

**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 SEPTEMBER 6, 2022

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on September 6, 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 August 15, 2022
- b. Applications for City Council Approval
- c. Claims List
- d. Treasurer Report
- e. Street Finance Report
- f. Receive and File - Mayoral Proclamation for National Clean Energy Week in Bondurant, September 26 - 30, 2022
- g. Receive and File - Parks and Recreation Board Meeting Minutes from June 16, 2022 and July 21, 2022
- h. - Resolution approving the Modified City Council Meeting Schedule
- i. - Consideration of Resolution Amending Schedule of Administrative Penalties for Violations of Industrial Pretreatment Ordinance Regulating Hauled Wasted and Regulating Fat, Oil, and Grease Discharge by Food Service Establishments in Chapter 100 of the Code of Ordinances of the City of Bondurant
- j. - Resolution declaring certain items surplus and donating those items to the Bondurant Historical Society
- k. R-220815-170- Resolution authorizing the Mayor to Execute an Agreement with SVPA in the amount of \$68,000 for the Civic Campus

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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Master Plan

- l. - Resolution appointing Jolita Uthe to the Board of Adjustment
- m. - Resolution affixing a date for a public hearing to consider adoption of the Building Bondurant Comprehensive Plan
- n. - Resolution of endorsement of the City of Bondurant's grant application request to the Iowa Economic Development Authority's Destination Iowa Program under their Outdoor Recreation Fund category for funding to implement redevelopment of the downtown Landus property
- o. O-220801-209 - (Third and Final Reading) Ordinance amending Chapter 47 of the Bondurant Code of Ordinances related to Parks regulations and establishing Dog Park Regulations
- p. - Resolution approving Pay Request No. 1 for the Highway 65 Underpass Project TAP-T-0747(613)-8V-77 to Jenco Inc. for \$667,420.76
- q. - Resolution approving Pay Request No. 2 to Iowa Earth Works for the Ditch #2 Streambank Restoration Project in the amount of \$234,981.50
- r. - Resolution to fix a date for a public hearing on a proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$1,205,600
- s. - Resolution approving Change Order No. 6 for Commerce Crossings Phase 2 Public Improvement Project in the amount of \$-109,945.36
- t. - Resolution approving Pay Request No. 14 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project
- u. - Resolution approving Pay Request No. 11 for the Northeast Storm Sewer Public Infrastructure Project
- v. - Resolution adopting the Vision, Mission, and Values for the City of Bondurant
- w. - Resolution approving proposal from Shive-Hattery in the amount of \$67,000 for Myers 2, Step 2 and Step 3 Certified Site Application work
- x. - Resolution approving proposal from Shive-Hattery in the amount of \$77,000 for Timmins Industrial Park, Step 2 and Step 3 certified site application work
- y. - Resolution approving proposal from Shive-Hattery in the amount of \$50,700 for Bondurant Industrial Logistics Site, Step 2 and Step 3 certified site application work

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6. Guests requesting to address the City Council
7. **Public Hearing**
 - a. Public Hearing for Contract Approval and Award of Bid for Eagle Park
 - b. Public Hearing to consider a request for rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on property at Parcel 231/00021-000-108, also known as the Park Side Estates rezoning area
8. Action Items
 - a. - Resolution awarding the contract and approving the Ditch #2 Stream Restoration Bid Package #2 and Eagle Park Restoration to Synergy Contracting for the amount of \$779,103.60
 - b. - Resolution approving the Wisteria Crossing Preliminary Plat
 - c. - Resolution approving Sanitary Sewer Master Plan Proposal for Professional Services with Veenstra & Kimm in the amount of \$18,700
 - d. - (First Reading) Ordinance Approving the Request for Rezoning From Agricultural (A-1) District to Planned Unit Development (PUD) on Property at Parcel 231/00021-000-108 (Park Side Estates)
 - e. - (First Reading) Ordinance amending Chapter 100 of the City of Bondurant relating to the regulation of industrial wastewater and commercial wastewater
9. Discussion Items -
 - a. Discussion of tree at 806 Filmore Avenue, SE
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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**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.a.
For Meeting of 9/6/2022
Motion

TITLE: Approval of City Council Meeting Minutes of August 15, 2022

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. August 15, 2022 City Council Meeting Minutes

BONDURANT CITY COUNCIL

Minutes

August 15, 2022

Bondurant City Council

1. Roll Call

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

Absent: Council Member Tara Cox, 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, Library Director Jill Sanders, Fire Chief Aaron Kreuder

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 McKenzie, to amend the agenda and remove #5q. Vote on Motion 3-0. Motion carried.

Motion by Pepper, seconded by McKenzie, to approve the agenda as amended. Vote on Motion 3-0. 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 August 1, 2022

b. Applications for City Council Approval

c. Claims List

d. Outstanding Obligation Report

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

- e. R-220815-160- Resolution approving action to set a date for a public hearing on the Award of Contract for Ditch #2 Stream Restoration Project and The Eagle Park Restoration Project
- f. - Consideration of resolution approving Economic Development Incentive Program & Policy
- g. R-220815-161- Resolution approving Pay Request No. 19 including retainage release to Vendors for the Bondurant Library Expansion Project in the amount of \$6,345.20
- h. R-220815-162- Resolution approving Pay Request No. 13 for the Northeast Storm Sewer Public Infrastructure Project
- i. R-220815-163- Consideration of a Resolution approving Senior Bond Issuance Certificate of Des Moines Metropolitan Wastewater Reclamation Authority Participating Community
- j. R-220815-164- Resolution approving Change Order No. 5 for Commerce Crossings Phase 2 Public Improvements Project
- k. R-220815-165- Resolution approving Pay Request No. 13 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project
- l. R-220815-166- Resolution approving Change Order No. 1 for the Traffic Signal Covers for the Hwy 65 Underpass Project TAP-T-0747(613)—8V-77
- m. R-220815-167- Resolution approving Change Order No. 2 for the Special Backfill needed for the Hwy 65 Underpass Project TAP-T-0747(613)—8V-77
- n. R-220815-168- Resolution approving Dog Park Fencing Proposal from Platinum Fencing in the amount of \$34,811.00
- o. R-220815-169- Resolution affixing a date for a public hearing to consider a request for rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on property at Parcel 231/00021-000-108

- p. O-220801-209 - (Second Reading) Ordinance amending Chapter 47 of the Bondurant Code of Ordinances related to Parks regulations and establishing Dog Park Regulations
 - q. R-220815-170- Resolution approving Civic Campus Master Plan consultant and authorizing the Mayor to Execute and Agreement
 - r. R-220815-171- Resolution approving Pay Request No. 1 for the Ditch #2 Streambank Restoration Project
 - s. R-220815-174- Resolution approving Action to Order Construction and Set Date of Letting for the Franklin Street Water Main Project
Motion by Pepper, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: McKenzie, Pepper, Sillanpaa. Nays: None. Absent: Cox, Driscoll. Motion carried 3-0.
6. Guests requesting to address the City Council
None.
7. **Public Hearing**
- a. Public Hearing on Plans and Specifications and Form of Contract for the Ditch 2 and Eagle Park Restoration Project
Mayor Elrod opened the public hearing at 06:05 PM.

Public Works Director John Horton explained the project to the council and the public. Council Member Sillanpaa questioned specifics regarding the project and the disc golf course, stream restoration and native plantings.
Josh Duden, 511 5th Court, NW, expressed concerns about the disc golf course.

Mayor Elrod closed the public hearing at 06:12 PM.
8. Action Items
- a. R-220815-172- Resolution approving plans, specifications, and form of contract for the Eagle Park Restoration and Ditch #2 Bid Pack 2 Project
Motion by Pepper, seconded by McKenzie, to Approve R-220815-172. Roll Call: Ayes: McKenzie, Pepper, Sillanpaa. Nays: None. Absent: Cox, Driscoll. Motion carried 3-0.
 - b. R-220815-173- Resolution approving the Site Plan at 3410 Henry Street, SW

Motion by Pepper, seconded by McKenzie, to Approve R-220815-173. Roll Call: Ayes: McKenzie, Pepper, Sillanpaa. Nays: None. Absent: Cox, Driscoll. Motion carried 3-0.

9. Reports / Comments and appropriate action thereon:

- a. Mayor
New Polk County Supervisor representative due to redistricting, DART update.
- b. Council Members
Pepper - Underpass groundbreaking comments, MWA meeting this Wednesday, DEI update.
McKenzie - ICON update, WRA meeting tomorrow.
Sillanpaa - P&Z update
- c. Administrator
Eagle Park encroachment update.
- d. Directors
Murray - Mid-Iowa Planning Alliance update, grant updates.
Kreuder - Polk County Emergency Management meetings this week.
Sanders - Library Project update, fall programming update.
Horton - Underpass update, staff is working on small restoration projects. New equipment will be delivered soon; 3rd Street, SE house demolition update.

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

11. Adjournment

Motion by Pepper, seconded by McKenzie, to adjourn at 06:28 PM. Vote on Motion 3-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the undersigned Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on August 15, 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

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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 9/6/2022
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. Kum & Go Iowa Alcoholic Beverages Division Application
3. Abbie's Iowa Alcoholic Beverages Division Application

Tax Abatement Applications
September 6, 2022
City of Bondurant

Name	Address	Closing Date	Cost
Brenda Ugalde	1009 Cove Street, SE	7/22/22	\$339,990.00
Douglas Covert	112 13 th Street, NW	7/8/22	\$358,900.00
Michael Holmes & Mackenzie Mulhem	3321 Wolf Creek Road, SW	8/24/2022	\$297,337.00
Jordan Levens	3303 Locust Street, SW	12/23/2020	\$239,500.00
Elysiana Harken-Kalinay	924 Kinney Circle, NE	5/2/2022	\$239,000.00



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
Kum and Go LC	Kum & Go #0185	(515) 457-6249		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
3015 Oxbow Court SW		Bondurant	Polk	50035
MAILING ADDRESS	CITY	STATE	ZIP	
1459 Grand Avenue	Des Moines	Iowa	50309	

Contact Person

NAME	PHONE	EMAIL
Kum and Go	(515) 457-6249	licenses@kumandgo.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LE0003592	Class E Liquor License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Nov 6, 2022	Nov 5, 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

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Reed Rainey	Des Moines	Iowa	50309	COO	0.00	Yes
Brian Beckett	Des Moines	Iowa	50309	CFO	0.00	Yes
Tanner Krause	Des Moines	Iowa	50309	President	0.00	Yes
Charles Campbell	Des Moines	Iowa	50309	Secretary	0.00	Yes
Krause Group LTD	Des Moines	Iowa	50309	Owner	100.00	Yes
Jody Deiter						
Jody Deiter						

Insurance Company Information



State of Iowa

Alcoholic Beverages Division

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	NAME OF BUSINESS(DBA)	BUSINESS		
Polito's, LLC	Abbie's	(515) 957-8545		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
210 Lincoln st NE		Bondurant	Polk	50035
MAILING ADDRESS	CITY	STATE	ZIP	
1263 bentwood ct	Altoona	Iowa	50009	

Contact Person

NAME	PHONE	EMAIL
Brant Polito	(515) 339-4446	bpolito@ymail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
BW0095629	Special Class C Liquor License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Sep 1, 2022	Aug 31, 2023	

SUB-PERMITS

Special Class C Liquor License



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
Brant Polito	Bondurant	Iowa	50035	president	100.00	Yes

Insurance Company Information

INSURANCE COMPANY

Farm Bureau Financial Services

POLICY EFFECTIVE DATE

Aug 31, 2022

POLICY EXPIRATION DATE

Aug 31, 2023

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



Refund Check Register

Refund Check Detail

UBPKT02936 - 8/11/22 - UB DEPOSIT REFUND 16-01770-00

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
16-01770-00	FAHRNER ASPHALT SEALERS	8/11/2022	60704	1,440.24			1440.24	Deposit
Total Refunds: 1				Total Refunded Amount:	1,440.24			

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1440.24
Revenue Total:	1440.24

General Ledger Distribution

Posting Date: 08/11/2022

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER	600-000-1101	CLAIM ON POOLED CASH	-1,440.24	Yes
	600-050-2141	APPLIED CREDITS	1,440.24	
	600 Total:			0.00
Fund: 999 - POOLED CASH	999-000-1100	POOLED CASH	-1,440.24	
	999-050-2300	DUE TO OTHER FUNDS	1,440.24	
	999 Total:			0.00
	Distribution Total:			0.00



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00651 - PYPKT00336 - 08/01-08/14/2022 PAID
08/19/2022

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:	22,410.05
INV0002279	Invoice	8/19/2022	8/19/2022	9/1/2022	8/19/2022	1,498.86	0.00	0.00	0.00	1,498.86
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 9/1/2022			Bank Draft:	DFT0001741
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DELTA DENTAL PAYMENT	Service		0.00	0.00	1,498.86	0.00	0.00	0.00	1,498.86	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2125	DENTAL INSURANCE				1,498.86	0%				
INV0002284	Invoice	8/19/2022	8/19/2022	9/1/2022	8/19/2022	16,345.85	0.00	0.00	0.00	16,345.85
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 9/1/2022			Bank Draft:	DFT0001746
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
HEALTH INSURANCE WELLMARK	Service		0.00	0.00	16,345.85	0.00	0.00	0.00	16,345.85	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				16,345.85	100.00%				
INV0002285	Invoice	8/19/2022	8/19/2022	9/1/2022	8/19/2022	896.94	0.00	0.00	0.00	896.94
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 9/1/2022			Bank Draft:	DFT0001747
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
EBS ADMIN COST	Service		0.00	0.00	896.94	0.00	0.00	0.00	896.94	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				896.94	0%				
INV0002287	Invoice	8/19/2022	8/19/2022	9/1/2022	8/19/2022	1,043.90	0.00	0.00	0.00	1,043.90
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 9/1/2022			Bank Draft:	DFT0001749
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIFE & DIS PRINCIPAL	Service		0.00	0.00	1,043.90	0.00	0.00	0.00	1,043.90	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				1,043.90	0%				
INV0002288	Invoice	8/19/2022	8/19/2022	9/1/2022	8/19/2022	2,376.00	0.00	0.00	0.00	2,376.00
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 9/1/2022			Bank Draft:	DFT0001750
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	2,376.00	0.00	0.00	0.00	2,376.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				2,376.00	0%				
INV0002289	Invoice	8/19/2022	8/19/2022	9/1/2022	8/19/2022	248.50	0.00	0.00	0.00	248.50
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 9/1/2022			Bank Draft:	DFT0001751

Payable Register

Packet: APPKT00651 - PYPKT00336 - 08/01-08/14/2022 PAID 08/19/2022

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	248.50	0.00	0.00	0.00	248.50		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
112-050-2132	VISION WITHHOLDING			248.50	0%					

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

Vendor Total: 776.54

INV0002282	Invoice	8/19/2022	8/19/2022	8/19/2022	8/19/2022	435.00	0.00	0.00	0.00	435.00
Payroll Deduction	AP Bank Code - AP Bank	No	Payment Date: 8/19/2022	Bank Draft:	DFT0001744					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction	NA	0.00	0.00	435.00	0.00	0.00	0.00	435.00
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
001-050-2130	ICMA-RC		435.00	100.00%				

INV0002283	Invoice	8/19/2022	8/19/2022	8/19/2022	8/19/2022	341.54	0.00	0.00	0.00	341.54
DEFERRED COMPENSATION	AP Bank Code - AP Bank	No	Payment Date: 8/19/2022	Bank Draft:	DFT0001745					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DEFERRED COMPENSATION	Service	0.00	0.00	341.54	0.00	0.00	0.00	341.54
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
001-050-2130	ICMA-RC		341.54	100.00%				

Vendor: [0238 - IOWA WORKFORCE DEVELOPMENT](#)

Vendor Total: 324.29

INV0002293	Invoice	9/30/2022	9/30/2022	9/30/2022	9/30/2022	324.29	0.00	0.00	0.00	324.29
Unemployment Insurance	AP Bank Code - AP Bank	No	Payment Date: 9/30/2022	Bank Draft:	DFT0001755					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployment Insurance	NA	0.00	0.00	324.29	0.00	0.00	0.00	324.29
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
112-050-2122	STATE WITHHOLDING		324.29	100.00%				

Vendor: [0239 - IPERS](#)

Vendor Total: 14,668.31

INV0002286	Invoice	8/19/2022	8/19/2022	8/19/2022	8/19/2022	580.01	0.00	0.00	0.00	580.01
Payroll Contribution	AP Bank Code - AP Bank	No	Payment Date: 8/19/2022	Bank Draft:	DFT0001748					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	580.01	0.00	0.00	0.00	580.01
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
112-050-2123	IPERS WITHHOLDING		580.01	100.00%				

INV0002290	Invoice	8/19/2022	8/19/2022	8/19/2022	8/19/2022	14,088.30	0.00	0.00	0.00	14,088.30
Payroll Contribution	AP Bank Code - AP Bank	No	Payment Date: 8/19/2022	Bank Draft:	DFT0001752					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	4,154.66	0.00	0.00	0.00	4,154.66
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
112-050-2123	IPERS WITHHOLDING		4,154.66	100.00%				

Payable Register

Packet: APPKT00651 - PYPKT00336 - 08/01-08/14/2022 PAID 08/19/2022

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	9,933.64	0.00	0.00	0.00	9,933.64		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
112-050-2123	IPERS WITHHOLDING			9,933.64	100.00%					

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 21,574.76

INV0002292	Invoice	8/19/2022	8/19/2022	8/19/2022	8/19/2022	21,574.76	0.00	0.00	0.00	21,574.76
Federal Tax Withheld	AP Bank Code - AP Bank	No	Payment Date: 8/19/2022	Bank Draft: DFT0001754						

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	11,442.96	0.00	0.00	0.00	11,442.96
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING		11,442.96	100.00%				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	2,676.22	0.00	0.00	0.00	2,676.22
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING		2,676.22	100.00%				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	7,455.58	0.00	0.00	0.00	7,455.58
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
670-050-2120	FEDERAL WITHHOLDING		13.44	0.18%				
741-050-2120	FEDERAL WITHHOLDING		300.03	4.02%				
610-050-2120	FEDERAL WITHHOLDING		619.89	8.31%				
110-050-2120	FEDERAL WITHHOLDING		747.27	10.02%				
600-050-2120	FEDERAL WITHHOLDING		687.38	9.22%				
001-050-2120	FEDERAL WITHHOLDING		5,087.57	68.24%				

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

Vendor Total: 2,074.32

INV0002280	Invoice	8/19/2022	8/19/2022	8/19/2022	8/19/2022	2,029.32	0.00	0.00	0.00	2,029.32
Payroll Deduction	AP Bank Code - AP Bank	No	Payment Date: 8/19/2022	Bank Draft: DFT0001742						

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction	NA	0.00	0.00	2,029.32	0.00	0.00	0.00	2,029.32
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
820-050-2131	SELF-FUNDED WITHHOLDING		2,029.32	0%				

INV0002281	Invoice	8/19/2022	8/19/2022	9/6/2022	8/19/2022	45.00	0.00	0.00	0.00	45.00
FSA ADMIN FEE	AP Bank Code - AP Bank	No	Payment Date: 9/6/2022	Bank Draft: DFT0001743						

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FLEX SPENDING ADMINISTRATION FEE	Service	0.00	0.00	45.00	0.00	0.00	0.00	45.00
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
820-050-2131	SELF-FUNDED WITHHOLDING		45.00	0%				

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

Vendor Total: 3,833.42

INV0002291	Invoice	8/19/2022	8/19/2022	8/19/2022	8/19/2022	3,833.42	0.00	0.00	0.00	3,833.42
State Tax Withholding	AP Bank Code - AP Bank	No	Payment Date: 8/19/2022	Bank Draft: DFT0001753						

Payable Register

Packet: APPKT00651 - PYPKT00336 - 08/01-08/14/2022 PAID 08/19/2022

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	3,833.42	0.00	0.00	0.00	3,833.42	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
741-050-2122	STATE WITHHOLDING				145.64	3.80%				
610-050-2122	STATE WITHHOLDING				311.68	8.13%				
600-050-2122	STATE WITHHOLDING				344.43	8.98%				
110-050-2122	STATE WITHHOLDING				353.98	9.23%				
670-050-2122	STATE WITHHOLDING				13.71	0.36%				
001-050-2122	STATE WITHHOLDING				2,663.98	69.49%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	15	65,661.69	0.00	0.00	0.00	65,661.69	65,661.69	0.00
Grand Total:		65,661.69	0.00	0.00	0.00	65,661.69	65,661.69	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	5,087.57
001-050-2122	STATE WITHHOLDING	2,663.98
001-050-2130	ICMA-RC	776.54
Total:		8,528.09

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	747.27
110-050-2122	STATE WITHHOLDING	353.98
Total:		1,101.25

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	14,119.18
112-050-2122	STATE WITHHOLDING	324.29
112-050-2123	IPERS WITHHOLDING	14,668.31
112-050-2124	HEALTH INSURANCE WITHHOLDING	20,662.69
112-050-2125	DENTAL INSURANCE	1,498.86
112-050-2132	VISION WITHHOLDING	248.50
Total:		51,521.83

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	687.38
600-050-2122	STATE WITHHOLDING	344.43
Total:		1,031.81

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	619.89
610-050-2122	STATE WITHHOLDING	311.68
Total:		931.57

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	13.44
670-050-2122	STATE WITHHOLDING	13.71
Total:		27.15

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	300.03
741-050-2122	STATE WITHHOLDING	145.64
Total:		445.67

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,074.32
Total:		2,074.32



Check Register

Packet: APPKT00648 - 8/15/22 FOR MEETING ON 9/6/22

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	08/15/2022	Regular	0.00	450.00	60705
2453	ABSOLUTE INFRASTRUCTURE	08/15/2022	Regular	0.00	1,252.80	60706
2600	AIRGAS USA, LLC	08/15/2022	Regular	0.00	55.80	60707
2465	ALADTEC, INC.	08/15/2022	Regular	0.00	3,354.00	60708
0020	ALTOONA ACE HARDWARE	08/15/2022	Regular	0.00	78.22	60709
2265	AMERICAN PLANNING ASSOCIATION	08/15/2022	Regular	0.00	227.00	60710
0065	BONDURANT DEVELOPMENT INC.	08/15/2022	Regular	0.00	2,095.24	60711
1585	BIG GREEN UMBRELLA MEDIA INC	08/15/2022	Regular	0.00	490.00	60712
1537	BOUND TREE MEDICAL LLC	08/15/2022	Regular	0.00	838.48	60713
	Void	08/15/2022	Regular	0.00	0.00	60714
0073	BRICK,GENTRY,BOWERS,SWARTZ &	08/15/2022	Regular	0.00	9,591.13	60715
0577	CAPITAL CITY EQUIPMENT	08/15/2022	Regular	0.00	417.73	60716
0097	CITY OF DES MOINES	08/15/2022	Regular	0.00	67,070.60	60717
2128	COMMERCIAL SERVICE INNOVATION	08/15/2022	Regular	0.00	1,210.08	60718
0939	OCCUPATIONAL HEALTH CTR OF SW	08/15/2022	Regular	0.00	1,252.00	60719
2075	CORE & MAIN LP	08/15/2022	Regular	0.00	1,479.96	60720
2627	DES MOINES BREAKERZ	08/15/2022	Regular	0.00	1,861.60	60721
0145	DIAM PEST CONTROL	08/15/2022	Regular	0.00	150.00	60722
2525	DINGES FIRE COMPANY	08/15/2022	Regular	0.00	675.00	60723
0156	ELECTRICAL ENGINEERING & EQUIP	08/15/2022	Regular	0.00	8.52	60724
2137	JESTER INSURANCE SERVICE	08/15/2022	Regular	0.00	87.00	60725
2246	ETECH	08/15/2022	Regular	0.00	896.00	60726
2246	ETECH	08/15/2022	Regular	0.00	1,029.92	60727
	Void	08/15/2022	Regular	0.00	0.00	60728
	Void	08/15/2022	Regular	0.00	0.00	60729
2234	FIRE EMC	08/15/2022	Regular	0.00	775.00	60730
0780	FIRE SERVICE TRAINING BUREAU	08/15/2022	Regular	0.00	79.15	60731
2562	FIREFREEZE WORLDWIDE, INC	08/15/2022	Regular	0.00	281.89	60732
0180	GRIMES ASPHALT & PAVING	08/15/2022	Regular	0.00	1,118.36	60733
0193	HAWKEYE TRUCK EQUIPMENT	08/15/2022	Regular	0.00	2,332.00	60734
0230	IOWA ONE CALL	08/15/2022	Regular	0.00	314.20	60735
1062	IOWA PRISON INDUSTRIES	08/15/2022	Regular	0.00	463.76	60736
0224	IOWA DEPT OF TRANSPORTATION	08/15/2022	Regular	0.00	213.12	60737
0210	IMWCA	08/15/2022	Regular	0.00	10,111.00	60738
1402	INTERSTATE POWER SYSTEMS INC.	08/15/2022	Regular	0.00	641.82	60739
2233	JENE JESS	08/15/2022	Regular	0.00	402.51	60740
2625	JOE HENDRICKSON	08/15/2022	Regular	0.00	90.04	60741
2631	JORDYN WYZGOWSKI-WATCHER	08/15/2022	Regular	0.00	185.00	60742
0251	MICROBAC LABORATORIES, INC	08/15/2022	Regular	0.00	55.00	60743
2513	LETTERMAN CREATIVE	08/15/2022	Regular	0.00	225.00	60744
2628	LEXIPOL	08/15/2022	Regular	0.00	2,850.00	60745
1364	LOGAN CONTRACTORS SUPPLY INC.	08/15/2022	Regular	0.00	336.00	60746
0277	MARTIN MARIETTA MATERIALS	08/15/2022	Regular	0.00	4,238.65	60747
0040	MEDIACOM	08/15/2022	Regular	0.00	887.89	60748
0842	MENARDS	08/15/2022	Regular	0.00	66.05	60749
0308	MUNICIPAL SUPPLY	08/15/2022	Regular	0.00	10,735.00	60750
0286	METRO WASTE AUTHORITY	08/15/2022	Regular	0.00	9,857.26	60751
0324	O'HALLORAN INTERNATIONAL INC	08/15/2022	Regular	0.00	296.86	60752
2192	OMNI EMS	08/15/2022	Regular	0.00	641.37	60753
2232	OPG-3 INC	08/15/2022	Regular	0.00	4,950.00	60754
2629	OPN ARCHITECTS	08/15/2022	Regular	0.00	10,080.00	60755
0354	PFM FINANCIAL ADVISORS LLC	08/15/2022	Regular	0.00	20,033.94	60756
0337	POLK COUNTY TREASURER	08/15/2022	Regular	0.00	60,267.83	60757
0619	RACOM CORPORATION	08/15/2022	Regular	0.00	14,957.28	60758

Check Register

Packet: APPKT00648-8/15/22 FOR MEETING ON 9/6/22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1525	REGISTER MEDIA	08/15/2022	Regular	0.00	1,383.20	60759
1504	SHIVE-HATTERY INC	08/15/2022	Regular	0.00	5,230.00	60760
1336	SMITH'S SEWER SERVICE, INC.	08/15/2022	Regular	0.00	2,833.00	60761
0850	STEWART ELECTRIC, INC.	08/15/2022	Regular	0.00	2,502.00	60762
0564	STOREY KENWORTHY/MATT PARROTT	08/15/2022	Regular	0.00	237.66	60763
2613	STREICHER'S	08/15/2022	Regular	0.00	690.00	60764
2630	TIM HUFF	08/15/2022	Regular	0.00	260.46	60765
2626	TRACY SCIESZINSKI	08/15/2022	Regular	0.00	25.00	60766
2239	UPHDM OCCUPATIONAL MEDICINE	08/15/2022	Regular	0.00	23.75	60767
2595	VENDNOVATION, LLC	08/15/2022	Regular	0.00	50.00	60768
2231	VERIZON WIRELESS	08/15/2022	Regular	0.00	1,765.53	60769
1679	VISION ELECTRIC LLC	08/15/2022	Regular	0.00	15,301.86	60770
2632	WALKING PASTA	08/15/2022	Regular	0.00	125.00	60771
0433	WILLIAMSONS REPAIR	08/15/2022	Regular	0.00	342.62	60772
0144	DES MOINES WATER WORKS	08/22/2022	Bank Draft	0.00	50,051.82	DFT0001731
0144	DES MOINES WATER WORKS	08/22/2022	Bank Draft	0.00	47,918.21	DFT0001732
0387	TREASURER - STATE OF IOWA	08/04/2022	Bank Draft	0.00	9,468.62	DFT0001734
0387	TREASURER - STATE OF IOWA	08/04/2022	Bank Draft	0.00	1,975.87	DFT0001735
0416	POSTMASTER	08/02/2022	Bank Draft	0.00	562.46	DFT0001736
0144	DES MOINES WATER WORKS	08/22/2022	Bank Draft	0.00	22.00	DFT0001737
2433	WEX BANK	08/10/2022	Bank Draft	0.00	4,722.60	DFT0001738
2433	WEX BANK	08/10/2022	Bank Draft	0.00	-15.07	DFT0001739
1069	FIRST NATIONAL BANK OMAHA	08/09/2022	Bank Draft	0.00	1,291.41	DFT0001740

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	87	65	0.00	282,827.14
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	9	9	0.00	115,997.92
EFT's	0	0	0.00	0.00
	96	77	0.00	398,825.06

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	8/2022	398,855.20
			<u>398,855.20</u>



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00653 - PYPKT00338 - CORRECT PEZLEY IPERS DEDUCTION

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Vendor: [0239 - IPERS](#)

Vendor Total: 217.83

INV0002294	Invoice	8/17/2022	8/17/2022	8/31/2022	8/17/2022	217.83	0.00	0.00	0.00	217.83
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 8/31/2022		Bank Draft:		DFT0001762

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	217.83	0.00	0.00	0.00	217.83

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		217.83	0%

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

Vendor Total: -5.13

CM0000021	Credit Memo	8/17/2022	8/17/2022	8/31/2022	8/17/2022	-5.13	0.00	0.00	0.00	-5.13
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 8/31/2022		Bank Draft:		DFT0001762

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding	NA	0.00	0.00	-5.13	0.00	0.00	0.00	-5.13

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-050-2122	STATE WITHHOLDING		-0.41	0%
001-050-2122	STATE WITHHOLDING		-3.90	0%
600-050-2122	STATE WITHHOLDING		-0.41	0%
610-050-2122	STATE WITHHOLDING		-0.41	0%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Credit Memo	1	-5.13	0.00	0.00	0.00	-5.13	-5.13	0.00
Invoice	1	217.83	0.00	0.00	0.00	217.83	217.83	0.00
Grand Total:		212.70	0.00	0.00	0.00	212.70	212.70	0.00

Account Summary

<u>Account</u>	<u>Name</u>	<u>Amount</u>
001-050-2122	STATE WITHHOLDING	-3.90
	Total:	-3.90

<u>Account</u>	<u>Name</u>	<u>Amount</u>
110-050-2122	STATE WITHHOLDING	-0.41
	Total:	-0.41

<u>Account</u>	<u>Name</u>	<u>Amount</u>
112-050-2123	IPERS WITHHOLDING	217.83
	Total:	217.83

<u>Account</u>	<u>Name</u>	<u>Amount</u>
600-050-2122	STATE WITHHOLDING	-0.41
	Total:	-0.41

<u>Account</u>	<u>Name</u>	<u>Amount</u>
610-050-2122	STATE WITHHOLDING	-0.41
	Total:	-0.41



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00652 - PYPKT00336 - 08/01-08/14/2022 PAID
08/19/2022

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
INV0002278	Invoice	8/19/2022	8/19/2022	8/19/2022	8/19/2022	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



Payroll Check Register

Checks

Pay Period: 8/1/2022-8/14/2022

Packet: PYPKT00336 - 08/01-08/14/2022 PAID 08/19/2022

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
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*** No Checks Created In This Packet ***



Payroll Check Register

Direct Deposits

Packet: PYPKT00336 - 08/01-08/14/2022 PAID 08/19/2022
Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Date	Amount	Number
BAILEY, BOYCE E	7104	08/19/2022	1,392.98	102850
BERGESON, JOHN W	7121	08/19/2022	1,770.39	102851
BRIGGS, ASHTON S	1511	08/19/2022	837.02	102852
BRUCE, EMMA	3141	08/19/2022	709.37	102853
BUCKLIN, JEFFERY D	1562	08/19/2022	607.49	102854
CARPENTER, JOHN C	5129	08/19/2022	1,574.52	102855
CHAPA, DAISY Y	1584	08/19/2022	539.65	102856
COLLINS JR, ANTHONY M	9152	08/19/2022	30.00	102857
COLLINS JR, ANTHONY M	9152	08/19/2022	1,480.64	102857
COLLISON, PATRICK F	5103	08/19/2022	2,037.97	102858
CORY, JOHN P	7120	08/19/2022	1,387.88	102859
CRITTENDEN, MATTHEW	1567	08/19/2022	886.61	102860
EHLE, AANNA N	1575	08/19/2022	1,649.45	102861
GERDNER, RONALD L	7122	08/19/2022	1,499.90	102862
HAGAN, SHELBY L	5118	08/19/2022	2,398.17	102863
HAHN, NATHAN D	1521	08/19/2022	344.25	102864
HARMISON, TROY G	1503	08/19/2022	1,667.85	102865
HIGGINS, DAVID P.	7105	08/19/2022	1,370.58	102866
HORTON, JOHN C	7112	08/19/2022	3,211.81	102867
HORTON, JOHN C	7112	08/19/2022	100.00	102867
HUFF, TIMOTHY J	1559	08/19/2022	1,754.80	102868
HURST, MORGHAN	1570	08/19/2022	705.10	102869
JESS, JENE N	5123	08/19/2022	3,353.63	102870
JOHNSON, ANNASTASHA	5130	08/19/2022	1,329.99	102871
KENT, RONALD D	7115	08/19/2022	566.81	102872
KING, CHRISTINA M	3143	08/19/2022	787.73	102873
KLINKER-FELD, MICHELL M	3135	08/19/2022	2,086.90	102874
KOOIKER, ASHTON BRENT	7123	08/19/2022	1,415.11	102875
KREUDER, AARON M	1441	08/19/2022	3,369.97	102876
LUING, TIFFANY A	5133	08/19/2022	969.78	102877
LUNDQUIST, BRADLEY D	1555	08/19/2022	288.19	102878
MANGUM, MEGAN SUSANNA	3142	08/19/2022	1,317.72	102879
MARSHMAN, CRAIG A	5125	08/19/2022	1,523.74	102880
MORRIS, REBECCA L	1504	08/19/2022	2,575.91	102881
MURRAY, MARGARET	5126	08/19/2022	3,166.11	102882
OLIVER, MARKETA S	8403	08/19/2022	3,043.22	102883
OLIVER, MARKETA S	8403	08/19/2022	300.00	102883
PEZLEY, ISAAC J	5132	08/19/2022	1,124.82	102884
PHIPPS-BUCKLIN, CHANTEL E	4145	08/19/2022	681.91	102885
REYNOLDS, RAY A	1537	08/19/2022	1,300.23	102886
SANDERS, JILL C	3128	08/19/2022	2,994.95	102887
SCHINCKE, MEGAN	3137	08/19/2022	926.88	102888
SCHINCKE, MEGAN	3137	08/19/2022	397.24	102888
SPOERRY, DANIELLE M	1527	08/19/2022	1,310.84	102889
SUMMERS, ALAN C	1534	08/19/2022	1,052.93	102890
VAN HOUTEN, NICOLE M	5121	08/19/2022	1,542.65	102891
WILIMEK, RACHEL R	1580	08/19/2022	1,267.08	102892



Payroll Check Register Report Summary

Packet: PYPKT00336 - 08/01-08/14/2022 PAID 08/19/2022
Payroll Set: City of Bondurant, IA - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	47	66,650.77
Total	47	66,650.77



Check Register

Packet: APPKT00652 - PYPKT00336 - 08/01-08/14/2022 PAID
08/19/2022

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	08/18/2022	Regular	0.00	254.77	60773

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	8/2022	254.77
			254.77



Check Register

Packet: APPKT00654 - 8/24/22 FOR MEETING ON 9/6/22

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2453	ABSOLUTE INFRASTRUCTURE	08/25/2022	Regular	0.00	308.27	60774
2600	AIRGAS USA, LLC	08/25/2022	Regular	0.00	16.10	60775
2188	AMAZON	08/25/2022	Regular	0.00	362.33	60776
1488	BONDURANT MEN'S CLUB	08/25/2022	Regular	0.00	2,000.00	60777
1537	BOUND TREE MEDICAL LLC	08/25/2022	Regular	0.00	3,156.20	60778
0073	BRICK,GENTRY,BOWERS,SWARTZ &	08/25/2022	Regular	0.00	8,067.50	60779
2508	CARTEGRAPH SYSTEMS LLC	08/25/2022	Regular	0.00	8,740.54	60780
1857	GRTR DES MOINES CONVENTION/VIS	08/25/2022	Regular	0.00	1,500.00	60781
1228	CINTAS CORPORATION #762	08/25/2022	Regular	0.00	358.60	60782
	Void	08/25/2022	Regular	0.00	0.00	60783
2229	CIVICPLUS	08/25/2022	Regular	0.00	4,762.80	60784
0939	OCCUPATIONAL HEALTH CTR OF SW	08/25/2022	Regular	0.00	313.00	60785
2516	CONCRETE TECHNOLOGIES INC.	08/25/2022	Regular	0.00	64,652.39	60786
0156	ELECTRICAL ENGINEERING & EQUIP	08/25/2022	Regular	0.00	19.30	60787
2137	JESTER INSURANCE SERVICE	08/25/2022	Regular	0.00	118.00	60788
2114	ESO SOLUTIONS INC	08/25/2022	Regular	0.00	7,025.16	60789
0904	INTERSTATE BATTERY	08/25/2022	Regular	0.00	114.95	60790
2634	IOWA EARTH WORKS	08/25/2022	Regular	0.00	215,741.68	60791
2598	IOWA STATE UNIVERSITY	08/25/2022	Regular	0.00	224.00	60792
0251	MICROBAC LABORATORIES, INC	08/25/2022	Regular	0.00	320.50	60793
0040	MEDIACOM	08/25/2022	Regular	0.00	694.86	60794
0842	MENARDS	08/25/2022	Regular	0.00	163.66	60795
2442	MID-AMERICAN GLAZING SYSTEMS, IN	08/25/2022	Regular	0.00	6,345.20	60796
0286	METRO WASTE AUTHORITY	08/25/2022	Regular	0.00	550.00	60797
2561	NICOLE BALLANTYNE-EMERY	08/25/2022	Regular	0.00	395.00	60798
1628	QUICK SUPPLY CO.	08/25/2022	Regular	0.00	432.90	60799
1267	REES TREE SERVICE	08/25/2022	Regular	0.00	8,250.00	60800
1446	THE SHERWIN WILLIAMS CO	08/25/2022	Regular	0.00	63.21	60801
2552	SMITHGROUP, INC	08/25/2022	Regular	0.00	26,480.00	60802
0564	STOREY KENWORTHY/MATT PARROTT	08/25/2022	Regular	0.00	1,366.01	60803
1534	STRATUS BUILDNG SOLUTIONS IOWA	08/25/2022	Regular	0.00	475.00	60804
1346	STRYKER SALES CORPORATION	08/25/2022	Regular	0.00	353.56	60805
2155	TAPCO	08/25/2022	Regular	0.00	308.00	60806
0433	WILLIAMSONS REPAIR	08/25/2022	Regular	0.00	90.22	60807
2254	TCM BANK NA	08/18/2022	Bank Draft	0.00	1,852.03	DFT0001766
2633	CENTERS FOR MEDICARE & MEDICAID	08/19/2022	Bank Draft	0.00	631.00	DFT0001767
0291	MIDAMERICAN ENERGY	09/06/2022	Bank Draft	0.00	8,831.01	DFT0001768
2254	TCM BANK NA	08/23/2022	Bank Draft	0.00	942.34	DFT0001769
0452	STAPLES CREDIT PLAN	08/24/2022	Bank Draft	0.00	284.24	DFT0001770
0452	STAPLES CREDIT PLAN	08/24/2022	Bank Draft	0.00	33.19	DFT0001771
0452	STAPLES CREDIT PLAN	08/24/2022	Bank Draft	0.00	107.45	DFT0001772

Check Register

Packet: APPKT00654-8/24/22 FOR MEETING ON 9/6/22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0452	STAPLES CREDIT PLAN	08/24/2022	Bank Draft	0.00	71.97	DFT0001773

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	54	33	0.00	363,768.94
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	8	8	0.00	12,753.23
EFT's	0	0	0.00	0.00
	62	42	0.00	376,522.17

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	8/2022	367,691.16
999	POOLED CASH	9/2022	8,831.01
			376,522.17



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

Item No. 5.d.
For Meeting of 9/6/2022
Resolution

TITLE: Treasurer Report

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: Monthly Report

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: N/A

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Treasurer Report July FY23



Honorable Mayor, Members of the Council, and Citizens of the City of Bondurant, Iowa

Submitted for your review is the Treasurer's Report for July of the Fiscal Year Ending 2023. Following this letter, find the year-to-date Fund Balance Report, Balance Sheet, and Detail Report.

The City's Legacy checking account had a balance forward from June 30, 2022, of \$3,627,745.99. The ending balance as of July 31, 2022, was \$2,900,294.22. This account earned \$265.72 of interest in July and has earned a total of \$1,270.19 from interest in 2022. The average monthly balance is \$3,344,419.53. This account is in ideal financial condition.

The City's IPAIT accounts had a balance forward from June 30, 2022, of \$22,026,029.81. The ending balance as of July 31, 2022, was \$22,420,474.87. These accounts earned a total of \$21,016.31 of interest in July. Withdrawals included \$621.36 from the Project Omega account, \$189.00 from the Downstream Stormwater Capacity account, \$35,189.17 from the Debt Service account, and \$135.59 from the Project Blue Jay account. The City's IPAIT accounts are in ideal financial condition.

Among the expenditures in July, you will find payments for payroll (\$132,614.70), engineering (\$62,293.83), water (\$68,110.05), law enforcement (\$57,433.00), Bond Counsel (\$39,114.50), and the Rec N Roll Trailer (\$9,995.00). The trailer is currently getting a customized wrap and it will be fully equipped in the upcoming months.

The utility bill autopay collected \$176,228.71 from 1348 accounts in July. Last year at this time, the City collected \$162,705.34 from 1264 accounts.

Please do not hesitate to contact the City's Finance & Employee Services Department if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jené Jess'.

Jené Jess, MPA, SHRM-CP
Finance & Employee Services Director
injess@cityofbondurant.com



Fund Balance Report

As Of 07/31/2022

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	3,523,747.96	106,909.09	472,996.42	3,157,660.63
110 - ROAD USE TAX	684,518.10	78,318.64	48,735.35	714,101.39
112 - EMPLOYEE BENEFIT	133,811.76	421.92	63,679.81	70,553.87
121 - Local Option Sales Tax	443,670.33	104,843.72	0.00	548,514.05
125 - TIF	3,463.06	2,868.24	0.00	6,331.30
167 - LIBRARY GRANT	13,183.90	16,871.89	5,594.79	24,461.00
168 - EMS GRANT	0.00	0.00	0.00	0.00
169 - PARK & REC	13,149.78	0.00	0.00	13,149.78
170 - FEMA DISASTER AID	31,735.80	0.00	32.08	31,703.72
171 - STORMWATER GRANT	0.00	0.00	0.00	0.00
172 - TREE FUND	-6,425.17	0.00	0.00	-6,425.17
200 - DEBT SERVICE	451,311.30	1,541.12	39,114.50	413,737.92
306 - CITY CAMPUS	8,928,480.26	8,492.40	0.00	8,936,972.66
308 - SIDEWALK CONST-15TH;PAINE	-1,543.81	0.00	0.00	-1,543.81
316 - PAINE HTS DRAINAGE	-15,144.69	153.00	0.00	-14,991.69
320 - WASHINGTON STREET	-342,803.99	0.00	0.00	-342,803.99
322 - SIDEWALK CONST-OLD TOWN	-4,450.35	0.00	0.00	-4,450.35
324 - BRSC IMPROVEMENTS	0.00	0.00	0.00	0.00
325 - STREETS ARTERIAL MASTER PLAN	-17,610.30	0.00	756.00	-18,366.30
327 - GRANT ST S/COMMUTER LOOP	159,914.45	132.77	0.00	160,047.22
333 - DITCH 2 IMPROV	472,327.75	252.43	0.00	472,580.18
335 - PARK IMPROVEMENTS	180,084.09	0.00	0.00	180,084.09
336 - PAINE ST CONNECTION	0.00	0.00	0.00	0.00
337 - GLWTE TO ALTOONA	0.00	0.00	0.00	0.00
338 - MAIN STREET STORMWATER	-8,725.06	0.00	6,033.79	-14,758.85
340 - UNDERPASS-HWY 65/330	699,860.48	601.08	27,268.92	673,192.64
341 - TIF-PARK LAND PURCHASE	-1,692.07	0.00	0.00	-1,692.07
342 - TIF-1ST&MAIN ECONOMIC DVL	-792.33	0.00	0.00	-792.33
343 - TIF-DOWNTOWN PARKING	-14,392.47	0.00	0.00	-14,392.47
344 - 16TH ST NE - GRANT TO PLEASANT	-30,283.75	0.00	3,681.50	-33,965.25
345 - TIF-HWY65 NATURAL GAS EXT	0.00	0.00	0.00	0.00
346 - CITY HALL RECONSTRUCTION	65,573.40	0.00	0.00	65,573.40
347 - BRIDGE/INTERSECTION	257,848.74	142.87	0.00	257,991.61
348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY	324,800.81	309.00	189.00	324,920.81
349 - PLEASANT GROVE	-158,869.18	0.00	0.00	-158,869.18
350 - PROJECT BLUEJAY	4.77	0.00	0.00	4.77
351 - LIBRARY CAPITAL	59,348.15	0.00	1,694.50	57,653.65
352 - WATER TOWER	463,807.74	0.00	21,600.39	442,207.35
353 - OMEGA	14.75	0.10	0.00	14.85
354 - COMMERCE CROSSING	579,888.73	0.00	0.00	579,888.73
355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS	-68,894.79	0.00	14,424.91	-83,319.70
356 - CERTIFIED SITE IMPROVEMENTS	4,965,946.70	4,731.98	12,720.50	4,957,958.18
500 - CEMETERY PERPETUAL CARE	26,753.83	303.89	0.00	27,057.72
600 - WATER	1,215,294.37	184,158.48	118,352.25	1,281,100.60
610 - SEWER	1,950,481.89	150,030.82	159,366.67	1,941,146.04
670 - GARBAGE	111,726.09	42,577.97	31,586.06	122,718.00
741 - STORM WATER	335,392.79	34,392.04	15,434.15	354,350.68
820 - SELF-FUNDED INSURANCE	168.41	0.00	85.00	83.41
999 - POOLED CASH	0.00	0.00	0.00	0.00
Report Total:	25,424,682.23	738,053.45	1,043,346.59	25,119,389.09



Balance Sheet

Account Summary

As Of 07/31/2022

Account	Name	Balance
Fund: 001 - GENERAL FUND		
Assets		
001-000-1101	CLAIM ON POOLED CASH	493,993.18
001-000-1115	PETTY CASH - GENERAL	100.00
001-000-1116	PETTY CASH - LIBRARY	200.00
001-000-1117	CHANGE FUND - LIBRARY	20.00
001-000-1150	IPAIT - GENERAL FUND 11763 MM	2,823,963.95
	Total Assets:	3,318,277.13
		<u>3,318,277.13</u>
Liability		
001-050-2011	PENDING POOLED PAYABLES	160,616.50
	Total Liability:	160,616.50
Equity		
001-050-3950	FUND BALANCE	3,523,747.96
	Total Beginning Equity:	3,523,747.96
Total Revenue		106,909.09
Total Expense		472,996.42
Revenues Over/Under Expenses		-366,087.33
	Total Equity and Current Surplus (Deficit):	3,157,660.63
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>3,318,277.13</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 110 - ROAD USE TAX			
Assets			
110-000-1101	CLAIM ON POOLED CASH	430,198.51	
110-000-1159	IPAIT - ROAD FUND 125	304,792.98	
	Total Assets:	734,991.49	734,991.49
Liability			
110-050-2011	PENDING POOLED PAYABLES	20,890.10	
	Total Liability:	20,890.10	
Equity			
110-050-3950	FUND BALANCE	684,518.10	
	Total Beginning Equity:	684,518.10	
Total Revenue		78,318.64	
Total Expense		48,735.35	
Revenues Over/Under Expenses		29,583.29	
	Total Equity and Current Surplus (Deficit):	714,101.39	
	Total Liabilities, Equity and Current Surplus (Deficit):		734,991.49

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 112 - EMPLOYEE BENEFIT			
Assets			
112-000-1101	CLAIM ON POOLED CASH	111,643.39	
	Total Assets:	111,643.39	111,643.39
Liability			
112-050-2011	PENDING POOLED PAYABLES	19,951.40	
112-050-2122	STATE WITHHOLDING	767.73	
112-050-2123	IPERS WITHHOLDING	0.01	
112-050-2124	HEALTH INSURANCE WITHHOLDING	18,736.79	
112-050-2125	DENTAL INSURANCE	1,404.06	
112-050-2132	VISION WITHHOLDING	229.53	
	Total Liability:	41,089.52	
Equity			
112-050-3950	FUND BALANCE	133,811.76	
	Total Beginning Equity:	133,811.76	
Total Revenue		421.92	
Total Expense		63,679.81	
Revenues Over/Under Expenses		-63,257.89	
	Total Equity and Current Surplus (Deficit):	70,553.87	
	Total Liabilities, Equity and Current Surplus (Deficit):		111,643.39

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 121 - Local Option Sales Tax			
Assets			
121-000-1150	IPAIT - LOSST 128	548,514.05	
	Total Assets:	548,514.05	548,514.05
Liability			
	Total Liability:	0.00	
Equity			
121-050-3950	FUND BALANCE	443,670.33	
	Total Beginning Equity:	443,670.33	
Total Revenue		104,843.72	
Total Expense		0.00	
Revenues Over/Under Expenses		104,843.72	
	Total Equity and Current Surplus (Deficit):	548,514.05	
	Total Liabilities, Equity and Current Surplus (Deficit):		548,514.05

Balance Sheet

As Of 07/31/2022

Account	Name	Balance
Fund: 125 - TIF		
Assets		
125-000-1101	CLAIM ON POOLED CASH	6,331.30
	Total Assets:	6,331.30
		6,331.30
Liability		
	Total Liability:	0.00
Equity		
125-050-3950	FUND BALANCE	3,463.06
	Total Beginning Equity:	3,463.06
Total Revenue		2,868.24
Total Expense		0.00
Revenues Over/Under Expenses		2,868.24
	Total Equity and Current Surplus (Deficit):	6,331.30
	Total Liabilities, Equity and Current Surplus (Deficit):	6,331.30

Balance Sheet

As Of 07/31/2022

Account	Name	Balance
Fund: 167 - LIBRARY GRANT		
Assets		
167-000-1101	CLAIM ON POOLED CASH	15,985.31
167-000-1111	SAVINGS - LIBRARY XXX6441	1,457.43
167-000-1150	IPAIT - LIBRARY T&A MM 110	7,018.26
	Total Assets:	24,461.00
		24,461.00
Liability		
	Total Liability:	0.00
Equity		
167-050-3950	BEGINNING BALANCE	13,183.90
	Total Beginning Equity:	13,183.90
Total Revenue		16,871.89
Total Expense		5,594.79
Revenues Over/Under Expenses		11,277.10
	Total Equity and Current Surplus (Deficit):	24,461.00
	Total Liabilities, Equity and Current Surplus (Deficit):	24,461.00

Balance Sheet

As Of 07/31/2022

Account	Name	Balance
Fund: 168 - EMS GRANT		
Assets		
	Total Assets:	0.00
		<u>0.00</u>
Liability		
	Total Liability:	0.00
Total Revenue		0.00
Total Expense		0.00
Revenues Over/Under Expenses		0.00
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>0.00</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 169 - PARK & REC			
Assets			
169-000-1101	CLAIM ON POOLED CASH	13,149.78	
	Total Assets:	13,149.78	13,149.78
Liability			
	Total Liability:	0.00	
Equity			
169-050-3950	BEGINNING BALANCE	13,149.78	
	Total Beginning Equity:	13,149.78	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	13,149.78	
	Total Liabilities, Equity and Current Surplus (Deficit):		13,149.78

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 170 - FEMA DISASTER AID			
Assets			
170-000-1101	CLAIM ON POOLED CASH	31,719.76	
	Total Assets:	31,719.76	31,719.76
Liability			
170-050-2011	PENDING POOLED PAYABLES	16.04	
	Total Liability:	16.04	
Equity			
170-050-3950	FUND BALANCE	31,735.80	
	Total Beginning Equity:	31,735.80	
Total Revenue		0.00	
Total Expense		32.08	
Revenues Over/Under Expenses		-32.08	
	Total Equity and Current Surplus (Deficit):	31,703.72	
	Total Liabilities, Equity and Current Surplus (Deficit):		31,719.76

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 171 - STORMWATER GRANT			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 172 - TREE FUND			
Assets			
172-000-1101	CLAIM ON POOLED CASH	-6,425.17	
	Total Assets:	-6,425.17	-6,425.17
Liability			
	Total Liability:	0.00	
Equity			
172-050-3950	BEGINNING BALANCE	-6,425.17	
	Total Beginning Equity:	-6,425.17	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	-6,425.17	
	Total Liabilities, Equity and Current Surplus (Deficit):		-6,425.17

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 200 - DEBT SERVICE			
Assets			
200-000-1162	IPAIT - DEBT SERVICE 124	413,737.92	
	Total Assets:	413,737.92	413,737.92
Liability			
	Total Liability:	0.00	
Equity			
200-050-3950	FUND BALANCE	451,311.30	
	Total Beginning Equity:	451,311.30	
Total Revenue		1,541.12	
Total Expense		39,114.50	
Revenues Over/Under Expenses		-37,573.38	
	Total Equity and Current Surplus (Deficit):	413,737.92	
	Total Liabilities, Equity and Current Surplus (Deficit):		413,737.92

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 306 - CITY CAMPUS			
Assets			
306-000-1101	CLAIM ON POOLED CASH	2,589.18	
306-000-1150	IPAIT CITY CAMPUS 131	8,934,383.48	
	Total Assets:	8,936,972.66	8,936,972.66
Liability			
	Total Liability:	0.00	
Equity			
306-050-3950	FUND BALANCE	8,928,480.26	
	Total Beginning Equity:	8,928,480.26	
Total Revenue		8,492.40	
Total Expense		0.00	
Revenues Over/Under Expenses		8,492.40	
	Total Equity and Current Surplus (Deficit):	8,936,972.66	
	Total Liabilities, Equity and Current Surplus (Deficit):	8,936,972.66	

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 308 - SIDEWALK CONST-15TH;PAINE			
Assets			
308-000-1101	CLAIM ON POOLED CASH	-1,543.81	
	Total Assets:	-1,543.81	-1,543.81
Liability			
	Total Liability:	0.00	
Equity			
308-050-3950	FUND BALANCE	-1,543.81	
	Total Beginning Equity:	-1,543.81	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	-1,543.81	
	Total Liabilities, Equity and Current Surplus (Deficit):		-1,543.81

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 316 - PAINE HTS DRAINAGE			
Assets			
316-000-1101	CLAIM ON POOLED CASH	-14,991.69	
	Total Assets:	-14,991.69	-14,991.69
Liability			
	Total Liability:	0.00	
Equity			
316-050-3950	FUND BALANCE	-15,144.69	
	Total Beginning Equity:	-15,144.69	
Total Revenue		153.00	
Total Expense		0.00	
Revenues Over/Under Expenses		153.00	
	Total Equity and Current Surplus (Deficit):	-14,991.69	
	Total Liabilities, Equity and Current Surplus (Deficit):		-14,991.69

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 320 - WASHINGTON STREET			
Assets			
320-000-1101	CLAIM ON POOLED CASH	-342,803.99	
	Total Assets:	-342,803.99	-342,803.99
Liability			
	Total Liability:	0.00	
Equity			
320-050-3950	FUND BALANCE	-342,803.99	
	Total Beginning Equity:	-342,803.99	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	-342,803.99	
	Total Liabilities, Equity and Current Surplus (Deficit):		-342,803.99

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 322 - SIDEWALK CONST-OLD TOWN			
Assets			
322-000-1101	CLAIM ON POOLED CASH	-4,450.35	
	Total Assets:	-4,450.35	-4,450.35
Liability			
	Total Liability:	0.00	
Equity			
322-050-3950	FUND BALANCE	-4,450.35	
	Total Beginning Equity:	-4,450.35	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	-4,450.35	
	Total Liabilities, Equity and Current Surplus (Deficit):		-4,450.35

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 324 - BRSC IMPROVEMENTS			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 325 - STREETS ARTERIAL MASTER PLAN			
Assets			
325-000-1101	CLAIM ON POOLED CASH	-17,610.30	
	Total Assets:	-17,610.30	-17,610.30
Liability			
325-050-2011	PENDING POOLED PAYABLES	756.00	
	Total Liability:	756.00	
Equity			
325-050-3950	BEGINNING BALANCE	-17,610.30	
	Total Beginning Equity:	-17,610.30	
Total Revenue		0.00	
Total Expense		756.00	
Revenues Over/Under Expenses		-756.00	
	Total Equity and Current Surplus (Deficit):	-18,366.30	
	Total Liabilities, Equity and Current Surplus (Deficit):		-17,610.30

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 327 - GRANT ST S/COMMUTER LOOP			
Assets			
327-000-1101	CLAIM ON POOLED CASH	20,368.15	
327-000-1150	IPAIT GRANT ST S/COMMUTER LOOP 126	139,679.07	
	Total Assets:	160,047.22	160,047.22
Liability			
	Total Liability:	0.00	
Equity			
327-050-3950	BEGINNING BALANCE	159,914.45	
	Total Beginning Equity:	159,914.45	
Total Revenue		132.77	
Total Expense		0.00	
Revenues Over/Under Expenses		132.77	
	Total Equity and Current Surplus (Deficit):	160,047.22	
	Total Liabilities, Equity and Current Surplus (Deficit):		160,047.22

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 333 - DITCH 2 IMPROV			
Assets			
333-000-1101	CLAIM ON POOLED CASH	207,003.39	
333-000-1150	IPAIT - DITCH 2 CREEK IMPROVEMENT 112	265,576.79	
	Total Assets:	472,580.18	<u>472,580.18</u>
Liability			
	Total Liability:	0.00	
Equity			
333-050-3950	BEGINNING BALANCE	472,327.75	
	Total Beginning Equity:	472,327.75	
Total Revenue		252.43	
Total Expense		0.00	
Revenues Over/Under Expenses		252.43	
	Total Equity and Current Surplus (Deficit):	472,580.18	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>472,580.18</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 335 - PARK IMPROVEMENTS			
Assets			
335-000-1101	CLAIM ON POOLED CASH	180,084.09	
	Total Assets:	180,084.09	180,084.09
Liability			
	Total Liability:	0.00	
Equity			
335-050-3950	BEGINNING BALANCE	180,084.09	
	Total Beginning Equity:	180,084.09	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	180,084.09	
	Total Liabilities, Equity and Current Surplus (Deficit):		180,084.09

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 336 - PAINE ST CONNECTION			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance
Fund: 337 - GLWTE TO ALTOONA		
Assets		
	Total Assets:	0.00
		<u>0.00</u>
Liability		
	Total Liability:	0.00
Total Revenue		0.00
Total Expense		0.00
Revenues Over/Under Expenses		0.00
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>0.00</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 338 - MAIN STREET STORMWATER			
Assets			
338-000-1101	CLAIM ON POOLED CASH	-14,758.85	
	Total Assets:	-14,758.85	-14,758.85
Liability			
	Total Liability:	0.00	
Equity			
338-050-3950	BEGINNING BALANCE	-8,725.06	
	Total Beginning Equity:	-8,725.06	
Total Revenue		0.00	
Total Expense		6,033.79	
Revenues Over/Under Expenses		-6,033.79	
	Total Equity and Current Surplus (Deficit):	-14,758.85	
	Total Liabilities, Equity and Current Surplus (Deficit):		-14,758.85

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 340 - UNDERPASS-HWY 65/330			
Assets			
340-000-1101	CLAIM ON POOLED CASH	57,970.46	
340-000-1150	IPAIT - UNDRPASS HWY65 114	632,312.70	
	Total Assets:	690,283.16	690,283.16
Liability			
340-050-2011	PENDING POOLED PAYABLES	17,090.52	
	Total Liability:	17,090.52	
Equity			
340-050-3950	BEGINNING BALANCE	699,860.48	
	Total Beginning Equity:	699,860.48	
Total Revenue		601.08	
Total Expense		27,268.92	
Revenues Over/Under Expenses		-26,667.84	
	Total Equity and Current Surplus (Deficit):	673,192.64	
	Total Liabilities, Equity and Current Surplus (Deficit):		690,283.16

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 341 - TIF-PARK LAND PURCHASE			
Assets			
341-000-1101	CLAIM ON POOLED CASH	-1,692.07	
	Total Assets:	-1,692.07	-1,692.07
Liability			
	Total Liability:	0.00	
Equity			
341-050-3950	BEGINNING BALANCE	-1,692.07	
	Total Beginning Equity:	-1,692.07	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	-1,692.07	
	Total Liabilities, Equity and Current Surplus (Deficit):		-1,692.07

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 342 - TIF-1ST&MAIN ECONOMIC DVL			
Assets			
342-000-1101	CLAIM ON POOLED CASH	-792.33	
	Total Assets:	-792.33	-792.33
Liability			
	Total Liability:	0.00	
Equity			
342-050-3950	BEGINNING BALANCE	-792.33	
	Total Beginning Equity:	-792.33	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	-792.33	
	Total Liabilities, Equity and Current Surplus (Deficit):		-792.33

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 343 - TIF-DOWNTOWN PARKING			
Assets			
343-000-1101	CLAIM ON POOLED CASH	-14,392.47	
	Total Assets:	-14,392.47	-14,392.47
Liability			
	Total Liability:	0.00	
Equity			
343-050-3950	BEGINNING BALANCE	-14,392.47	
	Total Beginning Equity:	-14,392.47	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	-14,392.47	
	Total Liabilities, Equity and Current Surplus (Deficit):		-14,392.47

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 344 - 16TH ST NE - GRANT TO PLEASANT			
Assets			
344-000-1101	CLAIM ON POOLED CASH	-33,965.25	
	Total Assets:	-33,965.25	-33,965.25
Liability			
	Total Liability:	0.00	
Equity			
344-050-3950	BEGINNING BALANCE	-30,283.75	
	Total Beginning Equity:	-30,283.75	
Total Revenue		0.00	
Total Expense		3,681.50	
Revenues Over/Under Expenses		-3,681.50	
	Total Equity and Current Surplus (Deficit):	-33,965.25	
	Total Liabilities, Equity and Current Surplus (Deficit):		-33,965.25

Balance Sheet

As Of 07/31/2022

Account	Name	Balance
Fund: 345 - TIF-HWY65 NATURAL GAS EXT		
Assets		
	Total Assets:	0.00
		<u>0.00</u>
Liability		
	Total Liability:	0.00
Total Revenue		0.00
Total Expense		0.00
Revenues Over/Under Expenses		0.00
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>0.00</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 346 - CITY HALL RECONSTRUCTION			
Assets			
346-000-1101	CLAIM ON POOLED CASH	65,573.40	
	Total Assets:	65,573.40	65,573.40
Liability			
	Total Liability:	0.00	
Equity			
346-050-3950	BEGINNING BALANCE	65,573.40	
	Total Beginning Equity:	65,573.40	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	65,573.40	
	Total Liabilities, Equity and Current Surplus (Deficit):		65,573.40

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 347 - BRIDGE/INTERSECTION			
Assets			
347-000-1101	CLAIM ON POOLED CASH	107,727.80	
347-000-1150	IPAIT BRIDGE INTERSECTION 121	150,263.81	
	Total Assets:	257,991.61	<u>257,991.61</u>
Liability			
	Total Liability:	0.00	
Equity			
347-050-3950	BEGINNING BALANCE	257,848.74	
	Total Beginning Equity:	257,848.74	
Total Revenue		142.87	
Total Expense		0.00	
Revenues Over/Under Expenses		142.87	
	Total Equity and Current Surplus (Deficit):	257,991.61	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>257,991.61</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY			
Assets			
348-000-1150	IPAIT-NE STWATER EXPAN/DOWNSTRM CAF	324,920.81	
	Total Assets:	324,920.81	<u>324,920.81</u>
Liability			
	Total Liability:	0.00	
Equity			
348-050-3950	BEGINNING BALANCE	324,800.81	
	Total Beginning Equity:	324,800.81	
Total Revenue		309.00	
Total Expense		189.00	
Revenues Over/Under Expenses		120.00	
	Total Equity and Current Surplus (Deficit):	324,920.81	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>324,920.81</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 349 - PLEASANT GROVE			
Assets			
349-000-1101	CLAIM ON POOLED CASH	-158,869.18	
	Total Assets:	-158,869.18	-158,869.18
Liability			
	Total Liability:	0.00	
Equity			
349-050-3950	BEGINNING BALANCE	-158,869.18	
	Total Beginning Equity:	-158,869.18	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	-158,869.18	
	Total Liabilities, Equity and Current Surplus (Deficit):		-158,869.18

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 350 - PROJECT BLUEJAY			
Assets			
350-000-1101	CLAIM ON POOLED CASH	4.77	
	Total Assets:	4.77	4.77
Liability			
	Total Liability:	0.00	
Equity			
350-050-3950	FUND BALANCE	4.77	
	Total Beginning Equity:	4.77	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	4.77	
	Total Liabilities, Equity and Current Surplus (Deficit):		4.77

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 351 - LIBRARY CAPITAL			
Assets			
351-000-1101	CLAIM ON POOLED CASH	57,653.65	
	Total Assets:	57,653.65	57,653.65
Liability			
	Total Liability:	0.00	
Equity			
351-050-3950	BEGINNING BALANCE	59,348.15	
	Total Beginning Equity:	59,348.15	
Total Revenue		0.00	
Total Expense		1,694.50	
Revenues Over/Under Expenses		-1,694.50	
	Total Equity and Current Surplus (Deficit):	57,653.65	
	Total Liabilities, Equity and Current Surplus (Deficit):		57,653.65

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 352 - WATER TOWER			
Assets			
352-000-1101	CLAIM ON POOLED CASH	456,275.90	
	Total Assets:	456,275.90	456,275.90
Liability			
352-050-2011	PENDING POOLED PAYABLES	14,068.55	
	Total Liability:	14,068.55	
Equity			
352-050-3950	FUND BALANCE	463,807.74	
	Total Beginning Equity:	463,807.74	
Total Revenue		0.00	
Total Expense		21,600.39	
Revenues Over/Under Expenses		-21,600.39	
	Total Equity and Current Surplus (Deficit):	442,207.35	
	Total Liabilities, Equity and Current Surplus (Deficit):		456,275.90

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 353 - OMEGA			
Assets			
353-000-1101	CLAIM ON POOLED CASH	14.75	
353-000-1150	IPAIT - OMEGA 120	0.10	
	Total Assets:	14.85	14.85
Liability			
	Total Liability:	0.00	
Equity			
353-050-3950	FUND BALANCE	14.75	
	Total Beginning Equity:	14.75	
Total Revenue		0.10	
Total Expense		0.00	
Revenues Over/Under Expenses		0.10	
	Total Equity and Current Surplus (Deficit):	14.85	
	Total Liabilities, Equity and Current Surplus (Deficit):		14.85

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 354 - COMMERCE CROSSING			
Assets			
354-000-1101	CLAIM ON POOLED CASH	579,888.73	
	Total Assets:	579,888.73	<u>579,888.73</u>
Liability			
	Total Liability:	0.00	
Equity			
354-050-3950	FUND BALANCE	579,888.73	
	Total Beginning Equity:	579,888.73	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	579,888.73	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>579,888.73</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS			
Assets			
355-000-1101	CLAIM ON POOLED CASH	-83,319.70	
	Total Assets:	-83,319.70	-83,319.70
Liability			
	Total Liability:	0.00	
Equity			
355-050-3950	BEGINNING BALANCE	-68,894.79	
	Total Beginning Equity:	-68,894.79	
Total Revenue		0.00	
Total Expense		14,424.91	
Revenues Over/Under Expenses		-14,424.91	
	Total Equity and Current Surplus (Deficit):	-83,319.70	
	Total Liabilities, Equity and Current Surplus (Deficit):		-83,319.70

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 356 - CERTIFIED SITE IMPROVEMENTS			
Assets			
356-000-1101	CLAIM ON POOLED CASH	-12,513.38	
356-000-1150	IPAIT - CERTIFIED SITE IMPROVEMENTS 132	4,978,252.56	
	Total Assets:	4,965,739.18	<u>4,965,739.18</u>
Liability			
356-050-2011	PENDING POOLED PAYABLES	7,781.00	
	Total Liability:	7,781.00	
Equity			
356-050-3950	FUND BALANCE	4,965,946.70	
	Total Beginning Equity:	4,965,946.70	
Total Revenue		4,731.98	
Total Expense		12,720.50	
Revenues Over/Under Expenses		-7,988.52	
	Total Equity and Current Surplus (Deficit):	4,957,958.18	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>4,965,739.18</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 500 - CEMETERY PERPETUAL CARE			
Assets			
500-000-1111	SAVINGS - CEMETERY XXX1037	1,554.82	
500-000-1150	IPAIT - CEMETERY T/A 108	25,502.90	
	Total Assets:	27,057.72	27,057.72
Liability			
	Total Liability:	0.00	
Equity			
500-050-3950	FUND BALANCE	26,753.83	
	Total Beginning Equity:	26,753.83	
Total Revenue		303.89	
Total Expense		0.00	
Revenues Over/Under Expenses		303.89	
	Total Equity and Current Surplus (Deficit):	27,057.72	
	Total Liabilities, Equity and Current Surplus (Deficit):		27,057.72

Balance Sheet

As Of 07/31/2022

Account	Name	Balance
Fund: 600 - WATER		
Assets		
600-000-1101	CLAIM ON POOLED CASH	181,470.21
600-000-1114	CHANGE FUND - WATER	200.00
600-000-1151	IPAIT - WATER OPERAT 104	714,567.49
600-000-1159	IPAIT UTILITY DEPOSITS-111	340,702.99
600-000-1170	CHECKING - WATER DEPOSITS	54,245.86
	Total Assets:	1,291,186.55
		<u>1,291,186.55</u>
Liability		
600-050-2011	PENDING POOLED PAYABLES	4,892.78
600-050-2141	APPLIED CREDITS	5,193.17
	Total Liability:	10,085.95
Equity		
600-050-3950	FUND BALANCE	1,215,294.37
	Total Beginning Equity:	1,215,294.37
Total Revenue		184,158.48
Total Expense		118,352.25
Revenues Over/Under Expenses		65,806.23
	Total Equity and Current Surplus (Deficit):	1,281,100.60
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>1,291,186.55</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance
Fund: 610 - SEWER		
Assets		
610-000-1101	CLAIM ON POOLED CASH	232,826.73
610-000-1113	CHECKING - SEWER SINKING	36,300.84
610-000-1151	IPAIT - SEWER OPERAT 103	1,525,107.17
610-000-1153	IPAIT - NW TRK SEWR EXT 117	36,482.94
610-000-1154	IPAIT - SEWER RESERVE 201	110,591.99
	Total Assets:	1,941,309.67
		<u>1,941,309.67</u>
Liability		
610-050-2011	PENDING POOLED PAYABLES	163.63
	Total Liability:	163.63
Equity		
610-050-3950	FUND BALANCE	1,950,481.89
	Total Beginning Equity:	1,950,481.89
Total Revenue		150,030.82
Total Expense		159,366.67
Revenues Over/Under Expenses		-9,335.85
	Total Equity and Current Surplus (Deficit):	1,941,146.04
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>1,941,309.67</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 670 - GARBAGE			
Assets			
670-000-1101	CLAIM ON POOLED CASH	153,372.80	
670-000-1114	CHANGE FUND - GARBAGE	70.00	
	Total Assets:	153,442.80	153,442.80
Liability			
670-050-2011	PENDING POOLED PAYABLES	30,724.80	
	Total Liability:	30,724.80	
Equity			
670-050-3950	FUND BALANCE	111,726.09	
	Total Beginning Equity:	111,726.09	
Total Revenue		42,577.97	
Total Expense		31,586.06	
Revenues Over/Under Expenses		10,991.91	
	Total Equity and Current Surplus (Deficit):	122,718.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		153,442.80

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 741 - STORM WATER			
Assets			
741-000-1101	CLAIM ON POOLED CASH	186,614.42	
741-000-1111	CHECKING-STORMWATER SINKING	23,633.35	
741-000-1150	IPAIT - STORM WATER RESERVE 2020E 130	144,102.91	
	Total Assets:	354,350.68	<u>354,350.68</u>
Liability			
	Total Liability:	0.00	
Equity			
741-050-3950	FUND BALANCE	335,392.79	
	Total Beginning Equity:	335,392.79	
Total Revenue		34,392.04	
Total Expense		15,434.15	
Revenues Over/Under Expenses		18,957.89	
	Total Equity and Current Surplus (Deficit):	354,350.68	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>354,350.68</u>

Balance Sheet

As Of 07/31/2022

Account	Name	Balance	
Fund: 820 - SELF-FUNDED INSURANCE			
Assets			
820-000-1101	CLAIM ON POOLED CASH	168.41	
	Total Assets:	168.41	168.41
Liability			
820-050-2011	PENDING POOLED PAYABLES	42.50	
820-050-2131	SELF-FUNDED WITHHOLDING	42.50	
	Total Liability:	85.00	
Equity			
820-050-3950	BEGINNING BALANCE	168.41	
	Total Beginning Equity:	168.41	
Total Revenue		0.00	
Total Expense		85.00	
Revenues Over/Under Expenses		-85.00	
	Total Equity and Current Surplus (Deficit):	83.41	
	Total Liabilities, Equity and Current Surplus (Deficit):		168.41

