONDURANT, POLK COUNTY, IOWA



VICINITY MAP

OWNER / DEVELOPER

ERICKSON BALMER CONSTRUCTION
2453 106TH STREET
URBANDALE, IA, 50322
CONTACT: DYLAN BALMER
PHONE: 515-252-1510



INDEX OF SHEETS

C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	UTILITY PLAN
C400	GRADING AND EROSION CONTROL PLAN
C500	LANDSCAPE PLAN
C501	PLANTING DETAILS

PROFESSIONAL ENGINEER

ERIC D. CANNON

P18954

IOWA

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.

Eric D. Cannon, P.E. _____ Date _____

License Number P18954

My License Renewal Date is December 31, 2023

Pages or sheets covered by this seal: _____

EDGELAND BONDURANT

TITLE SHEET

BONDURANT, IA

SNYDER & ASSOCIATES, INC. |



SNYDER & ASSOCIATES

Project No: 121.0883.01

Sheet C100

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

1	REVISED AS PER CITY COMMENTS	3-18-22	JWM
MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: EDC	Scale: 1" =	
Technician: JWM	Date: 02-24-22	T-R-S: TTN-RRW-SS	
Project No: 121.0883.01			Sheet C100

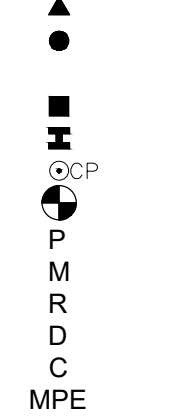
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LEGEND

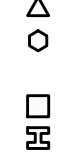
FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND



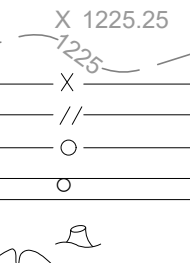
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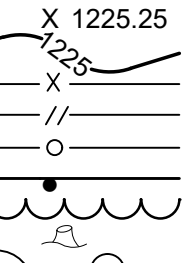
FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump

EXISTING



PROPOSED



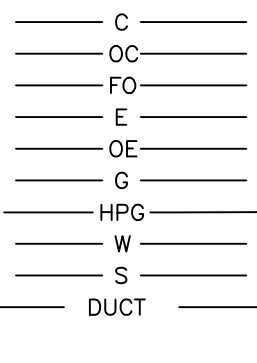
Deciduous Tree \ Shrub



Coniferous Tree \ Shrub



Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/D

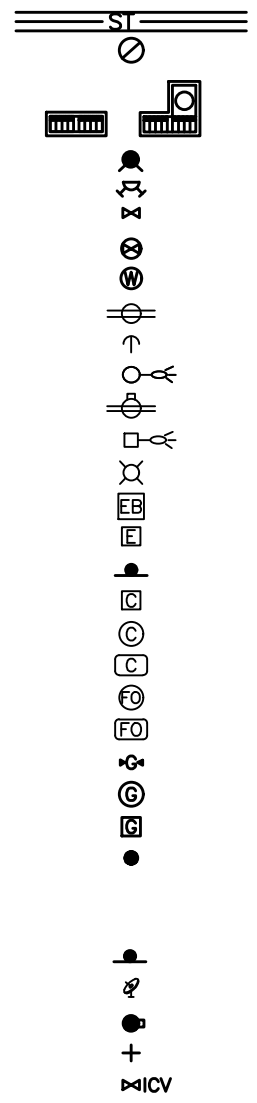


(*) Denotes the survey quality service level for utilities

Sanitary Manhole



Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard 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
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

GENERAL NOTES

- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO 2022 SUDAS STANDARD SPECIFICATIONS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER AND CITY OF BONDURANT AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF THE LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THIS PROJECT.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, CITY OF BONDURANT AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.

PROPERTY DESCRIPTION

OUTLOT R OF QUAIL RUN PLAT 3

ZONING

R-5: PLANNED UNIT DEVELOPMENT

BULK REGULATIONS:

ROW HOUSE/MULTI-FAMILY
12 UNITS PER ACRE
MAXIMUM UNITS = 8 IN A ROW (16 UNITS WHEN BACK TO BACK)
MINIMUM LOT AREA = 400SF
MINIMUM LOT WIDTH = 20'
FRONT YARD SETBACK = 30'
SIDE YARD SETBACK = 5/10' TOTAL (EAST PROPERTY LINE)
REAR YARD SETBACK = 35'

