

**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 NOVEMBER 7, 2022

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 5:30 PM on November 7, 2022, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Perfecting and Approval of the Agenda
5. Consent Agenda:

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

- a. Approval of City Council Meeting Minutes of October 17, 2022
- b. Claims List
- c. Applications for City Council Approval
- d. Receive and File - Bondurant Grain Elevators Feasibility Assessment
- e. - Resolution approving Franklin Avenue Water Main Easement (Permanent and Temporary)
- f. - Resolution adopting the Central District Improvements Master Plan
- g. - Resolution approving Change Order No. 2 for removal of debris from drainage swales for the Eagle Park Restoration Project
- h. - Resolution approving Pay Request No. 11 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project
- i. - Resolution approving Pay Request No. 2 to Synergy Contracting for the Eagle Park Restoration and Ditch #2 Bid Pack #2 in the amount of \$97,566.90
- j. - Resolution affixing a date for a public hearing for a request for rezoning from Conservancy (U-1) to Limited Industrial (M-1) at 1601 Garfield Street, SW and a portion of Parcel 231/00020-007-009
- k. - Resolution appointing Brandon Clough to the Tree Board

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

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

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- l. - Resolution affixing a date for a public hearing for Zoning Code text amendments regarding use and bulk requirements within the Low-Density Residential (R-1) and Medium Residential (R-2) Districts
 - m. - Resolution affixing a date for a public hearing for Zoning Code and Subdivision Code text amendments regarding basements
 - n. - Resolution affixing a date for a public hearing for Zoning Code text amendments regarding the consolidation of certain requirements related to outdoor storage, screening, and landscaping
 - o. - Resolution approving amended Change Order No. 4 for the emergency detour traffic route signage needed for the Hwy 65 Underpass Project TAP-T-0747(613)—8V-77
 - p. - Resolution approving Change Order No. 5 for the electrical wiring upsize and conduit size change needed for the Hwy 65 Underpass Project TAP-T-0747(613)—8V-77
 - q. - Resolution approving Pay Request No. 5 to Jenco Construction Inc. For the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$911,946.40
 - r. - Resolution approving Pay Request No. 4 for the Ditch #2 Streambank Restoration Project in the amount of \$40,889.43
 - s. - Resolution approving Change Order No. 3 for additional survey staking for trail alignment changes for the Eagle Park Restoration Project in the amount of \$1,749.00
 - t. - Resolution approving the Featherstone Plat 1 Final Plat
 - u. - Resolution Approving Featherstone Townhomes Plat 1 Final Plat
 - v. O-221017-212 - (Second Reading) Ordinance Amending Sections 175.02, 177.15 and 178 of the Zoning Code Regarding Home Occupations
6. Guests requesting to address the City Council
- a. Polk County Sheriff's Department
 - b. Presentation of Community of Character Award - Scott Raecker
7. **Public Hearing**
- a. PUBLIC HEARING - to consider Zoning Code text amendments to the following sections of the Code: 175.02 - Definitions, 177.09 - Off-Street Parking Area Required, and 178.13 - M-1 District

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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8. Action Items
 - a. - (First Reading) Ordinance amending Sections 175.02, 177.09, and 178.13 of the Zoning Code regarding M-1 Uses and other related items
9. Discussion Items -
 - a. Strategic Planning with Drake Facilitators
10. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
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

October 17, 2022

Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Matt Sillanpaa, Council
Member Chad Driscoll

Absent: Council Member Angela McKenzie, Council
Member Bob Pepper

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

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:04 PM and declared a
quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Driscoll, seconded by Cox, to approve the agenda. Vote on
Motion 3-0. Motion carried.

5. Consent Agenda:

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

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

b. Applications for City Council Approval

c. Claims List & Treasurer's Report

d. Receive and File - Library Board Meeting Minutes of September 7, 2022
& Director's Report

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

- e. R-221017-223- Resolution affixing a date for a public hearing to consider Zoning Code text amendments to the following sections of the Code: 175.02 - Definitions, 177.09 - Off-Street Parking Area Required, and 178.13 - M-1 District
 - f. R-221017-224- Resolution approving proposal from Shive-Hattery in the amount of \$50,700 for the Gholds 2, Step 2 and Step 3 Certified Site Equivalent Work
 - g. R-221017-225- Consideration of Resolution ratifying actions taken by staff to develop and execute an easement related to the water tower property pursuant to the purchase agreement previously approved by Council
 - h. R-221017-226- Resolution approving Change Order No. 1 for subtraction of 4 bid items from the original contract for the Eagle Park Restoration Project
 - i. R-221017-227- Resolution approving Pay Request No. 4 to Jenco Construction Inc. For the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$346,441.49
Motion by Cox, seconded by Sillanpaa, to the Consent Agenda. Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Peffer. Motion carried 3-0.
6. Guests requesting to address the City Council
- a. We Grow Housing Initiative
Members from Capital Crossroads and United Way presented the Here We Grow initiative, and the data and trends they are seeing in the region of the housing market and affordable housing.
 - b. Central District Improvements Master Plan Presentation
SmithGroup presented the Central District Improvements Master Plan which included stormwater management, site plans, park features, etc.
7. **Public Hearing**
- a. Public Hearing to Consider Proposed Text Amendment to Sections 175.02, 177.15 and 178 of the Zoning Code Regarding Home Occupation
Mayor Elrod opened the public hearing at 07:22 PM.
Planning & Community Development Director Murray explained that the

amendment is for minor changes to align with the state code.
Mayor Elrod closed the public hearing at 07:25 PM.

