

**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 OCTOBER 3, 2022

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on October 3, 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 September 26, 2022
 - b. Claims List
 - c. Applications for City Council Approval
 - d. - Resolution approving Sankey Summit Plat 3 Final Plat
 - e. - Resolution approving Change Order No. 4 for the emergency detour traffic route signage needed for the Hwy 65 Underpass Project TAP-T-0747(613)—8V-77
 - f. - Resolution affixing a date for a public hearing to consider a text amendment to Section 175.02, 177.15 and 178 of the Zoning Code regarding Home Occupations
 - g. - Resolution approving Pay Request No. 3 to Jenco Construction Inc. For the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$98,255.65
 - h. - Resolution approving Pay Request No. 1 to Synergy Contracting for the Eagle Park Restoration and Ditch #2 Bid Pack #2 in the amount of \$40,992.50
6. Guests requesting to address the City Council
7. Action Items
 - a. - Discussion and possible consideration of a resolution adopting a

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

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

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: <https://us02web.zoom.us/j/85211663912>*

- moratorium on the approval of preliminary plats within Low Density Residential (R-1) and Medium Density Residential (R-2) Zoning Districts
- b. R-220906-192- RETURN TO TABLE - Resolution approving Wisteria Crossing Preliminary Plat
- 8. Discussion Items -
 - a. Discussion of recent State ATV and UTV legislation
 - b. Discussion regarding request for sewer credit from Genesis Homes
- 9. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
- 10. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
- 11. Adjournment

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

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BONDURANT CITY COUNCIL

Minutes

September 26, 2022

Bondurant City Council

1. Roll Call

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

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

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Consent Agenda:

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

a. Approval of City Council Meeting Minutes of September 6, 2022

b. Applications for City Council Approval

c. Claims List

d. Receive and File - 2021 Communications Report

e. Receive and File - Library Board Meeting Minutes of August 3, 2022 & Library Director's Report

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

- f. R-220926-195- Resolution of endorsement regarding the City of Bondurant's application to the Iowa DOT's Federal Recreational Trails (FRT) Program for funding to implement the downtown Chichaqua Valley Trail extension
- g. R-220926-196- Resolution of endorsement for the City of Bondurant's application to the Silos & Smokestacks National Heritage Area's Large Project Grant Program
- h. R-220926-197- Resolution authorizing signature of the Grant Project Cooperative Agreement to allow the City of Bondurant to receive funds under the Iowa DNR's 2022 Community Forestry Grant Program and authorizing staff to take the actions necessary to fulfill the goals of the awarded applications
- i. R-220926-198- Resolution approving updated Water Infrastructure Funding Grant Agreement with the Iowa Finance Authority (Ditch 2 Project)
- j. R-220926-199- Resolution approving Tahoe Purchase for Bondurant Emergency Services in the amount of \$40,382
- k. R-220926-200- Resolution Certifying Population for recently-annexed ground (Gholds)
- l. R-220926-201- Resolution approving Change Order No. 1 with Earth Works for the Ditch #2 Stream Restoration Public Improvements Project in the amount of \$6,760
- m. R-220926-202- Resolution approving Pay Request No. 2 to Jenco Construction Inc. For the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$492,623.58
- n. R-220926-203- Resolution authorizing the execution and delivery of a First Amendment to Loan Agreement with respect to the City's Private College Facility Revenue Bonds (Grand View University Project), Series 2012B and the Execution and deliver of Related Documents.
- o. R-220926-204- Resolution approving Pay Request No. 14 for the Northeast Storm Sewer Public Infrastructure Project (Release of Retainage)

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- p. R-220926-205- Resolution approving Pay Request No. 3 for the Ditch #2 Streambank Restoration Project
- q. R-220926-206- Resolution approving Certificate of Completion for the NE Storm Sewer Project to Absolute Infrastructure
- r. R-220926-207-Resolution approving Change Order No. 3 for the additional traffic route signage needed for the Hwy 65 Underpass Project TAP-T-0747(613)—8V-77
- s. R-220926-208- Resolution approving Employment Agreement
- t. R-220926-209- Resolution Certifying Construction Costs pursuant to Commerce Crossings Development Agreement
Council Member McKenzie questioned item #5n.

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

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

7. **Public Hearing**

- a. Public Hearing to consider plans, specifications, and contract for Franklin Street - 2nd Street, NW to former RR ROW Water Main
Mayor Elrod opened the public hearing at 06:08 PM.
City Engineer Veenstra explained the project to the public and council.
Mayor Elrod closed the public hearing at 06:09 PM.
- b. Public Hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement
Mayor Elrod opened the public hearing at 06:09 PM.
City Engineer Veenstra explained that this is related to the planning and design of the water tower.
Mayor Elrod closed the public hearing at 06:11 PM.
- c. Public hearing regarding adoption of the Building Bondurant Comprehensive Plan
Mayor Elrod opened the public hearing at 06:12 PM.
Chris Shires, Confluence, presented the Building Bondurant

Comprehensive Plan to the public and council.
Mayor Elrod closed the public hearing at 06:43 PM.

8. Action Items

- a. R-220926-210- Resolution awarding the contract and approving the Franklin Street Water Main Project to Thorpe Contracting LLC. in the amount of \$417,550.00
Motion by Pfeffer, seconded by Cox, to Approve R-220926-210. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- b. R-220926-211- Resolution taking additional action with respect to a Water Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of a \$1,205,600 Water Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement)
Motion by Pfeffer, seconded by Cox, to Approve R-220926-211. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- c. R-220926-212- Resolution adopting the Building Bondurant Comprehensive Plan
Motion by Pfeffer, seconded by Driscoll, to Approve R-220926-212. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- d. R-220926-213- Resolution approving Park Side Estates Preliminary Plat
Eric Cannon, Snyder & Associates, presented the preliminary plat to the council.

Motion by Cox, seconded by Sillanpaa, to Approve R-220926-213. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- e. R-220906-192- RETURN TO TABLE - Resolution approving Wisteria Crossing Preliminary Plat
Brandon Stubbs, Stubbs Engineering, explained the sanitary sewer analysis to the council. Cory Bloom, D.R. Horton, discussed the amount of fill needed to build every house with a basement in this development. City Engineer Veenstra spoke about the sanitary sewer analysis and basement feasibility. The council discussed basements, drainage, parkland, etc. with the engineer and developer.

Council Member Pfeffer left at 07:45 PM.

- f. R-220926-214- Resolution approving the Midstates Precast Products site plan expansion project regarding paved parking lot and a new office building

Planning & Community Development Director Murray explained the site plan to the council, which included a paved parking lot, a new office building and landscaping.

Motion by Cox, seconded by McKenzie, to Approve R-220926-214. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 4-0.

- g. R-220926-215- Resolution approving 2514 Robinson Avenue, NE site plan

David Willard, Pelds Design Services, presented the site plan and discussed the landscaping.

Motion by Cox, seconded by McKenzie, to Approve R-220926-215. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 4-0.

- h. R-220926-216- Resolution Approving of the Site Plan at 2300 Shiloh Rose Parkway, SW

James Jones, BL Companies, explained the site plan to the council.

Motion by Cox, seconded by Sillanpaa, to Approve R-220926-216. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 4-0.

9. Discussion Items -

- a. Prairie Point Drainage Issues

Public Works Director Horton, explained the drainage pattern and the issue it is causing in The Cove development. City Engineer Veenstra explained the drainage and how the original development designed the water to flow. The staff and council discussed cost-effective solutions.

- b. Request to remove a tree on city-owned ROW at 1114 Lincoln Street, SE

Public Works Director Horton reported that the business owner across the street requested the tree blocking his sign be removed. The business owner has offered to pay for the removal. Council Member Cox suggested asking the business owner to purchase two trees from the tree sale to plant elsewhere in the community. Public Works Director Horton stated that the tree does cause a visibility issue for

motorists along Highway 65. The council agreed to move forward with the tree removal as long as the business owner replaces the tree in another part of town.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Bondurant family gathering comments, asked council members to start thinking about the upcoming council appointed board appointments for next year.
- b. Council Members
Cox - Upcoming BDI Conference, upcoming Chamber events.
McKenzie - Library Board meets next week, ICON event comments, WRA update.
Sillanpaa - None.
Driscoll - Tree Sale update, Tree Board update, BRAVO update.
- c. Administrator
Updated project maps, and the federal program matched the tree program dollars, upcoming groundbreaking for Eagle Park.
- d. Directors
Sanders - Library update.
Kreuder - Thanked council for approving the purchase of a new duty vehicle, Chief provided an update on the status of the order, update on Prairie Meadows grant for cots.
Horton - Underpass Project update, and other Project updates, new public works employee started.
Murray - None.

11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Motion by Cox, seconded by McKenzie, to Move into closed session at 08:48 PM. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 4-0.

Mayor Elrod closed the closed session at 09:25 PM.

12. Adjournment
Motion by Cox, seconded by McKenzie, to close at 09:25 PM. Vote on Motion 4-0. Motion carried.

ATTEST:

Shelby Hagan, City Clerk

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

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on September 26, 2022, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor



Check Register

Packet: APPKT00663 - PYPKT00348 - OLIVER BACK PAY

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1274	ICMA-RC SERVICES LLC	09/30/2022	Bank Draft	0.00	130.34	DFT0001814
0239	IPERS	09/30/2022	Bank Draft	0.00	341.71	DFT0001815
1832	TREASURER - STATE OF IOWA	09/30/2022	Bank Draft	0.00	239.66	DFT0001816
1512	IRS USATAXPYMT	09/30/2022	Bank Draft	0.00	1,636.81	DFT0001817

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	4	4	0.00	2,348.52
EFT's	0	0	0.00	0.00
	4	4	0.00	2,348.52

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	9/2022	2,348.52
			2,348.52



Payroll Check Register

Checks

Pay Period: 6/1/2022-9/11/2022

Packet: PYPKT00348 - OLIVER BACK PAY
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: PYPKT00348 - OLIVER BACK PAY
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
COLLINS JR, ANTHONY M	9152	09/30/2022	30.00	102978
COLLINS JR, ANTHONY M	9152	09/30/2022	1,671.42	102978
OLIVER, MARKETA S	8403	09/30/2022	300.00	102979
OLIVER, MARKETA S	8403	09/30/2022	1,981.69	102979



Payroll Check Register Report Summary

Packet: PYPKT00348 - OLIVER BACK PAY
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	4	3,983.11
Total	4	3,983.11



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00663 - PYPKT00348 - OLIVER BACK PAY

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 1274 - ICMA-RC SERVICES LLC									Vendor Total:	130.34
INV0002369	Invoice	9/30/2022	9/30/2022	9/30/2022	9/30/2022	130.34	0.00	0.00	0.00	130.34
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 9/30/2022			Bank Draft:	DFT0001814
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
DEFERRED COMPENSATION	Service		0.00	0.00	130.34	0.00	0.00	0.00		130.34
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-050-2130	ICMA-RC				130.34	100.00%				
Vendor: 0239 - IPERS										
INV0002370	Invoice	9/30/2022	9/30/2022	9/30/2022	9/30/2022	341.71	0.00	0.00	0.00	341.71
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 9/30/2022			Bank Draft:	DFT0001815
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
Payroll Contribution	NA		0.00	0.00	341.71	0.00	0.00	0.00		341.71
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2123	IPERS WITHHOLDING				341.71	100.00%				
Vendor: 1512 - IRS USATAXPYMT										
INV0002372	Invoice	9/30/2022	9/30/2022	9/30/2022	9/30/2022	1,636.81	0.00	0.00	0.00	1,636.81
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 9/30/2022			Bank Draft:	DFT0001817
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
Social Security Withholding	NA		0.00	0.00	690.70	0.00	0.00	0.00		690.70
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				690.70	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
Medicare Withholding	NA		0.00	0.00	161.52	0.00	0.00	0.00		161.52
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				161.52	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
Federal Tax Withheld	NA		0.00	0.00	784.59	0.00	0.00	0.00		784.59
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
610-050-2120	FEDERAL WITHHOLDING				98.55	12.56%				
600-050-2120	FEDERAL WITHHOLDING				98.54	12.56%				
110-050-2120	FEDERAL WITHHOLDING				98.54	12.56%				
001-050-2120	FEDERAL WITHHOLDING				488.96	62.32%				
Vendor: 1832 - TREASURER - STATE OF IOWA										
INV0002371	Invoice	9/30/2022	9/30/2022	9/30/2022	9/30/2022	239.66	0.00	0.00	0.00	239.66
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 9/30/2022			Bank Draft:	DFT0001816

Payable Register

Packet: APPKT00663 - PYPKT00348 - OLIVER BACK PAY

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	239.66	0.00	0.00	0.00		239.66
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
610-050-2122	STATE WITHHOLDING				29.04	12.12%				
001-050-2122	STATE WITHHOLDING				152.36	63.57%				
600-050-2122	STATE WITHHOLDING				29.13	12.15%				
110-050-2122	STATE WITHHOLDING				29.13	12.15%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	4	2,348.52	0.00	0.00	0.00	2,348.52	2,348.52	0.00
Grand Total:		2,348.52	0.00	0.00	0.00	2,348.52	2,348.52	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	488.96
001-050-2122	STATE WITHHOLDING	152.36
001-050-2130	ICMA-RC	130.34
Total:		771.66

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	98.54
110-050-2122	STATE WITHHOLDING	29.13
Total:		127.67

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	852.22
112-050-2123	IPERS WITHHOLDING	341.71
Total:		1,193.93

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	98.54
600-050-2122	STATE WITHHOLDING	29.13
Total:		127.67

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	98.55
610-050-2122	STATE WITHHOLDING	29.04
Total:		127.59



Payroll Check Register

Checks

Pay Period: 9/12/2022-9/25/2022

Packet: PYPKT00349 - 9/12-9/25/22 PAID ON 9/30/22

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: PYPKT00349 - 9/12-9/25/22 PAID ON 9/30/22
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	09/30/2022	294.33	102980
BAILEY, BOYCE E	7104	09/30/2022	1,624.13	102981
BERGESON, JOHN W	7121	09/30/2022	1,775.45	102982
BRIGGS, ASHTON S	1511	09/30/2022	822.80	102983
BRUCE, EMMA	3141	09/30/2022	672.50	102984
BUCKLIN, JEFFERY D	1562	09/30/2022	629.59	102985
CARPENTER, JOHN C	5129	09/30/2022	1,577.83	102986
CHAPA, DAISY Y	1584	09/30/2022	832.17	102987
COLLISON, PATRICK F	5103	09/30/2022	2,114.12	102988
CORY, JOHN P	7120	09/30/2022	1,583.02	102989
CRITTENDEN, MATTHEW	1567	09/30/2022	818.93	102990
EHLE, AANNA N	1575	09/30/2022	1,557.63	102991
GERDNER, RONALD L	7122	09/30/2022	1,529.55	102992
HAGAN, SHELBY L	5118	09/30/2022	2,665.81	102993
HARMISON, TROY G	1503	09/30/2022	1,853.48	102994
HIGGINS, DAVID P.	7105	09/30/2022	1,521.72	102995
HORTON, JOHN C	7112	09/30/2022	100.00	102996
HORTON, JOHN C	7112	09/30/2022	3,407.63	102996
HUFF, TIMOTHY J	1559	09/30/2022	1,801.35	102997
HURST, MORGHAN	1570	09/30/2022	510.07	102998
JESS, JENE' N	5123	09/30/2022	3,540.92	102999
JOHNSON, ANNASTASHA	5130	09/30/2022	1,495.73	103000
KENT, RONALD D	7115	09/30/2022	917.07	103001
KING, CHRISTINA M	3143	09/30/2022	864.53	103002
KLINKER-FELD, MICHELL M	3135	09/30/2022	2,152.67	103003
KOOIKER, ASHTON BRENT	7123	09/30/2022	1,418.57	103004
KREUDER, AARON M	1441	09/30/2022	3,537.95	103005
LUING, TIFFANY A	5133	09/30/2022	1,966.34	103006
LUNDQUIST, BRADLEY D	1555	09/30/2022	532.48	103007
MANGUM, MEGAN SUSANNA	3142	09/30/2022	1,393.62	103008
MARSHMAN, CRAIG A	5125	09/30/2022	1,713.22	103009
MILLER, BRODY E	1582	09/30/2022	323.14	103010
MORRIS, REBECCA L	1504	09/30/2022	2,669.63	103011
MURRAY, MARGARET	5126	09/30/2022	3,201.03	103012
OLIVER, MARKETA S	8403	09/30/2022	300.00	103013
OLIVER, MARKETA S	8403	09/30/2022	3,564.95	103013
PEZLEY, ISAAC J	5132	09/30/2022	2,166.37	103014
PHIPPS-BUCKLIN, CHANTEL E	4145	09/30/2022	635.69	103015
REYNOLDS, RAY A	1537	09/30/2022	1,048.66	103016
SANDERS, JILL C	3128	09/30/2022	3,084.93	103017
SCHINCKE, MEGAN	3137	09/30/2022	487.43	103018
SCHINCKE, MEGAN	3137	09/30/2022	1,137.35	103018
SPOERRY, DANIELLE M	1527	09/30/2022	1,454.92	103019
SUMMERS, ALAN C	1534	09/30/2022	1,519.43	103020
VAN HOUTEN, NICOLE M	5121	09/30/2022	1,734.85	103021
WILIMEK, RACHEL R	1580	09/30/2022	1,250.76	103022



Payroll Check Register Report Summary

Packet: PYPKT00349 - 9/12-9/25/22 PAID ON 9/30/22
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	46	71,804.35
Total	46	71,804.35



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00664 - PYPKT00349 - 9/12-9/25/22 PAID ON 9/30/22

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 1274 - ICMA-RC SERVICES LLC									Vendor Total:	357.23
INV0002373	Invoice	9/30/2022	9/30/2022	9/30/2022	9/30/2022	357.23	0.00	0.00	0.00	357.23
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 9/30/2022			Bank Draft:	DFT0001819
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
DEFERRED COMPENSATION	Service		0.00	0.00	357.23	0.00	0.00	0.00		357.23
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-050-2130	ICMA-RC				357.23	0%				
Vendor: 0238 - IOWA WORKFORCE DEVELOPMENT										
INV0002378	Invoice	9/30/2022	9/30/2022	9/30/2022	9/30/2022	241.06	0.00	0.00	0.00	241.06
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 9/30/2022			Bank Draft:	DFT0001824
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
Unemployment Insurance	NA		0.00	0.00	241.06	0.00	0.00	0.00		241.06
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2122	STATE WITHHOLDING				241.06	100.00%				
Vendor: 0239 - IPERS										
INV0002374	Invoice	9/30/2022	9/30/2022	9/30/2022	9/30/2022	580.01	0.00	0.00	0.00	580.01
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 9/30/2022			Bank Draft:	DFT0001820
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	0%				
INV0002375	Invoice	9/30/2022	9/30/2022	9/30/2022	9/30/2022	14,221.77	0.00	0.00	0.00	14,221.77
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 9/30/2022			Bank Draft:	DFT0001821
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
Payroll Contribution	NA		0.00	0.00	3,504.59	0.00	0.00	0.00		3,504.59
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				3,504.59	0%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
Payroll Contribution	NA		0.00	0.00	10,717.18	0.00	0.00	0.00		10,717.18
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				10,717.18	0%				
Vendor: 1512 - IRS USATAXPYMT										
INV0002377	Invoice	9/30/2022	9/30/2022	9/30/2022	9/30/2022	22,951.65	0.00	0.00	0.00	22,951.65
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 9/30/2022			Bank Draft:	DFT0001823

Payable Register

Packet: APPKT00664 - PYPKT00349 - 9/12-9/25/22 PAID ON 9/30/22

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Social Security Withholding	NA		0.00	0.00	12,079.98	0.00	0.00	0.00	12,079.98	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				12,079.98	0%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Medicare Withholding	NA		0.00	0.00	2,825.18	0.00	0.00	0.00	2,825.18	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				2,825.18	0%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Federal Tax Withheld	NA		0.00	0.00	8,046.49	0.00	0.00	0.00	8,046.49	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
741-050-2120	FEDERAL WITHHOLDING				325.53	0%				
110-050-2120	FEDERAL WITHHOLDING				844.99	0%				
670-050-2120	FEDERAL WITHHOLDING				16.23	0%				
001-050-2120	FEDERAL WITHHOLDING				5,396.16	0%				
610-050-2120	FEDERAL WITHHOLDING				693.66	0%				
600-050-2120	FEDERAL WITHHOLDING				769.92	0%				
Vendor: 1832 - TREASURER - STATE OF IOWA										
								Vendor Total:	4,196.01	
INV0002376	Invoice	9/30/2022	9/30/2022	9/30/2022	9/30/2022	4,196.01	0.00	0.00	0.00	4,196.01
State Tax Withholding	AP Bank Code - AP Bank			No	Payment Date: 9/30/2022			Bank Draft:	DFT0001822	
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
State Tax Withholding	NA		0.00	0.00	4,196.01	0.00	0.00	0.00	4,196.01	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
670-050-2122	STATE WITHHOLDING				15.17	0%				
741-050-2122	STATE WITHHOLDING				155.24	0%				
110-050-2122	STATE WITHHOLDING				389.94	0%				
001-050-2122	STATE WITHHOLDING				2,920.26	0%				
600-050-2122	STATE WITHHOLDING				375.63	0%				
610-050-2122	STATE WITHHOLDING				339.77	0%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	6	42,547.73	0.00	0.00	0.00	42,547.73	42,547.73	0.00
Grand Total:		42,547.73	0.00	0.00	0.00	42,547.73	42,547.73	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	5,396.16
001-050-2122	STATE WITHHOLDING	2,920.26
001-050-2130	ICMA-RC	357.23
Total:		8,673.65

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	844.99
110-050-2122	STATE WITHHOLDING	389.94
Total:		1,234.93

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	14,905.16
112-050-2122	STATE WITHHOLDING	241.06
112-050-2123	IPERS WITHHOLDING	14,801.78
Total:		29,948.00

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	769.92
600-050-2122	STATE WITHHOLDING	375.63
Total:		1,145.55

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	693.66
610-050-2122	STATE WITHHOLDING	339.77
Total:		1,033.43

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	16.23
670-050-2122	STATE WITHHOLDING	15.17
Total:		31.40

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	325.53
741-050-2122	STATE WITHHOLDING	155.24
Total:		480.77



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00665 - PAYROLL CORRECTION TO IPERS SPOERRY

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: 488.78

INV0002379	Invoice	9/30/2022	9/30/2022	9/30/2022	9/30/2022	488.78	0.00	0.00	0.00	488.78
BACK PAY FOR SPOERRY	AP Bank Code - AP Bank				No	Payment Date: 9/30/2022		Bank Draft:		DFT0001825

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PAYROLL CORRECTION FOR IPERS SPOERRY	Service	0.00	0.00	488.78	0.00	0.00	0.00	488.78

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-150-6130	IPERS - FIRE		244.39	50.00%
112-160-6130	IPERS - EMS		244.39	50.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	488.78	0.00	0.00	0.00	488.78	488.78	0.00
Grand Total:		488.78	0.00	0.00	0.00	488.78	488.78	0.00

Account Summary

Account	Name	Amount
112-150-6130	IPERS - FIRE	244.39
112-160-6130	IPERS - EMS	244.39
Total:		488.78

Tax Abatement Applications
October 3, 2022
City of Bondurant

Name	Address	Closing Date	Cost
Scott Laubengayer	721 Spruce Street, NW	9/22/2022	\$284,900
Michael Ryan	808 Cherry St NW	6/8/22	\$240,000



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

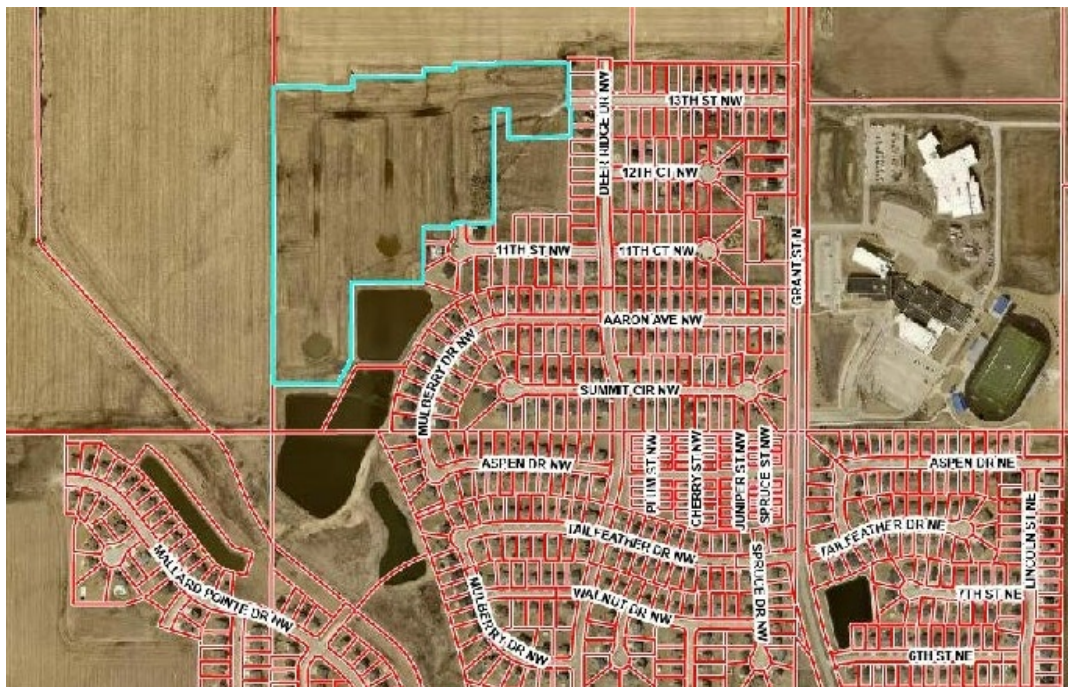
Item No. 5.d.
For Meeting of 10/3/2022
Resolution

TITLE: - Resolution approving Sankey Summit Plat 3 Final Plat

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For review by City Council is approval of the Sankey Summit Phase 3 Final Plat. The developer is Bondurant Lots II, LLC. The plat was submitted by Snyder & Associates. The final plat area contains 81 lots to be used for single-family detached use on 30.99 acres. The final plat area is currently zoned R-2 Medium Density Residential. This preliminary platting area is located west of the existing Sankey Summit Plat 2 subdivision in the area highlighted below:



When considering final plat requests, City Council should take into account the following: the Comprehensive Plan/Future

Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map - the proposed single-family detached use is consistent with the 2022 Future Land Use Map included as part of the Building Bondurant Comprehensive Plan.

Zoning - this property is currently zoned as Medium Density Residential (R-2), so no rezoning is necessary as part of the development review/approval process. The 81 residential lots will range in size from 10,147 SF to 25,347 SF, which meets minimum R - 2 District lot size requirements of 7,500 SF. The final plat shows and notes that all interior lots will be at least 65'-wide, which meets minimum R-2 lot width requirements.

Parkland Dedication – the Sankey Summit Plat 2 Final Plat area included as 4.03-acre parkland area. This 4.08 acres exceeds minimum public parkland dedication requirements necessary for both the Plat 2 and Plat 3 areas.

Streets - the Sankey Summit Phase 2 Preliminary Plat area, which encompasses Sankey Summit Plat 3, required a Traffic Impact Study. Findings of this study noted that Sankey Summit Phase 2 will require no improvements to the existing roadway network.

This Sankey Summit 3 Final Plat area extends 13th Street NW from the east to the western property line of Sankey Summit 3. The final plat also shows Mulberry Drive NW being extended north to intersect 13th Street NW. Mulberry Drive NW will extend to Sankey Summit 3's northern property line. These street extensions are consistent with the approved Sankey Summit Phase 2 Preliminary Plat.

Pedestrian Connections - sidewalks will be constructed on the residential lots at the time the lots are constructed.

Utilities - the Sankey Summit 3 Final Plat shows public utility easements and 7' gas easements for utilities. The Sankey Summit 3 Final Plat shows various private overland flowage easements directed towards Outlot Z. Storm sewer and private overland flowage easements are shown in the rear yards of lots located on Mulberry Drive NW, Lakeview Circle NW and Meadowland Ct NW.

FEMA Floodplain – portions of this Sankey Summit Plat 3 Final Plat area fell within FEMA's 100-year floodplain, however, the developer will be submitting a FEMA Letter of Map Revision (LOMR) request to remove these areas from the 100 year floodplain by providing documentation that the lots have been elevated. This LOMR topic is included as part of the attached City Council resolution.

Stream Buffer Ordinance - this development area is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities -

- City Engineering - Bob Veenstra, City Engineer, reviewed and provided his review comments. No review comments have been received to date regarding the updated final plat.
- Public Works – the attached resolution takes into account that Public Works must inspect the public improvements prior to the City releasing the resolution for recording.
- Emergency Services - no review comments received to date.

FUNDING SOURCE: N/A for final plat approvals.

STAFF RECOMMENDATION: Staff recommends approval of the Resolution regarding the Sankey Summit 3 Final Plat, subject to the Code clarification items included as part of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221003-217
2. Sankey Summit Plat 3 Final Plat

CITY OF BONDURANT
RESOLUTION NO. 221003-217

RESOLUTION APPROVING THE SANKEY SUMMIT PLAT 3 FINAL PLAT

WHEREAS Snyder & Associates, Inc. submitted the Sankey Summit Plat 3 Final Plat;
AND

WHEREAS the owner/developer is Bondurant Lots II, LLC; AND

WHEREAS this is a subdivision within Bondurant's city limits described as follows:

OUTLOT "W" SANKEY SUMMIT PLAT 2, ON OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY, IOWA.

WHEREAS, the Sankey Summit Plat 3 Final Plat area was included as part of the Sankey Summit Phase 2 Preliminary Plat approved by City Council on May 4, 2020; AND

WHEREAS the Sankey Summit Plat 3 Final Plat area is zoned Medium Density Residential (R-2).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Sankey Summit Plat 3 Final Plat is hereby approved subject to the following Code items being addressed and that such items shall be addressed prior to the City releasing this resolution for recording:

1. That all public improvements shall be completed and inspected by the Public Works Director.
2. That the required as-builts shall be submitted to the City.
3. That the FEMA LOMR-F process is completed for all relevant lots.
4. That the 4-year maintenance bonds are submitted.
5. That the developer must pay the NW Sanitary Sewer Connection Fee District invoice
6. That the developer shall prepare the Sankey Summit Park in accordance with Section 180.06.8.E of the Subdivision Code relative to grading, topsoil, and seeding.

Passed this 3rd day of October 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				
Peffer				
McKenzie				
Sillanpaa				

A detailed map of the project location in the Deer Ridge Dr. NW area. The map shows a grid of streets including Meadowlark Ct. NW, Lakeview Cir. NW, Millbark Dr. NW, 11th St. NW, 12th Ct. NW, 11th Ct. NW, 13th St. NW, Deer Ridge Dr. NW, and Grant St. NW. A black dot on 13th St. NW, between Meadowlark Ct. NW and Lakeview Cir. NW, is labeled 'PROJECT LOCATION' with a leader line. The map also shows various residential lots, cul-de-sacs, and a large open area to the east of the project location.

OUTLOT "W", SANKEY SUMMIT PLAT 2, AN OFFICIAL PLAT IN THE CITY OF
BONDURANT, POLK COUNTY, IOWA.

APRIL 18, 2022

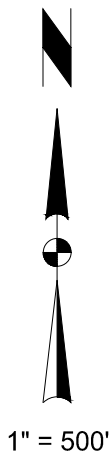
BONDURANT LOTS II, LLC
2400 86TH STREET
URBANDALE, IA 50322
CONTACT: SCOTT TEMPLE
PHONE: (515) 276-3456

R-2: MEDIUM DENSITY RESIDENTIAL DISTRICT

FRONT YARD SETBACK =30'
SIDE YARD SETBACK
ONE AND ONE HALF STORIES 15' TOTAL - 5' MIN. ON EACH SIDE
TWO AND THREE STORIES 15' TOTAL - 7' MIN. ON EACH SIDE
REAR YARD SETBACK =35'
MINIMUM LOT WIDTH =65'
MINIMUM LOT AREA =7,500 SF

1. THE USE OF ANY PUBLIC UTILITY EASEMENT IS SUBORDINATE TO THE CITY OF BONDURANT'S USE OF ITS DESIGNATED EASEMENT AND ANY SUBORDINATE USER OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE ITS UTILITY WHEN NECESSARY TO ACCOMMODATE THE CITY OF BONDURANT'S USE OF THIS EASEMENT.
2. OUTLOT "X" WILL BE DEDICATED TO THE CITY OF BONDURANT.
3. STREET LOTS A, B, C, D, E, F, AND G WILL BE DEDICATED TO THE CITY OF BONDURANT.
4. SEE RECORDED MPE TABLE FOR INDIVIDUAL LOT MINIMUM PROTECTION ELEVATIONS.