PARKING REQUIREMENTS

MULTI-FAMILY:
PARKING REQUIRED
2 STALLS REQUIRED PER 2+ BEDROOM UNIT = 96 STALLS
48 UNITS= 96 SPACES REQUIRED

PARKING PROVIDED
GARAGE STALL = 48 STALLS
DRIVEWAY STALL = 48 STALLS
GENERAL STALL = 7 STALLS

TOTAL STALLS PROVIDED = 103 STALLS

CONTROL POINTS

IOWA SOUTH STATE PLANE COORDINATE SYSTEM
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP103	N=620046.46 E=1644880.79 Z=955.51 FND 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-10' EAST OF 64TH STREET AND +-5' SOUTH OF FENCE. (AS SHOWN ON SURVEY)
CP200	N=619823.53 E=1645570.59 Z=948.71 SET CUT "X" ON TOP CURB SOUTH SIDE ROAD LOCATED +-10' EAST OF END ROAD AND +-200' WEST OF MAIN ROAD. (AS SHOWN ON SURVEY)
CP201	N=619088.00 E=1644866.98 Z=956.98 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-5' EAST OF FIELD FENCE, +-25' EAST OF 64TH STREET AND +-100' SOUTH OF GAS APPARATUS. (AS SHOWN ON SURVEY)
CP202	N=620147.22 E=1645474.95 Z=949.22 SET CUT "X" TOP CURB AT THE CENTER OF A DOUBLE BACK OF CURB INTAKE LOCATED WEST SIDE OF ROAD AND +-300' SOUTH OF 78TH AVE. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500	ELEV=951.35 SOUTHEAST BURY BOLT ON HYDRANT LOCATED NORTHWEST CORNER QUAIL RUN PLAT 3.
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UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552105823.

OE1-OVERHEAD ELECTRIC UE1-UNDERGROUND ELECTRIC	MIDAMERICAN ENERGY CRAIG RANFELD 515-252-6632 MECD5MDESIGNLOCATES@MIDAMERICAN.COM
FO1-FIBER OPTIC	AUREON NETWORK SERVICES JEFF KLOCKO 515-830-0445 JEFF.KLOCKO@AUREON.COM
G1- HPRS GAS MAIN	NORTHERN NATURAL GAS COMPANY KEITH GOOD 515-202-5067 KEITH.GOOD@NNGCO.COM
W1-WATER MAIN	SOUTHEAST POLK RURAL WATER DIS ED CLARK 515-323-6244 ONCALLMAPS@DMWW.COM
CO1-CENTURY LINK	CENTURY LINK SADIE HULL 918-547-0147 SADIE.HULL@LUMEN.COM
S1-SANITARY ST1-STORM	BONDURANT, CITY OF PATRICK COLLISON 515-971-6856 PCOLLISON@CITYOFBONDURANT.COM



A. POLLUTION PREVENTION AND EROSION PROTECTION

- CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
- DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

- THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
- A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

- THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
- THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
- THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS, PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH. TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