8. Action Items

- a. O-221017-212 - (First Reading) Ordinance Amending Sections 175.02, 177.15 and 178 of the Zoning Code Regarding Home Occupations
Motion by Cox, seconded by Sillanpaa, to Approve the first reading of O-221017-212. Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Pepper. Motion carried 3-0.

9. Discussion Items -

- a. Discussion and Direction on Electric Vehicle Charging
Finance Director Jess presented the three options to the council.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Congratulated Jill for receiving the 2022 Distinguished Leadership Award from the Library Association, DART update.
- b. Council Members
Cox - EPIC update, upcoming Chamber Strategic Planning meeting, BDI recap.
Sillanpaa - None.
Driscoll - Tree sale update, Housing presentation comments.
- c. Administrator
Eagle Park groundbreaking comments, dog park update, REAP grant for the Parkside trail connection update.
- d. Directors
Murray - None.
Horton - Underpass project update. Fall street sweeping starts next week, Senator Ernst's Harley ride is this weekend.
Kreuder - Department update.
Sanders - Diversity programming with school, hot spot update.
Jess - 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 Sillanpaa, to move into closed session at 07:48 PM. Vote on Motion 3-0. Motion carried.

Mayor Elrod closed the closed session at 08:06 PM.

12. Adjournment

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

Motion by Cox, seconded by Driscoll, to adjourn at 08:07 PM. Vote on Motion 3-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on October 17, 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: APPKT00671 - 10/17/22 AP FOR MEETING ON 11/7/22

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2600	AIRGAS USA, LLC	10/17/2022	Regular	0.00	52.20	61042
1673	ARROW MANUFACTURING INC	10/17/2022	Regular	0.00	17,400.00	61043
2664	BADGER DAYLIGHTING CORP	10/17/2022	Regular	0.00	1,724.65	61044
1649	BELSON OUTDOORS	10/17/2022	Regular	0.00	918.00	61045
2199	BENTLEY RIDGE TREE FARM & NURS	10/17/2022	Regular	0.00	3,170.00	61046
1537	BOUND TREE MEDICAL LLC	10/17/2022	Regular	0.00	599.36	61047
2663	BRIAN PARROW	10/17/2022	Regular	0.00	35.00	61048
0073	BRICK,GENTRY,BOWERS,SWARTZ &	10/17/2022	Regular	0.00	8,758.75	61049
0577	CAPITAL CITY EQUIPMENT	10/17/2022	Regular	0.00	38.83	61050
0097	CITY OF DES MOINES	10/17/2022	Regular	0.00	67,070.60	61051
0939	OCCUPATIONAL HEALTH CTR OF SW	10/17/2022	Regular	0.00	533.00	61052
0145	DIAM PEST CONTROL	10/17/2022	Regular	0.00	150.00	61053
2525	DINGES FIRE COMPANY	10/17/2022	Regular	0.00	19,062.99	61054
0144	DES MOINES WATER WORKS	10/17/2022	Regular	0.00	405.00	61055
2575	EMERGENCY SERVICES CONSULTING II	10/17/2022	Regular	0.00	19,500.00	61056
2175	EMMONS & OLIVER RESOURCE	10/17/2022	Regular	0.00	32,367.55	61057
2246	ETECH	10/17/2022	Regular	0.00	643.25	61058
	Void	10/17/2022	Regular	0.00	0.00	61059
0780	FIRE SERVICE TRAINING BUREAU	10/17/2022	Regular	0.00	50.00	61060
0459	GALLS LLC	10/17/2022	Regular	0.00	1,901.40	61061
0179	GRAYBAR	10/17/2022	Regular	0.00	153.45	61062
2440	HEALTH & SAFETY INSTITUTE	10/17/2022	Regular	0.00	290.00	61063
0230	IOWA ONE CALL	10/17/2022	Regular	0.00	292.50	61064
1062	IOWA PRISON INDUSTRIES	10/17/2022	Regular	0.00	83.40	61065
1573	IOWA PUMP WORKS	10/17/2022	Regular	0.00	940.50	61066
0210	IMWCA	10/17/2022	Regular	0.00	10,111.00	61067
	Void	10/17/2022	Regular	0.00	0.00	61068
0251	MICROBAC LABORATORIES, INC	10/17/2022	Regular	0.00	55.00	61069
2340	KOCH OFFICE GROUP	10/17/2022	Regular	0.00	6,256.21	61070
2659	LAWSON PRODUCTS, INC.	10/17/2022	Regular	0.00	82.25	61071
1238	LOGOED APPAREL & PROMOTIONS	10/17/2022	Regular	0.00	727.57	61072
0040	MEDIACOM	10/17/2022	Regular	0.00	925.05	61073
0842	MENARDS	10/17/2022	Regular	0.00	337.43	61074
	Void	10/17/2022	Regular	0.00	0.00	61075
1019	MUNICIPAL EMERGENCY SERVICES	10/17/2022	Regular	0.00	1,619.11	61076
2650	MIDWEST CRITICAL POWER LLC	10/17/2022	Regular	0.00	1,779.78	61077
0750	MIDWEST UNDERGROUND SUPPLY LL	10/17/2022	Regular	0.00	100.00	61078
2658	MOST DEPENDABLE FOUNTAINS, INC.	10/17/2022	Regular	0.00	7,205.00	61079
0308	MUNICIPAL SUPPLY	10/17/2022	Regular	0.00	1,759.00	61080
0286	METRO WASTE AUTHORITY	10/17/2022	Regular	0.00	300.00	61081
2192	OMNI EMS	10/17/2022	Regular	0.00	1,256.05	61082
1457	O'REILLY AUTO PARTS	10/17/2022	Regular	0.00	7.99	61083
0332	PLUMB SUPPLY	10/17/2022	Regular	0.00	100.19	61084
0343	POLK COUNTY RECORDER	10/17/2022	Regular	0.00	172.00	61085
0337	POLK COUNTY TREASURER	10/17/2022	Regular	0.00	60,267.83	61086
1504	SHIVE-HATTERY INC	10/17/2022	Regular	0.00	2,400.00	61087
2552	SMITHGROUP, INC	10/17/2022	Regular	0.00	5,950.00	61088
0850	STEWART ELECTRIC, INC.	10/17/2022	Regular	0.00	360.00	61089
2613	STREICHER'S	10/17/2022	Regular	0.00	512.47	61090
2155	TAPCO	10/17/2022	Regular	0.00	7,347.40	61091
2661	THE REINALT - THOMAS CORPORATIO	10/17/2022	Regular	0.00	1,369.50	61092
2227	TYLER TECHNOLOGIES INC	10/17/2022	Regular	0.00	51.60	61093
2239	UPHDM OCCUPATIONAL MEDICINE	10/17/2022	Regular	0.00	47.50	61094
2660	VALENTINA KNOX	10/17/2022	Regular	0.00	85.00	61095