Balance Sheet

As Of 07/31/2022

Account	Name	Balance
Fund: 999 - POOLED CASH		
Assets		
999-000-1100	POOLED CASH	2,772,470.49
999-000-1300	DUE FROM GENERAL FUND	160,616.50
999-000-1310	DUE FROM ROAD USE TAX	20,890.10
999-000-1315	DUE FROM SIDEWALK ESCROW	19,951.40
999-000-1370	DUE FROM FEMA DISASTER AID	16.04
999-000-1425	DUE FROM TIF-GRANT ST FRONTAGE	756.00
999-000-1440	DUE FROM UNDERPASS-HWY 65/330	17,090.52
999-000-1452	DUE FROM LIBRARY REMODLE	14,068.55
999-000-1457	DUE TO CERTIFIED CITE IMPROVEMENTS	7,781.00
999-000-1460	DUE FROM WATER	4,892.78
999-000-1461	DUE FROM SEWER	163.63
999-000-1467	DUE FROM GARBAGE	30,724.80
999-000-1482	DUE FROM SELF-FUNDED INSURANCE	42.50
	Total Assets:	3,049,464.31
		<u>3,049,464.31</u>
Liability		
999-050-2010	POOLED PAYABLES	276,993.82
999-050-2300	DUE TO OTHER FUNDS	2,772,470.49
	Total Liability:	3,049,464.31
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>3,049,464.31</u>



Detail Report

Account Summary

Date Range: 07/01/2022 - 07/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
Function: 10 - PUBLIC SAFETY				
001-110-6050	POLK CO SHERIFF PAYMENT	0.00	57,433.00	57433.00
001-150-6010	SALARIES	0.00	30,827.32	30827.32
001-150-6230	TRAINING	0.00	100.00	100.00
001-150-6310	BUILDING MAINTENANCE & REPAIR	0.00	583.08	583.08
001-150-6331	VEHICLE OPERATIONS	0.00	957.44	957.44
001-150-6371	ELECTRIC / GAS	0.00	325.33	325.33
001-150-6373	TELECOMMUNICATION EXPENSE	0.00	585.81	585.81
001-150-6419	COMPUTER SUPPORT	0.00	98.58	98.58
001-150-6430	ANNUAL TESTING	0.00	4,462.59	4462.59
001-150-6499	CONTRACT SERVICES	0.00	2,750.00	2750.00
001-150-6507	OPERATING SUPPLIES	0.00	339.21	339.21
001-150-6727	CAPITAL EQUIPMENT	0.00	3,037.95	3037.95
001-160-6010	SALARIES	0.00	30,827.08	30827.08
001-160-6230	TRAINING	0.00	51.85	51.85
001-160-6310	BUILDING MAINTENANCE & REPAIR	0.00	583.08	583.08
001-160-6331	VEHICLE OPERATIONS	0.00	1,030.71	1030.71
001-160-6332	VEHICLE REPAIRS	0.00	841.09	841.09
001-160-6371	ELECTRIC / GAS	0.00	325.33	325.33
001-160-6373	TELECOMMUNICATION EXPENSE	0.00	585.79	585.79
001-160-6413	PAYMENT TO OTHER AGENCIES	0.00	957.33	957.33
001-160-6419	COMPUTER SUPPORT	0.00	98.59	98.59
001-160-6499	CONTRACT SERVICES	0.00	6,747.40	6747.40
001-160-6507	OPERATING SUPPLIES	0.00	718.02	718.02
001-160-6727	CAPITAL EQUIPMENT	0.00	3,037.95	3037.95
001-170-6010	SALARIES	0.00	1,294.37	1294.37
001-170-6419	TECHNOLOGY SERVICES SUPPORT	0.00	20.40	20.40
001-170-6490	PROFESSIONAL SERVICES	0.00	48,598.88	48598.88
001-199-6451	REFUNDS/REIMBURSEMENTS	0.00	35.00	35.00
112-150-6110	FICA	0.00	1,852.61	1852.61
112-150-6111	PCORI	0.00	4.71	4.71
112-150-6120	MEDICARE	0.00	433.40	433.40
112-150-6130	IPERS - FIRE	0.00	3,013.56	3013.56
112-150-6150	GROUP INSURANCE	0.00	3,754.13	3754.13
112-150-6170	UNEMPLOYMENT - FIRE	0.00	156.47	156.47
112-160-6110	FICA	0.00	1,852.33	1852.33
112-160-6111	PCORI	0.00	4.70	4.70

Detail Report

Date Range: 07/01/2022 - 07/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-160-6120	MEDICARE	0.00	433.09	433.09
112-160-6130	IPERS - EMS	0.00	3,013.14	3013.14
112-160-6150	GROUP INSURANCE	0.00	3,753.53	3753.53
112-160-6170	UNEMPLOYMENT - EMS	0.00	156.18	156.18
112-170-6110	FICA	0.00	77.43	77.43
112-170-6111	PCORI	0.00	4.70	4.70
112-170-6120	MEDICARE	0.00	18.10	18.10
112-170-6130	IPERS	0.00	135.09	135.09
112-170-6150	GROUP INSURANCE	0.00	262.39	262.39
112-170-6170	UNEMPLOYMENT - BLDG INSPECTOR	0.00	3.94	3.94
170-130-6507	OPERATING SUPPLIES-COVID	0.00	32.08	32.08
Total Function: 10 - PUBLIC SAFETY:		0.00	216,214.76	216,214.76
Function: 20 - PUBLIC WORKS				
110-210-6010	SALARIES	0.00	16,453.67	16453.67
110-210-6030	SALARIES-SEASONAL	0.00	366.59	366.59
110-210-6181	UNIFORMS	0.00	225.04	225.04
110-210-6220	SUBSCRIPTIONS & ED MATERIALS	0.00	50.97	50.97
110-210-6240	MEETINGS & CONFERENCES	0.00	150.00	150.00
110-210-6331	VEHICLE OPERATIONS	0.00	1,892.56	1892.56
110-210-6350	OPERATIONAL EQUIPMENT REPAIR	0.00	2.90	2.90
110-210-6373	TELECOMMUNICATION EXPENSE	0.00	103.47	103.47
110-210-6402	ADVERTISING-PUBLICATIONS	0.00	385.20	385.20
110-210-6407	ENGINEERING EXPENSE	0.00	6,148.30	6148.30
110-210-6417	STREET MAINTENANCE	0.00	14,936.19	14936.19
110-210-6419	COMPUTER SUPPORT & SOFTWARE	0.00	699.84	699.84
110-210-6499	CONTRACT SERVICES	0.00	92.92	92.92
110-210-6507	OPERATING SUPPLIES	0.00	85.86	85.86
110-210-6509	POSTS & STREET SIGNS	0.00	2,130.10	2130.10
110-210-6762	SIGNALS	0.00	58.52	58.52
110-230-6372	STREET LIGHTS ELECTRICITY	0.00	4,371.39	4371.39
110-240-6371	ELECTRIC / GAS	0.00	581.83	581.83
112-210-6110	FICA	0.00	994.61	994.61
112-210-6111	PCORI	0.00	4.71	4.71
112-210-6120	MEDICARE	0.00	232.54	232.54
112-210-6130	IPERS	0.00	1,587.85	1587.85
112-210-6142	DEFERRED COMPENSATION	0.00	135.75	135.75
112-210-6150	GROUP INSURANCE	0.00	4,166.95	4166.95
112-210-6170	UNEMPLOYMENT	0.00	65.98	65.98
112-840-6110	FICA	0.00	41.94	41.94
112-840-6120	MEDICARE	0.00	9.83	9.83
112-840-6130	IPERS	0.00	69.32	69.32
112-840-6150	GROUP INSURANCE	0.00	269.28	269.28
338-210-6407	ENGINEERING EXPENSE	0.00	6,033.79	6033.79

Detail Report

Date Range: 07/01/2022 - 07/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
670-840-6010	SALARIES	0.00	734.02	734.02
670-840-6170	UNEMPLOYMENT	0.00	4.96	4.96
670-840-6419	COMPUTER SUPPORT & SOFTWARE	0.00	61.11	61.11
670-840-6435	RECYCLING/CURB IT	0.00	9,627.75	9627.75
670-840-6499	CONTRACT SERVICES	0.00	21,145.18	21145.18
670-840-6508	POSTAGE	0.00	13.04	13.04
Total Function: 20 - PUBLIC WORKS:		0.00	93,933.96	93,933.96
Function: 40 - CULTURE & RECREATION				
001-410-6010	SALARIES	0.00	23,399.06	23399.06
001-410-6020	SALARIES-PART-TIME	0.00	5,594.04	5594.04
001-410-6230	TRAINING	0.00	150.00	150.00
001-410-6240	MEETINGS & CONFERENCES	0.00	775.00	775.00
001-410-6310	BUILDING & GROUND MAINTENANCE	0.00	223.78	223.78
001-410-6371	ELECTRIC / GAS	0.00	1,598.00	1598.00
001-410-6373	TELECOMMUNICATION EXPENSE	0.00	4,932.67	4932.67
001-410-6419	COMPUTER SUPPORT	0.00	89.50	89.50
001-410-6499	CONTRACT SERVICES	0.00	3,656.33	3656.33
001-410-6502	PRINTED MATERIALS	0.00	6,580.68	6580.68
001-410-6503	DIGITAL MATERIALS	0.00	2,348.49	2348.49
001-410-6504	MINOR EQUIPMENT	0.00	215.80	215.80
001-410-6506	OFFICE SUPPLIES	0.00	645.31	645.31
001-410-6507	OPERATING SUPPLIES	0.00	117.01	117.01
001-410-6508	POSTAGE-SHIPPING	0.00	281.36	281.36
001-410-6580	MISCELLANEOUS	0.00	100.00	100.00
001-410-6599	LIBRARY PROGRAMS	0.00	700.83	700.83
001-410-6725	TECHNOLOGY REPLACEMENT	0.00	6,326.51	6326.51
001-430-6010	SALARIES - FT	0.00	2,988.09	2988.09
001-430-6030	SALARIES - SEASONAL	0.00	1,828.13	1828.13
001-430-6181	UNIFORMS	0.00	72.05	72.05
001-430-6210	DUES-MEMBERSHIPS-SUBSCRIP	0.00	180.00	180.00
001-430-6310	BUILDING MAINTENANCE & REPAIR	0.00	45.94	45.94
001-430-6320	GROUNDS MAINTENANCE & REPAIR	0.00	3,419.87	3419.87
001-430-6331	VEHICLE OPERATIONS	0.00	1,816.31	1816.31
001-430-6350	EQUIPMENT REPAIR	0.00	157.92	157.92
001-430-6371	ELECTRIC / GAS	0.00	422.14	422.14
001-430-6373	TELECOMMUNICATION EXPENSE	0.00	103.47	103.47
001-430-6419	COMPUTER SUPORT & SOFTWARE	0.00	280.84	280.84
001-430-6451	REFUNDS/REIMBURSEMENTS	0.00	55.00	55.00
001-430-6490	OTHER PROFESSIONAL SERVICES	0.00	13,260.00	13260.00
001-430-6499	CONTRACT SERVICES	0.00	231.16	231.16
001-430-6507	OPERATING SUPPLIES	0.00	15.88	15.88
001-430-6580	MISCELLANEOUS	0.00	165.50	165.50
001-430-6727	CAPITAL EQUIPMENT	0.00	9,995.00	9995.00

Detail Report

Date Range: 07/01/2022 - 07/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
001-440-6010	SALARIES	0.00	2,267.57	2267.57
001-440-6240	MEETINGS & CONFERENCES	0.00	605.00	605.00
001-440-6371	ELECTRIC / GAS	0.00	197.95	197.95
001-440-6402	ADVERTISING-PUBLICATIONS	0.00	481.50	481.50
001-440-6419	COMPUTER SUPPORT & SOFTWARE	0.00	300.07	300.07
001-440-6451	REFUNDS/REIMBURSEMENTS	0.00	55.00	55.00
001-440-6499	CONTRACT SERVICES	0.00	51.93	51.93
001-440-6507	OPERATING SUPPLIES	0.00	396.29	396.29
001-450-6030	SALARIES-SEASONAL	0.00	1,719.77	1719.77
001-450-6419	COMP-WEBSITE	0.00	12.75	12.75
112-410-6110	FICA	0.00	1,767.80	1767.80
112-410-6111	PCORI	0.00	4.70	4.70
112-410-6120	MEDICARE	0.00	413.42	413.42
112-410-6130	IPERS	0.00	2,915.67	2915.67
112-410-6150	GROUP INSURANCE	0.00	4,282.08	4282.08
112-410-6170	UNEMPLOYMENT	0.00	131.68	131.68
112-430-6110	FICA	0.00	282.14	282.14
112-430-6111	PCORI	0.00	4.70	4.70
112-430-6120	MEDICARE	0.00	65.98	65.98
112-430-6130	IPERS	0.00	313.34	313.34
112-430-6150	GROUP INSURANCE	0.00	935.43	935.43
112-430-6170	UNEMPLOYMENT	0.00	26.68	26.68
112-440-6110	FICA	0.00	118.64	118.64
112-440-6111	PCORI	0.00	4.70	4.70
112-440-6120	MEDICARE	0.00	27.77	27.77
112-440-6130	IPERS	0.00	239.66	239.66
112-440-6150	GROUP INSURANCE	0.00	833.07	833.07
112-440-6170	UNEMPLOYMENT-REC	0.00	15.91	15.91
112-450-6110	FICA	0.00	98.21	98.21
112-450-6111	PCORI	0.00	4.70	4.70
112-450-6120	MEDICARE	0.00	23.03	23.03
112-450-6130	IPERS	0.00	182.69	182.69
112-450-6150	GROUP INSURANCE	0.00	546.37	546.37
112-450-6170	UNEMPLOYMENT-CEM	0.00	12.08	12.08
167-410-6506	TRUST & AGENCY LIBRARY EXPENSE	0.00	5,594.79	5594.79
Total Function: 40 - CULTURE & RECREATION:		0.00	117,704.74	117,704.74
Function: 50 - COMMUNITY & ECONOMIC DEVELOPMENT				
001-520-6240	MEETINGS & CONFERENCES	0.00	1,240.48	1240.48
001-520-6490	PROFESSIONAL SERVICES	0.00	1,464.79	1464.79
001-520-6725	OFFICE EQUIPMENT	0.00	1,672.90	1672.90
001-540-6010	SALARIES	0.00	12,897.54	12897.54
001-540-6240	MEETINGS & CONFERENCES	0.00	203.94	203.94
001-540-6402	ADVERTISING-PUBLICATIONS	0.00	149.92	149.92

Detail Report

Date Range: 07/01/2022 - 07/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
001-540-6407	ENGINEERING EXPENSE	0.00	7,826.43	7826.43
001-540-6419	COMPUTER SUPPORT & SOFTWARE	0.00	1,053.91	1053.91
001-540-6490	PROFFESIONAL SERVICES	0.00	8,534.91	8534.91
001-540-6499	CONTRACT SERVICES	0.00	97.82	97.82
001-540-6508	POSTAGE	0.00	88.07	88.07
112-520-6111	PCORI	0.00	4.70	4.70
112-540-6110	FICA	0.00	780.40	780.40
112-540-6111	PCORI	0.00	4.70	4.70
112-540-6120	MEDICARE	0.00	182.55	182.55
112-540-6130	IPERS	0.00	1,341.48	1341.48
112-540-6142	DEFERRED COMPENSATION	0.00	135.75	135.75
112-540-6150	GROUP INSURANCE	0.00	1,905.66	1905.66
112-540-6170	UNEMPLOYMENT	0.00	26.87	26.87
Total Function: 50 - COMMUNITY & ECONOMIC DEVELOPMENT:		0.00	39,612.82	39,612.82
Function: 60 - GENERAL GOVERNMENT				
001-620-6010	SALARIES	0.00	6,545.68	6545.68
001-620-6181	UNIFORMS	0.00	29.00	29.00
001-620-6210	ASSOCIATION DUES	0.00	600.00	600.00
001-620-6240	MEETINGS & CONFERENCES	0.00	2,176.48	2176.48
001-620-6402	ADVERTISING-PUBLICATIONS	0.00	521.22	521.22
001-620-6419	COMPUTER SUPPORT & SOFTWARE	0.00	85.07	85.07
001-620-6507	OPERATING SUPPLIES	0.00	6.49	6.49
001-621-6010	SALARIES	0.00	15,468.33	15468.33
001-621-6220	SUBSCRIPTIONS & ED MATERIALS	0.00	407.76	407.76
001-621-6240	MEETINGS & CONFERENCES	0.00	4,391.54	4391.54
001-621-6373	TELECOMMUNICATION EXPENSE	0.00	556.31	556.31
001-621-6402	ADVERTISING-PUBLICATIONS	0.00	385.20	385.20
001-621-6419	COMPUTER SUPPORT	0.00	1,394.56	1394.56
001-621-6450	REFUNDS-REIMBURSEMENTS	0.00	160.95	160.95
001-621-6499	CONTRACT SERVICES	0.00	14,097.82	14097.82
001-621-6507	OPERATING SUPPLIES	0.00	64.00	64.00
001-621-6508	POSTAGE-SHIPING	0.00	313.28	313.28
001-650-6310	BUILDING MAINTENANCE & REPAIR	0.00	1,025.00	1025.00
001-650-6331	VEHICLE OPERATIONS	0.00	5.78	5.78
001-650-6371	ELECTRIC / GAS	0.00	450.66	450.66
001-650-6419	COMPUTER SUPPORT & SOFTWARE	0.00	193.08	193.08
001-650-6499	CONTRACT SERVICES	0.00	97.82	97.82
001-660-6408	INSURANCE-CITY	0.00	92,677.00	92677.00
112-620-6110	FICA	0.00	362.10	362.10
112-620-6111	PCORI	0.00	4.70	4.70
112-620-6120	MEDICARE	0.00	84.69	84.69
112-620-6130	IPERS	0.00	679.09	679.09
112-620-6150	GROUP INSURANCE	0.00	1,577.75	1577.75

Detail Report

Date Range: 07/01/2022 - 07/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-620-6170	UNEMPLOYMENT	0.00	4.75	4.75
112-621-6110	FICA	0.00	893.51	893.51
112-621-6111	PCORI	0.00	4.71	4.71
112-621-6120	MEDICARE	0.00	208.99	208.99
112-621-6130	IPERS	0.00	1,623.11	1623.11
112-621-6142	DEFERRED COMPENSATION	0.00	135.75	135.75
112-621-6150	GROUP INSURANCE	0.00	3,804.49	3804.49
112-621-6160	WORKER'S COMP	0.00	10,111.00	10111.00
112-621-6170	UNEMPLOYMENT	0.00	39.60	39.60
820-931-6580	MISCELLANEOUS	0.00	85.00	85.00
Total Function: 60 - GENERAL GOVERNMENT:		0.00	161,272.27	161,272.27
Function: 70 - DEBT SERVICE				
200-125-6893	ISSUANCE 2022A TIF	0.00	28,588.79	28588.79
200-951-6893	ISSUANCE COSTS 2022A	0.00	10,525.71	10525.71
Total Function: 70 - DEBT SERVICE:		0.00	39,114.50	39,114.50
Function: 75 - CAPITAL PROJECTS				
325-210-6407	ENGINEERING EXPENSE	0.00	756.00	756.00
340-210-6407	ENGINEERING EXPENSE	0.00	27,268.92	27268.92
344-210-6407	ENGINEERING EXPENSE	0.00	3,681.50	3681.50
348-865-6407	ENGINEERING EXPENSE	0.00	189.00	189.00
351-410-6799	OTHER CAPITAL OUTLAY	0.00	1,694.50	1694.50
352-810-6407	ENGINEERING EXPENSE	0.00	21,600.39	21600.39
355-865-6407	ENGINEERING EXPENSE	0.00	14,424.91	14424.91
356-520-6407	ENGINEERING EXPENSE	0.00	12,720.50	12720.50
Total Function: 75 - CAPITAL PROJECTS:		0.00	82,335.72	82,335.72
Function: 80 - BUSINESS TYPE ACTIVITIES				
112-840-6111	PCORI	0.00	4.75	4.75
600-810-6419	COMPUTER SUPPORT	0.00	41.43	41.43
600-811-6010	SALARIES	0.00	9,138.81	9138.81
600-811-6110	FICA	0.00	539.16	539.16
600-811-6120	MEDICARE	0.00	126.09	126.09
600-811-6130	IPERS	0.00	862.68	862.68
600-811-6150	GROUP INSURANCE	0.00	2,617.29	2617.29
600-811-6170	UNEMPLOYMENT	0.00	29.38	29.38
600-811-6181	UNIFORMS	0.00	72.05	72.05
600-811-6240	MEETINGS & CONFERENCES	0.00	750.00	750.00
600-811-6331	VEHICLE OPERATIONS	0.00	677.54	677.54
600-811-6373	TELECOMMUNICATION EXPENSE	0.00	103.47	103.47
600-811-6375	WATER MAIN MAINTENANCE	0.00	4,766.76	4766.76
600-811-6389	TESTING & ANALYSIS	0.00	200.00	200.00
600-811-6504	MINOR EQUIPMENT	0.00	116.57	116.57
600-811-6507	OPERATING SUPPLIES	0.00	36.00	36.00

Detail Report

Date Range: 07/01/2022 - 07/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
600-811-6727	CAPITAL OUTLAY	0.00	7,367.90	7367.90
600-811-6781	UTILITY SYSTEMS & STRUCTURES	0.00	2,161.67	2161.67
600-812-6010	SALARIES	0.00	6,746.32	6746.32
600-812-6110	FICA	0.00	403.96	403.96
600-812-6120	MEDICARE	0.00	94.48	94.48
600-812-6130	IPERS	0.00	636.84	636.84
600-812-6142	DEFERRED COMPENSATION	0.00	135.75	135.75
600-812-6150	GROUP INSURANCE	0.00	1,253.64	1253.64
600-812-6170	UNEMPLOYMENT	0.00	15.70	15.70
600-812-6220	SUBSCRIPTIONS & ED MATERIALS	0.00	50.97	50.97
600-812-6240	MEETINGS & CONFERENCES	0.00	840.94	840.94
600-812-6298	LICENSES	0.00	847.00	847.00
600-812-6402	ADVERTISING-PUBLICATIONS	0.00	288.90	288.90
600-812-6413	DSM WATER WORKS	0.00	68,110.05	68110.05
600-812-6414	PRINTING SERVICES	0.00	194.21	194.21
600-812-6419	COMPUTER SUPPORT & SOFTWARE	0.00	1,054.69	1054.69
600-812-6420	WATER EXCISE TAX	0.00	7,287.03	7287.03
600-812-6499	CONTRACT SERVICES	0.00	573.93	573.93
600-812-6508	POSTAGE-SHIPING	0.00	211.04	211.04
610-816-6010	SALARIES	0.00	7,487.80	7487.80
610-816-6110	FICA	0.00	442.30	442.30
610-816-6120	MEDICARE	0.00	103.42	103.42
610-816-6130	IPERS	0.00	706.82	706.82
610-816-6150	GROUP INSURANCE	0.00	2,168.39	2168.39
610-816-6170	UNEMPLOYMENT	0.00	24.87	24.87
610-816-6181	UNIFORMS	0.00	72.05	72.05
610-816-6371	ELECTRIC / GAS	0.00	441.08	441.08
610-816-6373	TELECOMMUNICATION EXPENSE	0.00	103.47	103.47
610-817-6010	SALARIES	0.00	6,946.02	6946.02
610-817-6110	FICA	0.00	416.34	416.34
610-817-6120	MEDICARE	0.00	97.35	97.35
610-817-6130	IPERS	0.00	655.73	655.73
610-817-6142	DEFERRED COMPENSATION	0.00	135.76	135.76
610-817-6150	GROUP INSURANCE	0.00	1,293.05	1293.05
610-817-6170	UNEMPLOYMENT	0.00	17.10	17.10
610-817-6220	SUBSCRIPTIONS & ED MATERIALS	0.00	50.97	50.97
610-817-6240	MEETINGS & CONFERENCES	0.00	183.01	183.01
610-817-6402	ADVERTISING-PUBLICATIONS	0.00	288.90	288.90
610-817-6413	PAYMENT TO OTHER AGENCIES	0.00	134,141.00	134141.00
610-817-6418	SALES TAX EXPENSE	0.00	868.82	868.82
610-817-6419	COMPUTER SUPPORT & SOFTWARE	0.00	1,480.93	1480.93
610-817-6499	CONTRACT SERVICES	0.00	329.75	329.75
610-817-6508	POSTAGE-SHIPING	0.00	311.74	311.74

Detail Report

Date Range: 07/01/2022 - 07/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
610-817-6899	2020C REVENUE BOND-AGENT FEES	0.00	600.00	600.00
741-865-6010	SALARIES	0.00	7,112.93	7112.93
741-865-6110	FICA	0.00	421.65	421.65
741-865-6120	MEDICARE	0.00	98.58	98.58
741-865-6130	IPERS	0.00	671.44	671.44
741-865-6150	GROUP INSURANCE	0.00	1,964.32	1964.32
741-865-6170	UNEMPLOYMENT	0.00	35.58	35.58
741-865-6181	UNIFORMS	0.00	72.03	72.03
741-865-6373	TELECOMMUNICATIONS EXPENSE	0.00	103.47	103.47
741-865-6402	ADVERTISING-PUBLICATIONS	0.00	96.30	96.30
741-865-6413	PAYMENT TO OTHER AGENCIES	0.00	3,300.00	3300.00
741-865-6418	SALES TAX EXPENSE	0.00	866.30	866.30
741-865-6419	COMPUTER SUPPORT & SOFTWARE	0.00	601.24	601.24
741-865-6508	POSTAGE	0.00	90.31	90.31
Total Function: 80 - BUSINESS TYPE ACTIVITIES:		0.00	293,157.82	293,157.82
Grand Totals:		0.00	1,043,346.59	1,043,346.59

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
001 - GENERAL FUND	0.00	472,996.42	472,996.42
110 - ROAD USE TAX	0.00	48,735.35	48,735.35
112 - EMPLOYEE BENEFIT	0.00	63,679.81	63,679.81
167 - LIBRARY GRANT	0.00	5,594.79	5,594.79
170 - FEMA DISASTER AID	0.00	32.08	32.08
200 - DEBT SERVICE	0.00	39,114.50	39,114.50
325 - STREETS ARTERIAL MASTER PLAN	0.00	756.00	756.00
338 - MAIN STREET STORMWATER	0.00	6,033.79	6,033.79
340 - UNDERPASS-HWY 65/330	0.00	27,268.92	27,268.92
344 - 16TH ST NE - GRANT TO PLEASANT	0.00	3,681.50	3,681.50
348 - NE STORMWATER EXPANSION/DOWN	0.00	189.00	189.00
351 - LIBRARY CAPITAL	0.00	1,694.50	1,694.50
352 - WATER TOWER	0.00	21,600.39	21,600.39
355 - CENTRAL DISTRICT STORMWATER IMP	0.00	14,424.91	14,424.91
356 - CERTIFIED SITE IMPROVEMENTS	0.00	12,720.50	12,720.50
600 - WATER	0.00	118,352.25	118,352.25
610 - SEWER	0.00	159,366.67	159,366.67
670 - GARBAGE	0.00	31,586.06	31,586.06
741 - STORM WATER	0.00	15,434.15	15,434.15
820 - SELF-FUNDED INSURANCE	0.00	85.00	85.00
Grand Total:	0.00	1,043,346.59	1,043,346.59



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

Item No. 5.e.
For Meeting of 9/6/2022
Resolution

TITLE: Street Finance Report

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Bondurant 2022 Street Finance Report



City Street Finance Report

Fiscal Year 2022

Bureau of Local Systems

Bondurant

Ames, IA 50010

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Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$184,186					\$184,186
Benefits - Roads/Streets		\$1,624	\$84,746				\$86,370
Training & Dues		\$3,115					\$3,115
Building & Grounds Maint. & Repair		\$4,527					\$4,527
Road Beautification			\$20,000				\$20,000
Vehicle & Office Equip Operation and Repair		\$18,441					\$18,441
Operational Equipment Repair		\$26,725					\$26,725
Street Lights		\$61					\$61
Engineering		\$6,869			\$966,605		\$973,474
Insurance	\$2,894						\$2,894
Legal					\$4,709		\$4,709
Payments to othe agencies					\$2		\$2
Rents & Leases		\$23,015					\$23,015
Street Maintenance Expense		\$166,323					\$166,323
Technology Expense		\$8,137					\$8,137
Other Professional Services		\$1,050					\$1,050
Other Contract Services		\$9,300			\$4,471		\$13,771



Bureau of Local Systems
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City Street Finance Report

Fiscal Year 2022

Bondurant

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	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Minor Equipment Purchases		\$9,296					\$9,296
Office Supplies		\$346					\$346
Operating Supplies		\$944					\$944
New Posts & Signs		\$13,003					\$13,003
Other Supplies		\$58					\$58
Storm Drainage					\$2,039,425		\$2,039,425
Other Capital Outlay		\$16,360			\$556,171		\$572,531
Principal Payment				\$345,598			\$345,598
Interest Payment				\$477,656			\$477,656
Bond Registration Fees				\$2,333			\$2,333
Transfer Out		\$189,308					\$189,308
Street Lighting		\$56,774					\$56,774
Traffic Control/Safety	\$3,372	\$24,397					\$27,769
Depreciation & Building Utilities		\$10,725					\$10,725
Accounting/Recording		\$1,612			\$130		\$1,742
Snow Removal Salaries	\$1,607	\$7,647				\$10,068	\$19,322
Snow Removal Benefits	\$1,713	\$8,150				\$10,730	\$20,593
Total	\$9,586	\$791,993	\$104,746	\$825,587	\$3,571,513	\$20,798	\$5,324,223



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City Street Finance Report

Fiscal Year 2022

Bondurant

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Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$1,436		\$84,746	\$672,306			\$758,488
Licenses & Permits	\$1,400						\$1,400
Interest					\$2,431		\$2,431
State Revenues - Road Use Taxes		\$971,825					\$971,825
Other State Grants - IDOT					\$547,332		\$547,332
Charges/fees						\$20,798	\$20,798
Proceeds from Debt					\$5,090,000		\$5,090,000
Transfer In	\$6,750		\$29,277	\$153,281			\$189,308
Total	\$9,586	\$971,825	\$114,023	\$825,587	\$5,639,763	\$20,798	\$7,581,582



City Street Finance Report

Fiscal Year 2022

Bureau of Local Systems

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Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2013A PAINE STREET CONNECT	\$605,000	\$145,000	\$10,698	\$7,362	\$543	\$460,000
2018 LINCOLN, CULVERT, PARKING	\$2,105,000	\$235,000	\$75,990	\$124,919	\$40,394	\$1,870,000
2013B REFUNDING	\$260,000	\$260,000	\$3,770	\$4,160	\$60	\$0
2011 2ND ST, MAIN & RR, SWEEPER TRUCK	\$665,000	\$120,000	\$21,053	\$52,800	\$9,263	\$545,000
2020B PROJECT BLUEJAY, SW CAPCITY	\$7,045,000	\$100,000	\$207,300	\$91,462	\$189,601	\$6,945,000
2020A UNDERPASS, TURN LN, GRANT/65,2 TRUCK	\$2,135,000	\$100,000	\$69,750	\$64,895	\$45,264	\$2,035,000
2022A TIF/ GO BONDS	\$13,700,000	\$0	\$0	\$0	\$0	\$13,700,000
2021A	\$6,050,000	\$0	\$192,531	\$0	\$192,531	\$6,050,000



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City Street Finance Report

Fiscal Year 2022

Bondurant

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Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Mower 72" SCAG	2012	Purchased	\$13,600	No Change
Mower 60" Kubota	2019	Purchased	\$14,750	No Change
Mower 72" SCAG	2015	Purchased	\$12,750	No Change
Batwing Mower Landpride	2012	Purchased	\$19,047	No Change
Flex Mower Land Pride	2019	Purchased	\$19,950	No Change
Mosquito Sprayer Clarke	2019	Purchased	\$11,617	No Change
Utility Vechicle John Deere	2002	Purchased	\$8,550	No Change
Dump Truck/Spreader Navistar	2006	Purchased	\$100,000	No Change
Dump Truck/Spreader Freightliner	2012	Purchased	\$118,299	No Change
Dump Truck/Spreader Navistar	2017	Purchased	\$153,000	No Change
Dump Truck/Spreader Navistar	2018	Purchased	\$154,500	No Change
Sweeper	2000	Purchased	\$55,000	No Change
Rubber Tired Backhoe Caterpillar	2019	Purchased	\$99,734	No Change
Skid loader (USED) Bobcat	2012	Purchased	\$21,400	No Change
Pickup F-150 SuperCab 4x4(Pat's) Ford	2016	Purchased	\$23,997	No Change
Pickup F-150 SuperCab XL (John's) Ford	2010	Purchased	\$33,520	No Change
Pickup F-350 4x4 (Mowing truck) Ford	2011	Purchased	\$33,520	No Change
Pickup F-350 4x4 (JB's) Ford	2013	Purchased	\$23,956	No Change
Dump Truck/Spreader Navistar	2021	Purchased	\$198,271	No Change
Dump Truck/Spreader Navistar	2011	Purchased	\$55,000	No Change
Pickup RAM 3500 4wd Quad Cab (Mowing)	2020	Purchased	\$31,714	No Change



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City Street Finance Report

Fiscal Year 2022

Bondurant

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Description	Model Year	Usage Type	Cost	Purchased Status
Pickup RAM 3500 4WD Reg Cab (Ron's)	2020	Purchased	\$2,759,328	No Change
Snow Blower	2021	Purchased	\$587,404	No Change
Pickup K3500 HD 4x4 (Boyce's) Chevy	2012	Purchased	\$17,592	No Change
Pickup F-350 4x4 (Cory's) Ford	2016	Purchased	\$24,831	No Change
Pickup F-250 Ext. Cab 4x4 (Dave's) Ford	2013	Purchased	\$25,291	No Change
ChipperMorbark	2006	Purchased	\$25,900	No Change



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City Street Finance Report

Fiscal Year 2022

Bondurant

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Street Projects

Project Description	Contract Price	Final Price	Contractor Name
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Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2022

Bondurant

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Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Begining Balance	\$0	\$482,302	\$311,305	\$47,984	(\$2,259,753)	\$0	(\$1,418,162)
SubTotal Expenses (-)	\$9,586	\$602,685	\$104,746	\$825,587	\$3,571,513	\$20,798	\$5,134,915
Transfers Out (-)		\$189,308					\$189,308
Subtotal Revenues (+)	\$2,836	\$971,825	\$84,746	\$672,306	\$5,639,763	\$20,798	\$7,392,274
Transfers In (+)	\$6,750		\$29,277	\$153,281			\$189,308
Ending Balance	\$0	\$662,134	\$320,582	\$47,984	(\$191,503)	\$0	\$839,197

Resolution Number:

Execution Date:

Signature:

National Clean Energy Week

Whereas, across Bondurant, clean and readily abundant forms of energy power more homes and businesses than ever before; and

Whereas, clean energy is part of Iowa's energy future. It includes generation from renewable sources such as wind, solar, hydro and geothermal sources, but it also includes nuclear, natural gas, and carbon capture technologies as well as energy storage; and

Whereas, the clean energy sector is a growing part of the economy and has been a key driver of growth in Iowa in recent years, [with over 28,000 Iowans currently employed in the clean energy sector](#); and

Whereas, Iowa is the nation's largest fuel ethanol and biodiesel producer, accounting for [one-fourth of U.S. fuel ethanol production capacity and one-fifth of biodiesel manufacturing capacity](#); and

Whereas, Bondurant is becoming a regional leader in renewable energy, producing over 849,000 MWh through clean energy infrastructure for its citizens; and

Whereas, clean energy jobs cannot be outsourced due to the on-site nature of construction, installation, and maintenance. These jobs are inherently local and contribute to the growth of local economies; and

Whereas, as our country celebrates National Clean Energy Week, I encourage individuals and organizations in Iowa to support commonsense solutions to address America's economic and energy needs in the 21st century. I also encourage Bondurant to continue implementing the cleanest, lowest-emitting energy technologies available.

Now, therefore, I, Doug Elrod, Mayor of Bondurant, Iowa, do hereby proclaim September 26-30, 2022 as NATIONAL CLEAN ENERGY WEEK in Bondurant.

Proclaimed this 6th day of September, 2022.

Doug Elrod, Mayor



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

Item No. 5.g.
For Meeting of 9/6/2022
Receive and File

TITLE: Receive and File - Parks and Recreation Board Meeting Minutes from June 16, 2022 and July 21, 2022

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Parks Rec 22-7 - Signed
2. Parks Rec 22-6 - SIGNED

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

Bondurant Parks and Recreation Board
Minutes
July 21, 2022

1. Roll Call

Present: Robinson, Simpson, Collison, Williams, and Lyman

Absent: Karwoski and Miller

City Officials Present: City Administrator Marketa Oliver,
Communications and Events Coordinator
Nicole Van Houten

2. Call to Order and Declaring a Quorum

3. Abstentions declared
None.

4. Approval of Minutes

a. Park & Rec 22-6

Motion by Robinson seconded by Simpson to approve June 16, 2022 minutes. Vote on Motion 5-0. Motion carried.

5. Perfecting and Approval of the Agenda

Motion by Collison seconded by Simpson to approve the July 21, 2022 agenda. Vote on Motion 5-0. Motion carried.

6. Guests requesting to address the Parks Board

a. EOR's Update on Eagle Park Design Plan

Present: Senior Water Resource Engineer Aaron Gwinnup

Representing: EOR Water, Ecology, Community

Discussion: Gwinnup presents the updated proposal, including the suggestions and adjustments the board requested last month.

Lyman asked if the Disc Golf Course had been adjusted to not cross the trail system.

Gwinnup responded that the Eagle Park Master Plan was set before the disc golf holes were included, so once the schematic designs

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and the construction begins, the trail system can be avoided, and the disc golf holes can be adjusted to accommodate.

Robinson asked if he could take a closer look at the layout of the Disc Golf Course and if he could point out the different vegetative sites. Gwinnup explained that the southern portion would remain turf, and the southeastern corner has a designated pollinator area. East of the creek will include a low mix of native vegetation, and the wetlands will have a potent mix of native vegetation.

Robinson asked if we would try to retain the trees on site today.

Gwinnup responded that the cottonwoods and brush trees along 3rd Street in the swale would be removed. The cottonwoods of 2-inch diameter or larger will be retained. EOR will evaluate the cottonwoods in the spring to see if they produce flowers or nuisance cotton buds. The trees along 2nd Street will remain. The stormwater output north of 3rd has a bunch of black willows that will be removed. All other trees will remain.

Robinson asked whether the trees in the park's northern section would also be removed.

Gwinnup will have to check and get back to Robinson.

Robinson asked if the walking path would be crushed limestone.

Gwinnup confirmed that the path would be crushed limestone.

Robinson asked about public input and asked when the last time the public had an opportunity to share questions and concerns.

Oliver responded that this project was a part of the 2013 Park, Trail, and Greenway Master Plan, which included many public input sessions and public awareness events. The implementation of this project is similar to the City Park Master Planning Process. The initial project was defined, the site was evaluated and designed per specifications in the planning phase, the phasing was determined, and the funding and priority were established, which

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took a variable amount of time to get to the construction phase. Once the construction phase is deciphered, it isn't logical to go back to the earlier planning stages to ask for more public feedback. The Eagle Park project has been discussed during public meetings, shared on the city's website for many years, and project updates have been published on social media platforms. Initially, public input was gathered in 2013 and again during the ICON Water Trails project chose this area during 2016/17.

Robinson stated that the residents near the park area are the most impacted.

Lyman requested that this project be shared on social media platforms leading up to the City Council's approval on Monday, August 1.

Oliver also noted that a public hearing will be held before any contract for the work is let.

Motion by Collison seconded by Williams to recommend the approval of the Eagle Park Master Plan to City Council. Vote on Motion 5-0. Motion carried.

- b. SmithGroup Update on Central Park Design Plan
 - Present: Urban Design and Waterfront Studio Leader Tom Rogers and Landscape Architect J Blue
 - Absent: SmithGroup
 - Discussion: SmithGroup presented public meeting 3, which is the last input session before the final master plan is unveiled. The design includes a 36-acre lake. The Grant Street realignment is now shown as traveling along portions of the park and business district, which required a tighter realignment.
 - The design showcases the community center with a flexible space with the ability for indoor events to expand outdoors with covered space, also sustainable and forward focused in style and functionality, a grand prominent structure with patio space and overlooks, and includes multiple halls that can be combined to

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

accommodate both small and large events. The community center is a formal node that relates to commercial development. Parking divides the community center, transitioning to an area for seasonal play, including an ice rink/splash pad. This area may also have an open green space that could easily be converted into an amphitheater with a pavilion.

There is also a distinctly different space in another area of the park, including a boathouse that also has event or classroom space, storage, and a prominent overhang for potential concessions or outdoor programming, with a beach area for public swimming and a boat dock for active water recreation.

There are two distinct areas: 1. formal venue and 2. scenic and natural spaces.

The water body uses pinch points for boardwalks and bridges from one side to the other side. This maintains a minimum of 30 acres for an adequate volume of water storage. The water will be engaged by adding a beach. Maximize the view of the water by integrating overlooks and boardwalks. The water's edge will have a mixture of reverted edging with rock, typical shoreline conditions, and native tallgrass prairie.

This park space can be viewed by zones - zone 1 includes the 500 floodplain area, zone 2 would be built up and regarded as a levy, and zone 3 is the park space. The walking path shows two loops that could be traveled, but various route options could be considered - the two routes shown include a 1.55 mile (two loops would complete a 5k) and an alternate route including 1.75 miles.

This will be a phased project.

Roth stated that a lot of dirt would be repurposed while realigning Grant Street, which will begin the process of digging the

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lake.

Oliver requested that the final master plan document include an exhibit showing the land easements and land needed to be acquired for this project. Also, add the conceptual phased plan with a construction timeline for each phase. This will include the permitting requirement and the time required to acquire the permit.

Van Houten asked if we should consider adding the Gay Lea Wilson Trail connection that will connect the Highway 65 Underpass to Altoona.

Rogers asked if the portion of the proposed Central Park trail would be a part of the regional trail outlining the Bondurant Gay Lea Wilson connection to Altoona Gay Lea Wilson Trail. This would require the redesign of the trail to show a 12' width trail but could be a significant economic driver for the space.

7. Action Items

a. Accessible Swings

City staff presented research on different swing options to consider adding to the current park system. A community member asked if the board would consider adding inclusive swings in more parks. Today, inclusive swings are located at Efnor Estates Park.

Lyman proposed that moving forward in park design, always include an inclusive swing in each park.

Williams does not want an inclusive swing in every park, but maybe on a per park basis, consider if the space makes sense to include more inclusive swings.

Robinson presented that moving forward, as part of the standard park kit, park playgrounds should include standard belt swings, tot swings, and inclusive swings.

Motion by Robinson seconded by Simpson to retrofit playground equipment appropriately in current parks and future parks to be more inclusive and accessible. Vote on Motion 5-0. Motion carried.

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

- b. Current draft Parks + Recreation chapter of the Building Bondurant Comprehensive Plan

The board didn't have any feedback except for minor grammatical errors that need to be adjusted.

8. Discussion Items -

- a. Bluejay Mile Markers Update

A trail user observed while traveling east to Lake Petocka that the signs should be on the other side of the post - the Depot and HS mileage on the signs is as if you were heading west instead of east. It may seem confusing if you are traveling east on the trail; the markers indicate the miles until you reach the Depot or the High School.

Oliver clarified that these were installed for the use of the track team. Williams asked if a sign could be added to the other side to eliminate confusion.

Oliver responded that the city would look into this as a solution to the confusion.

Other feedback is that it would be nice to see these signs around Lake Petocka. Lake Petocka trail is typically included in the 5K route from downtown Bondurant. The Parks Board will keep this in mind during the Parks Master Planning process.

Other feedback is that travel on the trail is similar to a roadway, and the side you travel on should be where signs are placed – the right-hand side.

Motion by Williams seconded by Robinson to install mile markers on each side of the posts for better clarification. Vote on Motion 5-0. Motion carried.

9. Reports and Comments:

- a. Administrator

Below are the City Administrator's Reports:

1. City Council approved renaming the Bondurant Soccer Complex to Collison Soccer Park. City staff is in the process of updating Google maps, the park sign, and other updates related to the park name change.
2. Received an update today that the Bondurant Dog Park was not a finalist in the Bark for Your Park Grant. The project is still moving forward.

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

3. Prarie Meadows approved a \$20,000 Community Betterment Grant for the Bondurant Dog Park.
4. Lowe's approved a \$2,000 Hometowns Grant for the Bondurant Dog Park.
5. The Bondurant Chamber of Commerce is receiving a \$15,000 Prarie Meadows Community Betterment Grant for a Rec -n- Roll Trailer that will be used for block parties within the community. It will have all the supplies needed to host a block party or outdoor rec event.
6. The Bondurant Soccer Complex is receiving a \$27,000 Prarie Meadows Community Betterment Grant for the addition of a 4-foot safety fence and 4 backstops.
7. Bondurant Development Inc. is receiving \$20,000 for the downtown parking lot nestled along a trail.
8. City staff has applied for a Creative Places Project Grant for a proposed ARTocka concept. This will include art sculptures surrounding Lake Petocka that tell Bondurant's historical story.
9. The Bondurant City Council, City Administrator, and Finance and Employee Services Director are honored with two ICMA awards. One is for the Economic Development program Launch and the other award is for the Strategic Continuous Operational Redesign and Evaluation (SCORE) program.
10. The Underpass construction is kicking off on Monday, July 25, and is projected to be complete by November 2022.
11. City Council approved repaving 2nd Street NE and NW this year.

b. Board Members

Simpson reported that the Bluejay Basketball Club has offered an open gym for its members and has participated in a few open tournaments. Robinson reported that the Tree Board has started planning its fall tree sale. They are looking to gathering a listing of all the tree needs the City has budgeted for this FY. Some of the tree needs are identified by the 2022 park inventory, the discussed trees at BRSC Soccer Park, and the requested memorial trees.

Marion reported that the Auxiliary Club meets in September. The Civic Club is willing to answer any questions the Parks and Recreation Board may have about their organization.

Williams reported that the Lions Club hasn't responded to his interest in joining a meeting. The CVT Visioning Committee is starting back up, and he plans to join their next meeting. The Skate Park Committee is kicking off soon and will plan to attend it and report back to the group.

Robinson reported that there is often people parking on the trail that runs through the parking lot at Lake Petocka on the south side of the park. Oliver responded that there is a possibility to add concrete bollards or mark the trail more significantly to clearly define the trail from the

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

parking area. This will be looked into.
Lyman had nothing to report.

c. **Staff**

Now that the park inventory is complete, items missing at each park from the Standard Park Kit Guide will be presented and discussed during the next board meeting. The hours of operation sign and public smoking regulations sign will include a design plan. The Park Sign will need to wait until the Parks and Recreation Board has updated the Parks Master Plan. The parks needing more trees will include the Tree Board's expertise to determine the best tree species and planting location. The Tree Board's Fall tree sale would be a good time to consider purchasing those additional trees.

A Skate Park Committee will kick off soon. The committee volunteer group will help with fundraising, finding grant funding opportunities, spreading awareness, and spurring excitement in this new park coming to Bondurant. Seth Williams will be the assigned liaison and will share updates as the committee starts.

- On June 10th Creative Genuises' hosted an Art Day Camp at the Regional Trailhead. This is Creative Genuises' fifth year hosting an Art Camp, which was the most attended year. Since the interest is there, Parks and Recreation hope to expand the Art Camp to multiple days.
- On June 23rd Life in Petals hosted a Life in Petals Wreath Workshop at Founder's Irish Pub. It was an excellent opportunity for adults to come together, meet new people, and design a wreath while enjoying the vibe of Founder's Irish Pub.
- On July 16,, the Bondu Blues and Brews Festival was hosted at the trailhead, attracting about 350 people coming and going. The food vendor had 80 orders total, and the whimsical wine trailer had about 88 orders. Everyone seemed to enjoy themselves. The vendor tents blocked the views, but the audience didn't want to be too close to the stage this year.

The Youth Activity Bus is struggling to attract users. Please guide me on the best course of action. **A program satisfaction survey was sent to the families who signed up for the program.**

Current programs in the process are the Summer Parks Passport, 6-week Little Breakerz Class, and the 6-week Yoga in the Park Class.

Before school starts in August, we will want to finalize the Dog Park Amenities. What amenities do you want to see? Climbing structures, jumping structures, tunnels, fire hydrants? How many? Email me your input in the weeks to come.

10. **Adjournment**

Motion by Robinson seconded by Williams to adjourn the meeting at 8:15 PM Vote on Motion 5-0. Motion carried.

DocuSigned by:

Mele Van Houten

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

Nicole Van Houten
Communications and Events Specialist

DocuSigned by:

ATTEST:


0FD9FFC4C2C740F
Dennis Lyman
Board Chair

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

Bondurant Parks and Recreation Board
Minutes
June 16, 2022

1. Roll Call

Present: Miller, Collison, Karwoski, Lyman, Simpson

Absent: Williams and Robinson

City Officials Present: City Administrator Marketa Oliver,
Communications and Events Specialist Nicole
Van Houten, Planning and Community
Development Director Maggie Murray

2. Call to Order and Declaring a Quorum

3. Abstentions declared
None.

4. Approval of Minutes

a. Park & Rec 22-5

Motion by Collison seconded by Karwoski to approve May 19, 2022 minutes. Vote on Motion 5-0. Motion carried.

5. Perfecting and Approval of the Agenda

Motion by Karowski seconded by Collison, to approve the June 16, 2022 agenda. Vote on Motion 5-0. Motion carried.

6. Guests requesting to address the Parks Board
None.

a. Colt McDermott from RDG Planning and Design will be presenting updates regarding the City Park Schematic Design process.

Present: Architect Colt McDermott and Landscape
Architect Mike Bell

Representing: RDG Planning and Design Landscape

Discussion: Reviewed what was discussed at the last meeting.

- Words shared about the play structure: climbable, multi-structure, swings, slides, adventure play, hanging, artful,

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urban structure, zipline, and series of plays.

- Handicapped accessible - safe
- It tells a story. Colorful, possibly with the city branded color - setting its identity. Blue, green and yellow.
- The placement of the play structure matters.

Set contact with two playground representatives:

1. Outdoor Recreation Products - Diane Witt
2. ABCreative - Larry Rife

I will invite them to a future meeting to share their products and designs.

The Design Criteria PowerPoint was presented.

- b. Robert Stein and Aaron Gwinnup from EOR will present the Eagle Park Master Plan update and timeline.

Present: Senior Water Resource Engineer Aaron Gwinnup and Landscape Architect Robert Stein

Representing: EOR: Water, Ecology, Community

Discussion: Work slated for construction:

- Has been working with Bondurant's Public Works Director John Horton, City Administrator Marketa Oliver, and Planning & Community Development Director Maggie Murray to review the project's scope and design plan.
- Had the site survey done

This work has led them to a proposed Eagle Park Master Plan.

Wetlands were identified in the surveying process. The

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site trail route will be cleared for secondary trails (mowed paths). Restored native grassland areas will be established. Stream access to Mud Creek includes stone steps that act as sitting areas where people can interact with the stream. There is a small parking area, educational signs, pollinator habitat areas, and solar-powered benches with roofs. There was a community request to include a 9-hole disc golf course that easily fits the space in the southern portion of the park.

Miller questioned, are there designated access points in the entire stretch of Eagle Park? Possibly trail access near the homes that abut the park? Oliver responded that there is an access point from 2nd Street NW and access (which exists today) from Mallard Drive NW. Oliver commented that it is nice to recognize how the disc golf course is weaved into the park. The park is not weaved into the disc golf course. Miller stated the dead-end at 3rd Street NW should be included in this design as potential access to the trail in Eagle Park. Also, cohesive vegetation should be added along the eastern border where the trail is close to the homes. Possibly use trees, shrubs, or native plants to separate the park from the properties to the east. As a representative of the Men's Club, Jeff Cook asked how large the disc golf course was designed.

As a representative of the Men's Club, I want to make sure this is a good space for a disc golf course or, if it makes better sense, to be considered in another park. If the park users walk the course and get wet feet, then Eagle Park is not the park for a disc golf course. Also, I would request that the course's path doesn't cross trails. A cost estimate was provided to city staff earlier in the day, including nine baskets, nine aggregate tee boxes, and ten signs, along with a 15% contingency, bringing the estimate to \$6,382.50. Cook also asked how many parking spaces were considered in the proposed Eagle Park design. Gwinnup responds that the area designed for the 9-hole disc golf course is eight acres, and the design includes three parking spaces. Miller supports the disc golf course. Can this course be relocated if another location can better accommodate a 9-hole disc golf course? Gwinnup responded that we could relocate the structures. Oliver also affirmed that the disc golf equipment purchased for this project would be easy to relocate.

Tim Lunden, another representative of the Men's Club and a homeowner near Eagle Park, commented that when it rains, Mud Creek increases in depth and would like the consulting company to know that the stone access point to the creek may go underwater. Oliver responded to Lunden's concern by stating that EOR also designed the

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City's Comprehensive Stormwater Master Plan and considers the volume of water this area receives and how it will manage that water. Cook stated if the disc golf structure can be removed, winterized, removed, and/or moved, then he supports moving forward with the disc golf course at Eagle Park. Miller asked if families or park users could access Eagle Park from Mallard Point Park. Gwinnup responded that Mallard Point Park, adjacent to Eagle Park, is separated by Mud Creek. They wouldn't have direct access. Oliver likes the idea that the tee boxes are aggregated rather than concrete, as this will allow the tee boxes to be relocated if necessary. Miller likes Turf for the Disc Golf Course but is concerned about the upkeep of mowing and string trimming the course.

- c. Jeff Cook, Austin Sullivan, and Tim Lundeen from the Bondurant Men's Club are following up on the disc golf plans, adopt-a-park program, and park amenities that are needed this year that the Men's Club can assist with.

Present: Jeff Cook, Austin Sullivan, and Tim Lundeen

Representing: Men's Club

Discussion: There was a discussion about an Adopt a Park program. What is the status of this program? Also, checking on the status of the park amenities that the board decided might be something the Men's Club can fund and support this year. There was interest from a community survey at Wisteria Heights and Wolf Creek in installing a multi-use court.

Van Houten responded that the Adopt a Park program is in the process of being unveiled. It is active on the City's website today, but minor updates are needed. The plan is to reach out to local clubs, organizations, and businesses to support and adopt a few of the parks/trails and then promote the program more publicly later.

Van Houten stated that the Wolf Creek community members already have approval from City Council to use the City property to construct a basketball court. You may want to reach out to the homeowners association in their neighborhood to decide how to move forward on the project.

Karwoski stated the board is assigned to audit all parks in town, which is taking longer than anticipated. Once these parks are evaluated and compared to the park kit standards, the board anticipates sharing with the Men's Club what the neighborhood parks need.

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

Cook responded that the Men's Club is not interested in finding something like a trash receptacle but a more interactive park amenity to help bring a unique feature to each neighborhood park. An amenity is similar to a ga ga pit, zip line, cornhole boards, etc.

Van Houten stated that a community member is requesting the board to consider installing accessible swings at all parks, similar to Efnor Estates Park's swings.

Oliver stated this would be on a future agenda, including some more research and quotes.

7. Action Items

none.

8. Discussion Items -

none.

9. Reports and Comments:

a. Administrator

Oliver reported that the City of Bondurant was selected as the 2022 Community of Character.

Oliver also reported that Bondurant was selected for a \$5,000 Community Betterment Grant for the Dog Park.

Oliver also said that recently, due to unfortunate events, a casket had to be disinterred at the Bondurant Cemetery, but Nicole successfully worked with all parties involved to complete the process. Everything went well. Kudos to Nicole for working through such a difficult task.

Oliver also reported that the timeline for the underpass should be released soon. During construction, Highway 65 will be limited to a single lane of traffic for a period of time, so prepare yourselves. The Grant Street and Highway 65 turning lanes will be impaired during this time. The contractor states the entire process should be completed within 90 days. The construction completion date is set for November 2022.

Oliver reported that the quote for the Bondurant Recreational Sports Complex gravel parking area came back and it will cost a total of \$160,000. This is more than anticipated. Little League was granted \$15,000 to contribute to the parking needs at the sports complex, but not sure if it can be used for something else. It will depend on the language

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included in the grant application they submitted.

Miller asked who was responsible for the parking lot maintenance. Are potholes handled by the City or the Little League?

Oliver responded that the Bondurant Little League has a lease agreement with the City and she would have to check the language to answer that question.

Oliver reported that the fishing pier at Lake Petocka will have an impact on Lake Petocka, which is budgeted for FY24. Also, the Parkside trail connection is budgeted for FY24.

b. Board Members

Miller asked when 2nd Street NW and 2nd Street NE would be repaved.

Oliver responded that there is no Capital Improvement Project established. In considering this project, the pending ownership and restructuring of the Landus property would have to be taken into consideration.

Miller suggested the City consider designing a graphic similar to the graphic used by the school district when communicating project timelines, then sharing that on a regular basis.

Oliver asked Miller to send an example to her.

c. Staff

For the entire month of May, the Bike Month Bingo was promoted heavily. Several prizes were collected. However, we ended the month with no participants. The businesses that provided prizes were contacted and the prizes will be used for other events.

The Bondurant Parks Passport kicked off on May 27, on the last day of school for the Bondurant-Farrar school district. Within the first week, there were 11 completed passports turned in, and over 200 passports passed out. Today there have been nearly 400 passports passed out and a total of 72 passports completed. There have been several positive comments about this program. This will go on all summer long and end by August 12 - a formal event report will be issued at that time. There

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should be 228 water bottles left to hand out.

The Youth Activity Bus was restructured to include new bus stops: Altoona Cinemark Theatre, Adventureland, and the Altoona Aquatics Park. This year, the participating families must sign up their children before they jump on the bus, which serves as a safety net and a better idea of who is riding the activity bus. At this time, 13 kids have signed up to use this service. Is this enough to necessitate the program? This program ends on August 4 and a formal event report will be issued at that time. The bus route has remained the same, but DART is tracking how many ride the bus and where the riders get on. Each Monday, Parks, and Recreation staff evaluate the weather to determine if the bus will stop at the aquatic park. If there is a 50% chance of incremental weather, then the bus will not include the pool. The theater and Adventureland have emergency protocols that keep all visitors safe, but the pool will be closed for an extended period of time and the Youth Activity Bus only offers a pick-up at 4 p.m.

On Saturday, June 4, 2022 the Youth Fishing Derby was hosted at Lake Petocka, starting at 8:30 and wrapping up at 10:00 AM. There were approximately 150 people in attendance. This was the first year that pre-registration was required, which allows for better tracking of attendance, an opportunity to reach out and communicate with the participants, and to ensure all participants agree to the liability waiver. Even though it is free to participate in, Parks and Recreation must anticipate how many to expect. It was a good year.

On Thursday, June 9, 2022 Creative Geniuses offered a Summer Art Camp for all youth ages. The first class was from 10:00-11:00 AM, including 3-5-year-olds. There were six kids that attended. The second class was from 11:30-1:30 PM. There were 13 kids that attended. The third class was from 2:00-4:00 PM. There were six kids that attended. The kids checked in at the Bondurant City Center (City Hall) and walked to the Bondurant Regional Trailhead and used the open-air shelter to enjoy making art outdoors. It was a great program. This is the fifth year that Creative Genuises has brought an art class to Bondurant. There hasn't been a lot of interest, but this has been a record-breaking year. Bondurant Parks and Recreation wants to host a multi-day camp, but the cost will be substantially more. Next year we will offer a multi-day art camp.

The Parks and Recreation Department has not been able to attract a Ninja Course in the Park program or Science in the Park. If you have ideas about getting this program started, please share any program ideas.

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The upcoming events include (NEW PROGRAM) 6-week Break Dance Class, Touch-A-Truck, Bondu Blues and Brews Festival, and the B-Safe Kids Camp. I'd like to establish committees for the Bondu Blues and Brews Festival and the B-Safe Kids Camp. Both are iconic events that we should seek to enhance. Bondu Blues and Brews Festival and the B-Safe Kids Camp align the Parks and Recreation vision to improve the quality of life by connecting Bondurant residents to recreational activities, outstanding facilities, superior trails, and promoting healthy lifestyles.

10. Adjournment

Motion by Williams seconded by Collison to adjourn the meeting at 8:10 p.m. Vote on Motion 5-0. Motion carried.

DocuSigned by:

Nicole Van Houten

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Nicole Van Houten

Communications and Events Specialist

DocuSigned by:

ATLES

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Dennis Lyman
Board Chair



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

Item No. 5.h.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution approving the Modified City Council Meeting Schedule

CONTACT PERSON:

Shelby Hagan, City Clerk
Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: There is a need to reschedule the second council meeting in September to September 26th (from the 19th) due to multiple staff members' involvement in scheduled trainings, the dates for which are set by outside organizations. Additionally, the next meeting in the Mayor and Council strategic planning effort is set for November 7, meaning that the meeting will need to begin at 5:30 instead of 6:00 p.m. The attached resolution makes these modifications to the official Council meeting schedule.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-175

CITY OF BONDURANT
RESOLUTION NO. 220906-175

RESOLUTION APPROVING THE MODIFIED CITY COUNCIL MEETING SCHEDULE

WHEREAS, the City Council meets on the first and third Monday of the month; AND

WHEREAS, due to schedule conflicts the regularly scheduled September 19, 2022, meeting will be moved to September 26, 2022; AND

WHEREAS, the regularly scheduled meeting on November 7, 2022 will be set to begin at 5:30 p.m. due to the Strategic Planning meeting portion of the agenda,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the above City Council Meeting date, is hereby approved as presented.

Passed and adopted this 6th day of September 2022,

Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
McKenzie				
Peffer				
Driscoll				
Cox				
Sillanpaa				



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

Item No. 5.i.
For Meeting of 9/6/2022
Resolution

TITLE: - Consideration of Resolution Amending Schedule of Administrative Penalties for Violations of Industrial Pretreatment Ordinance Regulating Hauled Wasted and Regulating Fat, Oil, and Grease Discharge by Food Service Establishments in Chapter 100 of the Code of Ordinances of the City of Bondurant

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The Schedule of Administrative Penalties, adopted by the Bondurant City Council by resolution, includes penalties for Industrial Pretreatment Ordinance Violation Relating to Regulation of Hauled Waste pursuant to Sections 100.186 through 100.200 of the Municipal Code, and further includes penalties for Industrial Pretreatment Ordinance Violations Relating to Regulation of Fat, Oil and Grease Discharge by Food Service Establishments pursuant to Sections 100.161 through Sections 100.177 of the Municipal Code. This Code is consistent throughout the region and has been drafted by the Wastewater Reclamation Authority. There are some language modifications recommended by the WRA that are designed to further clarify the original intent. The changes are shown in the attached Schedule of Administrative Penalties attached to the adopting resolution.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-176

CITY OF BONDURANT
RESOLUTION NO. 220906-176

AMENDING SCHEDULE OF ADMINISTRATIVE PENALTIES FOR VIOLATIONS
OF INDUSTRIAL PRETREATMENT ORDINANCE REGULATING HAULED WASTE
AND REGULATING FAT, OIL AND GREASE DISCHARGE BY FOOD SERVICE
ESTABLISHMENTS IN CHAPTER 100 OF THE CODE OF ORDINANCES OF THE
CITY OF BONDURANT

WHEREAS, the Schedule of Administrative Penalties, adopted by the Bondurant City Council by resolution, includes penalties for Industrial Pretreatment Ordinance Violation Relating to Regulation of Hauled Waste pursuant to Sections 100.186 through 100.200 of the Municipal Code, and further includes penalties for Industrial Pretreatment Ordinance Violations Relating to Regulation of Fat, Oil and Grease Discharge by Food Service Establishments pursuant to Sections 100.161 through Sections 100.177 of the Municipal Code; and

WHEREAS, an amendment to said Schedule of Administrative Penalties in relation to said Municipal Code Sections has been prepared for Council consideration and is recommended for adoption, in form attached hereto and on file in the Office of the City Clerk.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA, that the amendment to the Schedule of Administrative Penalties, in form attached hereto and incorporated by this reference herein, revising specified penalties for Industrial Pretreatment Ordinance Violation Relating to Regulation of Hauled Waste pursuant to Sections 100.186 through 100.200 of the Municipal Code, and revising specified penalties for Industrial Pretreatment Ordinance Violations Relating to Regulation of Fat, Oil and Grease Discharge by Food Service Establishments pursuant to Sections 100.161 through 100.177, is hereby approved and adopted.

BE IT FURTHER RESOLVED that said Schedule of Administrative Penalties, as amended by this Resolution, shall be maintained on file in the office of the City Clerk and the Public Works Department for public reference, and that the amendment to the fees therein established shall become effective upon and as of October 1, 2022.

Passed this 6th day of September 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				

SCHEDULE OF ADMINISTRATIVE PENALTIES

for Industrial Pretreatment Ordinance Violations Relating to Regulation of Hauled Waste

The following schedule of administrative penalties for violations of Chapter 100 of the Code of Ordinances of the City of Bondurant shall be charged pursuant to Sec. 100.173:

VIOLATION	PENALTY	
	First Violation within 12 months	Second & Subsequent Violations within 12 months
Sec. 100.187 Failure to obtain a license	\$ 100	\$200
Sec. 100.188 Failure to pay application fee or provide bond.	\$100	\$200
Sec. 100.189 Failure to comply with vehicle and equipment standards.	\$100	\$200
Sec. 100.190 Improper disposal of hauled wastes.	\$100	\$200
Sec. 100.191 Failure to provide source and disposal information.	\$100	\$200
Sec. 100.192 Improper m Mixture of residential —and nonresidential waste types and/or sources.	\$100	\$200
Sec. 100.193 Failure to comply with disposal standards	\$100	\$200
Sec. 100.194 Failure to remove or dispose of rejected wastes	\$100	\$200
Sec. 100.195 Failure to pay treatment fees <u>or other</u> <u>charges</u>	\$100	\$200

Notice of violation with the applicable penalty for such violations noted thereon shall be issued to the violator. Penalties shall be paid in full within 30 days of the issuance of the notice at the City Clerk's Office, City Hall, 200 2nd St NE Box 37, Bondurant, Iowa 50035.

Industrial Pretreatment Ordinance Violations Relating to Regulation of Hauled Waste
Administrative Penalties adopted by Resolution No. _____ dated
_____; amended by Resolution No. _____ dated
_____.

SCHEDULE OF ADMINISTRATIVE PENALTIES

for Industrial Pretreatment Ordinance Violations Relating to Regulation
of Fat, Oil and Grease Discharge by Food Service Establishments

The following schedule of administrative penalties for violations of Chapter 100 of the Code of Ordinances of the City of Bondurant shall be charged pursuant to Sec. 100.173:

VIOLATION	PENALTY	
	First Violation within 12 months	Second & Subsequent Violations within 12 months
Sec. 100.164 Failure to install, operate or maintain grease interceptor/ trap	\$ 100	\$200
Sec. 100.166 Failure to comply with WRA director order	\$100	\$200
Sec. 100.167 Inadequate installation of grease interceptor/ trap and grease trap	\$100	\$200
Sec. 100.168 Failure to operate, maintain and clean grease interceptors/ trap	\$100	\$200
Sec. 100.169 Failure to maintain records	\$100	\$200
Sec. 100.170 Failure to provide, <u>operate and maintain</u> <u>accessible</u> monitoring facilities and allow inspections	\$100	\$200
Sec. 100.171 Failure to pay <u>charges, fines, or</u> <u>inspection</u> fees.	\$100	\$200

Notice of violation with the applicable penalty for such violations noted thereon shall be issued to the violator. Penalties shall be paid in full within 30 days of the issuance of the notice at the City Clerk's Office, City Hall, 200 2nd St NE Box 37, Bondurant, Iowa 50035.

Industrial Pretreatment Ordinance Violations Relating to Regulation of Fat, Oil and Grease Discharge by Food Service Establishments Administrative Penalties adopted by Resolution No. _____ dated _____; amended by Resolution No. _____ dated _____.



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

Item No. 5.j.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution declaring certain items surplus and donating those items to the Bondurant Historical Society

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: For the BDI conference in 2021, the City purchased branded notebooks to provide to participants along with information about developing and development in Bondurant. The City has a number of branded books remaining and the rest are not needed by the City. Additionally, the City has several t-shirts left from the rebranding effort in June 2019. In September, the Bondurant Family is having a family meeting here in town. There will be members from the City's founding family from across the country. The Historical Society is hosting multiple events for the Bondurant family and would use 40 branded books and 40 t-shirts in gift bags. Staff recommends disposing of the surplus books and t-shirts by donating them to the Bondurant Historical Society to present them to the Alexander Bondurant's descendants during their visit in September.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-177

CITY OF BONDURANT
RESOLUTION NO. 220906-177

RESOLUTION DECLARING CERTAIN ITEMS SURPLUS AND DONATING THOSE
ITEMS TO THE BONDURANT HISTORICAL SOCIETY

WHEREAS for the BDI conference in 2021, the City purchased branded notebooks to give to participants along with information about developing and development in Bondurant. The City has a number of the branded books remaining and the rest are not needed by the City; AND

WHEREAS the City of Bondurant also has several t-shirts left from the rebranding effort in June 2019; AND

WHEREAS the Bondurant Family is having a reunion in Bondurant with descendants of Alexander Bondurant from across the country coming together in Bondurant, Iowa; AND

WHEREAS the Bondurant Historical Society is hosting multiple events and tours for the family; AND

WHEREAS the City deems it appropriate to dispose of 40 branded notebooks and 40 t-shirts by donating them to the Bondurant Historical Society, who intends to use the items in gift bags for the City's namesake's descendants.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the above-referenced items are deemed to be surplus property and should be disposed of by donating them to the Bondurant Historical Society.

Passed this 6th day of September 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.k.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution authorizing the Mayor to Execute an Agreement with SVPA in the amount of \$68,000 for the Civic Campus Master Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution authorizes the mayor to enter into an agreement with SVPA for the Civic Campus master planning in the amount of \$68,000. The Civic Campus Master Plan area is comprised of the land the City of Bondurant recently purchased from Alan & Debbie Knuth on Parcels 230/00455-008-000, 230/00455-000-000, and 230/00455-009-000. The need for a Civic Campus Master Plan has been identified as part of the comprehensive plan update process.

The purpose of the Civic Campus Master Plan process is to generate a conceptual master plan to assist the City of Bondurant in planning for its current needs as well as its future needs as the community continues to grow and evolve in the following decades. The City interviewed four consulting teams about proposals ranging from \$68,000-\$191,730. The recommendation is to contract with SVPA, using Confluence and Kirkham Michael as subcontractors, whose proposal was for \$68,000. A copy of the SVPA proposal is attached.

FUNDING SOURCE: Bond

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-178
2. SVPA Architects, Reduced

CITY OF BONDURANT
RESOLUTION NO. 220906-178

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH
SVPA IN THE AMOUNT OF \$68,000 FOR THE CIVIC CAMPUS MASTER PLAN

WHEREAS the City Council solicited request for proposals for the Civic Campus Master Planning project; AND

WHEREAS the selection committee comprised of the Mayor, a Council Member, a Planning and Zoning Commissioner, the City Administrator, the Planning and Community Development Director, and the Bondurant Emergency Services Chief interviewed four firms; AND

WHEREAS the City received four proposals ranging from \$68,000 to \$191,730 and interviewed all four professional services teams; and

WHEREAS, SVPA submitted a proposal in the amount of \$68,000, incorporating services from Confluence and Kirkham Michael to work on the project as well.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, that Mayor is authorized to enter and agreement with the above-referenced firm for the above-referenced amount, pending Legal Counsel review.

Passed this 6th day of September 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				



RESPONSE TO REQUEST FOR PROPOSAL
CIVIC CAMPUS MASTER PLAN FOR THE CITY OF BONDURANT

May 26, 2022



515.327.5990
svpa-architects.com

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www.svpa-architects.com
Phone 515.327.5990

1466 28th Street, Suite 200
West Des Moines, Iowa 50266

Project: City of Bondurant: Civic Campus Master Plan

Letter of Interest

May 26, 2022

Ms. Maggie Murray, AICP
Planning & Community Development Director
200 2nd Street NE P.O. Box 37
Bondurant, IA 50035
planning@cityofbondurant.com

Dear Ms. Murray,

We are pleased to submit our qualifications and proposal for professional planning and design services for the City of Bondurant Civic Campus Master Plan. SVPA Architects has worked with the City of Bondurant for several years with a proven track record of successful projects. We value the working relationship we have developed with the City of Bondurant and look forward to providing client-focused professional design services.

With 69 years of experience, SVPA has become a leader in the planning and design of public facilities for municipalities throughout the state. Part of the process that we take pride in is understanding the unique challenges each community faces and delivering comprehensive design solutions that fit the needs of each client. We have had the opportunity to work for several communities in the midwest on a variety of city-operated projects that include, but are not limited to city halls, community centers, aquatic centers, park & recreation facilities, and an extensive list of emergency services facilities. Our firm worked closely with Des Moines Fire Department on Fire Station #11 to create a prototype for future stations, creating a state-of-the-art facility to control contaminants. We will be presenting this project at the upcoming F.I.E.R.O. National Conference this fall. Clive Public Safety, another recently completed project, followed a similar approach.