EDGELAND BONDURANT

PROJECT INFORMATION

BONDURANT, IA

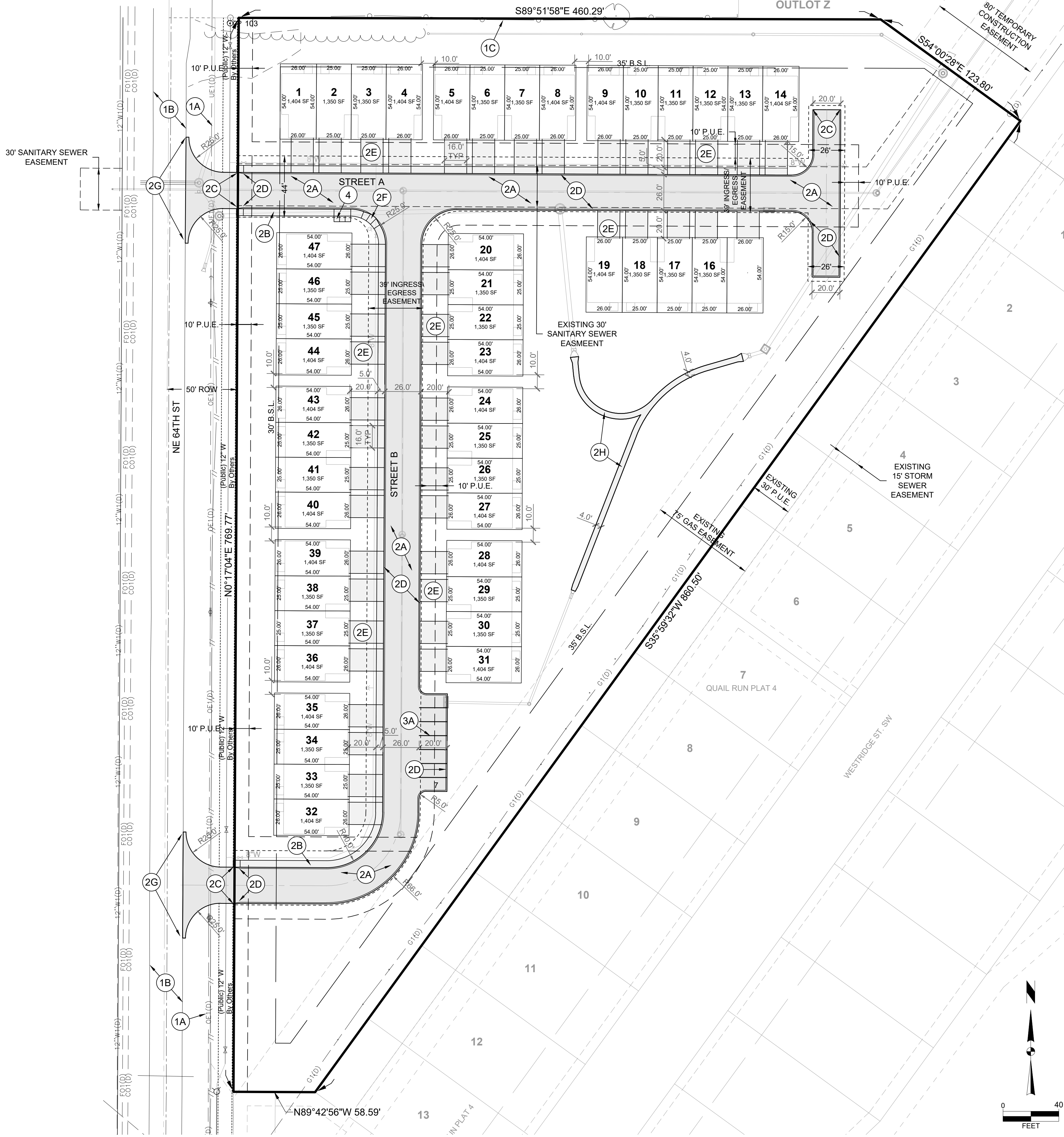
SNYDER & ASSOCIATES, INC. |



Project No: 121.0883.01

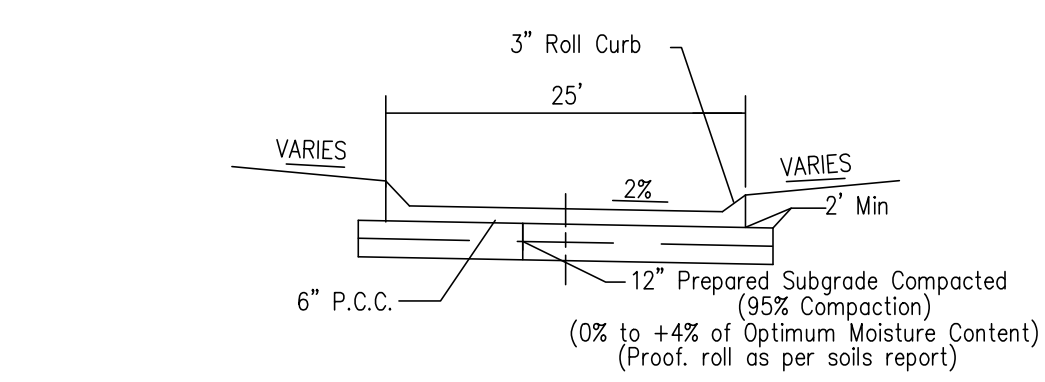
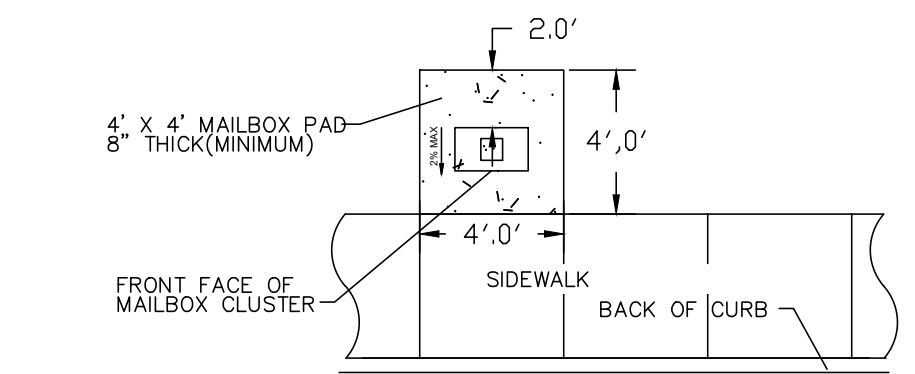
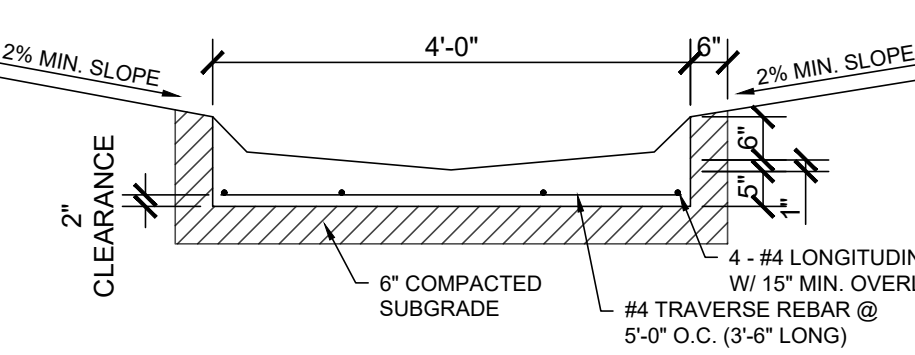
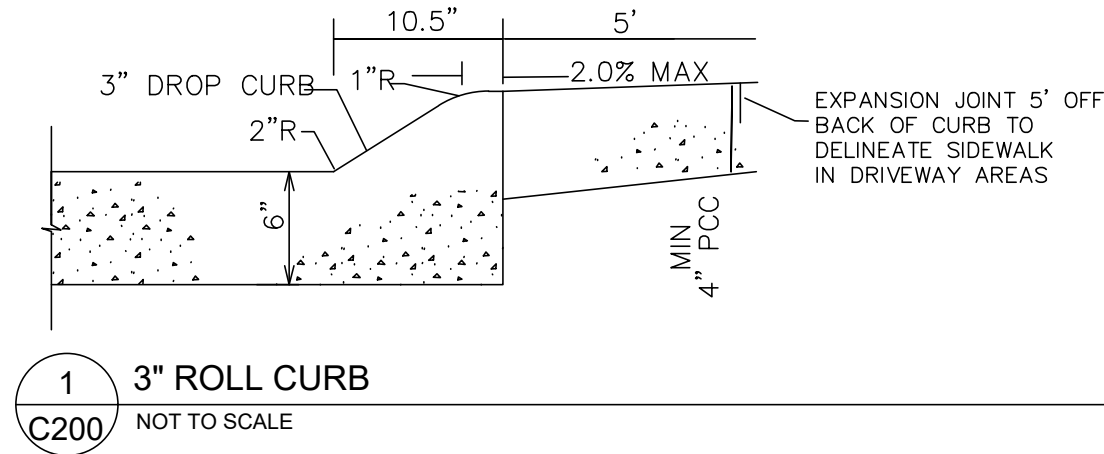
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DIMENSION PLAN CONSTRUCTION NOTES