Check Register

Packet: APPKT00671-10/17/22 AP FOR MEETING ON 11/7/22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1989	NICOLE VAN HOUTEN	10/17/2022	Regular	0.00	47.65	61096
1622	VAN WALL EQUIPMENT INC	10/17/2022	Regular	0.00	58.99	61097
1161	VEENSTRA & KIMM, INC.	10/17/2022	Regular	0.00	75,583.97	61098
	Void	10/17/2022	Regular	0.00	0.00	61099
2595	VENDNOVATION, LLC	10/17/2022	Regular	0.00	50.00	61100
2231	VERIZON WIRELESS	10/17/2022	Regular	0.00	1,278.68	61101
1679	VISION ELECTRIC LLC	10/17/2022	Regular	0.00	8,750.00	61102
2312	WITMER PUBLIC SAFETY GROUP	10/17/2022	Regular	0.00	215.68	61103
2538	IOWA LAND RECORDS	10/12/2022	Bank Draft	0.00	40.00	DFT0001860
0416	POSTMASTER	10/04/2022	Bank Draft	0.00	563.58	DFT0001861
0144	DES MOINES WATER WORKS	10/24/2022	Bank Draft	0.00	45,562.04	DFT0001862
0387	TREASURER - STATE OF IOWA	10/07/2022	Bank Draft	0.00	2,403.52	DFT0001863
0387	TREASURER - STATE OF IOWA	10/07/2022	Bank Draft	0.00	10,367.88	DFT0001864
2433	WEX BANK	10/13/2022	Bank Draft	0.00	5,202.89	DFT0001865
0144	DES MOINES WATER WORKS	10/24/2022	Bank Draft	0.00	25,381.72	DFT0001866
0144	DES MOINES WATER WORKS	10/24/2022	Bank Draft	0.00	22.00	DFT0001867
2254	TCM BANK NA	10/17/2022	Bank Draft	0.00	2,145.46	DFT0001868

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	94	58	0.00	373,310.33
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	9	9	0.00	91,689.09
EFT's	0	0	0.00	0.00
	103	71	0.00	464,999.42

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2022	464,999.42
			<u>464,999.42</u>