30.99 AC (1,349,785 S.F.)



CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C1	1°30'20"	2965.00'	77.90'	38.95'	S84°17'24"W 77.90'
C2	0°36'15"	2965.00'	31.27'	15.63'	N89°48'56"E 31.27'
C3	1°29'18"	2965.00'	77.02'	38.51'	N88°46'09"E 77.02'
C4	1°29'23"	2965.00'	77.10'	38.55'	N87°16'48"E 77.09'
C5	1°29'32"	2965.00'	77.22'	38.61'	N85°47'20"E 77.22'
C6	1°37'55"	2965.00'	84.45'	42.23'	N82°43'17"E 84.44'
C7	81°47'17"	25.00'	35.69'	21.65'	N41°00'42"E 32.73'
C8	97°21'20"	25.00'	42.48'	28.43'	S48°33'37"E 37.55'
C9	2°18'47"	3035.00'	122.52'	61.27'	N83°55'06"E 122.52'
C10	2°23'14"	3035.00'	126.45'	63.24'	N86°16'07"E 126.44'
C11	87°20'41"	25.00'	38.11'	23.87'	N43°47'23"E 34.53'
C12	47°14'19"	34.50'	28.44'	15.09'	N23°30'06"W 27.65'
C13	24°35'14"	60.50'	25.96'	13.18'	N34°49'39"W 25.76'
C14	60°41'19"	60.50'	64.08'	35.42'	N7°48'38"E 61.13'
C15	56°59'49"	60.50'	60.18'	32.85'	N66°39'12"E 57.73'
C16	51°59'40"	60.50'	54.90'	29.50'	S58°51'04"E 53.04'
C17	55°37'22"	60.50'	58.73'	31.91'	S5°02'33"E 56.45'
C18	24°35'14"	60.50'	25.96'	13.18'	S35°03'45"W 25.76'
C19	47°14'19"	34.50'	28.44'	15.09'	S23°44'12"W 27.65'
C20	90°35'41"	25.00'	39.53'	25.26'	S45°10'48"E 35.54'

CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C21	0°35'41"	3035.00'	31.51'	15.75'	N89°49'12"E 31.51'
C22	90°00'00"	25.00'	39.27'	25.00'	N45°07'03"E 35.36'
C23	47°14'19"	34.50'	28.44'	15.09'	N23°30'06"W 27.65'
C24	9°11'51"	60.50'	9.71'	4.87'	N42°31'20"W 9.70'
C25	63°31'50"	60.50'	67.08'	37.46'	N6°09'30"W 63.70'
C26	51°32'00"	60.50'	54.42'	29.20'	N51°22'25"E 52.60'
C27	56°50'52"	60.50'	60.03'	32.74'	S74°26'09"E 57.59'
C28	56°52'36"	60.50'	60.06'	32.76'	S17°34'25"E 57.62'
C29	36°29'29"	60.50'	38.53'	19.94'	S29°06'37"W 37.88'
C30	47°14'19"	34.50'	28.44'	15.09'	S23°44'12"W 27.65'
C31	90°00'00"	25.00'	39.27'	25.00'	S44°52'57"E 35.36'
C32	89°59'58"	25.00'	39.27'	25.00'	S45°07'04"W 35.36'
C33	90°00'00"	25.00'	39.27'	25.00'	S44°52'57"E 35.36'
C34	90°00'00"	25.00'	39.27'	25.00'	S45°07'03"W 35.36'
C35	90°00'00"	25.00'	39.27'	25.00'	N44°52'57"W 35.36'
C36	0°58'52"	2965.00'	50.77'	25.39'	S89°37'37"W 50.77'
C37	1°23'31"	2965.00'	72.03'	36.02'	S88°26'26"W 72.03'
C38	1°23'36"	2965.00'	72.11'	36.05'	S87°02'52"W 72.10'
C39	1°23'44"	2965.00'	72.22'	36.11'	S85°39'12"W 72.22'
C40	2°29'44"	2965.00'	129.15'	64.58'	S83°42'28"W 129.14'

CURVE TABLE					
CURVE NO.	Δ	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/LENGTH
C41	82°20'28"	25.00'	35.93'	21.86'	S41°17'17"W 32.92'
C42	98°12'43"	25.00'	42.85'	28.87'	N48°59'18"W 37.80'
C43	2°01'52"	3035.00'	107.59'	53.80'	S82°55'16"W 107.59'
C44	1°21'56"	3035.00'	72.33'	36.17'	S84°37'10"W 72.33'
C45	1°21'46"	3035.00'	72.19'	36.10'	S85°59'01"W 72.19'
C46	1°21'39"	3035.00'	72.09'	36.04'	S87°20'44"W 72.08'
C47	1°21'35"	3035.00'	72.02'	36.01'	S88°42'21"W 72.02'
C48	0°43'55"	3035.00'	38.77'	19.38'	S89°45'06"W 38.77'
C49	8°12'43"	3000.00'	429.98'	215.36'	N86°00'42"E 429.61'
C50	1°26'13"	3460.25'	86.78'	43.39'	N89°20'09"E 86.77'
C51	6°30'20"	3022.59'	343.20'	171.79'	N85°10'16"E 343.02'
C52	1°02'36"	3035.00'	55.27'	27.64'	N89°00'04"E 55.27'
C53	1°01'02"	3035.00'	53.88'	26.94'	N87°58'15"E 53.88'
C54	0°51'23"	3035.00'	45.36'	22.68'	N82°20'01"E 45.36'
C55	0°33'15"	2965.00'	28.68'	14.34'	N82°10'58"E 28.68'
C56	8°12'43"	3000.00'	429.98'	215.36'	N86°00'42"E 429.61'

Survey
Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line



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

Erin D. Griffin, PLS	Date
License Number 19710	
My License Renewal Date is December 31, 2023	

Pages or sheets covered by this seal:
1-4 OF 4

SANKEY SUMMIT PLAT 3

FINAL PLAT

BONDURANT, IA

SNYDER & ASSOCIATES, INC.

ANKENY, IOWA 50023

ANKENY, IOWA 50023

ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Project No. 121 0740 01

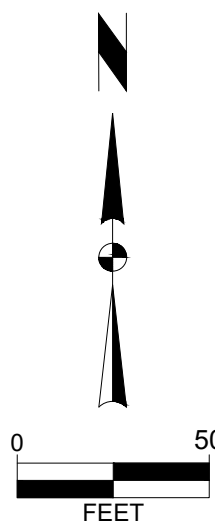
Sheet 1 OF 4



SNYDER
& ASSOCIATES

Project No: 121.0740.01

Sheet 1 OF 4



SANKEY SUMMIT PLAT 3

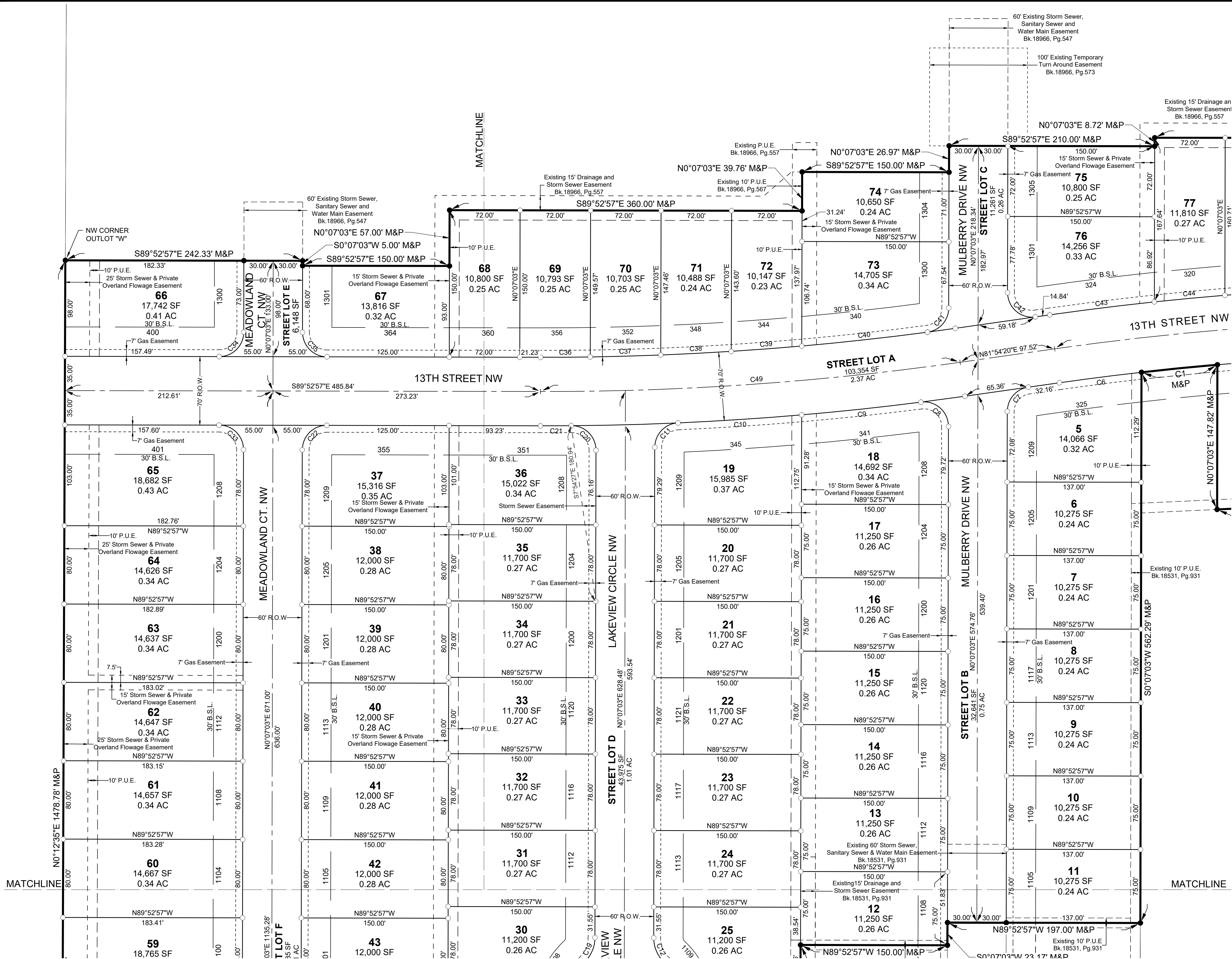
FINAL PLAT

BONDURANT, IA

SNYDER & ASSOCIATES, INC. |

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

V:\projects\2021\121.0740 SANKEY SUMMIT PLAT 3.dwg JEREMY W MCCORMICK, FINAL PLAT 2/20/2021 9:33 AM, ANSI FULL BLEED (24.00 X 22.00 INCHES)



SANKEY SUMMIT PLAT 3

FINAL PLAT



Project No: 121.0740.01

Sheet 3 OF 4

BONDURANT, IA

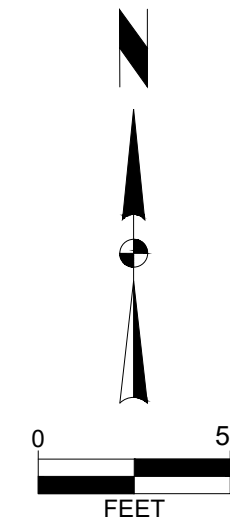
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REVISION	DATE	BY
3	9-29-22	JWM
2	9-14-22	JWM
1	08-31-22	JWM
MARK	REVISION	DATE
Engineer: EDG	Checked By: EDG	Scale: 1" = 50'
Technician: JWM	Date: 07-13-22	T-R-S: 80N-23W-25

Project No: 121.0740.01

Sheet 3 OF 4





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

Item No. 5.e.
For Meeting of 10/3/2022
Resolution

TITLE: - Resolution approving Change Order No. 4 for the emergency detour traffic route signage needed for the Hwy 65 Underpass Project TAP-T-0747(613)—8V-77

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve change order #4 in the amount of \$4,350.00 related to the need for emergency detour traffic routing signage needed for a pavement failure repair that needed to be made in the south half of the traffic shift area of Hwy 65. This was an unanticipated need, and the work has already been completed. This reflects the actual costs incurred to do this work.

FUNDING SOURCE: Grant Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221003-218
2. Change Order No. 4

CITY OF BONDURANT
RESOLUTION NO. 221003-218

RESOLUTION APPROVING CHANGE ORDER NO. 4 FOR THE HWY 65
UNDERPASS PROJECT # TAP-T-0747(613)—8V-77 IN THE AMOUNT OF \$4,350.00

WHEREAS the Hwy 65 Underpass Project Change Order No. 4 was submitted on
September 27th, 2022; AND

WHEREAS the change order no. 4 is for emergency traffic control signage needed for the
Hwy 65 Underpass Project; AND

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

WHEREAS the amount for Change Order No. 4 is \$4,350.00,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant,
Iowa, that the change order no. 4 for the Hwy 65 Underpass Project in the amount of
\$4,350.00 is hereby approved.

Passed this 3rd day of October, 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				

Please wait...

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

Item No. 5.f.
For Meeting of 10/3/2022
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider a text amendment to Section 175.02, 177.15 and 178 of the Zoning Code regarding Home Occupations

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Section 177.15 regulates Home Occupations in residential districts.

The state of Iowa passed HF 2431 establishing Iowa Code Section 414.33. This code section defines “home-based business” and “no-impact home-based business” and sets specific parameters for counties and cities for regulating “no-impact home-based businesses”. The state defines “no-impact home-based business” as follows:

- c. *“No-impact home-based business” means a home-based business for which all of the following apply:*
 - 1. *The total number of on-site employees and clients does not exceed the city occupancy limit for the residential property.*
 - 2. *The business activities are characterized by all of the following:*
 - a. *The activities are limited to the sale of lawful goods and services.*
 - b. *The activities do not generate on-street parking or a substantial increase in traffic through the residential area.*
 - c. *The activities occur inside the residential dwelling or in the yard of the residential property.*
 - d. *The activities are not visible from an adjacent property or street.*

The state code does allow counties and cities to “...establish reasonable regulations on a home-based business if the regulations are narrowly tailored...”. These regulations are detailed in Section 414.33.4. Staff has reviewed 177.15 and made amendment recommendations that will bring the Bondurant Zoning Code into compliance with State code.

Proposed code changes are also proposed for various sections of Chapter 178. These code sections require a Conditional Use Permit for home occupations not detailed in

chapter 177.15. Per State Code Section 414.33.3 cities cannot require a person to *“...apply, register, or obtain any permit, license, variance, or other type of prior approval from the city to operate a no-impact home-based business...”*.

FUNDING SOURCE: N/A for text amendments

STAFF RECOMMENDATION: The Planning and Zoning Commission held their text amendment public hearing on September 22, 2022 and voted 7-0 to recommend approval of the proposed text amendment to Sections 175.02, 177.15 and 178 of the Zoning Code.

Staff recommends approval of the attached resolution setting the required public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221003-219
2. Proposed Changes to City Code
3. Adopted State Code Changes

CITY OF BONDURANT
RESOLUTION NO. 221003-219

RESOLUTION SETTING A DATE FOR A PUBLIC HEARING TO CONSIDER A TEXT
AMENDMENT TO SECTION 175.02, 177.15 AND 177 OF THE ZONING CODE
REGARDING HOME OCCUPATIONS

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 consider the following Ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
BONDURANT, IOWA, 2002, BY AMENDING SECTION 177.15, 175.02, AND 178
REGARDING HOME OCCUPATIONS

A public hearing will be held on October 17 2022 at 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, at which the Council will hear objections or support to said proposed Ordinance.

The Clerk is hereby directed to publish Notice of said Hearing, as by law required.

Passed this 3rd day of October 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				
Peffer				
McKenzie				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council for the City of Bondurant will meet at 6:00 p.m. on October 17, 2022 in the Bondurant Community Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to consider text amendments to the following sections of the Zoning Code: 175.02 (Definitions), 177.15 (Home Occupations), and 178 (District Regulations). All interested parties are encouraged to attend.

177.15 HOME OCCUPATIONS. “Home occupation” means any activity carried out for gain by a resident, conducted in the resident’s dwelling unit. ~~A conditional use permit must be applied for and received from the Board of Adjustment for any home occupation that does not meet the requirements set forth in this section.~~ Those requirements are as follows:

1. The home occupation complies with the lot size, bulk regulations and parking requirements of the zoning district in which the home occupation is located.

~~2. The only permitted home occupations are:~~

- ~~A. Homebound employment of physically, mentally or emotionally handicapped persons who are unable to work away from home by reason of their disabilities.~~
- ~~B. Office facilities for salespeople, sales representatives, and manufacturer’s representatives when no retail or wholesale sales are made or transacted on the premises.~~
- ~~C. Studio or laboratory of an artist, musician, craftsman, writer, tailor, seamstress, or similar person provided that the existence of the home occupation will not increase the number of average daily automobile trips generated by the residence in which the home occupation is generated.~~
- ~~D. Any day care facility, operating as home business and accepting compensation for providing child care regardless of being registered with the State of Iowa must obtain a conditional use permit.~~

~~32.~~ Home occupations shall meet the following requirements:

- A. No persons other than a member of the immediate family occupying such dwelling shall be employed.
- B. The home occupation shall be conducted only within the enclosed living area of the dwelling unit provided that not more than one-fourth of the area of one floor shall be used for such purposes.
- C. In no way shall the appearance of the structure be altered or the occupations within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs or the emission of sounds, noise or vibrations.

~~43.~~ In addition to the requirements of the zoning district in which it is located, all home occupations shall comply with the following restrictions:

- A. No stock in trade shall be displayed or sold on the premises.

- B. There shall be no outdoor storage of equipment or materials used in the home occupation.
- C. No more than one vehicle shall be used in the conduct of the home occupation.
- D. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
- E. There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes.
- F. No home occupation shall be permitted which is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.
- G. ~~All home occupation requests must be presented in writing to the Building Department. If the home occupation has not been specifically identified by this section of the Zoning Code, the written request will be filed by the Building Department for referral to the Board of Adjustment, for its approval, before engaging in such business.~~

178.01 A-1 Agricultural

3. Permitted Conditional Uses.

- ~~A. Home Occupations which do not meet the requirements set forth in Section 177.15 of the Zoning Code—General Regulations. A conditional use permit must be applied for and received from the Board of Adjustment for any such home occupation.~~

178.02 R-1 Low Density Residential

3. Permitted Conditional Uses.

- ~~A. Home occupations. A conditional use permit must be applied for and received from the Board of Adjustment for a home occupation which does not meet the requirements set forth in Section 177.15 of the Zoning Code—General Regulations.~~

178.03 R-2 Medium Density Residential

3. Permitted Conditional Uses.

~~A. Home occupations. A conditional use permit must be applied for and received from the Board of Adjustment for a home occupation which does not meet the requirements set forth in Section 177.15 of the Zoning Code — General Regulations.~~

178.04 R-3 High Density Residential

3. Permitted Conditional Uses.

~~A. Home occupations. A conditional use permit must be applied for and received from the Board of Adjustment for a home occupation which does not meet the requirements set forth in Section 177.15 of the Zoning Code — General Regulations.~~

178.06 R-5 Planned Unit Development

3. Permitted Conditional Uses.

~~A. Home occupations. A conditional use permit must be applied for and received from the Board of Adjustment for a home occupation, which does not meet the requirements set forth in Section 177.15 of the Zoning Code — General Regulations.~~

178.10 C-4 Central Business

3. Permitted Conditional Uses.

~~C. Home Occupations are not an allowed conditional use.~~

178.13 M-1 Limited Industrial

1. Permitted Conditional Uses.

~~C. Home Occupations are not an allowed conditional use.~~



KIM REYNOLDS
GOVERNOR

OFFICE OF THE GOVERNOR

ADAM GREGG
LT GOVERNOR

June 14, 2022

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 2431, an Act relating to the regulation of home-based businesses, including food establishments and home food processing establishments, and providing civil penalties.

The above House File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Reynolds".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 2431

AN ACT

RELATING TO THE REGULATION OF HOME-BASED BUSINESSES, INCLUDING
FOOD ESTABLISHMENTS AND HOME FOOD PROCESSING ESTABLISHMENTS,
AND PROVIDING CIVIL PENALTIES.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 10A.104, subsection 11, Code 2022, is
amended to read as follows:

11. Administer inspections and licensing of hotels and home
~~bakeries~~ food processing establishments.

Sec. 2. Section 137D.1, Code 2022, is amended to read as
follows:

137D.1 Definitions.

As used in this chapter, unless the context otherwise
requires:

~~1. "Food" means any raw, cooked, or processed edible substance, ice, beverage, or ingredient used or intended for use or sale in whole or in part for human consumption.~~

~~2. "Department" means the department of inspections and appeals.~~

1. "Department" means the department of inspections and appeals.

2. "Food" means any raw, cooked, or processed edible substance, ice, beverage, or ingredient used or intended for use or sale in whole or in part for human consumption.

3. "Home bakery food processing establishment" means a business on the premises of a residence in which prepared homemade food is created items are produced for sale or resale, for consumption off the premises, if the business has gross annual sales of prepared food of less than thirty-five fifty thousand dollars. However, "home bakery food processing establishment" does not include a residence in which food is prepared to be used or sold by churches, fraternal societies, charitable organizations, or civic organizations.

4. "Prepared food" means soft pies, bakery products with a custard or cream filling, or baked goods that are a time/temperature control for safety food. "Prepared food" does not include baked goods that are not a time/temperature control for safety food, including but not limited to breads, fruit pies, cakes, or other pastries that are not a time/temperature control for safety food. "Homemade food item" means a food that is produced and, if packaged, packaged at a home food processing establishment. "Homemade food item" includes food that is not time/temperature control for safety food, but does not include such food if produced and sold under section 137F.20. "Homemade food item" does not include unpasteurized fruit or vegetable juice, raw sprout seeds, foods containing game animals, fish or shellfish, alcoholic beverages, bottled water, packaged ice, consumable hemp products, food that will be further processed by a food processing plant, time/temperature control for safety food packaged using a reduced oxygen packaging method, milk or milk products regulated under chapter 192, and meat, meat food products, poultry, or poultry products regulated under chapter 189A,

except for any of the following products when sold directly to the end consumer:

a. Poultry, poultry byproduct, or poultry food product if the producer raised the poultry pursuant to the exemption set forth in 9 C.F.R. §381.10(c)(1) limiting the producer to slaughtering not more than one thousand poultry during the calendar year.

b. Poultry, poultry byproduct, or poultry food product if the poultry is from an inspected source exempted pursuant to 9 C.F.R. §381.10(d).

c. Meat, meat byproduct, or meat food product if the meat is from an inspected source exempted pursuant to 9 C.F.R. §303.1(d).

5. "Produce", with respect to preparing homemade food items, means to prepare a food item by cooking, baking, drying, mixing, cutting, fermenting, preserving, freezing, dehydrating, growing, raising, or other process. "Produce" does not include the preparation methods of low-acid canning, low-acid fermentation, acidification, curing, and smoking for preservation rather than flavor enhancement.

5- 6. "Time/temperature control for safety food" means a food that requires time and temperature controls for safety to limit pathogenic microorganism growth or toxin formation.

Sec. 3. Section 137D.2, Code 2022, is amended to read as follows:

137D.2 Licenses and inspections.

1. A person shall not open or operate a home bakery food processing establishment until a license has been obtained from the department ~~of inspections and appeals~~. The department shall collect a fee of fifty dollars for a license. After collection, the fees shall be deposited in ~~the general fund of~~ a special fund in the state treasury. Moneys in the fund are appropriated to the department for the administration of this chapter. A license shall expire one year from date of issue. A license is renewable.

2. A person shall not sell or distribute from a home bakery food processing establishment if the home bakery food processing establishment is unlicensed, the license of the home bakery food processing establishment is suspended, or

the food fails to meet standards adopted for such food by the department.

3. An application for a license under this chapter shall be made upon a form furnished by the department and shall contain the items required by ~~it~~ the department according to rules adopted by the department.

4. The department shall regulate, license, and inspect ~~home bakeries according to standards adopted by rule~~ food processing establishments in a manner that is consistent with this chapter.

5. The department shall provide for the periodic inspection of a ~~home bakery~~ food processing establishment. The inspector may enter the ~~home bakery~~ food processing establishment at any reasonable hour to make the inspection. The department shall inspect only those areas related to preparing food for sale.

6. The department shall regulate and may inspect food prepared at a ~~home bakery according to standards adopted by rule~~ food processing establishment in a manner that is consistent with this chapter. The inspection may occur at any place where ~~the prepared food~~ a homemade food item is created, transported, or stored for sale or resale.

7. A home food processing establishment shall affix or label a homemade food item with all of the following information:

a. Information to identify the name of the home food processing establishment.

b. The common name of the food.

c. The ingredients of the homemade food item in descending order of predominance.

d. The net quantity of contents.

e. For refrigerated time/temperature control for safety foods, an expiration date based on food safety.

f. The following statement: "This product was produced at a home food processing establishment." If the homemade food item contains one or more major food allergens, an additional allergen statement must be included on the label identifying each major allergen contained in the food by the common name of the allergen.

8. The department may adopt rules under chapter 17A to administer this chapter.

Sec. 4. Section 137D.3, Code 2022, is amended to read as follows:

137D.3 Penalty.

A person who violates a provision of this chapter, including a standard adopted by departmental rule, relating to home ~~bakeries~~ food processing establishments or ~~prepared foods~~ created homemade food items produced in a home bakery, ~~is guilty of a simple misdemeanor~~ food processing establishment shall be subject to a civil penalty in the amount of one hundred dollars per violation, to be collected by the department. Moneys collected from civil penalties shall be deposited in the special fund referred to in section 137D.2. Each day that the violation continues constitutes a separate offense violation.

Sec. 5. Section 137D.4, Code 2022, is amended to read as follows:

137D.4 Injunction.

A person operating a home ~~bakery~~ food processing establishment or selling ~~prepared foods~~ homemade food items created at a home ~~bakery~~ food processing establishment in violation of a provision of this chapter may be restrained by injunction from further operating that home ~~bakery~~ food processing establishment. If an imminent health hazard exists, the home ~~bakery~~ food processing establishment must cease operation and notify the department. Operation shall not be resumed until authorized by the department.

Sec. 6. Section 137D.6, Code 2022, is amended to read as follows:

137D.6 Conflicts with state building code.

Provisions of this chapter, including standards for home ~~bakeries~~ food processing establishments adopted by the department, in conflict with the state building code, as adopted pursuant to section 103A.7, shall not apply where the state building code has been adopted or when the state building code applies throughout the state.

Sec. 7. Section 137D.8, Code 2022, is amended to read as follows:

137D.8 Suspension or revocation of licenses.

The department may suspend or revoke a license issued to a

person under this chapter if any of the following occurs:

1. The person's home ~~bakery~~ food processing establishment does not conform to a provision of this chapter or a rule adopted pursuant to this chapter.
2. The person violates a provision of this chapter or a rule adopted pursuant to this chapter.
3. The person conducts an activity constituting a criminal offense in the home ~~bakery~~ food processing establishment and is convicted of a serious misdemeanor or a more serious offense as a result.

Sec. 8. Section 137F.1, Code 2022, is amended by adding the following new subsection:

NEW SUBSECTION. 2A. "*Cottage food*" means the production and sale of food produced at a private residence other than time/temperature control for safety food as provided in section 137F.20 and food for resale that is not time/temperature control for safety food. "*Cottage food*" includes home-processed and home-canned pickles, vegetables, or fruits that have a finished equilibrium pH value of four and six-tenths or lower or a water activity value of eighty-five hundredths or less for which each batch has been measured by a pH meter or a water activity meter and each container that is sold or offered for sale contains the date the food was processed and canned.

"*Cottage food*" does not include any of the following:

- a. Milk or milk products regulated under chapter 192.
- b. Meat, meat food products, poultry, or poultry food products regulated under chapter 189A.

Sec. 9. Section 137F.1, subsection 8, paragraphs d, e, and f, Code 2022, are amended to read as follows:

d. Premises ~~which~~ that are a home ~~bakery pursuant to food processing establishment as defined in chapter 137D.~~

e. Premises where a person operates a farmers market, if unpackaged time/temperature control for safety foods are not sold or distributed from the premises.

f. Premises of a residence in which food ~~that is not a time/temperature control for safety food is sold for consumption off the premises to a consumer customer, if the food is labeled to identify the name and address of the person preparing the food and the common name of the food~~ is produced

pursuant to section 137F.20.

Sec. 10. NEW SECTION. 137F.20 Cottage food — requirements.

1. Cottage food is exempt from all licensing, permitting, inspection, packaging, and labeling laws of the state if the food is sold and delivered by the producer directly to the consumer, or delivered by mail or an agent of the producer such as an employee. A producer may sell food to the consumer in person, remotely, by telephone, by internet, or by an agent of the producer.

2. Cottage food sold pursuant to this section shall be affixed or labeled with all of the following information:

a. Information to identify the name and address, phone number, or electronic mail address of the person preparing the food.

b. The common name of the food.

c. The ingredients of the cottage food in descending order of predominance.

d. The following statement: "This product was produced at a residential property that is exempt from state licensing and inspection." If the cottage food contains one or more major food allergens, an additional allergen statement must be included on the label identifying each major allergen contained in the food by the common name of the allergen.

e. If the food is home-processed and home-canned pickles, vegetables, or fruits permitted under this section, the date that the food was processed and canned.

3. Compliance with the cottage food exemption provided in this section does not represent compliance with federal law.

Sec. 11. Section 210.23, Code 2022, is amended to read as follows:

210.23 Exception.

Any person engaged in operating a home ~~baking~~ food processing establishment is exempt from the provisions of sections 210.19 through 210.22.

Sec. 12. NEW SECTION. 335.35 Home-based businesses.

1. For purposes of this section:

a. "Goods" means any merchandise, equipment, products, supplies, or materials.

b. "Home-based business" means any business for the

manufacture, provision, or sale of goods or services that is owned and operated by the owner or tenant of the residential property on which the business operates.

c. "No-impact home-based business" means a home-based business for which all of the following apply:

(1) The total number of on-site employees and clients does not exceed the county occupancy limit for the residential property.

(2) The business activities are characterized by all of the following:

(a) The activities are limited to the sale of lawful goods and services.

(b) The activities do not generate on-street parking or a substantial increase in traffic through the residential area.

(c) The activities occur inside the residential dwelling or in the yard of the residential property.

(d) The activities are not visible from an adjacent property or street.

2. The use of a residential property for a home-based business is a permitted use. However, this subsection does not supersede any of the following:

a. A deed restriction, covenant, or agreement restricting the use of land.

b. A master deed, bylaw, or other document applicable to a common interest ownership community.

3. A county shall not prohibit a no-impact home-based business or otherwise require a person to apply, register, or obtain any permit, license, variance, or other type of prior approval from the county to operate a no-impact home-based business.

4. A county may establish reasonable regulations on a home-based business if the regulations are narrowly tailored for any of the following purposes:

a. The protection of the public health and safety, including rules and regulations related to fire or building codes, health and sanitation, transportation or traffic control, solid or hazardous waste, pollution, or noise control.

b. Ensuring that the business is all of the following:

(1) Compatible with residential use of the property and

surrounding residential use.

(2) Secondary to the use of the property as a residence.

(3) Complying with state and federal laws and paying applicable taxes.

c. Limiting or prohibiting the operation of a home-based business for the purposes of selling alcoholic beverages or illegal drugs, operating or maintaining a structured sober living home, creating or selling pornography, providing nude or topless dancing, or operating any other adult-oriented business.

5. A county shall not require as a condition of operating a home-based business that the property be rezoned for commercial use or that the business owner install or equip fire sprinklers in a single-family detached residential dwelling or any residential dwelling with not more than two dwelling units.

6. In any proceeding alleging that a county regulation does not comply with this section, the county that enacted the regulation must establish by clear and convincing evidence that the regulation complies with this section.

Sec. 13. NEW SECTION. 414.33 Home-based businesses.

1. For purposes of this section:

a. "*Goods*" means any merchandise, equipment, products, supplies, or materials.

b. "*Home-based business*" means any business for the manufacture, provision, or sale of goods or services that is owned and operated by the owner or tenant of the residential property on which the business operates.

c. "*No-impact home-based business*" means a home-based business for which all of the following apply:

(1) The total number of on-site employees and clients does not exceed the city occupancy limit for the residential property.

(2) The business activities are characterized by all of the following:

(a) The activities are limited to the sale of lawful goods and services.

(b) The activities do not generate on-street parking or a substantial increase in traffic through the residential area.

(c) The activities occur inside the residential dwelling or

in the yard of the residential property.

(d) The activities are not visible from an adjacent property or street.

2. The use of a residential property for a home-based business is a permitted use. However, this subsection does not supersede any of the following:

a. A deed restriction, covenant, or agreement restricting the use of land.

b. A master deed, bylaw, or other document applicable to a common interest ownership community.

3. A city shall not prohibit a no-impact home-based business or otherwise require a person to apply, register, or obtain any permit, license, variance, or other type of prior approval from the city to operate a no-impact home-based business.

4. A city may establish reasonable regulations on a home-based business if the regulations are narrowly tailored for any of the following purposes:

a. The protection of the public health and safety, including rules and regulations related to fire or building codes, health and sanitation, transportation or traffic control, solid or hazardous waste, pollution, or noise control.

b. Ensuring that the business is all of the following:

(1) Compatible with residential use of the property and surrounding residential use.