Our team approach for creating the Civic Campus Master Plan combines the knowledge and expertise of SVPA and Confluence. Our firms have worked together for decades on a multitude of projects, ranging from the recently completed Clive Public Safety Facility to large corporate master plans converting acres of the Iowa landscape in West Des Moines and most recently the 60 Acre Site Master Planning for the Bondurant-Farrar Community School District. SVPA and Confluence are trusted partners of the City of Bondurant; most importantly, we know how to work together by challenging each firm to create an optimum solution for our clients. Although several teams will have Confluence as a consultant assisting in the process, SVPA encourages Confluence to lead critical meetings that include community and staff input. We rely on their site planning expertise, as they are experts in community and regional planning. Our team will get the most out of the process, and we have clients that will testify SVPA and Confluence work together as one.

The SVPA-Confluence team proposed for this project is committed to providing excellent service and continuity from beginning to end. Along the way, our team will bring a level of personal service and expertise that will make the process exciting and fun. Both of our firms appreciate the long-lasting relationship we have with the City of Bondurant and care deeply about this opportunity.

Thank you for the opportunity to submit our proposal. We believe our qualifications demonstrate our passion and desire to work on this exciting, new, "Life Connecting" process for the City of Bondurant. Our hand selected team has evaluated our capacity and resources and is ready to begin work immediately. If you have any questions or need additional information, please do not hesitate to contact us.

Sincerely,

Thad N. Long, AIA
Vice President/Principal

Robert T. Ormsby, AIA, LEED AP
Vice President/Principal

OVERVIEW OF FIRMS



Firm Profiles - SVPA Architects

SVPA IS ABOUT PEOPLE.

The heart of our business is empowered people working together to create remarkable design. We start with great raw material — people with high talent, integrity and collaborative skills — and then invest in them to build the finest team of client-focused professionals in the industry. That's just one of the ways SVPA is different.

We have no salespeople.

When you talk about your project, you're talking to the team who will help translate your vision into a reality.

Leadership involvement from concept to completion – and that's just the beginning.

Since our founding in 1953, we have focused on building lifelong business relationships as we deliver great design solutions for clients like you.

Ego is never a design element.

We focus on delivering high-quality, high-performance buildings that send the desired messages about your organization.

We listen, ask and learn before we design.

We want to know what you do and why you do it. We'll get to know everything we can about you before we start designing.

We believe the design process should be enjoyable.

We do everything we can to make the building process what it should be: an exciting, rewarding, even fun experience.

Firm Name (legal and DbA): SVPA ARCHITECTS INC. — 69 YEARS IN BUSINESS

Savage-Ver Ploeg & Associates, Inc. was established in 1953, and has been doing business as SVPA Architects Inc. since 2001.

Primary Contact: Vitus Bering, AIA
Phone: 515.327.5990 or Direct: 515.280.2403
E-Mail: v-bering@svpa-architects.com
Address: 1466 28th Street, Suite 200, West Des Moines, IA 50266
Website: www.svpa-architects.com

SVPA Architects is led by its third generation of owners.



Services

Architecture
Interior Design
Master Planning
Programming
Feasibility Studies
Site Analysis
Sustainable Design
Facility Evaluations
Construction Monitoring
Building Envelope Consulting

Number of Employees: 22

Licensed Architects: 12
Intern Architects: 2
CAD Technicians: 2
Registered Interior Designers: 4
Accounting and Architectural
Administrators: 2

Firm Profiles - Confluence

WHO WE ARE

Confluence is a professional consulting firm comprised of landscape architects, urban designers and planners. Our staff of 70+ includes 39 licensed landscape architects and AICP certified planners – and our firm is comprised of energetic, creative, and passionate people who are involved in making our communities better places to live. We assist our clients on a wide range of public, educational, institutional and private sector projects. Our landscape architects are licensed to practice in California, Colorado, Georgia, Kansas, Idaho, Illinois, Iowa, Michigan, Minnesota, Missouri, Montana, Nebraska, New Mexico, Nevada, North Dakota, Ohio, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Wisconsin, and Wyoming – and this list continues to grow to meet our client's needs.

WHAT WE DO

Simply stated - we create places full of life. The diversity of our work and expertise has become a hallmark of our firm, and it's a big reason why our clients engage us again and again to help establish their next creative vision for the future. We offer a wide array of design and planning capabilities, handling everything from stakeholder and community engagement activities, to crafting urban design and community planning solutions, to representing our clients during construction implementation. With over twenty years of award-winning experience and hundreds of completed projects, Confluence has shaped the practice of landscape architecture, planning and urban design across the Midwest, and we love what we do. What can we do for you?

HOW WE WORK

Our creative process is focused on collaboration and insightful interaction with our clients, consultants and the community in which we work. We begin by gaining an insightful and objective understanding of each project, including how it fits into the surrounding context. From vision to completion, our team excels in collaborating to shape and achieve your "what's next" – while also planning ahead on your long-term strategy. The diversity of our practice and professional experience provides a solid framework upon which to build successful strategies for achieving our client's goals.

Confluence brings together people, energy and ideas to shape the future of our communities. We strive to achieve the inherent potential within each project while naturally making our world a better place.

LOCATIONS

Des Moines

525 17th Street

Des Moines, Iowa 50309

515.288.4875

Kansas City

Cedar Rapids

Minneapolis

Omaha

Sioux Falls

Fargo

Chicago

Denver

Our network of nine offices, located throughout the Midwest, provides value to our clients through our depth of experience identifying, developing and applying emerging creative trends and best practices.



Firm Profiles - Kirkham Michael

Our Management Team

Michael S. Olson, P.E.
President
402-255-3842
molson@kirkham.com

Kevin D. Larsen
Senior Vice President and
CFO
402-255-3823
kdl@kirkham.com

Greg D. Cabalka, P.E.
Vice President
Iowa Operations Manager
515-270-0848
gcabalka@kirkham.com

Chad W. Marsh, R.L.S.
Vice President
Nebraska Operations
Manager
402-255-3841
cmarsh@kirkham.com

Jon B. Halbgewachs, P.E.
Senior Vice President
Kansas Operations Manager
785-472-3163
jhalbgewachs@kirkham.com

KIRKHAM MICHAEL

Kirkham Michael is an award-winning multi-disciplined civil engineering firm dedicated to helping our clients improve our world. We are innovative leaders in vital-to-life engineering services. We provide engineering from concept to final design and construction engineering. We were founded in 1946 in Omaha, Nebraska, and now have offices in Omaha, Lincoln, and York, Nebraska; Des Moines, Iowa; and Ellsworth, Cheney, Garden City, and Hays, Kansas.

We employ results-oriented professionals who are committed to providing quality, responsive, and professional services. Kirkham Michael is focused on our client's success and strives to exceed expectations with innovative and practical solutions.

Employee-Ownership

We are professionals and employee-owners. Our leadership and Kirkham Michael's entrepreneurial corporate culture fuels success for both our clients and individual employees. We continually invest in our people and their skills and technical abilities to maximize the value delivered to our clients. Our engineering expertise, clear communication, and commitment to our clients has been proven time and again on projects across the Midwest.

Services Provided

Kirkham Michael provides integrated engineering and construction services to a wide variety of public and private clients. We fulfill project and program needs from initial concept through implementation, with innovative, yet practical solutions.

Roadway Engineering	Water/Wastewater
Transportation Planning	Water Resources Engineering
Bridge Engineering	Municipal Engineering
Bridge Inspection and Rating	Public Funding Assistance
Airport Planning and Design	Land Development
Construction Engineering and Administration	Environmental Planning
Field Surveying	National Environmental Policy Act
Traffic Engineering and Signal Services	GIS Services

Goals

Our goal is to be our clients' firm of choice. We are driven to help them succeed and will do everything we can to see that they are successful - successful in their careers, successful with their projects, and successful in their professional environments.

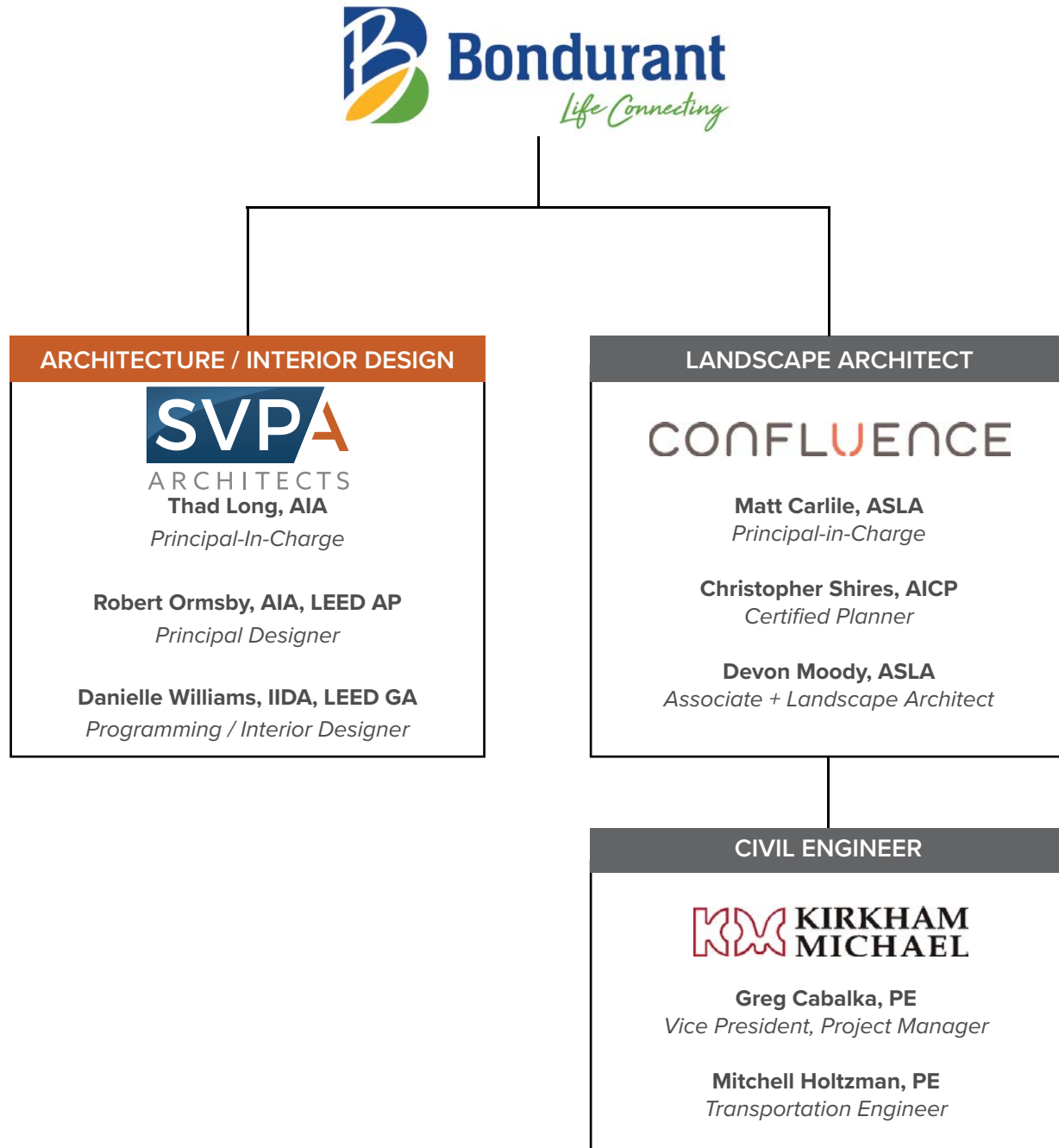


KEY PERSONNEL



Key Personnel

The SVPA team is committed to providing continuous and superior architectural, interior design and engineering services for the duration of the proposed project. Our consultants for this project have been carefully selected based on their successful working relationships with SVPA Architects and their relevant project experience.



Thad N. Long, AIA

Vice President & Director / Role: Principal in Charge

Growing up in the design and construction industry, Thad learned early on the importance of making and maintaining working relationships. Combined with his years of experience on job sites, Thad's ability to create and manage teams has built long-term trust in a community of repeat clients. Thad's career includes: project management, residential, commercial and interior design, construction administration and all the other details that bring projects to successful conclusions. At SVPA, Thad has managed all types of projects, from banks to corporate headquarters, to recreation centers.

Thad has over 20 years of experience and has been with SVPA Architects since 2000. In 2014, Thad became a Vice President.

Relevant Project Experience

- Bondurant City Hall, Bondurant, IA
- Bondurant Trailhead "The Depot", Bondurant, IA
- Bondurant City Park Shelter, Bondurant, IA
- Bondurant Public Works, Bondurant, IA
- Bondurant FEMA Stormshelter, Bondurant, IA
- Casey City Hall & Community Center, Casey, IA
- Canary Park, Clive, IA
- Clive Public Safety, Clive, IA
- Clive Security, Clive, IA
- City Hall Renovation, Hampton, IA
- Hampton Aquatic Center, Hampton, IA
- Altoona Campus Renovation, Altoona, IA
- City of Indianola YMCA REC Center, Indianola, IA
- City of Maquoketa YMCA REC Center, Maquoketa, IA
- Altoona Campus Renovation, Altoona, IA
- Dallas Center Aquatic Center, Dallas Center, IA
- Eldora Aquatic Center, Eldora, IA
- Hubbard Swimming Pool, Hubbard, IA
- Garner Aquatic Center, Garner, IA
- Windsor Heights Public Works Planning, Windsor Heights, IA
- Cascade Falls Aquatic Center, Ankeny, IA
- Urbandale Indoor Pool Repair, Urbandale, IA



EDUCATION

Iowa State University, Bachelor of Architecture, 1994

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)

Member

Iowa Bankers Association

Member

Iowa Commercial Real Estate Association (ICREA)

Member

Thursday Architect Construction Engineering (TACE)

Board Member

Master Builders of Iowa

Member

REGISTRATIONS

National Council of Architectural Registration Boards

Certificate Holder

Licensed Architect in Iowa, Illinois, Kansas,

Minnesota, Nebraska & South Dakota

COMMUNITY INVOLVEMENT

Bondurant Development Inc.

Board Member

Iowa Parks and Recreation Association

Member

Iowa State University Alumni Association

Member

Ronald McDonald House Charities of Central Iowa

Sporting Clays Event Committee Member

HONORS & AWARDS

Masonry Institute of Iowa, Appreciation Award –

Brick Street Market

Robert T. Ormsby, AIA, LEED AP

Vice President & Principal / Role: Principal Designer

Bob's architectural background includes office buildings for both corporate and institutional clients, K-12 and collegiate educational facilities, civic/municipal buildings, religious facilities, healthcare and senior living. His abilities as a talented designer and a strong project manager make him a very well-rounded architect. Bob's responsibilities involve every aspect of the project from conceptual design through construction.

As part of SVPA's leadership team, Bob is responsible for scheduling manpower for the office. Keeping the office running efficiently and selecting the right personnel for each project is part of Bob's responsibilities.

Bob takes personal pride in every aspect of his work, from quality design to quality documentation. He gains the greatest satisfaction when a client moves into a building, and thanks him personally for not only meeting their expectations, but for a building that exceeds their expectations.

Bob has 35 years of experience and joined SVPA in 2004 and became a stockholder in the company in 2005. In 2010, Bob became a Vice President at SVPA and in 2016 he became a Principal.

Relevant Project Experience

- City of Clive Public Safety Facility
- City of Ankeny
 - Public Services Building Renovation
 - City Hall Renovation
 - Fire Station Headquarters Expansion
 - Fire Station No. 2
 - Fire Station No. 3
- City of Des Moines
 - Fire Station No. 1 Replacement
 - Fire Station No. 11
- City of Norwalk Fire Station
- City of Earlham Fire Station Schematic Study
- City of Perry City Hall Schematic Design
- Warren County Courthouse and Jail Assessment, Indianola, IA
- Municipal Fire and Police Retirement System of Iowa Office Building, West Des Moines, IA
- Athene Headquarters



EDUCATION

Clemson University, Master of Architecture, 1991
Iowa State University, Bachelor of Arts, Architecture, 1985

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)
Member

REGISTRATIONS

National Council of Architectural Registration Boards
Certificate Holder
Licensed Architect in Iowa, Missouri & Wisconsin
U.S. Green Building Council LEED Accredited Professional

COMMUNITY INVOLVEMENT

Indianola Planning & Zoning Commission
Board Member



Danielle R. Williams, IIDA, LEED GA

Associate Interior Designer / Role: Programming & Interior Designer

Danielle seeks to provide clients with designs that are functional, yet visually stimulating. She believes in listening to clients and transforming their needs into a complete design. She enjoys being involved in the construction process and working with the owner and contractor to achieve solutions that meet the schedule and budget.

Danielle has valuable experience in a variety of projects types. She is involved through all stages of design including finish and furniture selection, space planning, construction documentation and construction administration. Danielle has 11 years of experience. She joined SVPA in 2010 and became a stockholder in the company in 2018.

Relevant Project Experience

- City of Ankeny
Public Services Building Renovation
City Hall Renovation
- Bondurant City Hall, Bondurant, IA
- City of Des Moines Fire Station No. 11
- Ames City Hall, Ames, IA
- Crown Pointe Community Center, Johnston, IA
- Johnston Public Safety, Johnston, IA
- City of Urbandale Office Remodel, Urbandale, IA
- Bondurant Middle School Renovation, Bondurant, IA
- Brick House Fitness, Bondurant, IA
- Brick Street Market, Bondurant, IA
- DNG Properties, Bondurant, IA



EDUCATION

University of Northern Iowa, Bachelor of Fine Arts,
Interior Design, 2010

PROFESSIONAL AFFILIATIONS

International Interior Design Association (IIDA)
Member
Iowa Interior Design Examining Board
Past Member
Des Moines City Center
Member, Past Director & Co-Membership Coordinator
IIDA Great Plains Chapter
Member & 2015 Design Montage Co-Chair

REGISTRATIONS

National Council for Interior Design Qualification
Certificate Holder
Registered Interior Designer in Iowa
U.S. Green Building Council LEED Green Associate

HONORS & AWARDS

IIDA Great Plains Chapter – 2016 Member
Recognition Award

COMMUNITY INVOLVEMENT

Food Bank of Iowa
Volunteer

MATT CARLILE, ASLA, PLA, LEED AP

PRINCIPAL-IN-CHARGE

PROFESSIONAL + CIVIC AFFILIATIONS

American Society of Landscape Architects, Iowa Chapter

- Trustee / 2011 to 2017
- President / 2006
- President Elect / 2005
- Treasurer / 2003 to 2004
- Conference Chairman / 2004, 2005, 2006, 2011
- Associate Member-at-Large / 1999 to 2000
- Member-at-Large / 2000 to 2001

Greater Des Moines Leadership Institute / Class of 2012

Ducks Unlimited Member

Urbandale Economic Development Board

CURRENT + NOTABLE PROJECT EXPERIENCE

Iowa State Capitol Complex Master Plan / Des Moines, Iowa

Iowa State Capitol West Terrace / Des Moines, Iowa

Waukee Community Center / Waukee, Iowa

Hickory Glen Park / Pleasant Hill, Iowa

Ankeny Parks Master Plan / Ankeny, Iowa

West Des Moines City Hall Amphitheater / West Des Moines, Iowa

Waukee Athletic Complex + Park / Waukee, Iowa

Waukee Youth Sports / Waukee, Iowa

USL Pro Iowa Master Plan / Des Moines, Iowa

Centennial Park Master Plan / Waukee, Iowa

Pleasant Hill Park Master Plan / Pleasant Hill, Iowa

Altoon Park Master Plan / Altoona, Iowa

Waukee Dog Park / Waukee, Iowa

Iowa Arboretum Master Plan / Madrid, Iowa

Gray's Lake Master Plan Update / Des Moines, Iowa

Colfax North Park Development / Colfax, Iowa

Welcome Home Soldier Memorial Master Plan + Implementation / Albia, Iowa

Iowa Holocaust Memorial (Iowa State Capitol) / Des Moines, Iowa

Iowa Workers' Monument (Iowa State Capitol) / Des Moines, Iowa

Champions Ridge (Bremer County Fairgrounds + Sports Complex) / Waverly, Iowa

Carroll Skate Park / Carroll, Iowa

Southwest Park Master Plan / Davenport, Iowa

Loomis Park Master Plan / Fort Dodge, Iowa



Matt's continued growth and dedication to the firm and clients make him a valuable member of the team. His commitment to the past, present and future practices of landscape architecture are recognized through his work and allow him to create life-changing designs.

PROFESSIONAL EXPERIENCE

23 Years of Experience

18 Years with Confluence

EDUCATION

Kansas State University / Bachelor of Landscape Architecture, Minor in Community and Regional Planning / 1998

PROFESSIONAL REGISTRATIONS

Licensed Professional Landscape Architect:

- Iowa / #422
- Nebraska / #LA 363

CLARB Certified

LEED Accredited Professional

CHRISTOPHER SHIRES, AICP

CERTIFIED PLANNER

PROFESSIONAL + CIVIC AFFILIATIONS

American Institute of Certified Planners (AICP) / July 2001 to Present

American Planning Association (APA) / January 1994 to Present

American Planning Association (APA), Iowa, Nebraska and Kansas Chapters

- Conference Planning Committee / March 2009 to Present
- Board Member / March 2014 to Present

Urban Land Institute (ULI) / October 2013 to Present

City of West Des Moines Leadership Development Program

- Tier I / June 2006
- Tier II / November 2006
- Tier III / May 2013

CURRENT + NOTABLE PROJECT EXPERIENCE

Waukee High School + Triumph Park / Waukee, Iowa

Bondurant Region Commercial Master Plan / Bondurant, Iowa

Mission Comprehensive Plan Update / Mission, Kansas

Merriam Comprehensive Plan / Merriam, Kansas

Landmark Town Center Studies - Waukee Site / Waukee, Iowa

Parkville 2020 Master Plan / Parkville, Missouri

Hickory Glen Park / Pleasant Hill, Iowa

Southwest Infrastructure + Planning Study / Des Moines, Iowa

University Avenue Redevelopment Plan / West Des Moines, Iowa

Webster County Comprehensive Plan Update / Fort Dodge, Iowa

Roeland Park Comprehensive Plan Update / Roeland Park, Kansas

Norwalk 2040 Comprehensive Plan / Norwalk, Iowa

Van Meter Comprehensive Plan Update / Van Meter, Iowa

Crossroads Plaza Fort Dodge / Fort Dodge, Iowa

Carlisle Comprehensive Plan / Carlisle, Iowa

Ankeny Parks Master Plan / Ankeny, Iowa

West Des Moines City Hall Amphitheater / West Des Moines, Iowa

Sioux Center Zoning Code Update / Sioux Center, Iowa

1620 Clark Street Planning Study / Omaha, Nebraska

Cedar Falls Master Plan / Cedar Falls, Iowa

Waukee Site Master Plan (Hickman + 10th Street) / Waukee, Iowa

Pleasant Hill On-Call Planning Services / Pleasant Hill, Iowa

Adel Comprehensive Plan Update / Adel, Iowa

Adel On-Call Planning Services / Adel, Iowa



Chris brings years of city and county planning experience to the team, both in the public and private sector. He is skilled in preparing comprehensive plans, land use plans, corridor and redevelopment plans as well as drafting zoning and subdivision regulations, city codes and policies, and design guidelines.

PROFESSIONAL EXPERIENCE

27 Years of Experience

8 Years with Confluence

EDUCATION

Iowa State University / Bachelor of Science, Community and Regional Planning / 1995

PROFESSIONAL REGISTRATIONS

American Institute of Certified Planners: #016692

DEVON MOODY, ASLA, PLA, SITES AP

ASSOCIATE + LANDSCAPE ARCHITECT

PROFESSIONAL + CIVIC AFFILIATIONS

American Society of Landscape Architecture

Council of Landscape Architectural Registration Board's 2020 Job Task Analysis
Focus Group Member

American Society of Landscape Architects 2021-2023 Licensure and State
Advocacy Advisory Committee Member

CURRENT + NOTABLE PROJECT EXPERIENCE

Hickory Glen Park / Pleasant Hill, Iowa

Pro Iowa / Des Moines, Iowa

Welcome Home Soldier Memorial / Albia, Iowa

Heritage at Grimes / Grimes, Iowa

EMC Urban Park / Des Moines, Iowa

Hickory Glen Park / Pleasant Hill, Iowa

Knoxville Middle School / Knoxville, Iowa

Grinnell Community Schools / Grinnell, Iowa

Grinnell Elementary School Master Plan / Grinnell, Iowa

Urbandale Signage / Urbandale, Iowa

Heritage at Grimes / Grimes, Iowa

6th Street Carriage House / Des Moines, Iowa

Grand Avenue Office Complex / West Des Moines, Iowa

Wright Corporation / Des Moines, Iowa

Lolowau, LLC Property / Waukee, Iowa



Devon ensures that his work is sensitive to the concerns and needs of the user, combines use and art, and influences future generations with design and physical form.

PROFESSIONAL EXPERIENCE

13 Years of Experience

3 Years with Confluence

EDUCATION

Texas A&M University - College
Station / Bachelor of Landscape
Architecture, Minor in Urban
Planning / 2009

Study Abroad Program / Akademie
für Internationale Bildung /
Landscape Architecture + Urban
Design / 2008

PROFESSIONAL REGISTRATIONS

Licensed Professional
Landscape Architect:

- Iowa / # LA00709
- Utah / # 9174028-5301

CLARB Certified

SITES Accredited Professional

Greg Cabalka, P.E.

Vice President & Project Manager

Greg is a senior engineer with over 14 years' experience in civil engineering. His strength is in the planning and design of highways and roadways projects for federal, state, municipal, and private clients. He has led multi-disciplined teams in the delivery of detailed construction bid packages addressing environmental studies, roadways, bridges. His design expertise includes urban and rural roadways, water, sanitary, and storm sewer infrastructure projects.

Relevant Project Experience

- Comprehensive Plan, Bondurant, Iowa, Project Manager.
- University Avenue Corridor Redevelopment Plan, West Des Moines, Iowa. Project Manager
- Veterans Parkway Between SE Adams and SE 50th Street, West Des Moines, Iowa. Project Manager
- Coachlight Drive and South Loop Road between South Jordan Creek Parkway to South 81st Street, West Des Moines, Iowa. Project Manager
- 13th Street New RCB Culvert Design and Construction Engineering, City of Ankeny, Iowa. Project Manager
- Grand Prairie Parkway Diverging Diamond Interchange, Waukee and West Des Moines, Iowa. Project Engineer/Manager.



EDUCATION

Iowa State University, Bachelor of Science, Civil Engineering, 2008

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
American Public Works Association
Iowa Engineering Society

REGISTRATIONS

Professional Engineer Iowa, 2013 (No. 21393),
Nebraska, 2015 (No. E15559)

PROFESSIONAL EXPERIENCE

Kirkham Michael, 14 years
Other firms, 3 years

Mitchell Holtzman, P.E.

Transportation Engineer

Mitchell is a project engineer with over nine years of experience. He performs a variety of tasks applying his knowledge of transportation engineering design principles to creatively solve design dilemmas. He specializes in municipal roadway design utilizing his strong background in MicroStation and Open Roads Software. Mitchell will provide detailed design and produce plans and specifications for construction.

Relevant Project Experience

- Ingersoll Avenue Streetscape, Des Moines, Iowa. Project Engineer.
- Hamilton Drainage Study and Storm Sewer Improvements, Des Moines, Iowa. Project Engineer.
- 1st Avenue Widening and Reconstruction, Altoona, Iowa. Project Engineer.
- Adventureland Drive Reconstruction & Roundabout, Altoona, Iowa. Project Engineer.



EDUCATION

Iowa State University, Bachelor of Science, Civil Engineering, 2008

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
Iowa Engineering Society
Institute of Transportation Engineers

REGISTRATIONS

Professional Engineer, Iowa

PROFESSIONAL EXPERIENCE

Kirkham Michael, 7 years
Other firms, 3 years



WORK PROGRAM



Work Program

Project Approach, Process, Schedule and Deliverables

07.11	Kick-off Meeting with Steering Committee: • Determine Goals for project, timeline and confirmation of design services Review goals/action items/policies of Comprehensive Plan as it relates to Civic uses • Review future population growth projections • Discuss Council Strategic priorities • Discuss Master Plan process, confirmation of short and long term needs and determine schedule/course of action • Walk site with steering committee.
07.11 - 07.25	Review background information supplied by City, including Comprehensive Plan, 2022 Emergency Services Study Design team will start work on the following: • Base mapping/Lidar research (assuming no survey is available) • Utilities Research/Possible City meeting (K+M) - DNR connections/Storm water review of east side of Bondurant - Understanding Storm water is the biggest part of this plan • Site Analysis/review/photography • Develop base maps and utility maps
07.25 - 07.27	Department Interviews to determine needs and growth projections • Emergency Services • City Staff Fitness Center (Determine user group/committee) • Public Works • City Hall Steering Committee: Determine level of (if any) engagement with the following departments for long term needs. If none, discuss how we plan for these groups needs. • Law Enforcement • Joint Maintenance Facility (possibly shared with school district) • Committee to provide input on tree farm, public gathering space(s), park-and-ride, or other uses.
07.28 - 08.18	Design team to develop preliminary programming for each department which will include future growth needs and determine building sizes
08.18	Meeting with steering committee to review Programming needs from departments
08.19	Programming document sent out to departments for review

08.25 - 08.26	Department meetings to review and edit Programming Document
08.31	Final review and approval of Programming Document with steering committee
	Discuss topics of Master Plan, including sustainable design ideas, parking, vehicular and pedestrian circulation, landscaping, screening of outdoor storage and general architectural theme for the buildings
09.01 - 09.22	Design team to develop Master Plan Concepts for presentation to steering committee
09.22	Present initial Master Plan concepts to steering committee Evaluate if any additional land is left that is not part of the master plan and discuss potential uses/development
09.23 - 10.14	Design team to develop/revise Master Plan concepts
10.17	Present developed Master Plan options and phasing plans for short and long-term needs to Steering Committee and determine option to develop and complete
10.18 - 11.01	Finalize master plan concept for presentation to steering committee Deliverables to include: • Overall Site Master Plan illustrating planned building diagrams • Phased Master Plan images • Overall site narrative • Storm water narrative • Utilities narrative • Preliminary major utilities diagram • Programming document • Aerial perspective of the site with massing models of buildings
11.02	Presentation of Final Master Plan report to steering committee for approval
11.07	Presentation to City Council

RELEVANT WORK EXPERIENCE AND REFERENCES



Civic Project Experience

Below we have included a list of civic projects completed.

CITY OF BONDURANT

City Park Shelter
Regional Trailhead
City Hall Renovation

CITY OF ANKENY

City Hall Renovations (2 phases)
Fire Station Headquarters Addition
Fire Station No. 2
Fire Station No. 3
Public Services Building Renovation

CITY OF CASEY

City Hall and Community Center

CITY OF DES MOINES

Fire Station No. 1 Replacement
Fire Station No. 11

CITY OF EARLHAM

Fire Station Study

CITY OF JOHNSTON

Crown Point Community Center
Public Library

CITY OF NORWALK

Fire Station

CITY OF CLIVE

Clive Public Safety
Clive Security
Canary Park

CITY OF URBANDALE

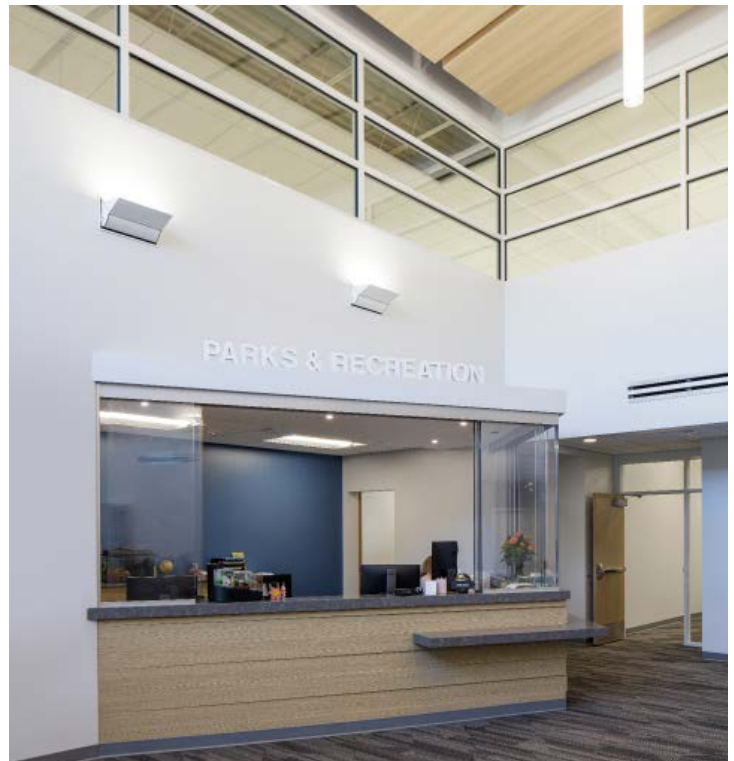
City Hall
Feasibility Studies (2)
Fire Station No. 41
Fire Station No. 42
Maintenance Facilities Master Plan
- Phase 1: Maintenance Facilities addition and new construction
Pool Feasibility Study

CITY OWNED RECREATIONAL & AQUATIC CENTERS

6 City Owned Recreational Centers
25 City Owned and Operated Aquatic Centers in Iowa & surrounding states



Clive Public Safety



Ankeny Public Services



City of Des Moines Fire Station No. 11

Liberty High School

Iowa City Community School District, North Liberty, Iowa

The Iowa City Community School District is building a new high school in order to meet the District's long-term educational needs and to accommodate anticipated future growth. The project is being completed in three phases. Phase 1: Design, site development and construction of the new high school that has a core program and building infrastructure for 1,500 students, but will only initially contain classrooms for approximately 1,000 students. The new school includes: classrooms, auditorium, gymnasium, media center, fine arts and technology and industrial arts spaces, full-service production kitchen and administrative offices. Phase 2: Design, site development and construction of outdoor athletic venues to support the new high school and a small bus parking and dispatch facility on-site including: competition football and soccer field, track and field event spaces, baseball and softball fields, tennis courts, grandstands and bus storage/maintenance building. Phase 3: Classroom wing addition to increase capacity from 1,000 to 1,500 students.

Project Specifications

Project Type: New Construction
Square Footage: Phase 1: 219,180 SF
Phase 2: 19,264 SF
Phase 3: 38,000 SF
Construction Cost: Phase 1: \$49M
Phase 2: \$12M
Phase 3: \$7.3M
Completion Date: Phase 1: 2017
Phase 2: 2018
Phase 3: 2021
Team Members:
Vitus Bering, Principal-in-Charge
Thad Long, Project Manager
Jon Oosterhuis, Project Architect
Leslie Wilson, Interior Designer

Site Design Consultant

MMS Consultants Inc.

Client Reference

Mr. Duane Van Hemert
Director, Facilities Management
319.688.1020



Athene USA

West Des Moines, Iowa

In 2010, Aviva USA (now Athene USA) consolidated its Des Moines operations onto one campus in West Des Moines, IA. The building is divided into a two-story commons building and an eight-story office tower. The commons building houses amenity spaces, such as: the main entry, a cafeteria, kitchen and server, training spaces and miscellaneous employee services. The office tower has an open plan with private offices located in the core. A sub-grade level of the office building houses underground parking, a data center/print room and a fitness center. Building materials used include glass curtainwall, precast concrete panels, Iowa limestone and aluminum trim. SVPA was the Architect of Record and HKS was the Design Architect for this project. The building achieved LEED Gold certification. Since establishing a relationship, SVPA has worked on several projects for Athene USA including a barista in Athene's Cafe a small remodel on the 8th floor and a renovation to the Penthouse.

Project Specifications

Project Type: New Construction

Square Footage: 390,000 SF

Construction Cost: \$115M

Completion Date: 2010

Team Members:

Robert Ormsby, Project Manager

Ronald Paskach, Project Architect

Sara Herman, Interior Designer

Site Design Consultant

Confluence

Client Reference

Mr. Scott Lawrence

Manager of Building Operations

515.342.3564



City of Urbandale Maintenance Facilities Master Plan

Urbandale, Iowa

SVPA Architects provided master planning services for Public Works and Parks & Recreation. Two parcels currently utilized or owned by the city of Urbandale that were analyzed were: 9401 Hickman Road – Public Works and 9565 Hickman Road – Cold Storage. The development of each property was phased and a schedule and budget were prepared for each property. During 2013-2015, the City expanded into the vacant land at 9565 Hickman Road. The expansion included the following maintenance facilities: vehicle storage, vehicle maintenance, offices, support spaces, outdoor material storage, workshop space, salt storage and fueling station. Phase 1 of the Master Plan was completed in 2015 and included: the salt storage and fueling station. The fuel canopy was just over 200 s.f. and the station has two 8,000 gallon tanks – one diesel and one unleaded. Master planning services included: touring existing facilities, reviewing schedule and budget, attending various meetings with City, preparing program, site/building analysis, site plans, grading plan and cost estimates and presenting a final report to City Council.

Project Specifications

Project Type: Master Plan, Addition
& New Construction

Square Footage: 25,760 (Phase 1)

Construction Cost: \$2.33M

Completion Date: Oct. 2015

Team Members:

Ronald Paskach, Project Manager

Sara Herman, Interior Designer

Site Design Consultant

Oertel Architects





Bondurant-Farrar 60 Acre High School & Jr. High Master Planning

Bondurant-Farrar Community School District, Bondurant, Iowa

SVPA Architects has worked diligently for the Bondurant-Farrar Community School District for over a decade. We have built a long-lasting relationship with not only the administration staff and the school board, but with the principals, teaching staff, custodial staff, coaches, and boosters. Since the summer of 2014, our team has been evaluating enrollment growth compared to education space with a continual master planning process. Part of our evaluation is to update the masterplan as facilities are added and refreshed. BFCSD has been a contributing factor to the community growth by providing superior education. Quality, energized staff and quality facilities and amenities for their students set the Bondurant-Farrar Community School District apart.

Project Specifications
 Project Type: Site Master Planning
 Completion Schedule: Phased
 Construction Cost: N/A
 Team Members:
Thad Long, Principal-in-Charge
Jon Oosterhuis, Project Manager
Leslie Wilson, Interior Designer
Danielle Williams, Interior Designer

Site Design Consultant
 Confluence

Client Reference
 Dr. Rich Powers
 Superintendent
 515.967.7819



Bondurant-Farrar Schools

Bondurant-Farrar Community School District, Bondurant, Iowa

SVPA Architects was selected in the summer of 2014 to perform comprehensive master planning services for the Bondurant-Farrar Community School District. Through the process of studying demographic and enrollment data, evaluating district buildings and meeting with community members, school staff and the School Board, SVPA evaluated deficiencies, identified needs and prioritized recommendations. With carefully crafted surveys, our team helped the district reach out to this rapidly growing community to help understand the goals of the families that use the four learning centers. This information, alongside understanding the state of current buildings, helped SVPA prioritize and confirm the need for renovations, additions and a new elementary learning center. With a well-organized long-range capital improvements plan established, a \$21 million bond referendum with over 80% voter approval successfully passed.

Our team has provided master planning updates for the Bondurant Community School District to assist in managing the community growth. Several smaller projects are preparing the district for a major grade re-alignment coming this fall with the opening of a 100,000 SF junior high. This facility will house the 7th & 8th grades, with an overall capacity of 600 students. This will allow the Intermediate School and the elementary schools to experience a reduction in student counts. Several projects are currently being evaluated by the Infrastructure Committee and the School Board for the next round of existing facility updates and Athletic Complex expansions.

Project Specifications

Project Type: High School Additions
 Square Footage: 60,000 SF
 Construction Cost: \$12.4M
 Project Type: Junior High
 Square Footage: 103,000 SF
 Construction cost: \$24.4M

Team Members:

Thad Long, Principal-in-Charge
Jon Oosterhuis, Project Manager
Leslie Wilson, Interior Designer
Danielle Williams, Interior Designer

Site Design Consultant

Snyder & Associates
 Confluence

Client Reference

Dr. Rich Powers
 Superintendent
 515.967.7819



City of Des Moines Fire Station No. 11

Des Moines, Iowa

A new fire station was needed to better serve the residents and businesses in the northeast part of Des Moines, and to work in conjunction with a neighboring city to share station resources and provide support services. The three-acre site provides a larger area that will take advantage of the open space and existing trees. The new station includes a three-bay apparatus garage, administration areas, living areas, a fitness area and ancillary spaces. Working closely with the fire department for enhanced decontamination control and firefighter well-being, the new station includes a newer arrangement of the decontamination areas to allow station personnel to remove and clean contaminated gear, and to clean themselves before entering the living portions of the station. The project is intended to be LEED Certified and the building will have a roof-mounted photovoltaic array to generate power for the facility, and will feature a highly energy-efficient geothermal system and LED lighting throughout the project. The building also includes an ICC 500-rated storm shelter to protect building occupants in the event of a tornado.

Project Specifications

Project Type: New Construction

Square Footage: 16,000 SF

Construction Cost: \$4.7M

Completion Date: Nov. 2021

Team Members:

Robert Ormsby, Principal-in-Charge

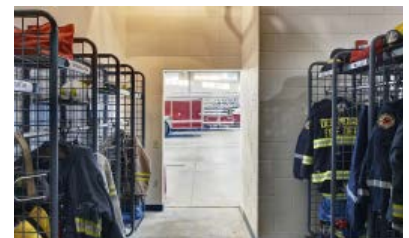
Danielle Williams, Interior Designer

Client Reference

Mr. John Tekippe

Fire Chief

515.283.4237



City of Des Moines Fire Station No. 1 Replacement

Des Moines, Iowa

The building consists of a two-story administration and living quarters and a one-story six-bay apparatus area. The exterior material palette includes limestone and brick masonry, glazed aluminum curtainwall and architectural metal panels. The new station's design makes a connection to the existing station with the use of similar exterior materials and by incorporating the existing station's memorial stone into a new base for the flagpole. The building also utilizes a geothermal heating and cooling system with the mechanical equipment, which is located within the building, so as to eliminate excess noise and the need for screening while prolonging the life of the equipment.

The project achieved LEED certification with sustainable features including: reclaiming an existing brownfield site, significantly reducing the building's energy consumption and reducing the building's water consumption. The project also utilized MidAmerican Energy's CustomPlus program including incentives for the higher efficiency mechanical system.

Project Specifications

Project Type: New Construction

Square Footage: 26,250 SF

Construction Cost: \$5.6M

Completion Date: Jan. 2013

Team Members:

Robert Ormsby, Project Manager

Sara Herman, Interior Designer

Client Reference

Mr. John Tekippe

Fire Chief

515.283.4237



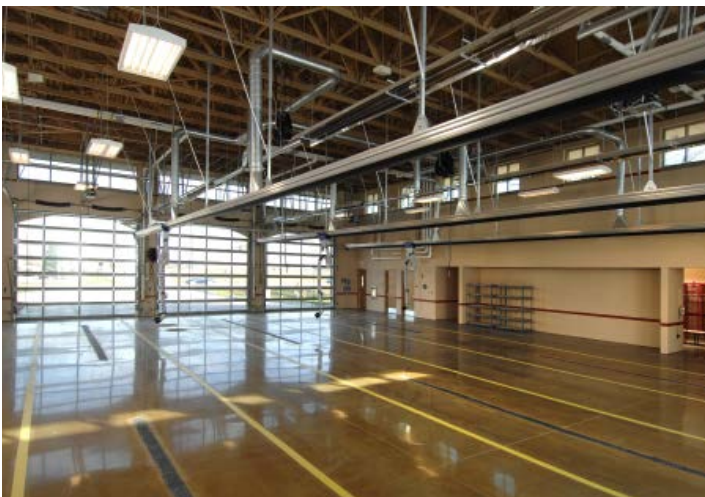
City of Ankeny Fire Station Headquarters Expansion

Ankeny, Iowa

SVPA Architects was asked to design a 14,600 s.f. addition that included administrative, fire prevention and training spaces, living quarters, museum and associated support spaces. The project also provided hardened spaces for an emergency operations center/ training room. An important aspect of this project was maintaining access to and use of the existing fire station during construction. The construction was staged to ensure the fire department was not hampered in their service to the community. The building utilizes phased lighting and geothermal heat pumps are used for heating and cooling the new addition; landscaping controls and cleans stormwater runoff. The building's energy-efficient design utilizes MidAmerican Energy's CustomPlus program.

Project Specifications

Project Type: Addition
 Square Footage: 14,600 SF
 Construction Cost: \$4.2M
 Completion Date: Oct. 2008
 Team Members:
Robert Ormsby, Project Manager
Sara Herman, Interior Designer



City of Ankeny Fire Station No. 2

Ankeny, Iowa

SVPA Architects designed a new fire station to expand emergency services coverage for the rapidly growing community in Ankeny, IA. Located in the Prairie Trail Development, the design for this satellite fire station needed to fit the character and goals of the development and the emergency response needs of this urban area. This 12,260 s.f. fire station features three drive-through apparatus bays, living quarters, administrative spaces and associated support spaces. A combination of masonry, cast stone and aluminum storefront were selected to fit the community goals of the development, while expressing the civic nature of the facility. The end result is a distinctive fire station that will serve Ankeny citizens for many years to come.

Project Specifications

Project Type: New Construction

Square Footage: 12,260 SF

Construction Cost: \$2.7M

Completion Date: 2009

Team Members:

Robert Ormsby, Project Manager

Sara Herman, Interior Designer



City of Ankeny Fire Station No. 3

Ankeny, Iowa

To accommodate the fastest growing city in the Midwest and the 14th fastest growing city in the United States, SVPA Architects designed a third fire station for the city of Ankeny. The third fire station is located in north Ankeny and is identical to Station No. 2, that we also designed. It features three drive-through apparatus bays, living quarters, administrative spaces and associated support spaces. The funding for the new fire station came from a bond referendum that passed with 86% approval.

Project Specifications

Project Type: New Construction

Square Footage: 12,260 SF

Construction Cost: \$3.3M

Completion Date: Aug. 2018

Team Members:

Robert Ormsby, Principal-in-Charge

Brad Paige, Project Architect

Sara Herman, Interior Designer

Client Reference

Mr. James Clack

Fire Chief

515.965.6469



City of Clive Public Safety Center

Clive, Iowa

SVPA Architects was selected to design a new Public Safety Center for the City of Clive that houses both the police and fire departments. The west portion of the building houses the fire station and includes a three-bay apparatus garage with associated service spaces; administrative offices and a classroom/training room; and a living area with a kitchen, dining and dayroom, dormitory, locker area, shower/changing rooms and a decontamination area with laundry and staff lockers. The east side of the building is for the police station and includes a nine-stall garage with associated service/support spaces; administrative offices; patrol work areas; and detective work area. There is a shared entry between both departments; a fitness and police tactical room; a large training room and miscellaneous ancillary spaces.

Project Specifications

Project Type: New Construction

Square Footage: 46,000 SF

Construction Cost: \$11.01M

Completion Date: Nov. 2021

Team Members:

Thad Long, Principal-in-Charge

Robert Ormsby, Municipal Specialist

Pierce Coady, Project Manager

Anne Nilsson, Interior Designer

Client Reference

Mr. Matt McQuillen

City Manager

515.223.6220



Urbandale City Hall - Phase 2

Urbandale, Iowa

SVPA continued its working relationship with the city of Urbandale in developing the Phase 2 expansion plans for the City Administration Building. The addition included: offices, conference rooms and public waiting areas. SVPA created a custom board table with A/V integrated that allowed all board members to see each other for discussions, as well as have visibility to the public and presenter. A presenter station was also designed to complement the board table and included integrated A/V as well. The design of the addition allowed for future expansion to house additional city offices and visually complement the adjacent Urbandale Public Library. The exterior employs masonry finishes in the same color palette as the library, and the interior leverages natural daylighting through the use of clerestory windows.

Project Specifications

Project Type: Addition

Square Footage: 12,450 SF

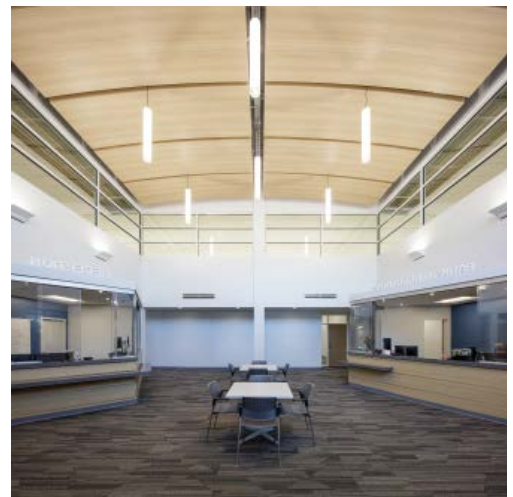
Construction Cost: \$1.9M

Completion Date: Aug. 2005

Team Members:

Ronald Paskach, Project Manager

Sara Herman, Interior Designer



Ankeny Public Services Building

Ankeny, Iowa

SVPA was selected to remodel the existing Kirkendall Library into new office space for the city of Ankeny Parks and Recreation, Public Works and Planning & Building departments. The project began with a programming/workplace strategy phase, where we met with the four departments (building users) to determine current and future needs of their departments for the next 20 years. From the data collected we developed strategies and standards that addressed functions, storage, collaboration and interaction with the public. In addition to the renovation, the project also entailed demolition of the existing parking lot and designing a new lot of greater size to accommodate parking needs; modified vehicular access to the building along with a drive-up lane for dropping off bills or documents; new front entrance canopy; window replacement; exterior wall repairs; and larger lobby area to accommodate walk-in traffic for all departments.

Project Specifications

Project Type: Renovation
 Square Footage: 23,120 SF
 Construction Cost: \$3.9M
 Completion Date: Nov. 2020

Team Members:
Robert Ormsby, Principal-in-Charge
Jon Oosterhuis, Project Manager
Danielle Williams, Interior Designer



Ankeny City Hall – Phases 1 & 2

Ankeny, Iowa

During the design of the Public Services Building, SVPA was selected to renovate the existing City Hall. The first phase of this project entailed demolishing the existing council chambers for a new utilities billing department. In addition, upgrades to the existing lobby were done. The second phase of the renovation involved a complete replacement of the HVAC system, new LED lighting throughout, new carpet flooring, ceilings and repainting walls.

Project Specifications
Project Type: Renovation (Phases 1 & 2)
Square Footage: 2,200 SF (Phase 1) 10,120 SF (Phase 2)
Construction Cost: \$339,969 (Phase 1) \$568,268 (Phase 2)
Completion Date: July 2020 (Phase 1) June 2021 (Phase 2)
Team Members:
<i>Robert Ormsby, Principal-in-Charge</i>
<i>Danielle Williams, Interior Designer</i>

Team Information – Confluence



JOHNSTON TOWN CENTER AND CITY HALL

The City of Johnston desired a vibrant new town center to establish the Merle Hay Road Corridor as the main cultural and social hub of the community.

Johnston engaged Confluence to lead a master planning effort to transform a designated 16-acre site adjacent to their existing City Hall into a new mixed-use town center - providing a downtown area the community has never had. This project is an opportunity to strengthen civic identity and create a destination for residents and visitors while promoting new commercial and retail activity in the heart of the community.

Our team organized and facilitated several joint workshops and public meetings throughout the planning process. This included meeting individually with City staff, elected officials and nearby property owners to ensure the Master Plan matched the vision of the community. Comprehensive design guidelines and an overlay district were also crafted to help the community fully realize their vision for the site.

PROJECT DETAIL

Location

Johnston, Iowa

Client

City of Johnston, Iowa

Size

16 acres



Team Information – Confluence



LINDEN SQUARE AMPHITHEATER AT DOWNTOWN GLADSTONE

The signature destination park serves as a central gathering place in the City's emerging Village Center for family-friendly events, festivals and larger community programs throughout the year.

Confluence led planning and design efforts for the new Village Center redevelopment area by incorporating an amphitheater, pavilion, parking, pedestrian plaza spaces and lawn space that converts into an ice rink.

This new community amenity was designed to stimulate interest in redeveloping surrounding properties in the area, including a multi-story building on the current property. Our team assisted the City in coordinating these two projects to improve the relationship of the adjacent facilities. Amenities include the use of a walk-out basement providing community restrooms, concessions area and storage for a variety of city-owned equipment that supports the multi-use nature of this dynamic park space.



PROJECT DETAIL

Location

Gladstone, Missouri

Client

City of Gladstone, Missouri

Size

0.75 acres

Awards

Best Streetscape & Public
Space Improvement Project:
Missouri Main Street Connection

Urban Land Institute Kansas
City Development of Distinction
Award

Merit Award - Design Built:
Prairie Gateway Chapter ASLA

Merit Award - Design Built:
Central States ASLA

Kansas City Business
Journal Capstone Award

Clay County Economic
Development Council Keystone
Award

Team Information – Confluence



WEST DES MOINES AMPHITHEATER

This project creates an iconic amphitheater along the beautiful racoon river valley in west Des Moines, Iowa.

The City of West Des Moines hired Confluence to fully realize the vision for an outdoor amphitheater that was first conceptually designed by Confluence in 2016. The symmetric bowl-shaped amphitheater has iconic staging that maintains a visual connection to the nearby pond in this 10-acre site. The site plan integrated the existing loop trail around the pond, provided a location for food trucks, and is designed to host City band concerts, theater group performances or other small concerts. Confluence helped facilitate multiple public meetings to gain community and neighborhood input on the overall design integrating feedback where necessary.

PROJECT DETAIL

Location

West Des Moines, Iowa

Client

City of West Des Moines, Iowa

Size

10 acres



Team Information – Confluence



PARK CITY DOWNTOWN DISTRICT

Through a concentrated community engagement initiative, this plan aimed to develop an improved and revitalized downtown district for Park City.

The goal of this project was to gather consensus from the community and city leadership on the direction and vision for a new downtown district in Park City, Kansas. This vision looks to create a vibrant district complete with large community green spaces ideal for a wide range of events and gatherings, a large quantity of medium-residential opportunities, a dense mixed-use district, farmers market and potential future community center. City residents were able to provide input on programmatic elements within the district, desired density and overall character and which types of housing would best be suited for the district and which would provide the needed housing opportunities for the larger community.

PROJECT DETAIL

Location

Park City, Kansas

Client

City of Park City

Size

47 acres



Team Information – Confluence



CLIVE PUBLIC SAFETY CENTER

Both the police and fire departments of the City of Clive were outgrowing their existing facilities. The City of Clive used this Public Safety facility to promote green infrastructure and provide built examples for future development throughout the city.

The City of Clive wanted to emphasize storm water management on site by going above and beyond the City standards while providing examples that future development could look to for guidance. Additionally, the City wanted to provide aesthetics and screening for their residential neighbors. Confluence worked to pull a cohesive planting plan to strengthen other stormwater strategies. Native plants and grasses were used throughout the site to help minimize water runoff and catch particulates as water travels to designated detention areas on site. Ground cover, grasses and other plants will be used to help stabilize soils and reduce runoff. A buffer of deciduous understory and over story trees as well as evergreens were used to screen parking and the building from residential neighbors to the south.

PROJECT DETAIL

Location

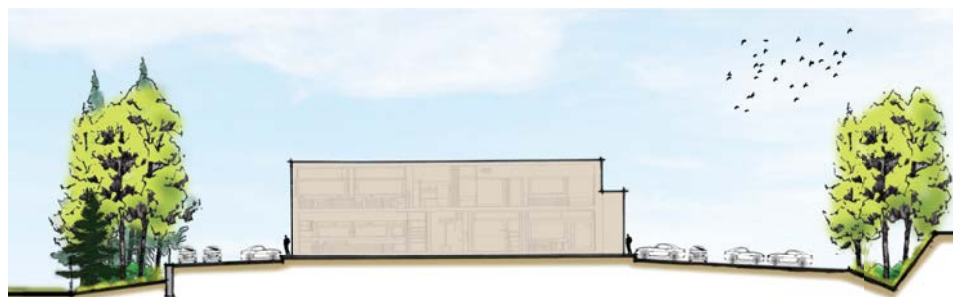
Clive, Iowa

Client

City of Clive, Iowa

Size

4 acres



Team Information – Confluence



DOWNTOWN AMES PLAZA

The redevelopment of an underutilized parking lot in the Downtown Business District will create a fun, vibrant and lively community gathering space next to City Hall.

The urban plaza has spaces and amenities for a variety of visitors. Individuals looking for a quiet moment will enjoy swinging benches placed along the pathways at the park's north end. Small groups will find tables and chairs for picnicking and game tables for ping pong or chess.

In the warmer months, an interactive water runnel will invite young and the young-at-heart to wade along its meandering path, terminating at a splash pad in the heart of the plaza. Surrounding the splash pad, visitors will find seating, shade trees, and a small performance area. As the weather turns colder, the plaza will be transformed into a continuous loop for ice skating. An adjacent support building will house skate rental and public restrooms, making it a convenient attraction for families. An area for food trucks or potentially even small incubator business pop-ups has been planned just south of the plaza.

PROJECT DETAIL

Location

Ames, Iowa

Client

City of Ames, Iowa

Size

1.5 acres



Team Information – Confluence



CIVIC CAMPUS MASTER PLAN

This plan provides a unifying vision for a collection of civic facilities to serve existing and future needs of this growing community.

Our community outreach efforts included extensive interviews and interaction with community stakeholders, surrounding property owners, the City's Planning Commission and City Council members to discuss Basehor's future needs and desires. Our team explored alternative options for configuring this City-owned site to accommodate a mixture of uses including an existing community library, a proposed early childhood center, a future elementary school, an athletic field complex, a community amphitheater, a municipal complex that could include a new City Hall, a future community center and aquatics facility, a playground and splash pad, and a series of trails and open space areas.

The planning effort also assisted the City in selecting a preferred site and negotiating with the School District for placement of the elementary school in accordance with the master plan recommendations. Opportunities for enhanced community connectivity, shared parking and site resources, and utilization of a combined stormwater improvement project to serve the entire property were also integrated into the plan recommendations.

PROJECT DETAIL

Location

Basehor, Kansas

Client

City of Basehor

Size

~54 acres



Team Information – Confluence



PLEASANT HILL PUBLIC SAFETY FACILITY

As the City of Pleasant Hill continues to grow, the need to expand and extend City services has become of vital importance.

Both public safety agencies for the City, police and fire departments, are outgrowing their current, aging facilities, prompting officials to examine ways to accommodate the growth while limiting the debt load of the taxpayers. The result is an approximately \$10 million Public Safety Center to house the new headquarters for the Police Department and auxiliary facility for the Fire Department.

Confluence led the site design and grading for the 6.1-acre property, which included the design of a regional stormwater retention pond. Site safety and security, without scarifying aesthetics, was the primary goal for the site program. Confluence implemented several of the main principals of Crime Prevention Through Environmental Design (CPTED) to guide design decisions.

PROJECT DETAIL

Location

Pleasant Hill, Iowa

Client

City of Pleasant Hill

Size

6.1 acres



Fee Proposal



Fee Proposal

SVPA Architects Inc. to establish Compensation for Basic Limited Design Services for the scope of work described herein, based on the estimated hours to complete the work. Professional design services for Master Planning is proposed as Fixed Fee of **Sixty-Eight Thousand Dollars (\$68,000)**.

Monthly invoices will be submitted based on the percentage of work completed. Invoices are due to be paid within 30 days of receipt; prompt payment is always appreciated. Amounts unpaid 45 days after the invoice date shall bear interest at a rate of 1% monthly. If Additional Services are requested beyond the scope of services outlined above, they will be billed per our attached hourly rates. The hourly rates may be modified periodically, but not more often than once a year, in accordance with our compensation policies and team member advancement. Reimbursable Expenses for mileage and graphics preparation, reproduction, and delivery are included in the fixed fee stated above.



Clive Public Safety



1466 28th Street, Suite 200
West Des Moines, IA 50266
515.327.5990
design@svpa-architects.com
svpa-architects.com



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

Item No. 5.I.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution appointing Jolita Uthe to the Board of Adjustment

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Kelsi Jurik has submitted her resignation from the City of Bondurant's Board of Adjustment, as she will be moving outside of Bondurant's city limits and will no longer be eligible to serve on the Board. The City posted information on its website, newsletter, and through social media seeking Board of Adjustment applications to fill Kelsi's vacancy. The City is happy to have received three applications from the following Bondurant residents: Jesse Torres, Matt Farver, and Jolita Uthe. Attached are their applications.

Per Chapter 27 of Bondurant's City Code, the Board of Adjustment is comprised of five residents. Currently, three males serve on the Board and one female serves on the Board (after factoring in Kelsi's resignation). Section 69.16.A.1 of the Iowa Code notes that, "all appointed boards, commissions, committees, and councils of the state established by the Code, if not otherwise provided by law, shall be gender balanced". The attached resolution appoints Jolita to the Board of Adjustment. Jolita's application notes that she believes she can be a valuable contributing member to the Board and City of Bondurant for the reasons noted in her cover letter and demonstrated on her resume and also that she would love to serve her community where possible.

The attached resolution notes Jolita's term will expire 12/31/2025, unless renewed.

Staff will reach out to Jesse Torres and Matt Farver to see if they have any other interests in serving on a Board or Commission, should a vacancy become available soon.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-179
2. Jolita Uthe
3. Jesse Torres
4. Matt Farver

CITY OF BONDURANT
RESOLUTION NO. 220906-179

RESOLUTION APPOINTING JOLITA UTHE TO THE BOARD OF ADJUSTMENT

WHEREAS, the Board of Adjustment is comprised of 5 members, appointed by the City Council; AND

WHEREAS, the City is in receipt of Kelsi Jurik's resignation from the Board of Adjustment; AND

WHEREAS, the City has received three applicants to fill the vacancy, 2 of which are male applicants and 1 of which is a female applicant; AND

WHEREAS, in accordance with Section 69.16A.1 of the Iowa Code, the Board of Adjustment vacancy should be filled by a female applicant to maintain gender balance on the Board; AND

WHEREAS, the current term of the newly-appointed member will expire 12/31/2025, unless renewed; AND

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

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

Passed this 6th day of September 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				



APPLICATION TO SERVE ON A CITY BOARD OR COMMISSION

Name: Jolita Uthe

Occupation: Scientist, Manager

Address: 203 Deer Ridge Dr. NW
Bondurant, IA 50035

Phone (home): _____

Phone (business): NA

Email: _____

How long have you been a Bondurant resident? 4 years

I am interested in serving the following Board/Commission(s):



Board of Adjustment—5 year term



Library Board of Trustees—6 year term



Park & Recreation Board—3 year term



Planning & Zoning Commission—5 year term



Tree Board—4 year term

State law requires gender balance, please indicate your gender:



Male



Female

List boards/commissions you have served on in Bondurant or other community (include your dated of service): _____

2016-2017 - I served on Prairie Flower Children Center's Board of Directors, Ames, IA.

Other Civic Activities: My civic and volunteer activities are listed in my resume.

Describe why you are interested in serving on the Board/Commission: I believe that I can be a valuable contributing member to the Board and city of Bondurant for the reasons noted in my cover letter and demonstrated by my resume.

What knowledge and experience do you have that will be helpful in serving on the Board/Commission: _____

I have some experience with housing regulations in the city of Ames and I am learning Bondurant city code and regulations.

Other comments and/or information: Additional information provided in my cover letter and resume

Signature: Jolita Uthe

Digitally signed by Jolita Uthe
Date: 2022.08.22 11:11:31 -05'00'

Date: 8/21/2022

Please return by _____ to: City of Bondurant, Attn. Administration, PO Box 37, Bondurant, IA 50035 or via email to info@cityofbondurant.com

This application is considered a public record and will be kept on file for one year. If you are not chosen to serve on the Board/Commission for which you applied, would you consider being contacted to serve on another Board/Commission?



Yes



No

Which other board/commission(s) would you be interested in: I would love to serve the community where possible

Jolita Uthe, PhD
203 Deer Ridge Dr. NW, Bondurant, IA, 50035
Cell: 515.333.1111

To Whom it May Concern:

Please accept my application for the city of Bondurant Board of Adjustment seat. I am confident that I can be a valuable contributing member of the Board for the following reasons:

- I am dedicated and diligent with all my projects while maintaining excellent attention to detail
- I am goal oriented and motivated to generate outstanding results for the team or community
- I am constantly seeking to improve my skillsets and broaden my knowledge base
- I have a well-developed ability to multitask while maintaining focus, as demonstrated by my current commitments, such as managing a team of scientists for international biotechnology corporation, teaching at DMACC as adjunct faculty, while raising two children on my own.

As stated in my resume, I started my career in the US as a visiting scientist from Lithuania about 21 years ago. I paved my path to success with diligent and dedicated work. Throughout my career I provided service and quality contributions to the people and places I have worked, which included USDA, Iowa State University, and biotechnology companies such as BioForce Nanosciences, AATI and Agilent Technologies. I believe my integrity, dedication, collaborative mindset and unrelenting vision for the future were the pillars of my success.

I have a strong desire to give back to my community. I found meaning in continual volunteering for Habitat for Humanity, helping build houses for the community members in need. In the last few years I have taken a strong interest in commercial and residential real estate. I have some experience with housing regulations in the city of Ames and I am learning Bondurant city code and regulations. These, coupled with my enthusiasm for housing, zoning and other property related matters make me an ideal candidate for this seat.

I would be delighted to contribute to Bondurant's community by serving on the Board of Adjustment, should you consider my application for this vacancy.

Sincerely,

Jolita Uthe Jolita

Jolita Uthe

22-Aug-2022

JOLITA UTHE, PhD

203 Deer Ridge Dr. NW, Bondurant, IA, 50035; \

EDUCATION

- May 2007 – Dec 2012 PhD, Genetics Program, Department of Animal Science, Iowa State University, Ames IA. Dissertation: Analyzing factors involved in genetic variation of porcine response to *Salmonella*.
- Jan 2002 – Nov 2005 Master's Degree, Genetics Program, Department of Animal Science, Iowa State University, Ames IA. Thesis: Transcriptional profiling of the porcine response to *Salmonella* infection.
- Sep 1991 – Jun 1997 Doctor of Veterinary Medicine at the University of Veterinary Medicine, Kaunas, Lithuania

WORK EXPERIENCE

- Jan 1, 2021 – present Validation Department Manager at Agilent Technologies, Ankeny, IA
- Leading a team of six scientists focused on validating applications and instrumentation to ensure the products comply with the quality requirements and meet customer needs.
- April 1, 2019 – Dec 21, 2021 Technical Marketing Engineer at Agilent Technologies, Ankeny IA.
- Supporting scientific instruments and applications. Managing customer relationships and escalations. Leading training and marketing activities.
- Jan 2012 – March 2019 Product Development Scientist at AATI a part of Agilent Technologies, Ankeny, IA.
- Developed and improved reagent kits for capillary electrophoresis research applications. Served as a quality-manager of consumable products. Supported instrument sales by analyzing client samples.
- Feb 2011 – Jan 2012 Scientist at BioForce Nanosciences Inc. Ames, IA.
- Developed virus capture immunoassay for rapid & accurate virus detection and characterization using atomic force microscopy.
- May 2007 – Dec 2012 PhD Researcher to analyze genetic variation in porcine response to *Salmonella* and identify markers involved in disease resistance, Iowa State University Ames, IA.
- Described polymorphisms in genes associated with disease-related phenotypes.
 - Prepared two manuscripts and co-authored multiple other publications.
- Dec 2005 – May 2007 Research Assistant at USDA, ARS, National Animal Disease Center, Ames, IA
- Analyzed gene expression using microarrays, performed other molecular biology assays.
 - Published results in first author manuscript and co-authored two other publications.
- Jan 2002 – Nov 2005 Master's Degree Researcher to characterize swine transcriptional response to *Salmonella* infection, Iowa State University Ames, IA.
- Described unique gene expression patterns in pigs challenged with *Salmonella* strains.
 - Published results in two manuscripts and co-authored several other publications.
- Mar 2001 – Jan 2002 Researcher at USDA, ARS, National Animal Disease Center, Ames, IA
- Developed flow-cytometry assay to analyze swine immune response to PRRSV virus.
- July 1997 – Feb 2001 Veterinary Virologist-Serologist & EU trainer at the National Veterinary Laboratory, Vilnius, Lithuania.
- Implemented European Union standards for diagnosis of contagious animal diseases.
 - Conducted teaching and training regarding the EU laboratory testing standards.

VOLUNTERR ACTIVITIES AND COMMUNITY CONTRIBUTIONS

August 2017 - present Adjunct instructor at DMACC Ankeny campus, teaching introductory Biology
January 2019 - present Volunteer at Habitat for Humanity in house building projects, Des Moines, IA
2015 - 2018 Volunteer assistant teacher at Prairie Flower Children Center in Ames, IA
2016 - 2017 Served on Prairie Flower Children Center's board of directors, Ames, IA
2010 - 2018 Volunteer with children's arts activities at St. Cecilia preschool, Ames, IA

Languages spoken: English (fluent), Lithuanian (mother tongue), Russian (fluent).

PUBLICATIONS

A full list of over 22 peer reviewed publications, abstracts and posters is available upon request.

REFERENCES

Chava Pocernich, PhD.
Validation Scientist
Biomolecular Analysis Division
Agilent Technologies, Inc.

Steve Siembieda, PhD.
Product Marketing Manager
Biomolecular Analysis Division
Agilent Technologies, Inc.

Richard E. Roberts, Ph.D.
Science District Chair
Des Moines Area Community College
2006 South Ankeny Boulevard
Ankeny, IA 50023

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APPLICATION TO SERVE ON A CITY BOARD OR COMMISSION

Name: Jesse J. Torres
Address: 776 McIntosh CT NE
Bondurant, IA 50035
Email: _____

Occupation: Development Zoning Inspector
Phone (home): _____
Phone (business): _____
How long have you been a Bondurant resident? 2 Years

I am interested in serving the following Board/Commission(s):

- ☒ Board of Adjustment—5 year term
☐ Park & Recreation Board—3 year term
☐ Tree Board—4 year term

- ☐ Library Board of Trustees—6 year term
☐ Planning & Zoning Commission—5 year term

State law requires gender balance, please indicate your gender:

- ☒ Male
☐ Female

List boards/commissions you have served on in Bondurant or other community (include your dated of service): I served as
President of the Iowa Association of Code Enforcement from 2018 to 2019.

Other Civic Activities: None

Describe why you are interested in serving on the Board/Commission: I am interested in serving on this
board so that I can help guide our city in making decisions regarding signs, construction and
other land use matters.

What knowledge and experience do you have that will be helpful in serving on the Board/Commission: I have worked
in state and local government for 13 years.

Other comments and/or information: _____

Signature: 

Date: 08-11-2022

Please return by _____ to: City of Bondurant, Attn. Administration, PO Box 37, Bondurant, IA 50035 or via email to info@cityofbondurant.com

This application is considered a public record and will be kept on file for one year. If you are not chosen to serve on the Board/Commission for which you applied, would you consider being contacted to serve on another Board/Commission?

☐ Yes ☒ No

Which other board/commission(s) would you be interested in: _____



JESSE J. TORRES

776 McIntosh CT NE
Bondurant, Iowa 50035

Experience

Development Zoning Inspector

Community Development, City of Des Moines Iowa
March 2017 - Current

Currently I am responsible for the administration and enforcement of the City of Des Moines Zoning Ordinance. I conduct inspections, investigations, and resolve violations concerning uses of land. I assist the general public, applicants, developers, and their representatives with zoning inquiries, proposals, and applications related to Sign Permits, Sound Permits, and Zoning Board of Adjustment applications to determine their compliance within the provisions of the Zoning Ordinance. My position also identifies, inventories, and monitors sites for nonconforming uses. I attend meetings and follow directives of the Planning & Zoning Commission and the Zoning Board of Adjustment. I can work and communicate with elected officials, appointed officials, and the public with appropriate etiquette and diplomacy.

Stormwater Compliance Specialist

Public Works, City of Abilene Texas
February 2015 - March 2017

I performed a variety of skilled field and office work assisting in the administration and enforcement of the City's National Pollutant Discharge Elimination System (N.P.D.E.S.) and Municipal Separate Storm Sewer System (MS4) Permits. I was responsible for permit regulation relating to the city's storm water permit with oversight of the Industrial Facility Inspection & Construction Site Inspection Programs. I also coordinated the investigation of illicit discharges, storm water outfall inspections, spill response and public education.

Environmental Health Inspector

Planning & Development Services, City of Abilene Texas
January 2014 - February 2015

I investigated consumer complaints regarding food establishments. Interact and deal tactfully with other health officials, government officials and business owners. My responsibilities included risk detection and to ensure compliance with health and safety codes; enforcement of laws and rules that support individual and community efforts to improve health. I participated in food-borne outbreak investigations to determine trend and origin. Ensured Inspection procedures established by the Texas Food Establishment Rules were followed. Conducted public health nuisance complaint inspections of public lodging, schools, child care facilities and public swimming pools. I collected evidence, compiled information and prepared detailed reports for the initiation of regulatory action as necessary. I participated in the instruction and education of courses regarding

Food Safety (Texas A&M Agri-Life Extension).

Zoning Inspector

Planning & Development Services, City of Abilene Texas

January 2013 - January 2014

I assisted in developing plans and operating procedures for implementation of the Zoning Enforcement Program. I received and investigated complaints from citizens concerning potential violations regarding Zoning and Sign Ordinances. I testified on behalf of the city in cases involving violations of Zoning, Sign Regulations and other Development related Regulations. I worked closely with other divisions including the City's Legal Department to complete necessary investigations and process enforcement cases from initial complaint through final resolution.

Code Enforcement Officer

Planning & Development Services, City of Abilene Texas

October 2010 - January 2013

I performed a variety of skilled field and office work involved in the enforcement of codes and regulations relating to health & safety, environmental, and general welfare issues, as provided by State and local codes and ordinances; I conducted inspections, investigated violations, and gained compliance either voluntarily or through enforcement means. I researched the current ownership and verification of violations for properties, preparing cases not resulting in citations for abatement and maintaining an awareness of projects needing permits. Skilled in handling situations requiring diplomacy, fairness, firmness and sound judgment, reading and interpreting codes, organizing and maintaining records and analyzing data. I researched laws from the Texas Health & Safety Code, Transportation Code, Occupations Code, Local Government Code and the Penal Code.