Payroll Check Register

Checks

Pay Period: 10/10/2022-10/23/2022

Packet: PYPKT00359 - 10/09-10/23/2022 PAID 10/28/2022

Payroll Set: CITY OF BONDURANT, IA - 01

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



Payroll Check Register

Direct Deposits

Packet: PYPKT00359 - 10/09-10/23/2022 PAID 10/28/2022
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	10/28/2022	278.83	103068
BAILEY, BOYCE E	7104	10/28/2022	1,287.23	103069
BERGESON, JOHN W	7121	10/28/2022	1,770.39	103070
BRIGGS, ASHTON S	1511	10/28/2022	849.36	103071
BRUCE, EMMA	3141	10/28/2022	655.33	103072
BUCKLIN, JEFFERY D	1562	10/28/2022	453.82	103073
CARPENTER, JOHN C	5129	10/28/2022	1,574.52	103074
CHAPA, DAISY Y	1584	10/28/2022	781.38	103075
COLLISON, PATRICK F	5103	10/28/2022	2,007.51	103076
CORY, JOHN P	7120	10/28/2022	1,387.89	103077
CRITTENDEN, MATTHEW	1567	10/28/2022	740.10	103078
DOMINGUEZ, MATTHEW P	1513	10/28/2022	672.00	103079
EHLE, AANNA N	1575	10/28/2022	1,199.08	103080
GERDNER, RONALD L	7122	10/28/2022	1,499.90	103081
GILSON, DUSTY ALAN	7124	10/28/2022	1,506.10	103082
HAGAN, SHELBY L	5118	10/28/2022	2,398.18	103083
HARMISON, TROY G	1503	10/28/2022	1,667.85	103084
HIGGINS, DAVID P.	7105	10/28/2022	1,481.23	103085
HORTON, JOHN C	7112	10/28/2022	3,211.81	103086
HORTON, JOHN C	7112	10/28/2022	100.00	103086
HUFF, TIMOTHY J	1559	10/28/2022	1,975.77	103087
HURST, MORGHAN	1570	10/28/2022	671.07	103088
JESS, JENE' N	5123	10/28/2022	3,353.63	103089
JOHNSON, ANNASTASHA	5130	10/28/2022	1,330.00	103090
KING, CHRISTINA M	3143	10/28/2022	767.25	103091
KLINKER-FELD, MICHELL M	3135	10/28/2022	2,070.07	103092
KOOIKER, ASHTON BRENT	7123	10/28/2022	1,339.27	103093
KREUDER, AARON M	1441	10/28/2022	3,369.98	103094
LUING, TIFFANY A	5133	10/28/2022	1,861.31	103095
LUNDQUIST, BRADLEY D	1555	10/28/2022	564.10	103096
MANGUM, MEGAN SUSANNA	3142	10/28/2022	1,669.09	103097
MARSHMAN, CRAIG A	5125	10/28/2022	1,523.74	103098
MILLER, BRODY E	1582	10/28/2022	636.05	103099
MORRIS, REBECCA L	1504	10/28/2022	2,575.91	103100
MURRAY, MARGARET	5126	10/28/2022	3,166.11	103101
OLIVER, MARKETA S	8403	10/28/2022	300.00	103102
OLIVER, MARKETA S	8403	10/28/2022	3,314.84	103102
PEZLEY, ISAAC J	5132	10/28/2022	2,070.67	103103
PHIPPS-BUCKLIN, CHANTEL E	4145	10/28/2022	282.42	103104
REYNOLDS, RAY A	1537	10/28/2022	1,106.62	103105
SANDERS, JILL C	3128	10/28/2022	2,994.95	103106
SCHINCKE, MEGAN	3137	10/28/2022	470.82	103107
SCHINCKE, MEGAN	3137	10/28/2022	1,098.59	103107
SPOERRY, DANIELLE M	1527	10/28/2022	1,372.41	103108
SUMMERS, ALAN C	1534	10/28/2022	749.77	103109
VAN HOUTEN, NICOLE M	5121	10/28/2022	1,361.75	103110



Payroll Check Register Report Summary

Packet: PYPKT00359 - 10/09-10/23/2022 PAID 10/28/2022
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	46	67,518.70
Total	46	67,518.70



Refund Check Register

Refund Check Detail

UBPKT03240 - REFUND - IAN HOUGLAND 10-02810-02

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
10-02810-02	IAN HOUGLAND	10/26/2022	61104	154.49			154.49	Deposit
Total Refunds: 1				Total Refunded Amount:	154.49			

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	154.49
Revenue Total:	154.49

General Ledger Distribution

Posting Date: 10/26/2022

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER				
	600-000-1101	CLAIM ON POOLED CASH	-154.49	Yes
	600-050-2141	APPLIED CREDITS	154.49	
	600 Total:		0.00	
Fund: 999 - POOLED CASH				
	999-000-1100	POOLED CASH	-154.49	
	999-050-2300	DUE TO OTHER FUNDS	154.49	Yes
	999 Total:		0.00	
Distribution Total:			0.00	



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00673 - PYPKT00359 - 10/09-10/23/2022 PAID
10/28/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 2304 - EBS										Vendor Total: 20,362.94
INV0002453	Invoice	10/28/2022	10/28/2022	11/1/2022	10/28/2022	1,483.97	0.00	0.00	0.00	1,483.97
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 11/1/2022			Bank Draft:	DFT0001872
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
DELTA DENTAL PAYMENT	Service		0.00	0.00	1,483.97	0.00	0.00	0.00		1,483.97
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2125	DENTAL INSURANCE				1,483.97	100.00%				
INV0002458	Invoice	10/28/2022	10/28/2022	11/1/2022	10/28/2022	14,322.90	0.00	0.00	0.00	14,322.90
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 11/1/2022			Bank Draft:	DFT0001877
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
HEALTH INSURANCE WELLMARK	Service		0.00	0.00	14,322.90	0.00	0.00	0.00		14,322.90
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				14,322.90	100.00%				
INV0002459	Invoice	10/28/2022	10/28/2022	11/1/2022	10/28/2022	896.94	0.00	0.00	0.00	896.94
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 11/1/2022			Bank Draft:	DFT0001878
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
EBS ADMIN COST	Service		0.00	0.00	896.94	0.00	0.00	0.00		896.94
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				896.94	0%				
INV0002461	Invoice	10/28/2022	10/28/2022	11/1/2022	10/28/2022	1,034.63	0.00	0.00	0.00	1,034.63
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 11/1/2022			Bank Draft:	DFT0001880
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
LIFE & DIS PRINCIPAL	Service		0.00	0.00	1,034.63	0.00	0.00	0.00		1,034.63
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				1,034.63	0%				
INV0002462	Invoice	10/28/2022	10/28/2022	11/1/2022	10/28/2022	2,376.00	0.00	0.00	0.00	2,376.00
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 11/1/2022			Bank Draft:	DFT0001881
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	2,376.00	0.00	0.00	0.00		2,376.00
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDING				2,376.00	0%				
INV0002463	Invoice	10/28/2022	10/28/2022	11/1/2022	10/28/2022	248.50	0.00	0.00	0.00	248.50
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 11/1/2022			Bank Draft:	DFT0001882