(2) Secondary to the use of the property as a residence.

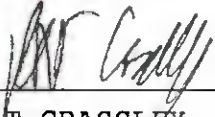
(3) Complying with state and federal laws and paying applicable taxes.

c. Limiting or prohibiting the operation of a home-based business for the purposes of selling alcoholic beverages or illegal drugs, operating or maintaining a structured sober living home, creating or selling pornography, providing nude or topless dancing, or operating any other adult-oriented business.

5. A city shall not require as a condition of operating a home-based business that the property be rezoned for commercial use or that the business owner install or equip fire sprinklers in a single-family detached residential dwelling or any residential dwelling with not more than two dwelling units.

6. In any proceeding alleging that a city regulation

does not comply with this section, the city that enacted the regulation must establish by clear and convincing evidence that the regulation complies with this section.



PAT GRASSLEY
Speaker of the House

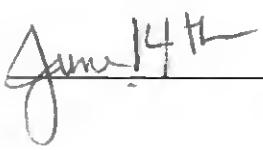


JAKE CHAPMAN
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 2431, Eighty-ninth General Assembly.



MEGHAN NELSON
Chief Clerk of the House

Approved , 2022



KIM REYNOLDS
Governor



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

Item No. 5.g.
For Meeting of 10/3/2022
Resolution

TITLE: - Resolution approving Pay Request No. 3 to Jenco Construction Inc. For the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$98,255.65

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay app #3 in the amount of \$98,255.65 related to the Highway 65 Pedestrian Underpass 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 completed from September 17th through September 23rd, 2022. The project is approximately 36% completed.

FUNDING SOURCE: Grant Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221003-220
2. Pay Request No. 3

CITY OF BONDURANT
RESOLUTION NO. 221003-220

RESOLUTION APPROVING PAY REQUEST NO. 3 TO JENCO CONSTRUCTION INC.
FOR THE HIGHWAY 65 UNDERPASS PUBLIC IMPROVEMENT PROJECT TAP-T-
0747(613)-8V-77 IN THE AMOUNT OF \$98,255.65

WHEREAS the Highway 65 Underpass Public Improvements Project Pay Request No. 3
was submitted on September 27th, 2022; AND

WHEREAS the pay request no. 3 is for work completed on Highway 65 Underpass Public
Improvement Project from September 17th thru September 23rd, 2022; AND

WHEREAS Engineers from Veenstra & Kimm 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. 3 to Jenco Construction Inc. in the amount of \$98,255.65
hereby approved.

Passed this 3rd day of October 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. 3****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: September 23, 2022****Original Contract Amount: \$3,563,486.21****Project Number: TAP-T-0747(613)-8V-77****Pay Period: September 17, 2022 to September 23, 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	3,000.00	\$18.00	\$54,000.00
0030	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	2985.00	2985.00	1,250.00	\$18.00	\$22,500.00
0040	COMPACTING BACKFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY	145.00	145.00	72.50	\$35.00	\$2,537.50
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	62.25	\$45.00	\$2,801.25
0070	SHOULDER FINISHING, EARTH	STA	16.70	16.70	1.00	\$300.00	\$300.00
0080	DETOUR PAVEMENT	SY	575.00	575.00	488.08	\$170.00	\$82,973.60
0090	FLOODED BACKFILL	CY	340.00	340.00	170.00	\$100.00	\$17,000.00
0100	COMPACTION WITH MOISTURE CONTROL (STRUCTURES)	CY	1,070.00	1,248.00	535.00	\$4.00	\$2,140.00
0110	EXCAVATION, CLASS 20, (CO2)	CY	5,300.00	5,300.00	3,365.00	\$15.00	\$50,475.00
0120	STRUCTURAL CONCRETE (MISCELLANEOUS)	CY	354.50	354.50	121.06	\$1,200.00	\$145,272.00
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	50,364.00	\$2.00	\$100,728.00
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

BID ITEMS							
ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
0440	SPECIAL COMPACTION OF SUBGRADE FOR RECREATIONAL TRAIL	STA	10.00	10.00	0.00	\$550.00	\$0.00
0450	DETECTABLE WARNINGS	SF	20.00	20.00	0.00	\$72.00	\$0.00
0460	FENCE, SAFETY	LF	600.00	600.00	0.00	\$8.50	\$0.00
0470	CONSTRUCTION SURVEY	LS	1.00	1.00	0.30	\$14,000.00	\$4,200.00
0480	PAINTED PAVEMENT MARKING, WATERBORNE OR SOLVENT-BASED	STA	102.00	102.00	43.26	\$27.00	\$1,168.02
0490	PAINTED PAVEMENT MARKINGS, HIGH-BUILD WATERBORNE	STA	92.00	92.00	0.00	\$50.00	\$0.00
0500	WET RETROREFLECTIVE REMOVABLE TAPE MARKINGS	STA	3.00	3.00	0.00	\$350.00	\$0.00
0510	PAINTED SYMBOLS AND LEGENDS, WATERBORNE OR SOLVENT-BASED	EACH	16.00	16.00	8.00	\$200.00	\$1,600.00
0520	PAVEMENT MARKINGS REMOVED	STA	94.00	94.00	50.41	\$95.00	\$4,788.95
0530	SYMBOLS AND LEGENDS REMOVED	EACH	16.00	16.00	0.00	\$200.00	\$0.00
0540	SAFETY CLOSURE	EACH	24.00	24.00	11.00	\$125.00	\$1,375.00
0550	TEMPORARY BARRIER RAIL, CONCRETE	LF	200.00	200.00	100.00	\$25.00	\$2,500.00
0560	TEMPORARY FLOODLIGHTING LUMINAIRE	EACH	4.00	4.00	2.00	\$7,000.00	\$14,000.00
0570	TRAFFIC CONTROL	LS	1.00	1.00	0.60	\$25,000.00	\$15,000.00
0580	TEMPORARY LANE SEPARATOR SYSTEM	LF	6,770.00	6,770.00	3,609.00	\$6.00	\$21,654.00
0590	CD JOINT ASSEMBLY	EACH	4.00	4.00	0.00	\$3,200.00	\$0.00
0600	PATCHES, FULL-DEPTH FINISH, BY AREA	SY	313.00	313.00	0.00	\$145.00	\$0.00
0610	PATCHES, FULL-DEPTH FINISH, BY AREA (50 FEET OR GREATER IN LENGTH)	SY	833.00	833.00	414.90	\$190.00	\$78,831.00
0620	PATCHES, FULL-DEPTH FINISH, BY COUNT	EACH	6.00	6.00	2.00	\$3,250.00	\$6,500.00
0630	SUBBASE (PATCHES)	SY	1,146.00	1,146.00	412.20	\$16.00	\$6,595.20
0640	PATCH SUBDRAIN	EACH	6.00	6.00	1.00	\$2,000.00	\$2,000.00
0650	MOBILIZATION	LS	1.00	1.00	1.00	\$256,000.00	\$256,000.00
0660	TRAIL SIGNAGE	EACH	3.00	3.00	0.00	\$350.00	\$0.00
0670	ORNAMENTAL RAILING	LF	430.00	430.00	0.00	\$230.00	\$0.00
0680	FORM LINER MOCKUP	LS	1.00	1.00	1.00	\$5,000.00	\$5,000.00
0690	TRAFFIC SIGNAL HANDHOLE REPLACEMENT	LS	1.00	1.00	0.00	\$2,150.00	\$0.00
0700	UNDERPASS LIGHTING	LS	1.00	1.00	0.00	\$45,900.00	\$0.00
0710	ANTI-GRAFFITI COATING	SY	1,185.00	1,185.00	0.00	\$46.00	\$0.00
0720	FORM LINER	SY	465.00	465.00	82.70	\$200.00	\$16,540.00
0730	MULCHING, BONDED FIBER MATRIX	ACRE	3.70	3.70	0.00	\$3,385.16	\$0.00
0740	SEEDING AND FERTILIZING (RURAL)	ACRE	3.70	3.70	0.00	\$1,622.33	\$0.00
0750	STABILIZING CROP - SEEDING AND FERTILIZING	ACRE	3.70	3.70	0.00	\$625.00	\$0.00
0760	SILT FENCE	LF	2,200.00	2,200.00	250.00	\$2.75	\$687.50
0770	SILT FENCE FOR DITCH CHECKS	LF	300.00	300.00	300.00	\$5.11	\$1,533.00
0780	REMOVAL OF SILT FENCE OR SILT FENCE FOR DITCH CHECKS	LF	2,500.00	2,500.00	0.00	\$1.00	\$0.00
0790	MAINTENANCE OF SILT FENCE OR SILT FENCE FOR DITCH CHECK	LF	2,500.00	2,500.00	0.00	\$0.35	\$0.00
0800	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	LF	1,000.00	1,000.00	500.00	\$3.50	\$1,750.00
0810	REMOVAL OF PERIMETER AND SLOPE OR DITCH CHECK SEDIMENT CONTROL DEVICE	LF	1,000.00	1,000.00	0.00	\$1.15	\$0.00
0820	MOBILIZATIONS, EROSION CONTROL	EACH	1.00	1.00	1.00	\$500.00	\$500.00
0830	MOBILIZATIONS, EMERGENCY EROSION CONTROL	EACH	1.00	1.00	0.00	\$1,000.00	\$0.00
8001	COVER TRAFFIC SIGNAL HEADS (CO1)	LS	1.00	1.00	1.00	\$2,600.97	\$2,600.97
8002	SPECIAL BACKFILL (CO2)	TON	335.00	335.00	167.50	\$80.00	\$13,400.00
8003	East Detour Route Signing	LS	1.00	1.00	0.00	\$2,500.00	\$0.00

MATERIALS STORED SUMMARY					
Item No.	Description	Unit	Quantity	Unit Price	Extended Cost
1	MidStates Precast Products (Pipe and Structures)	LS	1	\$ 78,809.00	\$ 78,809.00
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					
33					
34					
Total Materials Stored					\$78,809.00

SUMMARY		
	Original Contract	Value Completed
Bid Item Subtotal	\$3,563,486.21	\$1,209,490.99
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	East Detour Route Signing	\$2,500.00
4		\$0.00
5		\$0.00
6		\$0.00
7		\$0.00
8		\$0.00
9		\$0.00
10		\$0.00
Total Change Orders		\$34,570.97
		Total Approved
Revised Contract Price		\$3,598,057.18
		Value Completed
Total Materials Stored		\$78,809.00
Value Completed Plus Total Materials Stored		\$1,288,299.99
Less Retainage Percentage (3%); \$30,000 Max		\$30,000.00
Total Earned Less Retainage		\$1,258,299.99
PREVIOUSLY APPROVED PARTIAL PAYMENTS		
Partial Payment No.	Period	Total Approved
1	July 18, 2022 to August 26, 2022	\$667,420.76
2	August 27, 2022 to September 16, 2022	\$492,623.58
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		\$1,160,044.34
Amount Due This Request		\$98,255.65
Note: The amount \$98,255.65 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		\$3,598,057.18
AMOUNT DUE THIS REQUEST		\$98,255.65
VALUE COMPLETED		\$1,258,299.99
BALANCE		\$2,339,757.19
PERCENT COMPLETE		35.8%
Signatures applied through DocExpress		



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

Item No. 5.h.
For Meeting of 10/3/2022
Resolution

TITLE: - Resolution approving Pay Request No. 1 to Synergy Contracting for the Eagle Park Restoration and Ditch #2 Bid Pack #2 in the amount of \$40,992.50

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay app #1 in the amount of \$40,992.50 related to the Eagle Park Restoration and Ditch #2 Seeding 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 September 23rd, 2022.

FUNDING SOURCE: Grant funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221003-221
2. Pay Request No. 1

CITY OF BONDURANT
RESOLUTION NO. 221003-221

RESOLUTION APPROVING PAY REQUEST NO. 1 TO SYNERGY CONTRACTING
FOR THE EAGLE PARK RESTORATION AND DITCH #2 BID PACK 2 PROJECT IN
THE AMOUNT OF \$40,992.50

WHEREAS the Eagle Park Restoration and Ditch #2 Seeding Project Pay Request No. 1
was submitted on September 26th, 2022; AND

WHEREAS the pay request no. 1 is for work completed on Eagle Park Restoration and
Ditch #2 Improvement Project thru September 23rd, 2022; AND

WHEREAS Engineers from EOR of Iowa and City Staff have reviewed the pay application
for accuracy; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant,
Iowa, that the pay request no. 1 to Synergy Contracting in the amount of \$40,992.50
hereby approved.

Passed this 3rd day of October 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				

TO (OWNER): General PROJECT: Bondurant Ditch and Eagle Park

APPLICATION NO: 1
PERIOD TO: 9/23/2022

DISTRIBUTION
TO:
OWNER
ARCHITECT
CONTRACTOR

FROM (CONTRACTOR): Synergy Contracting

7481 US Highway 69
Des Moines, IA 50320

ARCHITECT'S
PROJECT NO:

VIA (ARCHITECT):

CONTRACT FOR:

CONTRACT DATE:

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	\$ 778,940.50
2. Net Change by Change Orders	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 778,940.50
4. TOTAL COMPLETED AND STORED TO DATE	\$ 43,150.00

5. RETAINAGE:

a. 5.00 % of Completed Work \$ 2,157.50

b. 0.00 % of Stored Material \$ 0.00

Total retainage (Line 5a + 5b) \$ 2,157.50

6. TOTAL EARNED LESS RETAINAGE \$ 40,992.50
(Line 4 less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate) \$ 0.00

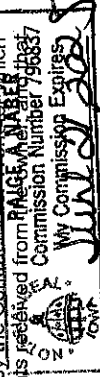
8. CURRENT PAYMENT DUE \$ 40,992.50

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6) \$ 737,948.00

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

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: Synergy Contracting
7481 US Highway 69 Des Moines, IA 50320

By:

Date: 9/22/22

State of: Iowa

County of: Polk

Subscribed and sworn to before me this 22 Sept 2022

Notary Public: Judge A. Sahen

My Commission Expires: June 21, 2025

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 \$ 40,992.50

(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.)

ENGINEER:

By: Date: 9/26/2022

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.

AIA Type Document
Application and Certification for Payment

Pg 2 of 4

TO (OWNER): General		PROJECT: Bondurant Ditch and Eagle Park	APPLICATION NO: 1	DISTRIBUTION TO:
			PERIOD TO: 9/23/2022	- OWNER
				- ARCHITECT
				- CONTRACTOR
FROM (CONTRACTOR): Synergy Contracting 7481 US Highway 69 Des Moines, IA 50320		VIA (ARCHITECT):	ARCHITECT'S PROJECT NO:	
CONTRACT FOR:		CONTRACT DATE:		

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	General Clearing and Grubbing		.0000	17,500.00		0.00	100.000%	17,500.00	0.00	17,500.00	100.00	.00
2	On-site Topsoil	850.000	21.0000	17,850.00	.000	0.00	.000	0.00	0.00	0.00	.00	17,850.00
3	Excavation Class 10	625.000	21.0000	13,125.00	.000	0.00	.000	0.00	0.00	0.00	.00	13,125.00
4	"Modified Subbase - 6"	256.000	17.5000	4,480.00	.000	0.00	.000	0.00	0.00	0.00	.00	4,480.00
5	Subgrade Preparation	256.000	7.0000	1,792.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,792.00
6	Subgrade Stabilization - Geogr	3,496.000	5.0000	17,480.00	.000	0.00	.000	0.00	0.00	0.00	.00	17,480.00
7	"CMP Culvert - 30"	30.000	224.0000	6,720.00	.000	0.00	.000	0.00	0.00	0.00	.00	6,720.00
8	"CMP Apron 30"	2.000	2,730.0000	5,460.00	.000	0.00	.000	0.00	0.00	0.00	.00	5,460.00
9	"6" PCC Pavement"	201.000	84.0000	16,884.00	.000	0.00	.000	0.00	0.00	0.00	.00	16,884.00
10	"5" Sidewalk PCC"	124.000	72.0000	8,928.00	.000	0.00	.000	0.00	0.00	0.00	.00	8,928.00
11	Special Subgrade Prep Trail	4,365.000	7.0000	30,555.00	.000	0.00	.000	0.00	0.00	0.00	.00	30,555.00
12	Detectable Warning	3.000	700.0000	2,100.00	.000	0.00	.000	0.00	0.00	0.00	.00	2,100.00
13	Painted Pavement Markings	.800	7,000.0000	5,600.00	.000	0.00	.000	0.00	0.00	0.00	.00	5,600.00
14	Con seeding (Wetland Mixture)	2.000	1,631.0000	3,262.00	.000	0.00	.000	0.00	0.00	0.00	.00	3,262.00
15	Con seeding (Wetland Mixture)	.600	1,680.0000	1,008.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,008.00
16	Con seeding (Upland Native)	3.300	1,680.0000	5,544.00	.000	0.00	.000	0.00	0.00	0.00	.00	5,544.00
17	Con seeding (Upland Native) (E	4.200	1,680.0000	7,056.00	.000	0.00	.000	0.00	0.00	0.00	.00	7,056.00
18	Con seeding (Pollinator) (Eag	.110	2,100.0000	231.00	.000	0.00	.000	0.00	0.00	0.00	.00	231.00
19	Con seeding: H Native (Sedge M	6.400	1,645.0000	10,528.00	.000	0.00	.000	0.00	0.00	0.00	.00	10,528.00
20	Hyd seed Fert and mulch Type 1	5.000	2,975.0000	14,875.00	.000	0.00	.000	0.00	0.00	0.00	.00	14,875.00
21	Hyd seed mulch type 4	9.000	2,975.0000	26,775.00	.000	0.00	.000	0.00	0.00	0.00	.00	26,775.00

AIA Type Document
Application and Certification for Payment

TO (OWNER): General	PROJECT: Bondurant Ditch and Eagle Park	APPLICATION NO: 1	DISTRIBUTION TO:
		PERIOD TO: 9/23/2022	OWNER
			ARCHITECT
			CONTRACTOR

FROM (CONTRACTOR): Synergy Contracting 7481 US Highway 69 Des Moines, IA 50320	VIA (ARCHITECT):	ARCHITECT'S PROJECT NO:	
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CONTRACT FOR:										CONTRACT DATE:		
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
22	Three Year Vegetation Bond		.0000	60,000.00		0.00	.000%	0.00	0.00	0.00	.00	60,000.00
23	Coniferous Tree (Including war	13.000	672.0000	8,736.00	.000	0.00	.000	0.00	0.00	0.00	.00	8,736.00
24	Deciduous Tree (Including warr	66.000	679.0000	44,814.00	.000	0.00	.000	0.00	0.00	0.00	.00	44,814.00
25	Shrub (Including warranty)	143.000	91.0000	13,013.00	.000	0.00	.000	0.00	0.00	0.00	.00	13,013.00
26	SWPPP Management		.0000	17,500.00		0.00	25.000%	4,375.00	0.00	4,375.00	25.00	13,125.00
27	"Filter Sock 9"" Install"	350.000	4.9000	1,715.00	.000	0.00	.000	0.00	0.00	0.00	.00	1,715.00
28	"Filter Sock 9"" Removal"	350.000	1.7500	612.50	.000	0.00	.000	0.00	0.00	0.00	.00	612.50
29	Silt Fence	350.000	6.6500	2,327.50	.000	0.00	.000	0.00	0.00	0.00	.00	2,327.50
30	Rock Check Dam	110.000	70.0000	7,700.00	.000	0.00	.000	0.00	0.00	0.00	.00	7,700.00
31	"Aggregate 3/8"" Clean Limestone"	35.000	70.0000	2,450.00	.000	0.00	.000	0.00	0.00	0.00	.00	2,450.00
32	Stabilized Construction Entra	1.000	8,400.0000	8,400.00	.000	0.00	.000	0.00	0.00	0.00	.00	8,400.00
33	Construction Survey		.0000	14,000.00		0.00	10.000%	1,400.00	0.00	1,400.00	10.00	12,600.00
34	Mobilization		.0000	79,500.00		0.00	25.000%	19,875.00	0.00	19,875.00	25.00	59,625.00
35	Concrete Washout	1.000	4,900.0000	4,900.00	.000	0.00	.000	0.00	0.00	0.00	.00	4,900.00
36	Aggregate Trail 10' wide	3,496.000	42.0000	146,832.00	.000	0.00	.000	0.00	0.00	0.00	.00	146,832.00
37	Limestone Outcrop Slabs	13.000	3,010.0000	39,130.00	.000	0.00	.000	0.00	0.00	0.00	.00	39,130.00
38	Herbicide Treatment	12.000	350.0000	4,200.00	.000	0.00	.000	0.00	0.00	0.00	.00	4,200.00
39	Bollards	14.000	560.0000	7,840.00	.000	0.00	.000	0.00	0.00	0.00	.00	7,840.00
40	Dog Waste Station	1.000	840.0000	840.00	.000	0.00	.000	0.00	0.00	0.00	.00	840.00
41	Solar Charging Bench with Cano	3.000	14,735.0000	44,205.00	.000	0.00	.000	0.00	0.00	0.00	.00	44,205.00
42	Limestone Outcrop Blocks	11.000	1,680.0000	18,480.00	.000	0.00	.000	0.00	0.00	0.00	.00	18,480.00
43	Bike Rack	1.000	700.0000	700.00	.000	0.00	.000	0.00	0.00	0.00	.00	700.00

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Pg 4 of 4

TO (OWNER): General	PROJECT: Bondurant Ditch and Eagle Park	APPLICATION NO: 1	DISTRIBUTION TO:
		PERIOD TO: 9/23/2022	OWNER
			- ARCHITECT
			- CONTRACTOR

FROM (CONTRACTOR): Synergy Contracting 7481 US Highway 69 Des Moines, IA 50320	VIA (ARCHITECT):	ARCHITECT'S PROJECT NO:
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CONTRACT FOR:										CONTRACT DATE:		
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
44	"6" Modified Subbase"	855.000	17.5000	14,962.50	.000	0.00	.000	0.00	0.00	0.00	.00	14,962.50
45	"5" Shared Use Path PCC"	611.000	72.0000	43,992.00	.000	0.00	.000	0.00	0.00	0.00	.00	43,992.00
46	DEDUCT Aggregate Trail 10' wid	-611.000	42.0000	-25,662.00	.000	0.00	.000	0.00	0.00	0.00	.00	-25,662.00
REPORT TOTALS				\$778,940.50		\$0.00		\$43,150.00		\$43,150.00		
									\$0.00			\$735,790.50



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

Item No. 7.a.
For Meeting of 10/3/2022
Resolution

TITLE: - Discussion and possible consideration of a resolution adopting a moratorium on the approval of preliminary plats within Low Density Residential (R-1) and Medium Density Residential (R-2) Zoning Districts

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: On September 26, 2022 the Bondurant City Council adopted the Building Bondurant Comprehensive Plan. Chapter 5 of the Building Bondurant Comprehensive Plan addresses the topic of Housing + Neighborhoods. Throughout the public engagement process, the topic of safety of housing for owners and renters came up frequently and as such, the following key housing theme emerged from this engagement: the need to provide safety for homeowners and renters through the provision of basements and/or storm shelters. A Policy of the Housing + Neighborhoods Chapter reads as follows: Encourage all new single family development be constructed with basements and new multi-family residential to have hardened common areas that can serve as storm shelters.

It is anticipated that on November 10, 2022 the Planning & Zoning Commission will hold a public hearing to consider a Zoning Code text amendment regarding the topic of basement requirements of single-family and two-family dwellings of the Low Density (R-1), Medium Density (R-2), and Planned Unit Development (R-5) Zoning Districts. It is also anticipated the City Council will hold a public hearing on this same topic during their meeting on November 21, 2022.

The topic of basements and/or hardened common areas for multi-family uses will be considered at a later date once this multi-family topic has been researched in further detail.

The attached resolution would establish a moratorium on the approval of preliminary plats within the Low Density Residential (R-1) and Medium Density Residential (R-2) Districts. It should be noted that the Planned Unit Development (R-5) District is not included as part of the moratorium, as the R-5 District Ordinance already has language included in it that could allow the topic of basement requirements to be addressed.

Specific language related to the basement requirements is being developed and will be discussed in detail by both the Planning and Zoning Commission and City Council at future meetings.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Discussion and possible consideration of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221003-223

CITY OF BONDURANT
RESOLUTION NO. 221003-223

RESOLUTION PLACING A MORATORIUM ON THE APPROVAL OF PRELIMINARY
PLATS WITHIN THE LOW DENSITY RESIDENTIAL (R-1) AND MEDIUM DENSITY
RESIDENTIAL (R-2) ZONING DISTRICTS

WHEREAS, on September 26, 2022 the Bondurant City Council adopted the Building Bondurant Comprehensive Plan; AND

WHEREAS, throughout the public engagement process of the Building Bondurant Comprehensive Plan, the following main residential theme was identified: Consider requiring basements or storm shelters in all single-family or multi-family residential developments; AND

WHEREAS, the Building Bondurant Comprehensive Plan includes the following Policy: Encourage all new single family development be constructed with basements and new multifamily residential to have hardened common areas that can serve as storm shelters; AND

WHEREAS, the City Council has determined that it is in the best interest of the City to immediately study and review for possible text amendments to the Zoning Code concerning basement requirements within the Low Density Residential (R-1) and Medium Density Residential (R-2) Districts; AND

WHEREAS, the City Council deems it appropriate that during the period of study and review, and prior to adoption of any text amendments to the Zoning Code concerning basements, that a moratorium on the approval of preliminary plats within the Low Density Residential (R-1) and Medium Density Residential (R-2) Zoning Districts be declared for a reasonable period of time in order to provide the time necessary to study and possibly bring forward text amendments to the Zoning Code regarding basements.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that a moratorium is hereby placed on the approval of preliminary plats within the Low Density Residential (R-1) and Medium Density Residential (R-2) Zoning Districts.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the City Council of the City of Bondurant, Iowa, that the moratorium shall take effect immediately and shall expire at 8:00 a.m. on Tuesday, December 19, 2022, or upon enactment of an ordinance amending the Zoning Code relative to basements within the Low Density Residential (R-1) District and the Medium Density Residential (R-2) Zoning Districts.

Passed this 3rd day of October, 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. 7.b.
For Meeting of 10/3/2022
Resolution

TITLE: - RETURN TO TABLE - Resolution approving Wisteria Crossing Preliminary Plat

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

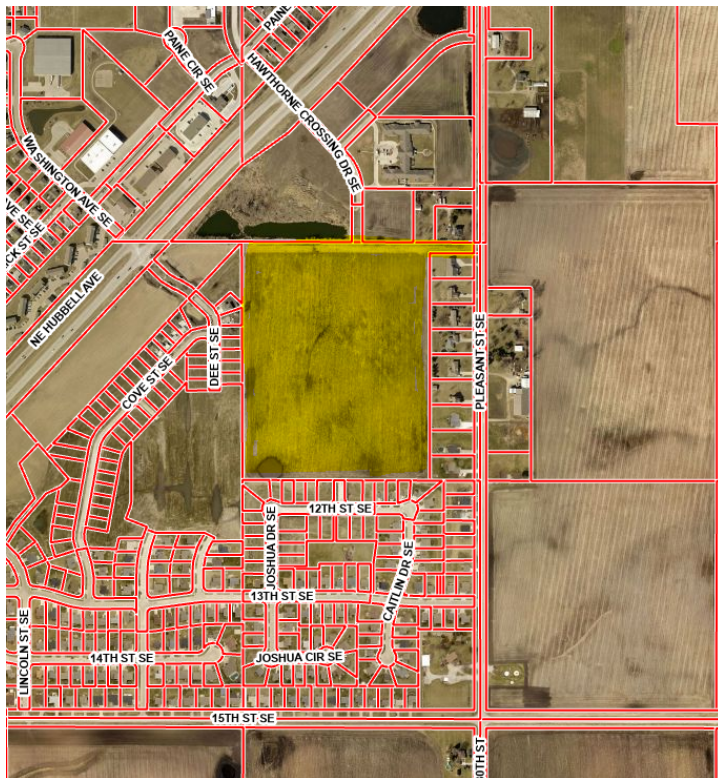
BRIEF HISTORY & ANALYSIS: The City Council tabled the Wisteria Crossing Preliminary Plat during their meetings on September 6, 2022 and September 26, 2022 pending additional sanitary sewer information regarding the topic of basements. Attached is a memo from V&K indicating that based on existing area sanitary sewer depths, some but not all of this development area can accommodate basements. Staff feels the basement topic is beyond the scope this current Wisteria Crossing Preliminary Plat review, as this development area did not include a rezoning (which Iowa Code allows conditions as part of rezonings) and the development is meeting current R-2 District requirements. The Building Bondurant Comprehensive Plan contained a policy item related to basements. Based on the Building Bondurant Comprehensive Plan, staff has begun developing language for a basement requirement in further detail to eventually potentially fold into the Zoning Code requirements at the district-level. The item previous to this item on the agenda was a potential moratorium on preliminary plats. If that item was approved, this item should remain tabled until the basement language is adopted.

The Planning & Zoning Commission 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 preliminary plat area is located north of Wisteria Heights Plat 6, east of Prairie Point View Plats 1 and 2, west of Fox Run Plat 1, and south of Hawthorne Crossing. The Wisteria Crossing Preliminary Plat development area is highlighted in yellow below.



When considering preliminary plat requests, the Planning & Zoning Commission and City Council should take into account the following: the Comprehensive Plan/Future Land use Map, Zoning, Parkland Dedication, Streets, Pedestrian Connections, Utilities, the FEMA Floodplain, the City's Stream Buffer Ordinance, and Comments from City

Officials and Private Utilities.

Comprehensive Plan/Future Land Use Map - the 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.

Zoning - this property is currently zoned as Medium Density Residential (R-2), so no rezoning is necessary as part of the development review/approval process. The submitted preliminary plat options show the minimum R-2 lot size requirement of 7,500 SF will be met. The preliminary plat shows and notes that all interior lots will be at least 65'-wide, which meets minimum R-2 lot width requirements. The preliminary plat options show/note that corner lots must be at least 80', which meets minimum Subdivision Code requirements for corner lots.

