

**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/83046032323>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL MAY 16, 2022

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on May 16, 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 May 2, 2022 & May 9, 2022
 - b. Claims List
 - c. Applications for City Council Approval
 - d. Proclamation for National Public Works Week
 - e. Proclamation for National Police Week 2022
 - f. Proclamation for National EMS Week
 - g. - Resolution setting public hearing to consider a rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District on land owned by the City of Bondurant at Parcels 230/00455-008-000, 230/00455-000-000, and 230/00455-009-000
 - h. - Resolution setting a public hearing to consider a rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/00462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area
 - i. - Resolution approving purchase of a Utility Tractor in the amount of \$36,000 from Rueter's Equipment
6. Guests requesting to address the City Council

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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7. **Strategic Planning Session**
8. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
9. Adjournment

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

Item No. 5.a.
For Meeting of 5/16/2022
Motion

TITLE: Approval of City Council Meeting Minutes of May 2, 2022 & May 9, 2022

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. May 2, 2022 City Council Meeting Minutes
2. May 9, 2022 City Council Meeting Minutes

BONDURANT CITY COUNCIL
Minutes
May 2, 2022
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Bob Peffer, 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, Planning & Community Development Director Maggie Murray, Fire Chief Aaron Kreuder, Library Director Jill Sanders

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:02 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Consent Agenda:

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

a. Approval of City Council Meeting Minutes of April 18, 2022

b. Claims List

c. Applications for City Council Approval

d. R-220502-103- Resolution of endorsement for the City of Bondurant's application to the Iowa Department of Cultural Affairs' Creative Places Project Grant for establishing a sculpture at Lake Petocka

e. R-220502-104- Resolution certifying the Population of the approved Knuth Annexation Area

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

- f. R-220502-105- Resolution waiving the City of Bondurant's right to review the Altoona Homes Plat 1 subdivision in unincorporated Polk County as allowed under Section 354.9.2 of the Iowa Code and Section 180.02 of the City Code
- g. R-220502-106- Resolution authorizing Damage Claim Resolution related to an ongoing Capital Project
- h. R-220502-107- Resolution of endorsement for the City of Bondurant's application to the Iowa Economic Development Authority's Destination Iowa Grant Program for funding under their Creative Placemaking Program to help implement redevelopment efforts of the downtown Landus area
- i. R-220502-108-Resolution approving Pay Request No. 12 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project
- j. R-220502-109-Resolution Approving Purchase of New Zero Turn Mower Joel Minion, 3403 Ash Drive, SW, questioned item #5f. Mike Douglas, 4908 NE 78th Avenue, questioned item #5f

Motion by Cox, seconded by Pepper, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa. Nays: None. Absent: None. Motion carried 4-0.

6. Guests requesting to address the City Council

Mayor Elrod addressed the proposed future land use map of the City of Altoona.

Council Member Driscoll arrived at 06:10 PM.

Joel Minion, 3403 Ash Drive, NW, questioned the future development and the City of Altoona's Future Land Use map.

Captain Van Hoozer, Polk County Sheriff's Department, reported 389 calls of service in the month of April.

- a. Proclamation for Designating Bike Month
Mayor Elrod read the Proclamation for Bike Month.

7. **Public Hearing**

- a. Public Hearing on Budget Amendment for FY22

Mayor Elrod opened the public hearing at 06:28 PM.

City Administrator Oliver presented the budget amendment to the Council and the public.

Mayor Elrod closed the public hearing at 06:29 PM.

8. Action Items

- a. O-220418-203 - (Third/Final Reading) Consideration of one or more readings of an Ordinance amending the Code of the City of Bondurant, Iowa by establishing Chapter 82 - Golf Cart Regulations
Motion by Sillanpaa, seconded by McKenzie, to Approve O-220418-203. Roll Call: Ayes: McKenzie, Sillanpaa, Driscoll. Nays: Cox, Pepper. Absent: . Motion carried 3-2.
- b. R-220502-110- Resolution approving Budget Amendment No. 1 for the Fiscal Year Ending June 30, 2022
Motion by Cox, seconded by Driscoll, to Approve R-220502-110. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- c. R-220502-112- Resolution approving the A-3 Auto Site Plan for a proposed addition at 108 NE Hubbell Avenue
Motion by Cox, seconded by Pepper, to Approve R-220502-112. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

- a. R-220502-111- Discussion and possible consideration of a Resolution approving the Purchase and use of Ballistic Gear for Bondurant Emergency Services
Chief Kreuder presented the need for ballistic gear for the department. Motion by Cox, seconded by Driscoll, to Approve R-220502-111. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
DC Trip comments.
- b. Council Members
Cox - Chamber, EPIC and BDI update.
Driscoll - DEI and Tree Board update.
Pepper - DEI and CVB update.

McKenzie - WRA and ICON update.
Sillanpaa - P&Z update.

- c. Administrator
ESC update regarding the strategic plan for emergency services, special meeting next Monday.
- d. Directors
Horton - Street maintenance update, spring activities, project update.
Murray - Civic Campus Master Plan update, certified site update.
Kreuder - ESC consultant update, department update.
Sanders - Library Project 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 Pepper, to Move into closed session at 06:52 PM. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
Mayor Elrod closed the closed session at 07:32 PM.

Mayor Elrod addressed the employee vacation overages issue due to the pandemic. The council discussed a hybrid plan with a carry over option, staff shortage issues, pay-outs, etc.

12. Adjournment
Motion by Pepper, seconded by Cox, to adjourn at 07:56 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on May 2, 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

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

BONDURANT CITY COUNCIL
Minutes
May 9, 2022
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Angela McKenzie, Council
Member Bob Pepper, Council Member Matt
Sillanpaa, Council Member Chad Driscoll
City Officials Present: City Administrator Marketa Oliver, City Clerk
Shelby Hagan, Public Works Director John
Horton, Finance Director Jene Jess

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 05:31 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. Claims List

b. Applications for City Council Approval

c. Receive and File - Library Board Meeting Minutes of April 6, 2022 & Director's Report

d. R-220509-113- Resolution approving Water Infrastructure Fund Grant Agreement with the Iowa Finance Authority

e. R-220509-114- Resolution approving Agreement with Shive-Hattery for the Professional Services Agreement for BRSC Parking Expansion Project for an amount not to exceed \$13,400

- f. R-220509-115- Resolution appointing Mike Kramer to the Bondurant Community Library Board
Motion by Cox, seconded by Pepper, 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.
- 7. **Public Hearing**
 - a. Public Hearing regarding Award of Contract for Underpass Project
Mayor Elrod opened the public hearing at 05:33 PM.

City Administrator Oliver explained the bidding process. The project received two bids, and the low bid was \$640,000 above the engineer's estimate. Public Works Director Horton explained the overview of the project. Will Weber, Veenstra & Kimm, Inc., explained the bid line items and cost. City Administrator Oliver reminded the public to be patient with the construction process and traffic staging. The project is being completed in one construction season. Public Works Director Horton reiterated that there will be a lot of communication to the public regarding road detours, project status, etc.