Social Service Worker

The Bair Foundation, New Wilmington, Pennsylvania

July 2010 - October 2010

Responsible for service planning by developing individualized service and treatment plans. Counseled children in resource, foster and adoptive homes, and in independent living arrangements. Responsible for coordinating services to minimize fragmentation of care, reduce barriers, and link children with appropriate services to ensure comprehensive, continuous access to needed medical, social, educational, and other services appropriate to the needs of the child.

Investigator II

The State of Texas, D.F.P.S. Abilene, Texas

December 2008 - March 2010

Conducted investigations of abuse & neglect and conducted assessments to determine current and future risk to children. Responded quickly in crisis situations involving children who may be in an abusive or neglectful situation. Determined action to be taken to remove or reduce an immediate threat to the safety of a child. Researched laws from the Texas Family Code, drafted affidavits and provided testimony in court hearings. Developed and maintained a working relationship with law enforcement officials, judicial officials, legal resources, medical professionals, and the

community. I was appointed to the M.D.T. (Multi-Disciplinary Team) meetings comprised of CPS Investigators, Law Enforcement, Medical Personnel, and District Attorneys.

Education

Bachelor of Behavioral Science
Criminal Justice / Sociology
Hardin - Simmons University, Abilene TX
Hardin - Simmons University Presidential Scholar Award 2004

Certifications

International Code Council - Zoning Inspector; 2018
Paradigm; Pipeline Emergency Response & Damage Prevention; 2016
United States EPA; Overview of the Clean Water Act & the NPDES Program; 2016
United States EPA; Scope & Regulatory Framework of the NPDES Program; 2016
United States EPA; NPDES Permit Application Process; 2016
National Swimming Pool Foundation; Certified Pool/Spa Operator; 2014
Texas A&M Engineering Extension Service; Code Enforcement Officer II; 2013
Texas A&M Engineering Extension Service; Code Enforcement Officer; 2011



APPLICATION TO SERVE ON A CITY BOARD OR COMMISSION

Name: Matt Farver
Address: 706 Pleasant St SE
Bondurant, IA 50035
Email: _____

Occupation: VP of Construction
Phone (home): _____
Phone (business): _____
How long have you been a Bondurant resident? 6yrs

I am interested in serving the following Board/Commission(s):

- ☒ Board of Adjustment—5 year term
☐ Park & Recreation Board—3 year term
☐ Tree Board—4 year term

- ☐ Library Board of Trustees—6 year term
☐ Planning & Zoning Commission—5 year term

State law requires gender balance, please indicate your gender:

- ☒ Male
☐ Female

List boards/commissions you have served on in Bondurant or other community (include your dated of service): _____

None

Other Civic Activities: _____

Describe why you are interested in serving on the Board/Commission: I want to take an active role in the growth of our community.

What knowledge and experience do you have that will be helpful in serving on the Board/Commission: Extensive background in all aspects of Construction.

Other comments and/or information: _____

Signature: _____

Date: 8/15/2022

Please return by _____ to: City of Bondurant, Attn. Administration, PO Box 37, Bondurant, IA 50035 or via email to info@cityofbondurant.com

This application is considered a public record and will be kept on file for one year. If you are not chosen to serve on the Board/Commission for which you applied, would you consider being contacted to serve on another Board/Commission?

☒ Yes ☐ No

Which other board/commission(s) would you be interested in: _____



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

Item No. 5.m.
For Meeting of 9/6/2022
Discussion Item

TITLE: - Resolution affixing a date for a public hearing to consider adoption of the Building Bondurant Comprehensive Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Before a city considers a resolution to adopt a comprehensive plan, it must hold a public hearing. The attached resolution sets the required Building Bondurant Comprehensive Plan public hearing date for September 26, 2022. After the required public hearing, the City Council may consider a resolution adopting the Building Bondurant Comprehensive Plan. The Planning & Zoning Commission will review the Building Bondurant Comprehensive Plan on September 8, 2022. The September 26, 2022 City Council agenda statement will include a summary of the Commission's review.

Bondurant's last full comprehensive plan update process was completed in 2011-2012. Since 2012, Bondurant has continued to see significant increases in population and employment gains that have necessitated an updated plan that better reflects the existing conditions of Bondurant in 2022. The Building Bondurant Comprehensive Plan is designed to help Bondurant sustainably manage this new growth in a way that preserves the community's hometown character.

The City Council hired the consultant team of Confluence, Kirkham Michael, and Leland Consulting Group to perform this comprehensive plan update process. The consultant team sought feedback from Comprehensive Plan Advisory Committee, the City Council, the Planning & Zoning Commission, and the Board of Adjustment by hosting a number of virtual and in-person sessions. Public participation has been a critical component of the entire planning process. Throughout the process of creating the Building Bondurant Comprehensive Plan, the public was invited to engage and provide feedback in a variety of ways through in-person meetings, pop-up events such as the farmers markets and Bondu Blues & Brews, and public open houses. Additionally, a strong online public participation component was added to expand the reach of engagement.

The Building Bondurant Comprehensive Plan will be comprised of the following twelve chapters:

1. Introduction
2. Public Input
3. Community Profile
4. Land Use
5. Housing + Neighborhoods
6. Economic Development
7. Community Character + Downtown
8. Natural Resources
9. Parks + Recreation
10. Transportation + Mobility
11. Infrastructure
12. Implementation

The Building Bondurant Comprehensive Plan is available for review on the project website here: <https://buildingbondurant.com/>..

FUNDING SOURCE:

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution setting the date for the required public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-180

CITY OF BONDURANT
RESOLUTION NO. 220906-180

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING TO CONSIDER
ADOPTION OF THE BUILDING BONDURANT COMPREHENSIVE PLAN
CITY OF BONDURANT

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 adopt the Building Bondurant Comprehensive Plan.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 26th day of September 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 adoption of the Building Bondurant Comprehensive Plan.

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 6th day of September, 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 September 26, 2022 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear public comments on the proposed adoption of the Building Bondurant Comprehensive Plan. All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



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

Item No. 5.n.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution of endorsement of the City of Bondurant's grant application request to the Iowa Economic Development Authority's Destination Iowa Program under their Outdoor Recreation Fund category for funding to implement redevelopment of the downtown Landus property

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: In May 2022 the Bondurant City Council previously approved a resolution of endorsement for the City of Bondurant's application to the Iowa Economic Development Authority's Destination Iowa Grant Program under the Creative Placemaking Program. There was a delay by the Iowa Economic Development Authority in releasing the Creative Placemaking grant application, and upon further review of the Destination Iowa categories, it has been determined the City should instead seek funding under the Outdoor Recreation Program.

Outdoor Recreation Program funds would be sought to implement the following components on the Landus redevelopment land: acquire land and construct the regional trail connection on the diagonal former railroad right-of-way, acquire land and construct the downtown parking lot, acquire land and establish a community gathering space and/or food truck park and/or business incubator, establish an arboretum over the regional trail connection, establish public art along the trail connection, and implement branding/wayfinding efforts along Interstate 80 to better attract visitors to the downtown area.

The above projects are consistent with redevelopment initiatives identified in both 2022 Community Visioning Plan and the draft 2022 Building Bondurant Comprehensive Plan.

Below is a description of the Outdoor Recreation Program -

2. Outdoor Recreation Fund

This fund is designed to encourage development and enhancements to outdoor recreation opportunities in Iowa, such as regional trail connectors and major outdoor attractions. There is no minimum or maximum total project cost. Proposals must articulate how the funding will be used to enhance tourism to the region and/or state.

- Applicants will be required to demonstrate how the project will be a draw to people from outside of the local community and/or out of state.
- Applicants will be required to demonstrate that at least 60% of the necessary funding is secured to complete the project at the time of application.
- Eligible projects can receive grant funds up to 40% of eligible project costs.
- Eligible applicants include cities, counties, not-for-profit organizations.
- Applicants must address handicapped accessibility beyond meeting minimum ADA compliance requirements.

FUNDING SOURCE:

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-181

CITY OF BONDURANT
RESOLUTION NO. 220906-181

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S GRANT
APPLICATION REQUEST TO THE IOWA ECONOMIC DEVELOPMENT
AUTHORITY'S DESTINATION IOWA PROGRAM UNDER THEIR OUTDOOR
RECREATION CATEGORY FOR FUNDING TO IMPLEMENT RECREATION-
RELATED IMPROVEMENT PROJECTS IN THE DOWNTOWN

WHEREAS, the Landus Cooperative will be ceasing operations in Bondurant and as a result of this decision, 24.8 acres of land in downtown Bondurant is now available for downtown redevelopment efforts; AND

WHEREAS, the City's 2012 Comprehensive Plan guides for long-term downtown redevelopment of this Landus Cooperative land; AND

WHEREAS, the City's draft 2022 Building Bondurant Comprehensive Plan also guides for long-term downtown redevelopment of this Landus Cooperative land; AND

WHEREAS, the improvement projects identified in Bondurant's application will strengthen the community's recreational opportunities and sense of place; AND

WHEREAS, the improvement projects identified in Bondurant's application will help to promote tourism; AND

WHEREAS, the identified projects are consistent with the following objectives of the 2022 Community Visioning Plan:

- Objective 1.1: Encourage continued reinvestment into the downtown district.
- Objective 1.2: Continue to support or host a variety of community-based events that center of cultural, arts, entertainment, and recreational opportunities to help promote the downtown area.
- 1.4: Establish additional public parking within the core downtown area while preserving the pedestrian-friendly feel of the downtown area.
- 1.5: Conduct a Grain Elevator Reuse Feasibility Study to evaluate existing site conditions and the potential for a reuse project to make this area a unique destination for residents and visitors.
- 1.6: Construct a downtown trail connection.

WHEREAS, the City of Bondurant is appreciative of the opportunity to apply for funds through the IEDA's Destination Iowa, Outdoor Recreation Program; AND

WHEREAS, the City of Bondurant acknowledges there is a 60% match requirement under this program.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council authorizes City Staff to submit the City's request under the Outdoor Recreation Program category of the IEDA's Destination Iowa Grant Program for funding to implement recreation-related improvement projects in the downtown Landus redevelopment area.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 6th day of September 2022.

Passed this 6th day of September 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				

CITY OF BONDURANT
ORDINANCE NO. 220801-XXX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
BONDURANT, IOWA, BY AMENDING CHAPTER 47, PARK REGULATIONS

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

Section 1. **SECTION AMENDED.** Chapter 47, Section 47.10, of the City's Code is hereby amended to add the following language:

47.10 PUBLIC FISHING AREAS.

Public fishing include Lake Petocka, West Wolf Creek Pond, North Eagle Park Pond, and *Park Side Pond*.

Chapter 47, Section 47.11, of the City's Code is hereby amended to add the following language:

47.11 DOG PARK REGULATIONS.

1. No dogs with known history of aggression, fighting, or biting. Dogs showing aggression must be removed immediately.
2. Children under the age of 10 are not allowed within the facility and those ages 10 to 15 must be accompanied by a person age 16 or older.
3. Only 2 dogs per handler.
4. Handlers must pick up and dispose of their dog's waste.
5. To maintain control, always carry a leash within the facility, one leash per dog and never leave dog unattended.
6. Dogs should be leashed before entering and prior to leaving the park.
7. Dog handlers must be 16 years old or older.
8. No pinch / prong / spiked collars.
9. Dogs must be over four months old and not be in heat.
10. No digging, and owners are responsible and liable for any damage caused by their dogs.
11. Sick dogs (i.e. Kennel Cough, etc.) should not be brought to the Dog Park.
12. Gates must be kept closed at all times.
13. Small Dog Area - Dogs must be under 15" at shoulder and/or dogs under 20 lbs.
14. No food, beverages, or glass inside the fenced area of the dog park. Small training treats are allowed.
15. Use of the facility is at the owner's/handler's own risk.
16. Dogs must be licensed through appropriate authority (city or county).
17. Dogs must display rabies tags, be current on all vaccinations, and be healthy.
18. The off-leash dog area is for dogs and their handlers. No other use is permitted (including skateboard, bicycles, scooters and rollerblades).
19. Violators will be subject to removal from park and suspension of park privileges.

Section 3. **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

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

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: August 1, 2022

SECOND CONSIDERATION: August 15, 2022

THIRD CONSIDERATION:



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

Item No. 5.p.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution approving Pay Request No. 1 for the Highway 65 Underpass Project TAP-T-0747(613)-8V-77 to Jenco Inc. for \$667,420.76

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: This resolution is for the approval of Pay Application #1 for the Highway 65 Underpass project. Work has been well underway on this project and to date, the east half of the box structure is completed and the contractor is beginning to prep the area for backfilling and replacement of the highway section that was removed to place the box structure.

This pay app is for work that has been completed from July 18th through August 26th, 2022. Engineers from Veenstra and Kim who are managing this project for the City have verified all quantities and would recommend approval.

The original contract amount is \$3,563,486.21 and the payment request is for \$667,420.76. The City Engineers will then take the payment information and file necessary paperwork to recover funds from the the various grants the City secured for this project.

FUNDING SOURCE: Multiple Grants and Federal Funding Sources/ Local Match Dollars

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-182
2. JENCO Pay Request #1

CITY OF BONDURANT
RESOLUTION NO. 220906-182

RESOLUTION APPROVING PAY REQUEST NO. 1 TO JENCO CONSTRUCTION INC.
FOR THE HIGHWAY 65 UNDERPASS PUBLIC IMPROVEMENT PROJECT TAP-T-
0747(613)-8V-77 IN THE AMOUNT OF \$667,420.76

WHEREAS the Highway 65 Underpass Public Improvements Project Pay Request No. 1 was submitted on August 29th, 2022; AND

WHEREAS the pay request no. 1 is for work completed on Highway 65 Underpass Public Improvement Project from July 18th thru August 26th, 2022; AND

WHEREAS Engineers from Veenstra & Kimm, Inc. and City Staff have reviewed the pay application for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 1 to Jenco Construction Inc. in the amount of \$667,420.76 hereby approved.

Passed this 6th day of September 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				

**ESTIMATE OF CONSTRUCTION COMPLETED****PARTIAL PAYMENT NO. 1****PROJECT TITLE: RCB Culvert New- Single Box, Pedestrian/Bicycle Underpass at US 65 by Oleson Dr North of Grant St****Contractor: JENCO CONSTRUCTION, INC.****Date: August 26, 2022****Original Contract Amount: \$3,563,486.21****Project Number: TAP-T-0747(613)-8V-77****Pay Period: July 18, 2022 to August 26, 2022****Contract ID: 77-0747-613****Accounting ID: 38554****BID ITEMS**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
0010	CLEARING AND GRUBBING	UNIT	58.20	58.20	0.00	\$100.00	\$0.00
0020	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	7562.00	7562.00	2,500.00	\$18.00	\$45,000.00
0030	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	2985.00	2985.00	750.00	\$18.00	\$13,500.00
0040	COMPACTING BACKFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY	145.00	145.00	0.00	\$35.00	\$0.00
0050	COMPACTION WITH MOISTURE AND DENSITY CONTROL	CY	1,570.00	1,570.00	0.00	\$54.00	\$0.00
0060	GRANULAR SHOULDERS, TYPE A	TON	175.00	175.00	0.00	\$45.00	\$0.00
0070	SHOULDER FINISHING, EARTH	STA	16.70	16.70	0.00	\$300.00	\$0.00
0080	DETOUR PAVEMENT	SY	575.00	575.00	324.86	\$170.00	\$55,226.20
0090	FLOODED BACKFILL	CY	340.00	340.00	0.00	\$100.00	\$0.00
0100	COMPACTION WITH MOISTURE CONTROL (STRUCTURES) , (CO2)	CY	1,070.00	1,248.00	0.00	\$4.00	\$0.00
0110	EXCAVATION, CLASS 20	CY	5,300.00	5,300.00	1,865.00	\$15.00	\$27,975.00
0120	STRUCTURAL CONCRETE (MISCELLANEOUS)	CY	354.50	354.50	0.00	\$1,200.00	\$0.00
0130	STRUCTURAL CONCRETE (RCB CULVERT)	CY	337.90	337.90	187.90	\$1,100.00	\$206,690.00
0140	REINFORCING STEEL	LB	106,474.00	106,474.00	33,682.00	\$2.00	\$67,364.00
0150	APRONS, CONCRETE, 12 IN. DIA.	EACH	3.00	3.00	0.00	\$5,000.00	\$0.00
0160	APRONS, CONCRETE, 18 IN. DIA.	EACH	1.00	1.00	0.00	\$7,500.00	\$0.00
0170	APRONS, CONCRETE, 24 IN. DIA.	EACH	2.00	2.00	0.00	\$9,000.00	\$0.00
0180	APRONS, CONCRETE, 30 IN. DIA.	EACH	1.00	1.00	0.00	\$10,000.00	\$0.00
0190	APRONS, CONCRETE, 36 IN. DIA.	EACH	3.00	3.00	0.00	\$12,500.00	\$0.00
0200	APRONS, CONCRETE, 48 IN. DIA.	EACH	2.00	2.00	0.00	\$15,000.00	\$0.00
0210	BEVELED PIPE AND GUARD, 18INCH	EACH	1.00	1.00	0.00	\$10,000.00	\$0.00
0220	MANHOLE, STORM SEWER, SW-401, 48 IN.	EACH	2.00	2.00	0.00	\$8,500.00	\$0.00
0230	MANHOLE, STORM SEWER, SW-401, 60 IN.	EACH	3.00	3.00	2.00	\$11,500.00	\$23,000.00
0240	MANHOLE, STORM SEWER, SW-401, 72 IN.	EACH	2.00	2.00	0.00	\$13,500.00	\$0.00
0250	MANHOLE, STORM SEWER, SW-403 MODIFIED	EACH	1.00	1.00	0.00	\$10,000.00	\$0.00
0260	MANHOLE ADJUSTMENT, MINOR	EACH	1.00	1.00	0.00	\$2,500.00	\$0.00
0270	MANHOLE ADJUSTMENT, MAJOR	EACH	2.00	2.00	0.00	\$7,500.00	\$0.00
0280	TEMPORARY SHORING	LS	1.00	1.00	0.25	\$50,000.00	\$12,500.00
0290	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 12 IN.	LF	22.90	22.90	0.00	\$110.00	\$0.00
0300	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 18 IN.	LF	96.50	96.50	0.00	\$130.00	\$0.00
0310	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 24 IN.	LF	213.60	213.60	0.00	\$165.00	\$0.00
0320	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 30 IN.	LF	54.00	54.00	8.00	\$200.00	\$1,600.00
0330	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 36 IN.	LF	272.10	272.10	0.00	\$250.00	\$0.00
0340	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 48 IN.	LF	1,021.80	1,021.80	0.00	\$350.00	\$0.00
0350	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3000D (CLASS IV), 30 IN.	LF	197.20	197.20	107.00	\$250.00	\$26,750.00
0360	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 12 IN.	LF	60.30	60.30	0.00	\$150.00	\$0.00
0370	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	LF	346.00	346.00	0.00	\$55.00	\$0.00
0380	ENGINEERING FABRIC	SY	405.00	405.00	0.00	\$7.00	\$0.00
0390	REVTMENT, CLASS C	TON	120.00	120.00	0.00	\$73.50	\$0.00
0400	REVTMENT, CLASS E	TON	360.00	360.00	0.00	\$73.25	\$0.00
0410	REMOVAL OF RECREATIONAL TRAIL	SY	32.00	32.00	0.00	\$20.00	\$0.00
0420	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 4 IN.	SY	312.00	312.00	0.00	\$93.00	\$0.00
0430	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.	SY	1,150.00	1,150.00	0.00	\$97.00	\$0.00

[illegible]

SUMMARY		
	Original Contract	Value Completed
Bid Item Subtotal	\$3,563,486.21	\$688,062.64
APPROVED CHANGE ORDERS		
Change Order No.	Description/Notes	Total Approved
1	Temporary Covering of Signals	\$2,600.97
2	RCBC Special Backfill	\$29,470.00
3		\$0.00
4		\$0.00
5		\$0.00
6		\$0.00
7		\$0.00
8		\$0.00
9		\$0.00
10		\$0.00
Total Change Orders		\$32,070.97
		Total Approved
Revised Contract Price		\$3,595,557.18
		Value Completed
Total Materials Stored		\$0.00
Value Completed Plus Total Materials Stored		\$688,062.64
Less Retainage Percentage (3%); \$30,000 Max		\$20,641.88
Total Earned Less Retainage		\$667,420.76
PREVIOUSLY APPROVED PARTIAL PAYMENTS		
Partial Payment No.	Period	Total Approved
1		\$0.00
2		\$0.00
3		\$0.00
4		\$0.00
5		\$0.00
6		\$0.00
7		\$0.00
8		\$0.00
9		\$0.00
10		\$0.00
Less Total Previously Approved Partial Payments		\$0.00
Amount Due This Request		\$667,420.76
Note: The amount \$667,420.76 is recommended for approval for payment in accordance with the terms of the Contract.		
CONTRACT SUMMARY		
ORIGINAL CONTRACT AMOUNT		\$3,563,486.21
REVISED CONTRACT PRICE		\$3,595,557.18
AMOUNT DUE THIS REQUEST		\$667,420.76
VALUE COMPLETED		\$667,420.76
BALANCE		\$2,928,136.42
PERCENT COMPLETE		19.1%
Signatures applied through DocExpress		



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

Item No. 5.q.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution approving Pay Request No. 2 to Iowa Earth Works for the Ditch #2 Streambank Restoration Project in the amount of \$234,981.50

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve pay app #2 in the amount of \$234,981.50 related to Ditch #2 Streambank Restoration Project.

This pay application has been reviewed by engineering staff at EOR of Iowa and by City Staff for accuracy and is for work completed through August 12th, 2022. All the excavation and trail work has been completed. There has been a small delay in acquiring the stonework for the creek access points, but the contractor hopes to have these installed in the next few weeks. There is also a delay in some of the benches and information kiosk and those will be installed once they come in.

FUNDING SOURCE: Stormwater Bond Funding/Grant Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-183
2. Bondurant Ditch Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 220906-183

RESOLUTION APPROVING PAY REQUEST NO. 2 TO IOWA EARTH WORKS FOR
THE DITCH #2 STREAMBANK RESTORATION PROJECT IN THE AMOUNT OF
\$234,981.50

WHEREAS, the Ditch #2 Streambank Restoration Project Pay Request No. 2 was submitted on August 22nd, 2022; AND

WHEREAS, the pay request no. 2 is for the Ditch #2 Streambank Restoration Project; AND

WHEREAS, Engineers from EOR of Iowa and City Staff have reviewed the change order for accuracy; AND

WHEREAS, the amount for Pay Request No. 2 is \$234,981.50.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Pay Request No. 2 to Iowa Earth Works in the amount of \$234,981.50 is hereby approved.

Passed this 6th day of September 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				

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: City of Bondurant

PROJECT: Bondurant Ditch #2

APPLICATION #: 2

PERIOD TO: 8/12/2022

PROJECT #: 01429-0006

CONTRACT DATE:

DISTRIBUTION TO:

☐	OWNER
☐	ENGINEER
☒	CONTRACTOR
☐	
☐	
☐	

FROM CONTRACTOR: Iowa Earth Works

VIA ENGINEER: EOR, Inc

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Applications is made for payment, as shown below, in connections with the Contract.

Continuation Sheet, AIA, Document G703, is attached

1. ORIGINAL CONTRACT SUM	\$	599,175.50
2. Net change by Change Orders	\$	-
3. CONTRACT SUM TO DATE (1+2)	\$	599,175.50
4. TOTAL COMPLETED & STORED TO DATE	\$	474,445.45
(Column G on G703)		
5. RETAINAGE		
a. 5% of Completed Work	\$	23,722.27
(columns D+E on G703)		
b. 5% of Stored Materials		
(column F on G703)		
Total Retainage (Line 5a+5b)	\$	23,722.27
6. TOTAL EARNED LESS RETAINAGE	\$	450,723.18
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	215,741.68
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	234,981.50
9. BALANCE TO FINISH INCLUDING RETAINAGE	\$	148,452.32
(Line 3 less line 6)		

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ -	
	\$ -	
Total approved this month	\$ -	
TOTALS		
NET CHANGES by Change Orders	\$ -	

The undersigned Contractor certifies that to the best of the Contractor's knowledge,

information and belief the Work covered by this Application for Payment has been completed

in accordance with the Contract Documents, that all amounts have been paid by the

Contractor for Work for which previous Certificates for Payment were issued and payments

from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: **Joe Jensen**

Date: **8/12/2022**

State of:

County of:

Subscribed and sworn before

me this day of

Notary Public:

My Commission expires:

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$ **234,981.50**

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

ENGINEER:

By:



Date: **8/19/2022**

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



Document G703

Continuation Sheet

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached. In tabulations below amounts are stated to the nearest dollar. Use Column I on Contracts where variable retainage for line items may apply.

Application Number: 2

Application Date: 8/12/2022

Period to: 8/12/2022

Aritect's Project Number:

A	B	C	D	E	F	G		H	I
Item	Description	Scheduled Values	Previous App	This Period	Stored	Total	%	Balance to Finish	Retainage
	Clear and Grub	\$ 30,000.00	\$ 30,000.00	\$ -		\$ 30,000.00	100.00%	\$ -	\$ 1,500.00
	On site topsoil	\$ 13,960.00	\$ 6,960.00	\$ -		\$ 6,960.00	50%	\$ 7,000.00	\$ 348.00
	Off site top soil	\$ 9,310.00	\$ 3,500.00	\$ 5,810.00		\$ 9,310.00	100%	\$ -	\$ 465.50
	Excavation Cl 10, Haul off	\$ 181,282.50	\$ 135,282.50	\$ 46,000.00		\$ 181,282.50	100%	\$ -	\$ 9,064.13
	Temportary Stream diversion	\$ 10,000.00	\$ 10,000.00	\$ -		\$ 10,000.00	100%	\$ -	\$ 500.00
	Pipe Culvert CMP 24"	\$ 900.00	\$ -	\$ 900.00		\$ 900.00	100%	\$ -	\$ 45.00
	CMP Apron, 24"	\$ 500.00	\$ -	\$ 500.00		\$ 500.00	100%	\$ -	\$ 25.00
	Temportary Traffic control	\$ 2,500.00	\$ -	\$ 2,500.00		\$ 2,500.00	100%	\$ -	\$ 125.00
	Hydraulic Seeding	\$ 22,750.00	\$ 7,750.00	\$ -		\$ 7,750.00	34%	\$ 15,000.00	\$ 387.50
	SWPPP Management	\$ 2,500.00	\$ -	\$ -		\$ -	0%	\$ 2,500.00	\$ -
	Filter sock, Install	\$ 16,104.00	\$ 3,104.00	\$ -		\$ 3,104.00	19%	\$ 13,000.00	\$ 155.20
	Filter sock removal	\$ 8,052.00	\$ -	\$ -		\$ -	0%	\$ 8,052.00	\$ -
	Rip rap CL D	\$ 420.00	\$ -	\$ 1,193.50		\$ 1,193.50	284%	\$ (773.50)	\$ 59.68
	Rip Rap, Erosion stone	\$ 5,525.00	\$ -	\$ 4,285.45		\$ 4,285.45	78%	\$ 1,239.55	\$ 214.27
	Stabilized construction entrance	\$ 12,000.00	\$ 12,000.00	\$ -		\$ 12,000.00	100%	\$ -	\$ 600.00
	Construction Survey	\$ 7,000.00	\$ 3,500.00	\$ 3,500.00		\$ 7,000.00	100%	\$ -	\$ 350.00
	Mobilization	\$ 15,000.00	\$ 15,000.00	\$ -		\$ 15,000.00	100%	\$ -	\$ 750.00
	Limestone Blocks	\$ 52,500.00	\$ -	\$ -		\$ -	0%	\$ 52,500.00	\$ -
	Modified Subbase	\$ 36,740.00	\$ -	\$ 36,740.00		\$ 36,740.00	100%	\$ -	\$ 1,837.00
	Shared Use path	\$ 118,080.00	\$ -	\$ 114,498.00		\$ 114,498.00	97%	\$ 3,582.00	\$ 5,724.90
	Special subgrade prep	\$ 11,022.00	\$ -	\$ 11,022.00		\$ 11,022.00	100%	\$ -	\$ 551.10
	Detectable warnings	\$ 5,400.00	\$ -	\$ 5,400.00		\$ 5,400.00	100%	\$ -	\$ 270.00
	Concrete washout	\$ 1,000.00	\$ -	\$ 1,000.00		\$ 1,000.00	100%	\$ -	\$ 50.00
	Construction Survey	\$ 4,000.00	\$ -	\$ 4,000.00		\$ 4,000.00	100%	\$ -	\$ 200.00
	Benches	\$ 7,500.00	\$ -	\$ -		\$ -	0%	\$ 7,500.00	\$ -
	Kiosk	\$ 13,000.00	\$ -	\$ -		\$ -	0%	\$ 13,000.00	\$ -
	Dog Waste Station	\$ 3,500.00	\$ -	\$ -		\$ -	0%	\$ 3,500.00	\$ -
	Topsoil Deduct	\$ (4,370.00)	\$ -	\$ -		\$ -	0%	\$ (4,370.00)	\$ -
	Mobilization	\$ 10,000.00	\$ -	\$ 10,000.00		\$ 10,000.00	100%	\$ -	\$ 500.00
	Solar Charging Bench	\$ 3,000.00	\$ -	\$ -		\$ -	0%	\$ 3,000.00	\$ -
		\$ -		\$ -		\$ -	#DIV/0!	\$ -	\$ -
		\$ -		\$ -		\$ -	#DIV/0!	\$ -	\$ -
		\$ -		\$ -		\$ -	#DIV/0!	\$ -	\$ -
		\$ 599,175.50	\$ 227,096.50	\$ 247,348.95	\$ -	\$ 474,445.45	79%	\$ 124,730.05	\$ 23,722.27



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

Item No. 5.r.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution to fix a date for a public hearing on a proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$1,205,600

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing date of September 26 at 6:00 p.m. for the Planning and Design loan through the State Revolving Fund. The City has been approved for the loan and will use the funds for professional services in the planning and design of the water tower project and the accompanying water mains that will be constructed to integrate the tower into the City's water system. The tower is critical for storage and essential to continuing to deliver safe water to the community.

FUNDING SOURCE: Water

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-184

MINUTES TO SET DATE FOR
HEARING ON ENTERING INTO A
LOAN AND DISBURSEMENT
AGREEMENT

420886-65 (N/I)

Bondurant, Iowa

September 6, 2022

The City Council of the City of Bondurant, Iowa, met on September 6, 2022, at six o'clock p.m., at the Bondurant City Center, in the City. The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution hereinafter next set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

CITY OF BONDURANT
RESOLUTION NO. 220906-184

Resolution to fix a date for a public hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$1,205,600

WHEREAS, the City of Bondurant (the “City”), in Polk County, State of Iowa, did heretofore establish a Municipal Waterworks Utility System (the “Utility”) in and for the City which has continuously supplied water service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the “Council”) and no board of trustees exists for this purpose; and

WHEREAS, pursuant to a prior resolution of the Council (the “Outstanding Note Resolution”), the City has heretofore issued its \$500,000 Taxable Water Revenue Note, dated March 27, 2014 (the “Outstanding Note”), a portion of which remains outstanding; and

WHEREAS, pursuant to the Outstanding Note Resolution, the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Note under the terms and conditions set forth in the Outstanding Note Resolution; and

WHEREAS, the City now proposes to enter into a Water Revenue Loan and Disbursement Agreement (the “Agreement”) and to borrow money thereunder in a principal amount not to exceed \$1,205,600, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Utility (the “Project”), and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Agreement and to give notice thereof as required by such law;

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

Section 1. This City Council shall meet on September 26, 2022, at the Bondurant City Center, in the City, at six o'clock p.m., at which time and place a hearing will be held and proceedings will be instituted and action taken to enter into the Agreement.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once, not less than four (4) and not more than twenty (20) days before the meeting, in a legal

newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE
PROCEEDINGS TO ENTER INTO A LOAN AND DISBURSEMENT AGREEMENT
IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,205,600

(WATER REVENUE)

The City Council of the City of Bondurant, Iowa, will meet on September 26, 2022, at the Bondurant City Center, in the City, at six o'clock p.m., for the purpose of instituting proceedings and taking action to enter into a loan and disbursement agreement (the "Agreement") and to borrow money thereunder in a principal amount not to exceed \$1,205,600, for the purpose of paying the cost, to that extent, of planning, designing and constructing improvements and extensions to the Municipal Waterworks Utility System (the "Utility") of the City.

The Agreement will not constitute a general obligation of the City, nor will it be payable in any manner by taxation but, together with the City's outstanding Taxable Water Revenue Note, dated March 27, 2014 and any additional obligations of the City as may be hereafter issued and outstanding from time to time ranking on a parity therewith, will be payable solely and only from the Net Revenues of the Utility.

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

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

Shelby Hagan
City Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the “Regulations”) of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$1,205,600, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the “Bonds”), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved this September 6, 2022.

Mayor

Attest:

City Clerk

• • • •

On motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE:

STATE OF IOWA
POLK COUNTY
CITY OF BONDURANT

SS:

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearing on the City Council's proposal to take action in connection with a Water Revenue Loan and Disbursement Agreement.

WITNESS MY HAND this _____ day of _____, 2022.

City Clerk

ORGANIZATION AND ESTABLISHMENT CERTIFICATE:

STATE OF IOWA
POLK COUNTY
CITY OF BONDURANT

SS:

I, the undersigned City Clerk, do hereby certify that the aforementioned City is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that such City is operating under the Mayor-Council form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

_____, Mayor
_____, City Administrator
_____, City Clerk
_____, City Finance Director/City Treasurer
_____, Council Member/Mayor Pro Tem
_____, Council Member
_____, Council Member
_____, Council Member
_____, Council Member

I further certify that the City established the Municipal Waterworks Utility System (the "Utility") prior to January 1, 1961, and that the Utility has been in continuous operation by the City since its establishment as aforesaid in supplying water service to the City and its inhabitants.

I further certify that the management and control of the Utility are vested in the City Council of the City, and that no board of trustees exists which has any part of the control and management of such Utility.

WITNESS MY HAND this ____ day of _____, 2022.

City Clerk

OUTSTANDING DEBT CERTIFICATE:

STATE OF IOWA
POLK COUNTY
CITY OF BONDURANT

SS:

I, the undersigned, City Clerk of the City of Bondurant, Iowa (the "City"), do hereby certify that the City has no bonds or other obligations of any kind now outstanding which are secured by and payable from the revenues derived from the operation of the Municipal Waterworks Utility System (the "Utility"), except as follows:

<u>Date</u>	<u>Type</u>	<u>Principal Amount Outstanding</u>	<u>Maturity</u>
03-27-2014	Water Revenue	\$_____	06-01-2024

(Attach here a separate sheet listing any other outstanding obligations of the City secured by and payable from the revenues of the Utility, if any, excluding the proposed issue.)

WITNESS MY HAND this _____ day of _____, 2022.

City Clerk

PUBLICATION CERTIFICATE:

(PLEASE NOTE: Please do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice was published on the date indicated in the affidavit, but please return all other completed pages to us as soon as they are available.)

STATE OF IOWA
POLK COUNTY
CITY OF BONDURANT

SS:

I, the undersigned, City Clerk of the aforementioned City, do hereby certify that pursuant to the resolution of its City Council fixing a date of meeting at which it is proposed to take action to enter into a loan and disbursement agreement, the notice, of which the printed slip attached to the publisher's 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.)

August 30, 2022

VIA EMAIL

Marketa Oliver
City Administrator/City Hall
Bondurant, Iowa

Re: \$1,205,600 SRF Water Revenue Loan and Disbursement Agreement
File No. 420886-65

Dear Marketa:

We have prepared and attach proceedings for the September 6, 2022 City Council meeting to enable the Council to set September 26, 2022 as the date for a hearing on the proposal to enter into the SRF Water Revenue Loan and Disbursement Agreement (the "Agreement").

The documents attached include the following items:

1. Resolution fixing the date of meeting at which it is proposed to take action to enter into the Agreement. The form of notice is set out in Section 2 of the resolution. Please print an extra copy for delivery to the newspaper. Please insert the time and place of the hearing in both the resolution and the notice.
2. Attestation Certificate with respect to the validity of the transcript.
3. Organization and Establishment Certificate.
4. Outstanding Debt Certificate with respect to the outstanding debt of the Water Utility.
5. Publication Certificate with respect to publication of the notice, to which must be attached the publisher's affidavit of publication with a clipping of the notice as published.

The notice must be published at least once, not less than four (4) and not more than twenty (20) days before the meeting date set for the hearing, in a legal newspaper which has a general circulation in Bondurant. The last date on which this notice can be effectively published is September 22, 2022.

As soon as the notice appears in the newspaper, please have a copy scanned and emailed to lemke.susan@dorsey.com or faxed to our office at (515) 283-1060.

Please return one fully executed copy of all completed pages to us as soon as they are available.

Please call Emily Hammond, Lauren Baker or me if you have questions.

Best regards,

John P. Danos

Attachments

cc: Shelby Hagan
Jené Jess
John Horton
Tracy Scebold
Tony Toigo
Lee Wagner
Bob Veenstra
Susanne Gerlach



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

Item No. 5.s.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution approving Change Order No. 6 for Commerce Crossings Phase 2 Public Improvement Project in the amount of \$-109,945.36

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends to Council the approval of the attached resolution to approve change order #6 in the amount of ~~-\$109,945.36~~.

Change order 6 is to zero out all contract quantities from the original contract. The original approved contract sum was \$1,963,849.83 and there were approved change orders that totaled \$36,586.47, bringing the total contract to a total of \$2,000,436.30. This change order brings the total contract price to \$1,890,490.94.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-185
2. Change Order No. 6

CITY OF BONDURANT
RESOLUTION NO. 220906-185

RESOLUTION APROVING CHANGE ORDER NO. 6 FOR THE COMMERCE
CROSSINGS PHASE 2 PUBLIC IMPROVEMENT PROJECT TO CONCRETE
TECHNOLOGIES INC. IN THE AMOUNT OF ~~-\$109,945.36~~

WHEREAS, on August 30th, 2022, the City of Bondurant received change order No. 6 to zero out original contract quantities for the Commerce Crossings Phase 2 Public Improvement Project; AND

WHEREAS, the City Council approves change order No. 6 to zero out contract quantities for the Commerce Crossings Phase 2 Public Improvement Project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order No. 6 for the Commerce Crossings Phase 2 Public Improvement Project to Concrete Technologies Inc. is hereby approved.

Passed this 6th day of September 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				



CITY OF BONDURANT

200 2nd Street NE
Bondurant, IA 50035

CHANGE ORDER 6

Distribution:

Owner ☒
Engineer ☒
Contractor ☒

Contractor: **Concrete Technologies Inc.**
1001 SE 37th St.
Grimes, IA 50111

Project Title	COMMERCE CROSSINGS DEVELOPMENT PUBLIC IMPROVEMENTS, PHASE 2	
S-H Project File Number	4194870	
Orig. Contract Amount & Date	\$1,963,849.83	August 30, 2021
Change Order Number	6	
Date	August 29, 2022	

THE CONTRACT IS CHANGED AS FOLLOWS:

CO-6: This change order adds additional bid items as described below.

6.1 - Final Quantity Correction

- This change order includes the deduction and addition of quantities to account for actual work completed and incorporated in the project vs. the estimated contract quantities at the time of bidding. Items adjusted include:
 - 4, 6, 21, 22, 23, 25, 40, 51, 52, 53, 54, 55, 56, 57, 60, 61, 62, 63

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
CO 6.1 - 4	SUBGRADE TREATMENT, CEMENT STABILIZATION	TON	\$325.00	(406.00)	(\$131,950.00)
CO 6.1 - 6	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 10 IN	LF	\$75.50	76.00	\$5,738.00
CO 6.1 - 21	FITTINGS, DUCTILE IRON	LB	\$6.50	233.00	\$1,514.50
CO 6.1 - 22	GATE VALVE ASSEMBLY, DIP, 8 IN.	EACH	\$2,205.00	1.00	\$2,205.00
CO 6.1 - 23	GATE VALVE ASSEMBLY, DIP, 12 IN.	EACH	\$3,570.00	1.00	\$3,570.00
CO 6.1 - 25	TEMPORARY FLUSHING AND BLOWOFF DEVICE	EACH	\$4,305.00	2.00	\$8,610.00
CO 6.1 - 40	DRIVEWAY, GRANULAR, CLASS A CRUSHED STONE	TON	\$35.75	(117.35)	(\$4,195.26)
CO 6.1 - 51	FILTER SOCK, 8 IN.	LF	\$1.60	441.00	\$705.60
CO 6.1 - 52	FILTER SOCK, 8 IN.	LF	\$0.55	441.00	\$242.55
CO 6.1 - 53	TEMPORARY RECP, WOOD EXCELSIOR MAT	SQ	\$1.85	(290.00)	(\$536.50)
CO 6.1 - 54	RIP-RAP, CLASS E	TON	\$77.75	30.80	\$2,394.70
CO 6.1 - 55	SILT FENCE OR DITCH CHECK	LF	\$1.60	(978.00)	(\$1,564.80)
CO 6.1 - 56	SILT FENCE OR DITCH CHECK, REMOVAL OF SEDIMENT	LF	\$0.05	(2850.00)	(\$142.50)
CO 6.1 - 57	SILT FENCE OR DITCH CHECK, REMOVAL OF DEVICE	LF	\$0.05	(978.00)	(\$48.90)
CO 6.1 - 60	INTAKE PROTECTION DEVICE	EACH	\$158.00	21.00	\$3,318.00
CO 6.1 - 61	INLET PROTECTION DEVICE, REMOVAL OF SEDIMENT	EACH	\$52.50	6.00	\$315.00
CO 6.1 - 62	INLET PROTECTION DEVICE, REMOVAL OF DEVICE	EACH	\$26.25	21.00	\$551.25
CO 6.1 - 63	MOWING	ACRE	\$105.00	(6.40)	(\$672.00)
TOTAL					(\$109,945.36)

CHANGE ORDER SUMMARY

The Original Contract Sum was	\$1,963,849.83
Net Change by previously authorized Change Orders	\$36,586.47
The Contract Sum prior to This Change Order was	\$2,000,436.30
The Contract Sum will be increased by this Change Order in the amount of	(\$109,945.36)
The new Contract Sum including this Change Order will be	\$1,890,490.94
Aggregate Change Order as a percent of Original Contract	-3.74%
The Contract Time will be changed by	0 Days
The date of Final Completion as of the date of this Change Order therefore is	August 29, 2022

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER

Contractor:	Recommended By:	Checked By:
Concrete Technologies Inc.	Shive-Hattery Inc.	City of Bondurant
Signature: Beau S. Sprouse	Signature:	Signature: John Horton
Name: Beau Sprouse	Name: David Fliehler, PE	Name: John Horton
Title: Director of Operations	Title: Project Engineer	Title: Public Works Director
Date:	Date:	Date:

Owner: City of Bondurant

x _____	Date: _____
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**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.t.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution approving Pay Request No. 14 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve pay app #14 in the amount of \$11,689.99 related to Commerce Crossings Phase 2 Public Infrastructure Improvement Project. Phase 2 is approximately 95% complete.

This pay application is for work completed from August 5th, 2022, through August 29th, 2022.

Work is substantially completed at this point. All roads are open to traffic and signal is function as it should. Contractor will address some cleanup items and seeding establishment once the SUDAS seeding window opens back up in late August or September.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Pay Request No. 14



Owner: CITY OF BONDURANT
200 2ND STREET NE
BONDURANT, IA 50035

Contractor: Concrete Technologies Inc.
1001 SE 37th St.
Grimes, IA 50111

PAY REQUEST 14

PROJECT TITLE:	COMMERCE CROSSINGS DEVELOPMENT PUBLIC IMPROVEMENTS, PHASE 2	
S-H PROJECT FILE NUMBER:	4194870	
ORIG. CONTRACT AMOUNT & DATE:	\$1,963,849.83	06/07/21
ESTIMATED COMPLETION DATE:	August 29, 2022	
PAY PERIOD:	08/05/2022 - 08/29/2022	
PAY REQUEST NUMBER:	14	
DATE:	August 29, 2022	

BID ITEMS							
ITEM NO.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	CONTRACTOR BID UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETED TO DATE	VALUE COMPLETED TO DATE
1	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	6890.00	\$ 3.15	\$ 21,703.50	6,890.00	\$ 21,703.50
2	EXCAVATION, CLASS 10, RDWY & BORROW	CY	9160.00	\$ 3.50	\$ 32,060.00	9,160.00	\$ 32,060.00
3	SUBGRADE PREPARATION, 12 IN.	SY	10624.00	\$ 2.65	\$ 28,153.60	10,624.00	\$ 28,153.60
4	SUBGRADE TREATMENT, CEMENT STABILIZATION	TON	406.00	\$ 325.00	\$ 131,950.00	0.00	\$ -
5	MODIFIED SUBBASE, 6 IN.	SY	10624.00	\$ 11.25	\$ 119,520.00	10,624.00	\$ 119,520.00
6	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 10 IN	LF	447.00	\$ 75.50	\$ 33,748.50	523.00	\$ 39,486.50
7	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 15 IN	LF	278.00	\$ 56.75	\$ 15,776.50	278.00	\$ 15,776.50
8	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 18 IN	LF	556.00	\$ 56.75	\$ 31,553.00	556.00	\$ 31,553.00
9	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 24 IN	LF	466.00	\$ 70.50	\$ 32,853.00	466.00	\$ 32,853.00
10	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 30 IN	LF	221.00	\$ 92.50	\$ 20,442.50	221.00	\$ 20,442.50
11	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 36 IN	LF	124.00	\$ 112.50	\$ 13,950.00	124.00	\$ 13,950.00
12	STORM SWR G-MAIN, TRENCHED, RCAP CLASS III, 18 IN EQ.	LF	233.00	\$ 105.00	\$ 24,465.00	233.00	\$ 24,465.00
13	CONCRETE APRONS, 36 IN	EACH	2.00	\$ 3,410.00	\$ 6,820.00	2.00	\$ 6,820.00
14	SUBDRAIN, LONGITUDINAL, 4 IN. PVC	LF	3669.00	\$ 19.00	\$ 69,711.00	3,669.00	\$ 69,711.00
15	SUBDRAIN, OUTLETS AND CONNECTIONS	EACH	42.00	\$ 305.00	\$ 12,810.00	42.00	\$ 12,810.00
16	LOCATING TILE LINES	STA	18.50	\$ 575.00	\$ 10,637.50	18.50	\$ 10,637.50
17	REPAIR TILE LINES, UNSPECIFIED SIZE AND TYPE	LF	370.00	\$ 8.50	\$ 3,145.00	370.00	\$ 3,145.00
18	WATER MAIN, TRENCHED, PVC, 8 IN.	LF	214.00	\$ 44.25	\$ 9,469.50	214.00	\$ 9,469.50
19	WATER MAIN, TRENCHED, PVC, 12 IN.	LF	1930.00	\$ 60.00	\$ 115,800.00	1,930.00	\$ 115,800.00
20	WATER MAIN, TRENCHLESS, PVC, 12 IN.	LF	80.00	\$ 151.00	\$ 12,080.00	80.00	\$ 12,080.00
21	FITTINGS, DUCTILE IRON	LB	3910.00	\$ 6.50	\$ 25,415.00	4,143.00	\$ 26,929.50
22	GATE VALVE ASSEMBLY, DIP, 8 IN.	EACH	5.00	\$ 2,205.00	\$ 11,025.00	6.00	\$ 13,230.00
23	GATE VALVE ASSEMBLY, DIP, 12 IN.	EACH	6.00	\$ 3,570.00	\$ 21,420.00	7.00	\$ 24,990.00
24	FIRE HYDRANT ASSEMBLY, WM-201	EACH	5.00	\$ 5,250.00	\$ 26,250.00	5.00	\$ 26,250.00
25	TEMPORARY FLUSHING AND BLOWOFF DEVICE	EACH	3.00	\$ 4,305.00	\$ 12,915.00	5.00	\$ 21,525.00
26	VALVE BOX EXTENSION	EACH	1.00	\$ 1,050.00	\$ 1,050.00	1.00	\$ 1,050.00
27	CONNECTION TO EXISTING WATER SYSTEM	EACH	2.00	\$ 2,835.00	\$ 5,670.00	2.00	\$ 5,670.00
28	REMOVAL AND ABATEMENT OF TRANSITE PIPE	LS	1.00	\$ 5,250.00	\$ 5,250.00	1.00	\$ 5,250.00
29	SANITARY SEWER MANHOLE , SW-301, 48 IN	EACH	2.00	\$ 4,300.00	\$ 8,600.00	2.00	\$ 8,600.00
30	STORM SEWER MANHOLE , SW-401, 48 IN	EACH	1.00	\$ 2,835.00	\$ 2,835.00	1.00	\$ 2,835.00
31	STORM SEWER MANHOLE , SW-401, 60 IN	EACH	1.00	\$ 3,885.00	\$ 3,885.00	1.00	\$ 3,885.00
32	STORM SEWER MANHOLE , SW-401, 96 IN	EACH	1.00	\$ 9,240.00	\$ 9,240.00	1.00	\$ 9,240.00
33	INTAKE, DOUBLE GRATE, SW-505	EACH	9.00	\$ 3,570.00	\$ 32,130.00	9.00	\$ 32,130.00
34	INTAKE, DOUBLE GRATE WITH MANHOLE, SW-506	EACH	12.00	\$ 6,040.00	\$ 72,480.00	12.00	\$ 72,480.00
35	REMOVE STORM SEWER INTAKE	EACH	1.00	\$ 1,575.00	\$ 1,575.00	1.00	\$ 1,575.00

36	STD / S-F PCC PAVEMENT, CLASS C-SUD, 9 IN.	SY	9048.00	\$ 73.00	\$ 660,504.00	9,048.00	\$ 660,504.00
37	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	STA	16.90	\$ 380.00	\$ 6,422.00	16.90	\$ 6,422.00
38	RECREATIONAL TRAIL, PCC, 6 IN.	SY	1920.00	\$ 52.00	\$ 99,840.00	1,920.00	\$ 99,840.00
39	DETECTABLE WARNINGS	SF	140.00	\$ 39.00	\$ 5,460.00	140.00	\$ 5,460.00
40	DRIVEWAY, GRANULAR, CLASS A CRUSHED STONE	TON	234.70	\$ 35.75	\$ 8,390.53	117.35	\$ 4,195.26
41	PAVEMENT REMOVAL	SY	1157.00	\$ 9.25	\$ 10,702.25	1,157.00	\$ 10,702.25
42	TRAFFIC SIGNALIZATION	LS	1.00	\$ 72,715.00	\$ 72,715.00	1.00	\$ 72,715.00
43	PAINTED PAVEMENT MARKINGS, DURABLE	STA	52.40	\$ 180.00	\$ 9,432.00	52.40	\$ 9,432.00
44	PAINTED PAVEMENT SYMBOLS AND LEGENDS, DURABLE	EACH	11.00	\$ 230.00	\$ 2,530.00	11.00	\$ 2,530.00
45	PAVEMENT MARKINGS REMOVED	STA	6.40	\$ 315.00	\$ 2,016.00	6.40	\$ 2,016.00
46	TRAFFIC CONTROL	LS	1.00	\$ 9,135.00	\$ 9,135.00	1.00	\$ 9,135.00
47	HYDRAULIC SEEDING, FERTILIZING, TYPE 1	ACRE	3.20	\$ 1,415.00	\$ 4,528.00	3.20	\$ 4,528.00
48	HYDRAULIC SEEDING, FERTILIZING, TYPE 5	ACRE	3.20	\$ 340.00	\$ 1,088.00	3.20	\$ 1,088.00
49	SWPPP PREPARATION	LS	1.00	\$ 1,050.00	\$ 1,050.00	1.00	\$ 1,050.00
50	SWPPP MANAGEMENT	LS	1.00	\$ 3,675.00	\$ 3,675.00	1.00	\$ 3,675.00
51	FILTER SOCK, 8 IN.	LF	500.00	\$ 1.60	\$ 800.00	941.00	\$ 1,505.60
52	REMOVAL OF FILTER SOCK	LF	500.00	\$ 0.55	\$ 275.00	941.00	\$ 517.55
53	TEMPORARY RECP, WOOD EXCELSIOR MAT	SQ	627.00	\$ 1.85	\$ 1,159.95	337.00	\$ 623.45
54	RIP-RAP, CLASS E	TON	23.00	\$ 77.75	\$ 1,788.25	53.80	\$ 4,182.95
55	SILT FENCE OR DITCH CHECK	LF	2850.00	\$ 1.60	\$ 4,560.00	1,872.00	\$ 2,995.20
56	SILT FENCE OR DITCH CHECK, REMOVAL OF SEDIMENT	LF	2850.00	\$ 0.05	\$ 142.50	0.00	\$ -
57	SILT FENCE OR DITCH CHECK, REMOVAL OF DEVICE	LF	2850.00	\$ 0.05	\$ 142.50	1,872.00	\$ 93.60
58	STABILIZED CONSTRUCTION ENTRANCE	SY	139.00	\$ 11.50	\$ 1,598.50	139.00	\$ 1,598.50
59	EROSION CONTROL MULCHING, HYDROMULCH	ACRE	6.40	\$ 2,470.00	\$ 15,808.00	6.40	\$ 15,808.00
60	INTAKE PROTECTION DEVICE	EACH	21.00	\$ 158.00	\$ 3,318.00	42.00	\$ 6,636.00
61	INLET PROTECTION DEVICE, REMOVAL OF SEDIMENT	EACH	21.00	\$ 52.50	\$ 1,102.50	27.00	\$ 1,417.50
62	INLET PROTECTION DEVICE, REMOVAL OF DEVICE	EACH	21.00	\$ 26.25	\$ 551.25	42.00	\$ 1,102.50
63	MOWING	ACRE	6.40	\$ 105.00	\$ 672.00	0.00	\$ -
64	MOBILIZATION	LS	1.00	\$ 43,500.00	\$ 43,500.00	1.00	\$ 43,500.00
65	CONCRETE WASHOUT	LS	1.00	\$ 4,555.00	\$ 4,555.00	1.00	\$ 4,555.00
CO 1.1	TRAFFIC SIGNALIZATION - ALTERNATE SUPPLIER	LS	1.00	\$ 2,787.00	\$ 2,787.00	1.00	\$ 2,787.00
CO 2.1	SIGNAL CONDUIT, 4 IN., REMOVE AND REPLACE	LS	1.00	\$ 3,880.00	\$ 3,880.00	1.00	\$ 3,880.00
CO 2.2	SANITARY SEWER, 8 IN., CORE DRILL AND STUB OUT	LS	1.00	\$ 8,250.00	\$ 8,250.00	1.00	\$ 8,250.00
CO 3.1	FIBER OPTIC RELOCATION	LS	1.00	\$ 2,436.47	\$ 2,436.47	1.00	\$ 2,436.47
CO 4.1	SANITARY SEWER MANHOLE ADJUSTMENT, MAJOR	EA	1.00	\$ 4,950.00	\$ 4,950.00	1.00	\$ 4,950.00
CO 4.2	SANITARY SEWER MANHOLE ADJUSTMENT, MINOR	EA	1.00	\$ 1,650.00	\$ 1,650.00	1.00	\$ 1,650.00
CO 4.3	WATERMAIN, COPPER TEST PORT	EA	1.00	\$ 825.00	\$ 825.00	1.00	\$ 825.00
CO 4.4	FIRE HYDRANT EXTENTION, CRITICAL CROSSING	EA	1.00	\$ 1,540.00	\$ 1,540.00	1.00	\$ 1,540.00
CO 4.5	CONNECTION TO EXISTING WATER SYSTEM	EA	1.00	\$ 2,835.00	\$ 2,835.00	1.00	\$ 2,835.00
CO 4.6	CONNECTION TO EXISTING STORM SEWER	LS	1.00	\$ 3,025.00	\$ 3,025.00	1.00	\$ 3,025.00
CO 5.1	FLARED END SECTION APRON GUARD, 36 IN.	EA	2.00	\$ 2,200.00	\$ 4,400.00	2.00	\$ 4,400.00
				TOTAL	\$ 2,000,428.30		\$ 1,890,482.93

PAY REQUEST SUMMARY			
	Total Approved		Total Completed
Contract Price		\$1,963,849.83	\$ 1,890,482.93
Approved Change Order #	CO#1	\$ 2,787.00	
Approved Change Order #	CO#2	\$ 12,138.00	
Approved Change Order #	CO#3	\$ 2,436.47	
Approved Change Order #	CO#4	\$ 14,825.00	
Approved Change Order #	CO#5	\$ 4,400.00	
Approved Change Order #			
Revised Contract Price		\$ 2,000,436.30	\$ 1,890,482.93
		Retainage (5%)	\$ 94,524.15
		Liquidated Damages	
		Total Earned Less Retainage	\$ 1,795,958.79
Total Previously Approved (list each)	Pay Request 1	\$26,744.66	
	Pay Request 2	\$32,668.82	
	Pay Request 3	\$125,856.11	
	Pay Request 4	\$195,218.09	
	Pay Request 5	\$65,453.57	
	Pay Request 6	\$403,901.64	
	Pay Request 7	\$456,732.64	
	Pay Request 8	\$133,619.73	
	Pay Request 9	\$123,205.27	
	Pay Request 10	\$30,294.99	
	Pay Request 11	\$13,891.85	
	Pay Request 12	\$112,029.04	
	Pay Request 13	\$64,652.39	
		Total Previously Approved	\$1,784,268.80
		Amount Due This Request	\$ 11,689.99
		Percent Complete	95%
		Percent of Contract Period Utilized	100%

The amount of: **\$11,689.99** is recommended for approval for payment in accordance with the terms of the Contract

Contractor:	Recommended By:	Checked By:
Concrete Technologies Inc.	Shive-Hattery	City of Bondurant
Signature: Beau S. Sprouse Digitally signed by Beau S. Sprouse DN: cn=Beau S. Sprouse, o=Concrete Technologies, Inc., ou=Director of Construction Operations, cn=Beau S. Sprouse [mail=beau.s.sprouse@cti.com]	Signature: <i>David F. Hatter</i> Aug 30 2022 10:44 AM	Signature: John Horton Digitally signed by John Horton Date: 2022.08.30 10:58:14 -05'00'
Name: Beau Sprouse	Name: David F. Hatter, PE	Name: John Horton
Title: Director of Operations	Title: Project Engineer	Title: Public Works Director
Date:	Date:	Date:

Owner: City of Bondurant	Approved by: x _____	Date: x _____
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**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.u.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution approving Pay Request No. 11 for the Northeast Storm Sewer Public Infrastructure Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve pay app #11 in the amount of \$3,341.25 related to the Northeast Storm Sewer Public Infrastructure Improvement Project.

This pay application has been reviewed by engineering staff at Veenstra & Kim and by City Staff for accuracy and is for work already completed.

The project is substantially completed and staff will present a final pay app and certificate of completion on the next council agenda.

FUNDING SOURCE: Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-186
2. Pay Request No. 11

CITY OF BONDURANT
RESOLUTION NO. 220906-186

RESOLUTION APPROVING PAY REQUEST NO. 11 TO ABSOLUTE
INFRASTRUCTURE FOR THE NORTHEAST STORM SEWER PUBLIC
INFRASTRUCTURE PROJECT IN THE AMOUNT OF \$3,341.25

WHEREAS, the Northeast Storm Sewer Public Infrastructure Project Pay Request No. 11 was submitted on August 29th, 2022; AND

WHEREAS, the pay request no. 11 is for the Northeast Storm Sewer Public Infrastructure Project; AND

WHEREAS, Engineers from Veenstra & Kimm, Inc. and City Staff have reviewed the change order for accuracy; AND

WHEREAS, the amount for Pay Request No. 11 is \$3,341.25.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Pay Request No. 11 for Absolute Infrastructure in the amount of \$3,341.25 is hereby approved.

Passed this 6th day of September 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				

AIA Type Document
Application and Certification for Payment

Pg 1 of 4

TO (OWNER):
City of Bondurant
200 2nd St. NE
Bondurant, IA 50035

PROJECT: NE Storm Sewer Bondurant
Bondurant, IA 50035

APPLICATION NO: 11
PERIOD TO: 5/31/2022

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Absolute Infrastructure
PO BOX 148
SLATER, IA 50244

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO: NE Storm Sewer Bondurant

CONTRACT FOR:

CONTRACT DATE: 11/2/2020

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM \$ 760,937.50

2. Net Change by Change Orders \$ 36,977.04

3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 797,914.54

4. TOTAL COMPLETED AND STORED TO DATE \$ 772,011.74

5. RETAINAGE:

a. 5.00 % of Completed Work \$ 38,600.70

b. 0.00 % of Stored Material \$ 0.00

Total retainage (Line 5a + 5b) \$ 38,600.70

6. TOTAL EARNED LESS RETAINAGE \$ 733,411.04
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 730,069.79

8. CURRENT PAYMENT DUE \$ 3,341.25

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 64,503.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	36,977.04	0.00
Total approved this Month	0.00	0.00
TOTALS	36,977.04	0.00
NET CHANGES by Change Order	36,977.04	

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

CONTRACTOR: Absolute Infrastructure
PO BOX 148 SLATER, IA 50244

By: Erica Thompson
Erica Thompson / Controller

Date: 06/02/22

State of: Iowa

County of: Story

Subscribed and Sworn to before me this

Notary Public: Stephanie Gibbs

My Commission Expires: 4/12/24



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

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

ARCHITECT:

By: _____ Date: _____

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

AIA Type Document
Application and Certification for Payment

Pg 2 of 4

TO (OWNER):
City of Bondurant
200 2nd St. NE
Bondurant, IA 50035

PROJECT: NE Storm Sewer Bondurant
Bondurant, IA 50035

APPLICATION NO: 11
PERIOD TO: 5/31/2022

DISTRIBUTION
TO:
- OWNER
- ARCHITECT
- CONTRACTOR

FROM (CONTRACTOR): Absolute Infrastructure
PO BOX 148
SLATER, IA 50244

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO: NE Storm Sewer Bondu

CONTRACT FOR:

CONTRACT DATE: 11/2/2020

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
1	2.01 - Clearing and Grubbing	1.000	26,214.0000	26,214.00	1.000	26,214.00	.000	0.00	0.00	26,214.00	100.00	.00
1	2.02 - Topsoil Strip Salvage and Respread	1,635.000	43.0000	70,305.00	1,635.000	70,305.00	.000	0.00	0.00	70,305.00	100.00	.00
1	2.03 - Class 10 Excavation	343.000	44.0000	15,092.00	343.000	15,092.00	.000	0.00	0.00	15,092.00	100.00	.00
1	2.04 - Subgrade Preparation	796.000	8.0000	6,368.00	796.000	6,368.00	.000	0.00	0.00	6,368.00	100.00	.00
1	2.05 - Modified Subbase	796.000	16.0000	12,736.00	796.000	12,736.00	.000	0.00	0.00	12,736.00	100.00	.00
1	2.06 - Compaction Testing	1.000	1,526.0000	1,526.00	1.000	1,526.00	.000	0.00	0.00	1,526.00	100.00	.00
1	4.01 - Storm Sewer Trenched RCP 18"	22.700	101.5000	2,304.05	22.700	2,304.05	.000	0.00	0.00	2,304.05	100.00	.00
1	4.02 - Storm Sewer Trenched RCP 30"	260.000	90.0000	23,400.00	260.000	23,400.00	.000	0.00	0.00	23,400.00	100.00	.00
1	4.03 - Storm Sewer Trenched RCP 48"	1,453.400	166.0000	241,264.40	1,453.400	241,264.40	.000	0.00	0.00	241,264.40	100.00	.00
1	4.04 - Removal of Storm Sewer	50.000	24.0000	1,200.00	50.000	1,200.00	.000	0.00	0.00	1,200.00	100.00	.00
1	4.05 - Removal of Culvert	220.000	35.0000	7,700.00	220.000	7,700.00	.000	0.00	0.00	7,700.00	100.00	.00
1	4.06 - Pipe Culvert CMP 18"	24.000	81.5000	1,956.00	24.000	1,956.00	.000	0.00	0.00	1,956.00	100.00	.00
1	4.07 - Pipe Apron RCP 48"	1.000	6,126.0000	6,126.00	1.000	6,126.00	.000	0.00	0.00	6,126.00	100.00	.00
1	5.01 - Water Main Relocation #1	1.000	7,145.0000	7,145.00	2.000	14,290.00	.000	0.00	0.00	14,290.00	200.00	-7,145.00
1	6.01 - Manhole SW 401 72"	4.000	8,060.0000	32,240.00	4.000	32,240.00	.000	0.00	0.00	32,240.00	100.00	.00
1	6.02 - Manhole SW 401 84"	3.000	10,352.0000	31,056.00	3.000	31,056.00	.000	0.00	0.00	31,056.00	100.00	.00
1	6.03 - Intake SW 513	1.000	5,998.0000	5,998.00	1.000	5,998.00	.000	0.00	0.00	5,998.00	100.00	.00
1	6.04 - Inlet Structure	1.000	12,514.0000	12,514.00	1.000	12,514.00	.000	0.00	0.00	12,514.00	100.00	.00
1	6.05 - Manhole Adjustment Minor	1.000	2,135.0000	2,135.00	1.000	2,135.00	.000	0.00	0.00	2,135.00	100.00	.00
1	6.06 - Remove Manhole	1.000	1,896.0000	1,896.00	1.000	1,896.00	.000	0.00	0.00	1,896.00	100.00	.00

AIA Type Document
Application and Certification for Payment

Pg 3 of 4

TO (OWNER):
City of Bondurant
200 2nd St. NE
Bondurant, IA 50035

PROJECT: NE Storm Sewer Bondurant
Bondurant, IA 50035

APPLICATION NO: 11
PERIOD TO: 5/31/2022

DISTRIBUTION
TO:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM (CONTRACTOR): Absolute Infrastructure
PO BOX 148
SLATER, IA 50244

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO: NE Storm Sewer Bondu

CONTRACT FOR:

CONTRACT DATE: 11/2/2020

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
1	6.07 - Remove Intake	1.000	1,273.0000	1,273.00	1.000	1,273.00	.000	0.00	0.00	1,273.00	100.00	.00
1	7.01 - Pavement PCC 8"	633.000	63.0000	39,879.00	443.000	27,909.00	.000	0.00	0.00	27,909.00	69.98	11,970.00
1	7.02 - Pavement Samples and Testing	1.000	1,526.0000	1,526.00	1.000	1,526.00	.000	0.00	0.00	1,526.00	100.00	.00
1	7.03 - Pavement Removal	633.000	25.0000	15,825.00	673.000	16,825.00	.000	0.00	0.00	16,825.00	106.32	-1,000.00
1	7.04 - Removal of Sidewalk/Trail	355.000	19.0000	6,745.00	355.000	6,745.00	.000	0.00	0.00	6,745.00	100.00	.00
1	7.05 - Trail PCC	284.000	70.0000	19,880.00	284.000	19,880.00	.000	0.00	0.00	19,880.00	100.00	.00
1	7.06 - Sidewalk PCC	71.000	70.0000	4,970.00	71.000	4,970.00	.000	0.00	0.00	4,970.00	100.00	.00
1	7.07 - Detectable Warnings	40.000	58.0000	2,320.00	40.000	2,320.00	.000	0.00	0.00	2,320.00	100.00	.00
1	7.08 - Driveway Granular 6"	25.000	31.0000	775.00	25.000	775.00	.000	0.00	0.00	775.00	100.00	.00
1	8.01 - Temporary Traffic Control	1.000	5,534.0000	5,534.00	1.000	5,534.00	.000	0.00	0.00	5,534.00	100.00	.00
1	9.01 - Hydraulic Seeding, Seeding, Fert & Mulch	3.000	3,204.0000	9,612.00	.860	2,755.44	.640	2,050.56	0.00	4,806.00	50.00	4,806.00
1	9.02 - Sod	215.000	75.7500	16,286.25	198.000	14,998.50	.000	0.00	0.00	14,998.50	92.09	1,287.75
1	9.03 - Plants w/ Warranty River Birch	10.000	291.0000	2,910.00	10.000	2,910.00	.000	0.00	0.00	2,910.00	100.00	.00
1	9.04 - SWPPP Preparation	1.000	582.0000	582.00	1.000	582.00	.000	0.00	0.00	582.00	100.00	.00
1	9.05 - SWPPP Management	1.000	2,621.0000	2,621.00	.900	2,358.90	.000	0.00	0.00	2,358.90	90.00	262.10
1	9.06 - Filter Sock 9"	2,500.000	2.7500	6,875.00	416.000	1,144.00	.000	0.00	0.00	1,144.00	16.64	5,731.00
1	9.07 - Filter Socks Removal	2,500.000	.2500	625.00	.000	0.00	117.000	29.25	0.00	29.25	4.68	595.75
1	9.08 - Temporary RECP Type 2	670.000	3.0000	2,010.00	.000	0.00	479.100	1,437.30	0.00	1,437.30	71.51	572.70
1	9.09 - Flow Transitions	320.000	22.5000	7,200.00	.000	0.00	.000	0.00	0.00	0.00	.00	7,200.00
1	9.10 - Wood Privacy Fence	101.000	71.0000	7,171.00	101.000	7,171.00	.000	0.00	0.00	7,171.00	100.00	.00

AIA Type Document
Application and Certification for Payment

Pg 4 of 4

TO (OWNER):
City of Bondurant
200 2nd St. NE
Bondurant, IA 50035

PROJECT: NE Storm Sewer Bondurant
Bondurant, IA 50035

APPLICATION NO: 11
PERIOD TO: 5/31/2022

DISTRIBUTION
TO:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR

FROM (CONTRACTOR): Absolute Infrastructure
PO BOX 148
SLATER, IA 50244

VIA (ARCHITECT):

ARCHITECT'S
PROJECT NO: NE Storm Sewer Bondu

CONTRACT FOR:

CONTRACT DATE: 11/2/2020

ITEM	DESCRIPTION	PLAN QTY	UNIT PRICE	SCHEDULED VALUE	PREVIOUSLY COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMPLETED AND STORED	%	BALANCE
1	9.11 - Parcel Accomodations, Easement 6	1.000	10,668.0000	10,668.00	1.000	10,668.00	.000	0.00	0.00	10,668.00	100.00	.00
1	9.12 - Parcel Accomodations, Easement 12	1.000	9,251.0000	9,251.00	1.000	9,251.00	.000	0.00	0.00	9,251.00	100.00	.00
1	9.13 - Parcel Accomodations, Easement 13	1.000	11,011.5000	11,011.50	1.000	11,011.50	.000	0.00	0.00	11,011.50	100.00	.00
1	9.13 - Parcel Accomodations, Easement 13	1.000	3,250.5000	3,250.50	1.000	3,250.50	.000	0.00	0.00	3,250.50	100.00	.00
1	9.14 - Parcel Accomodations, Easement 14	1.000	10,874.0000	10,874.00	1.000	10,874.00	.000	0.00	0.00	10,874.00	100.00	.00
1	9.14 - Parcel Accomodations, Easement 14	1.000	3,517.0000	3,517.00	1.000	3,517.00	.000	0.00	0.00	3,517.00	100.00	.00
1	11.01 - Construction Survey	1.000	6,990.0000	6,990.00	1.000	6,990.00	.000	0.00	0.00	6,990.00	100.00	.00
1	11.02 - Mobilization	1.000	39,480.8000	39,480.80	1.000	39,480.80	.000	0.00	0.00	39,480.80	100.00	.00
1	11.03 - Concrete Washout	1.000	2,100.0000	2,100.00	1.000	2,100.00	.000	0.00	0.00	2,100.00	100.00	.00
1	CO1 Extra Clearing & Grubbing	1.000	6,678.0000	6,678.00	1.000	6,678.00	.000	0.00	0.00	6,678.00	100.00	.00
1	CO2 Added No Mow/Low Grown Seeding	.500	3,245.0000	1,622.50	.000	0.00	.000	0.00	0.00	0.00	.00	1,622.50
1	CO3 Added Message Board on Grant Closure	12.000	194.7700	2,337.24	12.000	2,337.24	.000	0.00	0.00	2,337.24	100.00	.00
1	CO4 Added 4' Chain Link Gate	1.000	2,104.3000	2,104.30	1.000	2,104.30	.000	0.00	0.00	2,104.30	100.00	.00
1	CO5 Added Extra Depth to Paving	190.000	101.5000	19,285.00	190.000	19,285.00	.000	0.00	0.00	19,285.00	100.00	.00
1	CO6 Added White Pine Evergreen Trees	10.000	495.0000	4,950.00	10.000	4,950.00	.000	0.00	0.00	4,950.00	100.00	.00
REPORT TOTALS				\$797,914.54		\$768,494.63		\$3,517.11		\$772,011.74		
									\$.00			\$25,902.80



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

Item No. 5.v.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution adopting the Vision, Mission, and Values for the City of Bondurant

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The City Council has recently been working through a strategic planning process. The attached resolution adopts the Vision, Mission, and Values that the Council developed through those discussions.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-187
2. City of Bondurant Compact Mission Vision Values

CITY OF BONDURANT
RESOLUTION NO. 220906-187

RESOLUTION ADOPTING THE VISION, MISSION & VALUES FOR THE CITY OF
BONDURANT

WHEREAS, the Governing Body of the City of Bondurant believes the development of a specific mission, vision, core value statements, and both long and short-term goals and objectives is vital to planning for the future of the community; AND

WHEREAS, the Governing Body of the City of Bondurant has developed a mission and vision statement, core value statements, and a series of goals for the City of Bondurant for the current fiscal year through a strategic session which included input and collaboration from a professional consultant and facilitators, the City Administrator, and all city department heads; AND

WHEREAS, the establishment of these values and goals provides the framework for the development of the City of Bondurant and gives city staff both a direction and a sense of purpose to the actions of the community and its organizations; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the attached Strategic Plan for the City of Bondurant is hereby approved as presented.

BE IT FURTHER RESOLVED that the mission, vision, core value statements, and goals set forth in the Strategic Plan shall be provided to other governmental entities and agencies within the community as appropriate for the purpose of coordination of activities and sharing of our vision.