Payable Register

Packet: APPKT00673 - PYPKT00359 - 10/09-10/23/2022 PAID 10/28/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
VISION AVISES	Service	0.00	0.00	248.50	0.00	0.00	0.00	248.50		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
112-050-2132	VISION WITHHOLDING			248.50	0%					

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

Vendor Total: 801.98

INV0002456	Invoice	10/28/2022	10/28/2022	10/28/2022	10/28/2022	435.00	0.00	0.00	0.00	435.00
Payroll Deduction	AP Bank Code - AP Bank	No	Payment Date: 10/28/2022	Bank Draft:	DFT0001875					

Items

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

INV0002457	Invoice	10/28/2022	10/28/2022	10/28/2022	10/28/2022	366.98	0.00	0.00	0.00	366.98
DEFERRED COMPENSATION	AP Bank Code - AP Bank	No	Payment Date: 10/28/2022	Bank Draft:	DFT0001876					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
DEFERRED COMPENSATION	Service	0.00	0.00	366.98	0.00	0.00	0.00	366.98
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
001-050-2130	ICMA-RC		366.98	100.00%				

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

Vendor Total: 188.84

INV0002467	Invoice	10/28/2022	10/28/2022	12/23/2022	10/28/2022	188.84	0.00	0.00	0.00	188.84
Unemployment Insurance	AP Bank Code - AP Bank	No	Payment Date: 12/23/2022	Bank Draft:	DFT0001886					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployment Insurance	NA	0.00	0.00	188.84	0.00	0.00	0.00	188.84
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
112-050-2122	STATE WITHHOLDING		188.84	100.00%				

Vendor: [0239 - IPERS](#)

Vendor Total: 14,763.95

INV0002460	Invoice	10/28/2022	10/28/2022	10/28/2022	10/28/2022	580.01	0.00	0.00	0.00	580.01
Payroll Contribution	AP Bank Code - AP Bank	No	Payment Date: 10/28/2022	Bank Draft:	DFT0001879					

Items

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

INV0002464	Invoice	10/28/2022	10/28/2022	10/28/2022	10/28/2022	14,183.94	0.00	0.00	0.00	14,183.94
Payroll Contribution	AP Bank Code - AP Bank	No	Payment Date: 10/28/2022	Bank Draft:	DFT0001883					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	3,545.76	0.00	0.00	0.00	3,545.76
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
112-050-2123	IPERS WITHHOLDING		3,545.76	100.00%				

Payable Register

Packet: APPKT00673 - PYPKT00359 - 10/09-10/23/2022 PAID 10/28/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Items										
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
Payroll Contribution	NA	0.00	0.00	10,638.18	0.00	0.00	0.00	10,638.18		
Distributions										
Account Number	Account Name	Project	Account Key	Amount	Percent					
112-050-2123	IPERS WITHHOLDING			10,638.18	100.00%					

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 21,435.37

INV0002466	Invoice	10/28/2022	10/28/2022	10/28/2022	10/28/2022	21,435.37	0.00	0.00	0.00	21,435.37
Federal Tax Withheld	AP Bank Code - AP Bank	No	Payment Date: 10/28/2022	Bank Draft: DFT0001885						

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	11,524.98	0.00	0.00	0.00	11,524.98
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING		11,524.98	100.00%				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	2,695.38	0.00	0.00	0.00	2,695.38
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING		2,695.38	100.00%				

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	7,215.01	0.00	0.00	0.00	7,215.01
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
741-050-2120	FEDERAL WITHHOLDING		293.78	4.07%				
670-050-2120	FEDERAL WITHHOLDING		13.45	0.19%				
610-050-2120	FEDERAL WITHHOLDING		646.61	8.96%				
110-050-2120	FEDERAL WITHHOLDING		773.93	10.73%				
001-050-2120	FEDERAL WITHHOLDING		4,775.64	66.19%				
600-050-2120	FEDERAL WITHHOLDING		711.60	9.86%				

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

Vendor Total: 1,993.12

INV0002454	Invoice	10/28/2022	10/28/2022	10/28/2022	10/28/2022	1,950.62	0.00	0.00	0.00	1,950.62
Payroll Deduction	AP Bank Code - AP Bank	No	Payment Date: 10/28/2022	Bank Draft: DFT0001873						

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction	NA	0.00	0.00	1,950.62	0.00	0.00	0.00	1,950.62
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
820-050-2131	SELF-FUNDED WITHHOLDING		1,950.62	100.00%				

INV0002455	Invoice	10/28/2022	10/28/2022	11/6/2022	10/28/2022	42.50	0.00	0.00	0.00	42.50
FSA ADMIN FEE	AP Bank Code - AP Bank	No	Payment Date: 11/6/2022	Bank Draft: DFT0001874						

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FLEX SPENDING ADMINISTRATION FEE	Service	0.00	0.00	42.50	0.00	0.00	0.00	42.50
Distributions								
Account Number	Account Name	Project Account Key	Amount	Percent				
820-050-2131	SELF-FUNDED WITHHOLDING		42.50	100.00%				

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

Vendor Total: 3,919.14

INV0002465	Invoice	10/28/2022	10/28/2022	10/28/2022	10/28/2022	3,919.14	0.00	0.00	0.00	3,919.14
State Tax Withholding	AP Bank Code - AP Bank	No	Payment Date: 10/28/2022	Bank Draft: DFT0001884						