Mayor Elrod closed the public hearing at 05:41 PM.
- 8. Action Items
 - a. R-220509-116- Resolution approved the Award of a Construction Contract for the Underpass Public Improvement Project to Jenco Construction Inc. in the amount of \$3,563,486.21
Motion by Pepper, seconded by Cox, to Approve R-220509-116. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- 9. Discussion Items -
 - a. City Hall Internet
City Administrator Oliver explained that Mi-Fiber has offered to give us free internet for five years. The council is in favor to move forward. Mayor Elrod mentioned a potential partnership in the future to provide WiFi in the parks.
- 10. Adjournment
Motion by Pepper, seconded by Cox, to adjourn 05:48 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on May 9, 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



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

Item No. 5.b.
For Meeting of 5/16/2022
Motion

TITLE: Claims List

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Claims List



Check Register

Packet: APPKT00602 - For Council meeting 05/18/2022

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2342	A+ LAWN AND LANDSCAPE	05/05/2022	Regular	0.00	225.00	60224
2022	ABSOLUTE SCIENCE	05/05/2022	Regular	0.00	350.00	60225
1473	ACCESS SYSTEMS LEASING	05/05/2022	Regular	0.00	1,718.80	60226
2584	ALEXIS FIRE EQUIPMENT CO	05/05/2022	Regular	0.00	44.00	60227
2188	AMAZON	05/05/2022	Regular	0.00	5,587.63	60228
	Void	05/05/2022	Regular	0.00	0.00	60229
1598	ASI SIGNAGE INNOVATIONS	05/05/2022	Regular	0.00	3,609.00	60230
0048	BAKER & TAYLOR	05/05/2022	Regular	0.00	1,041.35	60231
1085	BLANK PARK ZOO	05/05/2022	Regular	0.00	110.00	60232
1003	BONDURANT CHAMBER OF COMME	05/05/2022	Regular	0.00	25.00	60233
1712	THE BOOK FARM INC	05/05/2022	Regular	0.00	78.87	60234
0577	CAPITAL CITY EQUIPMENT	05/05/2022	Regular	0.00	136.25	60235
1454	CENTER POINT LARGE PRINT	05/05/2022	Regular	0.00	575.28	60236
2229	CIVICPLUS	05/05/2022	Regular	0.00	2,625.00	60237
2516	CONCRETE TECHNOLOGIES INC.	05/05/2022	Regular	0.00	112,029.04	60238
2585	CONFERENCE TECHNOLOGIES INC	05/05/2022	Regular	0.00	597.96	60239
2116	CONFLUENCE	05/05/2022	Regular	0.00	2,325.00	60240
0145	DIAM PEST CONTROL	05/05/2022	Regular	0.00	75.00	60241
1022	DORSEY & WHITNEY LLP	05/05/2022	Regular	0.00	23,775.00	60242
2246	ETECH	05/05/2022	Regular	0.00	836.25	60243
	Void	05/05/2022	Regular	0.00	0.00	60244
1766	CONRAD FENTON	05/05/2022	Regular	0.00	2,194.00	60245
2473	FINDAWAY WORLD LLC	05/05/2022	Regular	0.00	1,189.97	60246
1069	FIRST NATIONAL BANK OMAHA	05/05/2022	Regular	0.00	1,042.80	60247
	Void	05/05/2022	Regular	0.00	0.00	60248
2586	FLUTE JUICE PRODUCTIONS	05/05/2022	Regular	0.00	300.00	60249
2593	GET SOME GUNS LLC	05/05/2022	Regular	0.00	455.00	60250
0179	GRAYBAR	05/05/2022	Regular	0.00	162.80	60251
0783	GREATER DES MOINES PARTNERSHI	05/05/2022	Regular	0.00	500.00	60252
1927	HARTER CONCRETE LLC	05/05/2022	Regular	0.00	20,937.50	60253
2577	HOOPLA	05/05/2022	Regular	0.00	473.52	60254
0932	IAMU	05/05/2022	Regular	0.00	1,006.00	60255
2590	INTERNATIONAL INSTITUTE OF MUN	05/05/2022	Regular	0.00	200.00	60256
0214	INTERSTATE ALL BATTERY CENTER	05/05/2022	Regular	0.00	206.76	60257
1402	INTERSTATE POWER SYSTEMS INC.	05/05/2022	Regular	0.00	1,474.79	60258
2588	IOWA FIRE MARDHAL ASSOCIATION	05/05/2022	Regular	0.00	50.00	60259
2587	IOWACE	05/05/2022	Regular	0.00	180.00	60260
2327	ISU EXTENSION - POLK COUNTY	05/05/2022	Regular	0.00	330.00	60261
1944	J PETTIECORD	05/05/2022	Regular	0.00	9,800.00	60262
2078	KADETH INC	05/05/2022	Regular	0.00	862.08	60263
0849	KARL CHEVROLET, INC.	05/05/2022	Regular	0.00	928.28	60264
2591	KIMBERLEY DVELOPMENT CORPOR	05/05/2022	Regular	0.00	21,952.02	60265
1340	KONICA MINOLTA	05/05/2022	Regular	0.00	534.98	60266
0348	LINDE GAS & EQUIPMENT INC.	05/05/2022	Regular	0.00	482.22	60267
2477	LIVE HEALTHY IOWA	05/05/2022	Regular	0.00	305.00	60268
0040	MEDIACOM	05/05/2022	Regular	0.00	553.41	60269
0280	MENARDS INC	05/05/2022	Regular	0.00	155.80	60270
2409	MERCY NORTH PHARMACY	05/05/2022	Regular	0.00	675.26	60271
0599	MICROMARKETING LLC	05/05/2022	Regular	0.00	448.09	60272
0291	MIDAMERICAN ENERGY	05/05/2022	Regular	0.00	9,363.09	60273
2545	MIDWEST ALARM SERVICES	05/05/2022	Regular	0.00	560.04	60274
0308	MUNICIPAL SUPPLY	05/05/2022	Regular	0.00	35.00	60275
0286	METRO WASTE AUTHORITY	05/05/2022	Regular	0.00	420.00	60276
1134	PETTY CASH	05/05/2022	Regular	0.00	101.67	60277

Check Register

Packet: APPKT00602-For Council meeting 05/18/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0343	POLK COUNTY RECORDER	05/05/2022	Regular	0.00	197.00	60278
0337	POLK COUNTY TREASURER	05/05/2022	Regular	0.00	57,433.00	60279
2474	QUAIL RUN II LLC	05/05/2022	Regular	0.00	36,727.23	60280
1504	SHIVE-HATTERY INC	05/05/2022	Regular	0.00	35,530.00	60281
1534	STRATUS BUILDNG SOLUTIONS IOW	05/05/2022	Regular	0.00	950.00	60282
2257	Straub Marketing	05/05/2022	Regular	0.00	1,716.03	60283
0940	THE DES MOINES REGISTER	05/05/2022	Regular	0.00	405.91	60284
2341	T-MOBILE	05/05/2022	Regular	0.00	720.00	60285
2594	TRI-STATE NATURAL FOOD PRODUC	05/05/2022	Regular	0.00	350.00	60286
1658	TUMBLEWEED PRESS INC	05/05/2022	Regular	0.00	799.00	60287
2406	UNIQUE	05/05/2022	Regular	0.00	44.75	60288
0525	US CELLULAR	05/05/2022	Regular	0.00	521.88	60289
0854	VARIED CONSTRUCTION SERVICES	05/05/2022	Regular	0.00	875.00	60290
1161	VEENSTRA & KIMM, INC.	05/05/2022	Regular	0.00	131,639.25	60291
1679	VISION ELECTRIC LLC	05/05/2022	Regular	0.00	32,820.40	60292
2595	VNEDNOVATION LLC	05/05/2022	Regular	0.00	200.00	60293
2433	WEX BANK	05/05/2022	Regular	0.00	4,051.35	60294
0144	DES MOINES WATER WORKS	04/25/2022	Bank Draft	0.00	12,693.54	DFT0001539
0144	DES MOINES WATER WORKS	04/25/2022	Bank Draft	0.00	22.00	DFT0001540
0144	DES MOINES WATER WORKS	04/25/2022	Bank Draft	0.00	27,053.59	DFT0001541
0772	FRANCOTYP-POSTALIA INC	04/20/2022	Bank Draft	0.00	500.00	DFT0001542
0416	POSTMASTER	05/04/2022	Bank Draft	0.00	503.51	DFT0001543