- PROTECT THE FOLLOWING SITE FEATURES:
 - EXISTING UTILITY. VERIFY LOCATION, ELEVATION AND MINIMUM COVER REQUIREMENTS PRIOR TO CONSTRUCTION.
 - EXISTING PAVEMENT.
 - EXISTING FENCE
- PAVEMENTS, PROVIDE THE FOLLOWING:
 - 6" DEPTH PCC PAVEMENT ON 12" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - 4" MINIMUM DEPTH PCC SIDEWALK ON 6" DEPTH PREPARED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 - NO CURB.
 - 3" PCC ROLL CURB.
 - 5" DEPTH PCC DRIVEWAY.
 - PEDESTRIAN RAMP WITH MAXIMUM SLOPE OF 8.33%.
 - CONNECT TO EXISTING PAVEMENT WITH A SUDAS TYPE "A" CONNECTION (7030.101). MATCH EXISTING ELEVATION.
 - 4" PCC CUNETTE.
- PAVEMENT MARKINGS, PROVIDE THE FOLLOWING:
 - PAINTED PARKING STALL LINE, 4" WIDE, PAINTED YELLOW.
- 8" PCC, 4'x12' CLUSTER MAIL BOX PAD. SEE DETAIL THIS SHEET.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, AND TELEPHONE SERVICES WITH UTILITY SERVICES PROVIDER, THE CITY OF BONDURANT, AND THE OWNER PRIOR TO CONSTRUCTION.



- Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
- Provide a minimum of 6 inches of concrete below within the crosswalk markings.
- Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 4 feet by 4 feet.
- If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

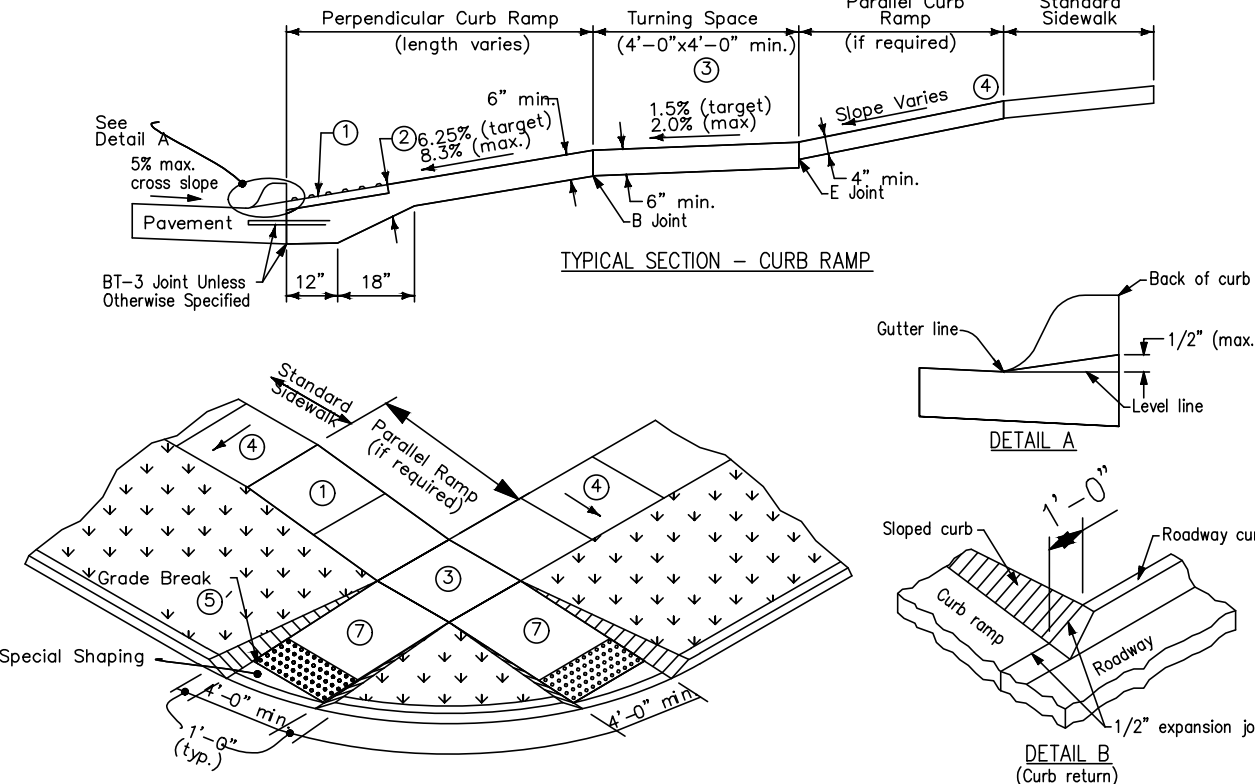
- The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- If crossing gate conflicts with location of detectable warning or if pedestrian crossing gate is provided, place detectable warning panel in advance of the crossing gate.
- Locate front edge of detectable warning panel 12 to 15 feet from centerline of nearest rail. Orient truncated domes parallel to the direction of pedestrian travel.
- Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
- Match pedestrian street crossing cross slope or flatter.