Payable Register

Packet: APPKT00673 - PYPKT00359 - 10/09-10/23/2022 PAID 10/28/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
State Tax Withholding	NA		0.00	0.00	3,919.14	0.00	0.00	0.00	3,919.14	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
670-050-2122	STATE WITHHOLDING				13.71	0.35%				
110-050-2122	STATE WITHHOLDING				395.53	10.09%				
610-050-2122	STATE WITHHOLDING				335.99	8.57%				
741-050-2122	STATE WITHHOLDING				149.59	3.82%				
001-050-2122	STATE WITHHOLDING				2,656.77	67.79%				
600-050-2122	STATE WITHHOLDING				367.55	9.38%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	15	63,465.34	0.00	0.00	0.00	63,465.34	63,465.34	0.00
Grand Total:		63,465.34	0.00	0.00	0.00	63,465.34	63,465.34	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	4,775.64
001-050-2122	STATE WITHHOLDING	2,656.77
001-050-2130	ICMA-RC	801.98
Total:		8,234.39

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	773.93
110-050-2122	STATE WITHHOLDING	395.53
Total:		1,169.46

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	14,220.36
112-050-2122	STATE WITHHOLDING	188.84
112-050-2123	IPERS WITHHOLDING	14,763.95
112-050-2124	HEALTH INSURANCE WITHHOLDING	18,630.47
112-050-2125	DENTAL INSURANCE	1,483.97
112-050-2132	VISION WITHHOLDING	248.50
Total:		49,536.09

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	711.60
600-050-2122	STATE WITHHOLDING	367.55
Total:		1,079.15

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	646.61
610-050-2122	STATE WITHHOLDING	335.99
Total:		982.60

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	13.45
670-050-2122	STATE WITHHOLDING	13.71
Total:		27.16

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	293.78
741-050-2122	STATE WITHHOLDING	149.59
Total:		443.37

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	1,993.12
Total:		1,993.12



Refund Check Register

Refund Check Detail

UBPKT03243 - DOUBLE PAYMENT - KELLIE SOMERS 05-02607-01

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
05-02607-01	KELLIE SOMERS	10/27/2022	61105	128.44			128.44	Deposit
Total Refunds: 1		Total Refunded Amount:		128.44				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	128.44
Revenue Total:	128.44

General Ledger Distribution

Posting Date: 10/27/2022

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER				
	600-000-1101	CLAIM ON POOLED CASH	-128.44	Yes
	600-050-2141	APPLIED CREDITS	128.44	
	600 Total:		0.00	
Fund: 999 - POOLED CASH				
	999-000-1100	POOLED CASH	-128.44	
	999-050-2300	DUE TO OTHER FUNDS	128.44	Yes
	999 Total:		0.00	
Distribution Total:			0.00	