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	117	68	0.00	538,625.31
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	5	5	0.00	40,772.64
EFT's	0	0	0.00	0.00
	122	76	0.00	579,397.95

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	4/2022	40,269.13
999	POOLED CASH	5/2022	539,128.82
			579,397.95



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00600 - PYPKT00299 - 04/11-04/24/2022 PAID
04/29/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 1274 - ICMA-RC SERVICES LLC										Vendor Total: 339.38
INV0001982	Invoice	4/29/2022	4/29/2022	4/29/2022	4/29/2022	339.38	0.00	0.00	0.00	339.38
DEFFERED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 4/30/2022			Bank Draft:	DFT0001533
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DEFFERED COMPENSATION	Service		0.00	0.00	339.38	0.00	0.00	0.00	339.38	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-050-2130	ICMA-RC				339.38	100.00%				
Vendor: 0238 - IOWA WORKFORCE DEVELOPMENT										
INV0001987	Invoice	4/29/2022	4/29/2022	6/24/2022	4/29/2022	432.76	0.00	0.00	0.00	432.76
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 7/28/2022			Bank Draft:	DFT0001538
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Unemployment Insurance	NA		0.00	0.00	432.76	0.00	0.00	0.00	432.76	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2122	STATE WITHHOLDING				432.76	100.00%				
Vendor: 0239 - IPERS										
INV0001983	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: 4/30/2022			Bank Draft:	DFT0001534
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%				
Vendor: 0239 - IPERS										
INV0001984	Invoice	4/29/2022	4/29/2022	4/29/2022	4/29/2022	10,790.09	0.00	0.00	0.00	10,790.09
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 4/30/2022			Bank Draft:	DFT0001535
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	2,747.28	0.00	0.00	0.00	2,747.28	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				2,747.28	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	8,042.81	0.00	0.00	0.00	8,042.81	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				8,042.81	100.00%				
Vendor: 1512 - IRS USATAXPYMT										
INV0001986	Invoice	4/29/2022	4/29/2022	4/29/2022	4/29/2022	16,608.00	0.00	0.00	0.00	16,608.00
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 4/29/2022			Bank Draft:	DFT0001537

Payable Register

Packet: APPKT00600 - PYPKT00299 - 04/11-04/24/2022 PAID 04/29/2022

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
Social Security Withholding	NA	0.00	0.00	8,862.44	0.00	0.00	0.00	8,862.44

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		8,862.44	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	2,072.66	0.00	0.00	0.00	2,072.66

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		2,072.66	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	5,672.90	0.00	0.00	0.00	5,672.90

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
741-050-2120	FEDERAL WITHHOLDING		246.60	4.35%
110-050-2120	FEDERAL WITHHOLDING		644.51	11.36%
001-050-2120	FEDERAL WITHHOLDING		3,611.14	63.66%
610-050-2120	FEDERAL WITHHOLDING		552.77	9.74%
600-050-2120	FEDERAL WITHHOLDING		604.55	10.66%
670-050-2120	FEDERAL WITHHOLDING		13.33	0.23%

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

Vendor Total: 2,874.38

INV0001985	Invoice	4/29/2022	4/29/2022	4/29/2022	4/29/2022	2,874.38	0.00	0.00	0.00	2,874.38
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 4/30/2022		Bank Draft:		DFT0001536

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding	NA	0.00	0.00	2,874.38	0.00	0.00	0.00	2,874.38

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
670-050-2122	STATE WITHHOLDING		11.37	0.40%
110-050-2122	STATE WITHHOLDING		306.35	10.66%
610-050-2122	STATE WITHHOLDING		272.40	9.48%
001-050-2122	STATE WITHHOLDING		1,859.87	64.71%
600-050-2122	STATE WITHHOLDING		299.03	10.40%
741-050-2122	STATE WITHHOLDING		125.36	4.36%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	6	31,454.33	0.00	0.00	0.00	31,454.33	31,454.33	0.00
Grand Total:		31,454.33	0.00	0.00	0.00	31,454.33	31,454.33	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	3,611.14
001-050-2122	STATE WITHHOLDING	1,859.87
001-050-2130	ICMA-RC	339.38
Total:		5,810.39

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	644.51
110-050-2122	STATE WITHHOLDING	306.35
Total:		950.86

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	10,935.10
112-050-2122	STATE WITHHOLDING	432.76
112-050-2123	IPERS WITHHOLDING	11,199.81
Total:		22,567.67

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	604.55
600-050-2122	STATE WITHHOLDING	299.03
Total:		903.58

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	552.77
610-050-2122	STATE WITHHOLDING	272.40
Total:		825.17

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	13.33
670-050-2122	STATE WITHHOLDING	11.37
Total:		24.70

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	246.60
741-050-2122	STATE WITHHOLDING	125.36
Total:		371.96



Check Register

Packet: APPKT00601 - PYPKT00299 - 04/11-04/24/2022 PAID
04/29/2022

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	05/06/2022	Regular	0.00	254.77	60295

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	5/2022	254.77
			254.77



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

Item No. 5.c.
For Meeting of 5/16/2022
Motion

TITLE: Applications for City Council Approval

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Tax Abatement Applications
2. Casey's Iowa ABD License Application
3. World Class Liquor Iowa ABD License Application

Tax Abatement Applications
May 16, 2022
City of Bondurant

Name	Address	Closing Date	Cost
Bryan & Amanda Carter	1000 McIntosh Drive, NE	2/25/2022	\$438,456.00
Jordyn Wyzgowski-Wachter	522 Elizabeth Lane, NW	4/19/2022	\$296,490.00
Vanessa Squier	3612 Wolf Creek Road, SW	4/14/2022	\$288,000.00
Denise Thompson	813 Plum Street, NW	7/12/2021	\$226,500.00
Jodi Brogan	611 1 st Street, NW	8/6/2021	\$285,000.00



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
CASEY'S MARKETING COMPANY	CASEY'S GENERAL STORE #1373	(515) 967-8002		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
302 2ND ST NE		Bondurant	Polk	50035
MAILING ADDRESS	CITY	STATE	ZIP	
PO Box 3001	Ankeny	Iowa	50021	

Contact Person

NAME	PHONE	EMAIL
Madison Paulson	(515) 381-5974	madi.paulson@caseys.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0003286	Class E Liquor License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
July 1, 2022	June 30, 2023	

SUB-PERMITS

Class E Liquor License, Class C Beer Permit, Class B Wine Permit



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Sunday Service

Status of Business

BUSINESS TYPE

Publicly Traded Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
BRIAN JOHNSON	JOHNSTON	Iowa	50131	VICE PRESIDENT	0.00	Yes
DOUGLAS BEECH	ANKENY	Iowa	50021	ASSISTANT SECRETARY	0.00	Yes
James Pistillo	URBANDALE	Iowa	50323	TREASURER	0.00	Yes
SAMUEL JAMES	ANKENY	Iowa	50021	PRESIDENT	0.00	Yes
42-0935283 CASEY'S GENERAL STORE, INC.	ANKENY	Iowa	50021	OWNER	100.00	Yes
JULIA JACKOWSKI	URBANDALE	Iowa	50322	SECRETARY	0.00	Yes
JESSICA GENERAL STORES	Urbandale	Iowa	50322			



State of Iowa

Alcoholic Beverages Division

Carla Heckman						
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Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

ROYA LLC

NAME OF BUSINESS(DBA)