5 TYPICAL SIDEWALK RAMP
C200

- NOTES:
- SUBGRADE SHALL CONSIST OF A FIRM UNYIELDING CLAY (CL OR CH) OR CLASS "A" ROADSTONE BASE.
 - CONCRETE WILL HAVE THE MIX DESIGN AS SHOWN FOR STREET PAVEMENT IN THE CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
 - FINISH SHALL CONFORM TO SUDAS FOR SIDEWALKS AND PROVIDE FINAL BROOM FINISH.
 - CURING AS SPECIFIED FOR CONCRETE PAVEMENT IN SUDAS.
 - REBAR SHALL BE EPOXY COATED STEEL AS PER SUDAS.
 - TAPER WIDTH TO MATCH FLARED END SECTION WIDTH AS NECESSARY.

- NOTES:
- Cluster Mailbox to be located on the no parking/street light side of street.
 - Do not locate at intersection.
 - Locate near shared property line per approved plan.

- NOTES:
- SUBGRADE SHALL CONSIST OF A FIRM UNYIELDING CLAY (CL OR CH) OR CLASS "A" ROADSTONE BASE.
 - CONCRETE WILL HAVE THE MIX DESIGN AS SHOWN FOR STREET PAVEMENT IN THE CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
 - FINISH SHALL CONFORM TO STANDARD SPECIFICATIONS FOR SIDEWALKS AND PROVIDE FINAL BROOM FINISH.
 - CURING AS SPECIFIED FOR CONCRETE PAVEMENT IN THE STANDARD SPECIFICATIONS.
 - REBAR SHALL BE NON-EPOXY COATED STEEL AS PER THE STANDARD SPECIFICATIONS.



EDGELAND BONDURANT

DIMENSION PLAN

BONDURANT, IA

SNYDER & ASSOCIATES, INC.



Project No: 121.0883.01

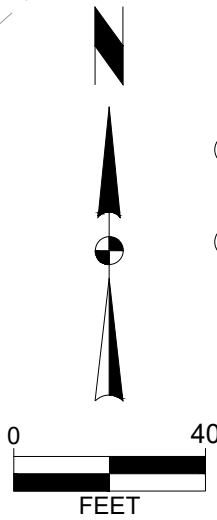
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2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	3-18-22	JWM
Engineer: EDC	Checked By: EDC	Scale: 1" = 40'	
Technician: JWM	Date: 02-24-22	T-R-S: TTN-RRW-SS	

Sheet C200

Project No: 121.0883.01



- A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/ OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
- C. PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A GRADING PERMIT.
- D. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- E. CONTRACTOR SHALL PROVIDE SILT FENCE AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. SILT FENCE AROUND STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/ SODDING ARE COMPLETE.
- F. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.
- G. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 4" DEPTH TO FINISH GRADES.
- H. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- I. CONTRACTOR TO PROVIDE BELOW GRADE INLET PROTECTION IN ALL STORM SEWER STRUCTURES.
- J. G.F.E = GARAGE FLOOR ELEVATION.