Passed this 6th day of September 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				

Bondurant City Council

Compact for Excellence

In order to do our best work and treat each other with care and respect, the Bondurant City Council agrees to:

- Care about what we do and be actively engaged in council business
- Communicate clearly and transparently about priorities, needs, ideas, opinions, motivations
- Respect, listen, and ask questions to the experts in the room
- Cultivate diverse ideas
- Assume best intentions – we all want what’s best for Bondurant
- Find compromise and walk out together, even when we disagree
- Express gratitude and find joy in the work

Vision Statement

1. Bondurant will be a welcoming hometown for individuals, families, and businesses to grow and thrive.

Mission Statement

1. The City of Bondurant collaborates with citizens and community partners to deliver exemplary public services, diverse recreation activities, and opportunities to participate in shaping a vibrant, welcoming hometown.

Values

What’s best for Bondurant?

- Did our process and decision have **integrity**?
- Was our process and decision **inclusive**?
- Was our process **collaborative**?
- Does our decision encourage participation with the City of Bondurant?



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

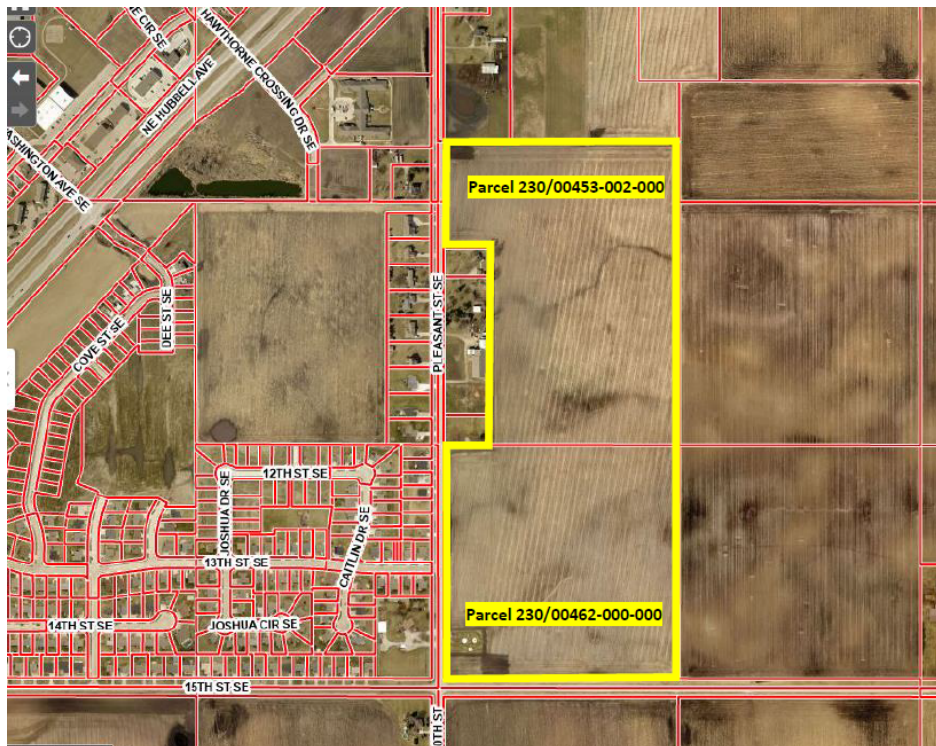
Item No. 5.w.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution approving proposal from Shive-Hattery in the amount of \$67,000 for Myers 2, Step 2 and Step 3 Certified Site Application work

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Attached is a professional services agreement submitted by Shive-Hattery in the amount of \$67,000 for services associated with preparing the Myers 2 Step 2 and Step 3 Certified Site applications. The Step 2 application is due to the Iowa Economic Development Authority on September 22, 2022. It is anticipated the Step 3 application will be due May 2023. The Myers 2 Certified Site area is comprised of the following land:



FUNDING SOURCE: TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-188
2. Bondurant Myers 2 Site Certification

CITY OF BONDURANT
RESOLUTION NO. 220906-188

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH
SHIVE-HATTERY IN THE AMOUNT OF \$67,000 FOR STEP 2 & 3 SITE
CERTIFICATION SERVICES FOR THE MYERS 2 INDUSTRIAL SITE

WHEREAS, the City of Bondurant recognizes the importance of the Iowa Economic Development Authority's Certified Site Program; AND

WHEREAS, the City of Bondurant is currently in the process of pursuing site certification on land known as the Myers 2 Industrial Site; AND

WHEREAS, the Iowa Economic Development Authority has invited the Myers 2 site to move forward with preparing the Step 2 application materials which are due September 22, 2022; AND

WHEREAS, the Step 3 process will begin after the Step 2 process and it is anticipated the Step 3 application materials will be due in May 2023; AND

WHEREAS, the Shive-Hattery professional services agreement proposes services for the Step 2 and Step 3 phases of certification; AND

WHEREAS, the proposal includes costs for the works of subconsultants on a variety of studies necessary to achieve site certification, including: Wetland delineation, Threatened/Endangered Species Review, Cultural Resources Identification Survey (CRIS), Architecture History Survey, and Geotechnical Investigation Report; AND

WHEREAS, the attached Shive-Hattery professional services agreement in the amount of \$67,000 is for work associated with Steps 2 and 3.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the agreement with Shive-Hattery in the above-referenced total amount is hereby approved, pending review of legal counsel.

Passed this 6th day of September 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				

PROFESSIONAL SERVICES AGREEMENT

ATTN: Marketa Oliver
CLIENT: City of Bondurant, IA
200 Second Street NE
PO Box 37
Bondurant, IA 50035-0037

PROJECT: Myers 2 Site Certification – Step 2 and Step 3 Services

PROJECT LOCATION: Bondurant, Iowa

DATE OF AGREEMENT: August 31, 2022

PROJECT DESCRIPTION

The City of Bondurant has begun the Certified Site process for Iowa Economic Development Authority (IEDA) certification of an 80 acre site located on Pleasant St. SE. Shive-Hattery will assist with portions of the Step 2 and Step 3 site certification process as detailed below.

SCOPE OF SERVICES

We will provide the following services for the project:

Step 2 Services

Attachment 7 – Questionnaire.

1. The Step 2 Questionnaire is extensive and asks for a variety of information on zoning, site access, transportation networks, public safety services, and employment and development information for the County. Shive-Hattery will coordinate with the City and other agencies (County, MPO, GDMP, IDOT) to obtain this information and fill out the Questionnaire.

Attachment 8 – Letter stating price and conditions.

1. City to coordinate with property owner to obtain letter. Shive-Hattery to provide coordination and compile for submittal.

Attachment 9 – Copies of active lease agreements.

1. Lease agreements along with required termination provisions to be provided by Owner. Shive-Hattery to provide coordination and compile for submittal.

Attachment 10 – Copy of present deeds.

1. Deeds to be provided by Owner. Shive-Hattery to provide coordination and compile for submittal.

Attachment 11 – County Tax Map.

1. Shive-Hattery to coordinate with City to obtain map and format for submittal.

Attachment 12 – National Wetlands Inventory (NWI) map.

1. Shive-Hattery to obtain map and format for submittal.

Attachment 13 – USFWS Species Report.

1. Shive-Hattery to download report from USFWS and format for submittal.

Attachment 14 – County Soil Survey Map.

1. Shive-Hattery to obtain map and format for submittal.

Attachment 15 – Current zoning description.

1. Shive-Hattery to coordinate with City to clarify annexation status and current zoning information and format for submittal.

Attachment 16a – Re-zoning agreement.

1. Shive-Hattery to coordinate with City on proposed zoning information and obtain letter from City, if necessary. Format for submittal.

Attachment 16b – Proposed zoning description.

1. Shive-Hattery to coordinate with City to provide intended zoning information (typically the code section for the intended zoning classification) and format for submittal.

Attachment 17 – Map to closest interstate highway.

1. Shive-Hattery to create map and format for submittal.

Attachment 18 – Rail infrastructure map. Not applicable to this site.

Attachment 19 – Rail Questionnaire. Not applicable to this site.

Attachment 20 – Infrastructure Maps.

1. Shive-Hattery to coordinate with utility providers and the City Engineer to obtain maps (most appear to already be available) and format for submittal.

Attachment 21 – Electric Questionnaire.

1. Shive-Hattery to coordinate with MidAmerican to obtain the completed and signed electric questionnaire and format for submittal.

Attachment 22 – Natural Gas Questionnaire.

1. Shive-Hattery to coordinate with MidAmerican to obtain the completed and signed natural gas questionnaire and format for submittal.

Attachment 23 – Water Questionnaire.

1. Shive-Hattery to coordinate with the City Engineer and Des Moines Water Works to obtain the completed and signed water questionnaire and format for submittal.

Attachment 24 – Wastewater Questionnaire.

1. Shive-Hattery to coordinate with the City Engineer to obtain the completed and signed wastewater questionnaire and format for submittal.

Attachment 25 – Telecommunications Questionnaire.

1. Shive-Hattery to coordinate with the appropriate telecommunications provider(s) to obtain the completed and signed telecommunications questionnaire and format for submittal.

Attachment 26 – Covenants and restrictions. None anticipated.

Attachment 27 – Additional due diligence reports. None anticipated.

Attachment 28 – Additional documentation. None anticipated.

Step 3 Services

Attachment 29 – IEDA Reimbursement Agreement.

1. Agreement to be provided by City. Shive-Hattery to submit.

Attachment 30 – Title Opinion.

1. Title Opinion to be provided by property owner's attorney. City to coordinate with property owner. Shive-Hattery to submit.

Attachment 31 – Property Survey / ALTA Survey.

1. Shive-Hattery to prepare an ALTA survey per ALTA/NSPS requirements.

Attachment 32 – Existing Impediments. None anticipated.

Attachment 33 and 34 – Filling in designated flood areas. None anticipated.

Attachment 35 – Topographic Survey.

1. Shive-Hattery to prepare in conjunction with ALTA survey.

Attachment 36 – Engineer's cost and schedule for building pad.

1. Shive-Hattery to prepare a plan illustrating the potential building pad location and rough grading concept.
2. Shive-Hattery to prepare an engineer's cost estimate and schedule for clearing, grubbing, and grading of the building pad.

Attachment 37 – Phase 1 ESA.

1. Conduct a background review of the site's history, contacts with the city, county, state and federal environmental offices, evaluation of available aerial photography, and interviews with former and current site owners/operators.
2. Perform a visual evaluation of the site and adjacent properties for evidence of releases or threats of releases of hazardous substances, fuels, and other environmental concerns.
3. Review of the regional geology and hydrogeology of the site vicinity, including records of groundwater contamination. Also review readily available reports of compliance violations and/or contaminant discharges in the site vicinity and the proximity of the site to known environmental conditions or problems.
4. Provide a report in general conformance with the scope of limitations of American Society of Testing and Materials (ASTM) Standard 1527-13 summarizing the activities performed, findings of the evaluation, and recommending additional Phase II activity, if appropriate.

Attachment 38 - Wetland Delineation

1. Shive-Hattery will provide a wetland and Waters of the United States (WOTUS) delineation for the entire 80 acre parcel. The delineation will use mandatory technical criteria, field indicators, and other sources of information to evaluate whether the project area has jurisdictional wetlands or WOTUS. The delineation will be performed by an experienced environmental scientist or engineer. If wetlands or WOTUS are present, the upper boundaries within the project area will be identified and mapped as further defined below.
 - a. The delineation will identify where the upper boundaries of wetlands and WOTUS are located. Documentation of vegetation communities, hydrology, and soils will be performed as outlined by the 1987 US Army Corps of Engineers (USACE) Wetland Delineation Manual and Midwest Region (2010) Supplement.

- b. Assemble and review available public information including United States Geological Survey (USGS) topo maps, National Wetlands Inventory (NWI) maps, United States Department of Agriculture (USDA) Soil Survey maps, and aerial photographs as a preliminary desktop review prior to field work.
 - c. Perform an on-site visit to gather data pertaining to hydrophytic vegetation, wetland hydrology, and hydric soils. The following will be performed at each data point location within suspected wetland areas on site.
 - i. Assess vegetation stratum (i.e., trees, saplings/shrubs, herbs, and woody vines). Vegetation will be classified by genus and species.
 - ii. Evaluate soil for hydric indicators by digging soil samples.
 - iii. Observe the presence of wetland hydrology indicators.
 - d. Utilize a hand-held GPS unit (sub-meter accuracy) to map the boundaries of all delineated wetlands within the project area.
 - e. Prepare maps that show the delineated wetland and WOTUS area(s).
 - f. Submit a Wetland and Waters of the United States Delineation Report for review to the client that can be used for submittal to the USACE. This report will include, but is not limited to sample locations, data forms, site photos, maps of the wetland area(s), and explanation of the results of the investigation.
 - g. The scope of this proposal includes one site visit to conduct a baseline delineation. The fee in this proposal does not include additional meetings or data collection/evaluation that may be requested by the USACE. If the USACE requests additional information, we will provide additional scope for your approval prior to conducting the work.
2. Submit the Wetland Delineation to the U.S Army Corps of Engineers to request an Approved Jurisdictional Determination.
- a. *A Request for Corps Jurisdictional Determination* package will be prepared and submitted to the Rock Island District Corps of Engineers. This request will be utilized to obtain the official Corps determination that jurisdictional waters of the United States are either present or absent on the subject property.
 - b. Shive-Hattery will act as the Authorized Agent throughout the determination request process. During this process, Shive-Hattery staff will respond to inquiries from the Rock Island District Corps of Engineers.
- * The fees in this proposal do not include additional meetings or data collection/evaluation that may be required by the USACE. Fees do not include preparing a Wetland Mitigation Plan or other services that may be required if wetland or WOTUS impacts are proposed. Additional services will be necessary if compensatory mitigation is required for impacts to jurisdictional waterbodies or wetlands. Our specific involvement in these phases of the project is not known at this time. If necessary, budget estimates for additional services will be provided if our assistance is required as the project scope evolves.
- * Wetland Growing Season Explanation: According to the Midwest Supplement, the end of the growing season occurs when woody deciduous species lose their leaves and/or the last herbaceous plants cease flowering and their leaves become dry or brown. The growing season generally begins when two or more different non-evergreen vascular plant species growing in a wetland or surrounding area emerge from the ground, show new growth, bud, or flower. For better classification, the wetland delineation should be performed when vegetation is actively growing (generally April - October). If the wetland delineation will be performed outside of the growing season, surveying, and

classification of identified wetlands will be based on existing conditions and are subject to change. A follow-up visit may be necessary in the vegetative growing season to confirm plant species. Please note that the wetland delineation cannot be performed when the ground is covered in snow or when frozen ground conditions exist.

Attachment 39 - Threatened/Endangered Species Review.

1. Shive-Hattery will use the U.S. Fish & Wildlife Service (USFWS) IPaC service to obtain the official species list for the project area.
2. Shive-Hattery will evaluate the project area based on the IPaC species list to identify potential bat, other listed threatened and endangered species, and migratory bird habitat in the project area.
3. Shive-Hattery will conduct a web search for all pertinent information regarding the listed species and their potential for habitat within the proposed project area.
4. Environmental staff will complete a site visit to identify potential habitat for listed species within the project area. Locations of potential habitat will be recorded with a handheld GPS receiver.
5. A report documenting the findings and all pertinent information identified during the research period will be provided to the client. The report will include a Section 7 Memo documenting its finding of no effect, may affect but not adversely, or will adversely affect.

Attachment 40 – Cultural Resources Identification Survey (CRIS).

1. Phase 1 Archaeological Survey (Subconsultant)
 - a. Obtain Archaeological Phase 1 services for the parcel to provide surface and subsurface archeological survey coverage sufficient to meet the guidelines of the Iowa State Historic Preservation Office, IEDA, and the Association of Iowa Archaeologists. These services will be completed by a subconsultant.
 - i. Perform a field investigation to confirm extent of disturbance, survey areas of intact soils and to record and previously unrecorded historic resources. Provide soil cores and shovel tests as required.
 - ii. Prepare and submit a formal report with findings and recommendations and facilitate any needed consultation with SHPO.
 - iii. Review historic architecture records of previously inventoried properties, NRHP listings, and other historic sources to identify and develop historic contexts for built resources in the survey area and identify any properties that appear eligible for NRHP listing.
2. Architecture History Survey (Subconsultant)
 - a. The architectural history survey will involve examination of existing above-ground resources that lie within a quarter mile radius of the project area. Following the SHPO's requirements, reconnaissance-level architectural history survey will be completed for farmsteads and buildings/structures that are older than 45 years located within the quarter-mile buffer. This survey will be completed from public rights-of-way. The primary intent of this study will be to assess whether potential historic properties are present in the vicinity that could be adversely affected by the proposed project. Properties will be field documented, photographed and evaluated at a reconnaissance level. Site Inventory Forms will be prepared for properties that are 45 years or older.
 - b. It is anticipated that approximately five farmsteads and thirty buildings or structures, many of which are modern, are located within the quarter-mile buffer zone.

Attachment 41 - Geotechnical Investigation and Report (Subconsultant).

1. Complete preliminary geotechnical field work, laboratory testing, and preliminary geotechnical engineering report.
 - a. Field coordination, utility locates (public utilities) and staking.
 - b. Complete 4 borings at depths extending to about 25 feet below existing grades.
 - c. Laboratory testing (e.g., water content, and Atterberg limit tests).
 - d. Preparation of preliminary geotechnical engineering report.
2. Provide a letter indicating Seismic Site Class per current International Building Code.

Attachment 42 – Roads.

1. Letter of intent to provide and finance by City. Plans and itemized costs by City Engineer.

Attachment 43 – Rail. Not applicable.

Attachment 44 – Electric.

1. Plan and itemized costs to be provided by MidAmerican.

Attachment 45 – Natural Gas.

1. Plan and itemized costs to be provided by MidAmerican.

Attachment 46 – Water Infrastructure.

1. Letter of intent to provide and finance by City. Plans and itemized costs by City Engineer.

Attachment 47 – Water System Upgrades. Not applicable.

Attachment 48 – Wastewater Infrastructure.

1. Letter of intent to provide and finance by City. Plans and itemized costs by City Engineer.

Attachment 49 – Wastewater System Upgrades. Not applicable.

Attachment 50 – Telecommunications (Fiber).

1. Plan and itemized costs to be provided by MiFiber.

Attachment 51 - Site Concept Plan.

1. Develop Site Concept Plan to illustrate total and developable acreage, largest potential building pad, road access points, location of existing and proposed utilities.

Attachment 52 – LOIS Database Record.

1. City to provide LOIS Database Record. Shive-Hattery to submit.

Mapping Updates and Formatting.

1. Create a consistent and unified set of maps per the requirements of the Step 3 Guidebook and comments received in the Step 2 Report Card letter.
2. Coordinate and gather additional mapping resources, as necessary.

Package Step 2 and Step 3 Submittals and Coordination.

1. Create an overall, consistent document format for the Step 3 submittal. Coordinate format with companion documents being prepared by other consultants and the City.
2. Provide coordination of revisions and comments from the Step 2 Report Card and requirements of the Step 3 Guidebook.

3. Package a final Step 3 submittal for IEDA review.
4. Respond to one round of IEDA and Quest comments and questions and provide one resubmittal of requested documents.

CLIENT RESPONSIBILITIES

It will be your responsibility to provide the following:

1. Assist with site access authorization, if necessary.
2. Copies of any prior environmental site assessment reports or information for the property.
3. Identify a Project Representative with full authority to act on behalf of the Client with respect to this project. The Client Project Representative shall render decisions in a timely manner in order to avoid delays of Shive-Hattery's services.
4. Legal, accounting, and insurance counseling services or other consultants, including geotechnical, or vendors that may be necessary to assist with site access authorization.
5. Provide to Shive-Hattery any available drawings, survey plats, testing data and reports related to the project, either hard copy or electronic media. Electronic media is preferred.

SCHEDULE

We will begin our services upon receipt of this Agreement executed by you which will serve as a notice to proceed. We understand all Step 2 materials are to be completed and submitted to Quest via Sharefile no later than September 22, 2022. Shive-Hattery cannot be responsible, however, for the schedule on material provided by other organizations.

COMPENSATION

Description	Fee Type	Fee	Estimated Expenses	Total
Attachment 31 – ALTA Survey	Fixed Fee	\$6,000	Included	\$6,000
Attachment 37 – Phase 1 ESA	Fixed Fee	\$3,500	Included	\$3,500
Attachment 38 – Wetland Delineation	Fixed Fee	\$6,800	Included	\$6,800
Attachment 39 - Threatened/Endangered Species Review	Fixed Fee	\$2,200	Included	\$2,200
Attachment 40 – Cultural Resources Identification Survey (CRIS) (Subconsultant)	Fixed Fee	\$18,500	Included	\$18,500
Attachment 40 - Architecture History Survey (Subconsultant)	Fixed Fee	\$8,500	Included	\$8,500
Attachment 41 - Geotechnical Investigation and Report (Subconsultant)	Fixed Fee	\$6,500	Included	\$6,500
Remaining Step 2 and 3 Services and Coordination	Fixed Fee	\$15,000	Included	\$15,000
TOTAL				\$67,000

Fee Types:

- Fixed Fee - We will provide the Scope of Services for the fee amounts listed above.

Expenses:

- Included – Expenses have been included in the Fee amount.

The terms of this proposal are valid for 30 days from the date of this proposal.

ADDITIONAL SERVICES

The following are additional services you may require for your project. We can provide these services, but they are not part of this proposal at this time.

1. Attendance at additional meetings as required by the Owner or the Owner's representative.
2. Phase II ESA sampling and activities.
3. Additional T&E field work beyond the habitat assessment will be considered additional services.

OTHER TERMS**STANDARD TERMS AND CONDITIONS**

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PARTIES

"S-H" or "Shive-Hattery" shall mean Shive-Hattery, Inc. or Shive-Hattery A/E Services, P.C. or Studio951 a Division of Shive-Hattery or EPOCH a Division of Shive-Hattery or Shive-Hattery New Jersey, Inc. or WSM, a Division of Shive-Hattery, Inc. and "CLIENT" shall mean the person or entity executing this Agreement with "S-H."

LIMITATION OF LIABILITY AND WAIVER OF CERTAIN DAMAGES

The CLIENT agrees, to the fullest extent of the law, to limit the liability of S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, to the CLIENT and any person or entity claiming by or through the CLIENT, for any and all claims, damages, liabilities, losses, costs, and expenses including reasonable attorneys' fees, experts' fees, or any other legal costs, in any way related to the Project or Agreement from any cause(s) to an amount that shall not exceed the compensation received by S-H under the agreement or fifty thousand dollars (\$50,000), whichever is greater. The parties intend that this limitation of liability apply to any and all liability or cause of action, claim, theory of recovery, or remedy however alleged or arising, including but not limited to negligence, errors or omissions, strict liability, breach of contract or warranty, express, implied or equitable indemnity and all other claims, which except for the limitation of liability above, the CLIENT waives.

CLIENT hereby releases S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, and none shall be liable to the CLIENT for consequential, special, exemplary, punitive, indirect or incidental losses or damages, including but not limited to loss of use, loss of product, cost of capital, loss of goodwill, lost revenues or loss of profit, interruption of business, down time costs, loss of data, cost of cover, or governmental penalties or fines.

INDEMNIFICATION

Subject to the limitation of liability in this Agreement, S-H agrees to the fullest extent permitted by law, to indemnify and hold harmless the CLIENT, its officers, directors, shareholders, employees, contractors, subcontractors and consultants against all claims, damages, liabilities, losses or costs, including reasonable attorneys' fees, experts' fees, or other legal costs to the extent caused by S-H's negligent performance of service under this Agreement and that of its officers, directors, shareholders, and employees.

The CLIENT agrees to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants, and affiliated companies against all damages, liabilities, losses, costs, and expenses including, reasonable attorneys' fees, expert's fees, and any other legal costs to the extent caused by the acts or omissions of the CLIENT, its employees, agents, contractors, subcontractors, consultants or anyone for whom the CLIENT is legally liable.

HAZARDOUS MATERIALS - INDEMNIFICATION

To the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold S-H, its officers, directors, shareholders, employees, agents, consultants and affiliated companies, and any of them harmless from and against any

and all claims, liabilities, losses, costs, or expenses including reasonable attorney's fees, experts' fees and any other legal costs (including without limitation damages to property, injuries or death to persons, fines, or penalties), arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acids, alkalies, toxic chemicals, liquids, gases, polychlorinated biphenyl, petroleum contaminants spores, biological toxins, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

STANDARD OF CARE

Services provided by S-H under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances on projects of similar size, complexity, and geographic location as that of the Project. Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed by either party to the other party.

BETTERMENT

The CLIENT recognizes and expects that certain change orders may be required to be issued as the result in whole or part of imprecision, incompleteness, omissions, ambiguities, or inconsistencies in S-H's drawings, specifications, and other design, bidding or construction documentation furnished by S-H or in other professional services performed or furnished by S-H under this Agreement (herein after in this Betterment section referred to as S-H Documentation). If a required item or component of the Project is omitted from S-H's Documentation, the CLIENT is responsible for paying all costs required to add such item or component to the extent that such item or component would have been required and included in the original S-H Documentation. In no event will S-H be responsible for costs or expense that provides betterment or upgrades or enhances the value of the Project.

RIGHT OF ENTRY

The CLIENT shall provide for entry for the employees, agents and subcontractors of S-H and for all necessary equipment. While S-H shall take reasonable precautions to minimize any damage to property, it is understood by the CLIENT that in the normal course of the project some damages may occur, the cost of correction of which is not a part of this Agreement.

PAYMENT

Unless otherwise provided herein, invoices will be prepared in accordance with S-H's standard invoicing practices then in effect and will be submitted to CLIENT each month and at the completion of the work on the project. Invoices are due and payable upon receipt by the CLIENT. If the CLIENT does not make payment within thirty (30) days after the date the invoice was mailed to the CLIENT, then the amount(s) due S-H shall bear interest due from the date of mailing at the lesser interest rate of 1.5% per month compounded or the maximum interest rate allowed by law. In the event that S-H files or takes any action, or incurs any costs, for the collection of amounts due it from the client, S-H shall be entitled to recover its entire cost for attorney fees and other collection expenses related to the collection of amounts due it under this Agreement. Any failure to comply with this term shall be grounds for a default termination.

TERMINATION

Either party may terminate this Agreement for convenience or for default by providing written notice to the other party. If the termination is for default, the non-terminating party may cure the default before the effective date of the termination and the termination for default will not be effective. The termination for convenience and for default, if the default is not cured, shall be effective seven (7) days after receipt of written notice by the non-terminating party. In the event that this Agreement is terminated for the convenience of either party or terminated by S-H for the default of the CLIENT, then S-H shall be paid for services performed to the termination effective date, including reimbursable expenses due, and termination expenses attributable to the termination. In the event the CLIENT terminates the Agreement for the default of S-H and S-H does not cure the default, then S-H shall be paid for services performed to the termination notice date, including reimbursable expenses due, but shall not be paid for services performed after the termination notice date and shall not be paid termination expenses. Termination expenses shall include expenses reasonably incurred by S-H in connection with the termination of the Agreement or services, including, but not limited to, closing out Project records, termination of subconsultants and other persons or entities whose services were retained for the Project, and all other expenses directly resulting from the termination.

INFORMATION PROVIDED BY OTHERS

S-H shall indicate to the CLIENT the information needed for rendering of services hereunder. The CLIENT shall provide to S-H such information, including electronic media, as is available to the CLIENT and the CLIENT's consultants and contractors, and S-H shall be entitled to rely upon the accuracy and completeness thereof. The CLIENT recognizes that it is difficult for S-H to assure the accuracy, completeness and sufficiency of such client-furnished information, either because it is provided by others or because of errors or omissions which may have occurred in assembling the information the CLIENT is providing. Accordingly, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them, from and against any and all claims, liabilities, losses, costs, expenses (including reasonable attorneys' fees, experts' fees, and any other legal costs) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the CLIENT.

UNDERGROUND UTILITIES

Information for location of underground utilities may come from the CLIENT, third parties, and/or research performed by S-H or its subcontractors. S-H will use the standard of care defined in this Agreement in providing this service. The information that S-H must rely on from various utilities and other records may be inaccurate or incomplete. Therefore, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them for all claims, losses, costs and damages arising out of the location of underground utilities provided or any information related to underground utilities by S-H under this Agreement.

CONTRACTOR MATTERS

CLIENT agrees that S-H shall not be responsible for the acts or omissions of the CLIENT's contractor, or subcontractors, their employees, agents, consultants, suppliers or arising from contractor's or subcontractors' work, their employees, agents, consultants, suppliers or other entities that are responsible for performing work that is not in conformance with the construction Contract Documents, if any, prepared by S-H under this Agreement. S-H shall not have responsibility for means, methods, techniques, sequences, and progress of construction of the contractor, subcontractors, agents, employees, agents, consultants, or other entities. In addition, CLIENT agrees that S-H is not responsible for safety at the project site and that safety during construction is for the CLIENT to address in the contract between the CLIENT and contractor.

SHOP DRAWING REVIEW

If, as part of this Agreement S-H reviews and approves Contractor submittals, such as shop drawings, product data, samples and other data, as required by S-H, these reviews and approvals shall be only for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. S-H's review shall be conducted with reasonable promptness while allowing sufficient time in S-H's judgment to permit adequate review. Review of a specific item shall not indicate that S-H has reviewed the entire assembly of which the item is a component. S-H shall not be responsible for any deviations from the contract documents not brought to the attention of S-H in writing by the Contractor. S-H shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

OPINIONS OF PROBABLE COST

If, as part of this Agreement S-H is providing opinions of probable construction cost, the CLIENT understands that S-H has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that S-H's opinions of probable construction costs are to be made on the basis of S-H's qualifications and experience. S-H makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

CONSTRUCTION OBSERVATION

If, as part of this Agreement S-H is providing construction observation services, S-H shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractors' work and to determine if the work is proceeding in general accordance with the Contract Documents. Unless otherwise specified in the Agreement, the CLIENT has not retained S-H to make detailed inspections or to provide exhaustive or continuous project review and observation services. S-H does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, its subcontractors, employees, agents, consultants, suppliers or any other entities furnishing materials or performing any work on the project.

S-H shall advise the CLIENT if S-H observes that the contractor is not performing in general conformance of Contract Documents. CLIENT shall determine if work of contractor should be stopped to resolve any problems.

OTHER SERVICES

The CLIENT may direct S-H to provide other services including, but not limited to, any additional services identified in S-H's proposal. If S-H agrees to provide these services, then the schedule shall be reasonably adjusted to allow S-H to provide these services. Compensation for such services shall be at S-H's Standard Hourly Fee Schedule in effect at the time the work is performed unless there is a written Amendment to Agreement that contains an alternative compensation provision.

OWNERSHIP & REUSE OF INSTRUMENTS OF SERVICE

All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by S-H as instruments of service shall remain the property of S-H. The CLIENT shall not reuse or make any modifications to the plans and specifications without the prior written authorization of S-H. The CLIENT agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless S-H its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them from any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to any unauthorized reuse or modifications of the construction documents by the CLIENT or any person or entity that acquires or obtains the plans and specifications from or through the CLIENT without the written authorization of S-H.

DISPUTE RESOLUTION

If a dispute arises between S-H and CLIENT, the executives of the parties having authority to resolve the dispute shall meet within thirty (30) days of the notification of the dispute to resolve the dispute. If the dispute is not resolved within such thirty (30) day time

period, CLIENT and S-H agree to submit to non-binding mediation prior to commencement of any litigation and that non-binding mediation is a precondition to any litigation. Any costs incurred directly for a mediator, shall be shared equally between the parties involved in the mediation.

EXCUSABLE EVENTS

S-H shall not be responsible or liable to CLIENT or CLIENT's contractors, consultants, or other agents for any of the following events or circumstances, or the resulting delay in S-H's services, additional costs and expenses in S-H's performance of its services, or other effects in S-H's services, stemming in whole or part from such events and circumstances (collectively, "Excusable Events" or, singularly, an "Excusable Event"): a change in law, building code or applicable standards; actions or inactions by a governmental authority; the presence or encounter of hazardous or toxic materials on the Project; war (declared or undeclared) or other armed conflict; terrorism; sabotage; vandalism; riot or other civil disturbance; blockade or embargos; explosion; abnormal weather; unanticipated or unknown site conditions; epidemic or pandemic (including but not limited to COVID-19), delays or other effects arising from government-mandated or government-recommended quarantines, closure of business, access, or travel; strike or labor dispute, lockout, work slowdown or stoppage; accident; act of God; failure of any governmental or other regulatory authority to act in a timely manner; acts or omissions by CLIENT or by any CLIENT's contractors, consultants or agents of any level on the project (including, without limitation, failure of the CLIENT to furnish timely information or approve or disapprove of S-H's services or work product promptly, delays in the work caused by CLIENT, CLIENT's suspension, breach or default of this Agreement, or delays caused by faulty performance by the CLIENT or by CLIENT's contractors, consultants, or agents of any level); or any delays or events outside the reasonable control of S-H. When an Excusable Event occurs, the CLIENT agrees S-H is not responsible for any actual or claimed damages incurred by CLIENT or CLIENT's contractors, consultants, or agents, S-H shall not be deemed to be in default of this Agreement, and S-H shall be entitled to a change order to equitably increase and extend S-H's time for performance of its services, as well as equitably increase the contract sum to compensate S-H for its increased labor, expenses, and other costs to perform its services, due to the Excusable Event.

ASSIGNMENT

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

SEVERABILITY, SURVIVAL AND WAIVER

Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the CLIENT and S-H shall survive the completion of the services hereunder and the termination of this Agreement. The failure of a party to insist upon strict compliance of any term hereof shall not constitute a waiver by that party of its rights to insist upon strict compliance at a subsequent date.

GOVERNING LAW

This Agreement shall be governed pursuant to the laws in the state of the locale of the S-H office address written in this Agreement.

EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of S-H to provide equal employment opportunities for all. S-H enforces the following acts and amendments as presented by Federal government or State governments: Title VII of the Civil Rights Act of 1965, Age Discrimination in Employment ACT (ADEA), Americans With Disabilities Act (ADA), Iowa Civil Rights Act of 1965, and Illinois Human Rights Act [775ILCS 5]. S-H will not discriminate against any employee or applicant because of race, creed, color, religion, sex, national origin, gender identity, sexual orientation, marital status, ancestry, veteran status, or physical or mental handicap, unless related to performance of the job with or without accommodation.

COMPLETE AGREEMENT

This Agreement constitutes the entire and integrated agreement between the CLIENT and S-H and supersedes all prior negotiations, representations and agreements, whether oral or written. In the event the CLIENT issues a Purchase Order of which this Agreement becomes a part, or the CLIENT and S-H otherwise execute or enter into a contract into which this Agreement is incorporated, the parties expressly agree that, to the extent the terms of this Agreement conflict with or are otherwise inconsistent with such Purchase Order, or any other contract, this Agreement shall supersede and override the terms of the aforementioned documents, and this Agreement shall solely govern in those regards.

ACCEPTANCE

Wet signatures, digital signatures, electronic signatures or acceptance communicated by mail or e-mail from one party to another, are deemed acceptable for binding the parties to the Agreement. The CLIENT representative accepting this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the CLIENT.

AGREEMENT

This proposal shall become the Agreement for Services when accepted by both parties. Original, facsimile, electronic signatures or other electronic acceptance by the parties (and returned to Shive-Hattery) are deemed acceptable for binding the parties to the Agreement. The Client representative signing this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the Client.

Thank you for considering this proposal. We look forward to working with you. If you have any questions concerning this proposal, please contact us.

Sincerely,
SHIVE-HATTERY, INC.



Chris Bauer, PE
Project Manager
cbauer@shive-hattery.com

AGREEMENT ACCEPTED AND SERVICES AUTHORIZED TO PROCEED

CLIENT: City of Bondurant IA

BY: _____ **TITLE:** _____
(signature)

PRINTED NAME: _____ **DATE ACCEPTED:** _____



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

Item No. 5.x.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution approving proposal from Shive-Hattery in the amount of \$77,000 for Timmins Industrial Park, Step 2 and Step 3 certified site application work

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Attached is a professional services agreement submitted by Shive-Hattery in the amount of \$77,000 for services associated with preparing the Timmins Industrial Park Step 2 and Step 3 Certified Site applications. The Step 2 application is due to the Iowa Economic Development Authority on September 22, 2022. It is anticipated the Step 3 application will be due in May 2023. The Timmins Industrial Park area is comprised of the following land:



FUNDING SOURCE: TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-189
2. Bondurant Timmins Industrial Park Certification

CITY OF BONDURANT
RESOLUTION NO. 220906-189

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH
SHIVE-HATTERY IN THE AMOUNT OF \$77,000 FOR STEP 2 & 3 SITE
CERTIFICATION SERVICES FOR THE TIMMINS INDUSTRIAL PARK

WHEREAS, the City of Bondurant recognizes the importance of the Iowa Economic Development Authority's Certified Site Program; AND

WHEREAS, the City of Bondurant is currently in the process of pursuing site certification on land known as the Timmins Industrial Park; AND

WHEREAS, the Iowa Economic Development Authority has invited the Myers 2 site to move forward with preparing the Step 2 application materials which are due September 22, 2022; AND

WHEREAS, the Step 3 process will begin after the Step 2 process and it is anticipated the Step 3 application materials will be due in May 2023; AND

WHEREAS, the Shive-Hattery professional services agreement proposes services for the Step 2 and Step 3 phases of certification; AND

WHEREAS, the proposal includes costs for the works of subconsultants on a variety of studies necessary to achieve site certification, including: Wetland delineation, Threatened/Endangered Species Review, Cultural Resources Identification Survey (CRIS), Architecture History Survey, and Geotechnical Investigation Report; AND

WHEREAS, the attached Shive-Hattery professional services agreement in the amount of \$77,000 is for work associated with Steps 2 and 3.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the agreement with Shive-Hattery in the above-referenced total amount is hereby approved, pending review of legal counsel.

Passed this 6th day of September 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				

PROFESSIONAL SERVICES AGREEMENT

ATTN: Marketa Oliver
CLIENT: City of Bondurant, IA
200 Second Street NE
PO Box 37
Bondurant, IA 50035-0037

PROJECT: Timmons Industrial Park Site Certification – Step 2 and Step 3 Services

PROJECT LOCATION: Bondurant, Iowa

DATE OF AGREEMENT: August 31, 2022

PROJECT DESCRIPTION

The City of Bondurant has begun the Certified Site process for Iowa Economic Development Authority (IEDA) certification of a 192 acre industrial park site located on NE 88th St. Shive-Hattery will assist with portions of the Step 2 and Step 3 site certification process as detailed below.

SCOPE OF SERVICES

We will provide the following services for the project:

Step 2 Services

Attachment 7 – Questionnaire.

1. The Step 2 Questionnaire is fairly extensive and asks for a variety of information on zoning, site access, transportation networks, public safety services, and employment and development information for the County. Shive-Hattery will coordinate with the City and other agencies (County, MPO, GDMP, IDOT) to obtain this information and fill out the Questionnaire.

Attachment 8 – Letter stating price and conditions.

1. City to coordinate with property owner to obtain letter. Shive-Hattery to provide coordination and compile for submittal.

Attachment 9 – Copies of active lease agreements.

1. Lease agreements along with required termination provisions to be provided by Owner. Shive-Hattery to provide coordination and compile for submittal.

Attachment 10 – Copy of present deeds.

1. Deeds to be provided by Owner. Shive-Hattery to provide coordination and compile for submittal.

Attachment 11 – County Tax Map.

1. Shive-Hattery to coordinate with City to obtain map and format for submittal.

Attachment 12 – National Wetlands Inventory (NWI) map.

1. Shive-Hattery to obtain map and format for submittal.

Attachment 13 – USFWS Species Report.

1. Shive-Hattery to download report from USFWS and format for submittal.

Attachment 14 – County Soil Survey Map.

1. Shive-Hattery to obtain map and format for submittal.

Attachment 15 – Current zoning description.

1. Shive-Hattery to coordinate with City to clarify annexation status and current zoning information and format for submittal.

Attachment 16a – Re-zoning agreement.

1. Shive-Hattery to coordinate with City on proposed zoning information and obtain letter from City, if necessary. Format for submittal.

Attachment 16b – Proposed zoning description.

1. Shive-Hattery to coordinate with City to provide intended zoning information (typically the code section for the intended zoning classification) and format for submittal.

Attachment 17 – Map to closest interstate highway.

1. Shive-Hattery to create map and format for submittal.

Attachment 18 – Rail infrastructure map. Not applicable to this site.

Attachment 19 – Rail Questionnaire. Not applicable to this site.

Attachment 20 – Infrastructure Maps.

1. Shive-Hattery to coordinate with utility providers and the City Engineer to obtain maps (most appear to already be available) and format for submittal.

Attachment 21 – Electric Questionnaire.

1. Shive-Hattery to coordinate with MidAmerican to obtain the completed and signed electric questionnaire and format for submittal.

Attachment 22 – Natural Gas Questionnaire.

1. Shive-Hattery to coordinate with MidAmerican to obtain the completed and signed natural gas questionnaire and format for submittal.

Attachment 23 – Water Questionnaire.

1. Shive-Hattery to coordinate with the City Engineer and Des Moines Water Works to obtain the completed and signed water questionnaire and format for submittal.

Attachment 24 – Wastewater Questionnaire.

1. Shive-Hattery to coordinate with the City Engineer to obtain the completed and signed wastewater questionnaire and format for submittal.

Attachment 25 – Telecommunications Questionnaire.

1. Shive-Hattery to coordinate with the appropriate telecommunications provider(s) to obtain the completed and signed telecommunications questionnaire and format for submittal.

Attachment 26 – Covenants and restrictions. None anticipated.

Attachment 27 – Additional due diligence reports. None anticipated.

Attachment 28 – Additional documentation. None anticipated.

Step 3 Services

Attachment 29 – IEDA Reimbursement Agreement.

1. Agreement to be provided by City. S-H to submit.

Attachment 30 – Title Opinion.

1. Title Opinion to be provided by property owner's attorney. City to coordinate with property owner. S-H to submit.

Attachment 31 – Property Survey / ALTA Survey.

1. S-H to prepare an ALTA survey per ALTA/NSPS requirements.

Attachment 32 – Existing Impediments. None anticipated.

Attachment 33 and 34 – Filling in designated flood areas. None anticipated.

Attachment 35 – Topographic Survey.

1. S-H to prepare in conjunction with ALTA survey.

Attachment 36 – Engineer's cost and schedule for building pad.

1. S-H prepare a plan illustrating the potential building pad location and rough grading concept.
2. S-H to prepare an engineer's cost estimate and schedule for clearing, grubbing and grading of the building pad.

Attachment 37 – Phase 1 ESA.

1. Conduct a background review of the site's history, contacts with the city, county, state and federal environmental offices, evaluation of available aerial photography, and interviews with former and current site owners/operators.
2. Perform a visual evaluation of the site and adjacent properties for evidence of releases or threats of releases of hazardous substances, fuels, and other environmental concerns.
3. Review of the regional geology and hydrogeology of the site vicinity, including records of groundwater contamination. Also, review readily available reports of compliance violations and/or contaminant discharges in the site vicinity, and the proximity of the site to known environmental conditions or problems.
4. Provide a report in general conformance with the scope of limitations of American Society of Testing and Materials (ASTM) Standard 1527-13 summarizing the activities performed, findings of the evaluation, and recommending additional Phase II activity, if appropriate.

Attachment 38 - Wetland Delineation.

1. Shive-Hattery will provide a wetland and Waters of the United States (WOTUS) delineation for the entire 192 acre parcel. The delineation will use mandatory technical criteria, field indicators, and other sources of information to evaluate whether the project area has jurisdictional wetlands or WOTUS. The delineation will be performed by an experienced environmental scientist or engineer. If wetlands or WOTUS are present, the upper boundaries within the project area will be identified and mapped as further defined below.
 - a. The delineation will identify where the upper boundaries of wetlands and WOTUS are located. Documentation of vegetation communities, hydrology, and soils will be performed as outlined by the 1987 US Army Corps of Engineers (USACE) Wetland Delineation Manual and Midwest Region (2010) Supplement.

- b. Assemble and review available public information including United States Geological Survey (USGS) topo maps, National Wetlands Inventory (NWI) maps, United States Department of Agriculture (USDA) Soil Survey maps, and aerial photographs as a preliminary desktop review prior to field work.
 - c. Perform an on-site visit to gather data pertaining to hydrophytic vegetation, wetland hydrology, and hydric soils. The following will be performed at each data point location within suspected wetland areas on site.
 - i. Assess vegetation stratum (i.e., trees, saplings/shrubs, herbs, and woody vines). Vegetation will be classified by genus and species.
 - ii. Evaluate soil for hydric indicators by digging soil samples.
 - iii. Observe the presence of wetland hydrology indicators.
 - d. Utilize a hand-held GPS unit (sub-meter accuracy) to map the boundaries of all delineated wetlands within the project area.
 - e. Prepare maps that show the delineated wetland and WOTUS area(s).
 - f. Submit a Wetland and Waters of the United States Delineation Report for review to the client that can be used for submittal to the USACE. This report will include, but is not limited to sample locations, data forms, site photos, maps of the wetland area(s), and explanation of the results of the investigation.
 - g. The scope of this proposal includes one site visit to conduct a baseline delineation. The fee in this proposal doesn't include additional meetings or data collection/evaluation that may be requested by the USACE. If the USACE requests additional information, we will provide additional scope for your approval prior to conducting the work.
2. Submit the Wetland Delineation to the U.S Army Corps of Engineers to request an Approved Jurisdictional Determination.
- a. *A Request for Corps Jurisdictional Determination* package will be prepared and submitted to the Rock Island District Corps of Engineers. This request will be utilized to obtain the official Corps determination that jurisdictional waters of the United States are either present or absent on the subject property.
 - b. Shive-Hattery will act as the Authorized Agent throughout the determination request process. During this process, Shive-Hattery staff will respond to inquiries from the Rock Island District Corps of Engineers.
- * The fees in this proposal do not include additional meetings or data collection/evaluation that may be required by the USACE. Fees do not include preparing a Wetland Mitigation Plan or other services that may be required if wetland or WOTUS impacts are proposed. Additional services will be necessary if compensatory mitigation is required for impacts to jurisdictional waterbodies or wetlands. Our specific involvement in these phases of the project is not known at this time. If necessary, budget estimates for additional services will be provided if our assistance is required as the project scope evolves.
- * Wetland Growing Season Explanation: According to the Midwest Supplement, the end of the growing season occurs when woody deciduous species lose their leaves and/or the last herbaceous plants cease flowering and their leaves become dry or brown. The growing season generally begins when two or more different non-evergreen vascular plant species growing in a wetland or surrounding area emerge from the ground, show new growth, bud, or flower. For better classification, the wetland delineation should be performed when vegetation is actively growing (generally April-October). If the wetland delineation will be performed outside of the growing season, surveying and

classification of identified wetlands will be based on existing conditions and are subject to change. A follow-up visit may be necessary in the vegetative growing season to confirm plant species. Please note that the wetland delineation cannot be performed when the ground is covered in snow or when frozen ground conditions exist.

Attachment 39 - Threatened/Endangered Species Review.

1. Shive-Hattery will use the U.S. Fish & Wildlife Service (USFWS) IPaC service to obtain the official species list for the project area.
2. Shive-Hattery will evaluate the project area based on the IPaC species list to identify potential bat, other listed threatened and endangered species, and migratory bird habitat in the project area.
3. Shive-Hattery will conduct a web search for all pertinent information regarding the listed species and their potential for habitat within the proposed project area.
4. Environmental staff will complete a site visit to identify potential habitat for listed species within the project area. Locations of potential habitat will be recorded with a handheld GPS receiver.
5. A report documenting the findings and all pertinent information identified during the research period will be provided to the client. The report will include a Section 7 Memo documenting its finding of no effect, may affect but not adversely, or will adversely affect.

Attachment 40 – Cultural Resources Identification Survey (CRIS).

1. Phase 1 Archaeological Survey (Subconsultant)
 - a. Obtain Archaeological Phase 1 services for the parcel to provide surface and subsurface archeological survey coverage sufficient to meet the guidelines of the Iowa State Historic Preservation Office, IEDA, and the Association of Iowa Archaeologists. These services will be completed by a subconsultant.
 - i. Perform a field investigation to confirm extent of disturbance, survey areas of intact soils and to record and previously unrecorded historic resources. Provide soil cores and shovel tests as required.
 - ii. Prepare and submit a formal report with findings and recommendations and facilitate any needed consultation with SHPO.
 - iii. Review historic architecture records of previously inventoried properties, NRHP listings, and other historic sources to identify and develop historic contexts for built resources in the survey area and identify any properties that appear eligible for NRHP listing.
2. Architecture History Survey (Subconsultant)
 - a. The architectural history survey will involve examination of existing above-ground resources that lie within a quarter mile radius of the project area. Following the SHPO's requirements, reconnaissance-level architectural history survey will be completed for farmsteads and buildings/structures that are older than 45 years located within the quarter-mile buffer. This survey will be completed from public rights-of-way. The primary intent of this study will be to assess whether potential historic properties are present in the vicinity that could be adversely affected by the proposed project. Properties will be field documented, photographed and evaluated at a reconnaissance level. Site Inventory Forms will be prepared for properties that are 45 years or older.
 - b. It is anticipated that approximately five farmsteads and thirty buildings or structures, many of which are modern, are located within the quarter-mile buffer zone.
 - c.

Attachment 41 - Geotechnical Investigation and Report (Subconsultant).

1. Complete preliminary geotechnical field work, laboratory testing, and preliminary geotechnical engineering report.
 - a. Field coordination, utility locates (public utilities) and staking.
 - b. Complete 4 borings at depths extending to about 25 feet below existing grades.
 - c. Laboratory testing (e.g., water content, and Atterberg limit tests).
 - d. Preparation of preliminary geotechnical engineering report.
2. Provide a letter indicating Seismic Site Class per current International Building Code.

Attachment 42 – Roads.

1. Letter of intent to provide and finance by City. Plans and itemized costs by City Engineer.

Attachment 43 – Rail. Not applicable.

Attachment 44 – Electric.

1. Plan and itemized costs to be provided by MidAmerican.

Attachment 45 – Natural Gas.

1. Plan and itemized costs to be provided by MidAmerican.

Attachment 46 – Water Infrastructure.

1. Letter of intent to provide and finance by City. Plans and itemized costs by City Engineer.

Attachment 47 – Water System Upgrades. Not applicable.

Attachment 48 – Wastewater Infrastructure.

1. Letter of intent to provide and finance by City. Plans and itemized costs by City Engineer.

Attachment 49 – Wastewater System Upgrades. Not applicable.

Attachment 50 – Telecommunications (Fiber).

1. Plan and itemized costs to be provided by MiFiber.

Attachment 51 - Site Concept Plan.

1. Develop Site Concept Plan to illustrate total and developable acreage, largest potential building pad, road access points, location of existing and proposed utilities.

Attachment 52 – Master Development Plan.

1. S-H to prepare Master Development Plan per requirements.

Attachment 53 – LOIS Database Record.

1. City to provide LOIS Database Record. Shive-Hattery to submit.

Mapping Updates and Formatting.

1. Create a consistent and unified set of maps per the requirements of the Step 3 Guidebook and comments received in the Step 2 Report Card letter.
2. Coordinate and gather additional mapping resources as necessary.

Package Step 2 and Step 3 Submittals and Coordination.

1. Create an overall, consistent document format for the Step 3 submittal. Coordinate format with companion documents being prepared by other consultants and the City.

2. Provide coordination of revisions and comments from the Step 2 Report Card and requirements of the Step 3 Guidebook.
3. Package a final Step 3 submittal for IEDA review.
4. Respond to one round of IEDA and Quest comments and questions and provide one resubmittal of requested documents.

CLIENT RESPONSIBILITIES

It will be your responsibility to provide the following:

1. Assist with site access authorization, if necessary.
2. Copies of any prior environmental site assessment reports or information for the property.
3. Identify a Project Representative with full authority to act on behalf of the Client with respect to this project. The Client Project Representative shall render decisions in a timely manner in order to avoid delays of Shive-Hattery's services.
4. Legal, accounting, and insurance counseling services or other consultants, including geotechnical, or vendors that may be necessary to assist with site access authorization.
5. Provide to Shive-Hattery any available drawings, survey plats, testing data and reports related to the project, either hard copy or electronic media. Electronic media is preferred.

SCHEDULE

We will begin our services upon receipt of this Agreement executed by you which will serve as a notice to proceed. We understand all Step 2 materials are to be completed and submitted to Quest via Sharefile no later than September 22, 2022. Shive-Hattery cannot be responsible, however, for the schedule on material provided by other organizations.

COMPENSATION

Description	Fee Type	Fee	Estimated Expenses	Total
Attachment 31 – ALTA Survey	Fixed Fee	\$10,000	Included	\$10,000
Attachment 37 – Phase 1 ESA	Fixed Fee	\$3,500	Included	\$3,500
Attachment 38 – Wetland Delineation	Fixed Fee	\$8,300	Included	\$8,300
Attachment 39 - Threatened/Endangered Species Review	Fixed Fee	\$2,200	Included	\$2,200
Attachment 40 – Cultural Resources Identification Survey (CRIS) (Subconsultant)	Fixed Fee	\$23,000	Included	\$23,000
Attachment 40 - Architecture History Survey (Subconsultant)	Fixed Fee	\$8,500	Included	\$8,500
Attachment 41 - Geotechnical Investigation and Report (Subconsultant)	Fixed Fee	\$6,500	Included	\$6,500
Remaining Step 2 and 3 Services and Coordination	Fixed Fee	\$15,000	Included	\$15,500
TOTAL				\$77,000

Fee Types:

- Fixed Fee - We will provide the Scope of Services for the fee amounts listed above.

Expenses:

- Included – Expenses have been included in the Fee amount.

The terms of this proposal are valid for 30 days from the date of this proposal.

ADDITIONAL SERVICES

The following are additional services you may require for your project. We can provide these services but they are not part of this proposal at this time.

1. Attendance at additional meetings as required by the Owner or the Owner's representative.
2. Phase II ESA sampling and activities.
3. Additional T&E field work beyond the habitat assessment will be considered additional services.

OTHER TERMS**STANDARD TERMS AND CONDITIONS**

Copyright © Shive-Hattery April 2022

PARTIES

"S-H" or "Shive-Hattery" shall mean Shive-Hattery, Inc. or Shive-Hattery A/E Services, P.C. or Studio951 a Division of Shive-Hattery or EPOCH a Division of Shive-Hattery or Shive-Hattery New Jersey, Inc. or WSM, a Division of Shive-Hattery, Inc. and "CLIENT" shall mean the person or entity executing this Agreement with "S-H."

LIMITATION OF LIABILITY AND WAIVER OF CERTAIN DAMAGES

The CLIENT agrees, to the fullest extent of the law, to limit the liability of S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, to the CLIENT and any person or entity claiming by or through the CLIENT, for any and all claims, damages, liabilities, losses, costs, and expenses including reasonable attorneys' fees, experts' fees, or any other legal costs, in any way related to the Project or Agreement from any cause(s) to an amount that shall not exceed the compensation received by S-H under the agreement or fifty thousand dollars (\$50,000), whichever is greater. The parties intend that this limitation of liability apply to any and all liability or cause of action, claim, theory of recovery, or remedy however alleged or arising, including but not limited to negligence, errors or omissions, strict liability, breach of contract or warranty, express, implied or equitable indemnity and all other claims, which except for the limitation of liability above, the CLIENT waives.

CLIENT hereby releases S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, and none shall be liable to the CLIENT for consequential, special, exemplary, punitive, indirect or incidental losses or damages, including but not limited to loss of use, loss of product, cost of capital, loss of goodwill, lost revenues or loss of profit, interruption of business, down time costs, loss of data, cost of cover, or governmental penalties or fines.

INDEMNIFICATION

Subject to the limitation of liability in this Agreement, S-H agrees to the fullest extent permitted by law, to indemnify and hold harmless the CLIENT, its officers, directors, shareholders, employees, contractors, subcontractors and consultants against all claims, damages, liabilities, losses or costs, including reasonable attorneys' fees, experts' fees, or other legal costs to the extent caused by S-H's negligent performance of service under this Agreement and that of its officers, directors, shareholders, and employees.

The CLIENT agrees to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants, and affiliated companies against all damages, liabilities, losses, costs, and expenses including, reasonable attorneys' fees, expert's fees, and any other legal costs to the extent caused by the acts or omissions of the CLIENT, its employees, agents, contractors, subcontractors, consultants or anyone for whom the CLIENT is legally liable.

HAZARDOUS MATERIALS - INDEMNIFICATION

To the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold S-H, its officers, directors, shareholders, employees, agents, consultants and affiliated companies, and any of them harmless from and against any

and all claims, liabilities, losses, costs, or expenses including reasonable attorney's fees, experts' fees and any other legal costs (including without limitation damages to property, injuries or death to persons, fines, or penalties), arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acids, alkalies, toxic chemicals, liquids, gases, polychlorinated biphenyl, petroleum contaminants spores, biological toxins, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

STANDARD OF CARE

Services provided by S-H under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances on projects of similar size, complexity, and geographic location as that of the Project. Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed by either party to the other party.

BETTERMENT

The CLIENT recognizes and expects that certain change orders may be required to be issued as the result in whole or part of imprecision, incompleteness, omissions, ambiguities, or inconsistencies in S-H's drawings, specifications, and other design, bidding or construction documentation furnished by S-H or in other professional services performed or furnished by S-H under this Agreement (herein after in this Betterment section referred to as S-H Documentation). If a required item or component of the Project is omitted from S-H's Documentation, the CLIENT is responsible for paying all costs required to add such item or component to the extent that such item or component would have been required and included in the original S-H Documentation. In no event will S-H be responsible for costs or expense that provides betterment or upgrades or enhances the value of the Project.

RIGHT OF ENTRY

The CLIENT shall provide for entry for the employees, agents and subcontractors of S-H and for all necessary equipment. While S-H shall take reasonable precautions to minimize any damage to property, it is understood by the CLIENT that in the normal course of the project some damages may occur, the cost of correction of which is not a part of this Agreement.

PAYMENT

Unless otherwise provided herein, invoices will be prepared in accordance with S-H's standard invoicing practices then in effect and will be submitted to CLIENT each month and at the completion of the work on the project. Invoices are due and payable upon receipt by the CLIENT. If the CLIENT does not make payment within thirty (30) days after the date the invoice was mailed to the CLIENT, then the amount(s) due S-H shall bear interest due from the date of mailing at the lesser interest rate of 1.5% per month compounded or the maximum interest rate allowed by law. In the event that S-H files or takes any action, or incurs any costs, for the collection of amounts due it from the client, S-H shall be entitled to recover its entire cost for attorney fees and other collection expenses related to the collection of amounts due it under this Agreement. Any failure to comply with this term shall be grounds for a default termination.

TERMINATION

Either party may terminate this Agreement for convenience or for default by providing written notice to the other party. If the termination is for default, the non-terminating party may cure the default before the effective date of the termination and the termination for default will not be effective. The termination for convenience and for default, if the default is not cured, shall be effective seven (7) days after receipt of written notice by the non-terminating party. In the event that this Agreement is terminated for the convenience of either party or terminated by S-H for the default of the CLIENT, then S-H shall be paid for services performed to the termination effective date, including reimbursable expenses due, and termination expenses attributable to the termination. In the event the CLIENT terminates the Agreement for the default of S-H and S-H does not cure the default, then S-H shall be paid for services performed to the termination notice date, including reimbursable expenses due, but shall not be paid for services performed after the termination notice date and shall not be paid termination expenses. Termination expenses shall include expenses reasonably incurred by S-H in connection with the termination of the Agreement or services, including, but not limited to, closing out Project records, termination of subconsultants and other persons or entities whose services were retained for the Project, and all other expenses directly resulting from the termination.

INFORMATION PROVIDED BY OTHERS

S-H shall indicate to the CLIENT the information needed for rendering of services hereunder. The CLIENT shall provide to S-H such information, including electronic media, as is available to the CLIENT and the CLIENT's consultants and contractors, and S-H shall be entitled to rely upon the accuracy and completeness thereof. The CLIENT recognizes that it is difficult for S-H to assure the accuracy, completeness and sufficiency of such client-furnished information, either because it is provided by others or because of errors or omissions which may have occurred in assembling the information the CLIENT is providing. Accordingly, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them, from and against any and all claims, liabilities, losses, costs, expenses (including reasonable attorneys' fees, experts' fees, and any other legal costs) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the CLIENT.

UNDERGROUND UTILITIES

Information for location of underground utilities may come from the CLIENT, third parties, and/or research performed by S-H or its subcontractors. S-H will use the standard of care defined in this Agreement in providing this service. The information that S-H must rely on from various utilities and other records may be inaccurate or incomplete. Therefore, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them for all claims, losses, costs and damages arising out of the location of underground utilities provided or any information related to underground utilities by S-H under this Agreement.

CONTRACTOR MATTERS

CLIENT agrees that S-H shall not be responsible for the acts or omissions of the CLIENT's contractor, or subcontractors, their employees, agents, consultants, suppliers or arising from contractor's or subcontractors' work, their employees, agents, consultants, suppliers or other entities that are responsible for performing work that is not in conformance with the construction Contract Documents, if any, prepared by S-H under this Agreement. S-H shall not have responsibility for means, methods, techniques, sequences, and progress of construction of the contractor, subcontractors, agents, employees, agents, consultants, or other entities. In addition, CLIENT agrees that S-H is not responsible for safety at the project site and that safety during construction is for the CLIENT to address in the contract between the CLIENT and contractor.

SHOP DRAWING REVIEW

If, as part of this Agreement S-H reviews and approves Contractor submittals, such as shop drawings, product data, samples and other data, as required by S-H, these reviews and approvals shall be only for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. S-H's review shall be conducted with reasonable promptness while allowing sufficient time in S-H's judgment to permit adequate review. Review of a specific item shall not indicate that S-H has reviewed the entire assembly of which the item is a component. S-H shall not be responsible for any deviations from the contract documents not brought to the attention of S-H in writing by the Contractor. S-H shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

OPINIONS OF PROBABLE COST

If, as part of this Agreement S-H is providing opinions of probable construction cost, the CLIENT understands that S-H has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that S-H's opinions of probable construction costs are to be made on the basis of S-H's qualifications and experience. S-H makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

CONSTRUCTION OBSERVATION

If, as part of this Agreement S-H is providing construction observation services, S-H shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractors' work and to determine if the work is proceeding in general accordance with the Contract Documents. Unless otherwise specified in the Agreement, the CLIENT has not retained S-H to make detailed inspections or to provide exhaustive or continuous project review and observation services. S-H does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, its subcontractors, employees, agents, consultants, suppliers or any other entities furnishing materials or performing any work on the project.

S-H shall advise the CLIENT if S-H observes that the contractor is not performing in general conformance of Contract Documents. CLIENT shall determine if work of contractor should be stopped to resolve any problems.

OTHER SERVICES

The CLIENT may direct S-H to provide other services including, but not limited to, any additional services identified in S-H's proposal. If S-H agrees to provide these services, then the schedule shall be reasonably adjusted to allow S-H to provide these services. Compensation for such services shall be at S-H's Standard Hourly Fee Schedule in effect at the time the work is performed unless there is a written Amendment to Agreement that contains an alternative compensation provision.

OWNERSHIP & REUSE OF INSTRUMENTS OF SERVICE

All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by S-H as instruments of service shall remain the property of S-H. The CLIENT shall not reuse or make any modifications to the plans and specifications without the prior written authorization of S-H. The CLIENT agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless S-H its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them from any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to any unauthorized reuse or modifications of the construction documents by the CLIENT or any person or entity that acquires or obtains the plans and specifications from or through the CLIENT without the written authorization of S-H.

DISPUTE RESOLUTION

If a dispute arises between S-H and CLIENT, the executives of the parties having authority to resolve the dispute shall meet within thirty (30) days of the notification of the dispute to resolve the dispute. If the dispute is not resolved within such thirty (30) day time

period, CLIENT and S-H agree to submit to non-binding mediation prior to commencement of any litigation and that non-binding mediation is a precondition to any litigation. Any costs incurred directly for a mediator, shall be shared equally between the parties involved in the mediation.

EXCUSABLE EVENTS

S-H shall not be responsible or liable to CLIENT or CLIENT's contractors, consultants, or other agents for any of the following events or circumstances, or the resulting delay in S-H's services, additional costs and expenses in S-H's performance of its services, or other effects in S-H's services, stemming in whole or part from such events and circumstances (collectively, "Excusable Events" or, singularly, an "Excusable Event"): a change in law, building code or applicable standards; actions or inactions by a governmental authority; the presence or encounter of hazardous or toxic materials on the Project; war (declared or undeclared) or other armed conflict; terrorism; sabotage; vandalism; riot or other civil disturbance; blockade or embargos; explosion; abnormal weather; unanticipated or unknown site conditions; epidemic or pandemic (including but not limited to COVID-19), delays or other effects arising from government-mandated or government-recommended quarantines, closure of business, access, or travel; strike or labor dispute, lockout, work slowdown or stoppage; accident; act of God; failure of any governmental or other regulatory authority to act in a timely manner; acts or omissions by CLIENT or by any CLIENT's contractors, consultants or agents of any level on the project (including, without limitation, failure of the CLIENT to furnish timely information or approve or disapprove of S-H's services or work product promptly, delays in the work caused by CLIENT, CLIENT's suspension, breach or default of this Agreement, or delays caused by faulty performance by the CLIENT or by CLIENT's contractors, consultants, or agents of any level); or any delays or events outside the reasonable control of S-H.

When an Excusable Event occurs, the CLIENT agrees S-H is not responsible for any actual or claimed damages incurred by CLIENT or CLIENT's contractors, consultants, or agents, S-H shall not be deemed to be in default of this Agreement, and S-H shall be entitled to a change order to equitably increase and extend S-H's time for performance of its services, as well as equitably increase the contract sum to compensate S-H for its increased labor, expenses, and other costs to perform its services, due to the Excusable Event.

ASSIGNMENT

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

SEVERABILITY, SURVIVAL AND WAIVER

Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the CLIENT and S-H shall survive the completion of the services hereunder and the termination of this Agreement. The failure of a party to insist upon strict compliance of any term hereof shall not constitute a waiver by that party of its rights to insist upon strict compliance at a subsequent date.

GOVERNING LAW

This Agreement shall be governed pursuant to the laws in the state of the locale of the S-H office address written in this Agreement.

EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of S-H to provide equal employment opportunities for all. S-H enforces the following acts and amendments as presented by Federal government or State governments: Title VII of the Civil Rights Act of 1965, Age Discrimination in Employment ACT (ADEA), Americans With Disabilities Act (ADA), Iowa Civil Rights Act of 1965, and Illinois Human Rights Act [775ILCS 5]. S-H will not discriminate against any employee or applicant because of race, creed, color, religion, sex, national origin, gender identity, sexual orientation, marital status, ancestry, veteran status, or physical or mental handicap, unless related to performance of the job with or without accommodation.

COMPLETE AGREEMENT

This Agreement constitutes the entire and integrated agreement between the CLIENT and S-H and supersedes all prior negotiations, representations and agreements, whether oral or written. In the event the CLIENT issues a Purchase Order of which this Agreement becomes a part, or the CLIENT and S-H otherwise execute or enter into a contract into which this Agreement is incorporated, the parties expressly agree that, to the extent the terms of this Agreement conflict with or are otherwise inconsistent with such Purchase Order, or any other contract, this Agreement shall supersede and override the terms of the aforementioned documents, and this Agreement shall solely govern in those regards.

ACCEPTANCE

Wet signatures, digital signatures, electronic signatures or acceptance communicated by mail or e-mail from one party to another, are deemed acceptable for binding the parties to the Agreement. The CLIENT representative accepting this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the CLIENT.

AGREEMENT

This proposal shall become the Agreement for Services when accepted by both parties. Original, facsimile, electronic signatures or other electronic acceptance by the parties (and returned to Shive-Hattery) are deemed acceptable for binding the parties to the Agreement. The Client representative signing this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the Client.

Thank you for considering this proposal. We look forward to working with you. If you have any questions concerning this proposal, please contact us.

Sincerely,
SHIVE-HATTERY, INC.



Chris Bauer, PE
Project Manager
cbauer@shive-hattery.com

AGREEMENT ACCEPTED AND SERVICES AUTHORIZED TO PROCEED

CLIENT: City of Bondurant IA

BY: _____ **TITLE:** _____
(signature)

PRINTED NAME: _____ **DATE ACCEPTED:** _____



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

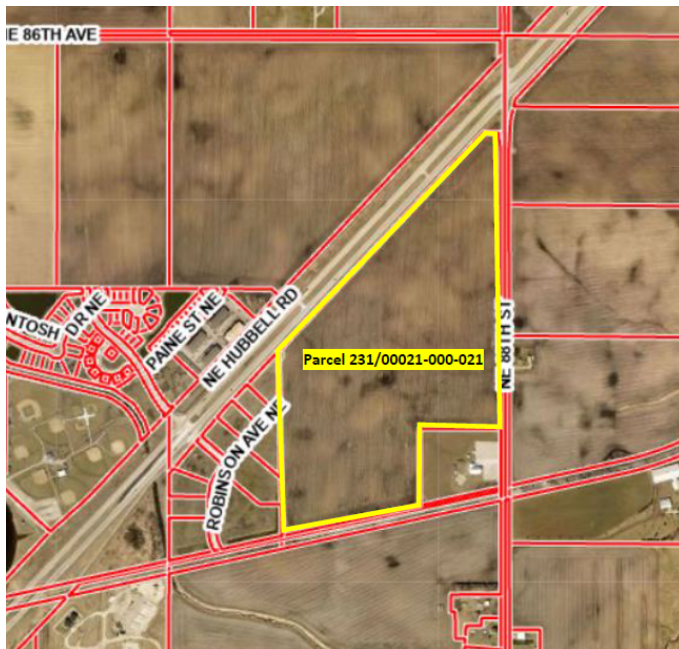
Item No. 5.y.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution approving proposal from Shive-Hattery in the amount of \$50,700 for Bondurant Industrial Logistics Site, Step 2 and Step 3 certified site application work

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Attached is a professional services agreement submitted by Shive-Hattery in the amount of \$50,700 for services associated with preparing the Bondurant Industrial Logistics Site Step 2 and Step 3 Certified Site applications. The Step 2 application is due to the Iowa Economic Development Authority on September 22, 2022. It is anticipated the Step 3 application will be due May 2023. The Bondurant Industrial Logistics Site area is comprised of the following land:



FUNDING SOURCE: TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-190
2. Bondurant BBP Site Certification

CITY OF BONDURANT
RESOLUTION NO. 220906-190

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH
SHIVE-HATTERY IN THE AMOUNT OF \$50,700 FOR STEP 2 & 3 SITE
CERTIFICATION SERVICES FOR THE BONDURANT INDUSTRIAL LOGISTICS SITE

WHEREAS, the City of Bondurant recognizes the importance of the Iowa Economic Development Authority's Certified Site Program; AND

WHEREAS, the City of Bondurant is currently in the process of pursuing site certification on land known as the Bondurant Industrial Logistics Site; AND

WHEREAS, the Iowa Economic Development Authority has invited the Bondurant Industrial Logistics Site to move forward with preparing the Step 2 application materials which are due September 22, 2022; AND

WHEREAS, the Step 3 process will begin after the Step 2 process and it is anticipated the Step 3 application materials will be due in May 2023; AND

WHEREAS, the Shive-Hattery professional services agreement proposes services for the Step 2 and Step 3 phases of certification; AND

WHEREAS, the proposal includes costs for the works of subconsultants on a variety of studies necessary to achieve site certification, including Threatened/Endangered Species Review, Cultural Resources Identification Survey (CRIS), Architecture History Survey, and Geotechnical Investigation Report; AND

WHEREAS, the attached Shive-Hattery professional services agreement in the amount of \$50,700 is for work associated with Steps 2 and 3.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the agreement with Shive-Hattery in the above-referenced total amount is hereby approved, pending review of legal counsel.

Passed this 6th day of September 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				

PROFESSIONAL SERVICES AGREEMENT

ATTN: Marketa Oliver
CLIENT: City of Bondurant, IA
200 Second Street NE
PO Box 37
Bondurant, IA 50035-0037

PROJECT: Parcel 231/00021-000-021 Site Certification – Step 2 and Step 3 Services

PROJECT LOCATION: Bondurant, Iowa

DATE OF AGREEMENT: August 31, 2022

PROJECT DESCRIPTION

The City of Bondurant has begun the Certified Site process for Iowa Economic Development Authority (IEDA) certification of a 78-acre site located on NE 88th St. Shive-Hattery will assist with portions of the Step 2 and Step 3 site certification process as detailed below.

SCOPE OF SERVICES

We will provide the following services for the project:

Step 2 Services

Attachment 7 – Questionnaire.

1. The Step 2 Questionnaire is extensive and asks for a variety of information on zoning, site access, transportation networks, public safety services, and employment and development information for the County. Shive-Hattery will coordinate with the City and other agencies (County, MPO, GDMP, IDOT) to obtain this information and fill out the Questionnaire.

Attachment 8 – Letter stating price and conditions.

1. City to coordinate with property owner to obtain letter. Shive-Hattery to provide coordination and compile for submittal.

Attachment 9 – Copies of active lease agreements.

1. Lease agreements along with required termination provisions to be provided by Owner. Shive-Hattery to provide coordination and compile for submittal.

Attachment 10 – Copy of present deeds.

1. Deeds to be provided by Owner. Shive-Hattery to provide coordination and compile for submittal.

Attachment 11 – County Tax Map.

1. Shive-Hattery to coordinate with City to obtain map and format for submittal.

Attachment 12 – National Wetlands Inventory (NWI) map.

1. Shive-Hattery to obtain map and format for submittal.

Attachment 13 – USFWS Species Report.