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 review comments to Stubbs Engineering. The attached resolution factors into account City Engineering's review comments.
- 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 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 item previous to this item on the agenda was a potential moratorium on preliminary plats. If the moratorium was approved, this item should remain tabled until the basement language is adopted. If the moratorium is not approved, staff notes that current R-2 zoning code requirements are met.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220906-192
2. Wisteria Crossing Preliminary Plat
3. V&K Memo - Stormwater
4. Wisteria Crossing Storm Water Calculations
5. Wisteria Crossing Sanitary Sewer Analysis

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				

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

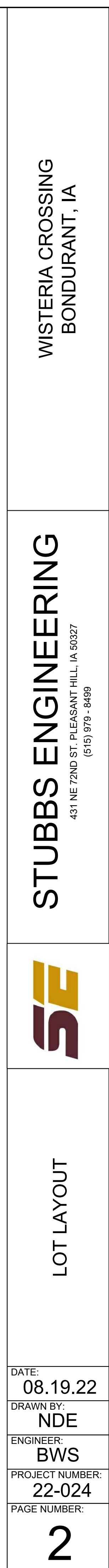
PROJECT NUMBER: 22-024

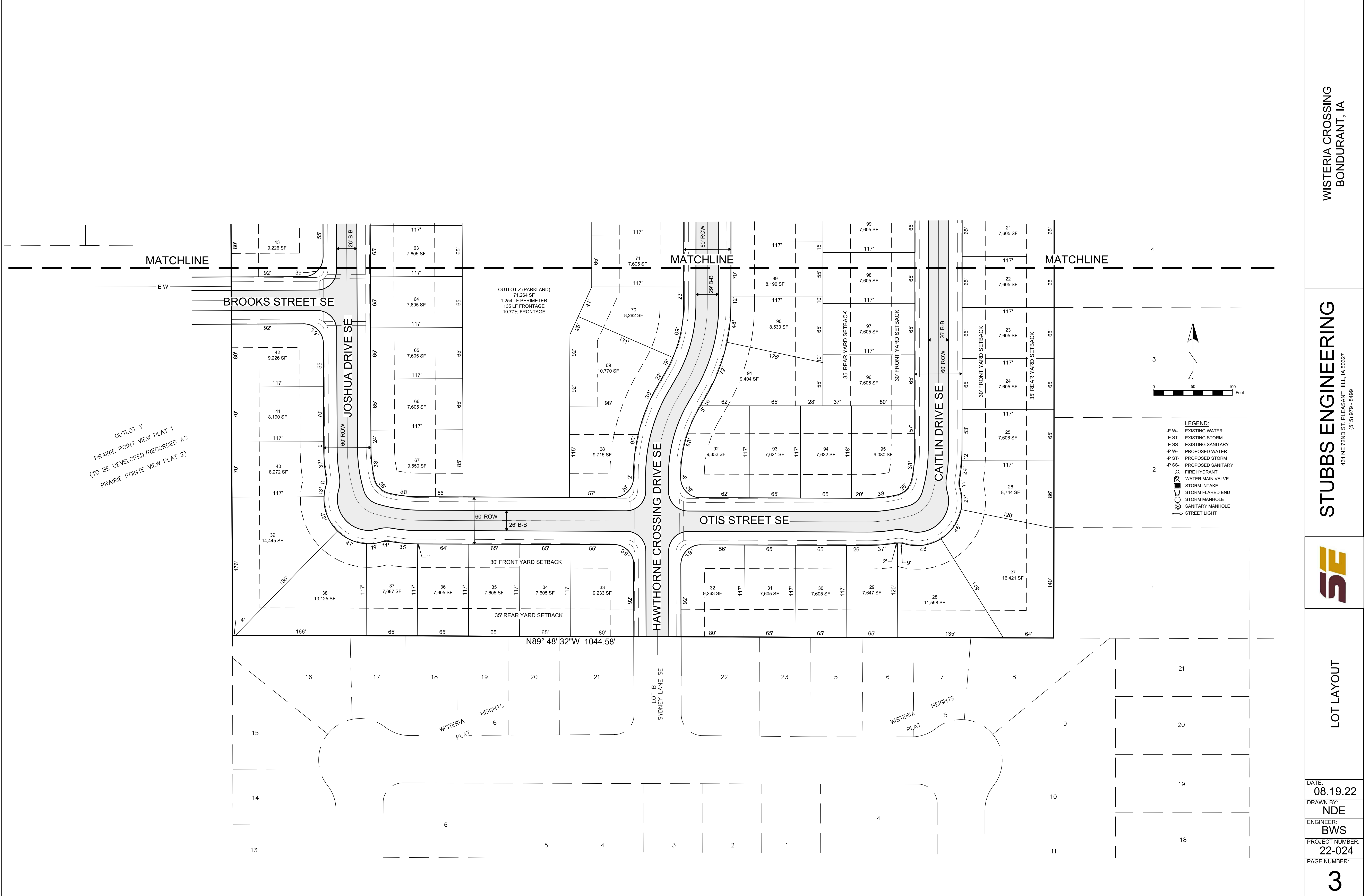
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1



PRELIMINARY





WISTERIA CROSSING
BONDURANT, IA

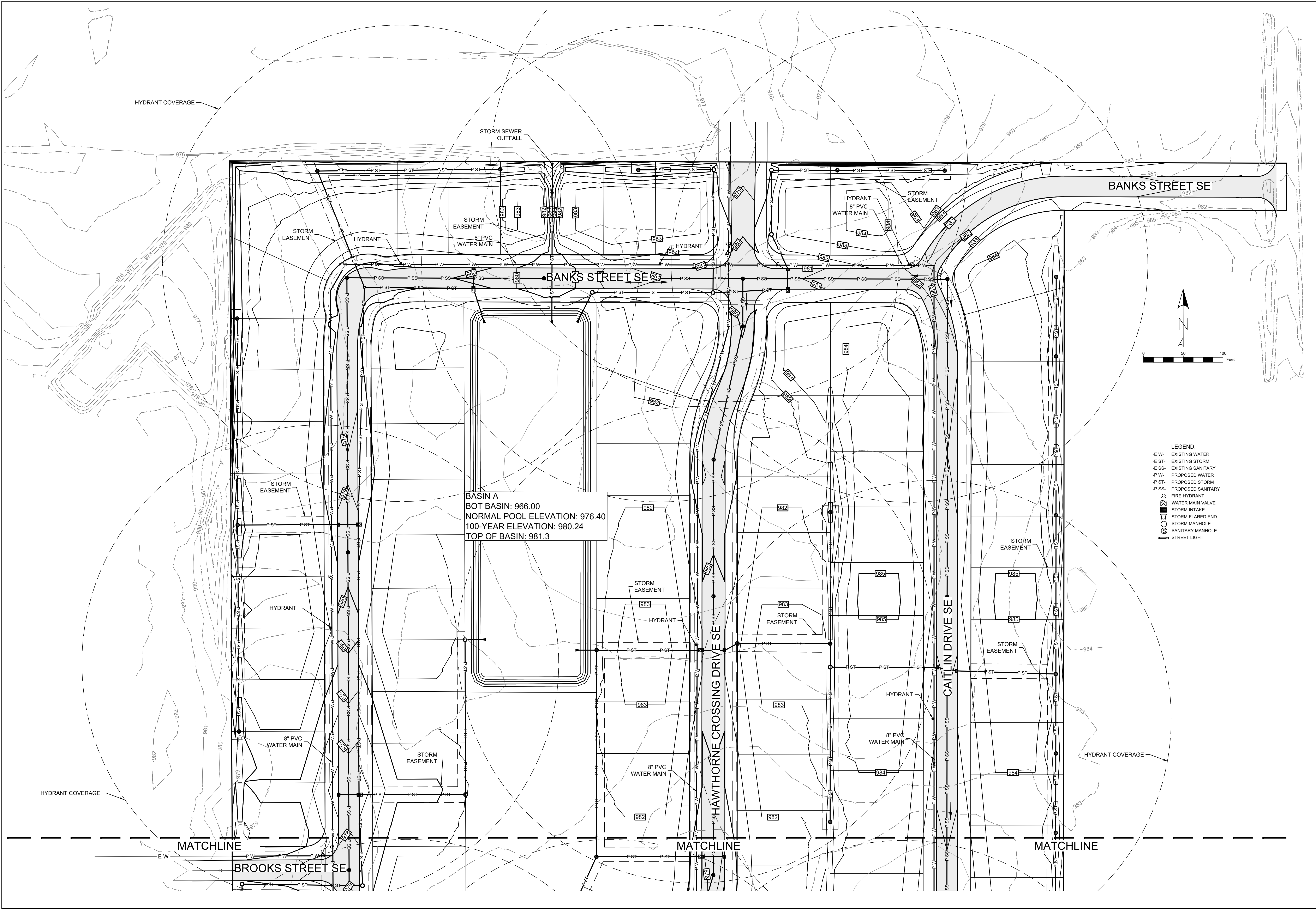
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(515) 979-8499



LOT LAYOUT

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PROJECT NUMBER: 22-024
PAGE NUMBER:

3



WISTERIA CROSSING
BONDURANT, IA

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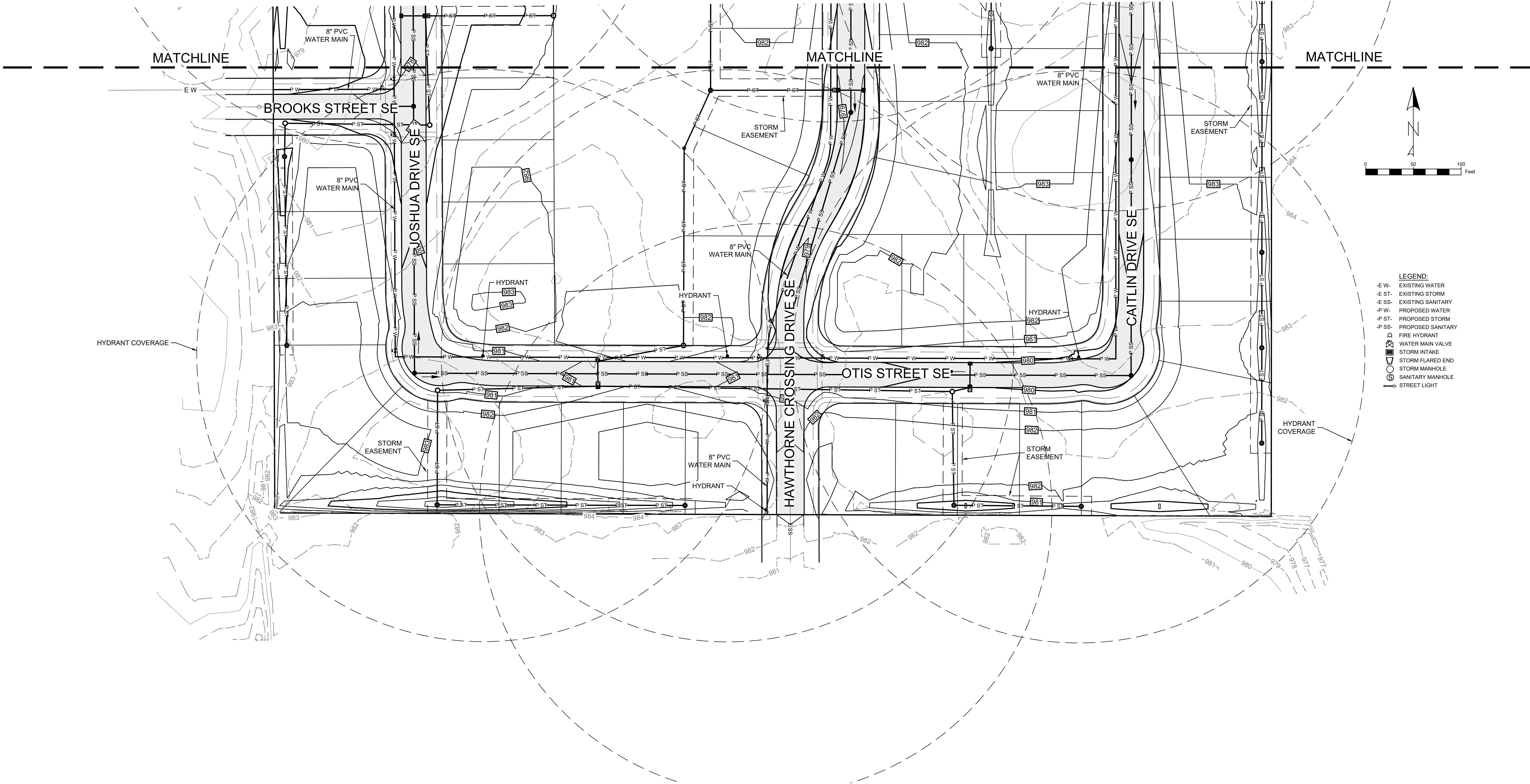
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GRADING & UTILITIES



DATE: 08.19.22
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ENGINEER: BWS
PROJECT NUMBER: 22-024
PAGE NUMBER: 4

Page 90 of 163





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.

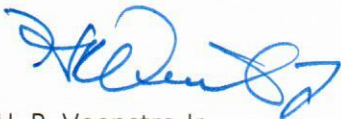
With respect to the specifics of the stormwater calculations the following is noted:

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

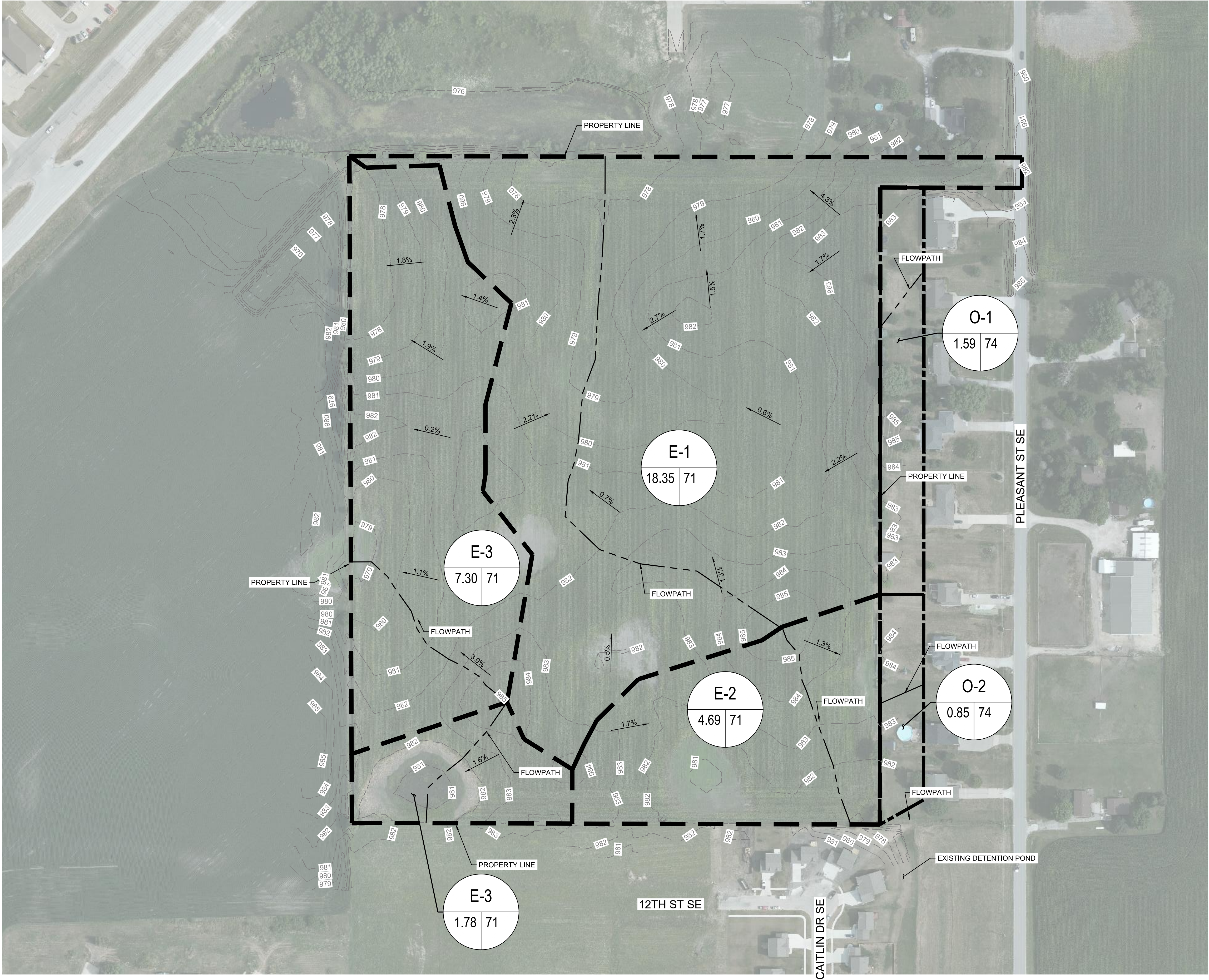
Statewide Urban Design and Specifications. Edition 2022.

Iowa Stormwater Management Manual. October 2009.

Appendix



STORM WATER REPORT
FOR
WISTERIA CROSSING



0100200

Feet

N

CATCHMENT NAME

*E-1

6.885

CATCHMENT AREA (ACRES)

CATCHMENT CURVE NUMBER

*NOTE

EXISTING BASINS DENOTED WITH AN "E" PREFIX.
OFFSITE EXISTING BASINS DENOTED WITH A "O" PREFIX.

LEGEND:

CATCHMENT BOUNDARY

OFFSITE CATCHMENT BOUNDARY

FLOWPATH

Bondurant, IA

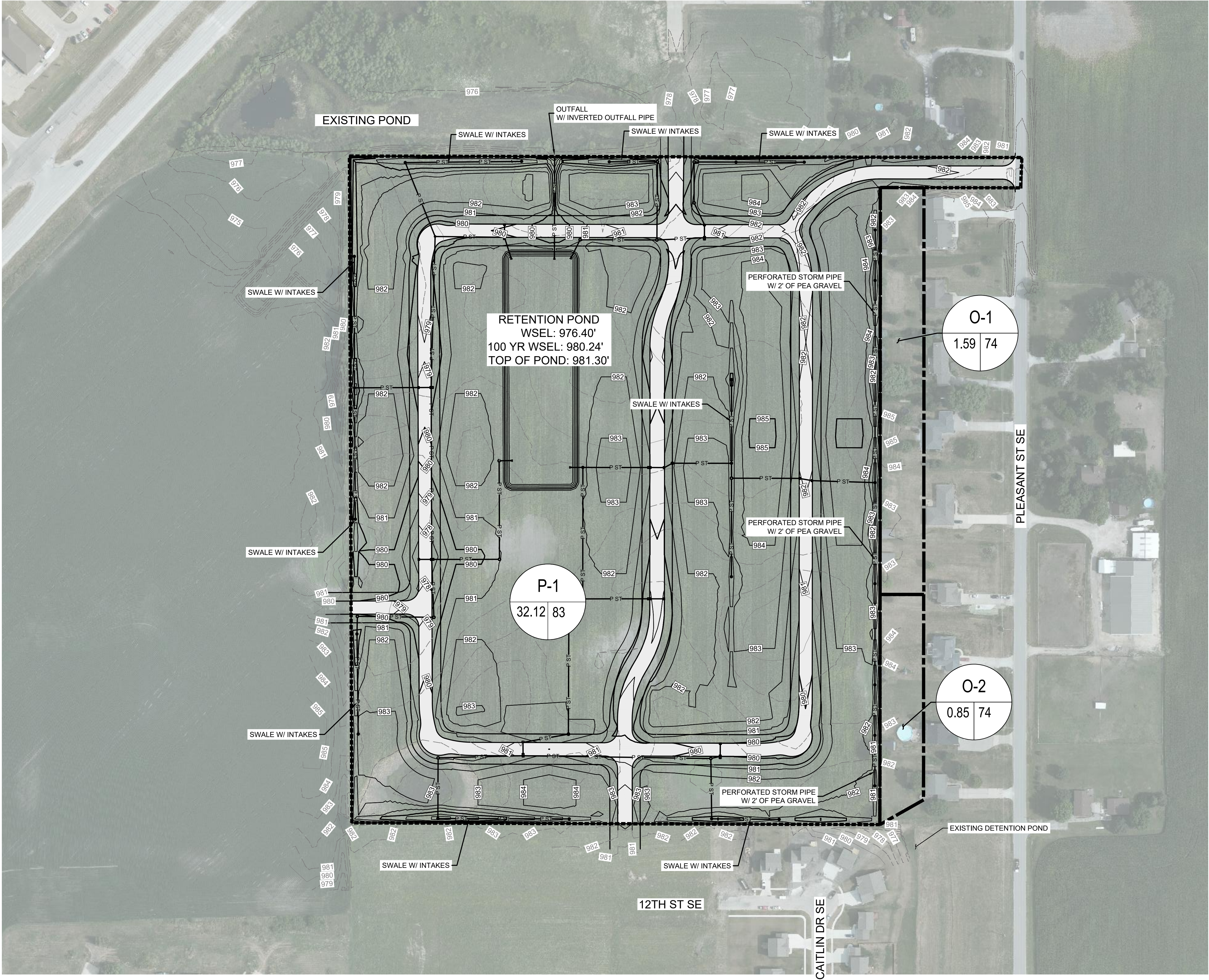
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EXISTING CATCHMENT
MAP

DATE: 08/24/22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 22-024
PAGE NUMBER:

STORM WATER REPORT
FOR
WISTERIA CROSSING



CATCHMENT NAME

***P-1**

CATCHMENT AREA (ACRES)

6.8

CATCHMENT CURVE NUMBER

85

***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

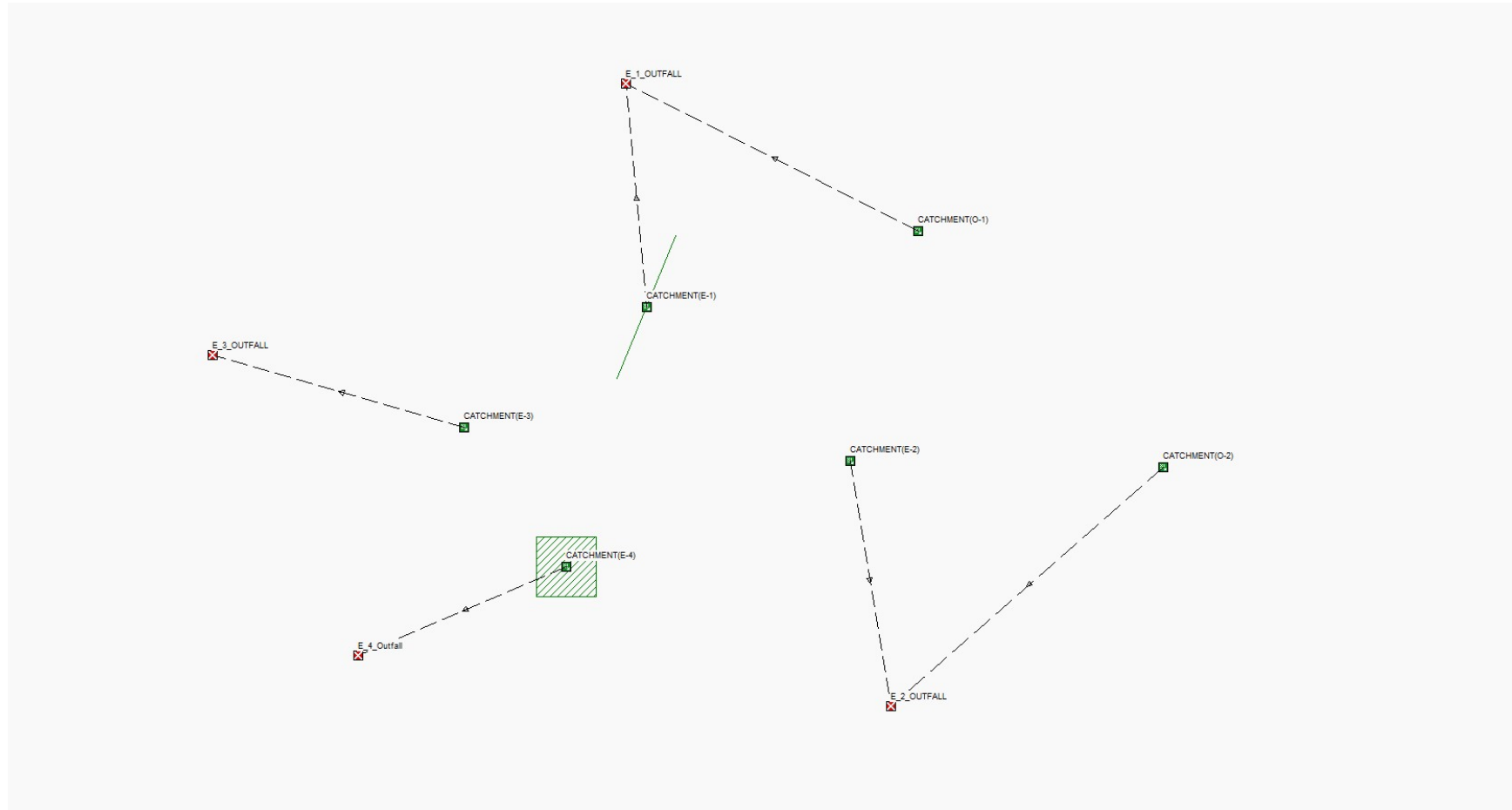
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PROPOSED CATCHMENT
MAP

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 :

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)
 $T_c = (L_f / V) / (3600 \text{ sec/hr})$

Where:

T_c = Time of Concentration (hr)
 L_f = Flow Length (ft)
 V = Velocity (ft/sec)
 V = Velocity (ft/sec)

Channel Flow Equation :

$V = (1.49 * (R^{2/3}) * (S_f^{0.5})) / n$
 $R = A_q / W_p$
 $T_c = (L_f / V) / (3600 \text{ sec/hr})$

Where :

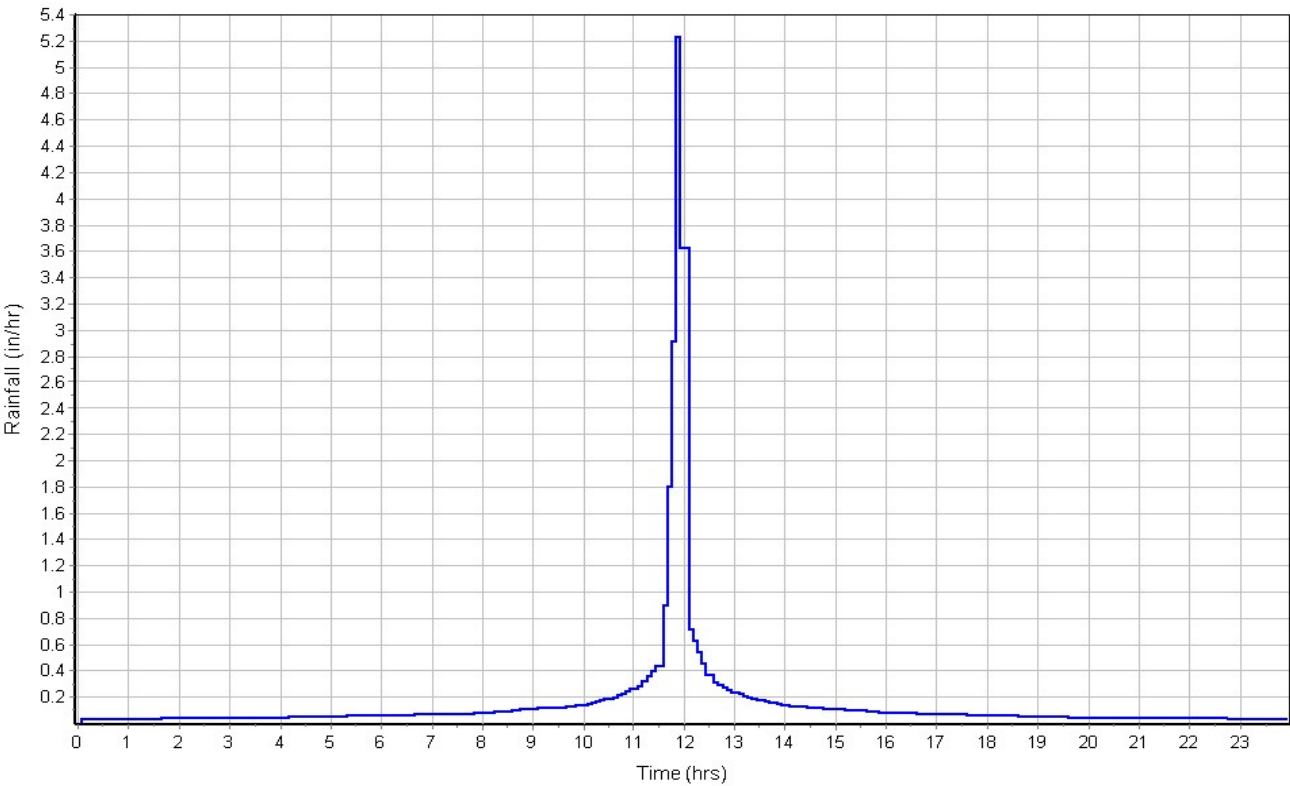
T_c = Time of Concentration (hr)
 L_f = Flow Length (ft)
 R = Hydraulic Radius (ft)
 A_q = Flow Area (ft²)
 W_p = Wetted Perimeter (ft)
 V = Velocity (ft/sec)
 S_f = Slope (ft/ft)
 n = Manning's roughness

Sheet Flow Computations	Subarea	Subarea	Subarea
	A	B	C
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
Shallow Concentrated Flow Computations	Subarea	Subarea	Subarea
	A	B	C
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		