Check Register

Packet: APPKT00672 - 10/31/22 FOR MEETING ON 11/7/22

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2188	AMAZON	11/01/2022	Regular	0.00	32.53	61106
0048	BAKER & TAYLOR	11/01/2022	Regular	0.00	2,480.24	61107
2199	BENTLEY RIDGE TREE FARM & NURS	11/01/2022	Regular	0.00	17,582.00	61108
1537	BOUND TREE MEDICAL LLC	11/01/2022	Regular	0.00	1,147.81	61109
	Void	11/01/2022	Regular	0.00	0.00	61110
0081	CALHOUN-BURNS & ASSOC INC.	11/01/2022	Regular	0.00	419.80	61111
0577	CAPITAL CITY EQUIPMENT	11/01/2022	Regular	0.00	221.89	61112
2504	CAPITAL ONE	11/01/2022	Regular	0.00	199.59	61113
1228	CINTAS CORPORATION #762	11/01/2022	Regular	0.00	358.60	61114
	Void	11/01/2022	Regular	0.00	0.00	61115
2075	CORE & MAIN LP	11/01/2022	Regular	0.00	1,314.90	61116
0134	DEMCO	11/01/2022	Regular	0.00	556.08	61117
2525	DINGES FIRE COMPANY	11/01/2022	Regular	0.00	128.00	61118
2013	EDUCATIONAL DEVELOPMENT CORP	11/01/2022	Regular	0.00	11.99	61119
2473	FINDAWAY WORLD LLC	11/01/2022	Regular	0.00	705.84	61120
0780	FIRE SERVICE TRAINING BUREAU	11/01/2022	Regular	0.00	85.64	61121
1069	FIRST NATIONAL BANK OMAHA	11/01/2022	Regular	0.00	539.27	61122
0185	HACH COMPANY	11/01/2022	Regular	0.00	339.18	61123
1927	HARTER CONCRETE LLC	11/01/2022	Regular	0.00	3,133.00	61124
2100	MIDWEST TAPE	11/01/2022	Regular	0.00	569.15	61125
0230	IOWA ONE CALL	11/01/2022	Regular	0.00	254.70	61126
1573	IOWA PUMP WORKS	11/01/2022	Regular	0.00	4,921.67	61127
0233	IOWA RURAL WATER ASSOCIATION	11/01/2022	Regular	0.00	375.00	61128
2223	IMAGE 360	11/01/2022	Regular	0.00	541.00	61129
1944	J PETTIECORD	11/01/2022	Regular	0.00	27,950.00	61130
0251	MICROBAC LABORATORIES, INC	11/01/2022	Regular	0.00	110.00	61131
1995	MICHELL KLINKER-FELD	11/01/2022	Regular	0.00	36.36	61132
2642	KONICA MINOLTA BUSINESS SOLUTIONS	11/01/2022	Regular	0.00	317.71	61133
2619	KONICA MINOLTA PREMIER FINANCE	11/01/2022	Regular	0.00	229.36	61134
2659	LAWSON PRODUCTS, INC.	11/01/2022	Regular	0.00	577.47	61135
0040	MEDIACOM	11/01/2022	Regular	0.00	564.12	61136
0842	MENARDS	11/01/2022	Regular	0.00	409.09	61137
0599	MICROMARKETING LLC	11/01/2022	Regular	0.00	322.36	61138
2650	MIDWEST CRITICAL POWER LLC	11/01/2022	Regular	0.00	11,967.85	61139
	Void	11/01/2022	Regular	0.00	0.00	61140
0308	MUNICIPAL SUPPLY	11/01/2022	Regular	0.00	4,077.50	61141
0979	NAPA AUTO PARTS	11/01/2022	Regular	0.00	83.94	61142
2629	OPN ARCHITECTS	11/01/2022	Regular	0.00	1,600.00	61143
1457	O'REILLY AUTO PARTS	11/01/2022	Regular	0.00	46.54	61144
1134	PETTY CASH	11/01/2022	Regular	0.00	140.00	61145
2665	SKYLINE SALT SOLUTIONS	11/01/2022	Regular	0.00	18,961.49	61146
1534	STRATUS BUILDNG SOLUTIONS IOWA	11/01/2022	Regular	0.00	851.56	61147
2222	SURVEYING AND MAPPING, LLC	11/01/2022	Regular	0.00	12,900.00	61148
2647	TEAM SERVICES, INC.	11/01/2022	Regular	0.00	3,112.05	61149
2661	THE REINALT - THOMAS CORPORATION	11/01/2022	Regular	0.00	286.69	61150
2475	TNT LANDSCAPING & NURSERY	11/01/2022	Regular	0.00	19,900.00	61151
2406	UNIQUE	11/01/2022	Regular	0.00	23.30	61152
0525	US CELLULAR	11/01/2022	Regular	0.00	478.39	61153
2231	VERIZON WIRELESS	11/01/2022	Regular	0.00	4,301.98	61154
1679	VISION ELECTRIC LLC	11/01/2022	Regular	0.00	2,925.00	61155
0433	WILLIAMSON'S REPAIR	11/01/2022	Regular	0.00	196.14	61156
0291	MIDAMERICAN ENERGY	11/04/2022	Bank Draft	0.00	8,849.47	DFT0001869
2254	TCM BANK NA	10/21/2022	Bank Draft	0.00	1,684.40	DFT0001870

Check Register

Packet: APPKT00672-10/31/22 FOR MEETING ON 11/7/22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2654	JENCO CONSTRUCTION INC.	10/19/2022	Bank Draft	0.00	346,441.49	DFT0001871

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	83	48	0.00	148,286.78
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	3	3	0.00	356,975.36
EFT's	0	0	0.00	0.00
	86	54	0.00	505,262.14

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2022	348,125.89
999	POOLED CASH	11/2022	157,136.25
			505,262.14



Check Register

Packet: APPKT00674 - 10/31/22 FOR MEETING ON 11/7/22

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2188	AMAZON	11/02/2022	Regular	0.00	651.39	61157
	Void	11/02/2022	Regular	0.00	0.00	61158
0805	U.S. POSTAL SERVICE	10/07/2022	Bank Draft	0.00	275.00	DFT0001887

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	19	1	0.00	651.39
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	1	1	0.00	275.00
EFT's	0	0	0.00	0.00
	20	3	0.00	926.39

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2022	275.00
999	POOLED CASH	11/2022	651.39
			926.39



Refund Check Register

Refund Check Detail

UBPKT03259 - Refunds 01 UBPKT03257 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-02425-10	PLUMB, ALEXIA M	11/2/2022	61159	78.96			78.96	Generated From Billing
01-03186-03	SHELTON, WILLIAM R	11/2/2022	61160	124.75			124.75	Generated From Billing
01-03621-01	MOTT, KRISTIN M	11/2/2022	61161	119.41			119.41	Generated From Billing
01-05030-02	DG ENDEAVORS LLC	11/2/2022	61162	28.86			28.86	Generated From Billing
02-01236-02	ANDREW & AMY BERTHELSEN	11/2/2022	61163	74.75			74.75	Generated From Billing
02-01565-01	SEAN T DAUGHERTY	11/2/2022	61164	148.72			148.72	Generated From Billing
04-03402-01	AGNES THOMSON	11/2/2022	61165	74.75			74.75	Generated From Billing
04-03439-02	JANI SYMENS	11/2/2022	61166	137.14			137.14	Generated From Billing
06-02530-01	DUANE & KELLY VIERLING	11/2/2022	61167	69.41			69.41	Generated From Billing
10-02678-02	JANICE GRAHAM	11/2/2022	61168	68.64			68.64	Generated From Billing
16-01440-00	TIMBERCREST HOMES LLC	11/2/2022	61169	123.98			123.98	Generated From Billing
16-01715-01	LLC, SSD PROPERTIES	11/2/2022	61170	20.37			20.37	Generated From Billing
Total Refunds: 12			Total Refunded Amount:	1,069.74				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1069.74
Revenue Total:	1069.74