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

SEEDING AND MULCHING	5.5 AC
SILT FENCE	1450 LF
SEDIMENT BASKETS	5 EA

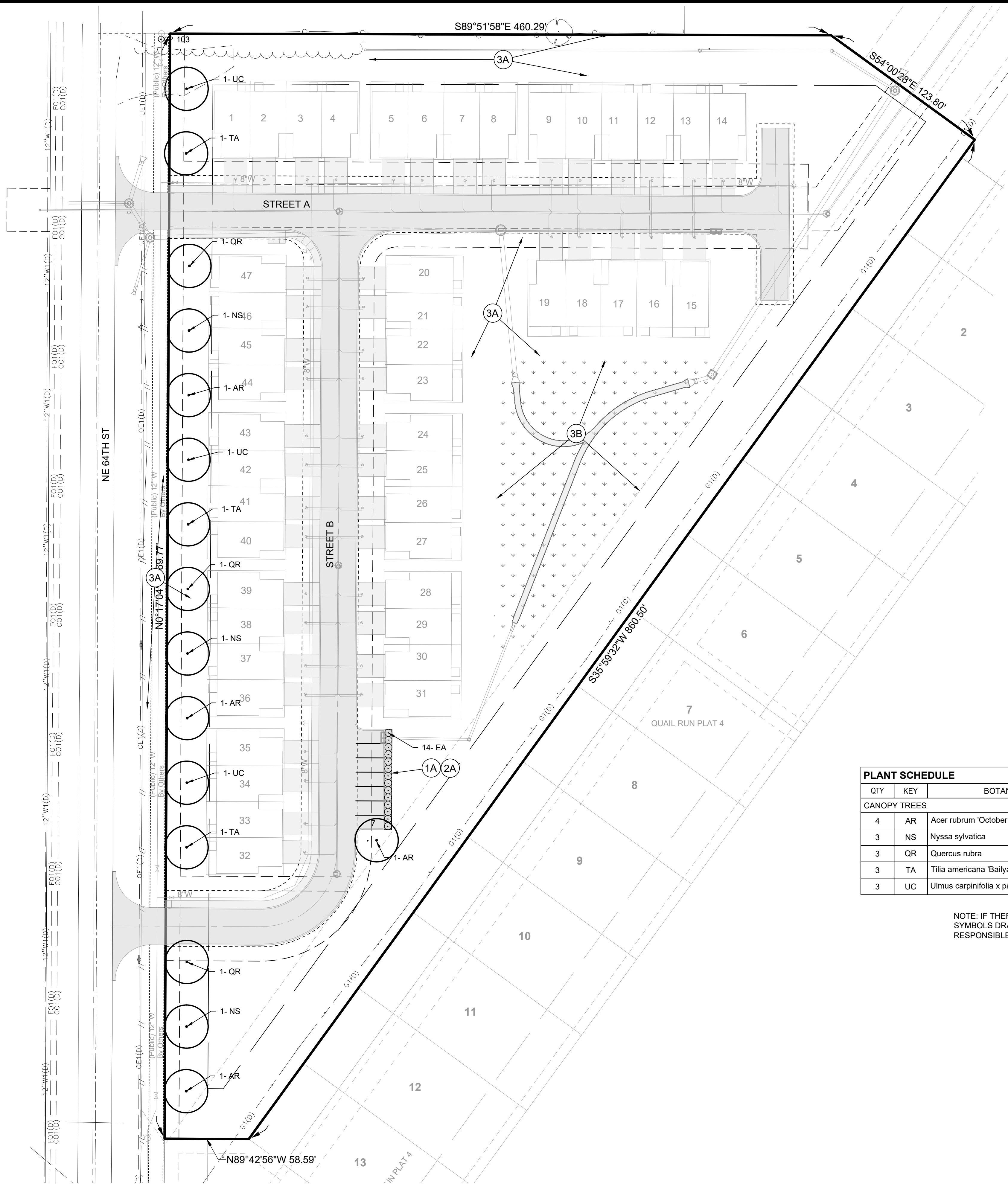
SEEDING AND MULCHING
SILT FENCE
SEDIMENT BASKETS



SNYDER
& ASSOCIATES

Project No:	121.0883.01
Sheet	C400

V:\projects\2021\121.0883.01\CAD\DWG\121.0883.01.LANDSCAPE PLAN.dwg JEREMY W MCCORMACK LANDSCAPE PLAN 20220318 11:38 AM ANSI FULL BLEED D 34.00 X 22.00 INCHES

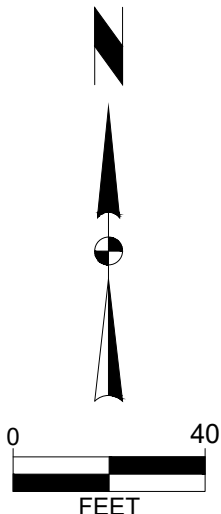


GENERAL NOTES

- A. UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
- C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
- D. IF IMPERVIOUS SOILS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT. IF TREE DRAINAGE WELLS ARE NEEDED, REFER TO IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) 9030.103.
- E. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION, UNLESS SPECIFIED OTHERWISE.
- F. TREE AND SHRUB RINGS NOT LOCATED IN DESIGNATED BEDS SHALL BE CONSIDERED INCIDENTAL TO INSTALLATION. REFER TO THE PLANTING DETAILS FOR FURTHER INSTRUCTIONS.
- G. UNLESS SPECIFIED OTHERWISE, HYDRO-SEED ALL AREAS DISTURBED BY CONSTRUCTION WITH SUDAS TYPE 1 PERMANENT LAWN MIX.