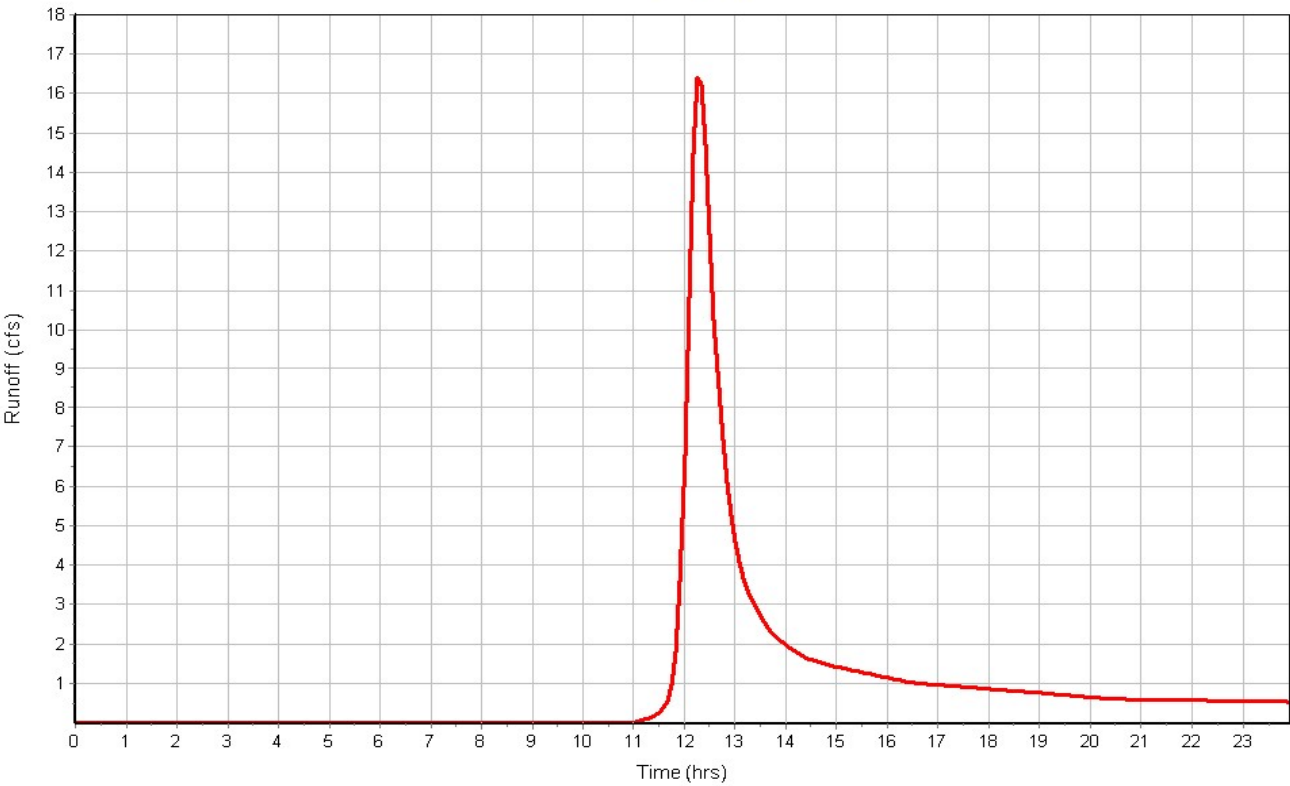
Subbasin Runoff Results

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

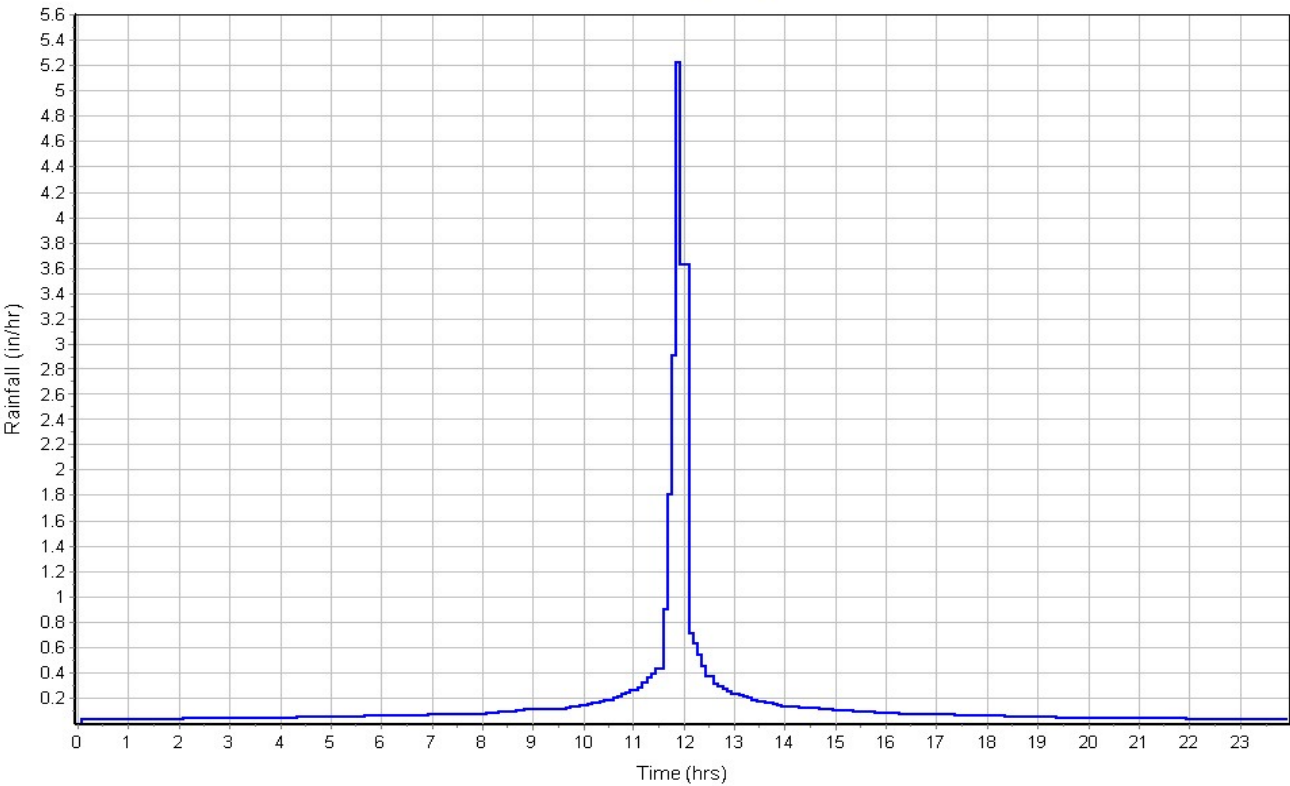
Time of Concentration

User-Defined TOC override (minutes): 15.00

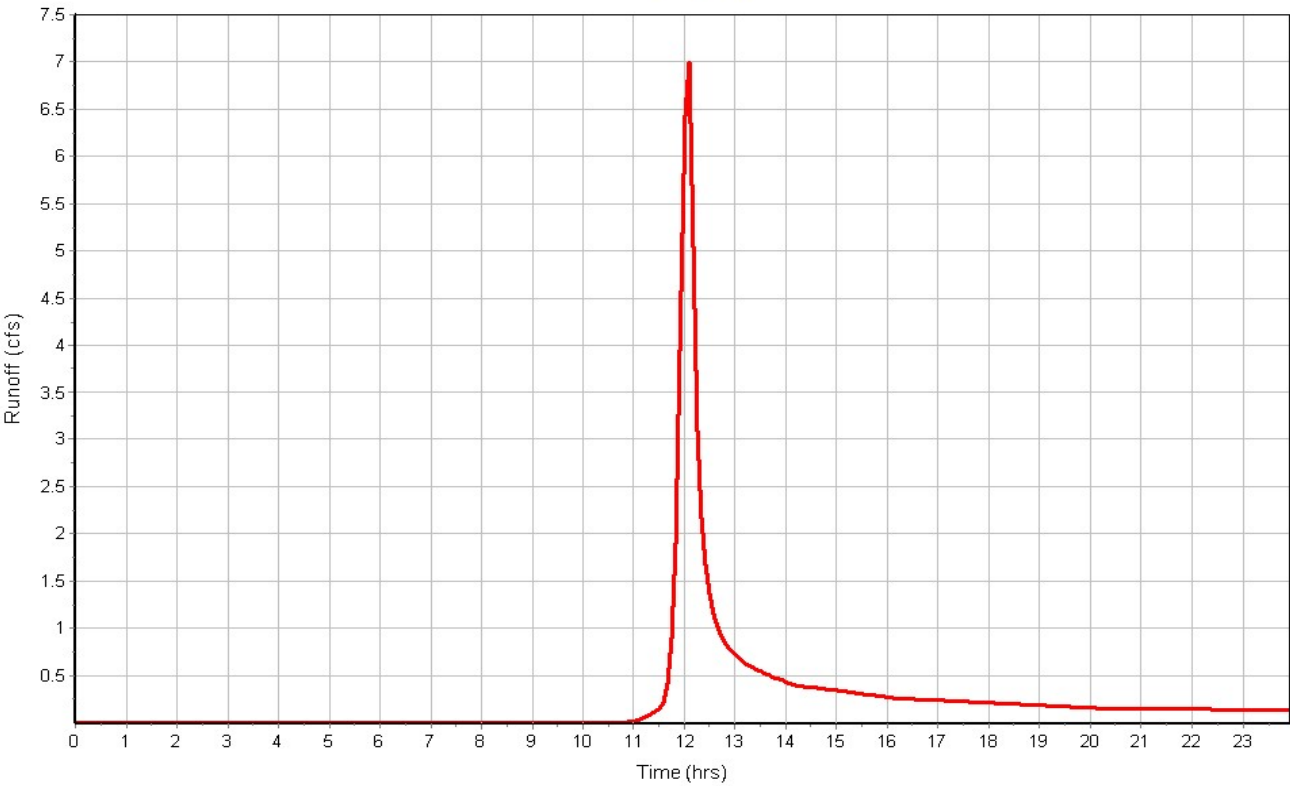
Subbasin Runoff Results

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

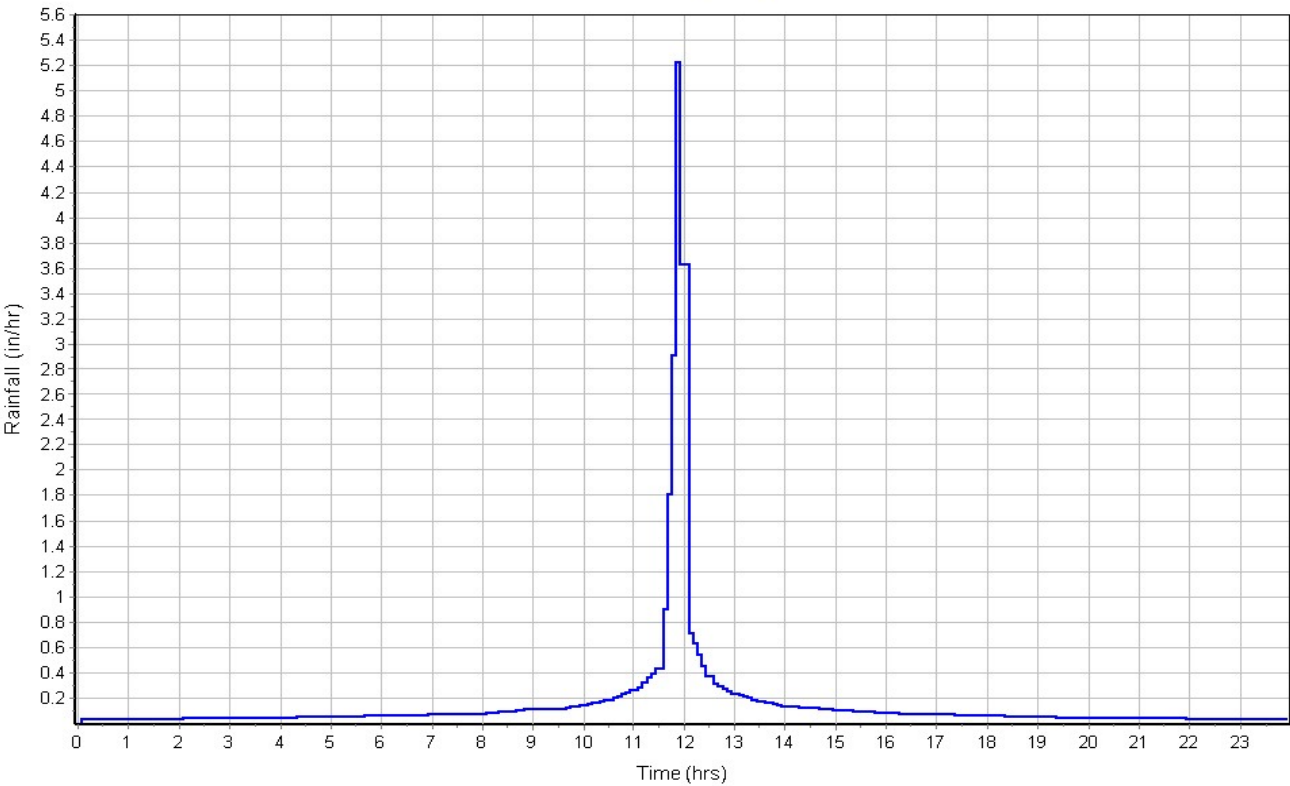
Time of Concentration

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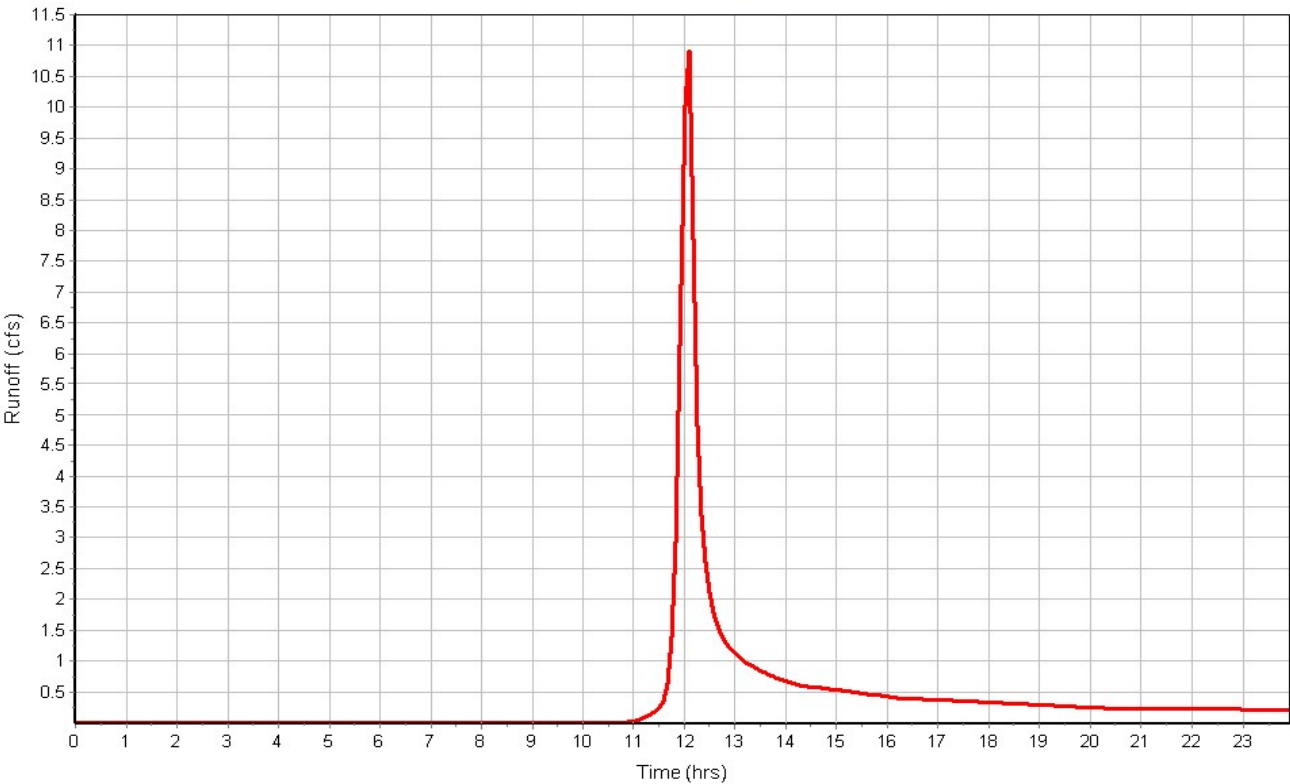
Subbasin Runoff Results

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

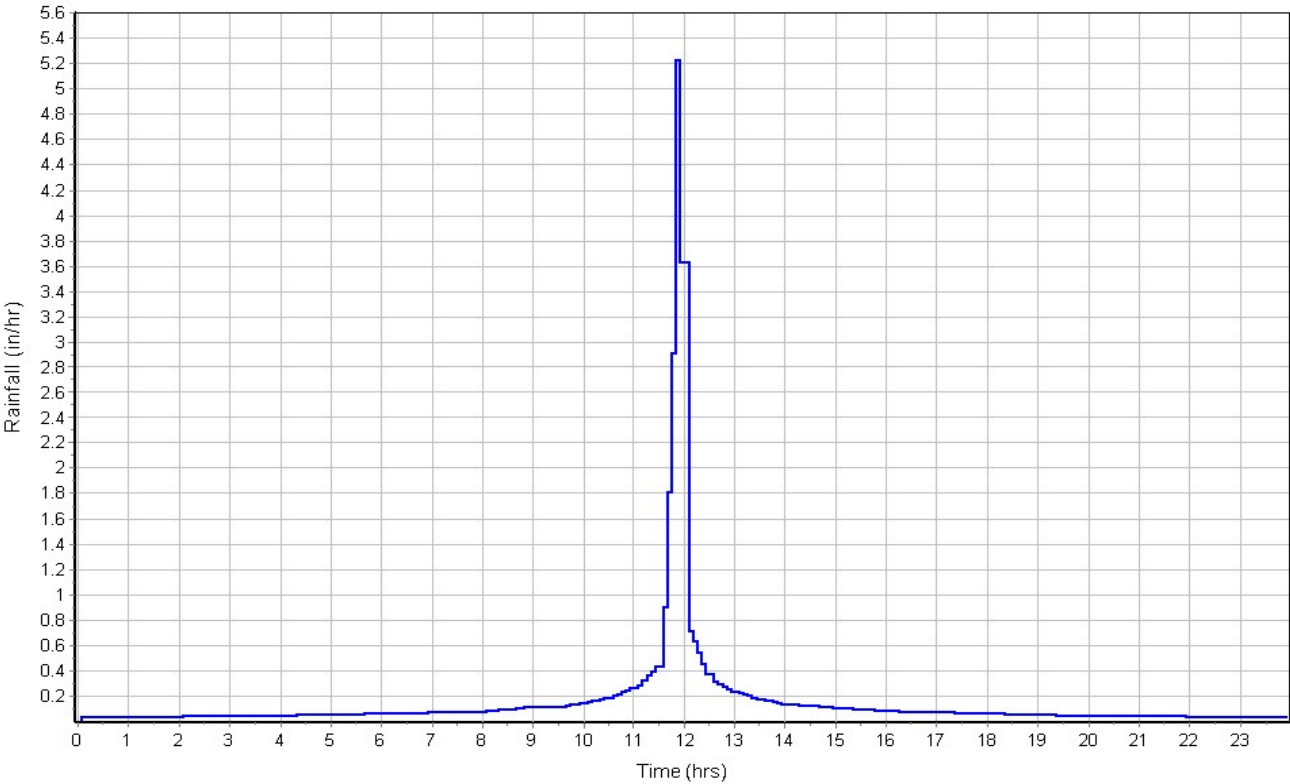
Time of Concentration

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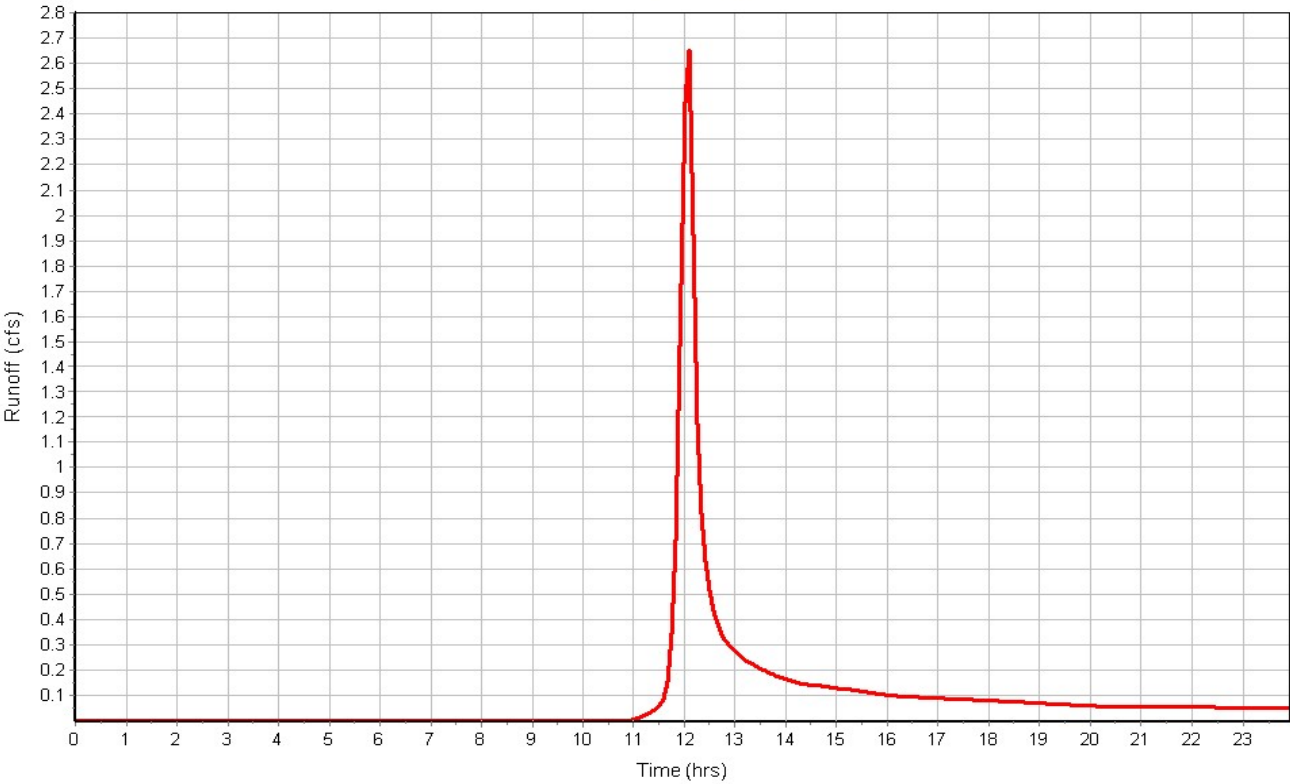
Subbasin Runoff Results

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

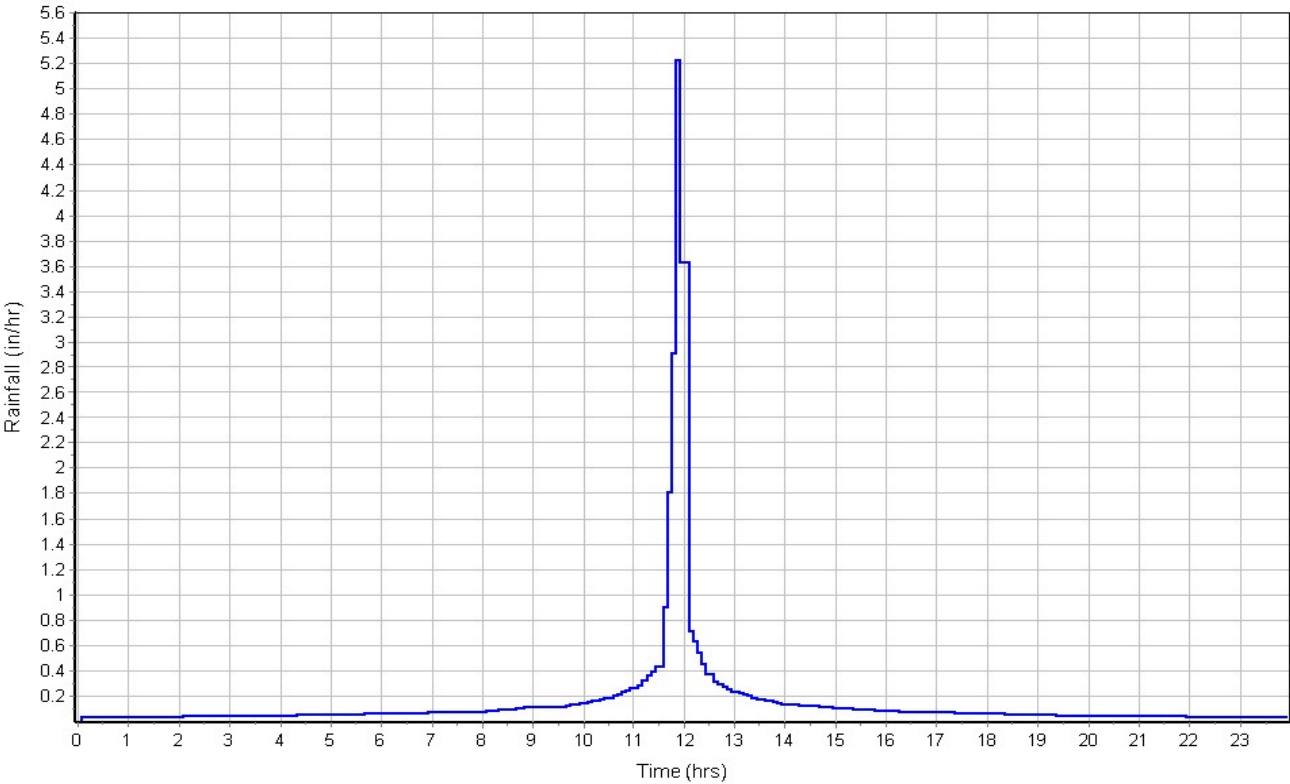
Time of Concentration

User-Defined TOC override (minutes): 15

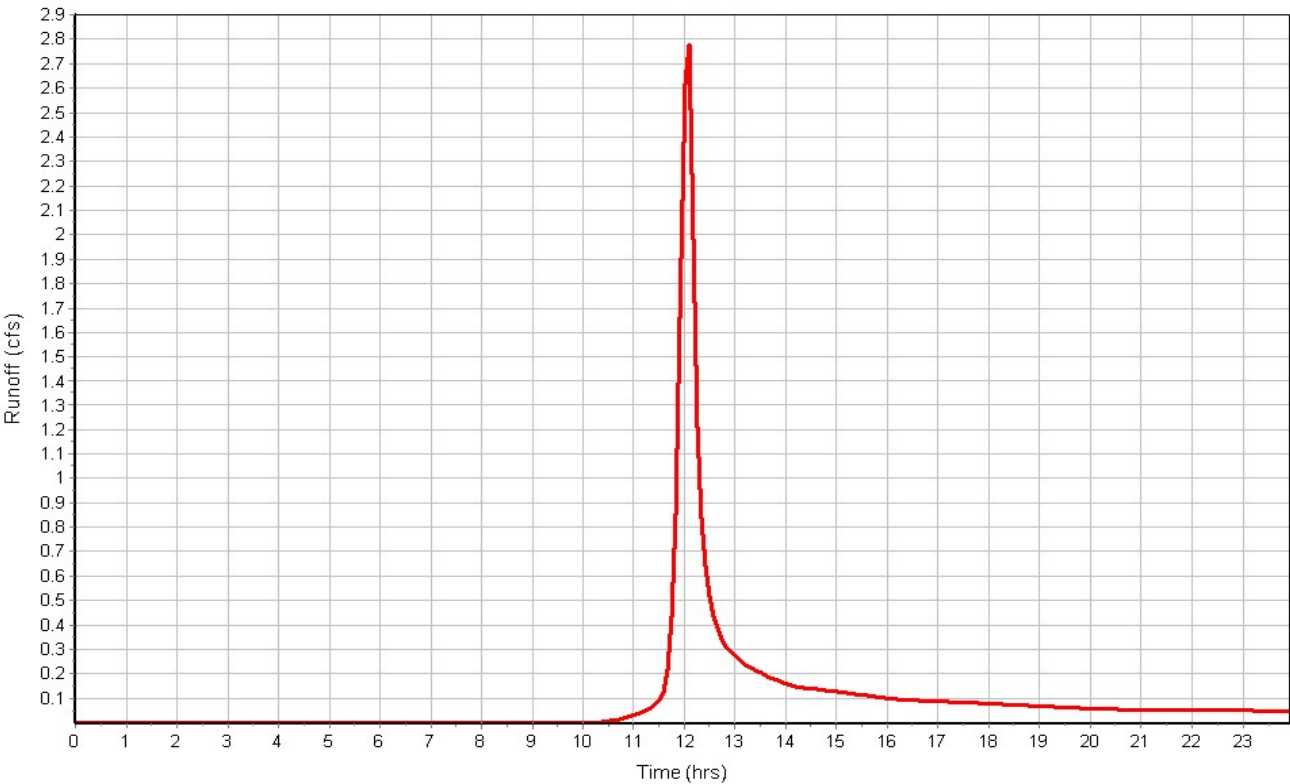
Subbasin Runoff Results

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

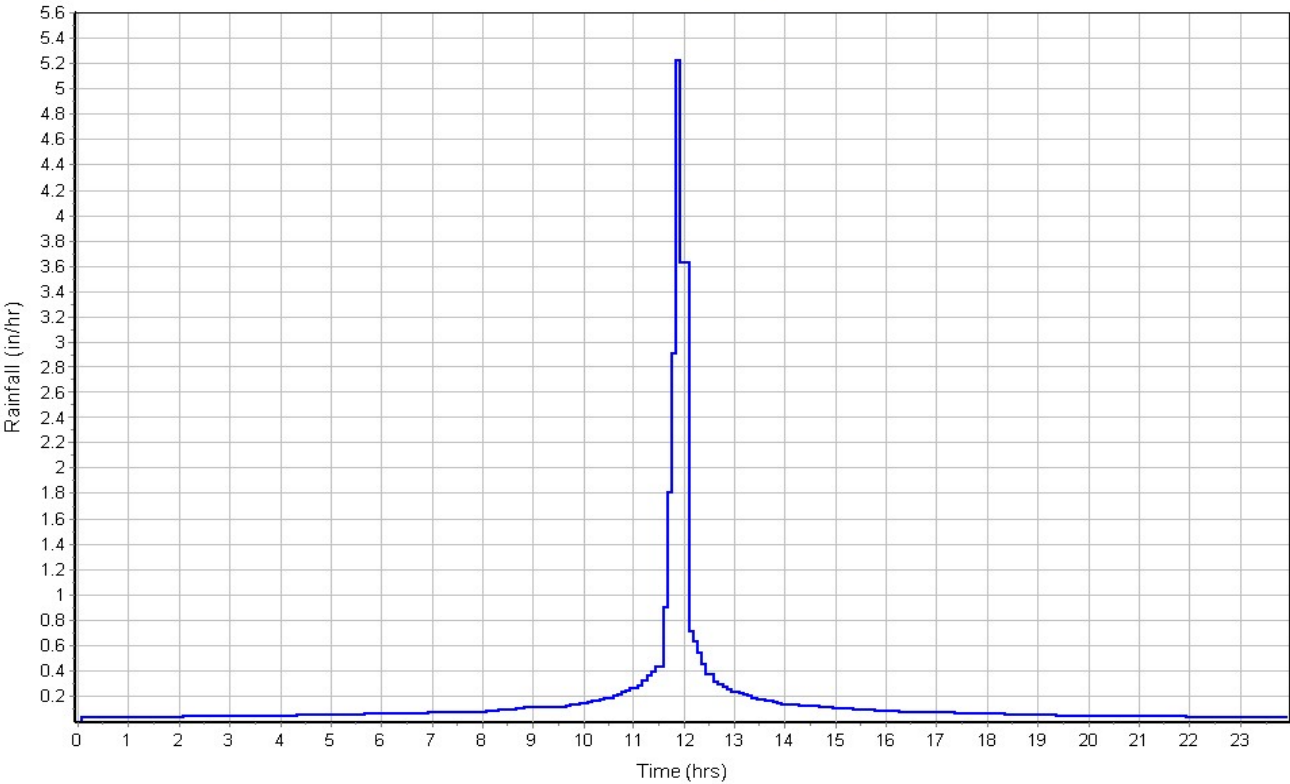
Time of Concentration

User-Defined TOC override (minutes): 15

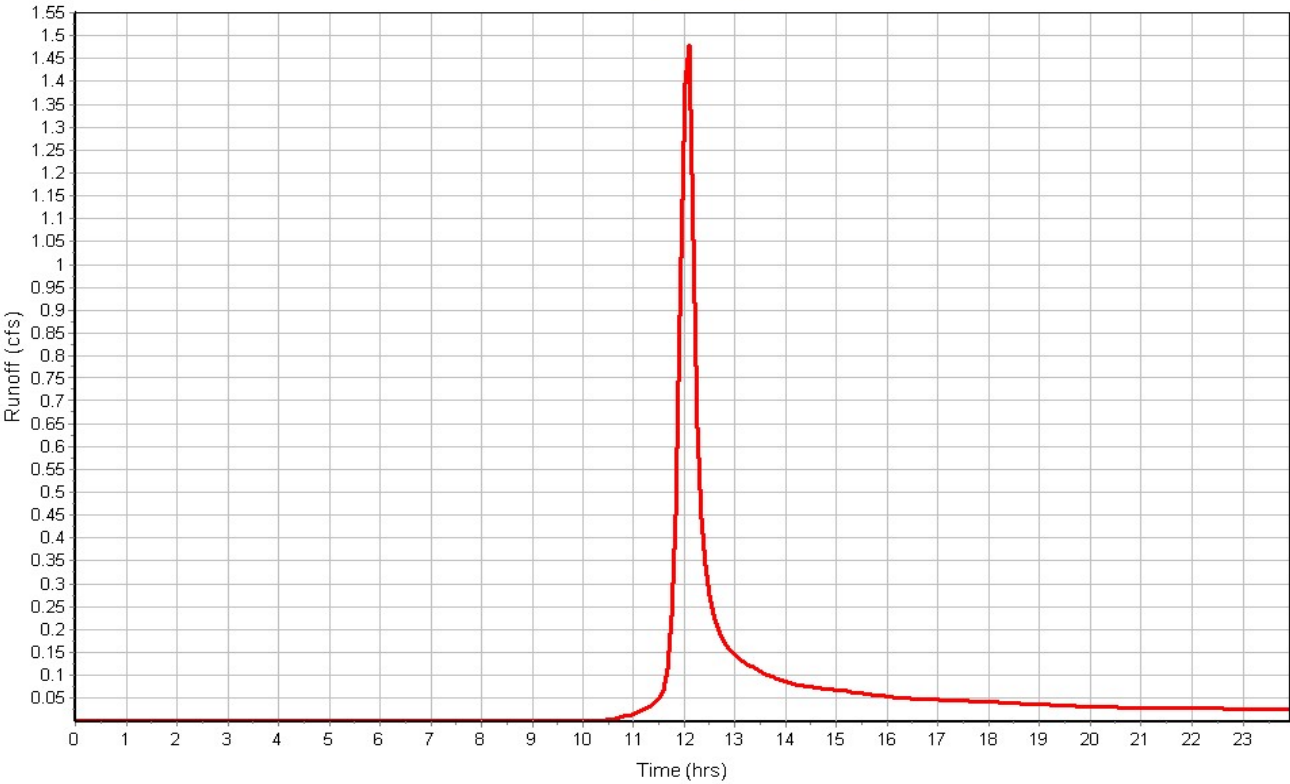
Subbasin Runoff Results

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 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 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 :

- 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)
- Sf = Slope (ft/ft)

Channel Flow Equation :

- $V = (1.49 * (R^{2/3})) * (S_f^{0.5}) / n$
- R = Aq / Wp
- Tc = (Lf / V) / (3600 sec/hr)

Where :

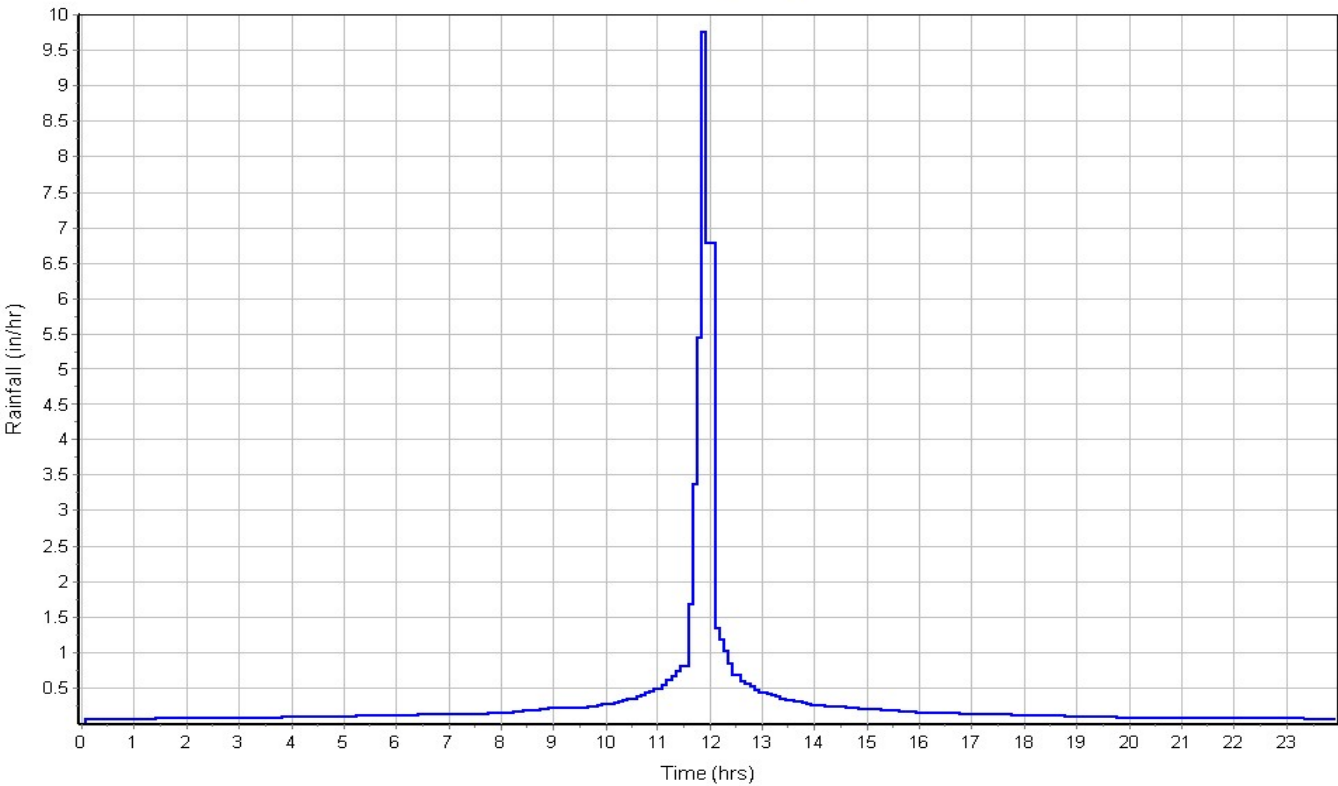
- Tc = Time of Concentration (hr)
- Lf = Flow Length (ft)
- R = Hydraulic Radius (ft)
- Aq = Flow Area (ft²)
- Wp = Wetted Perimeter (ft)
- V = Velocity (ft/sec)
- Sf = Slope (ft/ft)
- n = Manning's roughness