World class Liquor and tobacco

BUSINESS

(515) 657-0338

ADDRESS OF PREMISES

96 Paine Circle SE

PREMISES SUITE/APT NUMBER

#1 & #2

CITY

Bondurant

COUNTY

Polk

ZIP

50035

MAILING ADDRESS

309 Kirkwood ave

CITY

Des Moines

STATE

Iowa

ZIP

50315

Contact Person

NAME

Roshan Dahal

PHONE

(515) 657-0338

EMAIL

dahalroshan65@gmail.com

License Information

LICENSE NUMBER

LICENSE/PERMIT TYPE

TERM

STATUS

Class E Liquor License

12 Month

Submitted
to Local
Authority

TENTATIVE EFFECTIVE DATE

Aug 1, 2022

TENTATIVE EXPIRATION DATE

July 31, 2023

LAST DAY OF BUSINESS

SUB-PERMITS

Class E Liquor License, Class B Wine Permit, Class C Beer Permit



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Sunday Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Roshan Dahal	DES MOINES	Iowa	50315	CEO	50.00	Yes

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



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

Item No. 5.d.
For Meeting of 5/16/2022
Motion

TITLE: Proclamation for National Public Works Week

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Every year, agencies around the United States and in Canada come together to raise awareness of the work that Public Works staff do for their communities and the regions that they serve. In 2022, the message to citizens is that Public Works Professionals are READY and RESILIENT to provide the necessary and essential services that everyone depends on every day.

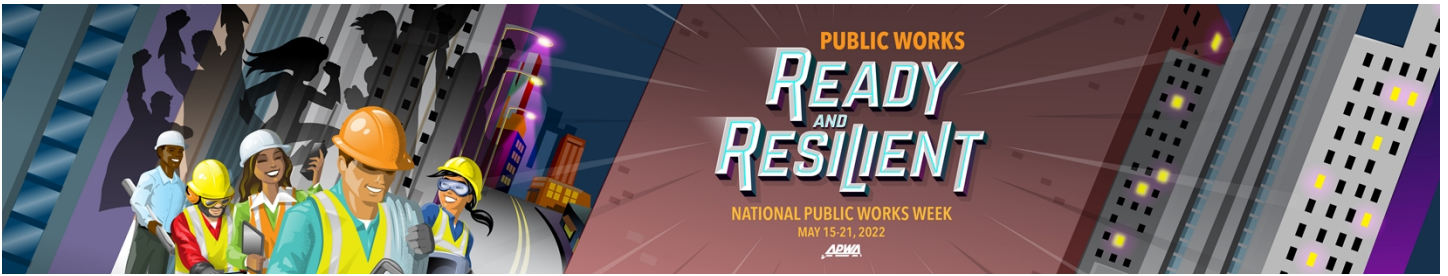
FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Adopt proclamation on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. 2022 National PWW Proclamation



National Public Works Week Proclamation

May 15–21, 2022

“Ready and Resilient”

WHEREAS, public works professionals focus on infrastructure, facilities, emergency management, and services that are of vital importance to sustainable and resilient communities and the public health, high quality of life, and well-being of the people of **The City Of Bondurant, Iowa**; and,

WHEREAS, these infrastructures, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are federally mandated first responders, and the engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in **The City Of Bondurant, Iowa** to gain knowledge and maintain ongoing interest and understanding of the importance of public works first responders and public works programs in their respective communities; and,

WHEREAS, the year 2022 marks the 62nd annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,

RESOLVED, I, **Doug Elrod, Mayor Of The City Of Bondurant, Iowa** , do hereby designate the week May 15–21, 2022, as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City (to be affixed),

DONE at the **City of Bondurant, Iowa** this 16th day of May 2022.

Shelby Hagan

City Clerk City of Bondurant, Iowa

[INSERT OFFICIAL SEAL]



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

Item No. 5.e.
For Meeting of 5/16/2022
Discussion Item

TITLE: Proclamation for National Police Week 2022

CONTACT PERSON:

Nicole Van Houten, Communication & Event Specialist

BRIEF HISTORY & ANALYSIS: In 1962, President Kennedy proclaimed May 15 as National Peace Officers Memorial Day and the calendar week in which May 15 falls as National Police Week. Established by a joint resolution of Congress in 1962, National Police Week pays special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Adopt proclamation on a voice vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Proclamation of Recognition - National Police Week 2022

Proclamation

City of Bondurant

PROCLAMATION FOR NATIONAL POLICE WEEK 2022

Whereas, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Polk County Sheriff's Office; and

Whereas, since the first recorded death in 1786, more than 23,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty, including three members of the Polk County Sheriff's Office; and

Whereas, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, DC; and

Whereas, 619 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 472 officers killed in 2021 and 147 officers killed in previous years; and

Whereas, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 34th Candlelight Vigil, on the evening of May 13, 2022; and

Whereas, the Candlelight Vigil is part of National Police Week, which will be observed this year May 11-17; and

Whereas, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff; and

Now, Therefore, Be It Resolved, that the City of Bondurant will observe May 11-17, 2022, as National Police Week in Bondurant, and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

Passed this 16th day of May 2022,

By: _____
Doug Elrod, Mayor



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

Item No. 5.f.
For Meeting of 5/16/2022
Motion

TITLE: Proclamation for National EMS Week

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. 5.g.
For Meeting of 5/16/2022
Resolution

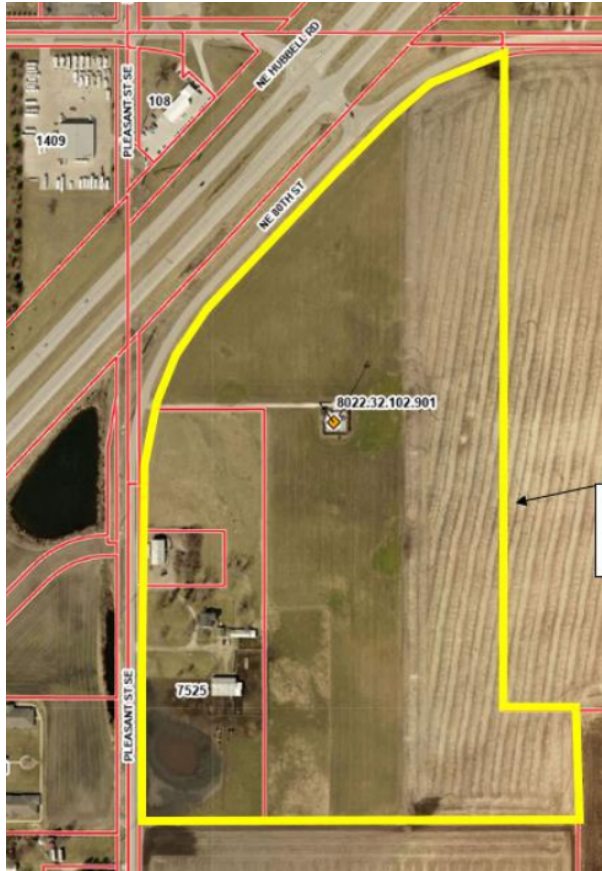
TITLE: - Resolution setting public hearing to consider a rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District on land owned by the City of Bondurant at Parcels 230/00455-008-000, 230/00455-000-000, and 230/00455-009-000

CONTACT PERSON:

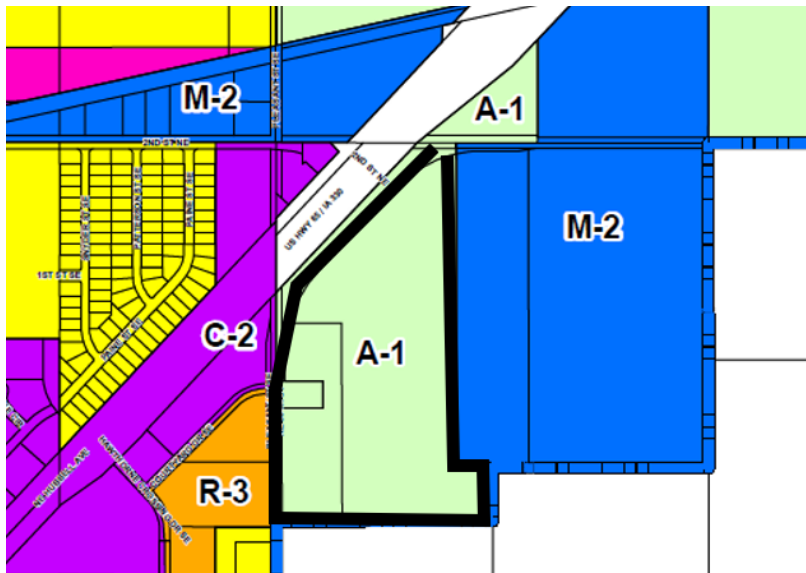
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is proposing to rezone the following City-owned parcels from the Agricultural (A-1) District to the Medium Industrial (M-2) District: #230/00455-008-000, #230/00455-000-000, and #230/00455-009-000. This approximate 46-acre area along Pleasant Street SE and 2nd Street NE south / east of Highway 65 will be home to the City's future civic campus, which may house the Emergency Services Department and the Public Works Department in the short-term and may host other civic functions in the long-term. The City of Bondurant is currently seeking requests for proposals for a Civic Campus Master Plan where the selected consultant will generate potential short-term and long-term development concepts for this area.

Area Map - yellow = A-1 to M-2 rezoning area



Area Zoning Map - Bold black outline represents A-1 to M-2 rezoning area

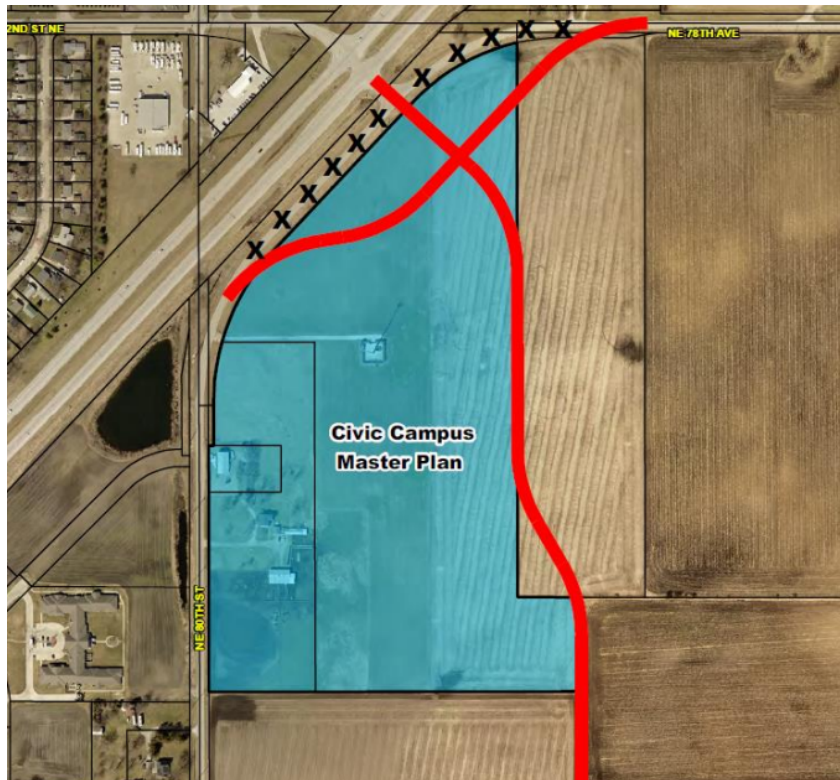


The land requested for rezoning was recently annexed into Bondurant's city limits as part of City Council Resolution #220207-42. Per Section 177.07.7 of the Zoning Code, land annexed into Bondurant's city limits is automatically zoned A-1 until the Planning &

Zoning Commission and City Council have studied land uses in the area within six months of annexation approval.

The rezoning area is currently being utilized for row-crop production and agricultural purposes. A communications tower is also located on the site. Currently, there are multiple buildings and structures located on the site related to agricultural uses and purposes, including an ag-dwelling. These structures and buildings will be removed by the City when construction of the civic campus area moves forward.

This civic campus area will be located adjacent to a new north/south street area shown in the area map below. It should be noted that there may be some residual development land in existence as a result of the City's street extension project; if this is the case, the zoning of these smaller areas, which are owned by the City of Bondurant, may need to be revisited at a later date depending final street design.



Analysis

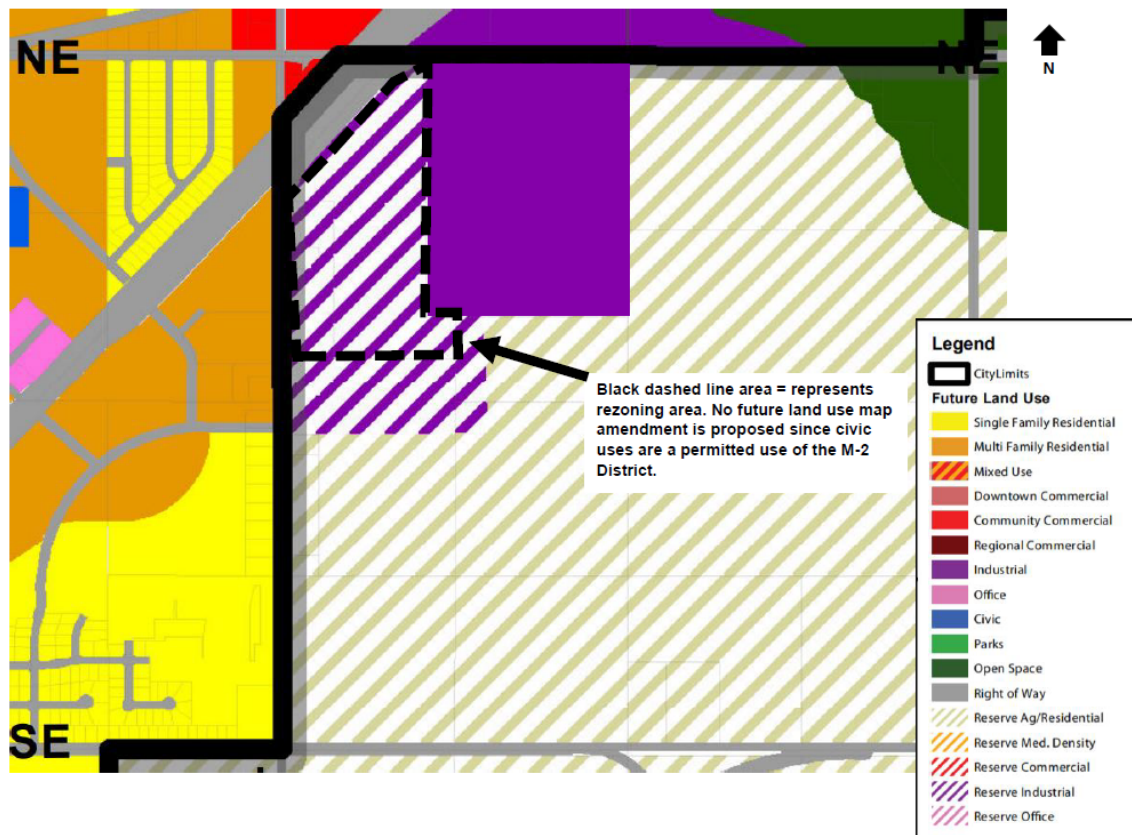
When reviewing rezoning requests, the Planning and Zoning commission should take into account the Comprehensive Plan, Consistency with the Zoning Code, Spot Zoning, and Public Input.