PLANTING PLAN CONSTRUCTION NOTES

- **REFER TO SPECIFICATIONS AND LANDSCAPE DETAILS FOR FURTHER GUIDANCE ON INSTALLATION, MAINTENANCE AND OTHER PROJECT REQUIREMENTS. IF SPECIFICATIONS ARE NOT PROVIDED, SUDAS OR LANDSCAPE ARCHITECT'S RECOMMENDATIONS SHALL GOVERN.
- 1. MULCH BED, PROVIDE THE FOLLOWING:
 - A. 1 1/2 - 3-INCH DIAMETER TRAP ROCK. 4-INCH DEPTH. UNDERLAY MULCH WITH WEED-BARRIER FABRIC. TAPER MULCH DEPTH TOWARDS BED EDGING AND/OR PAVEMENT EDGE, EXPOSING 1-INCH HEIGHT OF EDGE.
 - 2. LANDSCAPE EDGING, PROVIDE THE FOLLOWING:
 - A. METAL. 3/16-INCH THICK X 5 1/2-INCH HEIGHT. COLOR BLACK. REFER TO SPECIFICATIONS ON ACCEPTABLE PRODUCTS.
 - 3. TURF ESTABLISHMENT, PROVIDE THE FOLLOWING:
 - A. SEED. SUDAS TYPE 1: PERMANENT 1 LAWN MIX.
 - B. SEED. DETENTION BASIN MIX.



PLANTING CALCULATIONS

LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF BONDURANT SITE PLAN OPEN SPACE LANDSCAPING REQUIREMENTS)

OPEN SPACE REQUIREMENTS:
253,010 SF X 10% MIN. OPEN SPACE = 25,301 SF REQUIRED (152,063 SF PROVIDED, 60.10%)
LIVING GROUNDCOVER REQUIRED = 22,771 SF (90%). (152,063 SF LIVING GROUNDCOVER PROVIDED)

TREE LANDSCAPE REQUIREMENTS:
1 TREE PER 50 LF OF FRONTAGE - OR -
1 TREE PER 6 PARKING STALLS, WHICHEVER IS GREATER

716 LF FRONTAGE / 50 = 14.32 TREES - OR - 7 STALLS / 6 = 1.2 TREES
(15 TREES PROVIDED)

PLANT SCHEDULE					
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENTS
CANOPY TREES					
4	AR	Acer rubrum 'October Glory'	OCTOBER GLORY MAPLE	1 1/2" CAL.	B&B
3	NS	Nyssa sylvatica	BLACK TUPELO	1 1/2" CAL.	B&B
3	QR	Quercus rubra	NORTHERN RED OAK	1 1/2" CAL.	B&B
3	TA	Tilia americana 'Baillyard'	FRONT YARD LINDEN	1 1/2" CAL.	B&B
3	UC	Ulmus carpinifolia x parvifolia 'Frontier'	FRONTIER ELM	1 1/2" CAL.	B&B

NOTE: IF THERE'S A DISCREPANCY BETWEEN THE SCHEDULE QUANTITY AND QUANTITY OF PLANT SYMBOLS DRAWN ON PLAN, THE QUANTITY OF SYMBOLS DRAWN SHALL GOVERN. CONTRACTOR IS RESPONSIBLE FOR TALLYING FINAL PLANT QUANTITIES PRIOR TO BIDDING.

EDGELAND BONDURANT

LANDSCAPE PLAN

SNYDER & ASSOCIATES, INC.

Project No: 121.0883.01

Sheet C500

BONDURANT, IA

3-18-22 JWM

1

REVISED AS PER CITY COMMENTS

MARK

REVISION

DATE

BY

Engineer: EDC

Checked By: EDC

Scale: 1" = 40'

Technician: JWM

Date: 02-24-22

T-R-S: TTN-RRW-SS

Project No: 121.0883.01

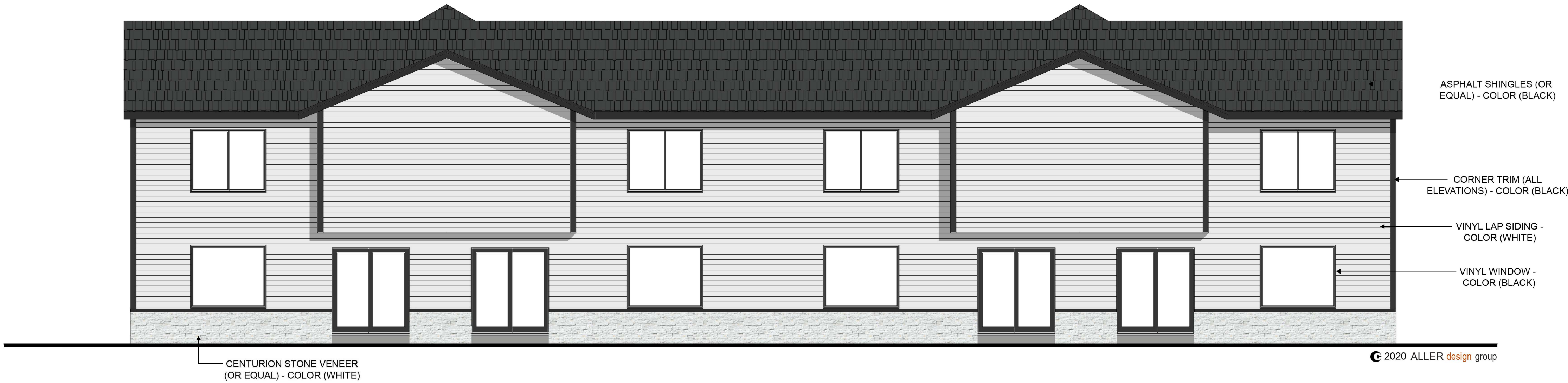
Sheet C500

2727 S.W. SNYDER BLVD

ANKENY, IOWA 50023

515-964-2020 | www.snyder-associates.com

EDGE LAND TOWNHOMES - 4 PLEX



REAR ELEVATION

LOTS 33 - 48 FACING NE 64TH ST.