Sheet Flow Computations	Subarea	Subarea	Subarea
	A	B	C
	0.24	0.00	0.00
	100	0.00	0.00
	1.5	0.00	0.00
	3.08	0.00	0.00
Manning's Roughness :	0.10	0.00	0.00
Flow Length (ft) :	16.32	0.00	0.00
Slope (%) :			
2 yr, 24 hr Rainfall (in) :			
Velocity (ft/sec) :			
Computed Flow Time (min) :			
Shallow Concentrated Flow Computations	Subarea	Subarea	Subarea
	A	B	C
	1100	0.00	0.00
	1.5	0.00	0.00
	Grass pasture	Unpaved	Unpaved
	0.86	0.00	0.00
Flow Length (ft) :	21.32	0.00	0.00
Slope (%) :			
Surface Type :			
Velocity (ft/sec) :			
Computed Flow Time (min) :			
Total TOC (min)	37.64		

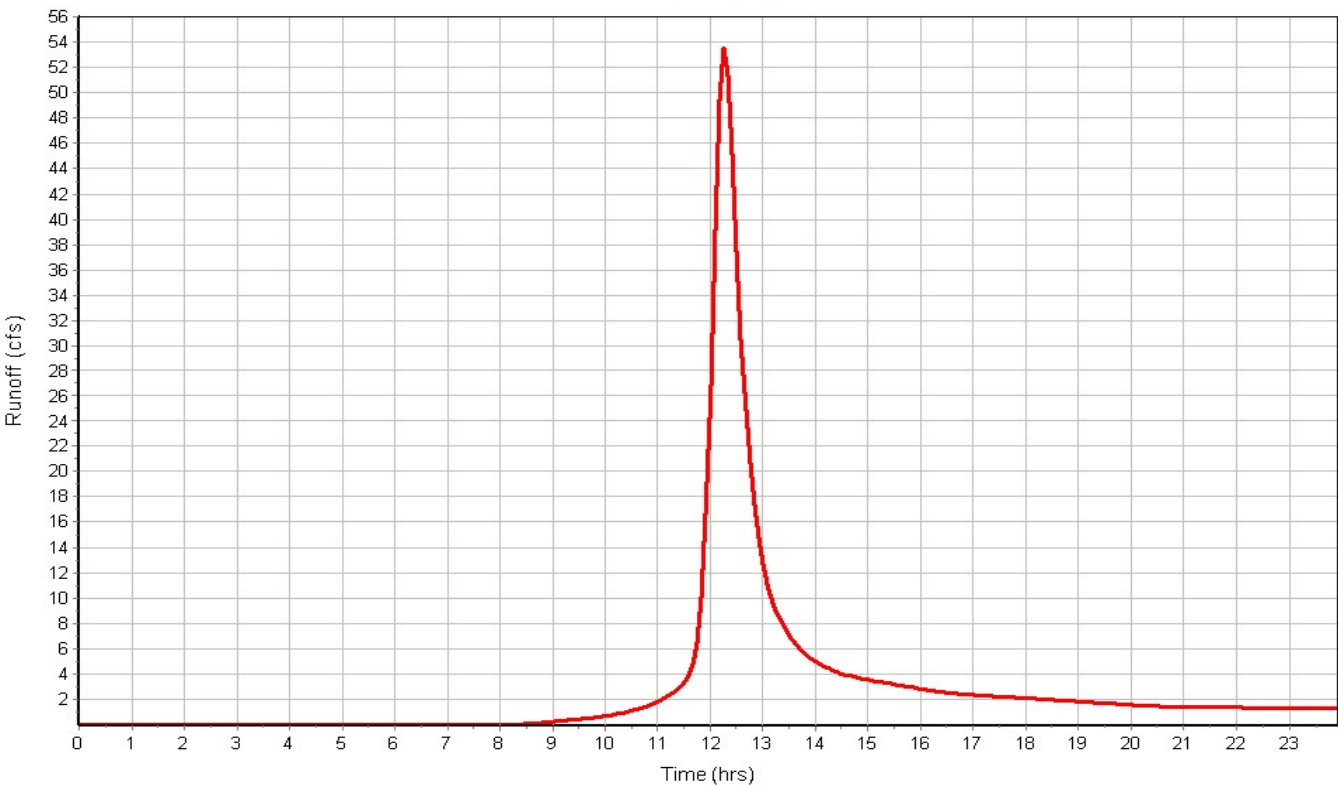
Subbasin Runoff Results

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

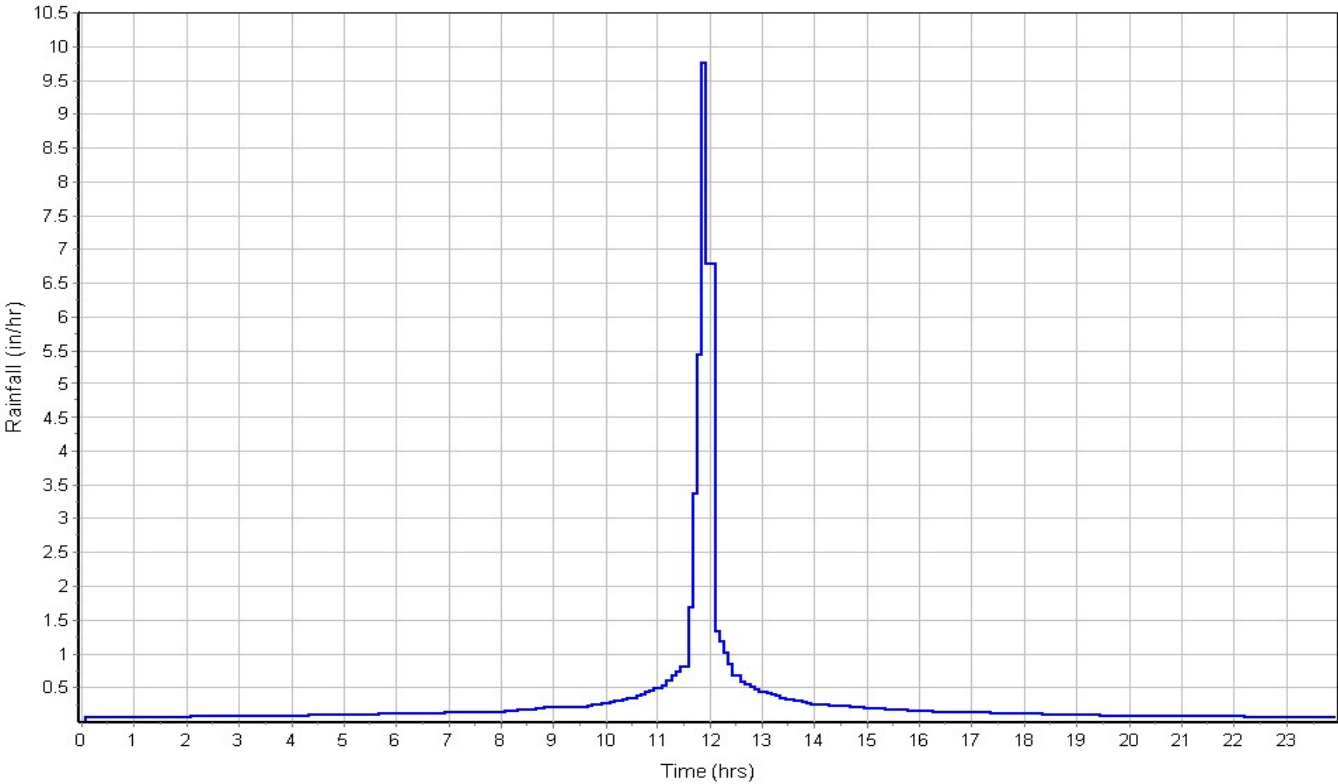
Time of Concentration

User-Defined TOC override (minutes): 15.00

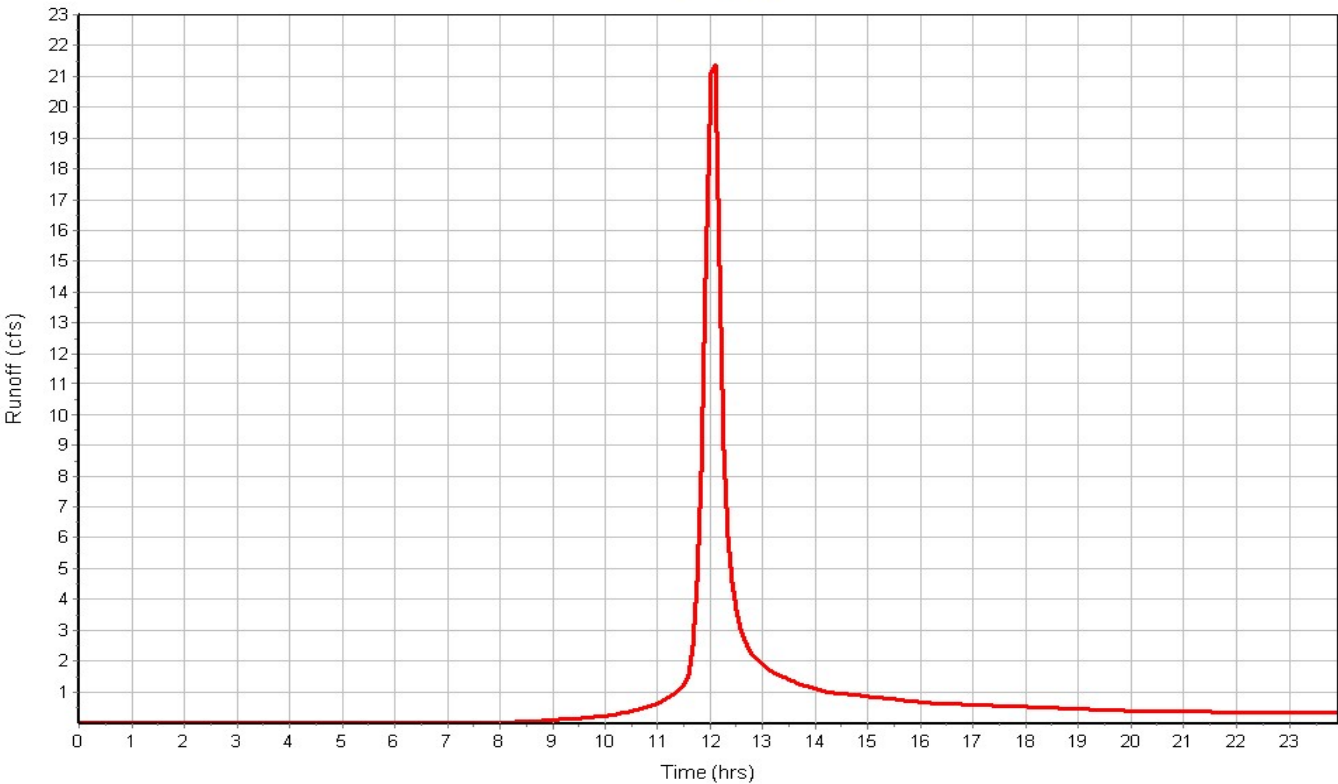
Subbasin Runoff Results

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

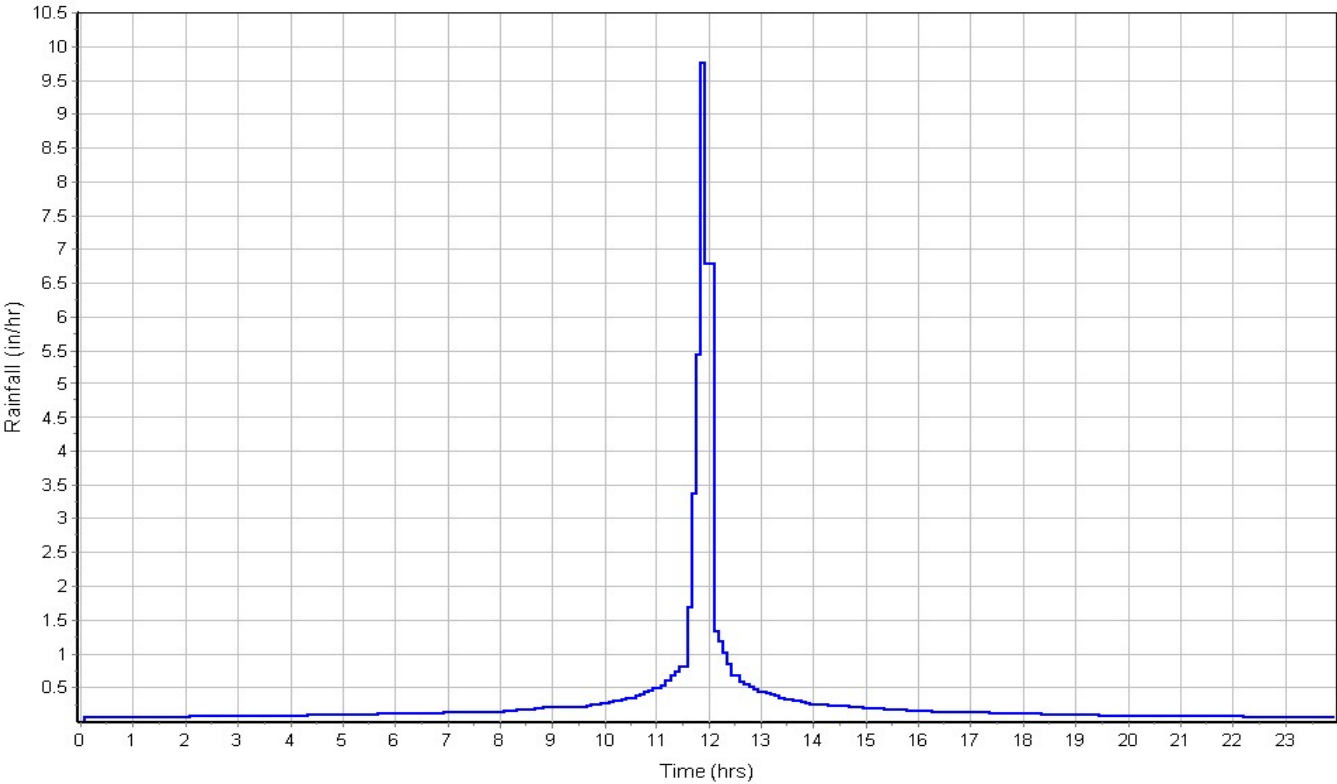
Time of Concentration

User-Defined TOC override (minutes): 15.00

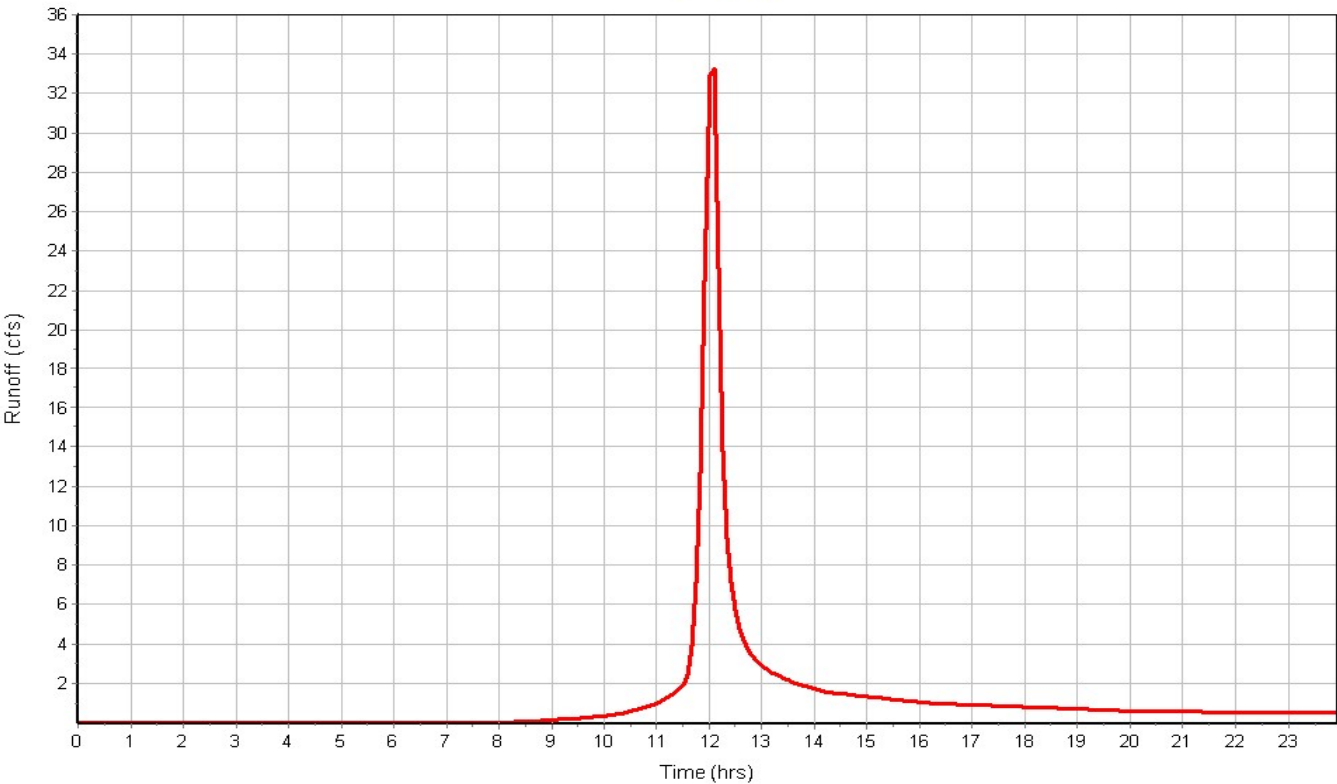
Subbasin Runoff Results

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

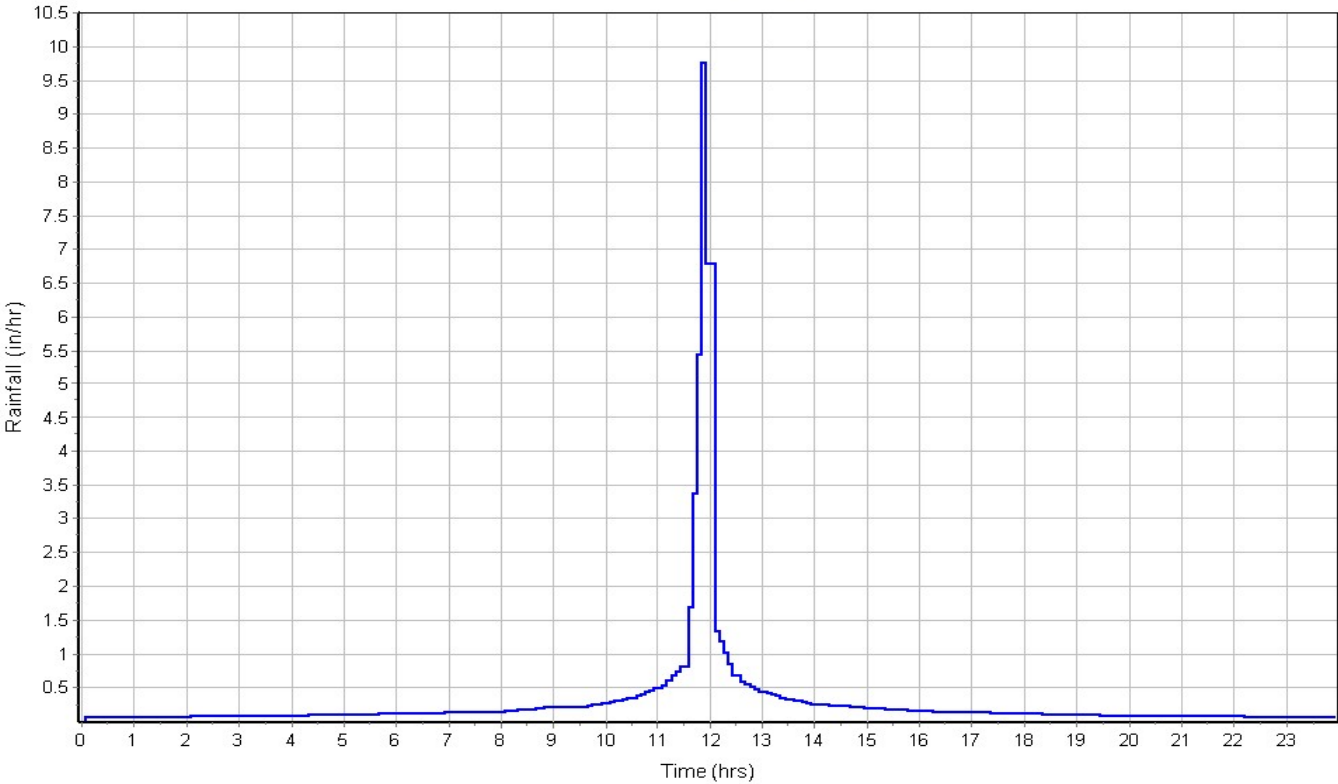
Time of Concentration

User-Defined TOC override (minutes): 15.00

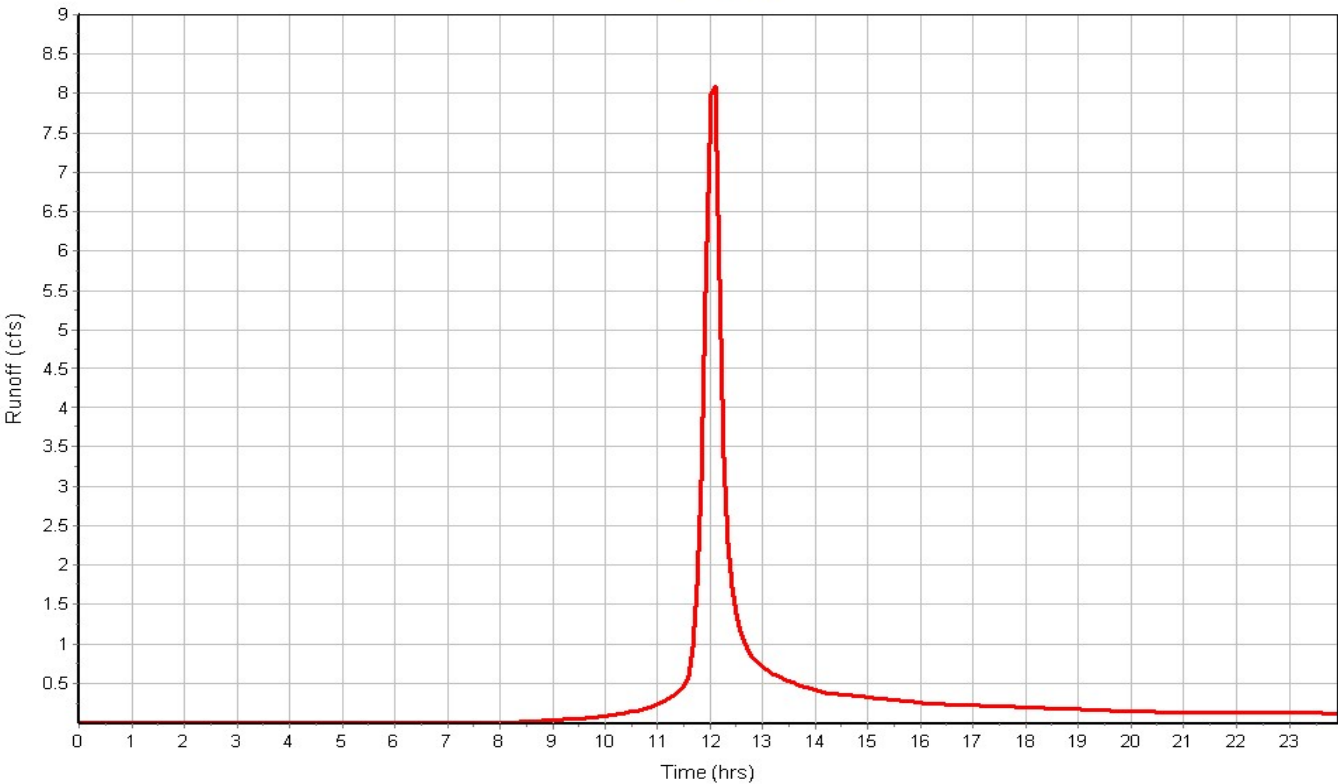
Subbasin Runoff Results

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

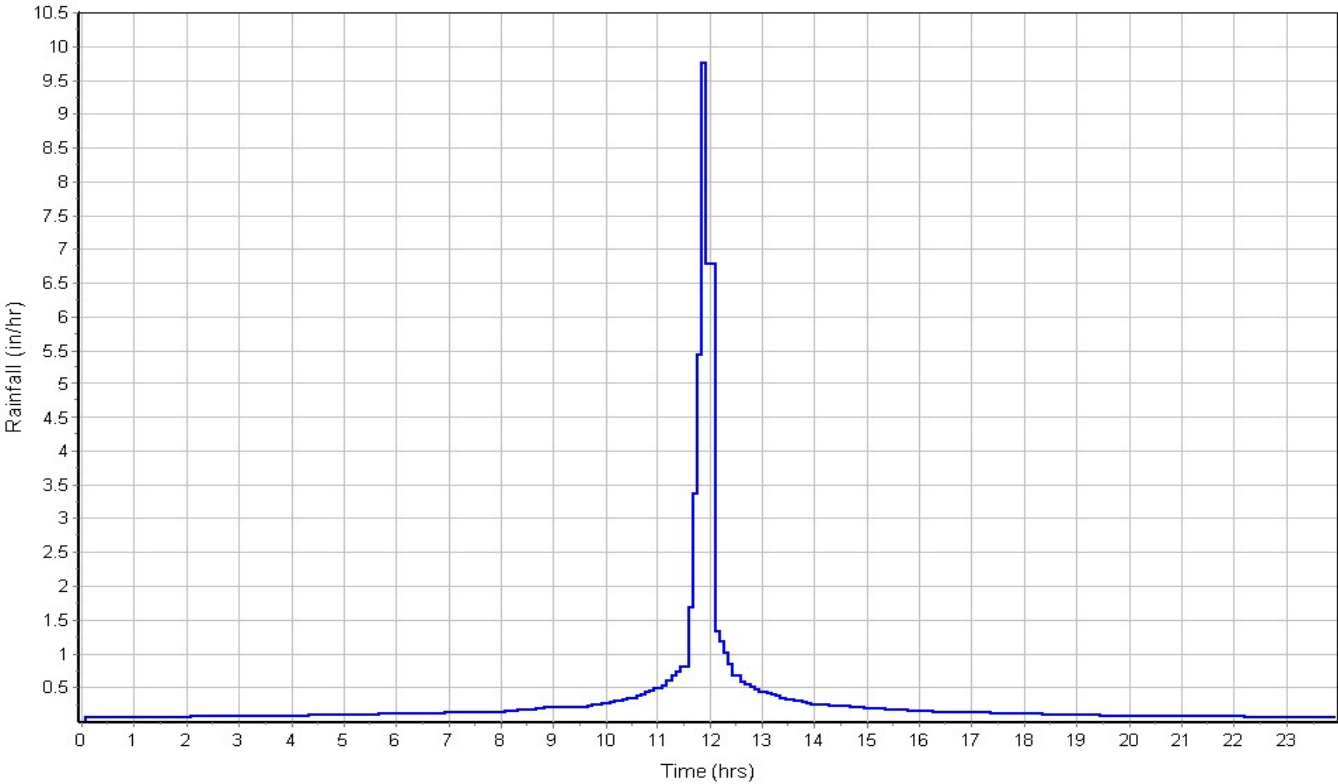
Time of Concentration

User-Defined TOC override (minutes): 15

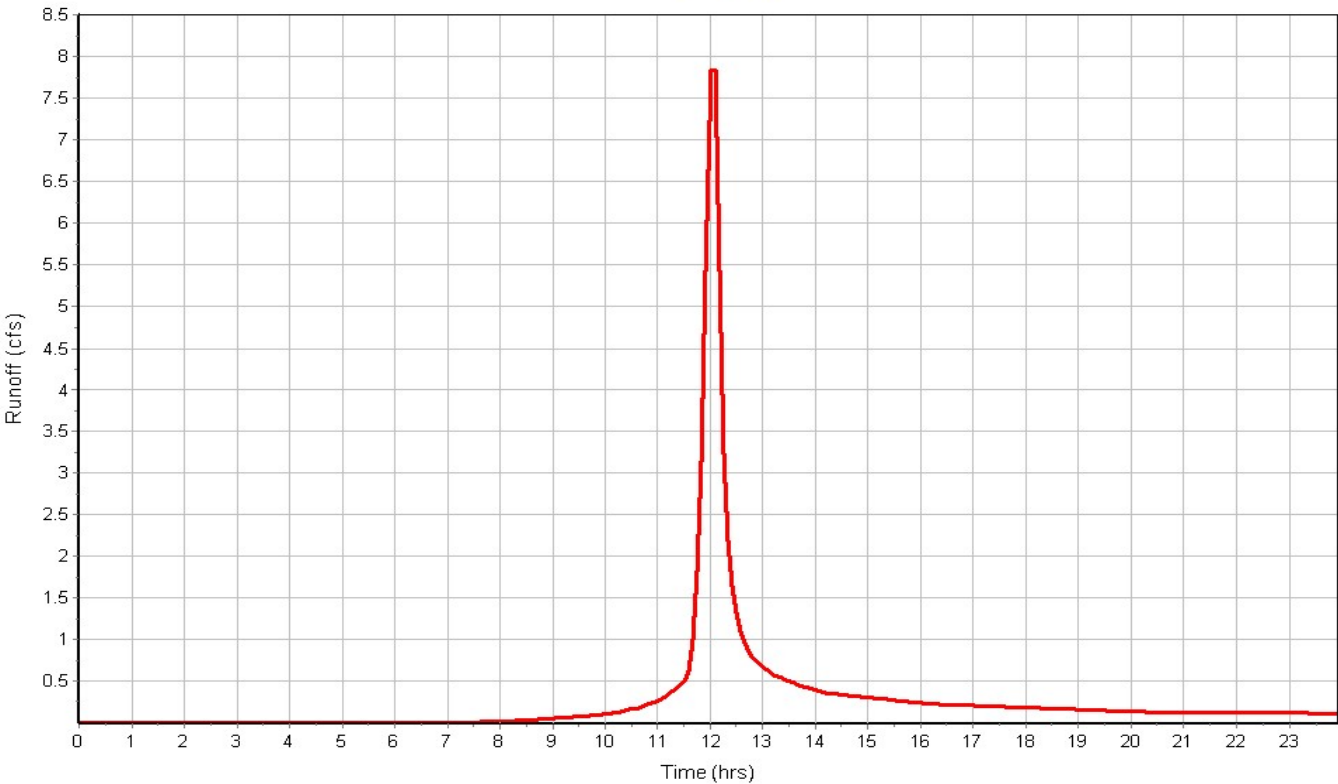
Subbasin Runoff Results

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

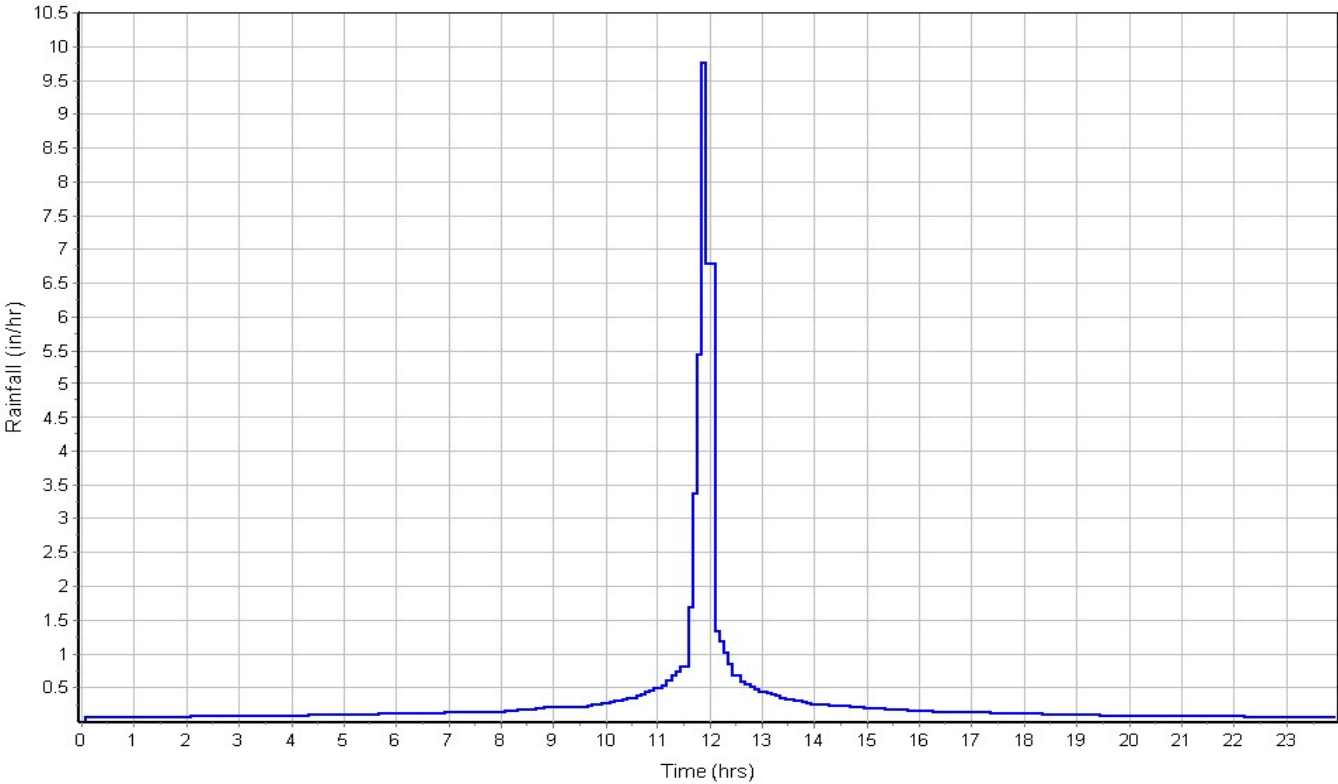
Time of Concentration

User-Defined TOC override (minutes): 15

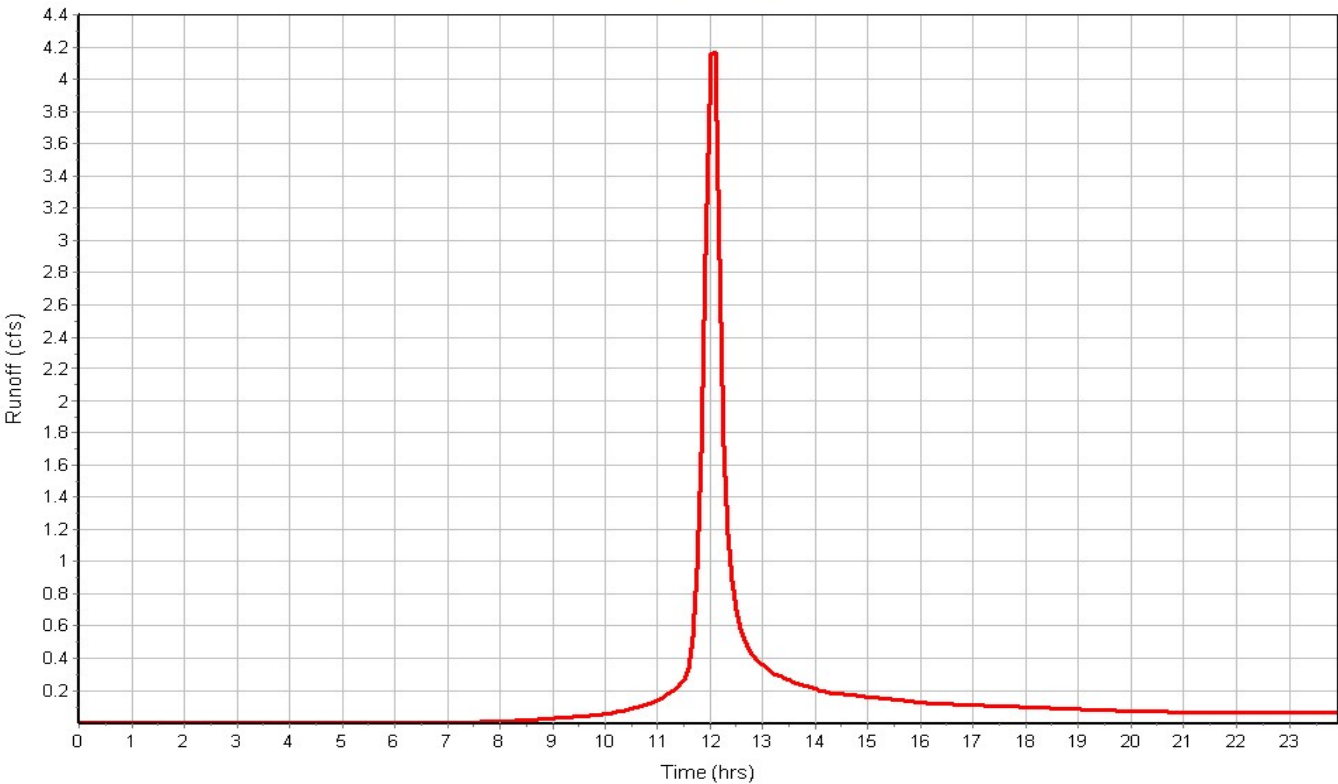
Subbasin Runoff Results

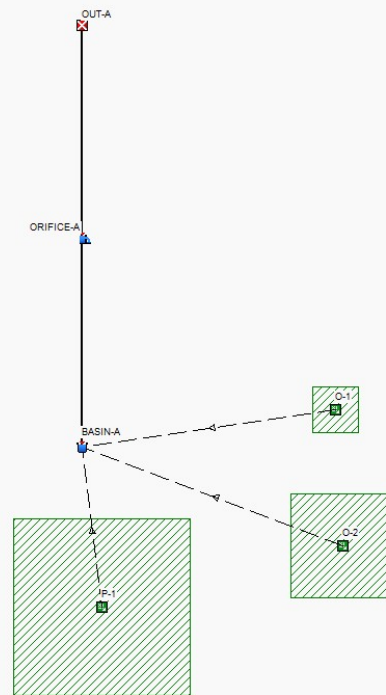
Total Rainfall (in) 7.12
Total Runoff (in) 4.15
Peak Runoff (cfs) 4.37
Weighted Curve Number 74.00
Time of Concentration (days hh:mm:ss) 0 00:15:00

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 Concentration (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 Water Elevation (ft)	Surcharge 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 :

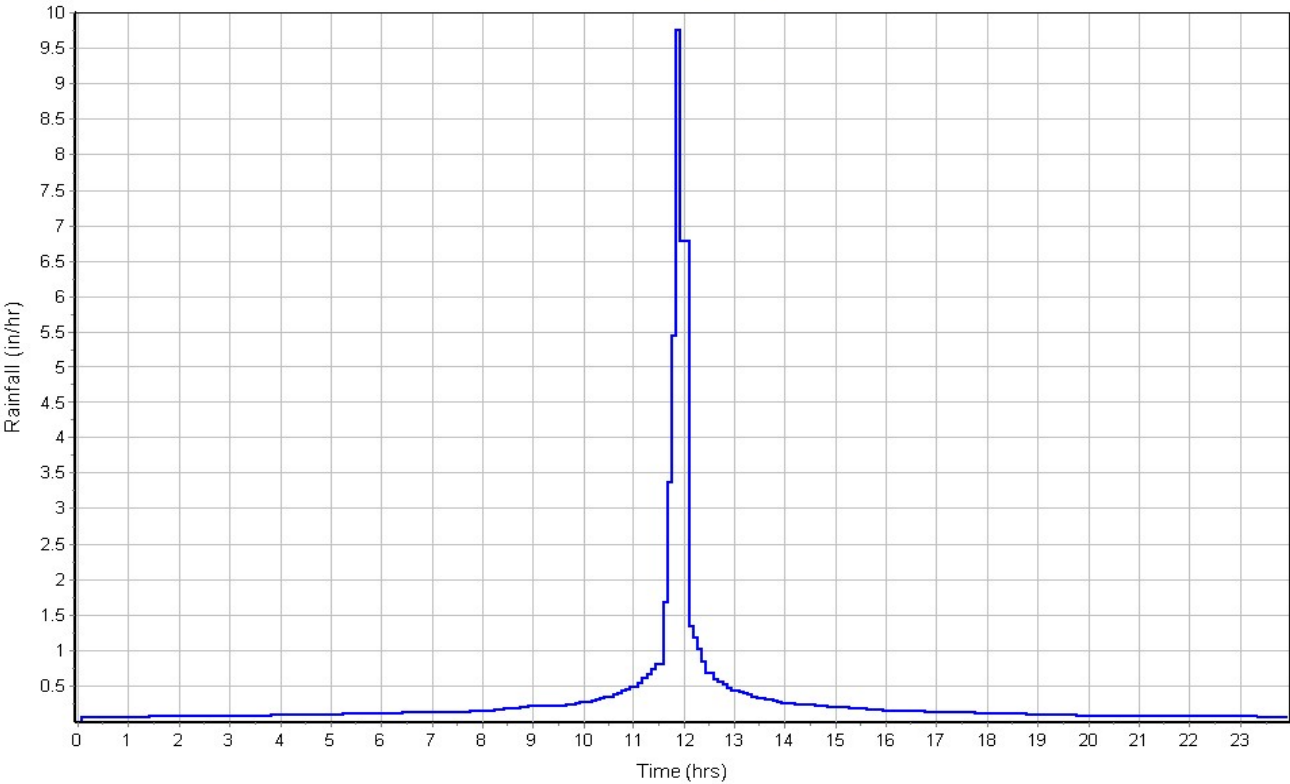
T_c = Time of Concentration (hr)
L_f = Flow Length (ft)
R = Hydraulic Radius (ft)
A_q = Flow Area (ft²)
W_p = Wetted Perimeter (ft)
V = Velocity (ft/sec)
S_f = Slope (ft/ft)
n = Manning's roughness

User-Defined TOC override (minutes): 15.00

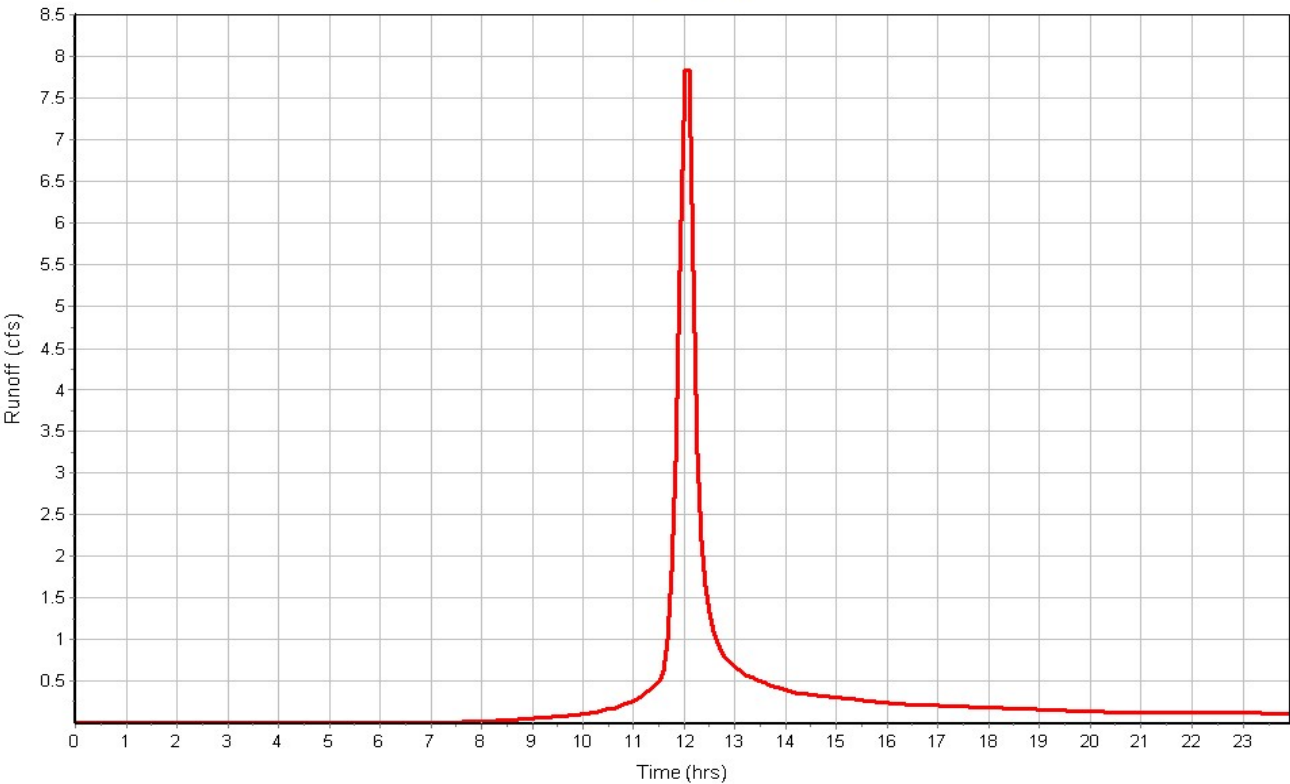
Subbasin Runoff Results

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

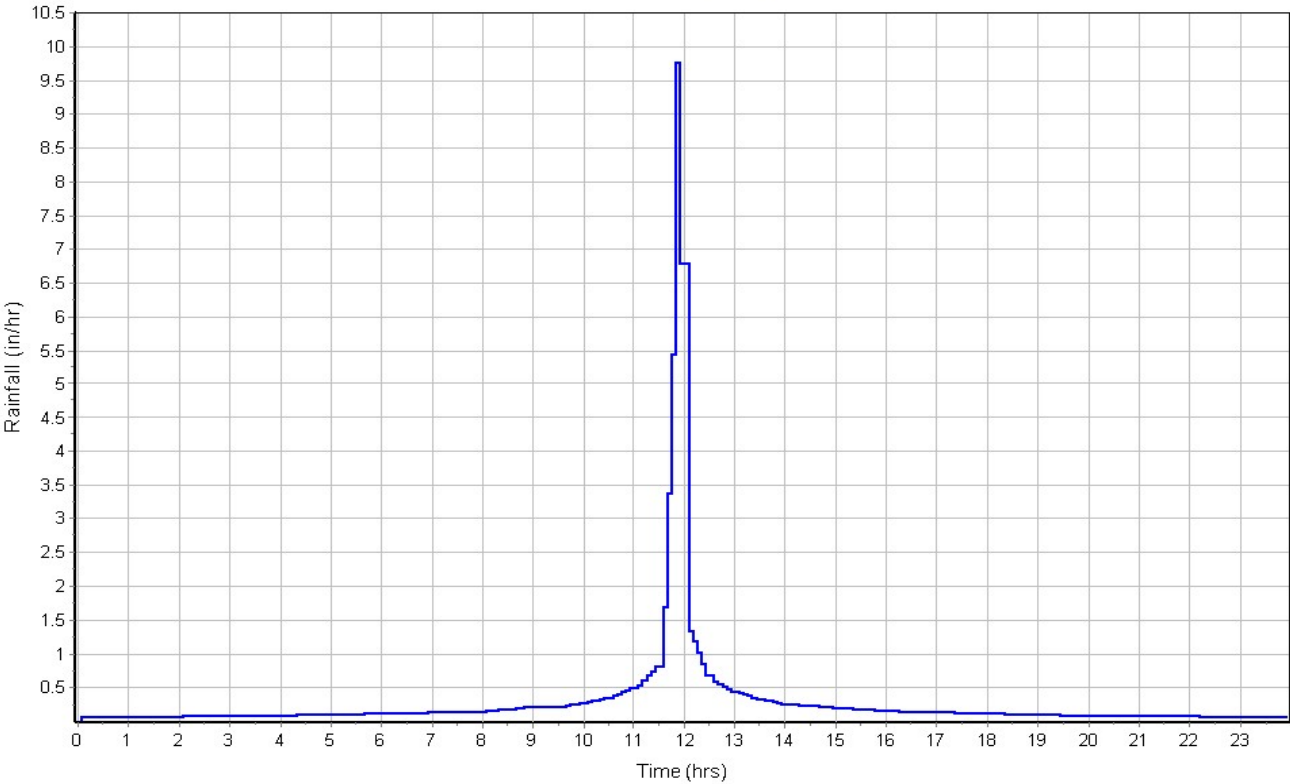
Time of Concentration

User-Defined TOC override (minutes): 15.00

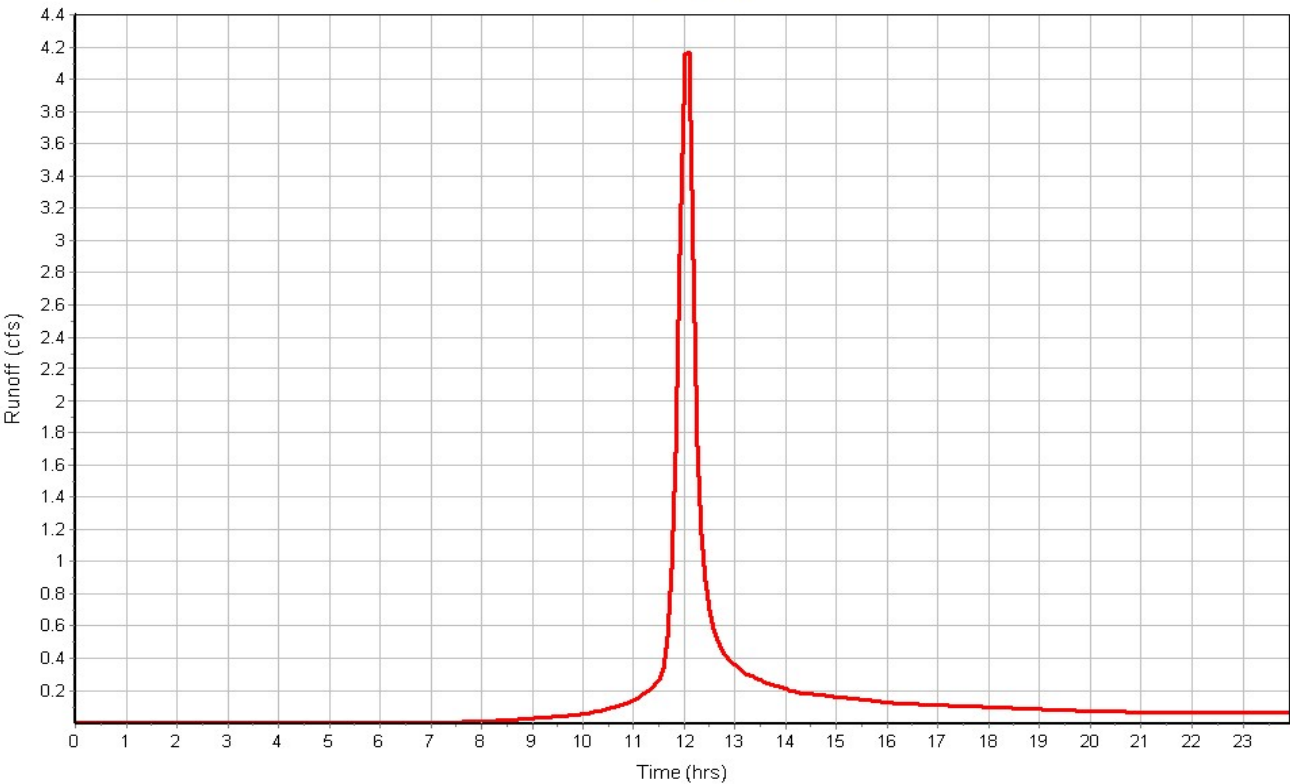
Subbasin Runoff Results

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

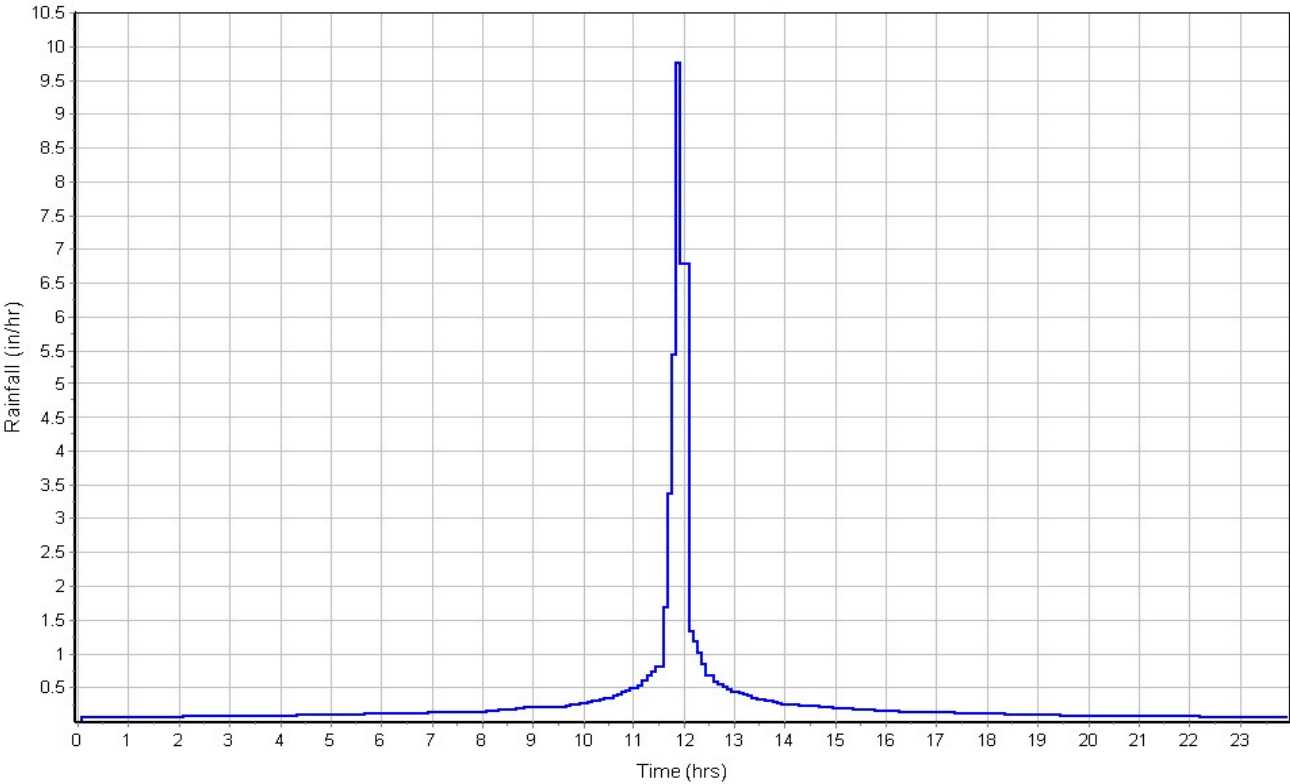
Time of Concentration

User-Defined TOC override (minutes): 15.00

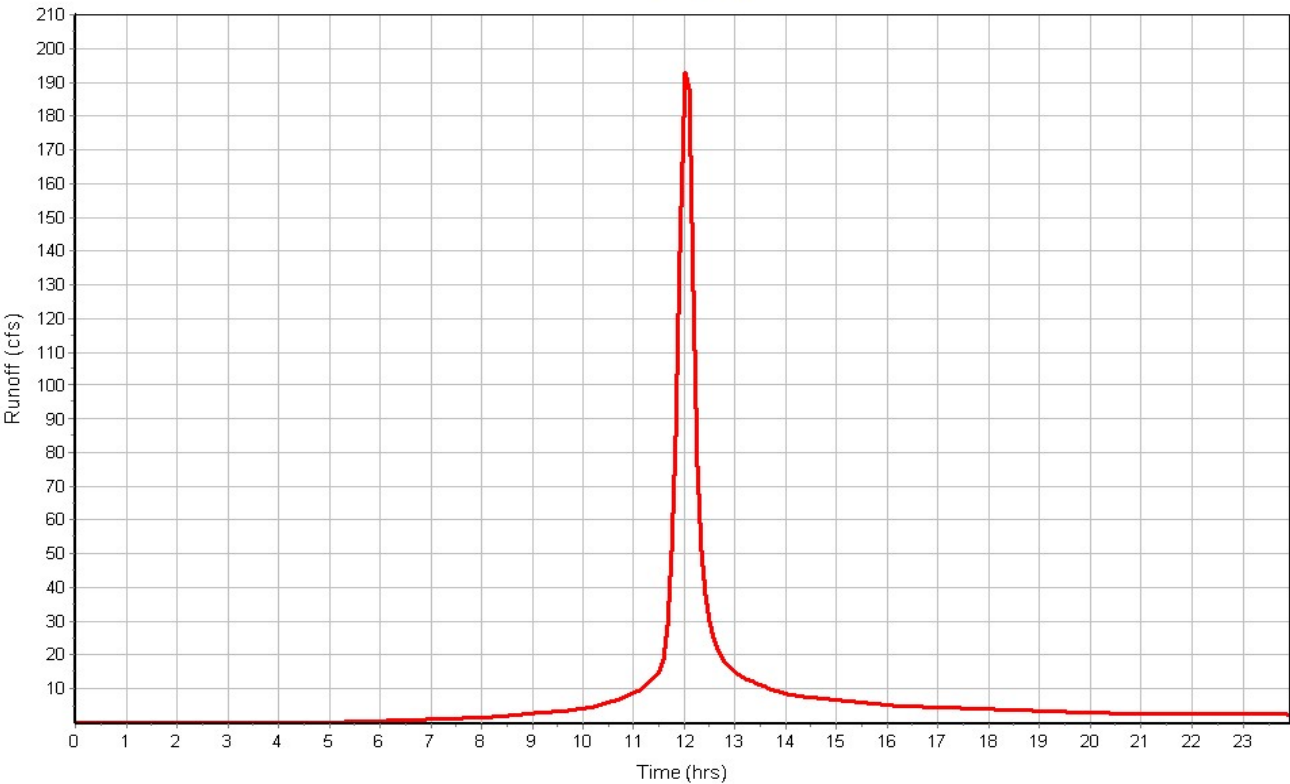
Subbasin Runoff Results

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

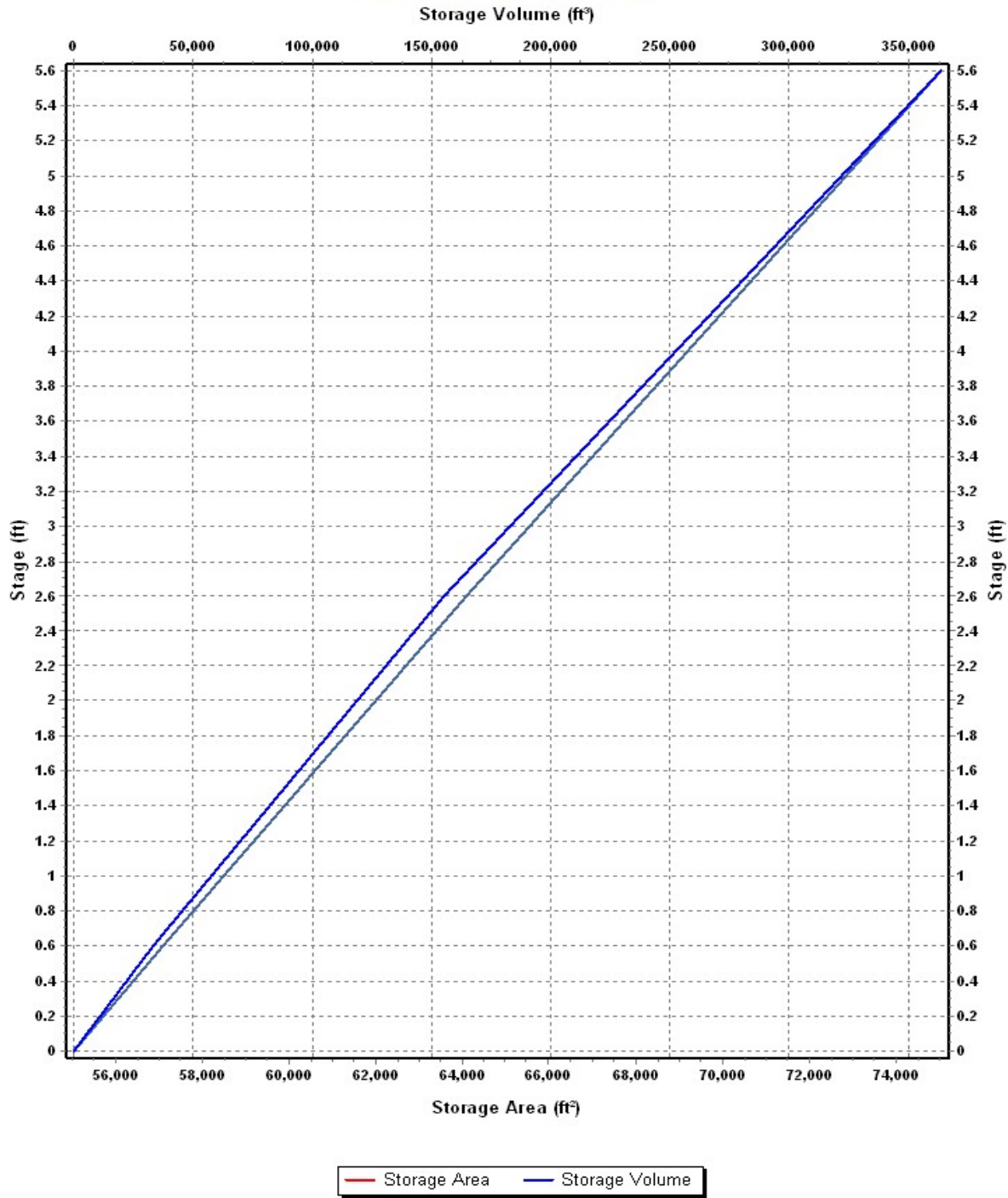
Invert Elevation (ft)	976.40
Max (Rim) Elevation (ft)	981.30
Max (Rim) Offset (ft)	4.90
Initial Water Elevation (ft)	976.40
Initial Water Depth (ft)	0.00
Ponded Area (ft²)	0.00
Evaporation Loss	0.00