Comprehensive Plan

When the City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. The proposed civic campus uses are a permitted use of the M-2 District. Since the City's 2012 Future Land Use Map presently guides for

Reserve Industrial uses in the area proposed for rezoning to the M-2 District, no amendment to the Future Land Use Map is necessary.

2012 Future Land Use Map



It should also be noted that the DRAFT 2022 Future Land Use Map is supportive of the proposed civic campus use at this location.

Consistency with the Zoning Code

The future civic campus, and any outdoor storage associated with such civic campus, is a permitted use within the Medium Industrial (M-2) District. Surrounding cities in the Greater Des Moines Metro typically site buildings that house their cities' Public Works Department within an industrial zoned parcel, including Altoona, Clive, Johnston, Grimes, and Urbandale to name a few.

It should be noted that this rezoning will result in a legal, pre-existing, non-conforming ag-dwelling use at this location, as dwellings are not a permitted use of the M-2 District. This should not be of concern though, as the City of Bondurant is ownership of this ag-dwelling and this structure will be removed once construction of the civic campus area moves forward.

This Zoning Code topic will be reviewed in much greater detail if/when a site plan application is received for the subject property.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the following:

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

Staff does not feel spot zoning will exist as a result of this rezoning request. The 2012 Future Land Use Map is supportive of the use proposed at this location. The City's DRAFT 2022 Future Land Use Map created as part of the Comprehensive Plan update process is supportive of the civic campus use at this location.

As the area zoning map shows, this current M-2 rezoning request is consistent with the existing M-2 zoning designation just east of this civic campus zoning area. The M-2 zoning just east of the civic campus area is the location of the industrial certified site currently in its third and final application round to be reviewed by the IEDA. Also included for the Commission's current consideration is that it is anticipated that the Planning & Zoning Commission will hold a public hearing on May 12th to consider a rezoning request from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on land just south of this civic campus rezoning area.

Public Input

As required by the City Code, property owners within 200' of the subject property for rezoning were notified of this request. A total of seven (7) owners were notified. Jim & Sheryl Weston, property owners at 1920 2nd Street NE, attended the April 28, 2022 Planning & Zoning Commission meeting to listen to the discussion. Following this meeting, Jim Weston met with planning staff to obtain a rezoning application for if they choose to move forward with pursuing a rezoning request to an industrial district at their property.

Planning and Zoning Commission Review

The Planning and Zoning Commission reviewed the request at their April 28th, 2022 meeting and voted on recommended approval.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution setting the June 6, 2022 rezoning public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220516-117

CITY OF BONDURANT
RESOLUTION NO. 220516-117

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE REZONING OF
A PROPERTY

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

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

A PARCEL OF LAND LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST, WEST OF THE 5TH P.M., FRANKLIN TOWNSHIP, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SOUTH 0°08'00" EAST A DISTANCE OF 917.55 FEET ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ TO THE POINT OF BEGINNING: THENCE NORTH 43°22'00" EAST A DISTANCE OF 1258.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE SOUTH 89°49'00" EAST ALONG THIS LINE, A DISTANCE OF 233.35 FEET TO A POINT; THENCE SOUTH 0°02'30" WEST A DISTANCE OF 1980.00 FEET TO A POINT; THENCE SOUTH 89°49'00" EAST A DISTANCE OF 220.00 FEET TO A POINT; THENCE SOUTH 0°06'14" WEST A DISTANCE OF 31.60 FEET TO A POINT; THENCE NORTH 89°49'10" WEST A DISTANCE OF 912.30 FEET TO A POINT; THENCE NORTH 0°08'00" WEST A DISTANCE OF 1210.10 FEET TO A POINT; THENCE SOUTH 89°52'00" WEST A DISTANCE OF 400.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE NORTH 0°08'00" WEST ALONG THIS LONE A DISTANCE OF 186.04 FEET TO THE POINT OF BEGINNING CONTAINING 39.615 ACRES, MORE OR LESS, INCLUDING 3.803 ACRES, MORE OR LESS, NOW USED FOR ROAD PURPOSES, INCLUDING PART OF LOTS 1 AND 2 OF THE OFFICIAL PLAT OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 32-80-22, AN OFFICIAL PLAT.

AND

A PARCEL OF LAND LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST, WEST OF THE 5TH P.M., FRANKLIN TOWNSHIP, POLK COUNTY, IOWA, DESRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SOUTH 0°08'00" EAST A DISTANCE OF 1103.59 FEET ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ TO THE POINT OF BEGINNING; THENCE NORTH 89°52'00" EAST A DISTANCE OF 400.00 FEET TO A POINT; THENCE SOUTH 0°08'00" EAST A DISTANCE OF 1210.10 FEET TO A POINT; THENCE NORTH 89°49'10" WEST A DISTANCE OF 400.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID

NORTHWEST ¼; THENCE NORTH 0°08'00" WEST ALONG THIS LINE A DISTANCE OF 1207.91 FEET TO THE POINT OF BEGINNING, CONTAINING 11.102 ACRES, MORE OR LESS, (INCLUDING 1.102 ACRES, MORE OR LESS, NOW USED FOR ROAD PURPOSES), INCLUDING PART OF LOT 1 OF THE OFFICIAL PLAT OF THE SW ¼ OF THE NW ¼ OF SECTION 32-80-22, AN OFFICIAL PLAT.

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

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 16th day of May 2022.

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

NOTICE OF PUBLIC HEARING

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

A PARCEL OF LAND LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST, WEST OF THE 5TH P.M., FRANKLIN TOWNSHIP, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SOUTH 0°08'00" EAST A DISTANCE OF 917.55 FEET ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ TO THE POINT OF BEGINNING; THENCE NORTH 43°22'00" EAST A DISTANCE OF 1258.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE SOUTH 89°49'00" EAST ALONG THIS LINE, A DISTANCE OF 233.35 FEET TO A POINT; THENCE SOUTH 0°02'30" WEST A DISTANCE OF 1980.00 FEET TO A POINT; THENCE SOUTH 89°49'00" EAST A DISTANCE OF 220.00 FEET TO A POINT; THENCE SOUTH 0°06'14" WEST A DISTANCE OF 31.60 FEET TO A POINT; THENCE NORTH 89°49'10" WEST A DISTANCE OF 912.30 FEET TO A POINT; THENCE NORTH 0°08'00" WEST A DISTANCE OF 1210.10 FEET TO A POINT; THENCE SOUTH 89°52'00" WEST A DISTANCE OF 400.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE NORTH 0°08'00" WEST ALONG THIS LONE A DISTANCE OF 186.04 FEET TO THE POINT OF BEGINNING CONTAINING 39.615 ACRES, MORE OR LESS, INCLUDING 3.803 ACRES, MORE OR LESS, NOW USED FOR ROAD PURPOSES, INCLUDING PART OF LOTS 1 AND 2 OF THE OFFICIAL PLAT OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 32-80-22, AN OFFICIAL PLAT.