LEFT ELEVATION

LOT 1 FACING NE 64TH ST.



RIGHT ELEVATION



FRONT ELEVATION





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

Item No. 8.d.
For Meeting of 4/4/2022
Resolution

TITLE: - Resolution Approving a Development Agreement with Ryan Companies US, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The resolution approving a development agreement with Ryan Companies for a project in the Shiloh Rose Business Park will be available on Monday. The project has been amended into the City's Urban Renewal Plan and a public hearing on the plan was held March 21, 2022 with no public comment received. A consultation meeting was held with Polk County and the Bondurant-Farrar Community School District on the plan amendment on March 4, 2022. No comments were received at the consultation meeting.

The development agreement provides two years worth of a 100% TIF rebate after the three-year tax abatement has run its course in exchange for the company constructing a warehouse pursuant to a site plan, considered by the Planning and Zoning Commission on March 24 and considered earlier on this agenda. A public hearing was also held earlier on this agenda on this development agreement. The rebate payments are subject to annual appropriation.

The development agreement is considered in pursuit of the City's economic development goals.

FUNDING SOURCE: TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220321-80

CITY OF BONDURANT
RESOLUTION NO. 220321-80

Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Ryan Companies US, Inc., Including Annual Appropriation Tax Increment Payments

WHEREAS, the City of Bondurant, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Bondurant Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa, which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City proposes to enter into an agreement (the “Development Agreement”) with Ryan Companies US, Inc. (the “Company”) in connection with the construction of a warehouse and distribution facility in the Urban Renewal Area; and

WHEREAS, the Development Agreement would provide financial incentives to the Company in the form of annual appropriation incremental property tax payments in an amount not to exceed \$1,500,000 under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, it is necessary to set a date for a public hearing on the Development Agreement, pursuant to Section 403.9 of the Code of Iowa;

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

Section 1. This Council shall meet on April 4, 2022, at six o’clock p.m., at the Bondurant City Center, in the City, at which time and place proceedings will be instituted and action taken to approve the Development Agreement and to authorize the annual appropriation incremental property tax payments.

Section 2. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than four days and not more than twenty days before the date of said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:

NOTICE OF MEETING FOR APPROVAL OF DEVELOPMENT
AGREEMENT WITH RYAN COMPANIES US, INC. AND
AUTHORIZATION OF ANNUAL APPROPRIATION TAX INCREMENT
PAYMENTS

The City Council of the City of Bondurant, Iowa, will meet at the Bondurant City Center, on April 4, 2022, at six o'clock p.m., at which time and place proceedings will be instituted and action taken to approve a Development Agreement between the City and Ryan Companies US, Inc. (the "Company") in connection with the construction of a warehouse and distribution facility in the Bondurant Urban Renewal Area. The Development Agreement provides for certain financial incentives in the form of annual appropriation incremental property tax payments to the Company in a total amount not exceeding \$1,500,000, as authorized by Section 403.9 of the Code of Iowa.

The Agreement to make annual appropriation incremental property tax payments to the Company will not be a general obligation of the City, but will be payable solely and only from incremental property tax revenues generated within the Bondurant Urban Renewal Area. Payments under the Development Agreement will be subject to annual appropriation by the City Council.

At the meeting, the City Council will receive oral or written objections from any resident or property owner of the City. Thereafter, the City Council may, at the meeting or at an adjournment thereof, take additional action to approve the Development Agreement or may abandon the proposal.

This notice is given by order of the City Council of Bondurant, Iowa, in accordance with Section 403.9 of the Code of Iowa.

Shelby Hagan
City Clerk

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved March 21, 2022.

Mayor

Attest:

City Clerk

• • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
POLK COUNTY
CITY OF BONDURANT

SS:

I, the undersigned, City Clerk of the City of Bondurant, Iowa hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to the adoption of a resolution to fix a date of meeting at which it is proposed to take action to approve a Development Agreement.

I do further certify that the notice of hearing, to which the printed slip attached to the publisher's original affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this ____ day of _____, 2022.

City Clerk

(Attach here the publisher's original affidavit with clipping of the notice as published.)

(PLEASE NOTE: Do not sign and date this certificate until you have checked a copy of the published notice and have verified that it was published on the date indicated in the publisher's affidavit.



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

Item No. 9.a.
For Meeting of 4/4/2022
Discussion Item

TITLE: Federal Legislative Priorities

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: The packet will be distributed at Monday's meeting.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None