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



September 16, 2022

Maggie Murray
City of Bondurant
200 Second Street NE
P.O. Box 37
Bondurant, Iowa 50035

BONDURANT, IOWA
WISTERIA CROSSING
SANITARY SEWER ANALYSIS

The writer has completed a review of the drawing provided by Stubbs Engineering showing the conceptual layout of the sanitary sewer system in Wisteria Crossing. The drawing shows the ground elevations and the preliminary invert elevation of the proposed sanitary sewer. The sanitary sewer system in Wisteria Crossing includes two connections to the existing system. One connection is at the south boundary along Hawthorne Crossing Drive SE. The other connection is on Brooks Street SE on the west boundary. The invert elevations of both sewers are relatively the same in the range of the low 969 on USGS Datum.

For sanitary sewer service it is preferable if the depth of the sanitary sewer is 8 feet or greater. Depending on the first floor elevation of the residence, in some situations it is possible to have basement service with the depth of the sanitary sewer slightly shallower than 8 feet.

When the depth of the sanitary sewer is between about 8 feet and 5 feet, basement service is marginal to not possible. When the sanitary sewer depth is less than 5 feet, the depth of the sanitary sewer is not considered adequate as it does not provide freeze protection for the sewer.

On the enclosed drawing the writer has identified three general zones. The southern part of the development with sanitary sewer service depths of greater than about 8 feet would be considered adequate for basement service. This area is labeled as Area A.

Through much of the central and northern part of the development the proposed sanitary sewer depths range from about 5 feet to 8 feet. This area is identified as Area B. In Area B basement service would be considered marginal to not possible. In the northern part of Area B with sanitary sewers in the depth of 5 to 6 feet basement service generally would not be considered feasible. In some of the southern parts of Area B with sewer depths between about 6.5 feet and 8 feet sewer service may be feasible.

The area identified as Area C, shows sanitary sewer depths less than 5 feet. These areas do not have sanitary sewers that would be considered deep enough to have freeze protection. In addition to not having basement service in Area C, it is doubtful the City would approve the construction plans based on these inadequate sewer depths for freeze protection.

In summary, approximately the southern half of Wisteria Crossing has sewer depths adequate for basement service. There is a narrow band through the center portion of the development where sewer service may or may not be possible and that determination will need to await a more detailed design. Much of the north part of the development has adequate depth for freeze protection but not adequate depth for basement service. There is an area on Bank Street and the northern part of Hawthorne Crossing Drive SE where the sewer would be considered too shallow for freeze protection. Even if the sewer in this area met the minimum recommended 5 foot depth the sewer would not be deep enough for basement service.

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or at bveenstra@v-k.net.