AND

A PARCEL OF LAND LOCATED IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST, WEST OF THE 5TH P.M., FRANKLIN TOWNSHIP, POLK COUNTY, IOWA, DESRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32, THENCE SOUTH 0°08'00" EAST A DISTANCE OF 1103.59 FEET ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ TO THE POINT OF BEGINNING; THENCE NORTH 89°52'00" EAST A DISTANCE OF 400.00 FEET TO A POINT; THENCE SOUTH 0°08'00" EAST A DISTANCE OF 1210.10 FEET TO A POINT; THENCE NORTH 89°49'10" WEST A DISTANCE OF 400.00 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID NORTHWEST $\frac{1}{4}$; THENCE NORTH 0°08'00" WEST ALONG THIS LINE A DISTANCE OF 1207.91 FEET TO THE POINT OF BEGINNING, CONTAINING 11.102 ACRES, MORE OR LESS, (INCLUDING 1.102 ACRES, MORE OR LESS, NOW USED FOR ROAD PURPOSES), INCLUDING PART OF LOT 1 OF THE OFFICIAL PLAT OF THE SW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 32-80-22, AN OFFICIAL PLAT.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



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

Item No. 5.h.
For Meeting of 5/16/2022
Resolution

TITLE: - Resolution setting a public hearing to consider a rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/00462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: David Ross, Stephen Ross, and Jorene King, property owners, have submitted a rezoning application from the City's Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation, for portions of the following parcels as shown on the maps of this agenda statement: 230/00453-002-000 and 230/00462-000-000. A Future Land Use Map amendment must also be considered at the same time as this rezoning request. The Future Land Use Amendment being considered is a request to amend the Future Land Use Map from Reserve Industrial and Reserve Agricultural/Residential use to Industrial.

The rezoning and future land use amendment does not include a one-hundred and forty-foot (140') wide buffer along the west property line of the subject properties. This 140'-wide buffer will become zoned Agricultural (A-1) automatically, pending annexation finalization, per Section 177.07.7 of the Zoning Code.

The area shown in blue represents the estimated area proposed for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, and also the area proposed for future land use map amendment from Reserve Industrial and Reserve Agricultural/Residential to Industrial. When a land is considered for annexation, it is automatically zoned as being within the City's Agricultural (A-1) District, unless a rezoning request is also being considered at the same time (Section 177.07.7).

grain bins located on the southern property on the southwestern portion of the property, near the intersection of Pleasant St SE and 15th St SE. Properties to the east and south are currently in row-crop production. To the west of the subject parcels include agricultural dwellings and residential neighborhoods, including the Wisteria Heights subdivision. The property to the north is currently in row-crop production but has been purchased by the City of Bondurant for a future civic campus project; this area is currently being considered at the Council-level for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District. As part of the civic campus project, the intersection of 2nd Street NE, Pleasant Street SE, and NE 80th Street that approach Highway 65/Hubbell Avenue will be reconstructed and realigned to allow for additional stacking of vehicles. As part of this intersection realignment project, a new street will extend south southerly to connect to 15th St SE/NE 70th Avenue. The roadway will be located on or near the east property line as depicted below.



Analysis

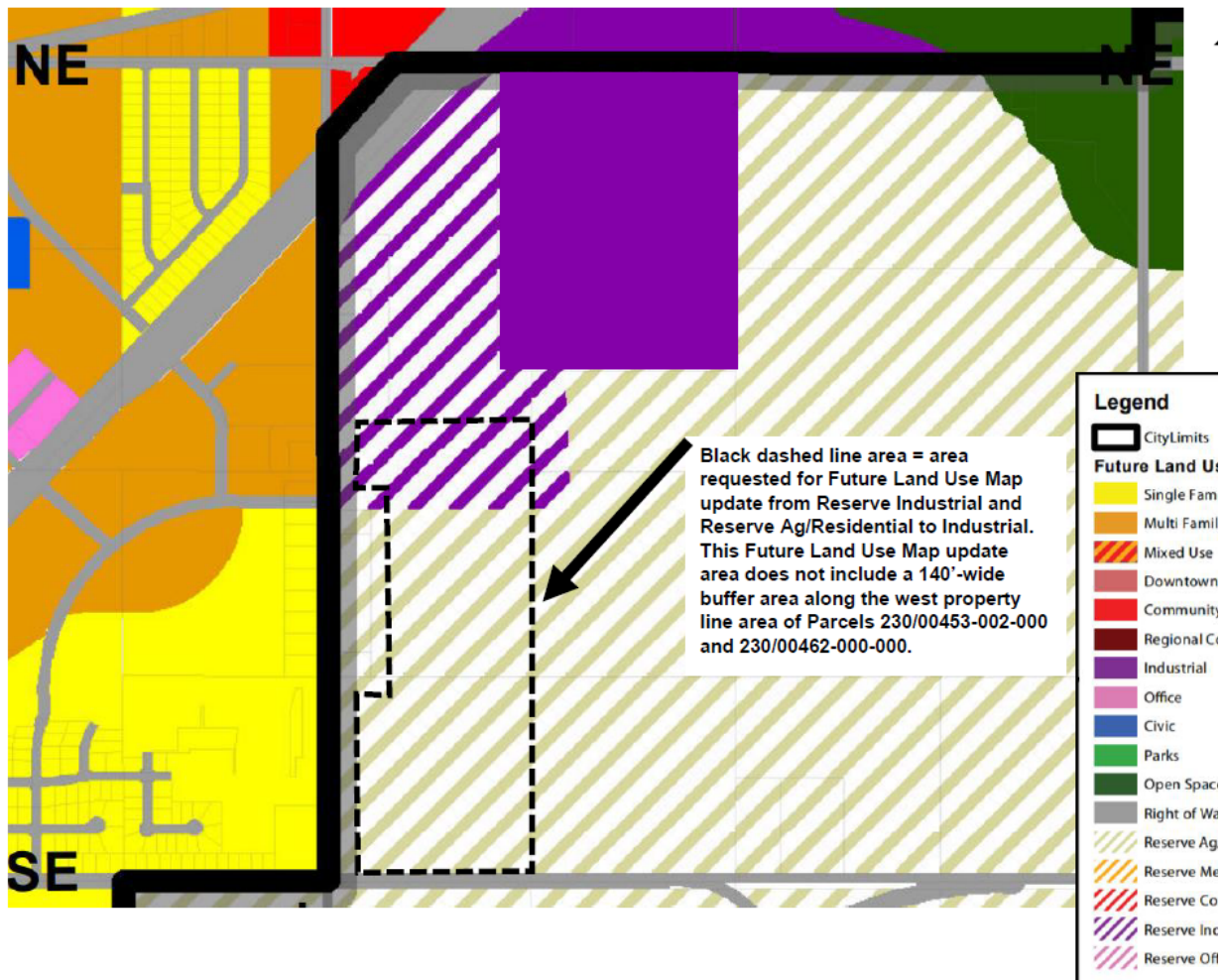
When considering rezoning requests, the Planning and Zoning Commission should take into account the Comprehensive Plan, Consistency with the Zoning Code, Spot Zoning, and Public Input.

Comprehensive Plan

The City's Future Land Use Map, which guides potential future rezoning requests but is not a regulatory tool such as the Zoning Code/Zoning Map, currently identifies these parcels as Reserve Industrial for the northern portion and Reserve Agricultural/Residential for the southern portion. When a city considers a rezoning, it must find that the rezoning is consistent with the

adopted Future Land Use Map. Since the City's Future Land Use Map guides for Reserve Agricultural/Residential in those areas requested for Limited Industrial (M-1) zoning, an amendment to the Future Land Use Map from Reserve Agricultural/Residential and Reserve Industrial to Industrial must also be approved as part of the rezoning ordinance to ensure consistency between the City's Future Land Use Map and Zoning Map.