1. Shive-Hattery to download report from USFWS and format for submittal.

Attachment 14 – County Soil Survey Map.

1. Shive-Hattery to obtain map and format for submittal.

Attachment 15 – Current zoning description.

1. Shive-Hattery to coordinate with City to clarify annexation status and current zoning information and format for submittal.

Attachment 16a – Re-zoning agreement.

1. Shive-Hattery to coordinate with City on proposed zoning information and obtain letter from City, if necessary. Format for submittal.

Attachment 16b – Proposed zoning description.

1. Shive-Hattery to coordinate with City to provide intended zoning information (typically the code section for the intended zoning classification) and format for submittal.

Attachment 17 – Map to closest interstate highway.

1. Shive-Hattery to create map and format for submittal.

Attachment 18 – Rail infrastructure map. Not applicable to this site.

Attachment 19 – Rail Questionnaire. Not applicable to this site.

Attachment 20 – Infrastructure Maps.

1. Shive-Hattery to coordinate with utility providers and the City Engineer to obtain maps (most appear to already be available) and format for submittal.

Attachment 21 – Electric Questionnaire.

1. Shive-Hattery to coordinate with MidAmerican to obtain the completed and signed electric questionnaire and format for submittal.

Attachment 22 – Natural Gas Questionnaire.

1. Shive-Hattery to coordinate with MidAmerican to obtain the completed and signed natural gas questionnaire and format for submittal.

Attachment 23 – Water Questionnaire.

1. Shive-Hattery to coordinate with the City Engineer and Des Moines Water Works to obtain the completed and signed water questionnaire and format for submittal.

Attachment 24 – Wastewater Questionnaire.

1. Shive-Hattery to coordinate with the City Engineer to obtain the completed and signed wastewater questionnaire and format for submittal.

Attachment 25 – Telecommunications Questionnaire.

1. Shive-Hattery to coordinate with the appropriate telecommunications provider(s) to obtain the completed and signed telecommunications questionnaire and format for submittal.

Attachment 26 – Covenants and restrictions. None anticipated.

Attachment 27 – Additional due diligence reports. None anticipated.

Attachment 28 – Additional documentation. None anticipated.

Step 3 Services

Attachment 29 – IEDA Reimbursement Agreement

1. Agreement to be provided by City. S-H to submit.

Attachment 30 – Title Opinion

1. Title Opinion to be provided by property owner's attorney. City to coordinate with property owner. S-H to submit.

Attachment 31 – Property Survey. Provided by Owner

Attachment 32 – Existing Impediments. None anticipated.

Attachment 33 and 34 – Filling in designated flood areas. None anticipated.

Attachment 35 – Topographic Survey. Provided by Owner.

Attachment 36 – Engineer's cost and schedule for building pad

1. S-H prepare a plan illustrating the potential building pad location and rough grading concept.
2. S-H to prepare an engineer's cost estimate and schedule for clearing, grubbing and grading of the building pad.

Attachment 37 – Phase 1 ESA. Provided by Owner.

Attachment 38 - Wetland Delineation. Provided by Owner

Attachment 39 - Threatened/Endangered Species Review

1. Shive-Hattery will use the U.S. Fish & Wildlife Service (USFWS) IPaC service to obtain the official species list for the project area.
2. Shive-Hattery will evaluate the project area based on the IPaC species list to identify potential bat, other listed threatened and endangered species, and migratory bird habitat in the project area.
3. Shive-Hattery will conduct a web search for all pertinent information regarding the listed species and their potential for habitat within the proposed project area.
4. Environmental staff will complete a site visit to identify potential habitat for listed species within the project area. Locations of potential habitat will be recorded with a handheld GPS receiver.
5. A report documenting the findings and all pertinent information identified during the research period will be provided to the client. The report will include a Section 7 Memo documenting its finding of no effect, may affect but not adversely, or will adversely affect.

Attachment 40 – Cultural Resources Identification Survey (CRIS)

1. Phase 1 Archaeological Survey (Subconsultant)
 - a. Obtain Archaeological Phase 1 services for the parcel to provide surface and subsurface archeological survey coverage sufficient to meet the guidelines of the Iowa State Historic Preservation Office, IEDA, and the Association of Iowa Archaeologists. These services will be completed by a subconsultant.
 - i. Perform a field investigation to confirm extent of disturbance, survey areas of intact soils and to record and previously unrecorded historic resources. Provide soil cores and shovel tests as required.
 - ii. Prepare and submit a formal report with findings and recommendations and

facilitate any needed consultation with SHPO.

- iii. Review historic architecture records of previously inventoried properties, NRHP listings, and other historic sources to identify and develop historic contexts for built resources in the survey area and identify any properties that appear eligible for NRHP listing.

2. Architecture History Survey (Subconsultant)

- a. The architectural history survey will involve examination of existing above-ground resources that lie within a quarter mile radius of the project area. Following the SHPO's requirements, reconnaissance-level architectural history survey will be completed for farmsteads and buildings/structures that are older than 45 years located within the quarter-mile buffer. This survey will be completed from public rights-of-way. The primary intent of this study will be to assess whether potential historic properties are present in the vicinity that could be adversely affected by the proposed project. Properties will be field documented, photographed and evaluated at a reconnaissance level. Site Inventory Forms will be prepared for properties that are 45 years or older.
- b. It is anticipated that approximately five farmsteads and thirty buildings or structures, many of which are modern, are located within the quarter-mile buffer zone.

Attachment 41 - Geotechnical Investigation and Report (Subconsultant)

1. Complete preliminary geotechnical field work, laboratory testing, and preliminary geotechnical engineering report.
 - a. Field coordination, utility locates (public utilities) and staking
 - b. Complete 4 borings at depths extending to about 25 feet below existing grades
 - c. Laboratory testing (e.g., water content, and Atterberg limit tests)
 - d. Preparation of preliminary geotechnical engineering report
2. Provide a letter indicating Seismic Site Class per current International Building Code.

Attachment 42 - Roads

1. Letter of intent to provide and finance by City. Plans and itemized costs by City Engineer.

Attachment 43 – Rail. Not applicable.

Attachment 44 - Electric

1. Plan and itemized costs to be provided by MidAmerican

Attachment 45 – Natural Gas

1. Plan and itemized costs to be provided by MidAmerican

Attachment 46 – Water Infrastructure

1. Letter of intent to provide and finance by City. Plans and itemized costs by City Engineer.

Attachment 47 – Water System Upgrades. Not applicable.

Attachment 48 – Wastewater Infrastructure

1. Letter of intent to provide and finance by City. Plans and itemized costs by City Engineer.

Attachment 49 – Wastewater System Upgrades. Not applicable.

Attachment 50 – Telecommunications (Fiber)

1. Plan and itemized costs to be provided by MiFiber.

Attachment 51 - Site Concept Plan

1. Develop Site Concept Plan to illustrate total and developable acreage, largest potential building pad, road access points, location of existing and proposed utilities.

Attachment 52 – LOIS Database Record

1. City to provide LOIS Database Record. Shive-Hattery to submit.

Mapping Updates and Formatting

1. Create a consistent and unified set of maps per the requirements of the Step 3 Guidebook and comments received in the Step 2 Report Card letter.
2. Coordinate and gather additional mapping resources as necessary.

Package Step 2 and Step 3 Submittals and Coordination

1. Create an overall, consistent document format for the Step 3 submittal. Coordinate format with companion documents being prepared by other consultants and the City.
2. Provide coordination of revisions and comments from the Step 2 Report Card and requirements of the Step 3 Guidebook.
3. Package a final Step 3 submittal for IEDA review.
4. Respond to one round of IEDA and Quest comments and questions and provide one resubmittal of requested documents.

CLIENT RESPONSIBILITIES

It will be your responsibility to provide the following:

1. Assist with site access authorization, if necessary.
2. Copies of any prior environmental site assessment reports or information for the property.
3. Identify a Project Representative with full authority to act on behalf of the Client with respect to this project. The Client Project Representative shall render decisions in a timely manner in order to avoid delays of Shive-Hattery's services.
4. Legal, accounting, and insurance counseling services or other consultants, including geotechnical, or vendors that may be necessary to assist with site access authorization.
5. Provide to Shive-Hattery any available drawings, survey plats, testing data and reports related to the project, either hard copy or electronic media. Electronic media is preferred.

SCHEDULE

We will begin our services upon receipt of this Agreement executed by you which will serve as a notice to proceed. We understand all Step 2 materials are to be completed and submitted to Quest via Sharefile no later than September 22, 2022. Shive-Hattery cannot be responsible, however, for the schedule on material provided by other organizations.

COMPENSATION

Description	Fee Type	Fee	Estimated Expenses	Total
Attachment 39 - Threatened/Endangered Species Review	Fixed Fee	\$2,200	Included	\$2,200
Attachment 40 – Cultural Resources Identification Survey (CRIS) (Subconsultant)	Fixed Fee	\$18,500	Included	\$18,500
Attachment 40 - Architecture History Survey (Subconsultant)	Fixed Fee	\$8,500	Included	\$8,500
Attachment 41 - Geotechnical Investigation and Report (Subconsultant)	Fixed Fee	\$6,500	Included	\$6,500
Remaining Step 2 and 3 Services and Coordination	Fixed Fee	\$15,000	Included	\$15,000
TOTAL				\$50,700

Fee Types:

- Fixed Fee - We will provide the Scope of Services for the fee amounts listed above.

Expenses:

- Included – Expenses have been included in the Fee amount.

The terms of this proposal are valid for 30 days from the date of this proposal.

ADDITIONAL SERVICES

The following are additional services you may require for your project. We can provide these services but they are not part of this proposal at this time.

1. Attendance at additional meetings as required by the Owner or the Owner's representative.
2. Phase II ESA sampling and activities.
3. Additional T&E field work beyond the habitat assessment will be considered additional services.

OTHER TERMS

STANDARD TERMS AND CONDITIONS

Copyright © Shive-Hattery April 2022

PARTIES

"S-H" or "Shive-Hattery" shall mean Shive-Hattery, Inc. or Shive-Hattery A/E Services, P.C. or Studio951 a Division of Shive-Hattery or EPOCH a Division of Shive-Hattery or Shive-Hattery New Jersey, Inc. or WSM, a Division of Shive-Hattery, Inc. and "CLIENT" shall mean the person or entity executing this Agreement with "S-H."

LIMITATION OF LIABILITY AND WAIVER OF CERTAIN DAMAGES

The CLIENT agrees, to the fullest extent of the law, to limit the liability of S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, to the CLIENT and any person or entity claiming by or through the CLIENT, for any and all claims, damages, liabilities, losses, costs, and expenses including reasonable attorneys' fees, experts' fees, or any other legal costs, in any way related to the Project or Agreement from any cause(s) to an amount that shall not exceed the compensation received by S-H under the agreement or fifty thousand dollars (\$50,000), whichever is greater. The parties intend that this limitation of liability apply to any and all liability or cause of action, claim, theory of recovery, or remedy however alleged or arising, including but not limited to negligence, errors or omissions, strict liability, breach of contract or warranty, express, implied or equitable indemnity and all other claims, which except for the limitation of liability above, the CLIENT waives.

CLIENT hereby releases S-H, its officers, directors, shareholders, employees, agents, subconsultants, affiliated companies, and any of them, and none shall be liable to the CLIENT for consequential, special, exemplary, punitive, indirect or incidental losses or damages, including but not limited to loss of use, loss of product, cost of capital, loss of goodwill, lost revenues or loss of profit, interruption of business, down time costs, loss of data, cost of cover, or governmental penalties or fines.

INDEMNIFICATION

Subject to the limitation of liability in this Agreement, S-H agrees to the fullest extent permitted by law, to indemnify and hold harmless the CLIENT, its officers, directors, shareholders, employees, contractors, subcontractors and consultants against all claims, damages, liabilities, losses or costs, including reasonable attorneys' fees, experts' fees, or other legal costs to the extent caused by S-H's negligent performance of service under this Agreement and that of its officers, directors, shareholders, and employees.

The CLIENT agrees to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants, and affiliated companies against all damages, liabilities, losses, costs, and expenses including, reasonable attorneys' fees, expert's fees, and any other legal costs to the extent caused by the acts or omissions of the CLIENT, its employees, agents, contractors, subcontractors, consultants or anyone for whom the CLIENT is legally liable.

HAZARDOUS MATERIALS - INDEMNIFICATION

To the fullest extent permitted by law, CLIENT agrees to defend, indemnify, and hold S-H, its officers, directors, shareholders, employees, agents, consultants and affiliated companies, and any of them harmless from and against any and all claims, liabilities, losses, costs, or expenses including reasonable attorney's fees, experts' fees and any other legal costs (including without limitation damages to property, injuries or death to persons, fines, or penalties), arising out of, or resulting from the discharge, escape, release, or saturation of smoke, vapors, soot, fumes, acids, alkalies, toxic chemicals, liquids, gases, polychlorinated biphenyl, petroleum contaminants spores, biological toxins, or any other materials, irritants, contaminants, or pollutants in or into the atmosphere, or on, onto, upon, in, or into the surface or subsurface of soil, water, or watercourses, objects, or any tangible or intangible matter, whether sudden or not.

STANDARD OF CARE

Services provided by S-H under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances on projects of similar size, complexity, and geographic location as that of the Project. Nothing in this Agreement is intended to create, nor shall it be construed to create, a fiduciary duty owed by either party to the other party.

BETTERMENT

The CLIENT recognizes and expects that certain change orders may be required to be issued as the result in whole or part of imprecision, incompleteness, omissions, ambiguities, or inconsistencies in S-H's drawings, specifications, and other design, bidding or construction documentation furnished by S-H or in other professional services performed or furnished by S-H under this Agreement (herein after in this Betterment section referred to as S-H Documentation). If a required item or component of the Project is omitted from S-H's Documentation, the CLIENT is responsible for paying all costs required to add such item or component to the extent that such item or component would have been required and included in the original S-H Documentation. In no event will S-H be responsible for costs or expense that provides betterment or upgrades or enhances the value of the Project.

RIGHT OF ENTRY

The CLIENT shall provide for entry for the employees, agents and subcontractors of S-H and for all necessary equipment. While S-H shall take reasonable precautions to minimize any damage to property, it is understood by the CLIENT that in the normal course of the project some damages may occur, the cost of correction of which is not a part of this Agreement.

PAYMENT

Unless otherwise provided herein, invoices will be prepared in accordance with S-H's standard invoicing practices then in effect and will be submitted to CLIENT each month and at the completion of the work on the project. Invoices are due and payable upon receipt by the CLIENT. If the CLIENT does not make payment within thirty (30) days after the date the invoice was mailed to the CLIENT, then the amount(s) due S-H shall bear interest due from the date of mailing at the lesser interest rate of 1.5% per month compounded or the maximum interest rate allowed by law. In the event that S-H files or takes any action, or incurs any costs, for the collection of amounts due it from the client, S-H shall be entitled to recover its entire cost for attorney fees and other collection expenses related to the collection of amounts due it under this Agreement. Any failure to comply with this term shall be grounds for a default termination.

TERMINATION

Either party may terminate this Agreement for convenience or for default by providing written notice to the other party. If the termination is for default, the non-terminating party may cure the default before the effective date of the termination and the termination for default will not be effective. The termination for convenience and for default, if the default is not cured, shall be effective seven (7) days after receipt of written notice by the non-terminating party. In the event that this Agreement is terminated for the convenience of either party or terminated by S-H for the default of the CLIENT, then S-H shall be paid for services performed to the termination effective date, including reimbursable expenses due, and termination expenses attributable to the termination. In the event the CLIENT terminates the Agreement for the default of S-H and S-H does not cure the default, then S-H shall be paid for services performed to the termination notice date, including reimbursable expenses due, but shall not be paid for services performed after the termination notice date and shall not be paid termination expenses. Termination expenses shall include expenses reasonably incurred by S-H in connection with the termination of the Agreement or services, including, but not limited to, closing out Project records, termination of subconsultants and other persons or entities whose services were retained for the Project, and all other expenses directly resulting from the termination.

INFORMATION PROVIDED BY OTHERS

S-H shall indicate to the CLIENT the information needed for rendering of services hereunder. The CLIENT shall provide to S-H such information, including electronic media, as is available to the CLIENT and the CLIENT's consultants and contractors, and S-H shall be entitled to rely upon the accuracy and completeness thereof. The CLIENT recognizes that it is difficult for S-H to assure the accuracy, completeness and sufficiency of such client-furnished information, either because it is provided by others or because of errors or omissions which may have occurred in assembling the information the CLIENT is providing. Accordingly, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them, from and against any and all claims, liabilities, losses, costs, expenses (including reasonable attorneys' fees, experts' fees, and any other legal costs) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the CLIENT.

UNDERGROUND UTILITIES

Information for location of underground utilities may come from the CLIENT, third parties, and/or research performed by S-H or its subcontractors. S-H will use the standard of care defined in this Agreement in providing this service. The information that S-H must rely on from various utilities and other records may be inaccurate or incomplete. Therefore, the CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold harmless S-H, its officers, directors, shareholders, employees agents, subconsultants, affiliated companies, and any of them for all claims, losses, costs and damages arising out of the location of underground utilities provided or any information related to underground utilities by S-H under this Agreement.

CONTRACTOR MATTERS

CLIENT agrees that S-H shall not be responsible for the acts or omissions of the CLIENT's contractor, or subcontractors, their employees, agents, consultants, suppliers or arising from contractor's or subcontractors' work, their employees, agents, consultants, suppliers or other entities that are responsible for performing work that is not in conformance with the construction Contract Documents, if any, prepared by S-H under this Agreement. S-H shall not have responsibility for means, methods, techniques, sequences, and progress of construction of the contractor, subcontractors, agents, employees, agents, consultants, or

other entities. In addition, CLIENT agrees that S-H is not responsible for safety at the project site and that safety during construction is for the CLIENT to address in the contract between the CLIENT and contractor.

SHOP DRAWING REVIEW

If, as part of this Agreement S-H reviews and approves Contractor submittals, such as shop drawings, product data, samples and other data, as required by S-H, these reviews and approvals shall be only for the limited purpose of checking for conformance with the design concept and the information expressed in the contract documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the Contractor. S-H's review shall be conducted with reasonable promptness while allowing sufficient time in S-H's judgment to permit adequate review. Review of a specific item shall not indicate that S-H has reviewed the entire assembly of which the item is a component. S-H shall not be responsible for any deviations from the contract documents not brought to the attention of S-H in writing by the Contractor. S-H shall not be required to review partial submissions or those for which submissions of correlated items have not been received.

OPINIONS OF PROBABLE COST

If, as part of this Agreement S-H is providing opinions of probable construction cost, the CLIENT understands that S-H has no control over costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that S-H's opinions of probable construction costs are to be made on the basis of S-H's qualifications and experience. S-H makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

CONSTRUCTION OBSERVATION

If, as part of this Agreement S-H is providing construction observation services, S-H shall visit the project at appropriate intervals during construction to become generally familiar with the progress and quality of the contractors' work and to determine if the work is proceeding in general accordance with the Contract Documents. Unless otherwise specified in the Agreement, the CLIENT has not retained S-H to make detailed inspections or to provide exhaustive or continuous project review and observation services. S-H does not guarantee the performance of, and shall have no responsibility for, the acts or omissions of any contractor, its subcontractors, employees, agents, consultants, suppliers or any other entities furnishing materials or performing any work on the project.

S-H shall advise the CLIENT if S-H observes that the contractor is not performing in general conformance of Contract Documents. CLIENT shall determine if work of contractor should be stopped to resolve any problems.

OTHER SERVICES

The CLIENT may direct S-H to provide other services including, but not limited to, any additional services identified in S-H's proposal. If S-H agrees to provide these services, then the schedule shall be reasonably adjusted to allow S-H to provide these services. Compensation for such services shall be at S-H's Standard Hourly Fee Schedule in effect at the time the work is performed unless there is a written Amendment to Agreement that contains an alternative compensation provision.

OWNERSHIP & REUSE OF INSTRUMENTS OF SERVICE

All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by S-H as instruments of service shall remain the property of S-H. The CLIENT shall not reuse or make any modifications to the plans and specifications without the prior written authorization of S-H. The CLIENT agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless S-H its officers, directors, shareholders, employees, agents, subconsultants and affiliated companies, and any of them from any and all claims, losses, costs or damages of any nature whatsoever arising out of, resulting from or in any way related to any unauthorized reuse or modifications of the construction documents by the CLIENT or any person or entity that acquires or obtains the plans and specifications from or through the CLIENT without the written authorization of S-H.

DISPUTE RESOLUTION

If a dispute arises between S-H and CLIENT, the executives of the parties having authority to resolve the dispute shall meet within thirty (30) days of the notification of the dispute to resolve the dispute. If the dispute is not resolved within such thirty (30) day time period, CLIENT and S-H agree to submit to non-binding mediation prior to commencement of any litigation and that non-binding mediation is a precondition to any litigation. Any costs incurred directly for a mediator, shall be shared equally between the parties involved in the mediation.

EXCUSABLE EVENTS

S-H shall not be responsible or liable to CLIENT or CLIENT's contractors, consultants, or other agents for any of the following events or circumstances, or the resulting delay in S-H's services, additional costs and expenses in S-H's performance of its services, or other effects in S-H's services, stemming in whole or part from such events and circumstances (collectively, "Excusable Events" or, singularly, an "Excusable Event"): a change in law, building code or applicable standards; actions or inactions by a governmental authority; the presence or encounter of hazardous or toxic materials on the Project; war (declared or undeclared) or other armed conflict; terrorism; sabotage; vandalism; riot or other civil disturbance; blockade or embargos; explosion; abnormal weather; unanticipated or unknown site conditions; epidemic or pandemic (including but not limited to COVID-19), delays or other effects arising from government-mandated or government-recommended quarantines, closure of business, access, or travel; strike or labor dispute, lockout, work slowdown or stoppage; accident; act of God; failure of any

governmental or other regulatory authority to act in a timely manner; acts or omissions by CLIENT or by any CLIENT's contractors, consultants or agents of any level on the project (including, without limitation, failure of the CLIENT to furnish timely information or approve or disapprove of S-H's services or work product promptly, delays in the work caused by CLIENT, CLIENT's suspension, breach or default of this Agreement, or delays caused by faulty performance by the CLIENT or by CLIENT's contractors, consultants, or agents of any level); or any delays or events outside the reasonable control of S-H. When an Excusable Event occurs, the CLIENT agrees S-H is not responsible for any actual or claimed damages incurred by CLIENT or CLIENT's contractors, consultants, or agents, S-H shall not be deemed to be in default of this Agreement, and S-H shall be entitled to a change order to equitably increase and extend S-H's time for performance of its services, as well as equitably increase the contract sum to compensate S-H for its increased labor, expenses, and other costs to perform its services, due to the Excusable Event.

ASSIGNMENT

Neither party to this Agreement shall transfer, sublet or assign any rights under or interest in this Agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party.

SEVERABILITY, SURVIVAL AND WAIVER

Any provision of this Agreement later held to be unenforceable for any reason shall be deemed void, and all remaining provisions shall continue in full force and effect. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating responsibility or liability between the CLIENT and S-H shall survive the completion of the services hereunder and the termination of this Agreement. The failure of a party to insist upon strict compliance of any term hereof shall not constitute a waiver by that party of its rights to insist upon strict compliance at a subsequent date.

GOVERNING LAW

This Agreement shall be governed pursuant to the laws in the state of the locale of the S-H office address written in this Agreement.

EQUAL EMPLOYMENT OPPORTUNITY

It is the policy of S-H to provide equal employment opportunities for all. S-H enforces the following acts and amendments as presented by Federal government or State governments: Title VII of the Civil Rights Act of 1965, Age Discrimination in Employment ACT (ADEA), Americans With Disabilities Act (ADA), Iowa Civil Rights Act of 1965, and Illinois Human Rights Act [775ILCS 5]. S-H will not discriminate against any employee or applicant because of race, creed, color, religion, sex, national origin, gender identity, sexual orientation, marital status, ancestry, veteran status, or physical or mental handicap, unless related to performance of the job with or without accommodation.

COMPLETE AGREEMENT

This Agreement constitutes the entire and integrated agreement between the CLIENT and S-H and supersedes all prior negotiations, representations and agreements, whether oral or written. In the event the CLIENT issues a Purchase Order of which this Agreement becomes a part, or the CLIENT and S-H otherwise execute or enter into a contract into which this Agreement is incorporated, the parties expressly agree that, to the extent the terms of this Agreement conflict with or are otherwise inconsistent with such Purchase Order, or any other contract, this Agreement shall supersede and override the terms of the aforementioned documents, and this Agreement shall solely govern in those regards.

ACCEPTANCE

Wet signatures, digital signatures, electronic signatures or acceptance communicated by mail or e-mail from one party to another, are deemed acceptable for binding the parties to the Agreement. The CLIENT representative accepting this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the CLIENT.

AGREEMENT

This proposal shall become the Agreement for Services when accepted by both parties. Original, facsimile, electronic signatures or other electronic acceptance by the parties (and returned to Shive-Hattery) are deemed acceptable for binding the parties to the Agreement. The Client representative signing this Agreement warrants that he or she is authorized to enter into this Agreement on behalf of the Client.

Thank you for considering this proposal. We look forward to working with you. If you have any questions concerning this proposal, please contact us.

Sincerely,
SHIVE-HATTERY, INC.



Chris Bauer, PE
Project Manager
cbauer@shive-hattery.com

AGREEMENT ACCEPTED AND SERVICES AUTHORIZED TO PROCEED

CLIENT: City of Bondurant IA

BY: _____ **TITLE:** _____
(signature)

PRINTED NAME: _____ **DATE ACCEPTED:** _____



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

Item No. 7.a.
For Meeting of 9/6/2022
Public Hearing

TITLE: Public Hearing for Contract Approval and Award of Bid for Eagle Park

CONTACT PERSON:

Marketa Oliver, City Administrator
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: This is the time for the public hearing on the Eagle Park project. There is additional information under the Award of Contract item later on the agenda.

FUNDING SOURCE:

STAFF RECOMMENDATION: Hold the public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.b.
For Meeting of 9/6/2022
Public Hearing

TITLE: Public Hearing to consider a request for rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on property at Parcel 231/00021-000-108, also known as the Park Side Estates rezoning area

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is in receipt of a request to rezone [Parcel 231/00021-000-108](#) from the Agricultural (A-1) District to the Planned Unit Development (R-5) District. The rezoning applicant is Berkey Home Builders. This development area will be called Park Side Estates. This development area is comprised of 12.52 acres along Pleasant Street NE just north of the Bondurant Recreational Sports Complex/Lake Petocka park area in the area highlighted in yellow below.

Area Map



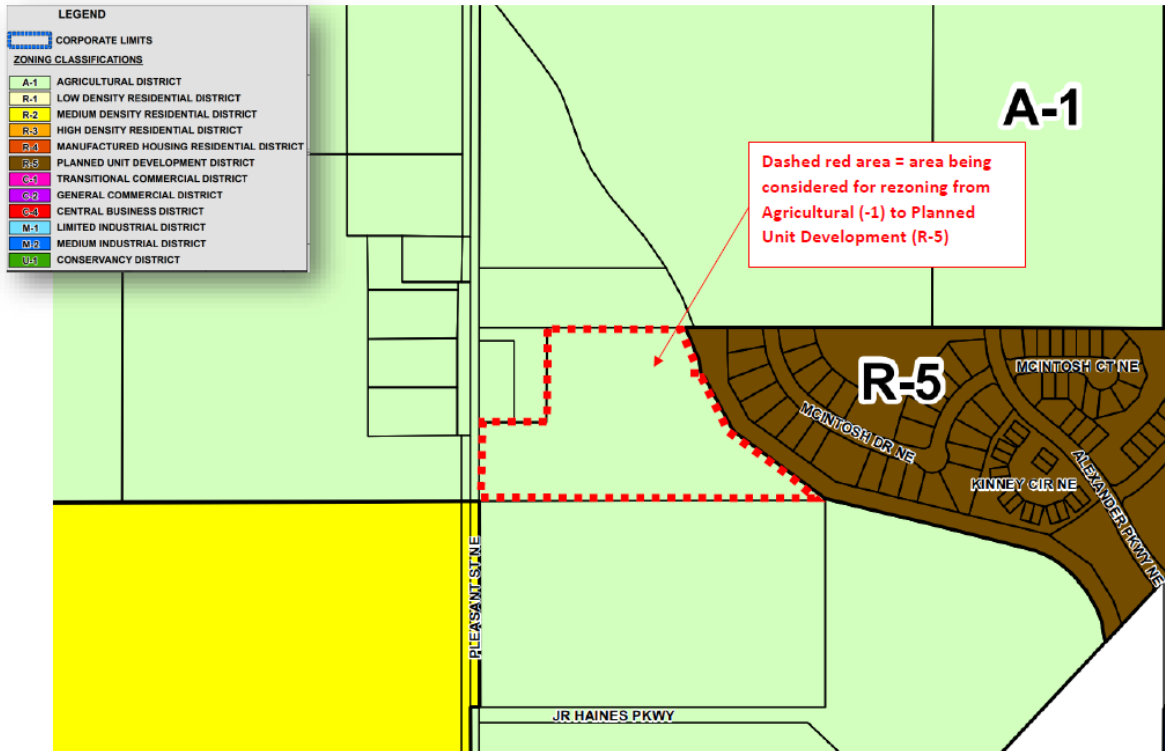
The attached Park Side Estates PUD Conceptual Plan proposes 30 lots for single-family detached development. The proposed lots will range in size from 8,399 SF to 59,374 SF; for comparison, the minimum R-2 lot size is 7,500 SF. The proposed lots will have a minimum lot width of 75' for interior lots; for comparison, the minimum R-2 lot width for interior lots is 65'. The PUD Conceptual Plan proposes that traditional R-2 setbacks be met on all lots (30' front, 35' rear, 15' total combined side yard setback with a minimum 7' on one side for 2-story and minimum 5' on one side for 1-story), with the exception that Lots 1-13 and 28-30 will have a reduced rear yard setback requirement of 30' instead of 35'.

The developer is seeking this 5' rear yard setback reduction for the described lots citing lot depth limitation concerns. The developer has indicated these lot depth limitations arise from this parcel's street frontage of 300'. When factoring in a 60'-wide right-of-way, this leaves 120' of lot depth for certain. From a brief review of newer R-2 subdivisions in Bondurant, it appears that lots are generally approximately at least 125' deep, however, the Wisteria Crossing Preliminary Plat is a current example where the developer is proposing R-2 development on some lots that are 117' deep.

Below is an area Zoning Map which shows the requested A-1 to R-5 rezoning area in red.

Area Zoning Map

Zoning Map

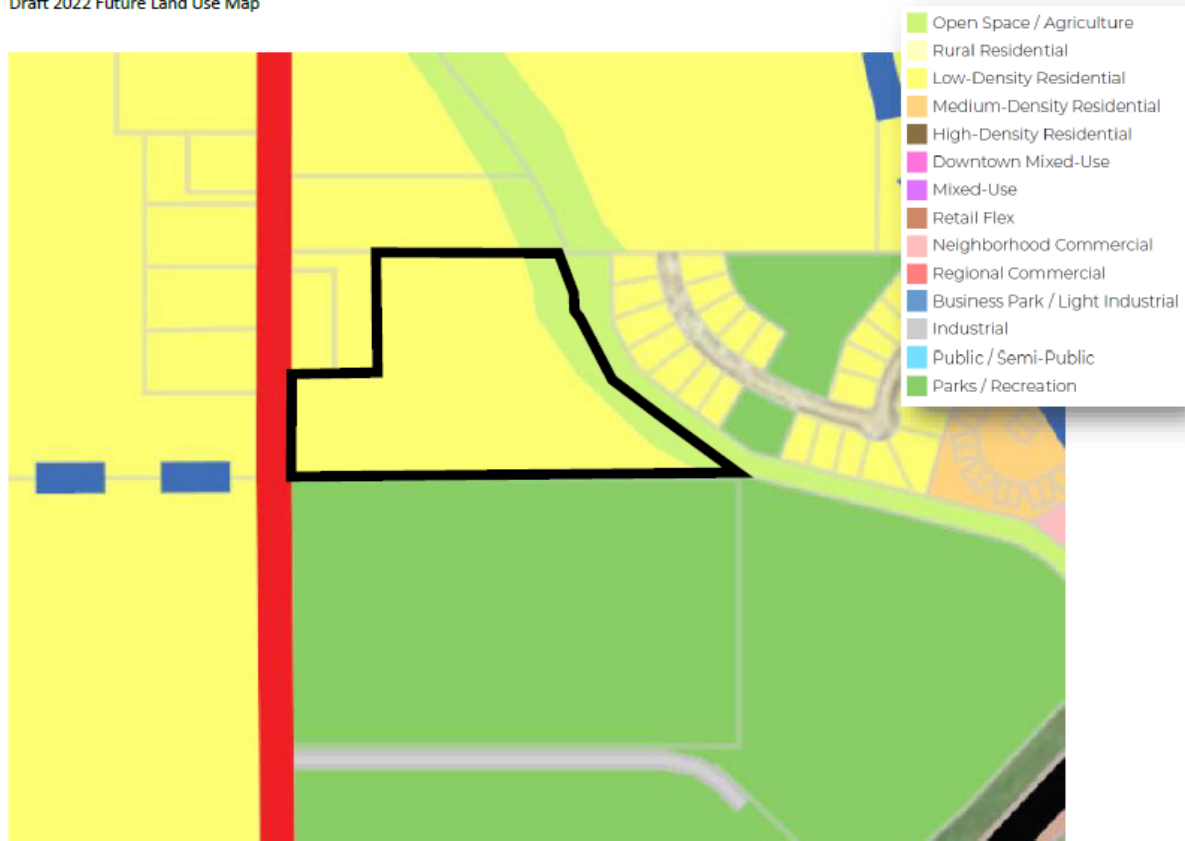


Analysis

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

Comprehensive Plan

The single-family detached use proposed is consistent with both the 2012 Future Land Use Map and also the draft 2022 Future Land Use Map. Below is an excerpt from the draft 2022 Future Land Use Map. This map guides for Low-Density Residential in light yellow and Open Space/Agriculture in light green. The PUD Conceptual Plan accommodates for the Open Space/ Agriculture designation by reserving a 20'-wide stream buffer ordinance easement area.



Consistency with the Zoning Code

Below are Zoning Code consistency items for consideration by the Planning & Zoning Commission.

- The proposed development area of 12.52 acres meets the minimum R-5 development area of 5 acres.
- The proposed single-family detached use is a permitted use of the R-5 District per Section 178.06.1.A of the Zoning Code.
- Although the R-5 District is intended to promote and permit flexibility of design and thereby may involve modifications of conventional regulations or standards, certain requirements shall be applied to ensure the development is compatible with the intent of the R-5 District. Topics for consideration related to this -
 - The R-5 District notes the original lot and yard requirements need not apply.
 - The Planning & Zoning Commission and City Council may require open space or screenings be located along all or a portion of the development boundaries.
 - A general note that this development does not propose any public parkland area, meaning the developer will need to pay the public parkland dedication fee in lieu of establishing public parkland. Per Section 180.06 of the

Subdivision Code, a mutually agreed upon appraiser will establish this fee price after the subdivision improvements have been completed.

- The proposed 2.4 dwelling units per acre stays well under the maximum R-5 District requirement of 20 units per acre.
- Attention shall be given to mitigation of existing or potential land use conflicts through proper orientation, open space, setbacks, landscaping and screening, grading, traffic circulation, and architectural compatibility.
- Any additional agreements required by the Planning & Zoning Commission and City Council at the time of PUD Conceptual Plan approval.

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 and the draft 2022 Future Land Use Map are both supportive of single-family detached development at this location. The existing Park Side R-5 zoning district is situated adjacent to the east of this Park Side Estates development area.

Public Input

As required by the City Code, property owners within 200 feet of the subject property for rezoning were notified of this request. A total of 15 property owners were notified. The following public comments have been received:

- 1.) John & Lydia Acree, 940 McIntosh Drive NE, sent an email on 8/11/22 noting the following: "I would much rather have the city acquire the land and use it for either more parking for the BRSC/connect the bike trail/or make an addition to the park. The last thing I wanna see is more housing crammed in there. Thank you for your time".
- 2.) Brian Carter, 1000 McIntosh Drive NE, attended the August 11th P&Z meeting and asked the Commission and staff if there was ever plans to keep this property as greenspace instead of putting in additional housing. Staff noted when the City acquired the property for the soccer fields they looked at this property as well but it was too expensive.

FUNDING SOURCE: N/A for rezoning review

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this rezoning request during their meeting on August 11, 2022 and voted on recommended approval subject to the following R-5 conditional requirements as authorized by Section

178.06.4.P of the Zoning Code: that all homes shall have basements; that this R-5 rezoning request is tied to the developer, Berkey Home Builders Inc, and the land shall revert back to A-1 if the developer does not construct out the subdivision; and that the developer shall establish a sidewalk or trail connection south to the BRSC/Park Side area and that details of this may be determined during the preliminary platting phase.

Staff recommends approval of the first ordinance reading, which includes the P&Z's recommendations.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. PUD Conceptual Plan

CITY OF BONDURANT
RESOLUTION NO. 220906-191

RESOLUTION AWARDING THE CONTRACT AND APPROVING THE DITCH #2
STREAM RESTORATION BID PACKAGE #2 AND EAGLE PARK RESTORATION
PROJECT TO SYNERGY CONTRACTING IN THE AMOUNT OF \$779,103.60

WHEREAS, on August 15th, 2022, the City of Bondurant approved plans and specifications and order construction for the Ditch #2 Stream Restoration Bid Pack #2 and the Eagle Park Restoration Project; AND

WHEREAS, on August 23rd, 2022, the City of Bondurant received the bids for the Project; AND

WHEREAS, the location of the work to and the kinds and sizes of materials proposed to be used as follows:

Ditch #2 Stream Restoration Bid Package #2

Ditch #2 is a previously straightened and eroded drainage way with minimal floodplain connectivity. Bid Pack #2 is the native planting establishment which includes native grass and forbes along with native shrubs and trees along the stream banks.

Eagle Park Restoration

This includes the establishment of native grasses and wildflower habitats to encourage the butterfly populations to return to the area. Natural Walking paths throughout the park so residents and visitors can enjoy all the natural habitat restoration. The project also includes a stream access point that was identified in the ICON water trails planning.

WHEREAS, The City Council approves the contract and bond for the Ditch #2 Stream Restoration Bid Pack #2 and Eagle Park Restoration Project; AND

WHEREAS, payments are to be made to Synergy Contracting in accordance with and subject to the provisions embodied in the documents made a part of the contract,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that Ditch #2 Stream Restoration Bid Pack #2 and Eagle Park Restoration Project contract is awarded to Synergy Contracting and the contract and bond are hereby approved, pending review by legal counsel.

Passed this 6th day of September 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				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				

Project Name | Ditch 2 Restoration and Eagle Park Improvements, Bid Package #2 **Date** | 08/30/2022

To / Contact info | John Horton, Public Works Director (City of Bondurant)

From / Contact info | Aaron Gwinnup, PE (EOR)

Regarding | Bid Tabulation and Recommendation of Award

The purpose of this memorandum is to provide a summary of the bids received for the Ditch 2 Restoration and Eagle Park Improvements – Bid Package #2 Project.

Bid Summary

This project was advertised in multiple locations, including at the City of Bondurant, Beeline and Blue Online Planroom, Iowa Master Builders, and several other regional planrooms. A total of one (1) bid was received and the low bid was from Synergy Contracting, of Altoona, IA with a Total Bid Amount of \$779,103.60 (including the base bid and bid alternate). In comparison, the engineer's estimate was \$582,959.00. Please see the summary of bids below and the itemized bid tabulation attached.

Table 1. Summary of Bids

Contractor	Base Bid	Bid Alt #1	Total	% of OPCC
Engineer's OPCC	\$ 556,079.00	\$ 26,880.00	\$ 582,959.00	-
Synergy Contracting	\$ 745,811.10	\$ 33,292.50	\$ 779,103.60	+ 33.6%

Review of Bids

Review of the submitted bids was performed by Emmons & Olivier Resources, Inc. (EOR), and Synergy Contracting, is the low, responsive bidder. One minor error was corrected but it would not have affected the outcome of the bid amount comparison:

- 1) One bid item was incorrectly listed as 2 acres when it should have been 2.1 acres. Values were corrected on the contractor bid tab.

Recommendation

If budget allows, Synergy Contracting is recommended for the Ditch 2 Restoration and Eagle Park Improvements – Bid Package #2 Project. The City may select at their discretion either the Base Bid or the Base Bid plus Bid Alternate, the recommended bidder is the same in both cases. Note that the City may elect to remove four specific bid items from the project, by change order following contract execution, which will reduce the Base Bid by \$76,125 (to \$669,686.10 and the total with Bid Alternate #1 to \$702,978.60). The four items include (Item #, Title, Quantity):

- 2.13 – Pavement Markings (0.8 STA)
- 2.39 – Bollards (14 EA)
- 2.41 – Solar Charging Bench with Canopy (3 EA)
- 2.42 – Limestone Blocks (11 TON)



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

Item No. 8.b.
For Meeting of 9/6/2022
Resolution

TITLE: - Resolution approving the Wisteria Crossing Preliminary Plat

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The Planning & Zoning Commission previously reviewed the Wisteria Crossing Preliminary Plat during their meetings on July 28, 2022, August 11, 2022, and August 25, 2022. During their meeting on August 25, 2022 the Commission voted on recommended approval with 3 voting in recommended approval, 3 abstaining from vote, and 1 absent.

The Wisteria Crossing Preliminary Plat developer is DR Horton. The preliminary plat was prepared by Stubbs Engineering. The attached Wisteria Crossing Preliminary Plat proposes 107 lots for single-family detached development with also a 1.64-acre public parkland area that has 10.77% street frontage. This preliminary plat also proposes a street connection out to Pleasant Street NE at this development area's northeast corner, as was previously requested by the Commission during their meetings on July 28th and August 11th.

The Commission tabled the Wisteria Crossing Preliminary Plat during their August 11th meeting due to an incomplete stormwater management report/analysis. An updated stormwater management report/analysis was submitted by Stubbs Engineering on August 24th. Attached as part of this packet is a memo from Bob Veenstra, City Engineer, summarizing the attached stormwater management report. This memo notes the stormwater calculations and the updated preliminary plat show the concept for addressing the runoff from the rear yard areas located to the east of the east boundary of Wisteria Crossing. This memo also notes the overall concept presented by Stubbs Engineering to intercept and convey the runoff from the rear yards appears to be satisfactory. This memo also notes the level of detail submitted in the stormwater calculations for Wisteria Crossing is similar to the level of detail typically required by the City for a preliminary plat review.

The lots proposed meet the Medium Density Residential (R-2) District requirements. The preliminary plat proposes a 1.64-acre public park with 10.77% street frontage. This

Comprehensive Plan/Future Land Use Map - the proposed single-family detached use is consistent with both the 2012 Future Land Use Map and the City's draft 2022 Future Land Use Map.

Parkland Dedication - 107 lots requires that at least 161 acres of public parkland be established. The preliminary plat shows 1.64 acres are proposed. 10.77% of this park's

boundary will front the public street, which meets the Subdivision Code requirement of 10%.

Streets - the City Engineer has indicated that development of single-family lots within this Wisteria Crossing development area will not require a formal Traffic Impact Study due to the number of existing street connections proposed. This Wisteria Crossing subdivision will tie into the Prairie Point View subdivision to the west, the Wisteria Heights Plat 6 subdivision to the south, the Hawthorne Crossing subdivision to the north, and out to Pleasant Street SE to the east. .

Pedestrian Connections - sidewalks will be constructed on the residential lots at the time the lots are constructed. The developer will be responsible for installing public sidewalks along the detention basin street frontage and also along the public parkland street frontage. No public trail areas as proposed within this Wisteria Crossing development area, as the 2013 Parks, Trails, & Greenways Master Plan does not show any future trail connections through this development area.

Utilities - the Wisteria Crossing Preliminary Plat shows water mains to be constructed along all of the streets. The Wisteria Crossing Preliminary Plat shows a public sanitary sewer main along all of the streets. The Wisteria Crossing Preliminary Plat shows a detention basin located on Outlot Y - this Outlot Y will be privately owned and maintained. The updated stormwater management report has been received.

FEMA Floodplain - this development area is not within the 100-year floodplain.

Stream Buffer Ordinance - this development area is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities- Per Section 180.04.10 of the Subdivision Code, City Departments, private utilities, the Bondurant-Farrar Community School District, and the Post Office were notified of this preliminary plat for comment. Below is a summary of comments received:

- City Engineering - Bob Veenstra, City Engineer, reviewed and provided his initial feedback on the first draft preliminary plat submitted. Staff is awaiting awaiting confirmation from Bob that his previous review comments have been addressed. The attached resolution factors in any additional review comments by this department.
- Public Works - reviewed and agreed with City Engineering's review comments.
- Emergency Services - reviewed and noted no concerns.
- Northern Natural Gas - reviewed and noted no conflicts with the development proposed.
- Windstream - reviewed and provided a map of their area facilities.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission previously reviewed the Wisteria Crossing Preliminary Plat during their meetings on July 28, 2022, August 11, 2022, and August 25, 2022. During their meeting on August 25, 2022 the Commission voted on recommended approval with 3 voting in recommended approval, 3 abstaining from vote, and 1 absent.

Staff recommends approval of the attached resolution approving the Wisteria Crossing Preliminary Plat. The development proposed meets the R-2 District requirements and is consistent with the Future Land Use Map.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-192
2. RES No PZ-220728-19
3. Wisteria Crossing Preliminary Plat
4. V&K Memo - Stormwater
5. Wisteria Crossing Storm Water Calculations

CITY OF BONDURANT
RESOLUTION NO. 220906-192

RESOLUTION APPROVING THE WISTERIA CROSSING PRELIMINARY PLAT

WHEREAS, Stubbs Engineering submitted the Wisteria Crossing Preliminary Plat described as follows; AND

A PORTION OF THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: OUTLOT Y OF PRAIRIE POINT VIEW PLAT 1, AN OFFICIAL PLAT AS RECORDED IN BOOK 18253, PAGE 331, POLK COUNTY IOWA.

WHEREAS, the developer is DR Horton; AND

WHEREAS, the preliminary plat area is zoned Medium Density Residential (R-2).

WHEREAS, the Planning and Zoning Commission reviewed the Wisteria Crossing Preliminary Plat during their meeting on July 28, 2022 and recommended approval subject to the City Code clarification items noted in the resolution.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Wisteria Crossing Preliminary Plat is hereby approved subject to the below City Code clarification items:

- 1.) That any additional preliminary plat review comments provided by City Engineering, Public Works, and Emergency Services shall be addressed with a resubmitted preliminary plat.
- 2.) That the developer shall be responsible for installing public sidewalks adjacent to any outlot at the time each outlot area is developed.

Passed this 6th day of September 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				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				

PLANNING AND ZONING COMMISSION
RESOLUTION NO. PZ-220728-19

RESOLUTION REGARDING RECOMMENDED APPROVAL OF THE WISTERIA
CROSSING PRELIMINARY PLAT, OPTION 2

WHEREAS, Stubbs Engineering submitted the Wisteria Crossing Preliminary Plat described as follows; AND

A PORTION OF THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IA, MORE PARTICULARLY DESCRIBED AS: OUTLOT Y OF PRAIRIE POINT VIEW PLAT 1, AN OFFICIAL PLAT AS RECORDED IN BOOK 18253, PAGE 331, POLK COUNTY, IOWA.

WHEREAS, the developer is DR Horton; AND

WHEREAS, the preliminary plat area is zoned Medium Density Residential (R-2).

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission recommends City Council approval of the Wisteria Crossing Preliminary Plat, subject to the following Code clarification items:

- 1.) That any additional preliminary plat review comments provided by City Engineering, Public Works, and Emergency Services shall be addressed with a resubmitted preliminary plat.
- 2.) That the developer shall be responsible for installing public sidewalks adjacent to any outlot at the time each outlot area is developed.

Moved by _____, Seconded by _____ to adopt.

ATTEST: I, Maggie Murray, Planning & Community Development Director, hereby certify that at a meeting of the Planning and Zoning Commission held on August 25, 2022; among other proceedings the above was adopted.

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

Maggie Murray, Planning & Community Development Director

Action	Yay	Nay	Abstain	Absent
Hoyer				
Clayton				
Mains				
Keeran				
Cuellar				
Cameron				
Brostrom				

Torey Cuellar, Commission Chair

UTILITY NOTE:

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

LEGAL DESCRIPTIONS:

A PORTION OF THE WEST ½ OF THE SE ¼ OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IA, MORE PARTICULARLY DESCRIBED AS: OUTLOT Y OF PRAIRIE POINT VIEW PLAT 1, AN OFFICIAL PLAT AS RECORDED IN BOOK 18253, PAGE 331, POLK COUNTY, IOWA.

ZONING:

R-2 MEDIUM DENSITY RESIDENTIAL

SITE AREA:

32.123 ACRES (1,399,276.4 SQ FT)

BULK REGULATIONS:

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

SETBACKS:

FRONT YARD: 30 FT.
SIDE YARD: 15 FT. TOTAL SIDE YARD, 5 FT. MIN ON EACH SIDE, 1 & 1½ STORIES
15 FT. TOTAL SIDE YARD, 7 FT. MIN ON EACH SIDE, 2 & 3 STORIES
REAR YARD: 35 FT.

HEIGHT:

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

PRELIMINARY PLAT
FOR
WISTERIA CROSSING
BONDURANT, IA

PREPARED BY
STUBBS ENGINEERING

VICINITY MAP



SHEET INDEX:

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

OWNER:

MOORE INVESTMENTS INC
4211 NE BELLAGIO CIR
ANKENY, IA 50021
CONTACT: RICHARD E MOORE

DEVELOPER:

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

ENGINEER:

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

WISTERIA CROSSING
BONDURANT, IA

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



COVER SHEET

LEGEND:

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



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

BRANDEN W. STUBBS, P.E. DATE

LICENSE NUMBER 25335

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL:

DATE: 08.19.22

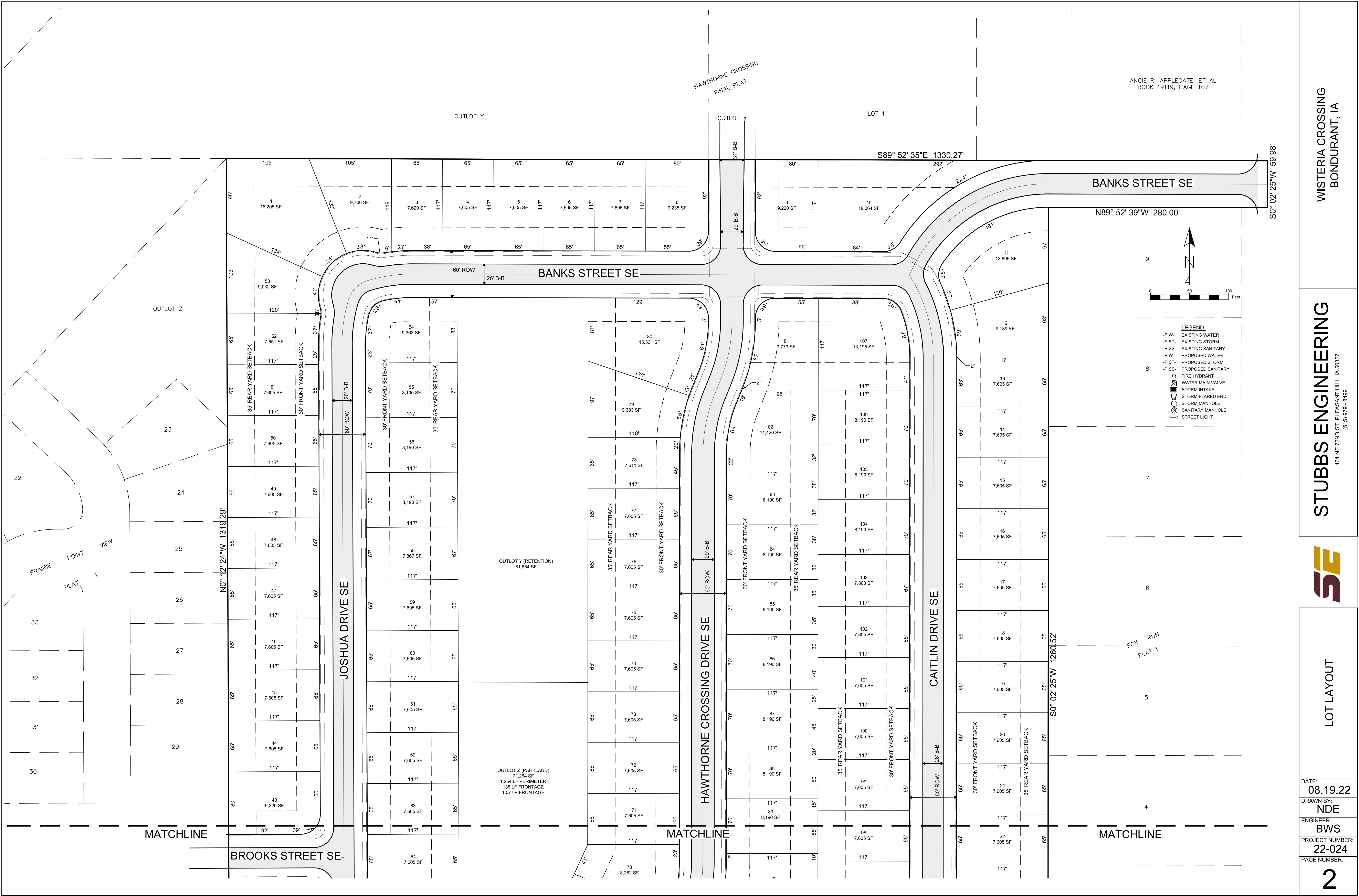
DRAWN BY: NDE

ENGINEER: BWS

PROJECT NUMBER: 22-024

PAGE NUMBER:

1



WISTERIA CROSSING
BONDURANT, IA

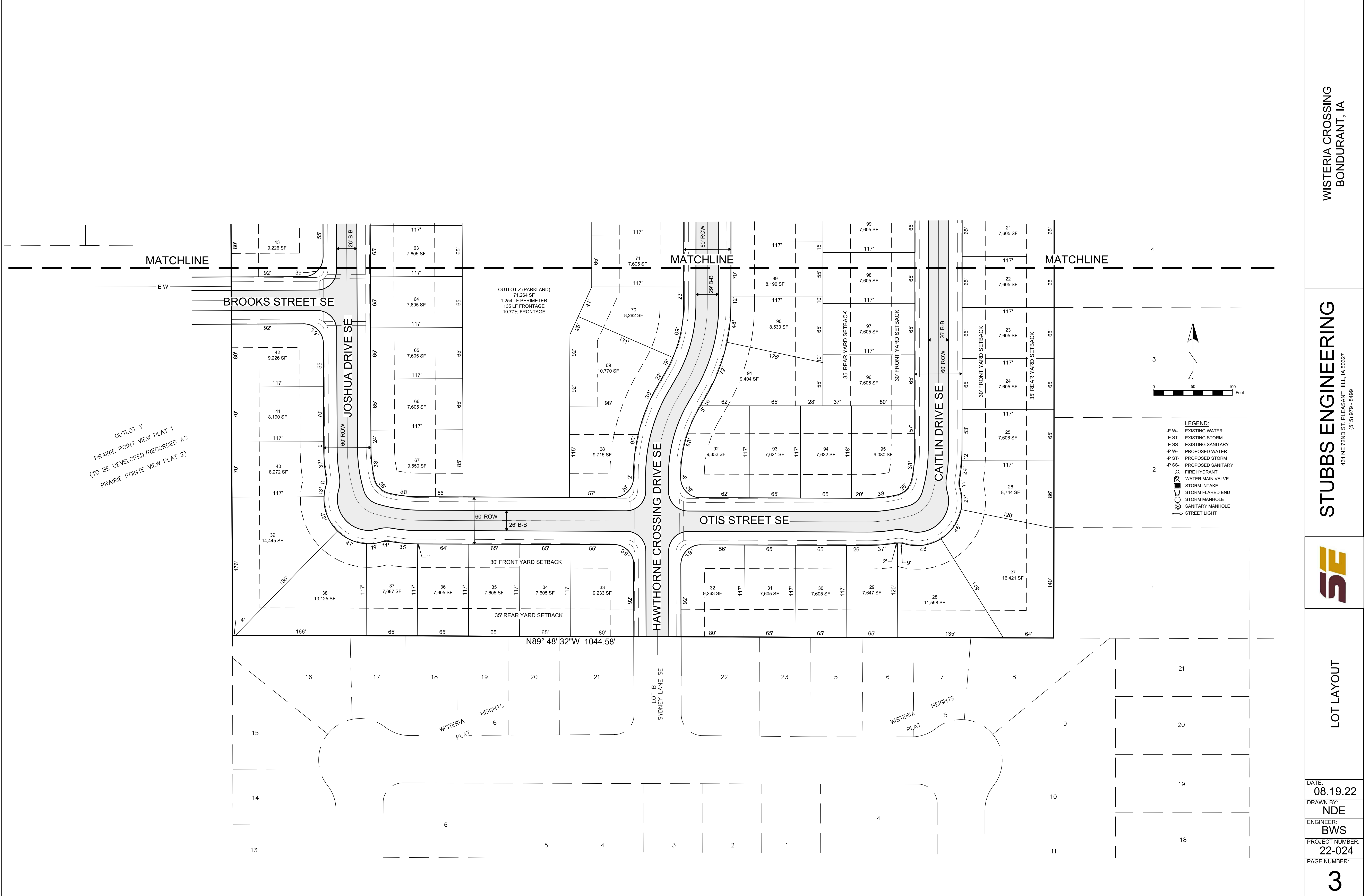
STUBBS ENGINEERING

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



LOT LAYOUT

DATE: 08.19.22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 22-024
PAGE NUMBER: 2



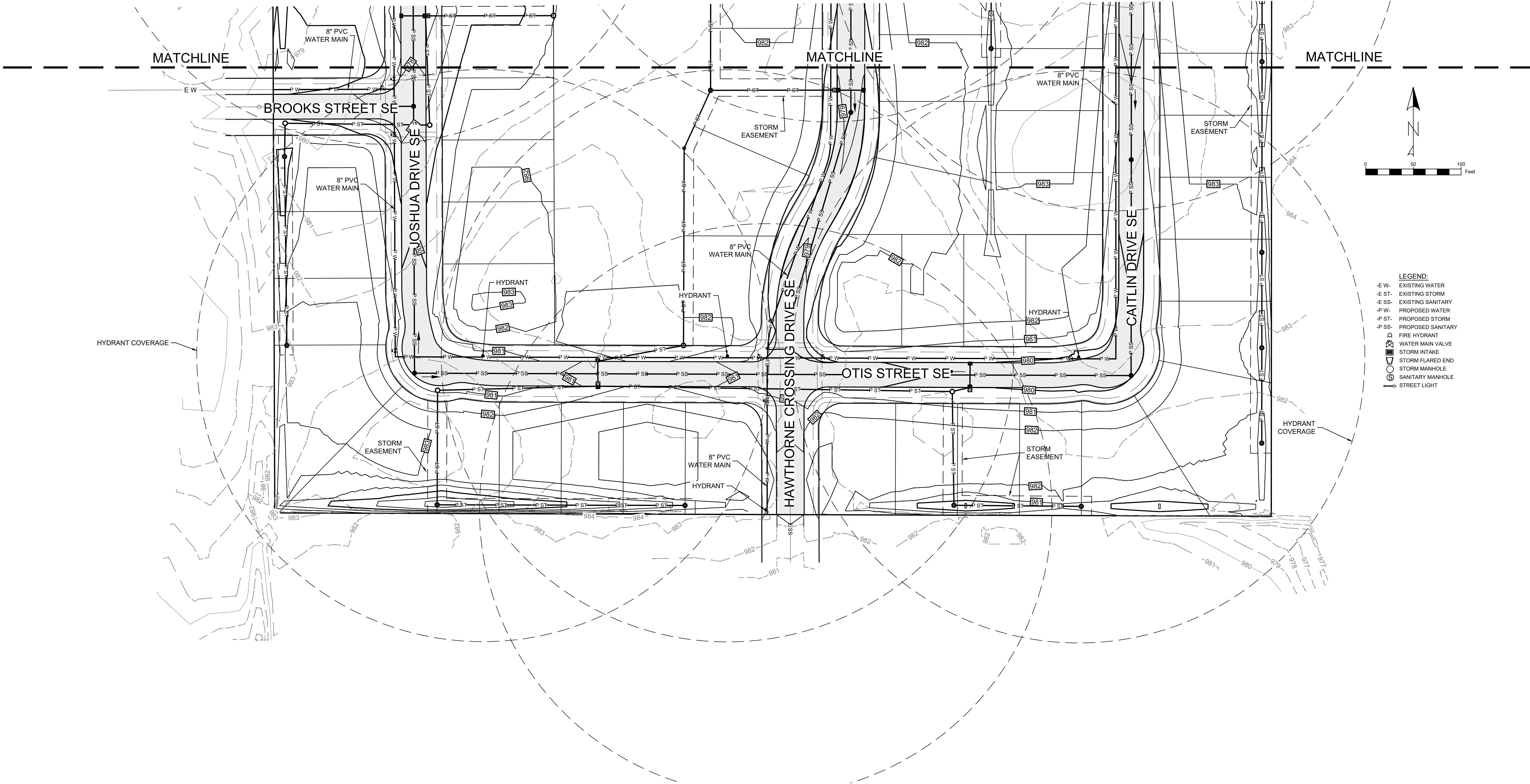
WISTERIA CROSSING
BONDURANT, IA

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



LOT LAYOUT

DATE: 08.19.22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 22-024
PAGE NUMBER: 3



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

WISTERIA CROSSING
BONDURANT, IA

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



GRADING & UTILITIES

DATE: 08.19.22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 22-024
PAGE NUMBER:

**VEENSTRA & KIMM INC.**

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

August 25, 2022

Maggie Murray
City of Bondurant
200 Second Street NE
P.O. Box 37
Bondurant, Iowa 50035

BONDURANT, IOWA
WISTERIA CROSSING PRELIMINARY PLAT
STORMWATER CALCULATIONS

The writer has completed a preliminary review of the Stormwater Calculations that were submitted on August 24, 2022 for the Wisteria Crossing project. The calculations evaluate the requirements for stormwater detention and set forth the concept plan for addressing stormwater throughout the Wisteria Crossing development.

The stormwater calculations and the updated preliminary plat show the concept for addressing runoff from the rear yard areas located to the east of the east boundary of Wisteria Crossing. The concept plan involves the construction of a continuous north south swale into which the surface runoff would flow. Low flows would be absorbed into the ground and collected in a perforated under drain. Larger volumes of runoff would be captured in intakes located at low points in the swale. This concept for collecting the rear yard stormwater drainage is similar to the concept used in several recent subdivisions. The overall concept presented by Stubbs Engineering to intercept and convey the runoff from the rear yards to the east appears to be satisfactory.

The level of detail submitted in the stormwater calculations for Wisteria Crossing is similar to the level of detail typically required by the City for preliminary plat. The level of detail normally includes the sizing of the stormwater detention basin, the determination of the outlet flow, outlet location and the concept for collecting stormwater drainage within and adjacent to the subdivision. What is not typically included is the detailed sizing of individual storm sewer pipes. The individual storm sewer pipes are typically not designed at this stage in the process. The storm sewer pipes and sizing are submitted for review as part of the construction plan review.

For the Wisteria Crossing stormwater calculations there is no detailed information on the size, capacity or elevation of individual reaches of storm sewer. It is assumed that information will be provided as part of the storm sewer calculations.

The details regarding the storm sewer sizing and hydraulic analysis would normally be reviewed at the construction plan stage if Wisteria Crossing moves forward that level of detail would be required as part of the construction plan review. The review of the construction plans is to confirm the system as designed performs as portrayed in the original stormwater drainage report or stormwater calculations.

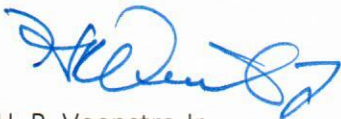
With respect to the specifics of the stormwater calculations the following is noted:

1. Onsite stormwater drainage is calculated for the 32 acre Wisteria Crossing site.
2. The predevelopment runoff during a 5 year recurrence interval storm is 37.61 cfs.
3. The stormwater analysis for the onsite area was based on a CN of 71. The offsite area to the east was evaluated based on a CN of 74. These assumptions appear reasonable.
4. The stormwater analysis was undertaken using TR55 model. This method of analysis is satisfactory under SUDAS.
5. The stormwater calculations identify offsite areas contributing flow including the offsite areas to the east. In a 100 year recurrence interval storm event the offsite contributing flow is 12.59 cfs.
6. All of the stormwater is routed to a single stormwater detention basin.
7. The allowable release rate from the site is 50.20 cfs, or the total of the 37.61 cfs from the onsite area and 12.59 cfs from the offsite area that is routed in an undetained manner.
8. The proposed release rate from the site is 49.97 cfs. The 49.97 cfs release rate would be satisfactory as it is less than the allowable 50.20 cfs.
9. The release pipe from the stormwater detention basin is routed northerly and discharges overland to a low area located just north of Wisteria Crossing.
10. The low lying area to the north generally extends westerly almost to the NE Hubbell right-of-way.
11. As part of previous comments, the writer noted Stubbs Engineering should confirm the outlet area to the north is satisfactory.
12. As part of the final stormwater analysis Stubbs Engineering will need to confirm whether there are any areas that do not naturally flow toward the release point proposed by Stubbs Engineering.

13. The detention basin includes an overflow section. Any basin overtopping would be routed northerly to the discharge area to the north of the site.
14. The preliminary plat shows a single wet bottom detention basin.
15. The pool elevation in the detention basin is 976.40.
16. In a 100 year storm event the maximum water surface elevation in the stormwater detention basin is 980.24, or an increase of 3.84 feet above the pool elevation.
17. The rear yard elevations to the east of the southeast corner of the site are in the range of 982 to 983. In a 100 year storm event there is approximately two feet of head available between the rear yard areas and the maximum hydraulic grade line in the detention basin. The storm sewers that will be designed as part of the construction plans need to recognize this limitation.
18. The preliminary plat indicates the overflow elevation for the detention basin is 981.30 or 1.06 feet above the maximum 100 year pond elevation. The City normally requires one foot of freeboard. The preliminary plat and stormwater calculations would indicate this level of freeboard is provided.
19. The stormwater detention calculations indicate at the maximum stage in a 100 year storm event the stored volume of flow in the detention basin will be approximately 245,000 cubic feet.

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or at bveenstra@v-k.net.

VEENSTRA & KIMM, INC.



H. R. Veenstra Jr.

HRVJr:rdp
4285 - 131

Cc: Marketa Oliver, City of Bondurant
John Horton, City of Bondurant

STORM WATER CALCULATIONS

FOR

WISTERIA CROSSING

BONDURANT, IOWA

VICINITY MAP:



PREPARED BY:

STUBBS ENGINEERING

431 NE 72ND ST, PLEASANT HILL, IA 50327

August 24, 2022

Table 1: Runoff Summary

Runoff Recurrence Interval	Pre-Development Peak Discharge (cfs)	Post-Development Peak Discharge (cfs)	Contributing Offsite Discharge (cfs)
5 yr	37.61	84.63	4.38
100 yr	118.968.8	199.82	12.59

Table 2: Allowable Release Rate

Allowable Release Rate (cfs)		On Site Pre-Developed Peak Discharge Rate – 5 yr		Contributing Off Site Developed Peak Discharge – 100 yr
50.20	=	37.61	+	12.59

Table 3: Proposed Release Rate

Proposed Release Rate (cfs)		Post-Developed Detained Peak Discharge Rate – 100 yr
49.97	=	49.97

*Offsite discharge routed through proposed storm sewer & basins.

Pre-Development Runoff Analysis

Watershed Area

Square shaped 32-acre farm ground located South of Hubbell Avenue and North of 12th Street and West of Pleasant Street. The existing site has varying slopes from 1-3%, sloping in different directions. The existing catchment map in the appendix depicts with contours how the southeast corner of the site is a low point. The southwest corner is also a low area. And the site generally slopes northward to the existing offsite pond.

Time of Concentration

The time of concentration was calculated using TR-55 as performed by AutoCAD Civil 3D. Time of concentrations shown in the Appendix.

Precipitation Model

The precipitation model and rainfall duration for the design storm was simulated using TR-55 as performed in Autodesk Storm and Sanitary Analysis 2019 based on the 5-year, 24-hour storm duration for total rainfall amounts from Table 2B-2.06: Section 5 – Central Iowa per Iowa Statewide Urban Design and Specifications (SUDAS).

Soil Type

The effective curve number used for pre-development runoff analysis was 71 based on soil type of Class C in a meadow terrain. Curve number 74 is used for offsite basins as they are grassed areas.

Runoff Method

The method used to project runoff and peak discharge was TR-55.



Post-Development Runoff Analysis

Eastern Property(s) Drainage Concern

The designed swale along the eastern property line sits lower than the grades along the property line. There is a perforated flat storm pipe with 2-feet of pea gravel that will have intakes within low points of the swale. This perforated pipe connects to the RCP infrastructure onsite that outfalls to the retention pond. The perforated pipe will have minor storm event flows while larger storm events may overland flow to a rear yard intake.

Watershed Area

The proposed development consists of single-family lots with a centrally located park and retention pond. Swales with intakes perimeter the site. The onsite retention pond will feature an inverted outfall pipe that will outfall to the pond to the north. The retention pond will have an emergency spillway located on the north side of the pond.

Time of Concentration

The time of concentration was calculated using TR-55 as performed by AutoCAD Civil 3D. 15-minute minimum time of concentration was used.

Precipitation Model

The precipitation model and rainfall duration for the design storm was simulated using the Modified Rational Method as performed in Autodesk Storm and Sanitary Analysis 2019 based on the 100-year, 24-hour storm duration for total rainfall amounts from Table 2B-2.06: Section 5 – Central Iowa per Iowa Statewide Urban Design and Specifications (SUDAS).

Runoff Method

The method used to project runoff and peak discharge was TR-55 for basin sizing.

Results for basin sizing are shown in the Appendix.

References

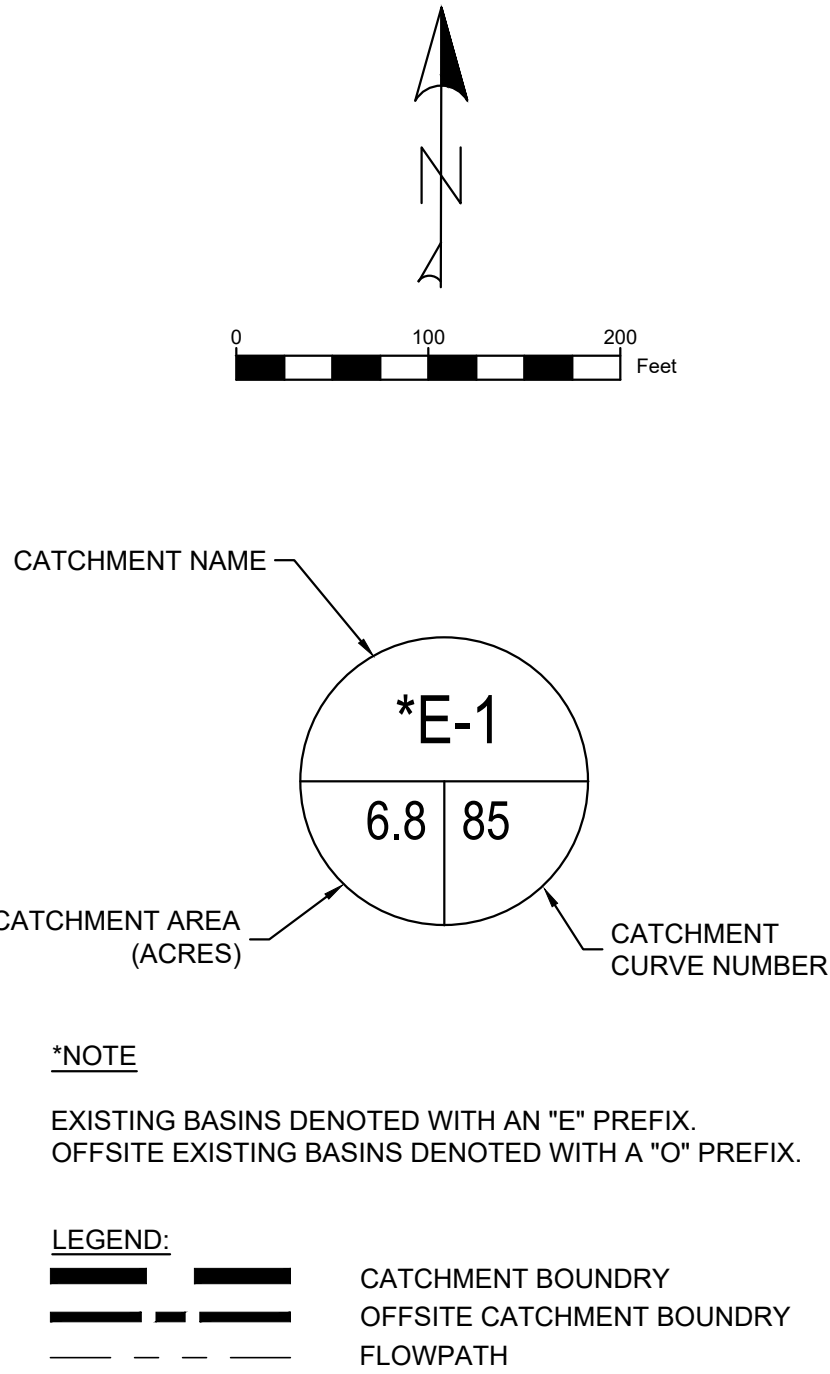
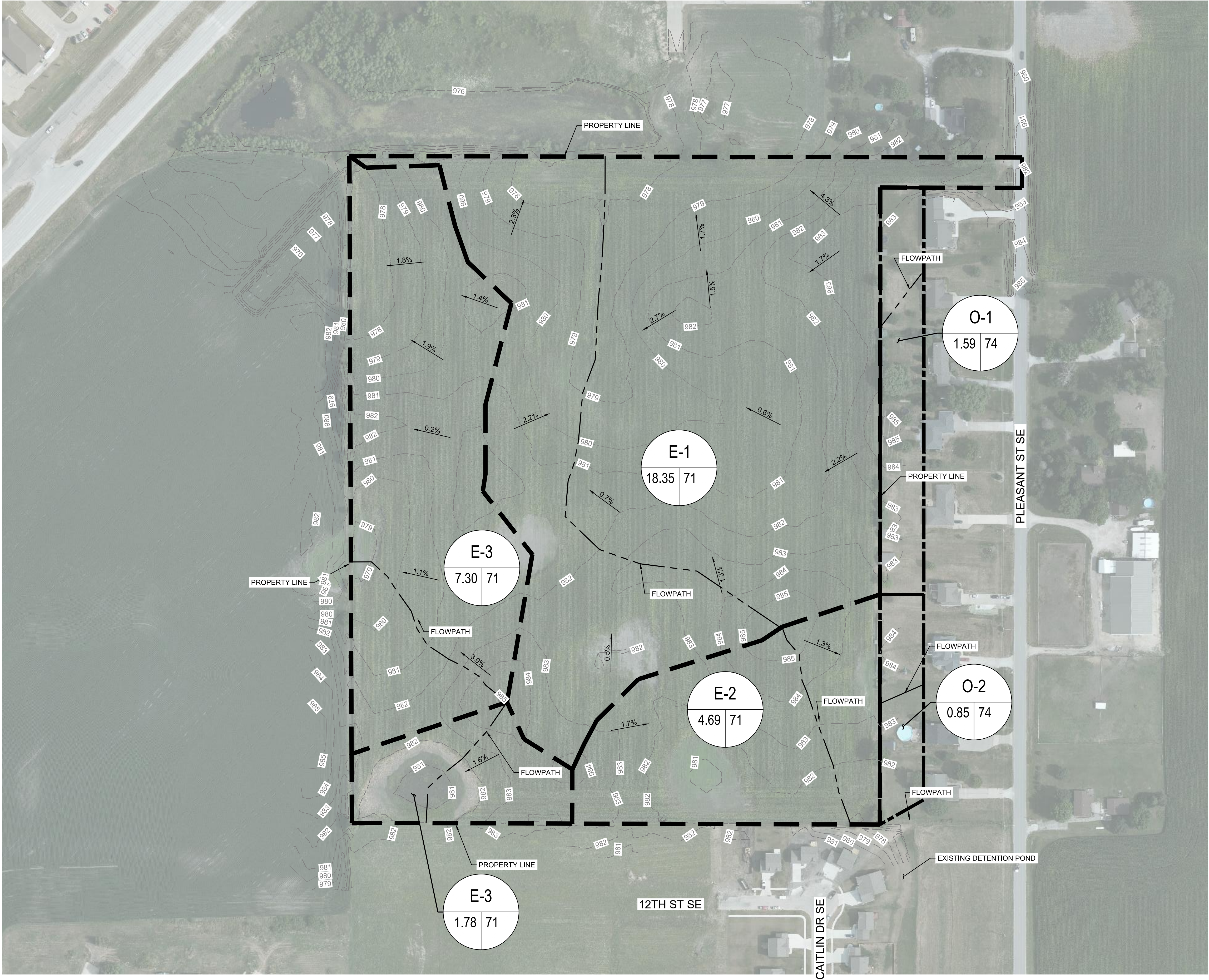
Statewide Urban Design and Specifications. Edition 2022.