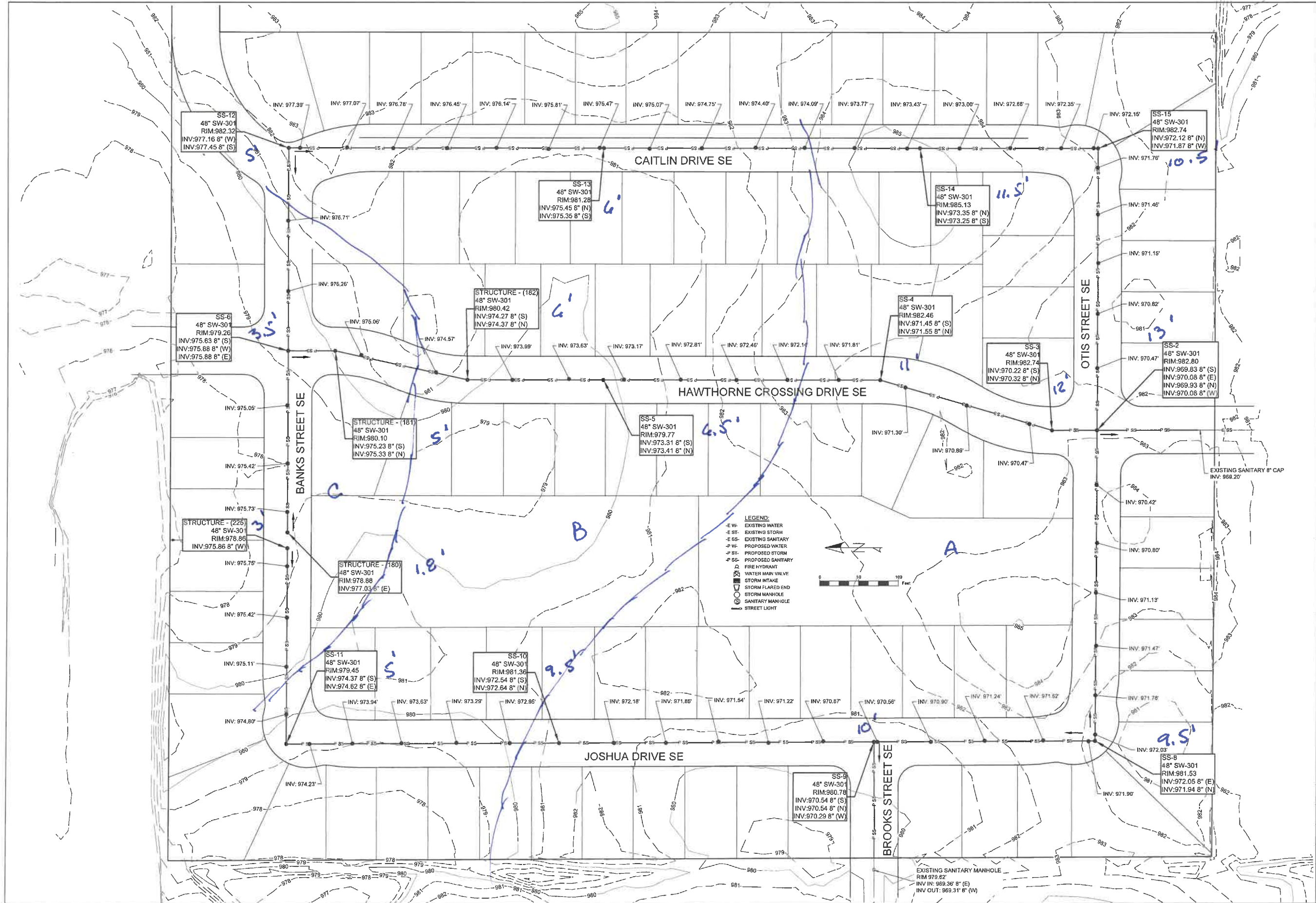
VEENSTRA & KIMM, INC.



H. R. Veenstra Jr.

HRVJr:rdp
4285 - 131
Enclosure

Cc: Marketa Oliver, City of Bondurant
John Horton, City of Bondurant



WISTERIA CROSSING
BONDURANT, IA

STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327
(515) 979 - 8499



SANITARY DEPTH
EXHIBIT

DATE: 09/09/22
DRAWN BY: NDE
ENGINEER: BWS
PROJECT NUMBER: 22-024
PAGE NUMBER:

1



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

Item No. 8.a.
For Meeting of 10/3/2022
Discussion Item

TITLE: Discussion of recent State ATV and UTV legislation

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Chapter 321I of Iowa Code was amended to include the allowance of all-terrain vehicles (ATVs) and off-road utility vehicles (UTVs) on City Streets. The changes in Iowa Code allow for cities to designate streets where ATVs and UTVs may operate. The Iowa Code changes took effect July 1, 2022.

Staff researched various City Codes around the state concerning the regulation of ATVs and UTVs. The proposed code version 1 is similar to the City's current code regarding golf carts and specifically regulates what streets UTVs and ATVs can be operated on. Similar codes have been adopted by Burlington, Independence, Forest City, Keokuk, and Mt. Pleasant. The proposed code version 2 mirrors verbiage used in Chapter 321I of Iowa Code. The majority of cities located in the Des Moines metro area have adopted this code.

FUNDING SOURCE: N/A for text amendments

STAFF RECOMMENDATION: Discussion item only.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ATV-UTV Code 1
2. ATV-UTV Code 2
3. ATV-UTV Overview

CHAPTER 83

ATV/UTV REGULATIONS

83.01 Purpose	83.07 Rules of Operation
83.02 Definitions	83.08 Parking
83.03 Operation of ATVs/UTVs Permitted	83.09 Usage During Special Events
83.04 Equipment Requirements	83.10 Permit Required
83.05 Hours of Operation	83.11 Penalty
83.06 Prohibited Streets	83.12 Accident Reports

83.01 PURPOSE. The purpose of this chapter is to regulate the operation of off-road utility vehicles/utility terrain vehicles (“UTVs”) and all-terrain vehicle (“ATVs”) within the City as enabled by the Code of Iowa, Section 321I.

83.02 DEFINITIONS.

1. “All-terrain vehicle” or “ATV” means a motorized vehicle with not less than three and not more than six nonhighway tires that is limited in engine displacement to less than one thousand (1,000) cubic centimeters and in total dry weight of less than one thousand two hundred pounds (1,200) and that has a seat or saddle designed to be straddled by the operator and handlebars for steering control. “All-terrain vehicle” includes off-road motorcycles.
2. “Off-road utility vehicle” or “utility terrain vehicle” or “UTV” means a motorized vehicle with not less than four and not more than eight nonhighway tires or rubberized tracks that has a seat that is of bucket or bench design, not intended to be straddled by the operator, and a steering wheel or control levers for control. “Off-road utility vehicle” includes the following vehicles
 - A. “Off-road utility vehicle – type 1” means an off-road utility vehicle with a total dry weight of one thousand two hundred (1,200) pounds or less and a width of fifty inches or less
 - B. “Off-road utility vehicle – type 2” means an off-road utility vehicle, other than off-road utility vehicle – type 1, with a total dry weight of two thousand (2,000) pounds or less, and a width of sixty-five (65) inches or less.
 - C. “Off-road utility vehicle – type 3) means an off-road utility vehicle with a total dry weight of more than two thousand (2,000) pounds or a width of more than sixty-five (65) inches, or both.

83.03 OPERATION OF UTVs PERMITTED.

1. No person shall operate a UTV within the City, except as specified in Chapter 321I of the Code of Iowa or rules established by the Natural Resource Commission of the Department of Natural Resources governing their registration, numbering, equipment, and manner of operation, an in compliance with this Chapter.
(Code of Iowa, Sec. 321I)
2. The operation of an ATV within the City on any City street or alley is expressly prohibited, except as allowed for snow removal on sidewalks as specifically permitted by Chapter XXXXXXX of the Code of Ordinances.
3. UTVs and operators of UTVs are considered vehicles and shall be subject to the Bondurant Traffic Code when operating on city streets.
4. UTVs are not subject to registration provisions.

82.04 EQUIPMENT REQUIREMENTS. Golf carts operated upon city streets and alleys shall be equipped with a minimum of the following safety features:

- A. A slow-moving vehicle sign.
- B. A bicycle safety flag, the bottom of which shall be above the top of the UTV.
- C. Adequate brakes.
(Code of Iowa, Sec. 321I.13)
- D. Headlights
- E. Brake lights.
- F. Rear view mirror – driver’s side.
- G. Side mirrors.
- H. Safety belts.
- I. Original factory exhaust/muffler system in operable and effective condition.
- J. Any other safety equipment that may be required for off-road utility vehicles pursuant to Code of Iowa, Sec. 321
(Code of Iowa, Sec. 321I.12)

82.05 HOURS OF OPERATION. UTVs may be operated on city streets and alleys only between sunrise and sunset, except during times when the snow ordinance is in effect, at which time UTV operation is prohibited.

82.06 PROHIBITED STREETS. UTVs shall only be operated upon streets with a posted speed limit of 35 MPH or less and shall not be operated on any city streets which are a primary road extension through the city, as listed in 82.06.A, however, such golf carts shall be allowed to cross such primary road extensions listed in 82.06.A. Golf carts shall not be allowed to operate on or cross the road areas listed in 82.06.B.

- A. Primary road extensions where UTVs cannot travel on but shall be allowed to cross:
 - a. NE 86th Avenue
 - b. 2nd Street, NE/2nd Street, NW
 - c. 15th Street, SE/NE 70th Avenue
 - d. 23rd Street, SW
 - e. 32nd Street, NW/32nd Street, SE/NE 62nd Avenue

- f. Franklin Street, NW/Franklin Street, SE/NE 64th Street
- g. Shiloh Rose Parkway, SW, south of 15th Street, SW
- h. Commerce Parkway, SW
- i. Grant Street, North, except in areas where crossing is prohibited in 82.06.B
- j. Grant Street, South, except in areas where crossing is prohibited in 82.06.B.
- k. Pleasant Street, NE/Pleasant Street, SE/NE 80th Street

B. Primary road extensions where UTVs cannot travel on AND cannot cross:

- a. Highway 65/Hubbell Avenue
- b. Garfield Street, SW, between 1st Street, SW, and the south edge of right-of-way
- c. 13th Street, NE
- d. Grant Street, North, between Aspen Drive, NE/NW and 13th Street, NE/NW
- e. Grant Street, South, between 1st Street, SE/SW and 10th Street, SE/SW

(Code of Iowa, Sec. 321I)

82.07 RULES OF OPERATION.

1. Except when executing a left turn, golf carts shall be driven as close as practicable to the right-hand edge of the right-most motorized travel lane.
2. When necessary to prevent congestion of traffic, golf carts shall be pulled to the right-hand edge of streets and be stopped to allow other motor vehicles traveling in the same direction to pass.
3. When two or more golf carts are being operated in the same direction and general vicinity, they shall proceed in single file.
4. No UTV shall be operated upon city sidewalks or multi-use trails.
5. The operator of a UTV shall yield the right of way to pedestrians, bicycles, electric scooters, electric bicycles, and other micromobility devices.
6. No UTV shall be operated along city streets while under the influence of alcoholic beverages, narcotics, or habit-forming drugs. Additionally, there shall be no open containers with alcoholic beverages.
7. No person shall operate a UTV in a careless, reckless, or negligent manner endangering the person or property of another or causing injury or damage to same.
8. The operator of a UTV shall be responsible for the safety of all passengers on the golf cart and shall not allow reckless or dangerous behavior by passengers on said vehicles.
9. The operator of a UTV shall limit occupancy of the golf cart to the number of seats for which the vehicle is registered and occupants shall be in approved seats.
10. UTVs shall not be operated when visibility is such that there is an insufficient light to clearly see persons and vehicles at a distance of 500 feet.
11. No UTV shall tow any item.

82.08 PARKING. UTVs shall be parked in standard automobile parking spaces.. No UTVs, may be parked in such a way as to obstruct vehicular, pedestrian, or bicyclist traffic. UTVs may not be parked on grass unless at a public event.

82.09 USAGE DURING SPECIAL EVENTS. UTVs may be used in support of special events sponsored or as permitted by the City. Operators and passengers shall comply with this chapter any other conditions established by the City for any specific event, which conditions shall be set forth in writing from the City Administrator or designee.

82.10 PERMIT REQUIRED. No person shall operate a UTV on any public street for any purpose unless the operator possesses a City of Bondurant permit to operate a UTV on city streets. Permits are issued at City Hall after the application is approved. The granted permit will be valid for the calendar year in which it is purchased. All permits must be with the UTV when it is operating on City streets. An annual permit sticker will be provided and is to be attached to the rear of the golf cart. It is the responsibility of the applicant to make sure the UTV meets the minimum requirements of this chapter and the *Code of Iowa*, and that the owner of the UTV (and driver) has liability insurance covering the golf cart in the same limits required by Chapter 321I of the *Code of Iowa*. The permit may be suspended or revoked by the City upon finding evidence that the permit holder has violated the conditions of the permit or has abused the privilege of being a permit holder. There will be no refund of the permit fee.

82.11 PENALTY. A person who violates the provisions of this ordinance shall be punishable for a municipal nuisance violation with a fine of not less than \$50.00 but possibly up to \$750.00.

82.12 ACCIDENT REPORTS. Either the operator, or someone acting for the operator, shall immediately notify a law enforcement officer whenever a UTV is involved in an accident resulting in injury or death to anyone, or property damage in the amount of \$1,500.00 or more, and shall file and accident report within 48 hours, in accordance with State law.

(Ordinance No. 220418-203)

CHAPTER 83

ATV/UTV AND SNOWMOBILE REGULATIONS

83.01 Purpose	83.05 Operation of All-Terrain Vehicles
83.02 Definitions	83.05 Negligence
83.03 General Regulations	83.06 Accident Reports
83.04 Operation of Snowmobiles	

83.01 PURPOSE. The purpose of this chapter is to regulate the operation of off-road utility vehicles/utility terrain vehicles (“UTVs”) and all-terrain vehicle (“ATVs”) within the City as enabled by the Code of Iowa, Section 321I.

83.02 DEFINITIONS.

1. “All-terrain vehicle” or “ATV) means a motorized vehicle with not less than three and not more than six nonhighway tires that is limited in engine displacement to less than one thousand (1,000) cubic centimeters and in total dry weight of less than one thousand two hundred pounds (1,200) and that has a seat or saddle designed to be straddled by the operator and handlebars for steering control.
2. “Off-road motorcycle” means a two-wheeled motor vehicle that has a seat or saddle designed to be straddled by the operator and handlebars for steering control and that is intended by the manufacturer for use on natural terrain. “Off-road motorcycle” includes a motorcycle that was originally issued a certificate of title and registered for highway use under Chapter 321 of the *Code of Iowa*, but the contains design features that enable operation over natural terrain. An operator of an off-road motorcycle is also subject to the provisions of this chapter governing the operation of all-terrain vehicles.
3. “Off-road utility vehicle” or “utility terrain vehicle” or “UTV” means a motorized vehicle with not less than four and not more than eight nonhighway tires or rubberized tracks that has a seat that is of bucket or bench design, not intended to be straddled by the operator, and a steering wheel or control levers for control. “Off-road utility vehicle” includes the following vehicles
 - A. “Off-road utility vehicle – type 1” means an off-road utility vehicle with a total dry weight of one thousand two hundred (1,200) pounds or less and a width of fifty inches or less
 - B. “Off-road utility vehicle – type 2” means an off-road utility vehicle, other than off-road utility vehicle – type 1, with a total dry weight of two thousand (2,000) pounds or less, and a width of sixty-five (65) inches or less.
 - C. “Off-road utility vehicle – type 3) means an off-road utility vehicle with a total dry weight of more than two thousand (2,000) pounds or a width of more than sixty-five (65) inches, or both.

4. “Snowmobile” means a motorized vehicle that weighs less than 1,000 pounds, that uses sled-type runners or skis, endless belt type tread with a width of 48 inches or less, or any combination of runners, skis, or tread, and is designed for travel on snow or ice. “Snowmobile” does not include an all-terrain vehicle that has been altered or equipped with runners, skis, belt-type tracks, or treads.

83.03 GENERAL REGULATIONS. No person shall operate an ATV, off-road motorcycles or off-road utility vehicle within the City in violation of Chapter 321I of the *Code of Iowa* or a snowmobile within the City in violation of the provisions of Chapter 321G of the *Code of Iowa* or in violation of rules established by the Natural Resource Commission of the Department of Natural Resources governing their registration, equipment and manner of operation.

(Code of Iowa, Sec. 321G and Sec. 321I)

82.04 OPERATION OF SNOWMOBILES. The operators of snowmobiles shall comply with the following restrictions as to where snowmobiles may be operated within the City:

- A. Streets. Snowmobiles shall be operated only upon streets that have not been plowed during the snow season and on such other streets as may be designated by resolution of the Council.

(Code of Iowa, Sec. 321G.9[4a])

- B. Exceptions. Snowmobiles may be operated on prohibited streets only under the following circumstances

- a. Emergencies. Snowmobiles may be operated on any street in an emergency during the period of time when and at locations where snow upon the roadway renders travel by conventional motor vehicles impractical.

(Code of Iowa, Sec. 321G.9[4c])

- b. Direct Crossing. Snowmobiles may make a direct crossing of a prohibited street provided all of the following occur:

1. The crossing is made at an angle of approximately 90 degrees to the direction of the street and at a place where no obstruction prevents a quick and safe crossing;
2. The snowmobile is brought to a complete stop before crossing the street;
3. The driver yields the right-of-way to all on-coming traffic that constitutes an immediate hazard; and
4. In crossing a divided street, the crossing is made only at an intersection of such street with another street.

(Code of Iowa, Sec. 321G.9[2])

- C. Railroad Right-of-Way. Snowmobiles shall not be operated on an operating railroad right-of-way. A snowmobile may be driven directly across a railroad right-of-way only at an established crossing and notwithstanding any other provisions of

law may, if necessary, use the improved portion of the established crossing after yielding to all oncoming traffic.

- D. Trails. Snowmobiles shall not be operated on all-terrain vehicle trails except where so designated.
- E. Parks and Other City Land. Snowmobiles shall not be operated in any park, playground or upon any other City-owned property without the express permission of the City. A snowmobile shall not be operated on any City land without a snow cover of at least one-tenth of one inch
- F. Sidewalk or Parking. Snowmobiles shall not be operated upon the public sidewalk or that portion of the street located between the curb line and the sidewalk or property line commonly referred to as the “parking” except for purposes of crossing the same to a public street upon which operation is authorized by this chapter.

(Code of Iowa, Sec. 321I.12)

82.05 OPERATION OF ALL-TERRAIN VEHICLES AND OFF-ROAD UTILITY VEHICLES. The operators of ATVs and UTVs shall comply with the following restrictions as to where ATVs and UTVs may be operated within the City.

- A. Streets. ATVs and off-road utility vehicles may be operated on streets only in accordance with Section 321.234A of the *Code of Iowa* or on such streets as may be designated by resolution of the Council for the operation of registered ATVs or registered off-road utility vehicles. In designating such streets, the Council may authorize ATVs and off-road utility vehicles to stop at services stations or convenience stores along a designated street.

(Code of Iowa, Sec 321I.10[1 and 3])

- B. Trails. ATVs and UTVs shall not be operated on snowmobile trails except where designated.

(Code of Iowa, Sec 321I.10[1h])

- C. Railroad Right-of-Way. ATVs and UTVs shall not be operated on an operating railroad right-of-way. An ATV or UTV may be driven directly across a railroad right-of-way only at an established crossing and notwithstanding any other provisions of law may, if necessary, use the improved portion of the established crossing after yielding to all oncoming traffic.

(Code of Iowa, Sec. 321I.14[1h])

- D. Parks and Other City Land. ATVs and UTVs shall not be operated in any park, playground or upon any other City-owned property without the express permission of the City.
- E. Sidewalk or Parking. ATVs and UTVs shall not be operated upon the public sidewalk or that portion of the street located between the curb line and the sidewalk or property line commonly referred to as the “parking”.
- F. Direct Crossing. An ATV or UTV may make a direct crossing of a highway provided all of the following occur:

(Code of Iowa, Sec. 321I.10[5])

- a. The crossing is made at an angle of approximately ninety degrees to the direction of the highway and at a place where no obstruction prevents a quick and safe crossing.
- b. The ATV or UTV is brought to a complete stop before crossing the shoulder or main traveled way of the highway.
- c. The driver yields the right-of-way to all oncoming traffic which constitutes an immediate hazard.
- d. In crossing a divided highway, the crossing is made only at an intersection of such highway with another public street or highway.
- e. The crossing is made from a street, roadway, or highway designated as an ATV or UTV trail by a state agency, county, or city to a street, roadway, highway designated as an ATV or UTV trail by a state agency, county, or city.

82.06 NEGLIGENCE. The owner and operator of an ATV, snowmobile and/or off-road utility vehicle are liable for any injury or damage occasioned by the negligent operation of the ATV or snowmobile. The owner of an ATV or snowmobile shall be liable for any such injury or damage only if the owner was the operator of the ATV, snowmobile or UTV at the time the injury or damage occurred or if the operator had the owner's consent to operate the ATV, snowmobile or UTV at the time the injury or damage occurred.

(Code of Iowa, Sec. 321G.18 and Sec. 321I.19)

82.07 ACCIDENT REPORTS. Whenever an ATV, snowmobile or UTV is involved in an accident resulting in injury or death to anyone or property damage amounting to \$1,500.00 or more, either the operator or someone acting for the operator shall immediately notify a law enforcement officer and shall file an accident report, in accordance with State law

(Code of Iowa, Sec. 321G.10 and 321I.11)

ATV-UTV Discussion

What does ATV/UTV mean? What is the difference?

ATV stands for all-terrain vehicle; Iowa Code includes the definition of off-road motorcycles as ATVs. UTV stands for utility-vehicle and is referred to as an Off-road utility vehicle in Iowa Code. There are three major differences between an ATV and a UTV

1. Number of nonhighway tires. ATVs must have at least three tires but no more than six tires. However, off-road motorcycles are included as ATVs despite off-road motorcycles typically having only two nonhighway tires. UTVs must have at least four and no more than eight nonhighway tires.
2. Dry weight. First off, what does dry weight mean? Dry weight refers to the weight of the ATV or UTV without any consumables, or without fuel, oil, etc. Wet weight, or curb weight, usually means the weight of the vehicle with all the fluids needed to drive. Another common weight you may see is Gross Vehicle Weight Rating (GVWR) or Cargo weight, this simply refers to how much the vehicle weighs once extra equipment, cargo, passengers, and fluids are added. Dry Weight is often the easiest to measure and most accurate. ATVs are generally lighter than UTVs. Iowa Code define ATVs as having a dry weight of less than 1,200 pounds. UTVs have three weight classifications:
 - a. UTV type 1 – dry weight of less than 1,200 pounds and width of 50” or less
 - i. The original Gators are a good example of UTV type 1. Small 2-seater machines geared more towards work-related activities (KYMCO UXV 700i, Massimo Buck, Polaris Ranger, etc.)
 - b. UTV type 2 – dry weight of less than 2,000 pounds and a width of 65” or less
 - i. Most typical recreational UTV size, range from 2-6-seater machines. Will also include larger work-related machines (exp. Yamaha Viking VI EPS, Kawasaki TERYX4, etc.)
 - c. UTV type 3 – dry weight of more than 2,000 pounds and a width of more than 65”
 - i. Typically include large sport and recreation machines and larger work-related machines (Polaris General model, etc.)
3. Seat and Steering Wheel. ATVs have a saddle seat that requires a user to straddle the seat and handlebars for navigation. UTVs have a bucket seat and a steering wheel.

What does State Code say?

- Operation on roadways, highways and trails
 - May not operate on roadways or highways except as provided in Section 321.234A and this section (321.10)
 - Cities may designate streets under the jurisdiction of cities within their corporate limits which may be used for the operation of registered ATVs or registered UTVs
 - ATVs and UTVs may cross roadways and highways under specific circumstances
 - Made at approximately ninety degree angle to the direction of the highway and at a place where a quick and safe crossing
 - Follows all traffic laws
 - ATVs operated during the hours of darkness shall display a lighted headlight and taillight. Must be equipped with brakes

What are other Cities doing?

- Burlington
 - Snowmobiles, ATVs and UTVs allowed on unplowed streets in the snow season, such other streets as designated by resolution of the Council, and city streets subject to a speed limit of thirty-five (35) or less.
 - No additional streets listed
- Mt Pleasant
 - Specifically state golf carts and UTVs are not allowed on two different City streets
 - Golf carts and UTVs are allowed to operate only from one-half hour after sunrise to one-half hour before sunset
 - Golf carts and UTVs shall not exceed twenty-five miles per hour
 - Golf carts and UTVs shall be equipped with a standard slow-moving vehicle sign on the rear of the vehicle, a bicycle safety flag, and brake lights
 - Require certificate of registration from Mt. Pleasant Police Department
 - Details information on certificate of registration
- Keokuk
 - UTVs may only be operated on city streets between the hours of 5 a.m. and 9 p.m.
 - Lists City streets UTVs are not allowed to operate on as well as intersections UTVs are allowed to cross at

- List equipment required for operation of UTVs in City-limits
 - Must purchase registration from City clerk
- Ankeny
 - Allows UTVs to operate in City limits in accordance with State Code
- Altoona
 - ATVs (no mention of UTVs) may be operated on City streets in accordance with State Code
 - May not operate between twelve o' clock (midnight) and seven o' clock (7:00) a.m.
- Urbandale
 - ATVs (no mention of UTVs) may not be operated in City limits unless it is for an emergency or a direct crossing of a prohibited street
- Waukee
 - ATVs and UTVs must operate in accordance with state code
- Norwalk
 - ATVs and UTVs must operate in accordance with state code
- Multiple metro cities appear to have copy and pasted code on ATV/UTVs and Snowmobiles

Towns that mirror State Code:

Marshalltown, Waukee, Norwalk, Urbandale, W. Des Moines, Mitchellville, Mt. Vernon, Toledo, Hiawatha, Le Mars, Mason City,

Towns that restrict access on roads

Nevada, Keokuk, Burlington, Mt. Pleasant, Independence, Adel, Forest City, Washington, Walcott, Hudson, Indianola, LeClaire,



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

Item No. 8.b.
For Meeting of 10/3/2022
Discussion Item

TITLE: Discussion regarding request for sewer credit from Genesis Homes

CONTACT PERSON:

Marketa Oliver, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: Destiny/Genesis Homes is a new home builder that conducts business in the City of Bondurant and has had over 100 utility billing accounts.

During the construction process, the builder will use water in various ways both inside and outside the house. When the builder establishes a utility account, the city staff informs the builder of the advantage of installing an irrigation meter, meaning the account would not be charged sewer charged on the outside use of water. Sewer charges are calculated based on the water consumption with no way other than an irrigation meter to separate and calculate use.

The City does not have the inventory of temporary meters for home builders to use or the staff capacity to administer that type of program. Additionally, the City does not have the administrative staff capacity to make sewer adjustments on all new homes that irrigate; nor is there any way to be certain that the water consumption is used outside.

Issue

312 Creekside Dr SW consumed 34,960 gallons of water at the point of the bill processing. This property does not have an irrigation meter installed. (The utility application for this property with personally identifiable information redacted is attached. Highlighted is the section related to irrigation meters that was signed off by the company representative.) As a result, sewer charges were levied based on the total gallons of water consumed.

During the week of Labor Day, Anna Johnson, City of Bondurant Administrative Specialist received a call from Sue Ellen "Gidget" Kennedy, Construction Services Destiny and Genesis Homes, Inc. asking for the City to waive the sewer charges for the

builder bill at 312 Creekside Dr SW. Anna advised that because they opted to not have an irrigation meter installed, there is no way to measure how much water went into the sewer system versus the yard for irrigation. She advised we are not able to waive the fee.

Gidget was certain that the water only went into the lawn and not the sewer. Anna transferred Gidget to speak with Craig Marshman, Administrative Services Coordinator. He reiterated the cost savings associated with installing an irrigation meter in new construction homes and stated that the City code of ordinances dictates our billing fee schedules. It does not authorize staff to waive sewer fees on good faith. She asked if there was anything staff could do and Craig informed her the only way staff would be able to edit the fees on this bill is with Council's direction. She subsequently requested Council consideration for waiving the sewer charges.

In the past, Council has given consideration in limited instances for individual property owners when there has been a spike in water consumption that was abnormal and could be verified with historical billing information. This is not the case in this circumstance and therefore staff recommend denying the request for credit. The City has no way of knowing how much of the water was used externally.

FUNDING SOURCE: Sewer

STAFF RECOMMENDATION: Staff recommends denying the request for credit. The City has no way of knowing how much of the water was used externally.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Utility Application - 312 NE Creekside Drive
2. 312 Creekside Drive, SW Water Bill



Utility Application

Payments Due the 15th of Each Month

Utility Service Sign up –*print legibly with black/blue pen*

Return to 200 2nd St NE, City Hall, Bondurant, IA 50035

Drop off in the office, Mail to the Office, Put into the drop box west side of City Hall, or email to info@cityofbondurant.com

Service Holder's Information					
Full Name:					Today's Date: 12/14/2021
Address:	First 312 Creekside Dr SW	M.I.	Last		
Email Address:	Street Address				Apartment/Unit #
Main Phone:			Secondary Phone:		
Date to Start Service:			Social Security No*:		
I would like to opt into emailed paperless billing?	YES ☐	NO ☒	I would like to opt into auto pay?	YES ☐	NO ☒
Rent?	YES ☐	NO ☒	Own?	YES ☒	NO ☐

Landlord Information	
Name or Company:	Phone:
Address:	

Automatic Payment Information – attach voided check or bank info card			
Name of Financial Institution:			
Bank Routing No:	City	State	
(First set of numbers on your check including all zeros)	Checking ☐	Savings ☐	Account No: (Second set of numbers)
I hereby authorize the City of Bondurant to initiate variable debit entries to my (our) checking/saving account indicated above and the above named bank to debit my (our) account. This authority will remain in effect until I notify the City of Bondurant.			
Also I understand that I remain responsible to pay for utility services in the event that a charge to my account is dishonored, for whatever reason, and that the City of Bondurant retains its normal collection rights.			
Yes	☐	No	☒

Signature: Date: 12/14/2021

Deposit Information

Deposit Amount: \$ 150.00

The above referenced deposit is intended to guarantee payment of bills and is required for each account. An additional deposit may be subsequently required if the deposit is found insufficient and the account becomes marked by untimely payments.

The amount of deposit shall be determined in accordance with the City of Bondurant's service rules and applicable rules of the Iowa State Commerce Commission. I understand that this deposit will be applied to my account upon termination of services. If the deposit is more than my "final bill", I will promptly pay the balance due. If payment is not received within 30 days of final bill issuance, my account will be turned over to the State of Iowa's Income Offset Program. A \$42 administrative fee will be added. If the deposit is more than my "final bill", the City of Bondurant will refund the credit balance.

Understanding the Water bill:

The City of Bondurant services water, sanitary sewer, stormwater, garbage and recycling.

Delinquent Water Bills:

A ten percent (10%) late fee is added to my bill every time my bill is not paid in full by 8:00 a.m. on the 16th of the month. Should I be sent a disconnect notice and do not pay the amount due by 8:30 a.m., on the specific date printed on said notice, a \$50 nonpayment fee will be added to my account regardless of disconnection of service.

Other Responsible Party for Billing

Name or Company: _____ Phone: _____
Address: _____

Irrigation Meters

Residents have the option to purchase a second meter for outdoor water usage. The secondary meter will only track outdoor consumption and deduct the sewer fee for that water used. Homeowner is responsible for plumbing the home to prepare for the meter. Once plumbing is complete a secondary meter must be purchased at Bondurant City Hall. Once a secondary meter is installed there is a monthly minimum fee even when outdoor water is not used.

Visit <https://www.cityofbondurant.com/utilities-department/pages/irrigation-meters> or contact Utility Billing at 515.967.2418 for more details.

By initialing this section this indicates that I have read the above information:

Homeowner initials: _____

Signature

I, hereby request utility services, for the premises listed above beginning on the ____ of _____, 20____, pursuant to the rules and regulations of the City of Bondurant. I agree to pay all bills rendered by the City of Bondurant until I give notice to the City of Bondurant to discontinue said utility services.

Signature: _____ Date: 12/14/2021

*I understand that in giving my social security number that it can be used by the City of Bondurant to collect unpaid debt.

BOND ST. NE • BONDURANT, IA 50035

BILLING DATE	PREV BALANCE
9/1/2022	\$0.00

USED	CODE	AMOUNT
	TAX	151.46
349,600	WA	2,524.32
	ST	6.59
	SW	4,075.69
	Deposit Retu	150.00-

Outside Dr SW

ACCOUNT NUMBER	DUE DATE
16-01634-00	9/15/2022
TAX	AMOUNT DUE AFTER DUE DATE
\$151.46	\$6,608.06
PENALTY	AMOUNT DUE NOW
\$0.00	\$6,608.06

FIRST CLASS MAIL
U.S. POSTAGE
PAID
BONDURANT, IA 50035
PERMIT NO. 13

BILLING AND AUTO PAY SERVICES

FINAL BILL

PLEASE RETURN BOTTOM STUB WITH PAYMENT
SEE REVERSE SIDE FOR CODE EXPLANATION