2012 Future Land Use Map



Justification for the proposed Future Land Use Map amendment includes the following:

- The site's proximity to both Highway 65/Hubell Avenue. The Comprehensive Plan notes that "Industrial land uses are most likely to succeed in areas with easy access to transportation, such as highways (and interstates). Access to regional highways is a vital need for many industrial land uses and Bondurant has two, Highway 65 and Interstate 80. Industrial land uses should be located to take advantage of this infrastructure".
- Abutting properties to the north are currently being considered by the City for a rezoning to the Medium Industrial (M-2) District to allow for the construction

- of a City Campus. The rezoning may compliment future neighboring uses, if approved.
- Consistency with the following objectives of the 2012 Comprehensive Plan: **4.10** -- Locate industrial and office land uses so as to minimize traffic conflicts with the rest of the community; and **4.11** -- Guide industrial and office land uses to areas that are easily serviced by utilities and transportation infrastructure.
 - The City's draft 2022 Future Land Use Map identifies this rezoning/future land use map amendment area for industrial use.

Zoning Code

This 'Consistency with the Zoning Code' item will be reviewed in greater detail if/when a site plan or subdivision requested is presented to the Planning & Zoning Commission and City Council for consideration. Generally speaking, the area requested for rezoning to the M-1 District has the ability to meet the following bulk regulations of the M-1 District: 50' front setback, 20' side setback, 50' rear setback, and a 10,000 SF minimum lot. The M-1 District only allows outdoor storage through the granting of a conditional use permit through the City's Board of Adjustment.

Related to this Zoning Code topic - the attached P&Z recommendation resolution includes a condition where a landscaped berm must be installed by the developer at the time the industrial development occurs where the berm is installed between the industrial development and the properties to the west and also Pleasant Street SE for the entire extent of the west property line areas. Together, the required berm plus the 140'-wide A-1 buffer, will help to minimize any potential conflicts between neighboring uses. The landscaped berming may occur either on the A-1 land or on the M-1 land. This landscaped berm condition is allowable per [Iowa Code Section 414.5](#), which allows the Council the authority to impose conditions in order to satisfy public needs which are directly caused by such request.

Spot Zoning

Spot zoning refers to when a rezoning decision results in an island of property with differing zoning and use restrictions than the surrounding properties. To determine whether illegal spot zoning has occurred, the courts consider whether the decision had taken into the account of the following:

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

So long as the Future Land Use Map amendment is approved as part of the rezoning ordinance, staff feels that spot zoning does not exist for this rezoning request. Objectives of the Comprehensive Plan support industrial development along the

Highway 65/Hubbell Avenue corridor. Additionally, the area immediately north is in the process of being considered for Medium Industrial (M-2) rezoning.

In addition to the Comprehensive Plan, the rezoning also promotes the protection and preservation of public health, justice, morals, order, safety and security, and welfare through implementing a buffer yard. The one hundred and forty-foot (140') landscaped buffer yard both screens and separates the proposed industrial rezoned area from the residential uses located to the west of the subject parcels. This buffer will act as a visual screening between the properties as to minimize any potential conflicts.

Additionally, the reconstruction and realignment of the intersection of Pleasant Street SE/NE 80th Street/2nd Street NE as it approaches Highway 65/Hubbell Avenue will separate any potential truck traffic off of Pleasant Street SE and alleviate concerns regarding vehicular traffic on the residential street. This construction is set to take place in 2022/2023.

Public Input

As is required by the City's Code, property owners within two-hundred (200) feet of the subject property for rezoning were notified of this request. A total of seven (7) property owners were notified. At the time this analysis was created, no property owners have provided public input to the city regarding the rezoning and future land use amendment request.

Notification of the request was published in the Altoona Herald on May 4th, 2022.

Planning & Zoning Commission Review:

The Planning & Zoning Commission will hold their required public hearing on May 12, 2022. This Council agenda statement will be updated after the Commission's review.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution setting the June 6, 2022 rezoning/future land use map amendment public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220516-118

CITY OF BONDURANT
RESOLUTION NO. 220516-118

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

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

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

THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ AND NW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ (EXCEPT THE WEST 283.5 FEET OF THE SOUTH 1071.65 FEET); ALL OF SECTION 32, TOWNSHIP 80, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AND THE SOUTH 10 ACRES OF LOT 2 OF THE OFFICIAL PLAT OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; EXCLUDING A 140'-WIDE BUFFER ALONG THE WEST PROPERTY LINES THAT WILL BE ZONED AGRICULTURAL (A-1) PENDING ANNEXATION FINALIZATION.

AND

That the City Council of the City of Bondurant, Iowa, hereby proposes to change the zoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on this same property.

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

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 16th day of May, 2022.

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

NOTICE OF PUBLIC HEARING

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

THE SW ¼ OF THE SW ¼ AND NW ¼ OF THE SW ¼ (EXCEPT THE WEST 283.5 FEET OF THE SOUTH 1071.65 FEET); ALL OF SECTION 32, TOWNSHIP 80, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AND THE SOUTH 10 ACRES OF LOT 2 OF THE OFFICIAL PLAT OF SW ¼ OF NW ¼ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; EXCLUDING A 140'-WIDE BUFFER ALONG THE WEST PROPERTY LINES THAT WILL BE ZONED AGRICULTURAL (A-1) PENDING ANNEXATION FINALIZATION.

Additionally, the request will include consideration of an amendment to the City's Future Land Use Map from Reserve Agricultural and Residential/Reserve Industrial to Industrial on this same land.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



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

Item No. 5.i.
For Meeting of 5/16/2022
Resolution

TITLE: - Resolution approving purchase of a Utility Tractor in the amount of \$36,000 from Rueter's Equipment

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As a part of the FY23, CIP Public Works staff budgeted \$32,135.00 for the replacement of the current 2014 John Deere Utility tractor being used in Public Works and the Parks system. As with most equipment today, lead times are very long. This is the reason for the early approval request.

Staff solicited multiple requests for quotes from different suppliers for the size of utility tractor being replaced. Rueter's out of Osceola, Iowa can supply a tractor that exceeds the specification level we originally inquired about for this replacement. They also have a local branch in Elkhart, Iowa that will be able to service and supply parts. As part of the process, staff also requested a trade-in value of existing equipment for the city to realize the best value in the replacement cost. Rueter's is offering a trade-in value of the existing equipment totaling \$16,000.00. This brings the total purchase price down to \$36,000 for the unit, and with savings realized with the recent upgrade of the zero-turn mower, there is enough room in the CIP to upgrade to this unit that offers more equipment to be able to utilize in more situations as well as an enclosed cab to improve operator safety when chemical applications need to be made in the Parks and Rights-of-way.

FUNDING SOURCE: General Fund/GO Bond Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220516-119
2. New Holland Workmaster 65 Quote

CITY OF BONDURANT
RESOLUTION NO. 220516-119

RESOLUTION APPROVING PURCHASE OF NEW UTILITY TRACTOR IN THE
AMOUNT OF \$36,000.00 FROM RUETER'S EQUIPMENT.

WHEREAS, on April 26th, 2022, the City of Bondurant received the competitive quote;
AND

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

1- 2022 Model New Holland Work master 65 Utility Tractor in the amount of \$52,000.00
and accept the trade in value of 2014 John Deere 3039R Utility Tractor in the amount of
\$16,000.00 for a total realized price of \$36,000.00

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

WHEREAS, payments are to be made to Rueter's Equipment.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant,
Iowa, that the 2022 Utility Tractor Upgrade purchase is awarded to Rueter's Equipment
in the amount of \$36,000.00 and the purchase is hereby approved.

Passed this 16th day of May 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				



Date	April 26, 2022
Salesman	Emma Haven
Phone	(641) 223-8171
Email	ehaven@rueterco.com

New Holland Workmaster 65
Stock# 29629
Serial Number# AMAX03913

Subtotal	\$	52,000.00
Trade (if applies)	\$	16,000.00
Tax% (if applies)	%	0.00
Tax Amount	\$	-
Total	\$	36,000.00