Iowa Stormwater Management Manual. October 2009.

Appendix



STORM WATER REPORT
FOR
WISTERIA CROSSING



Bondurant, IA

STUBBS ENGINEERING

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

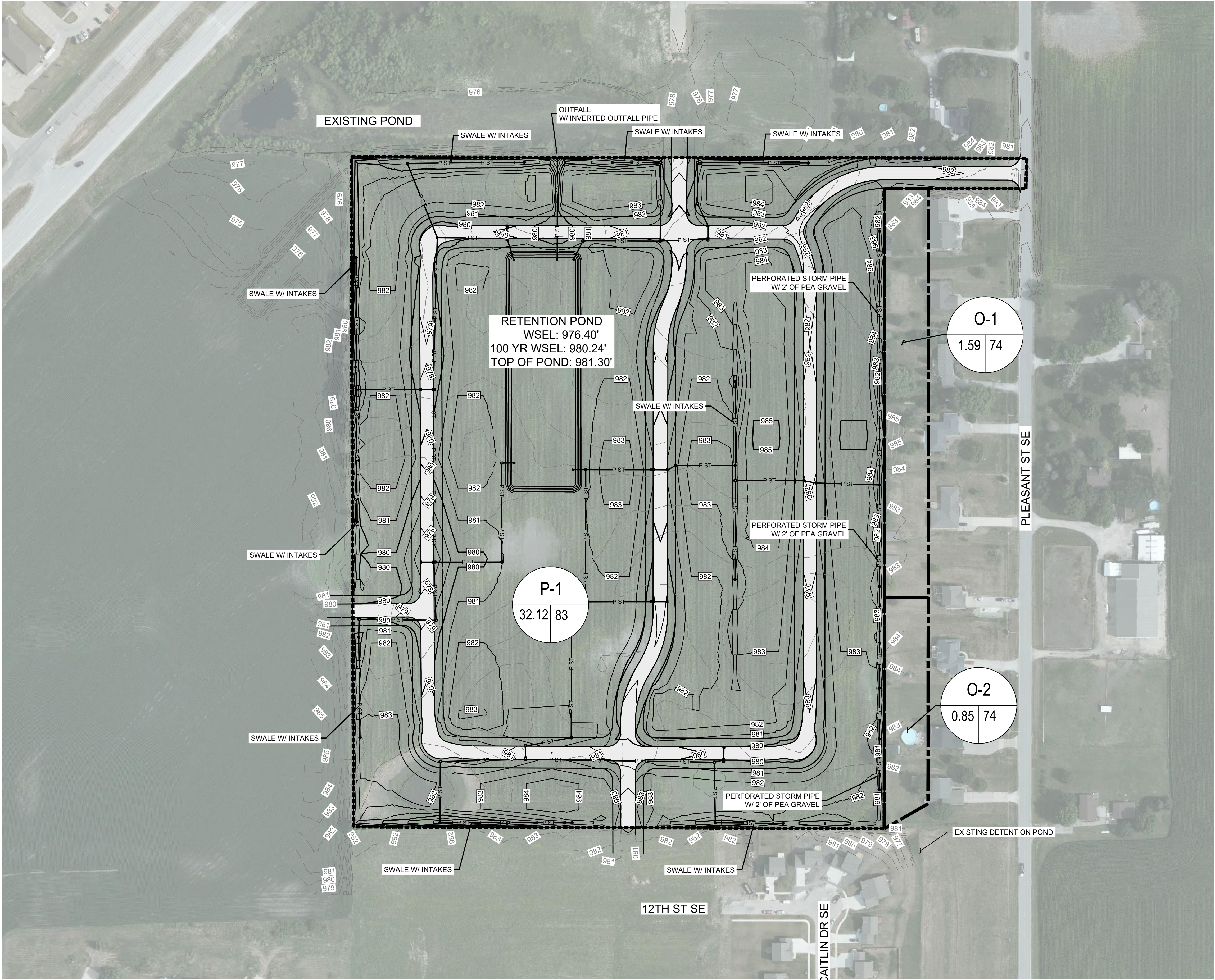


EXISTING CATCHMENT
MAP

DATE: 08/24/22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 22-024
PAGE NUMBER:

1

STORM WATER REPORT
FOR
WISTERIA CROSSING



0100200

Feet

CATCHMENT NAME

*P-1

6.885

CATCHMENT AREA (ACRES)

CATCHMENT CURVE NUMBER

*NOTE

PROPOSED BASINS DENOTED WITH A "P" PREFIX.
OFFSITE BASINS DENOTED WITH A "O" PREFIX.

LEGEND:

CATCHMENT BOUNDARY

OFFSITE CATCHMENT BOUNDARY

Bondurant, IA

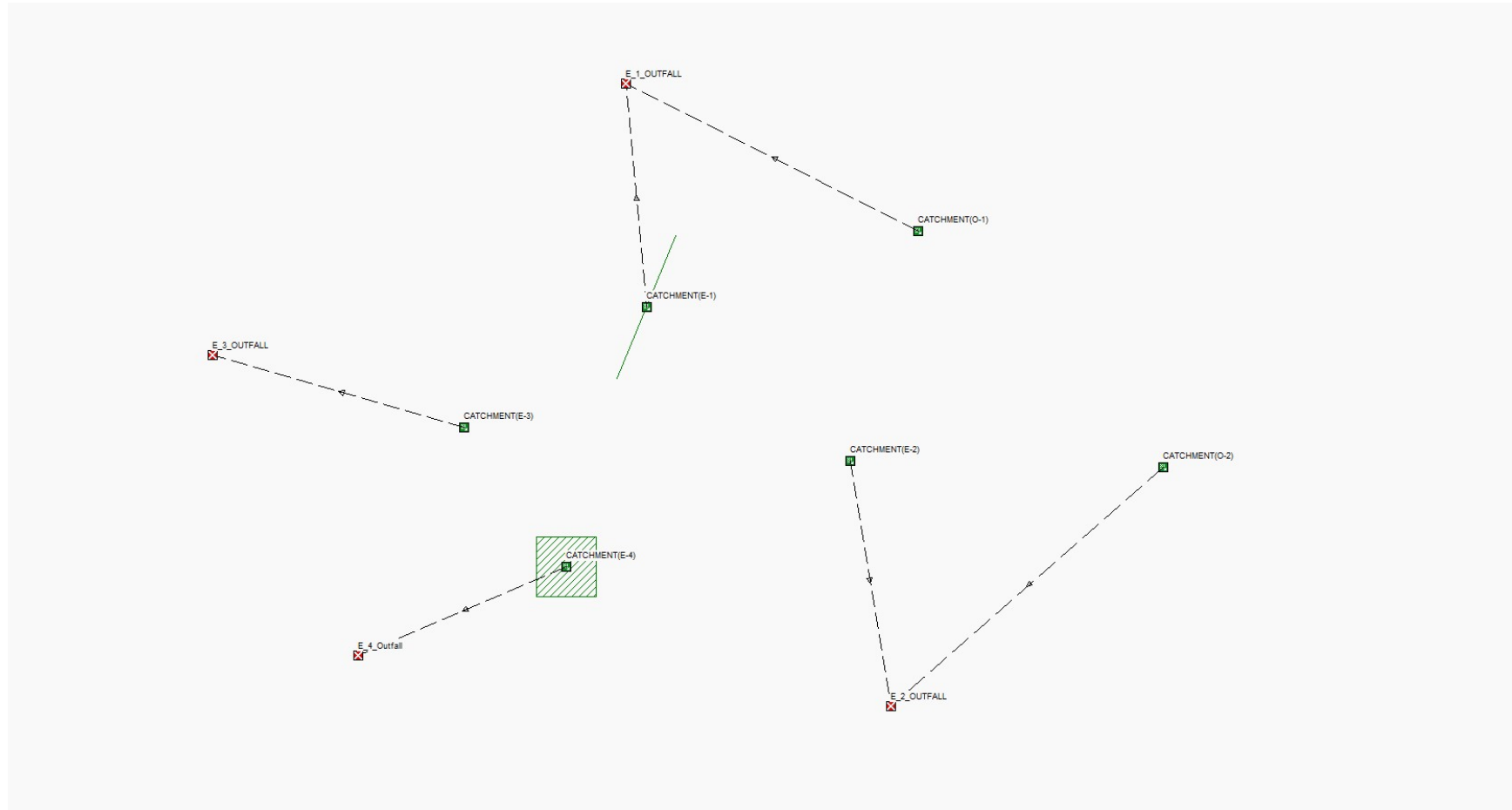
STUBBS ENGINEERING



PROPOSED CATCHMENT
MAP

DATE: 08/24/22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 22-024
PAGE NUMBER:

WISTERIA CROSSING - EXISTING BASIN CALCULATIONS



Project Description

File Name Existing Calcs.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method SCS TR-55
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Hydrodynamic
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods .. NO

Analysis Options

Start Analysis On Apr 08, 2019 00:00:00
End Analysis On Apr 09, 2019 00:00:00
Start Reporting On Apr 08, 2019 00:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

	Qty
Rain Gages	7
Subbasins.....	6
Nodes.....	4
<i>Junctions</i>	0
<i>Outfalls</i>	4
<i>Flow Diversions</i>	0
<i>Inlets</i>	0
<i>Storage Nodes</i>	0
Links.....	0
<i>Channels</i>	0
<i>Pipes</i>	0
<i>Pumps</i>	0
<i>Orifices</i>	0
<i>Weirs</i>	0
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	5-Year	Cumulative	inches	None	None	5	3.81	SCS Type II 24-hr

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	CATCHMENT(E-1)	18.35	484.00	71.00	3.81	1.27	23.23	16.60	0 00:37:38
2	CATCHMENT(E-2)	4.69	484.00	71.00	3.81	1.27	5.94	7.16	0 00:15:00
3	CATCHMENT(E-3)	7.30	484.00	71.00	3.81	1.27	9.24	11.14	0 00:15:00
4	CATCHMENT(E-4)	1.78	484.00	71.00	3.81	1.27	2.25	2.71	0 00:15:00
5	CATCHMENT(O-1)	1.60	484.00	74.00	3.81	1.46	2.33	2.86	0 00:15:00
6	CATCHMENT(O-2)	0.85	484.00	74.00	3.81	1.46	1.24	1.52	0 00:15:00

Node Summary

SN	Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained	Min Freeboard Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)	(ft)	(days hh:mm)	(ac-in)	(min)
1	E_1_OUTFALL	Outfall	0.00					0.00	0.00					
2	E_2_OUTFALL	Outfall	0.00					0.00	0.00					
3	E_3_OUTFALL	Outfall	0.00					0.00	0.00					
4	E_4_Outfall	Outfall	0.00					0.00	0.00					

Subbasin Hydrology

Subbasin : CATCHMENT(E-1)

Input Data

Area (ac)	18.35
Peak Rate Factor	484.00
Weighted Curve Number	71.00
Rain Gage ID	5-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Meadow	18.35	C	71.00
Composite Area & Weighted CN	18.35		71.00

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$

Where :

- Tc = Time of Concentration (hr)
- n = Manning's roughness
- Lf = Flow Length (ft)
- P = 2 yr, 24 hr Rainfall (inches)
- Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

- V = 16.1345 * (Sf^0.5) (unpaved surface)
- V = 20.3282 * (Sf^0.5) (paved surface)
- V = 15.0 * (Sf^0.5) (grassed waterway surface)
- V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
- V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
- V = 7.0 * (Sf^0.5) (short grass pasture surface)
- V = 5.0 * (Sf^0.5) (woodland surface)
- V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
- Tc = (Lf / V) / (3600 sec/hr)

Where:

- Tc = Time of Concentration (hr)
- Lf = Flow Length (ft)
- V = Velocity (ft/sec)
- V = Velocity (ft/sec)

Channel Flow Equation :

- $V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n$
- R = Aq / Wp
- Tc = (Lf / V) / (3600 sec/hr)

Where :

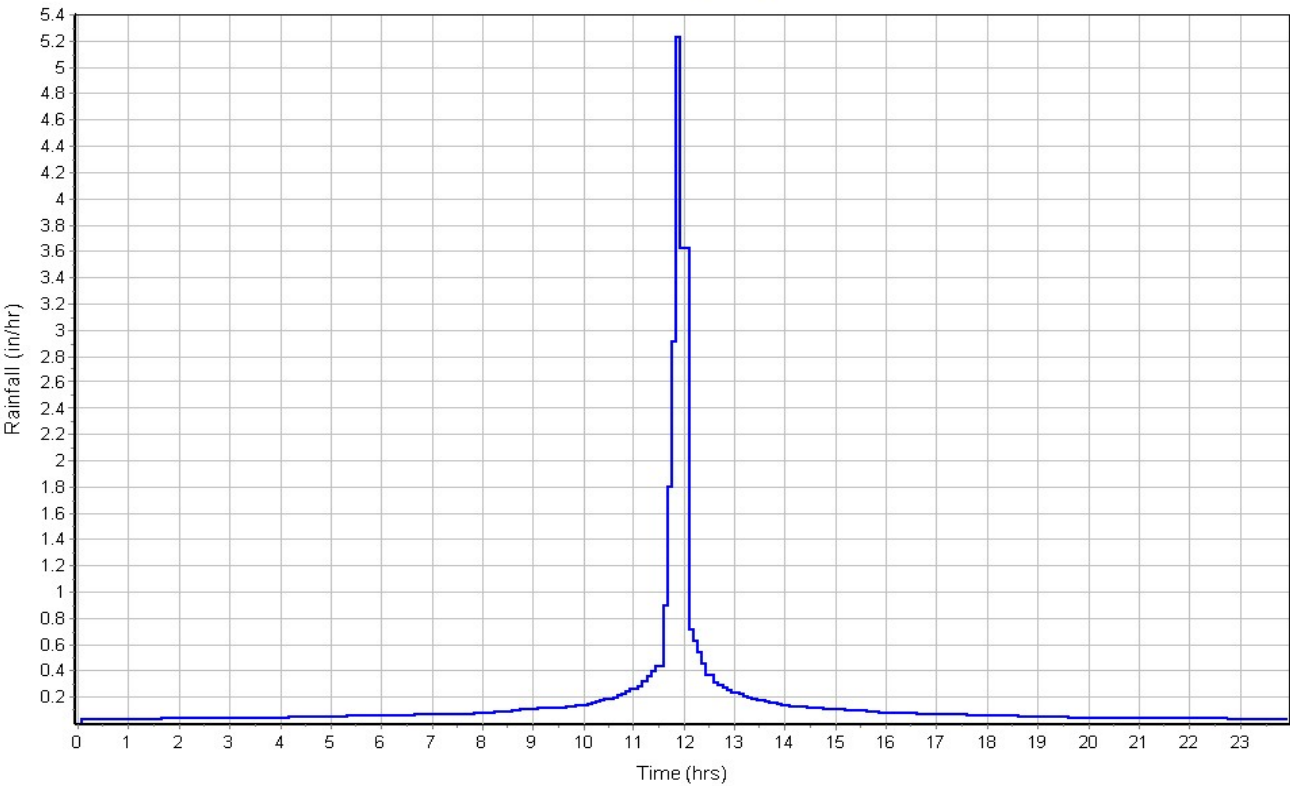
- Tc = Time of Concentration (hr)
- Lf = Flow Length (ft)
- R = Hydraulic Radius (ft)
- Aq = Flow Area (ft²)
- Wp = Wetted Perimeter (ft)
- V = Velocity (ft/sec)
- Sf = Slope (ft/ft)
- n = Manning's roughness

	Subarea	Subarea	Subarea
	A	B	C
Sheet Flow Computations			
Manning's Roughness :	0.24	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	3.08	0.00	0.00
Velocity (ft/sec) :	0.10	0.00	0.00
Computed Flow Time (min) :	16.32	0.00	0.00
	Subarea	Subarea	Subarea
	A	B	C
Shallow Concentrated Flow Computations			
Flow Length (ft) :	1100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Grass pasture	Unpaved	Unpaved
Velocity (ft/sec) :	0.86	0.00	0.00
Computed Flow Time (min) :	21.32	0.00	0.00
Total TOC (min)	37.64		

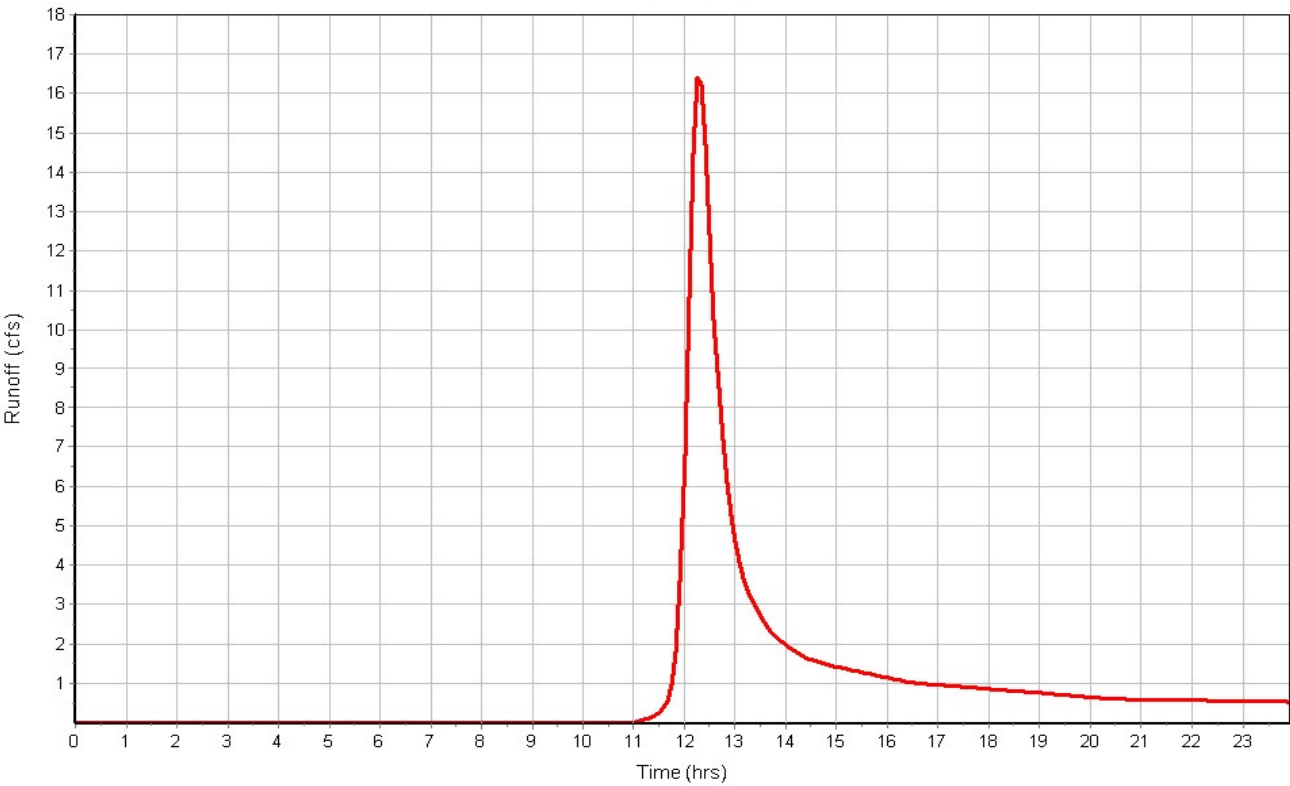
Subbasin Runoff Results

Total Rainfall (in)	3.81
Total Runoff (in)	1.27
Peak Runoff (cfs)	16.60
Weighted Curve Number	71.00
Time of Concentration (days hh:mm:ss)	0 00:37:38

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : CATCHMENT(E-2)

Input Data

Area (ac) 4.69
Peak Rate Factor 484.00
Weighted Curve Number 71.00
Rain Gage ID 5-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Meadow	4.69	C	71.00
Composite Area & Weighted CN	4.69		71.00

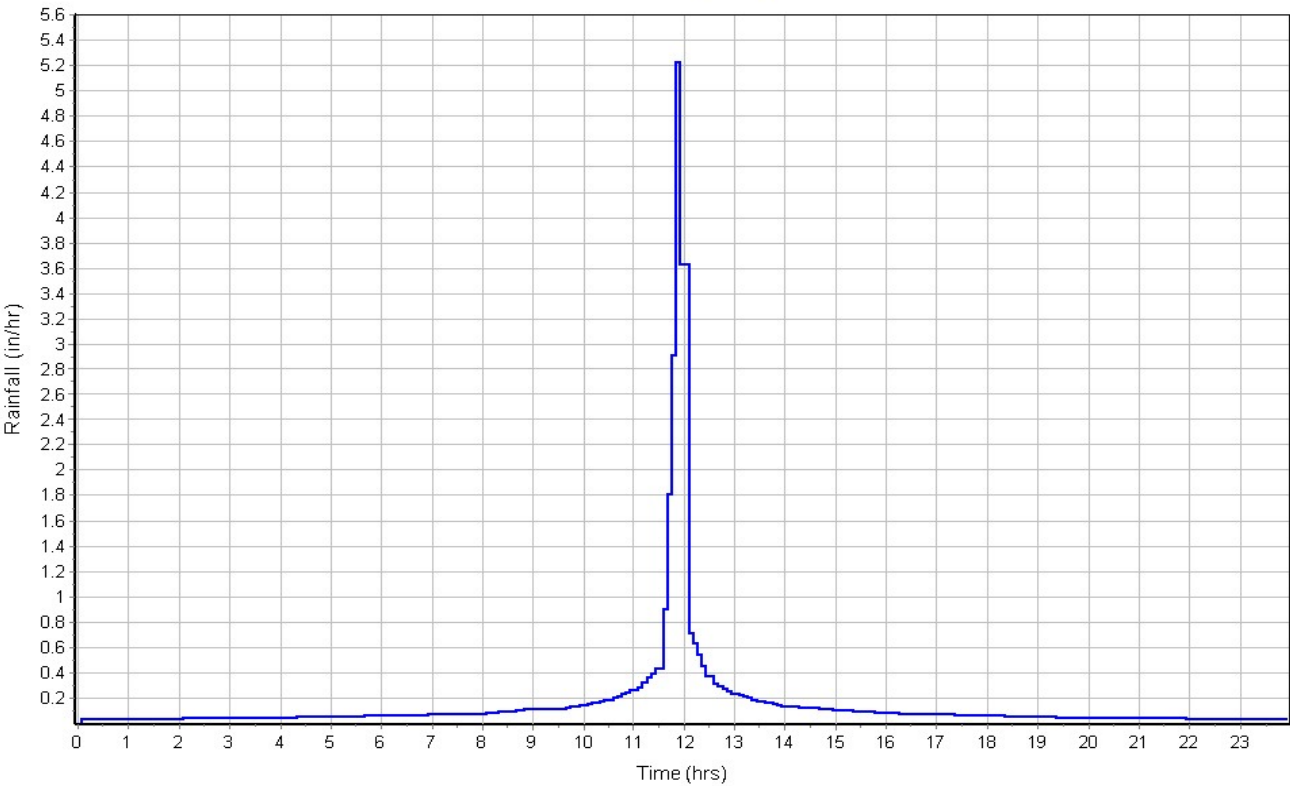
Time of Concentration

User-Defined TOC override (minutes): 15.00

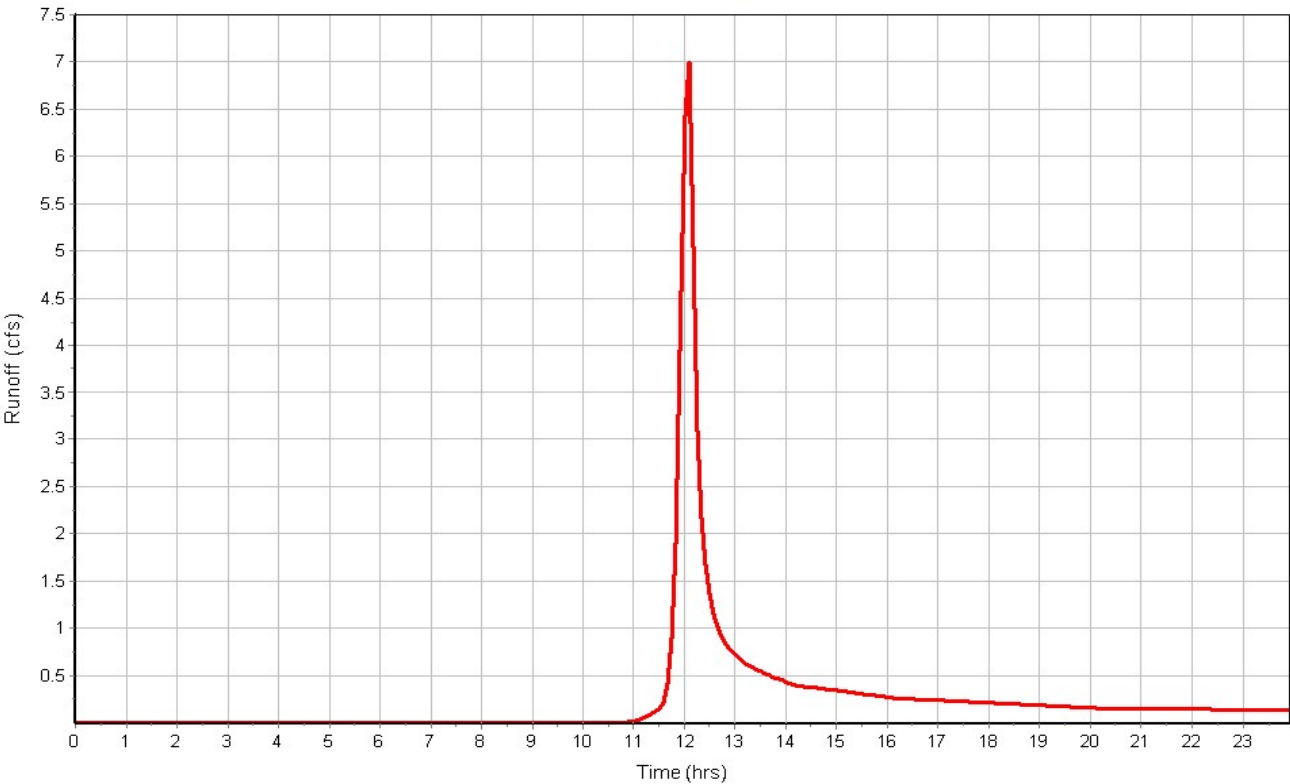
Subbasin Runoff Results

Total Rainfall (in) 3.81
Total Runoff (in) 1.27
Peak Runoff (cfs) 7.16
Weighted Curve Number 71.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : CATCHMENT(E-3)

Input Data

Area (ac) 7.30
Peak Rate Factor 484.00
Weighted Curve Number 71.00
Rain Gage ID 5-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Meadow	7.30	C	71.00
Composite Area & Weighted CN	7.30		71.00

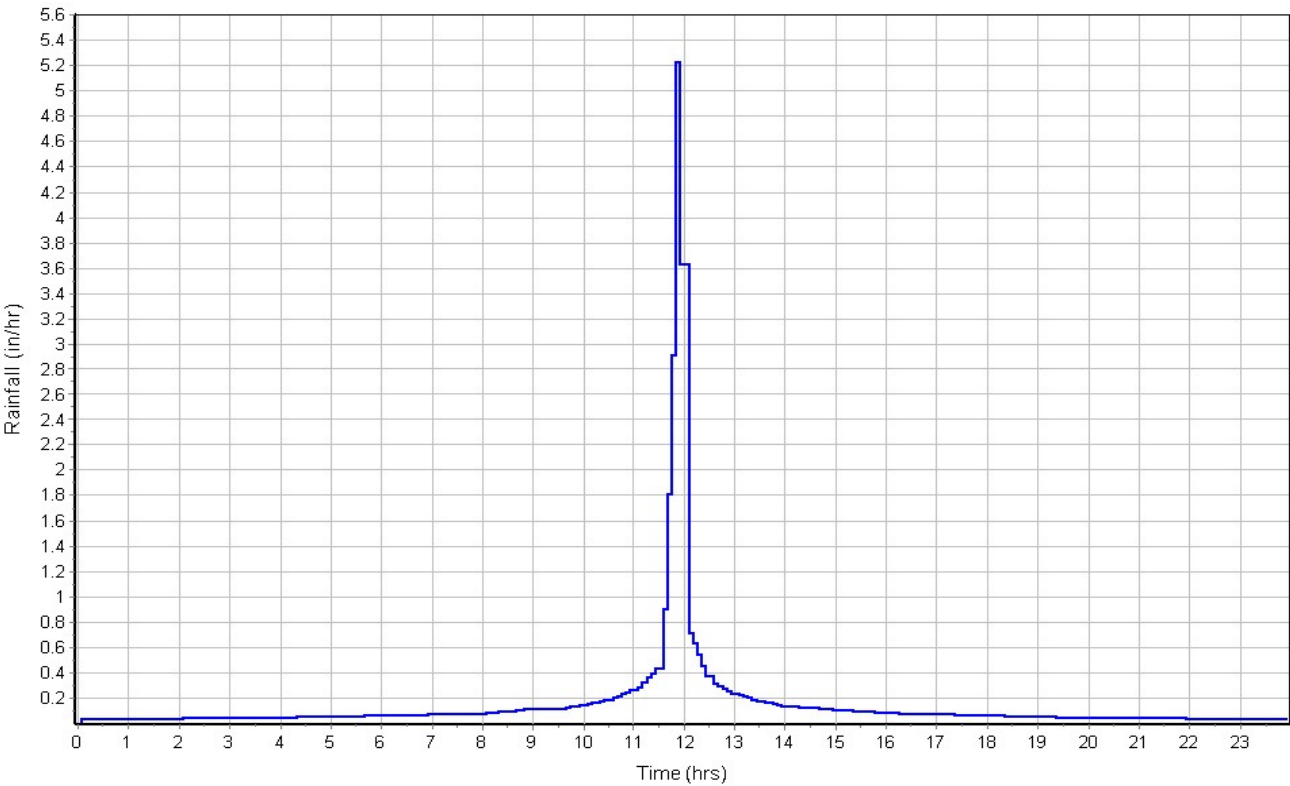
Time of Concentration

User-Defined TOC override (minutes): 15.00

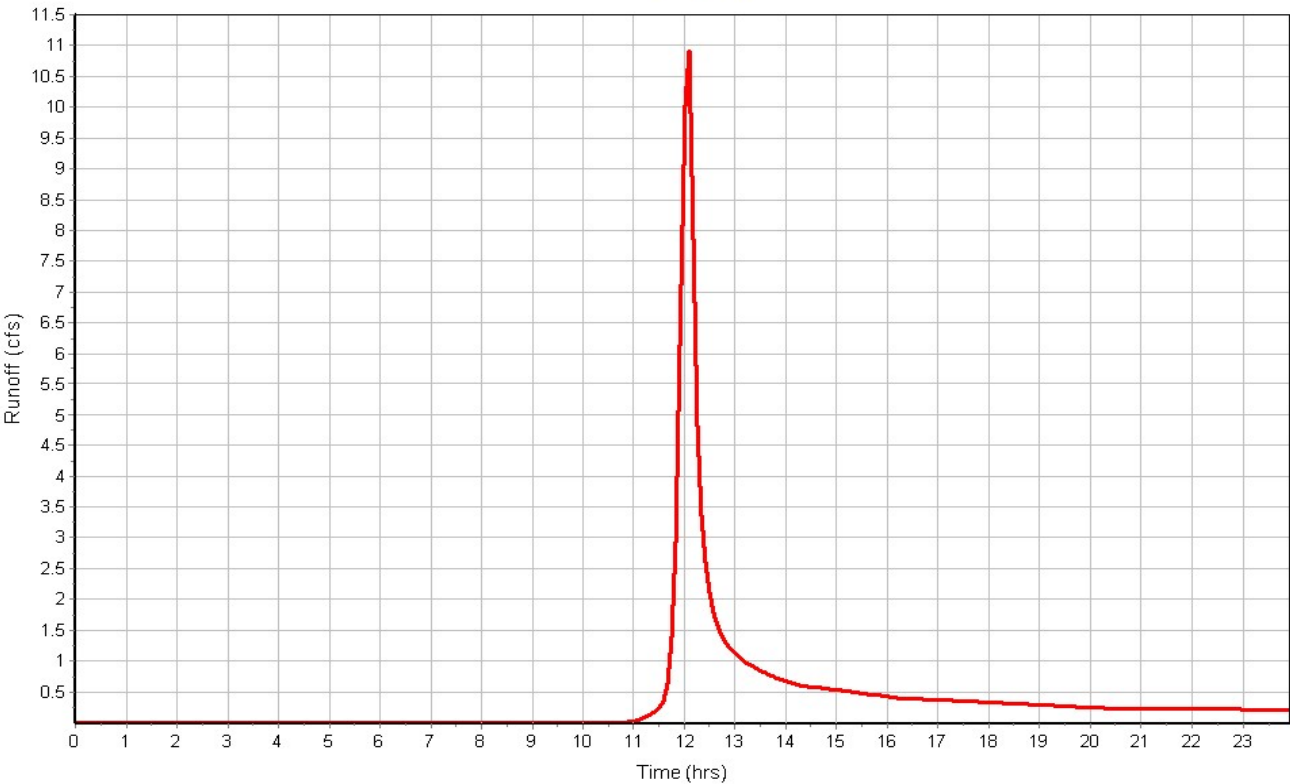
Subbasin Runoff Results

Total Rainfall (in) 3.81
Total Runoff (in) 1.27
Peak Runoff (cfs) 11.14
Weighted Curve Number 71.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : CATCHMENT(E-4)

Input Data

Area (ac) 1.78
Peak Rate Factor 0.00
Weighted Curve Number 71.00
Rain Gage ID 5-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Meadow	1.78	C	71.00
Composite Area & Weighted CN	1.78		71.00

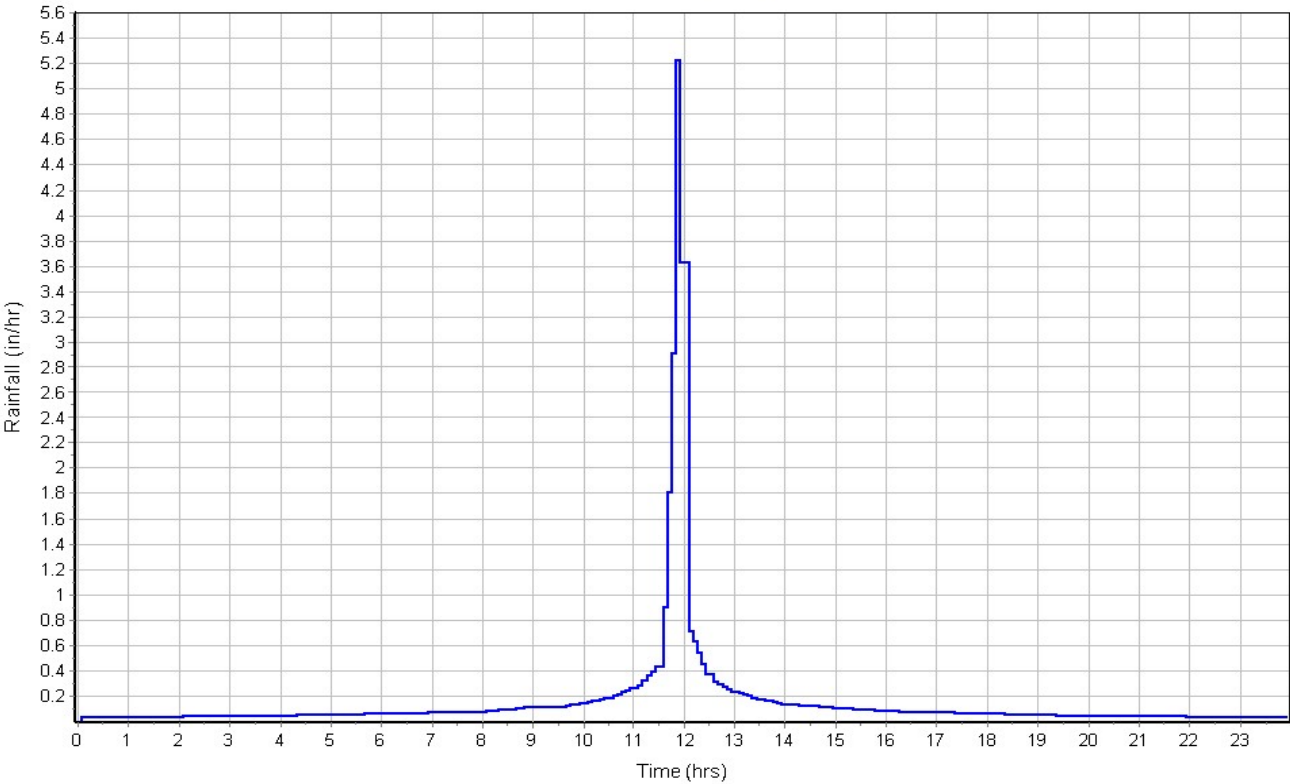
Time of Concentration

User-Defined TOC override (minutes): 15.00

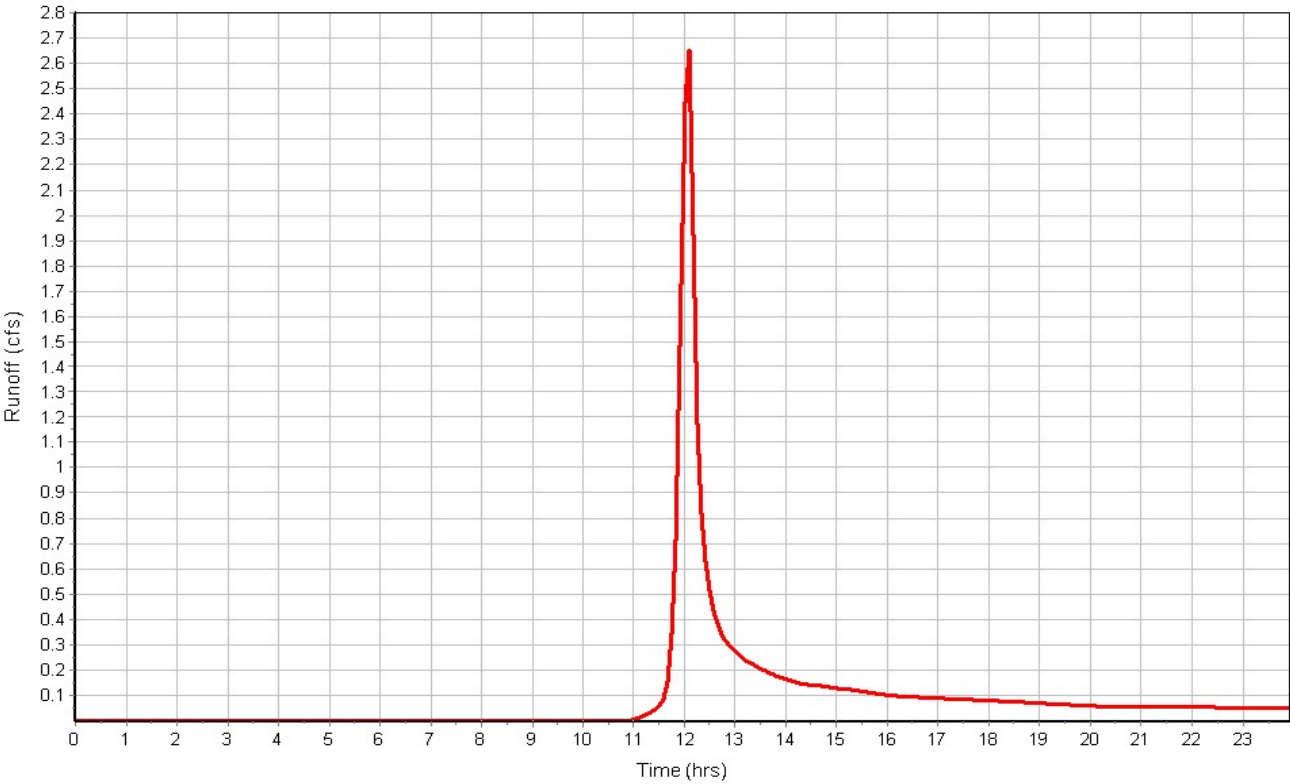
Subbasin Runoff Results

Total Rainfall (in) 3.81
Total Runoff (in) 1.27
Peak Runoff (cfs) 2.71
Weighted Curve Number 71.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : CATCHMENT(O-1)

Input Data

Area (ac) 1.60
Peak Rate Factor 484.00
Weighted Curve Number 74.00
Rain Gage ID 100-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
OffsiteBackYardsGrassed	1.60	C	74.00
Composite Area & Weighted CN	1.60		74.00

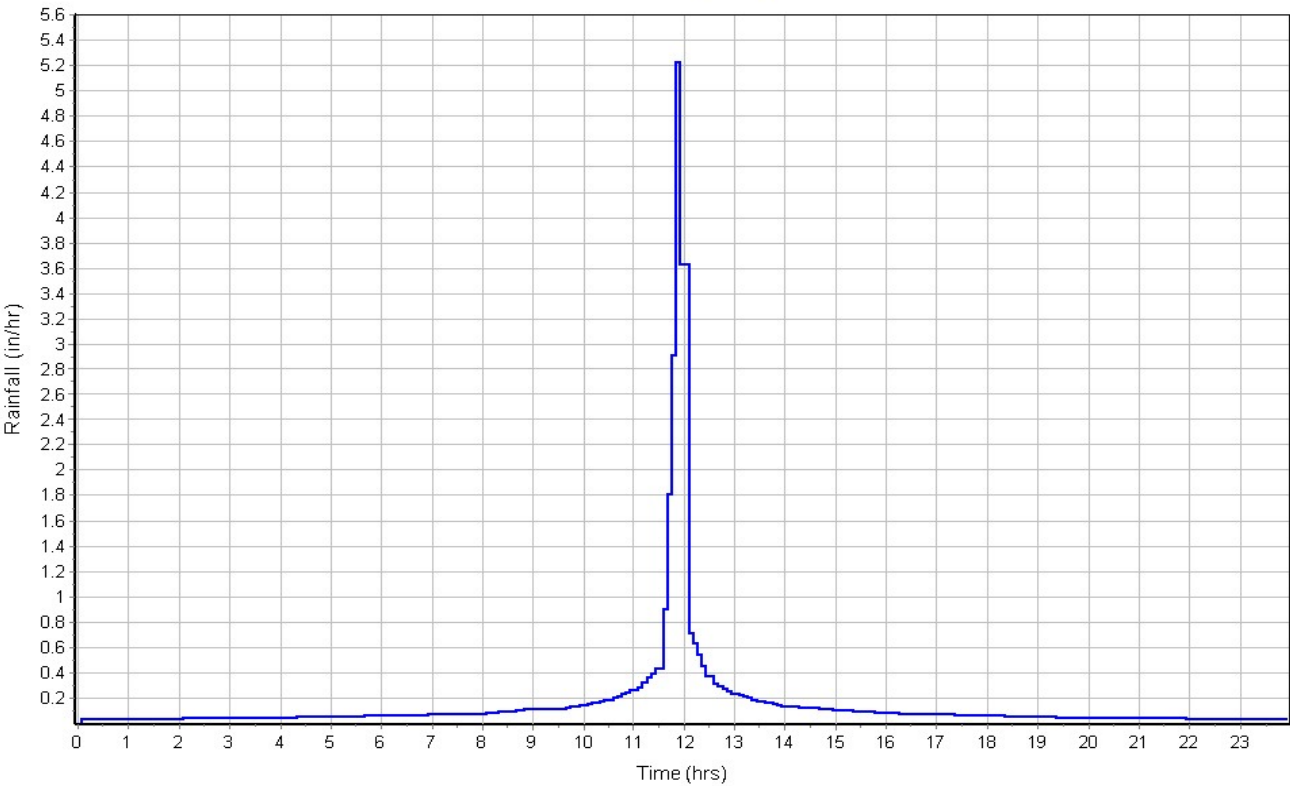
Time of Concentration

User-Defined TOC override (minutes): 15

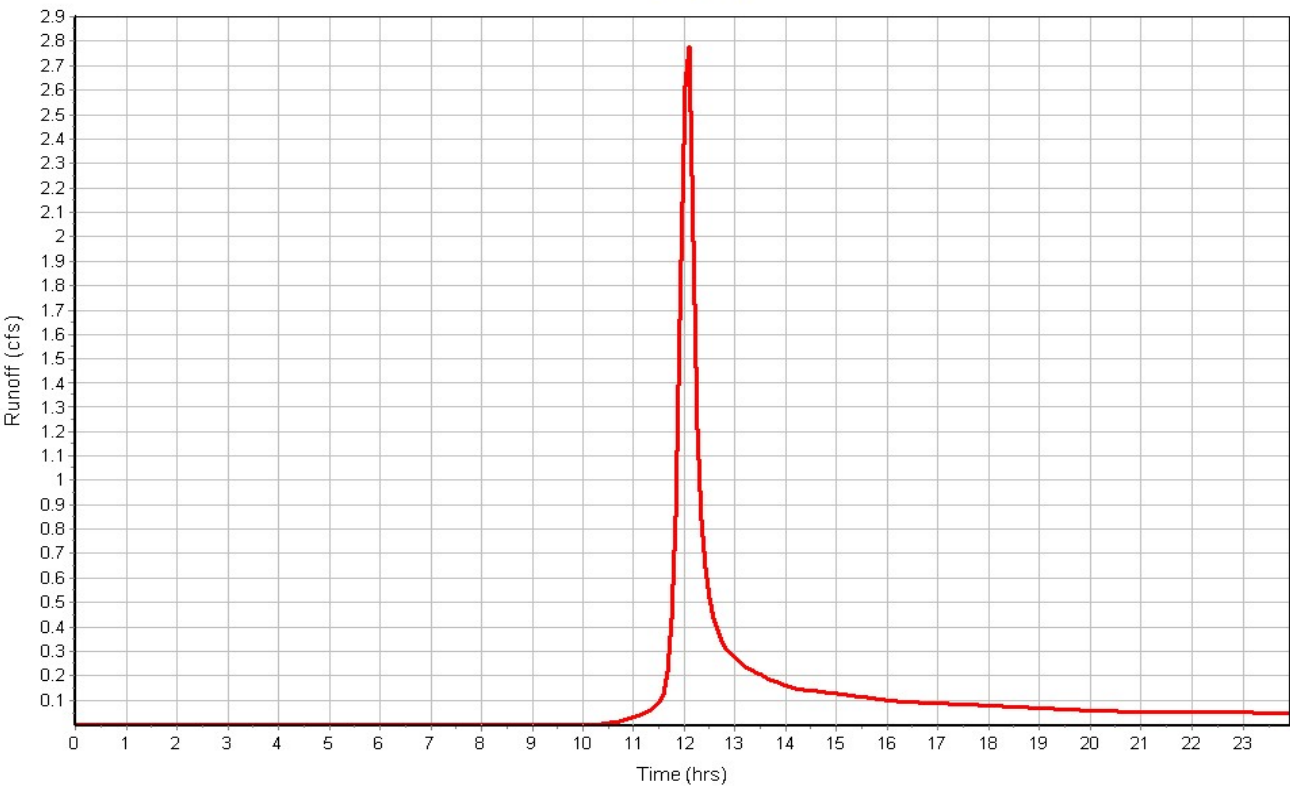
Subbasin Runoff Results

Total Rainfall (in) 3.81
Total Runoff (in) 1.46
Peak Runoff (cfs) 2.86
Weighted Curve Number 74.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : CATCHMENT(O-2)

Input Data

Area (ac) 0.85
Peak Rate Factor 484.00
Weighted Curve Number 74.00
Rain Gage ID 100-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
GrassedBackYards	0.85	C	74.00
Composite Area & Weighted CN	0.85		74.00

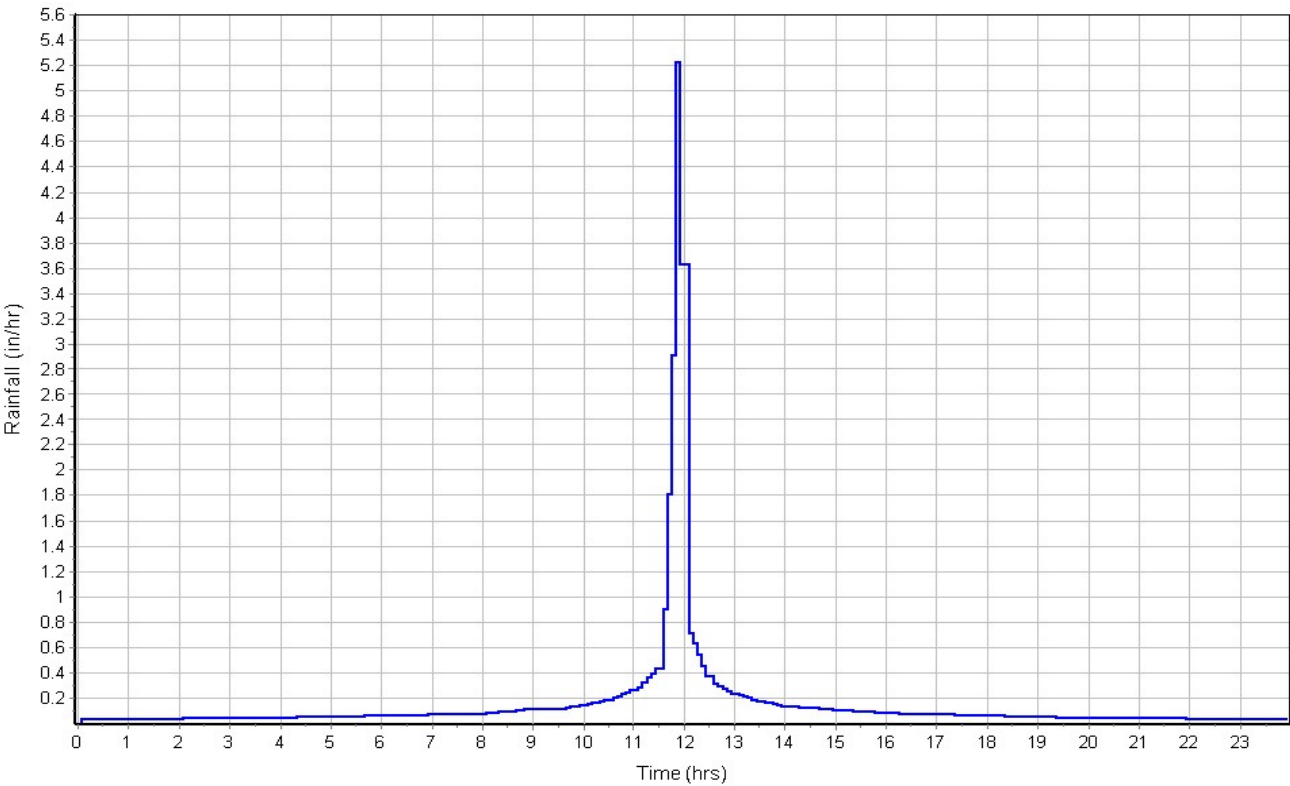
Time of Concentration

User-Defined TOC override (minutes): 15

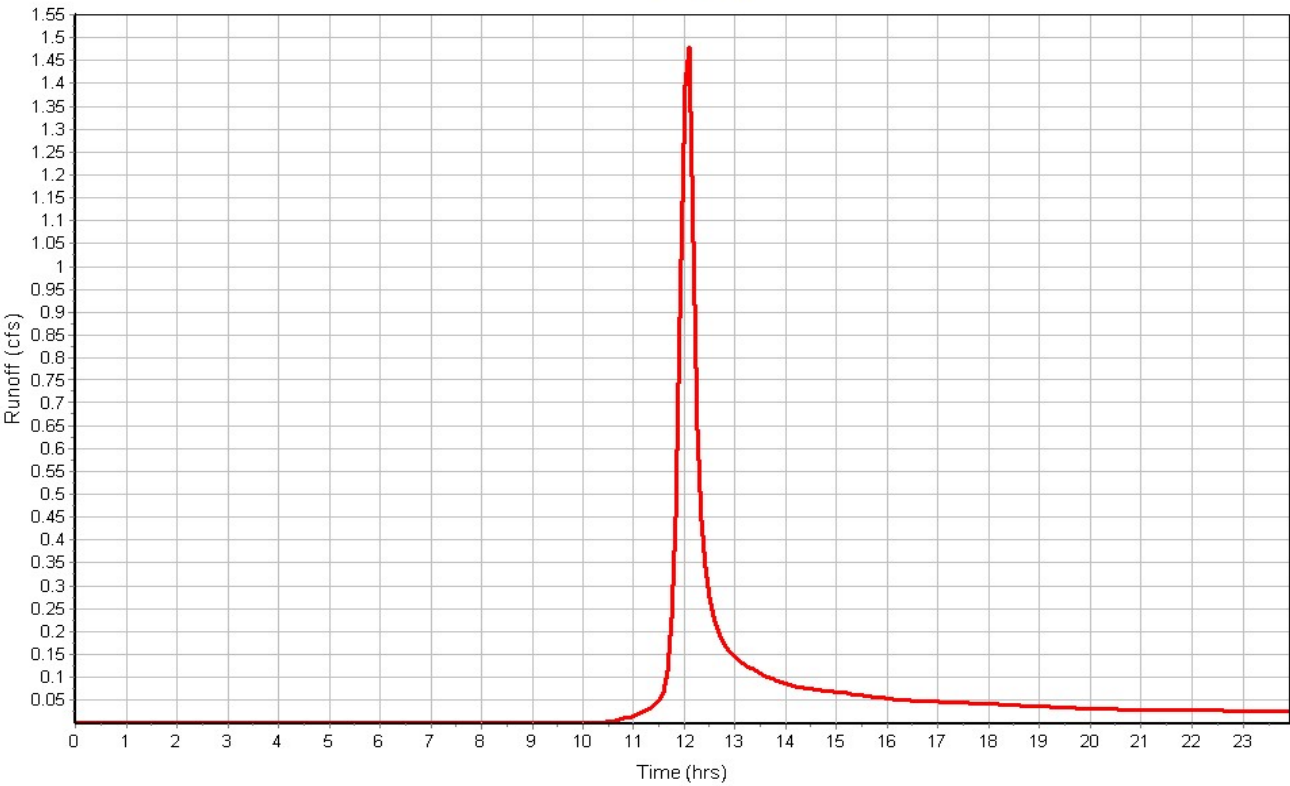
Subbasin Runoff Results

Total Rainfall (in) 3.81
Total Runoff (in) 1.46
Peak Runoff (cfs) 1.52
Weighted Curve Number 74.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph



Project Description

File Name Existing Calcs.SPF

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method SCS TR-55
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Hydrodynamic
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On Apr 08, 2019 00:00:00
End Analysis On Apr 09, 2019 00:00:00
Start Reporting On Apr 08, 2019 00:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

	Qty
Rain Gages	7
Subbasins.....	6
Nodes.....	4
<i>Junctions</i>	0
<i>Outfalls</i>	4
<i>Flow Diversions</i>	0
<i>Inlets</i>	0
<i>Storage Nodes</i>	0
Links.....	0
<i>Channels</i>	0
<i>Pipes</i>	0
<i>Pumps</i>	0
<i>Orifices</i>	0
<i>Weirs</i>	0
<i>Outlets</i>	0
Pollutants	0
Land Uses	0

Rainfall Details

SN	Rain Gage	Data	Data Source	Rainfall	Rain	State	County	Return	Rainfall	Rainfall
ID	Source	ID	Type	Units				Period	Depth	Distribution
								(years)	(inches)	
1		Time Series	100-Year	Cumulative	inches	None	None	100	7.12	SCS Type II 24-hr

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	CATCHMENT(E-1)	18.35	484.00	71.00	7.12	3.83	70.19	53.59	0 00:37:38
2	CATCHMENT(E-2)	4.69	484.00	71.00	7.12	3.83	17.94	22.27	0 00:15:00
3	CATCHMENT(E-3)	7.30	484.00	71.00	7.12	3.83	27.92	34.66	0 00:15:00
4	CATCHMENT(E-4)	1.78	484.00	71.00	7.12	3.83	6.81	8.44	0 00:15:00
5	CATCHMENT(O-1)	1.60	484.00	74.00	7.12	4.15	6.63	8.22	0 00:15:00
6	CATCHMENT(O-2)	0.85	484.00	74.00	7.12	4.15	3.52	4.37	0 00:15:00

Node Summary

SN	Element ID	Element Type	Invert Elevation	Ground/Rim (Max) Elevation	Initial Water Elevation	Surcharge Elevation	Ponded Area	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth Attained	Min Freeboard Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
			(ft)	(ft)	(ft)	(ft)	(ft²)	(cfs)	(ft)	(ft)	(ft)	(days hh:mm)	(ac-in)	(min)
1	E_1_OUTFALL	Outfall	0.00					0.00	0.00					
2	E_2_OUTFALL	Outfall	0.00					0.00	0.00					
3	E_3_OUTFALL	Outfall	0.00					0.00	0.00					
4	E_4_Outfall	Outfall	0.00					0.00	0.00					

Subbasin Hydrology

Subbasin : CATCHMENT(E-1)

Input Data

Area (ac) 18.35
Peak Rate Factor 484.00
Weighted Curve Number 71.00
Rain Gage ID 5-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Meadow	18.35	C	71.00
Composite Area & Weighted CN	18.35		71.00

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$

Where :

T_c = Time of Concentration (hr)
n = Manning's roughness
L_f = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
S_f = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (S_f^{0.5}) (unpaved surface)
V = 20.3282 * (S_f^{0.5}) (paved surface)
V = 15.0 * (S_f^{0.5}) (grassed waterway surface)
V = 10.0 * (S_f^{0.5}) (nearly bare & untilled surface)
V = 9.0 * (S_f^{0.5}) (cultivated straight rows surface)
V = 7.0 * (S_f^{0.5}) (short grass pasture surface)
V = 5.0 * (S_f^{0.5}) (woodland surface)
V = 2.5 * (S_f^{0.5}) (forest w/heavy litter surface)
T_c = (L_f / V) / (3600 sec/hr)

Where:

T_c = Time of Concentration (hr)
L_f = Flow Length (ft)
V = Velocity (ft/sec)
S_f = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n
R = A_q / W_p
T_c = (L_f / V) / (3600 sec/hr)

Where :

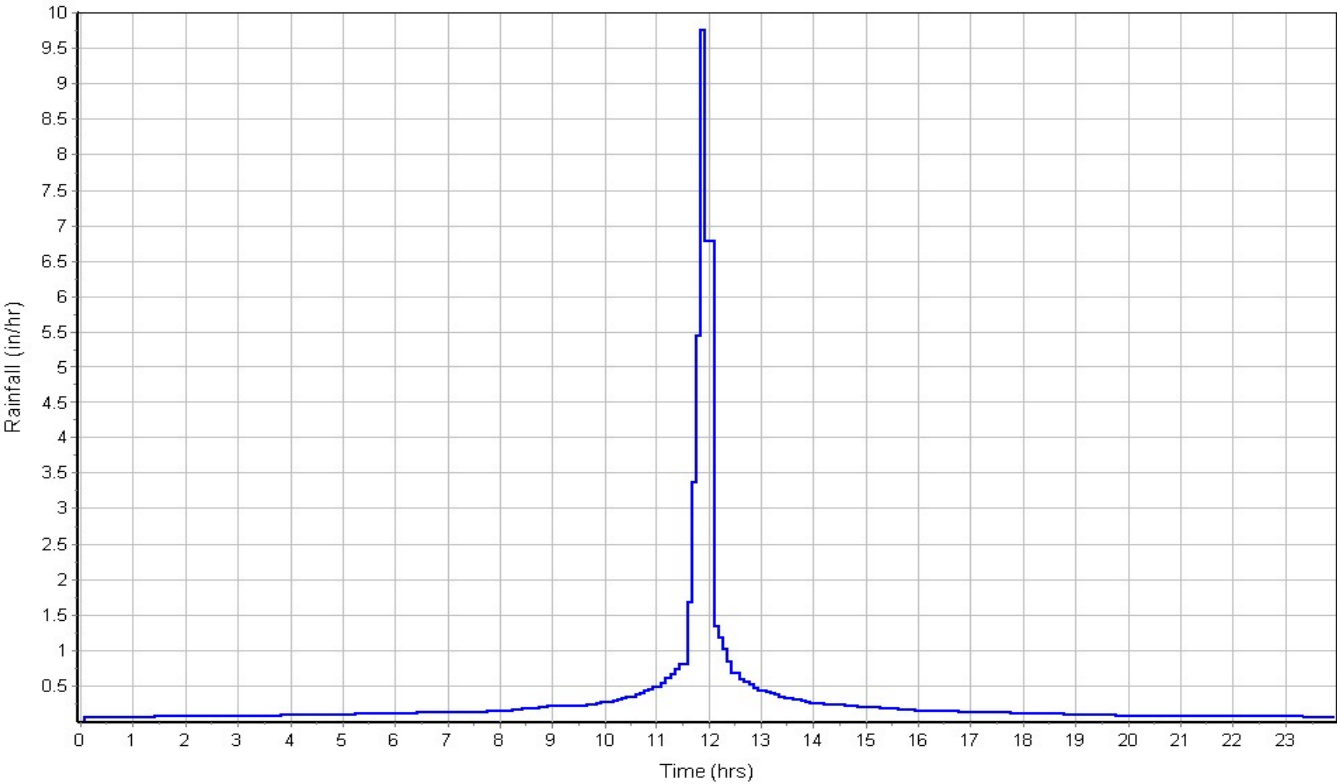
T_c = Time of Concentration (hr)
L_f = Flow Length (ft)
R = Hydraulic Radius (ft)
A_q = Flow Area (ft²)
W_p = Wetted Perimeter (ft)
V = Velocity (ft/sec)
S_f = Slope (ft/ft)
n = Manning's roughness

	Subarea	Subarea	Subarea
	A	B	C
Sheet Flow Computations			
Manning's Roughness :	0.24	0.00	0.00
Flow Length (ft) :	100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
2 yr, 24 hr Rainfall (in) :	3.08	0.00	0.00
Velocity (ft/sec) :	0.10	0.00	0.00
Computed Flow Time (min) :	16.32	0.00	0.00
	Subarea	Subarea	Subarea
	A	B	C
Shallow Concentrated Flow Computations			
Flow Length (ft) :	1100	0.00	0.00
Slope (%) :	1.5	0.00	0.00
Surface Type :	Grass pasture	Unpaved	Unpaved
Velocity (ft/sec) :	0.86	0.00	0.00
Computed Flow Time (min) :	21.32	0.00	0.00
Total TOC (min)	37.64		

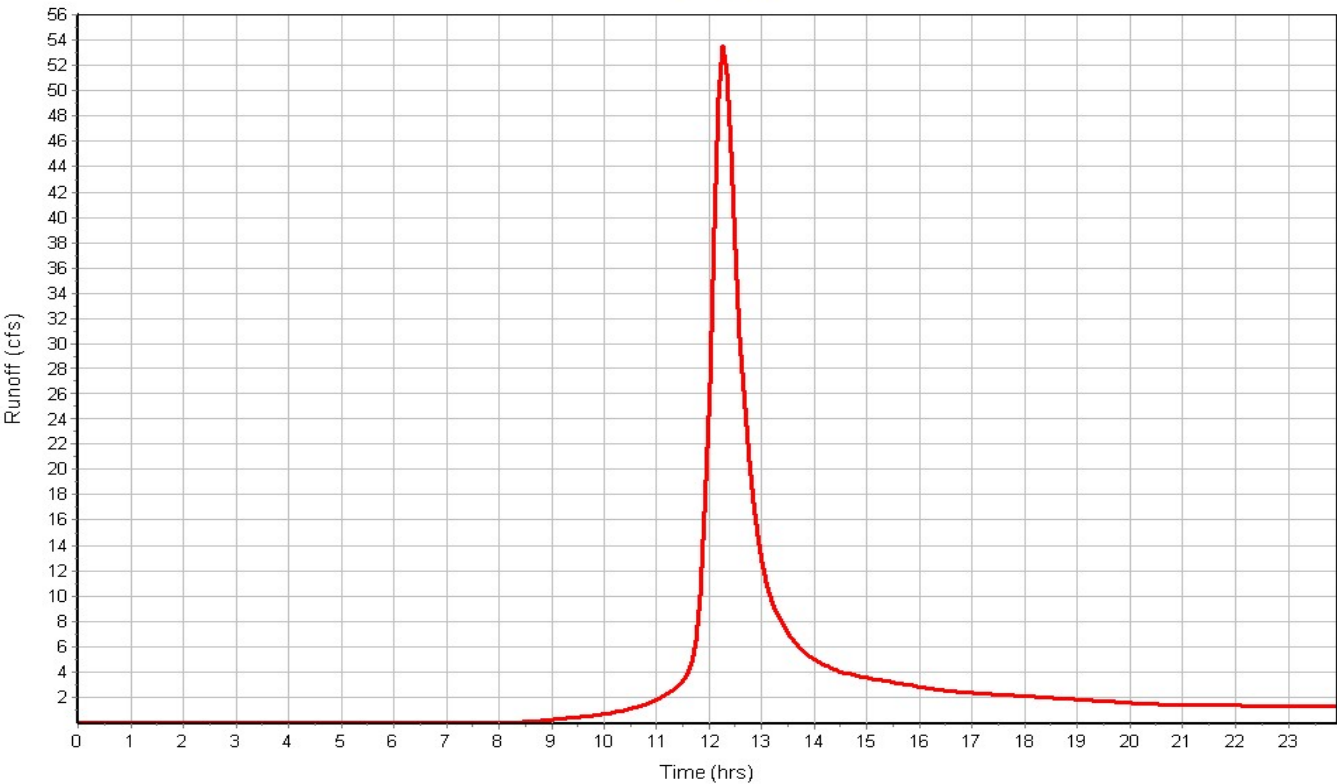
Subbasin Runoff Results

Total Rainfall (in)	7.12
Total Runoff (in)	3.83
Peak Runoff (cfs)	53.59
Weighted Curve Number	71.00
Time of Concentration (days hh:mm:ss)	0 00:37:38

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : CATCHMENT(E-2)

Input Data

Area (ac) 4.69
Peak Rate Factor 484.00
Weighted Curve Number 71.00
Rain Gage ID 5-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Meadow	4.69	C	71.00
Composite Area & Weighted CN	4.69		71.00

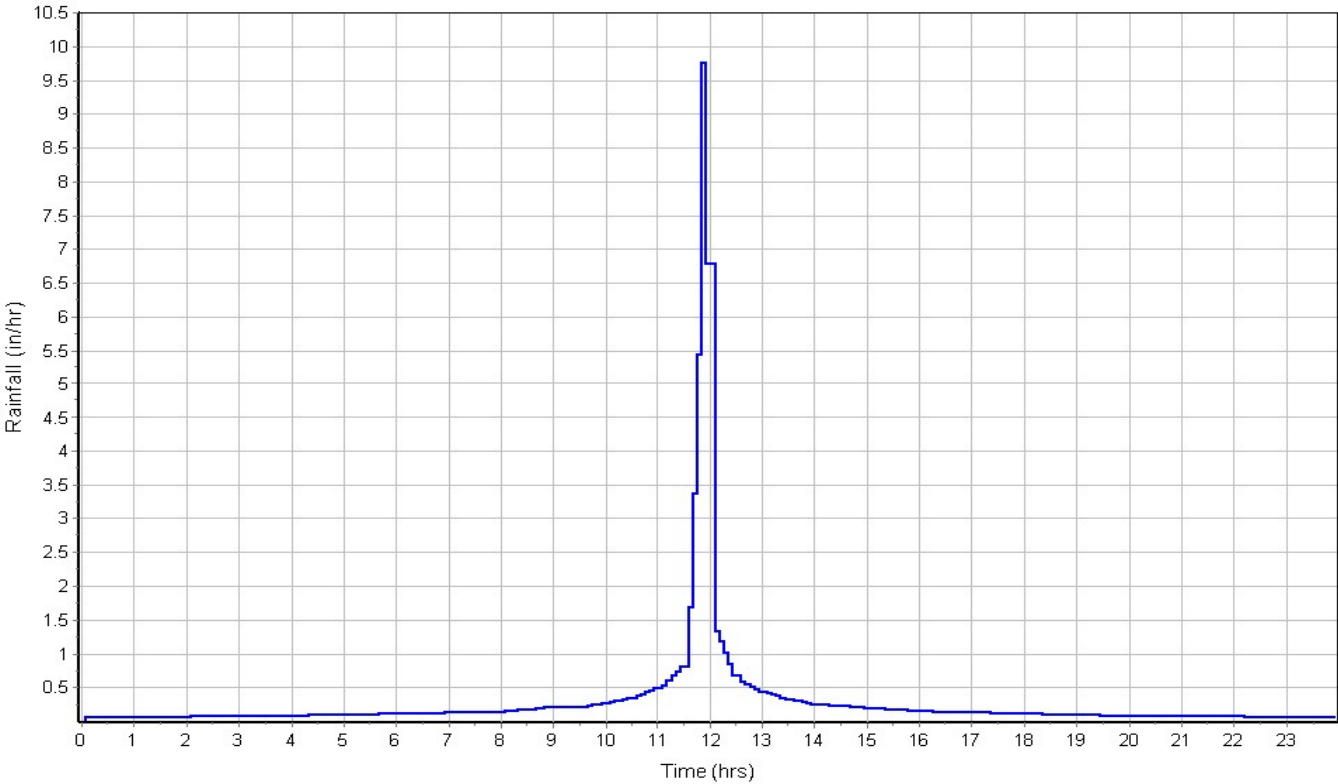
Time of Concentration

User-Defined TOC override (minutes): 15.00

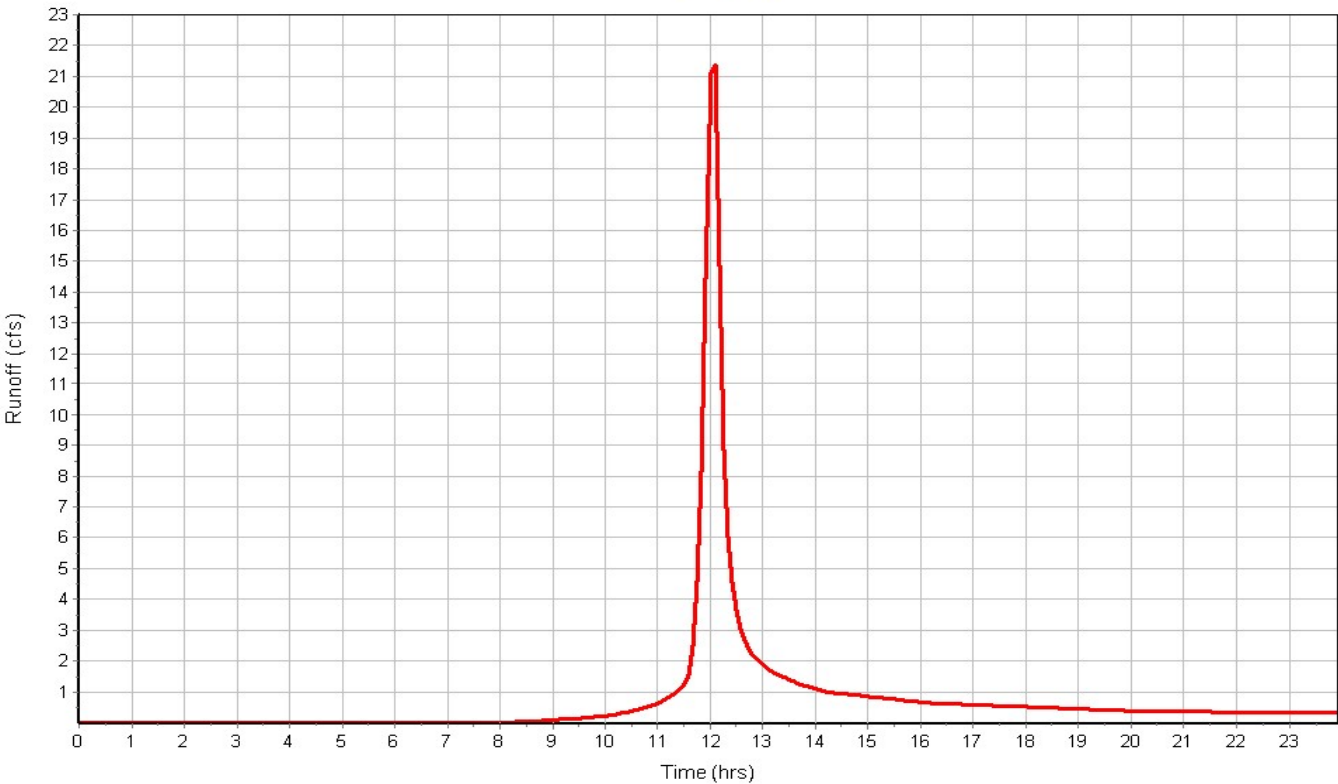
Subbasin Runoff Results

Total Rainfall (in) 7.12
Total Runoff (in) 3.83
Peak Runoff (cfs) 22.27
Weighted Curve Number 71.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : CATCHMENT(E-3)

Input Data

Area (ac) 7.30
Peak Rate Factor 484.00
Weighted Curve Number 71.00
Rain Gage ID 5-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Meadow	7.30	C	71.00
Composite Area & Weighted CN	7.30		71.00

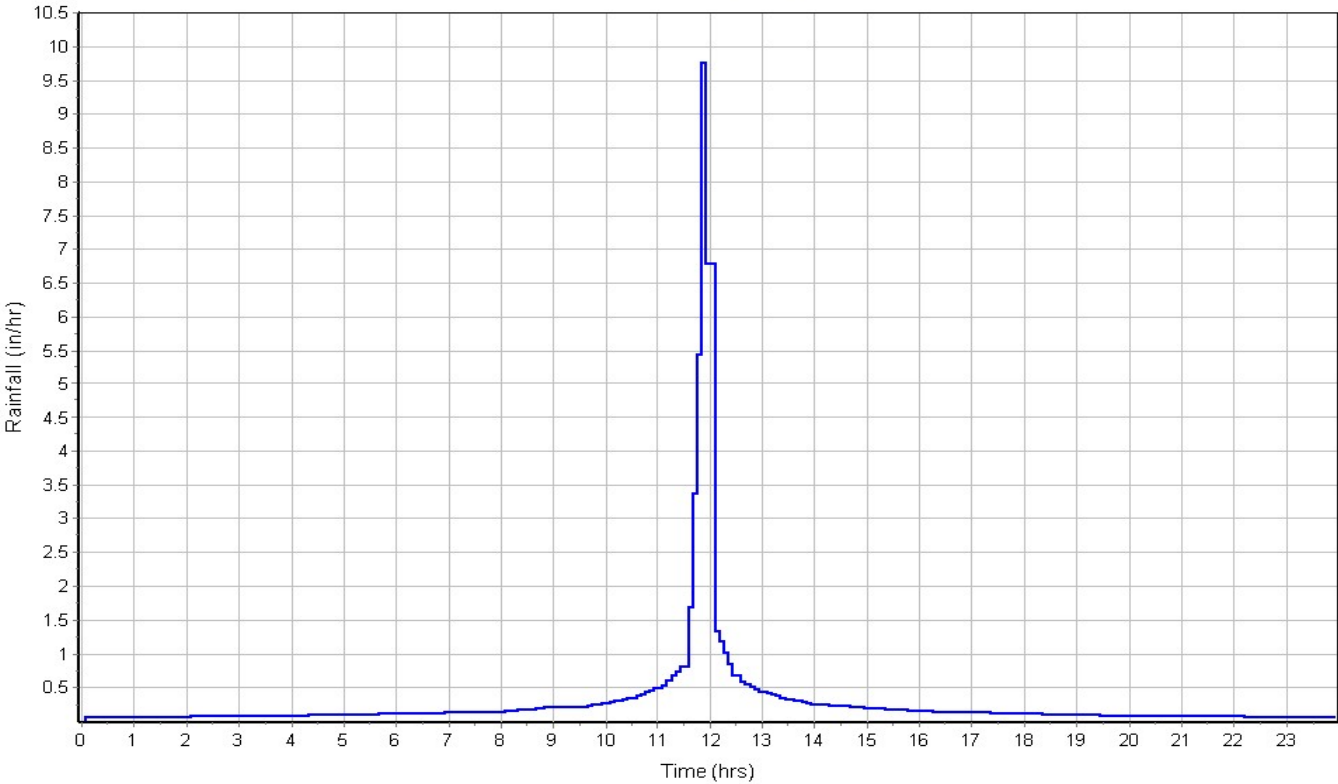
Time of Concentration

User-Defined TOC override (minutes): 15.00

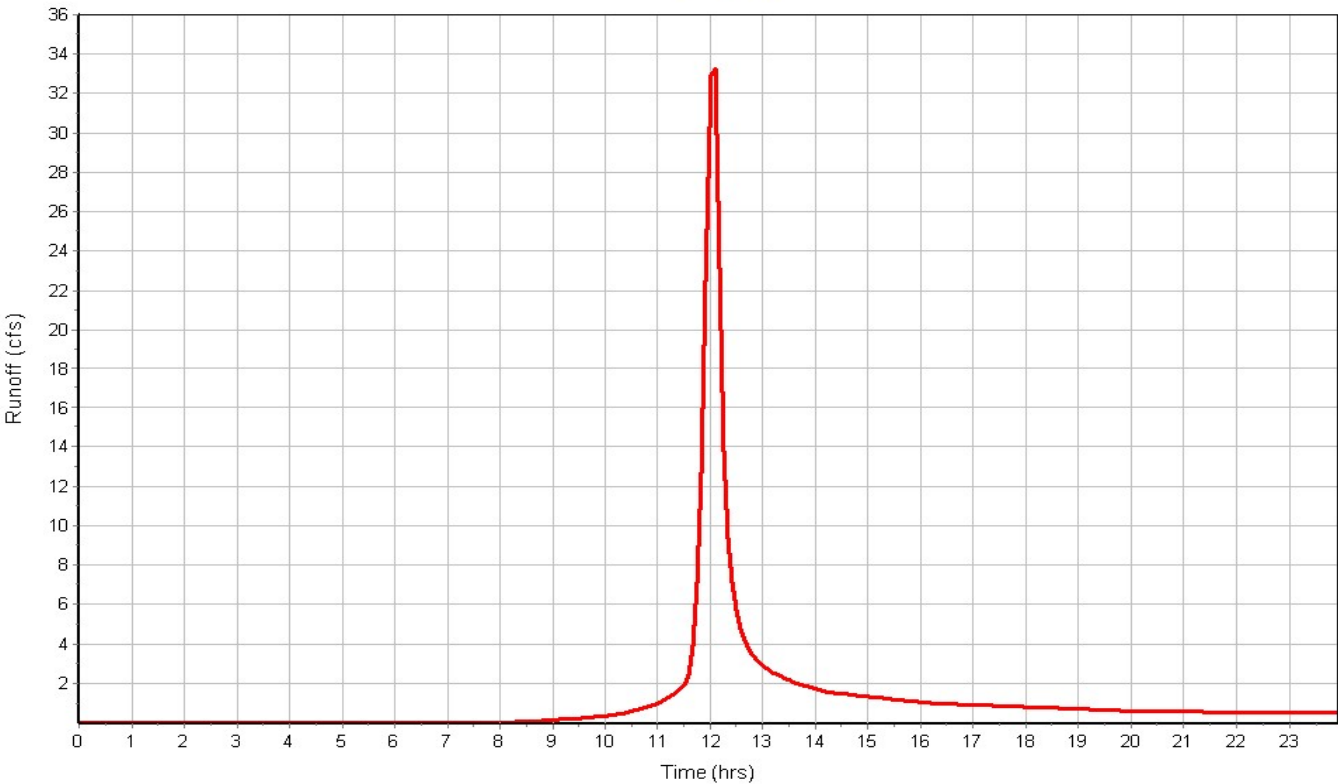
Subbasin Runoff Results

Total Rainfall (in) 7.12
Total Runoff (in) 3.83
Peak Runoff (cfs) 34.66
Weighted Curve Number 71.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : CATCHMENT(E-4)

Input Data

Area (ac) 1.78
Peak Rate Factor 484.00
Weighted Curve Number 71.00
Rain Gage ID 5-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Meadow	1.78	C	71.00
Composite Area & Weighted CN	1.78		71.00

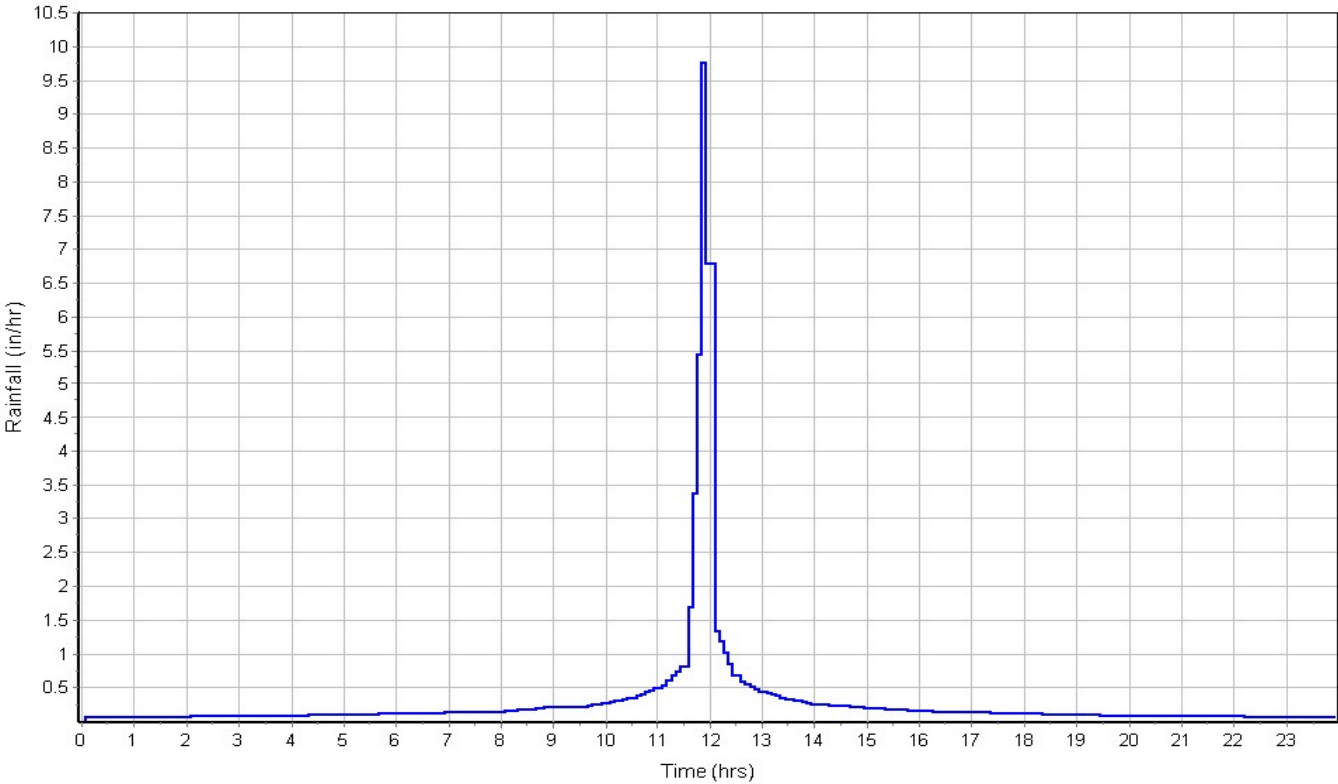
Time of Concentration

User-Defined TOC override (minutes): 15.00

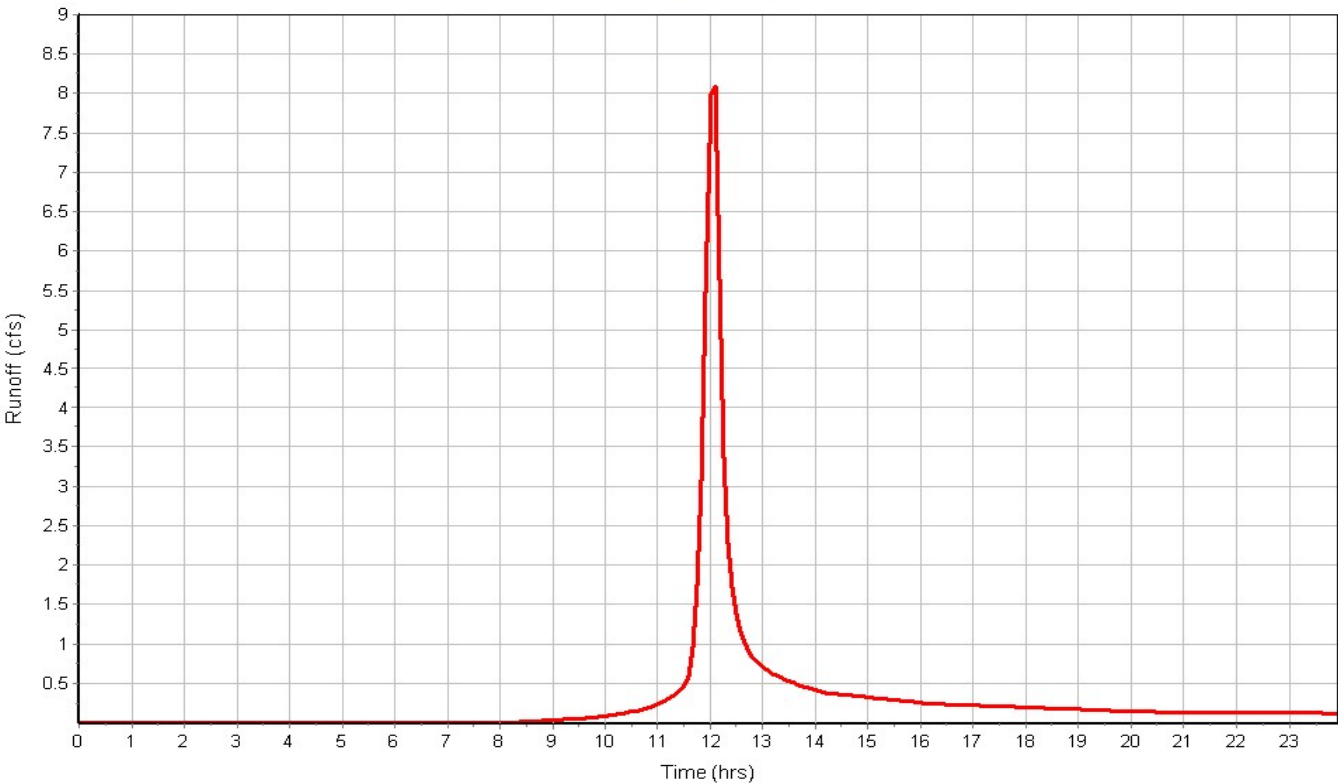
Subbasin Runoff Results

Total Rainfall (in) 7.12
Total Runoff (in) 3.83
Peak Runoff (cfs) 8.44
Weighted Curve Number 71.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : CATCHMENT(O-1)

Input Data

Area (ac) 1.60
Peak Rate Factor 484.00
Weighted Curve Number 74.00
Rain Gage ID 100-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
OffsiteBackYardsGrassed	1.60	C	74.00
Composite Area & Weighted CN	1.60		74.00

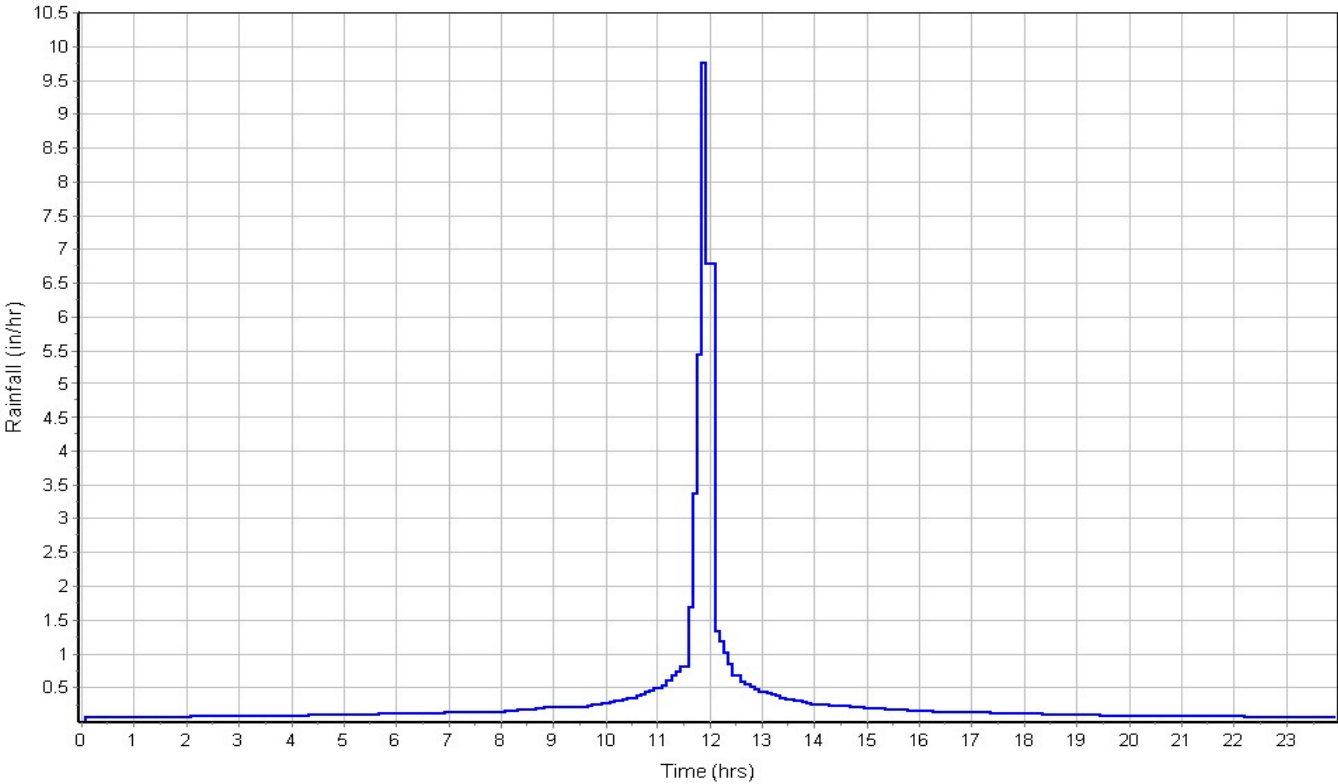
Time of Concentration

User-Defined TOC override (minutes): 15

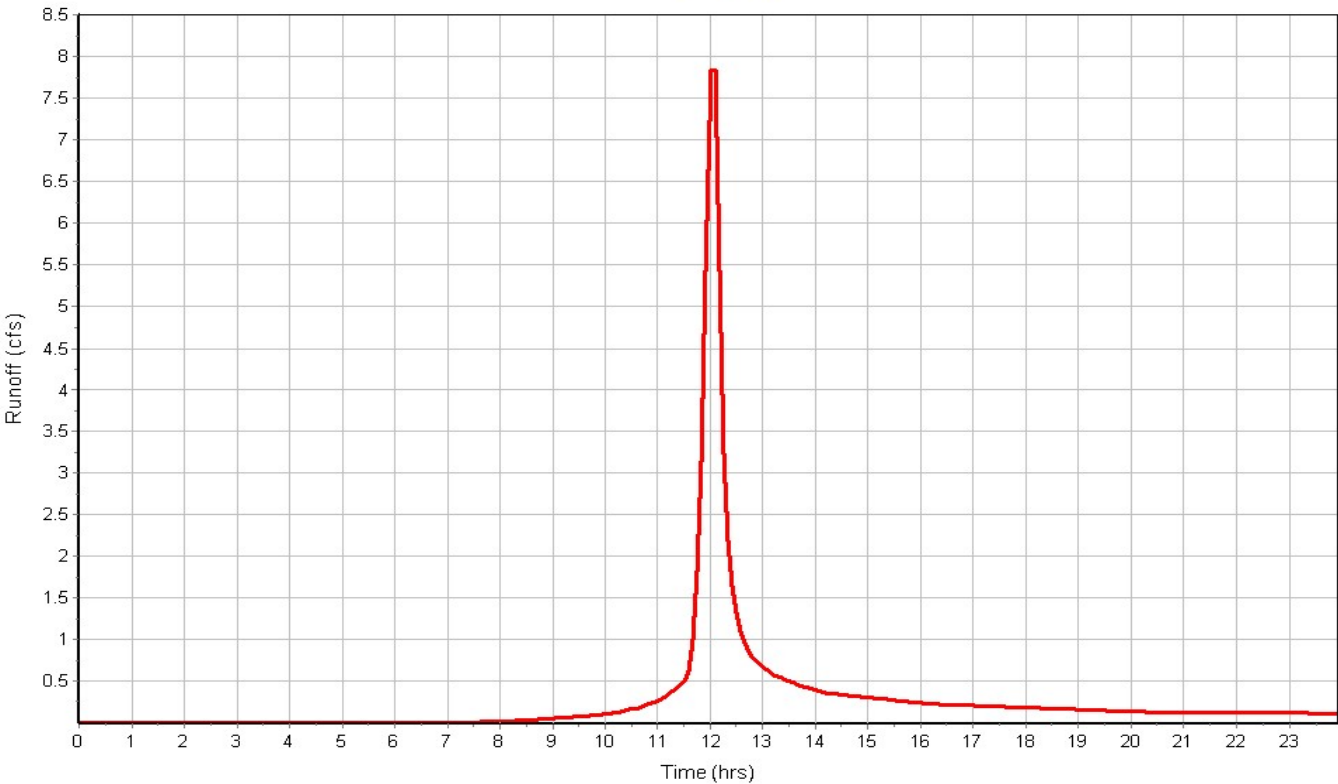
Subbasin Runoff Results

Total Rainfall (in) 7.12
Total Runoff (in) 4.15
Peak Runoff (cfs) 8.22
Weighted Curve Number 74.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : CATCHMENT(O-2)

Input Data

Area (ac) 0.85
Peak Rate Factor 484.00
Weighted Curve Number 74.00
Rain Gage ID 100-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
GrassedBackYards	0.85	C	74.00
Composite Area & Weighted CN	0.85		74.00

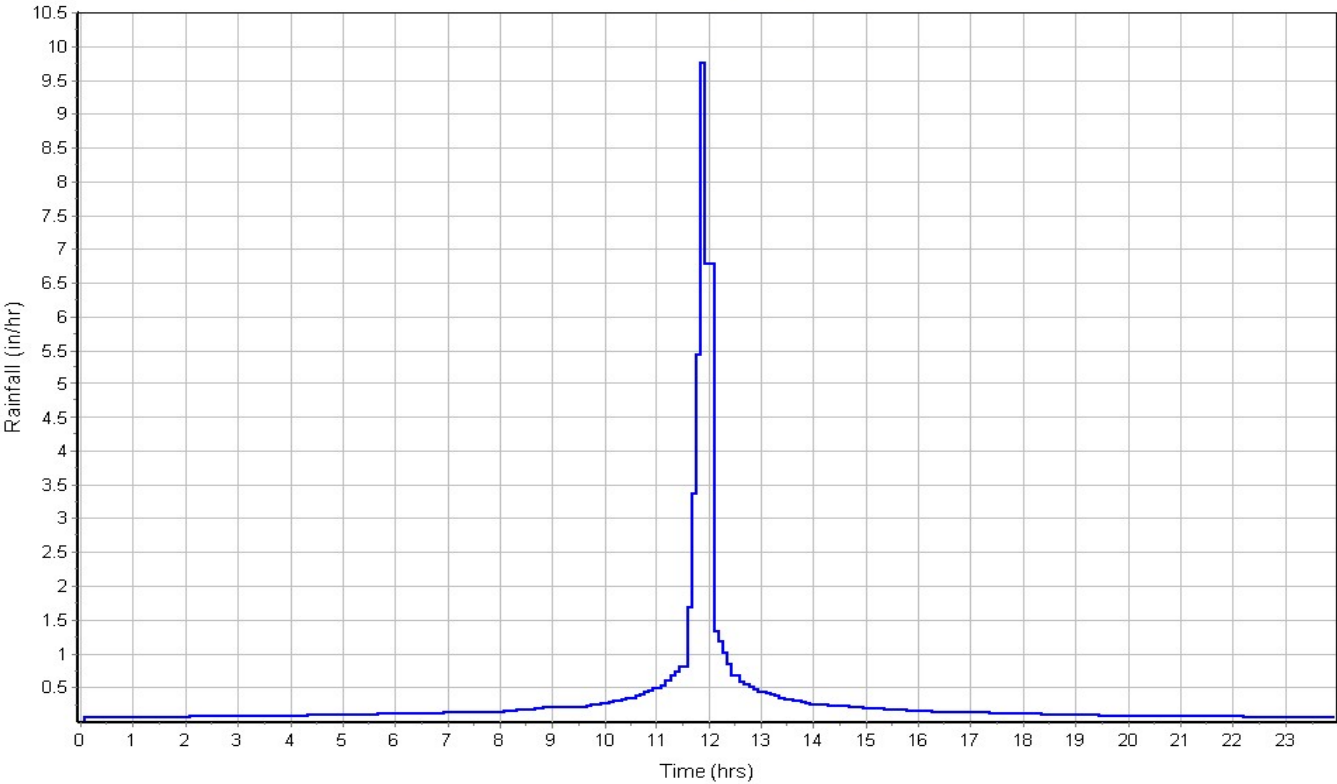
Time of Concentration

User-Defined TOC override (minutes): 15

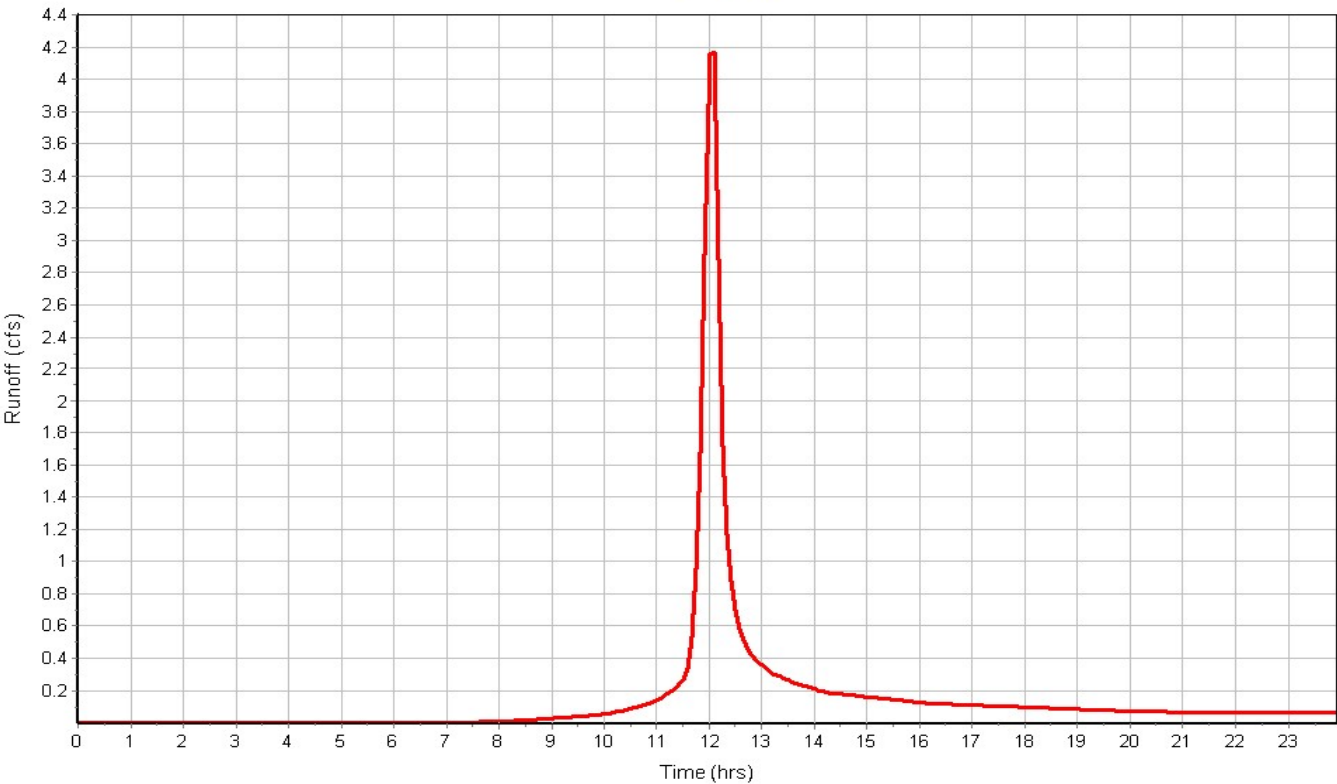
Subbasin Runoff Results

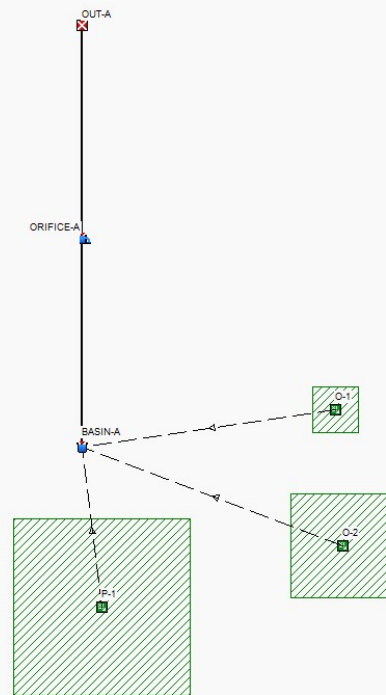
Total Rainfall (in) 7.12
Total Runoff (in) 4.15
Peak Runoff (cfs) 4.37
Weighted Curve Number 74.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph





Project Description

File Name Wisteria Developed 100 yr

Project Options

Flow Units CFS
Elevation Type Elevation
Hydrology Method SCS TR-55
Time of Concentration (TOC) Method SCS TR-55
Link Routing Method Hydrodynamic
Enable Overflow Ponding at Nodes YES
Skip Steady State Analysis Time Periods NO

Analysis Options

Start Analysis On Apr 08, 2019 00:00:00
End Analysis On Apr 09, 2019 00:00:00
Start Reporting On Apr 08, 2019 00:00:00
Antecedent Dry Days 0 days
Runoff (Dry Weather) Time Step 0 01:00:00 days hh:mm:ss
Runoff (Wet Weather) Time Step 0 00:05:00 days hh:mm:ss
Reporting Time Step 0 00:05:00 days hh:mm:ss
Routing Time Step 30 seconds

Number of Elements

Qty
Rain Gages 7
Subbasins 3
Nodes 2
 Junctions 0
 Outfalls 1
 Flow Diversions 0
 Inlets 0
 Storage Nodes 1
Links 1
 Channels 0
 Pipes 0
 Pumps 0
 Orifices 1
 Weirs 0
 Outlets 0
Pollutants 0
Land Uses 0

Rainfall Details

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1		Time Series	100-Year	Cumulative	inches	None	None	100	7.12	SCS Type II 24-hr

Subbasin Summary

SN	Subbasin ID	Area (ac)	Peak Rate Factor	Weighted Curve Number	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of oncentration (s hh:mm:ss)
1	O-1	1.60	484.00	74.00	7.12	4.15	6.63	8.22	0 00:15:00
2	O-2	0.85	484.00	74.00	7.12	4.15	3.52	4.37	0 00:15:00
3	P-1	32.12	484.00	83.00	7.12	5.14	165.14	199.82	0 00:15:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Surcharge Water Elevation (ft)	Ponded Area (ft²)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Total Flooded Volume (ac-in)	Total Time Flooded (min)
1	OUT-A	Outfall	976.40				49.97	976.40		
2	BASIN-A	Storage Node	976.40	981.30	976.40	0.00	204.81	980.24	0.00	0.00

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)
1	ORIFICE-A	Orifice	BASIN-A	OUT-A		976.40	976.40		30.800		49.97

Subbasin Hydrology

Subbasin : O-1

Input Data

Area (ac) 1.60
Peak Rate Factor 484.00
Weighted Curve Number 74.00
Rain Gage ID 10-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
BackYardsGrassed	1.60	C	74.00
Composite Area & Weighted CN	1.60		74.00

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

$$T_c = (0.007 * ((n * L_f)^{0.8})) / ((P^{0.5}) * (S_f^{0.4}))$$

Where :

T_c = Time of Concentration (hr)
n = Manning's roughness
L_f = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
S_f = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (S_f^{0.5}) (unpaved surface)
V = 20.3282 * (S_f^{0.5}) (paved surface)
V = 15.0 * (S_f^{0.5}) (grassed waterway surface)
V = 10.0 * (S_f^{0.5}) (nearly bare & untilled surface)
V = 9.0 * (S_f^{0.5}) (cultivated straight rows surface)
V = 7.0 * (S_f^{0.5}) (short grass pasture surface)
V = 5.0 * (S_f^{0.5}) (woodland surface)
V = 2.5 * (S_f^{0.5}) (forest w/heavy litter surface)
T_c = (L_f / V) / (3600 sec/hr)

Where:

T_c = Time of Concentration (hr)
L_f = Flow Length (ft)
V = Velocity (ft/sec)
S_f = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n
R = A_q / W_p
T_c = (L_f / V) / (3600 sec/hr)

Where :

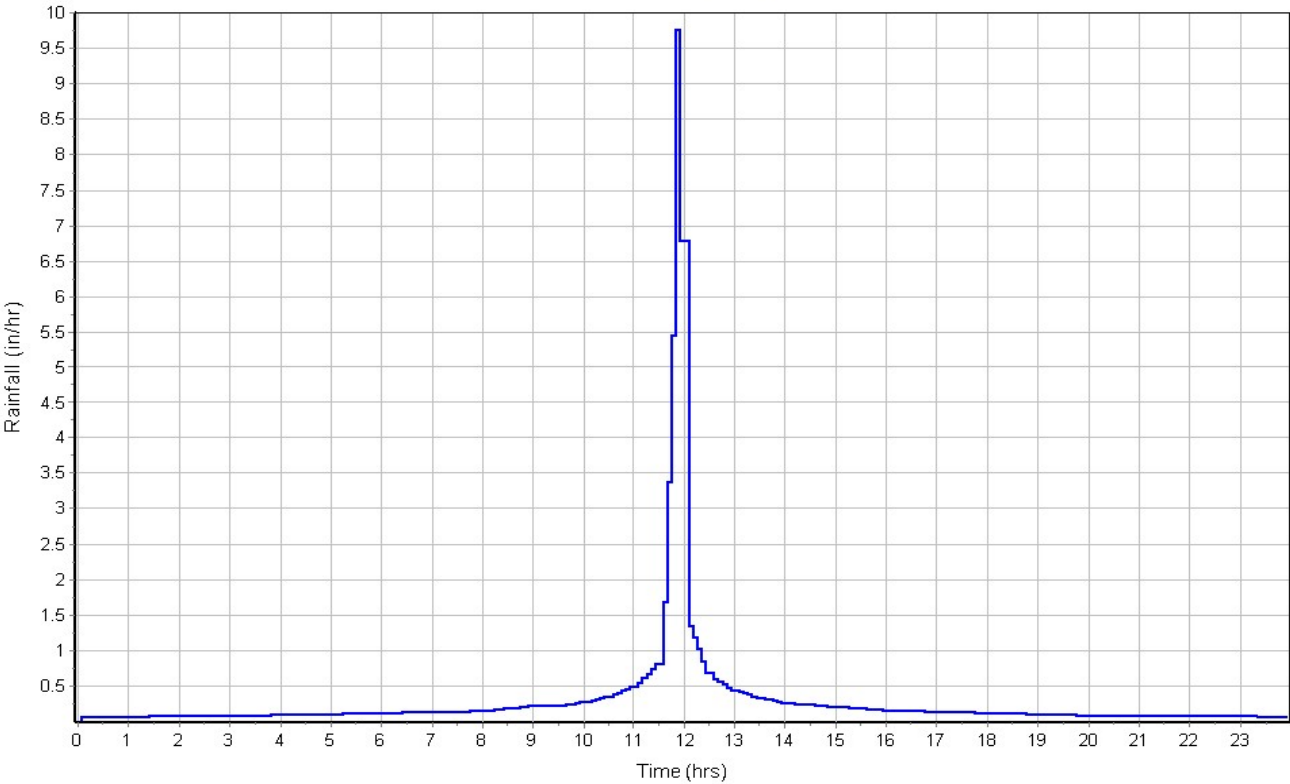
T_c = Time of Concentration (hr)
L_f = Flow Length (ft)
R = Hydraulic Radius (ft)
A_q = Flow Area (ft²)
W_p = Wetted Perimeter (ft)
V = Velocity (ft/sec)
S_f = Slope (ft/ft)
n = Manning's roughness

User-Defined TOC override (minutes): 15.00

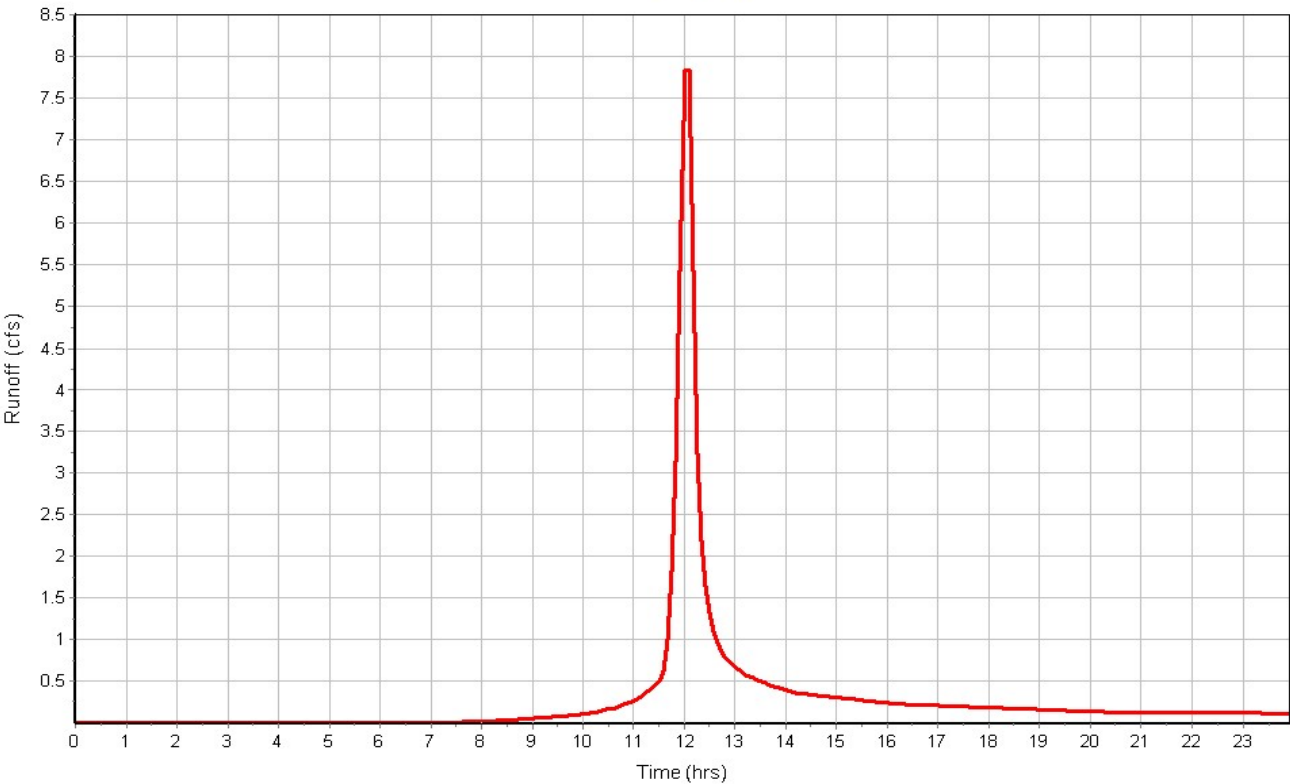
Subbasin Runoff Results

Total Rainfall (in) 7.12
Total Runoff (in) 4.15
Peak Runoff (cfs) 8.22
Weighted Curve Number 74.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : O-2

Input Data

Area (ac) 0.85
Peak Rate Factor 484.00
Weighted Curve Number 74.00
Rain Gage ID 10-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
BackYardsGrassed	0.85	C	74.00
Composite Area & Weighted CN	0.85		74.00

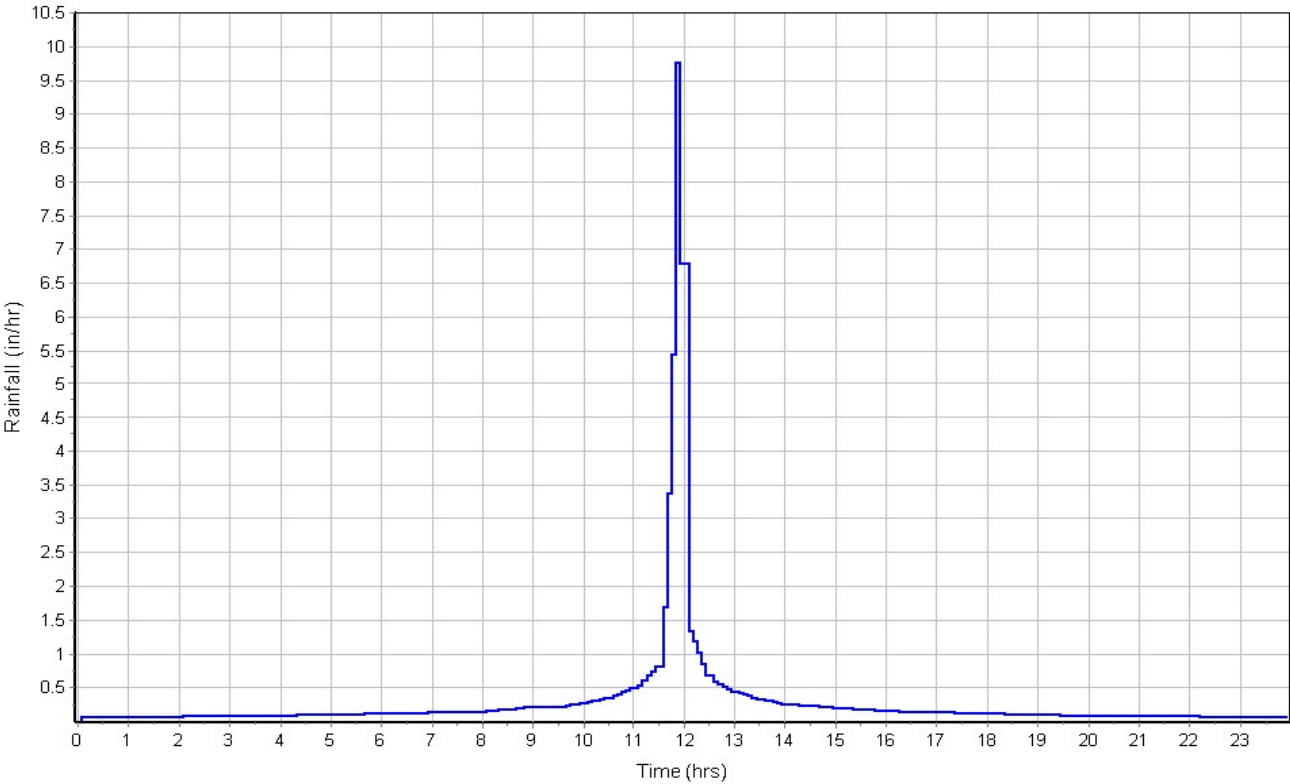
Time of Concentration

User-Defined TOC override (minutes): 15.00

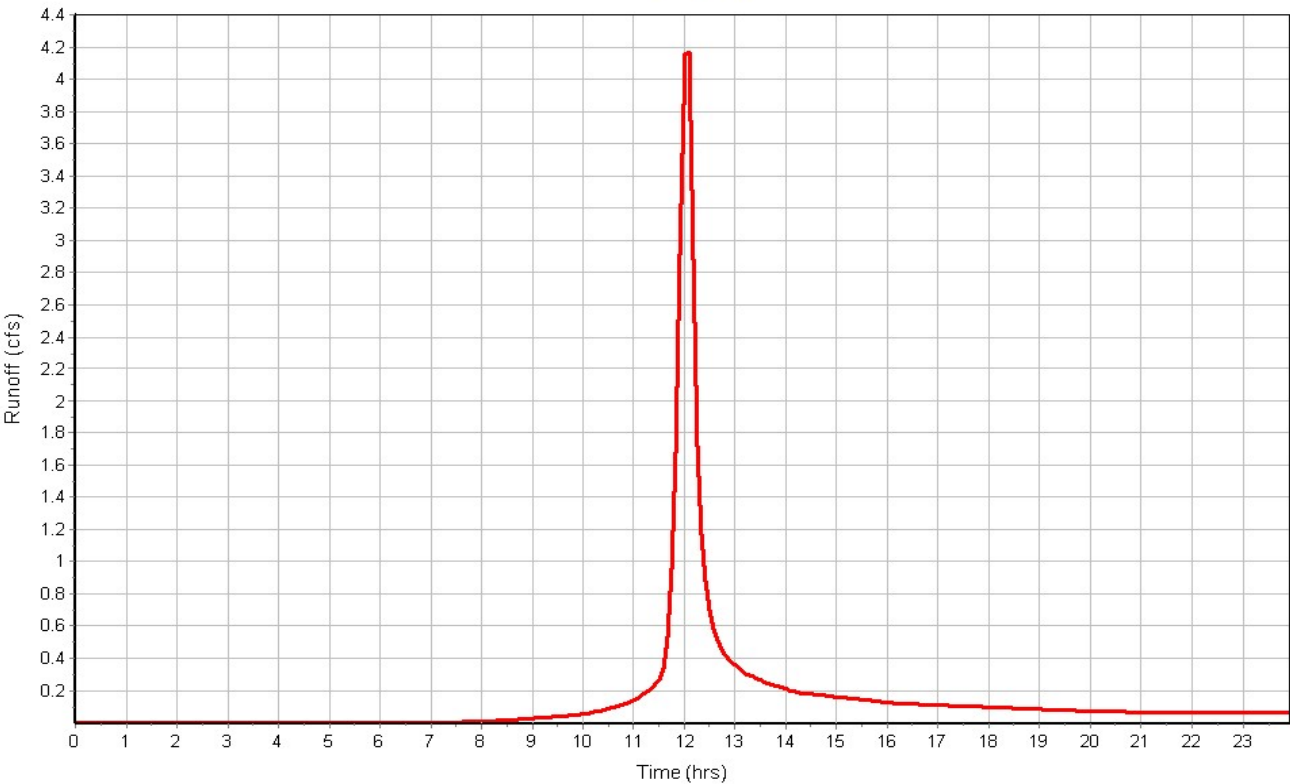
Subbasin Runoff Results

Total Rainfall (in) 7.12
Total Runoff (in) 4.15
Peak Runoff (cfs) 4.37
Weighted Curve Number 74.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph



Subbasin : P-1

Input Data

Area (ac) 32.12
Peak Rate Factor 484.00
Weighted Curve Number 83.00
Rain Gage ID 10-Year

Composite Curve Number

Soil/Surface Description	Area (acres)	Soil Group	Curve Number
1/4 acre lots, 38% impervious	32.12	C	83.00
Composite Area & Weighted CN	32.12		83.00

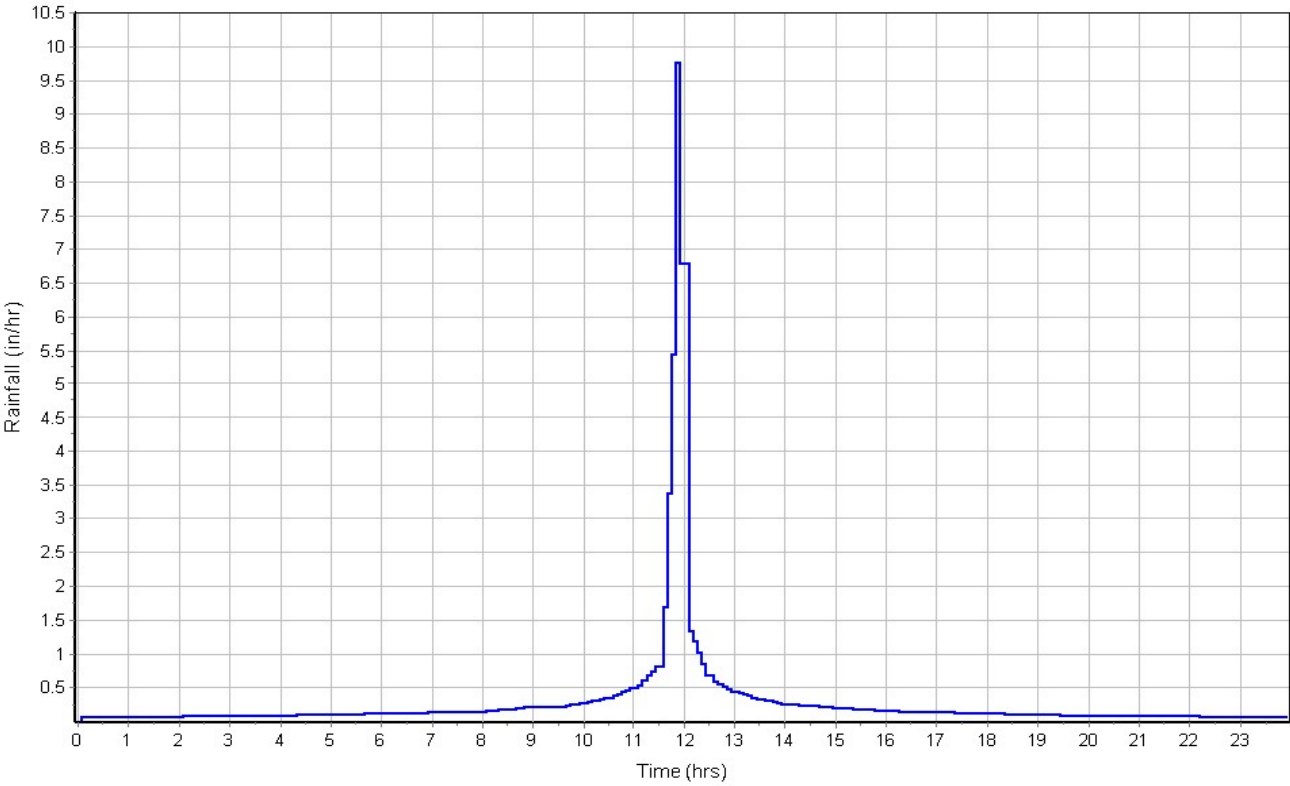
Time of Concentration

User-Defined TOC override (minutes): 15.00

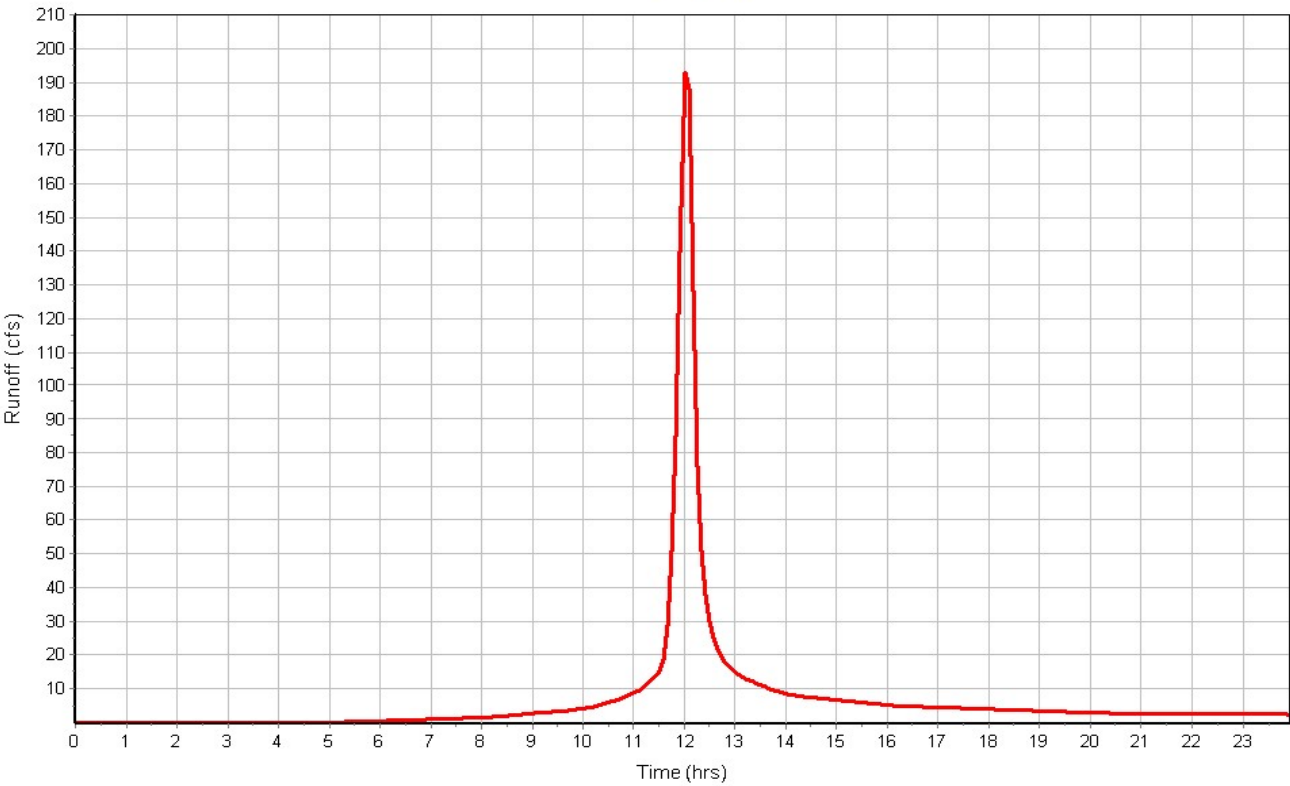
Subbasin Runoff Results

Total Rainfall (in) 7.12
Total Runoff (in) 5.14
Peak Runoff (cfs) 199.82
Weighted Curve Number 83.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

Rainfall Intensity Graph



Runoff Hydrograph



Storage Nodes

Storage Node : BASIN-A

Input Data

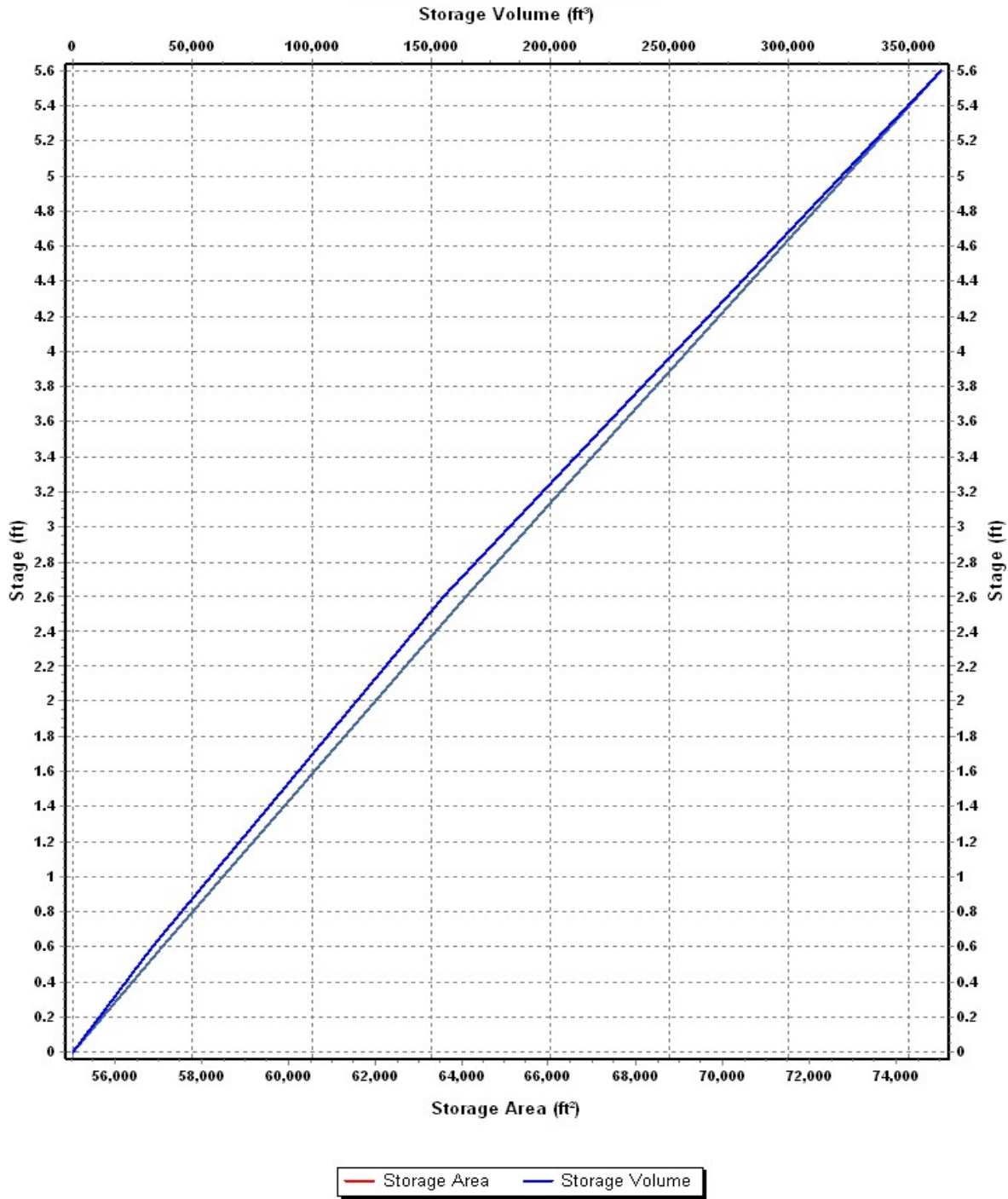
Invert Elevation (ft)	976.40
Max (Rim) Elevation (ft)	981.30
Max (Rim) Offset (ft)	4.90
Initial Water Elevation (ft)	976.40
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

Storage Area Volume Curves

Storage Curve : BasinA

Stage	Storage Area	Storage Volume
(ft)	(ft²)	(ft³)
0	55047.065	0.000
0.6	57103.0763	33645.04
2.6	64103.4729	154851.59
5.6	75028.1829	363549.07

Storage Area Volume Curves



Storage Node : BASIN-A (continued)

Outflow Orifices

SN	Element ID	Orifice Type	Orifice Shape	Flap Gate	Circular Orifice Diameter (in)	Rectangular Orifice Height (in)	Rectangular Orifice Width (in)	Orifice Invert Elevation (ft)	Orifice Coefficient
1	ORIFICE-A	Bottom	CIRCULAR	No	30.80			976.40	0.61

Output Summary Results

Peak Inflow (cfs)	204.81
Peak Lateral Inflow (cfs)	204.81
Peak Outflow (cfs)	49.97
Peak Exfiltration Flow Rate (cfm)	0.00
Max HGL Elevation Attained (ft)	980.24
Max HGL Depth Attained (ft)	3.84
Average HGL Elevation Attained (ft)	976.85
Average HGL Depth Attained (ft)	0.45
Time of Max HGL Occurrence (days hh:mm)	0 12:26
Total Exfiltration Volume (1000-ft³)	0.000
Total Flooded Volume (ac-in)	0
Total Time Flooded (min)	0
Total Retention Time (sec)	0.00

CITY OF BONDURANT
RESOLUTION NO. 220906-193

RESOLUTION APPROVING SANITARY SEWER MASTER PLAN PROPOSAL FOR
PROFESSIONAL SERVICES WITH VEENSTRA & KIMM IN THE AMOUNT OF
\$18,700

WHEREAS the City of Bondurant recognizes the importance proactively planning for critical infrastructure; AND

WHEREAS, the City of Bondurant is located in several natural drainage basins including portions of the Mud Creek, Santiago Creek, Camp Creek and the Muchikinock Creek basins as well as areas that flow directly toward the Skunk River; AND

WHEREAS, City currently has sanitary sewer service available in the Mud Creek basin in the central and western part of the City and service along Santiago Creek from the Urban Service Area Lift Station and trunk sewer; AND

WHEREAS, elevations of the sewers along both Mud Creek and Santiago Creek provide challenges for future sewer service; AND

WHEREAS, creating a sanitary sewer master plan is critical to managing future growth effectively.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the agreement with Veenstra and Kimm in the above-referenced total amount is hereby approved, pending review of legal counsel.

Passed this 6th day of September 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				



August 19, 2022

Marketa Oliver
City Administrator
City of Bondurant
200 Second Street NE
P.O. Box 37
Bondurant, Iowa 50035

BONDURANT, IOWA
SANITARY SEWER MASTER PLAN
PROPOSAL FOR PROFESSIONAL SERVICES

This letter is to present Veenstra & Kimm, Inc.'s proposal to provide professional services to the City of Bondurant to develop a master plan for sewer service for the City of Bondurant.

The City of Bondurant's located in several natural drainage basins including portions of the Mud Creek, Santiago Creek, Camp Creek and the Muchikinock Creek basins as well as areas that flow directly toward the Skunk River. The topography of Bondurant is typical of upland plateau areas and is marked by areas with very limited ground slope. Providing sewer service to these upland areas is often challenging as the distance from the trunk sewers located along creeks to the upland areas along the drainage basin boundaries is greater than can often be accommodated with the normal slope associated with sanitary sewers.

The City currently has sanitary sewer service available in the Mud Creek basin in the central and western part of the City and service along Santiago Creek from the Urban Service Area Lift Station and trunk sewer. The elevations of the sewers along both Mud Creek and Santiago Creek provide challenges for future sewer service.

The elevation of the City's trunk sewer along Mud Creek is governed by the elevation of the north end of the WRA Mud Creek Interceptor. The elevation of the trunk sewer along Santiago Creek is governed by the elevation of the lift station. As previously identified the elevation of the existing trunk sewer along Santiago Creek is shallower than what would be ideal.

In considering sewer service for developing areas there are two basic challenges to address. The first challenge is identifying the preferred method of sewer service. In the upland areas along the boundary between Mud Creek and Santiago Creek. The elevation of the existing sewers may limit the service area and potentially leave some areas that will be very difficult to serve by gravity.

The second challenge is identifying the preferred method of providing service to those areas that are not tributary to the trunk sewers along Mud Creek and Santiago Creek. As the City grows westerly portions of the future growth area are located in the Muchikinock Creek Basin and are tributary by gravity to the Mud Creek Trunk Sewer. As the City grows easterly and northeasterly there will be areas tributary to Camp Creek and the Skunk River that cannot be served by the existing trunk sewers.

The goal of the master plan is to develop a long range plan for providing sewer service to all of the potential areas of development within the City. The plan will also identify areas that can be readily sewered by gravity as well as areas that will require more costly sewer service, such as a lift station. The sanitary sewer master plan will assist the City in determining areas that can cost effectively be sewered as well as areas where the cost for sewer service may impact the viability of certain development projects.

The primary purpose of the master plan is to serve as a guide for the City as it evaluates general development areas and specific development projects. Currently there are areas in and near the City's development corridors that cannot readily be evaluated for sewer service as there is no overall master plan. The intent of the master plan is to provide that comprehensive tool that can be used for both general planning and project specific planning.

The Scope of Services for the master plan will include, but not necessarily be limited to, the following:

1. Update the base map of the existing sewers including elevations, size and capacity.
2. Identify the City's long range planning boundary for purposes of sanitary sewer service.
3. Develop a base map for the master plan area including contours derived from Lidar data.
4. Based on the master planning area identify projected wastewater flows at key locations within the planning area.
5. Based on the topography of the future service areas identify sanitary sewer basins for which sanitary sewer service will be provided.
6. Complete an evaluation of the preferable method of providing sewer service to each of the future sewer service basins, with the goal of providing comprehensive sewer service to each basin.
7. Based on the topography, ground slope and elevations of the existing sewers develop a plan and conceptual elevations for extending sewer service by gravity to any area that can be served by gravity.

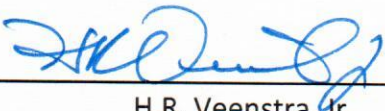
8. For areas that cannot be served by gravity to the existing sanitary sewer, develop a plan to provide sanitary sewer service including the construction of lift stations. The master plan will minimize the use of lift stations and to the extent possible minimize the number of lift stations.
9. Assign preliminary design flows to each of the major trunk sewer segments to guide the City in planning for future sewer service.
10. Develop and present an overall master plan for sanitary sewer service including the location and approximate elevation of various trunk sewers, lift stations and force mains.
11. Preliminarily identify trunk sewers and other facilities the City would anticipate being responsible to construct and identify sewers that would be considered developer driven or implemented sewers. The master plan is not intended to require the City to construct every sewer. The master plan will focus on the placing the City's emphasis on key infrastructure that would impact larger several areas.
12. Develop preliminary cost estimates for proposed trunk sewer improvements in areas where it is anticipated sewer service would be provided by logical extensions of the existing sewer service within the next five to ten years.
13. Identify potential connection fee districts that could be established to fund some, or all, of the major trunk sewers.
14. Prepare drawings and maps illustrating the plan for sewer service in the master plan area.
15. Compile the results of the master plan in a draft report.
16. Review the draft report with representatives of the City.
17. Incorporate appropriate modifications in the draft report.
18. Develop and present the final report on the sanitary sewer master plan.

Veenstra & Kimm, Inc. would propose to begin work on the master plan as soon as authorized. The goal would be to complete the master plan within approximately five months. This timeline would ideally result in the master plan being completed in final form in early 2023.

Veenstra & Kimm, Inc. would propose the fees for services under this agreement for the development of the master plan would be on the basis of the engineer's standard hourly fees plus reimbursement of direct out of pocket costs. The maximum fee for services under this agreement would be \$18,700.

This proposal may be made an agreement by executing this letter agreement as provided and returning one executed copy to Veenstra & Kimm, Inc.

VEENSTRA & KIMM, INC.

By  _____
H.R. Veenstra, Jr.

Accepted this _____ day of _____, 2022.

CITY OF BONDURANT

By _____

Title _____



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

Item No. 8.d.
For Meeting of 9/6/2022
Ordinance

TITLE: - (First Reading) Ordinance Approving the Request for Rezoning From Agricultural (A-1) District to Planned Unit Development (PUD) on Property at Parcel 231/00021-000-108 (Park Side Estates)

CONTACT PERSON:

Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: See Public Hearing Item B above.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this rezoning request during their meeting on August 11, 2022 and voted on recommended approval subject to the following R-5 conditional requirements as authorized by Section 178.06.4.P of the Zoning Code: that all homes shall have basements; that this R-5 rezoning request is tied to the developer, Berkey Home Builders Inc, and the land shall revert back to A-1 if the developer does not construct out the subdivision; and that the developer shall establish a sidewalk or trail connection south to the BRSC/Park Side area and that details of this may be determined during the preliminary platting phase.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

Overview & Highlights of 2022 Ordinance Changes for Industrial Pretreatment & Hauled Waste





Overview of Changes

- Update industrial surcharge rates and other fees
- Other changes = mostly minor; update wording to better reflect current program details
- Give WRA more financial protections for industrial/hailed waste discharges (i.e. bonds)





Ordinance Changes 2022

Division 1 – General Provisions Regarding Industrial Waste

[Sec. 118-316 - Definitions](#)

- Adding 2 definitions: “Non-Significant Categorical Industrial User”
“Waste generator”
- Adding Grimes to the list of participating WRA communities

Division 2 – Wastewater Treatment & Pretreatment

Sec. 118-342 – Discharge Prohibitions

- Adding *Hazardous Waste Pharmaceuticals* to the list



Sec. 118-352 – Fees

- Increasing charges for permit violations
 - Class A permits: \$50 → \$100 per violation
 - Class B permits: \$25 → \$50 per violation
- Increasing trip charges and equipment fees for WRA sampling events
 - Trip charge: \$25 → \$50
 - Equipment fee: \$25 → \$50 (for use of portable samplers)
- Increasing annual permit fees for Industrial Users
 - Class A: \$1,000 → \$1,500
 - Class B: \$400 → \$750
- Removing inspection fees
 - Class A: \$100 → \$0
 - Class B: \$50 → \$0

Factored inspection fees
into new annual permit fees



- Increasing surcharge rates (from Rate Study)

Commencing September 1, 2022 until June 30, 2025, surcharges shall be assessed in accordance with the following rate schedule:

		Surcharge per Pound of Pollutant for the Period:		
		9/1/2022 – 6/30/2023	7/1/2023 – 6/30/2024	7/1/2024 – 6/30/2025
<u>Current Rates</u>	Pollutant			
\$0.16	Total Suspended Solids in excess of 250 mg/l	\$ 0.18	\$ 0.20	\$ 0.22
0.11	BOD or CBOD in excess of 200 mg/l	0.14	0.17	0.21
0.61	TKN in excess of 30 mg/l	0.55	0.49	0.42
0.06	Oil and Grease in excess of 100 mg/l	0.08	0.10	0.11

Commencing on July 1, 2025, surcharge rates shall be annually adjusted as of July 1 of each year to increase two percent per annum rounded to the nearest whole cent.

Division 3 – Industrial Discharge Permits & Reporting Req.

[Sec. 118-368 – Permit applications; baseline monitoring reports, compliance schedules](#)

- Restructuring language to better distinguish various reporting requirements

Division 4 – Enforcement of Industrial WW Regulations

[Sec. 118-401 – Performance and payment bonds](#)

- Gives WRA Director authority to require payment bonds for any waste generator sending its wastewater by truck to the WRF
 - Require a bond before a new waste stream comes to WRF
 - (Currently we do not have the legal ability to do so)

[Sec. 118-402 – Revocation of permit; termination of service](#)

- Gives WRA Director authority to revoke permits/terminate service for a broader range of reasons involving hauled waste & negligent damages

Division 5 – Regulation of FOG Discharge by Food Service Estb.

Sec. 118-428 – Operation, maintenance & cleaning of grease interceptors/grease traps

- Removing the self-cleaning option for FSEs with grease traps
(This service is to be performed by licensed & certified hauler)
- Who does this affect?
 - WRA has provided self-cleaning training to 33 FSEs over the years
 - Training is given to a select 1 or 2 employees
 - Of those 33 FSEs, 18 have already opted to employ certified grease hauler
 - 15 FSEs still have self-cleaning status (but trained employees are likely working elsewhere)
 - In effect, **this impacts 15 FSEs out of over 2,000 FSEs in the metro area**
- WRA's concerns:
 - No record of disposal of grease trap waste (Dumpster?  Mop sink?  Toilet? 
 - High turnover of FSE employees—those trained are likely no longer there
 - Have had FOG issues in sewers downstream of self-cleaning FSEs

- Require onsite cleanout inspections of WRA's certified grease haulers once every 2 years (WRA to observe cleanout procedures)
- Maintain monitoring facilities (grease interceptors & traps) to be readily accessible for inspections and cleanouts
 - Free of building materials, coverings, pavements, etc.



Division 6 – Regulation of Hauled Waste

Sec. 118-452 – Issuance of license; payment bond requirements

- Increasing bond amount for licensed haulers
 - Was \$10,000 for all haulers
- Treatment fees for hauled waste will be increasing as part of Rate Study
- Need to restructure bonds to better cover WRA's treatment liabilities
- *"Bond amounts shall be up to \$100,000 but not less than \$20,000 and structured as follows or as required by the WRA director:"*

<u>Total Monthly Treatment Fees</u>	<u>Surety Bond Amount</u>
< \$10,000	\$20,000.00
\$10,001 - \$20,000	\$40,000.00
\$20,001 - \$40,000	\$60,000.00
> \$40,001	\$100,000.00



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

Item No. 9.a.
For Meeting of 9/6/2022
Discussion Item

TITLE: Discussion of tree at 806 Filmore Avenue, SE

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: A staff report will be presented at the Council meeting for consideration and discussion about a potential tree removal.

FUNDING SOURCE:

STAFF RECOMMENDATION: This is a discussion item.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None