General Ledger Distribution

Posting Date: 11/01/2022

	Account Number	Account Name	Posting Amount	IFT
Fund:	600 - WATER			
	600-000-1101	CLAIM ON POOLED CASH	-1,069.74	Yes
	600-050-2141	APPLIED CREDITS	1,069.74	
	600 Total:		0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-1,069.74	
	999-050-2300	DUE TO OTHER FUNDS	1,069.74	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	

Tax Abatement Applications
November 7, 2022
City of Bondurant

Name	Address	Closing Date	Cost
John & Denise Behn	83 Land Drive, NW	10/21/2022	\$475,000
Linda Roush	805 Cherry Street, NW	9/23/2022	\$239,900
Lindsey Beauregard	1212 12 th Street, SE	10/12/2022	\$398,990
Nicholas Long	113 13 th Street, NW	6/21/2022	\$366,660



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

Item No. 5.d.
For Meeting of 11/7/2022
Receive and File

TITLE: Receive and File - Bondurant Grain Elevators Feasibility Assessment

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Uploaded as an attachment to this agenda statement is the Bondurant Grain Elevators Feasibility Assessment. This Assessment was prepared by OPN Architects with assistance from Bolton & Menk, Impact 7G, MODUS, and Raker Rhodes Engineering. Also uploaded are images of the grain elevators created as a result of this study. This study evaluated the existing grain elevator structures highlighted in yellow below - these structures are also known as the "B" House and the "C" House. The "A" House toward the left was not evaluated as part of this study based on structure condition feedback relayed by Landus.



The intent of this study was to determine if the condition of the structures and services is adequate to allow redevelopment and renovation of the grain elevators. The study notes that the "B" House and "C" House structures appear to be in generally good condition, and Page 22 of the study further explains that, "observations from the ground (interior and exterior) and from the drone imagery (exterior only), show that the bins appear to be in good condition for structures of this age. There appears to be some cracking of concrete at various locations in the bins, but the magnitude does not appear to be outside of what would be expected in a concrete wall due to shrinkage of the concrete. It is likely that some minor patching would be required to cosmetically repair the cracks. If the concrete wall were to get furred out on the inside, this patching likely would not be required as the cracks would no longer be visible. Some limited concrete spalling was observed, but none of the rebar was exposed and it appears that it was mostly a cosmetic issue. Rust stains were observed on the exterior of some of the bins, but it appeared that this is a result of rust runoff from the roof, rather than rusting of the rebar in the walls". The study also notes that, "It appears that the existing structure has the capacity to support conversion into a multi-story residential or commercial building with modest structural remediation. Some localized structural modifications would be required, along with some cosmetic repairs, but overall, the structure appears to be in adequate condition to support new usage".

Staff will reference this Bondurant Grain Elevator Feasibility Assessment when meeting with prospective developers interested in the Landus downtown redevelopment land to ultimately help attract redevelopment consistent with the land uses identified in the 2022 Building Bondurant Comprehensive Plan.

FUNDING SOURCE: N/A to receive and file (Feasibility study was originally funding under the Economic Development Section of the budget.)

STAFF RECOMMENDATION: Receive and file

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Bondurant Grain Elevators Feasibility Assessment



Bondurant Grain Elevators

Feasibility Assessment
July 2022

City of Bondurant Team**City Administrator**

Marketa Oliver

**Planning + Community
Development Director**

Maggie Murray

Assessment Team**Architect**

OPN Architects, Inc.
100 Court Ave., Suite 100
Des Moines, Iowa 50309
515.309.0722

Civil Engineer

Bolton & Menk
430 E. Grand Ave., Suite 101
Des Moines, Iowa 50309
515.259.9190

Structural Engineer

Raker Rhodes Engineering
4717 Grand Ave.
Des Moines, Iowa 50312
515.277.0275

**Mechanical, Electrical,
Plumbing Engineer**

MODUS
130 E. Grand Ave., Suite 300
Des Moines, Iowa 50309
515.251.7280

Environmental Engineer

Impact7G
8951 Windsor Parkway
Johnston, Iowa 50131
515.473.6256

INDEX

04	Executive Summary
06	History
08	Site Context
12	Exterior Observations
33	Diagrams + Precedents
42	Appendix

Executive Summary

OPN Architects was selected by the City of Bondurant to conduct a feasibility study to evaluate the existing grain elevator structures located at 101 Lincoln Street for repurposing by a third-party developer. The central location of the site, and the prominence of the structures in the community, prompted the idea of maintaining the grain elevators as a part of the historic fabric while re-imagining the identity and evolution of the City.

Demolition of the existing buildings would be a loss of the embodied energy spent over seventy years ago to create the structures, not to mention a connection with those who came before. Maintaining these core elements of the site will allow the City, in partnership with other stakeholders, to hold on to a culturally important landmark and to create a unique experience not found in other nearby communities or the greater region.

The intent of this study is to determine if the condition of the structures and services is adequate to allow redevelopment and renovation of the grain elevators. This study generally focuses on the two structures considered the most likely candidates for reuse. They are the two grain elevators located to the north edge of the property along 2nd Street NE and identified as "B" House and "C" House. Through review of original construction drawings, field observation and other research, OPN and its partners have developed the following assessment.



3D Photogrammetry Point Cloud Model
Drone Deploy 2022

History

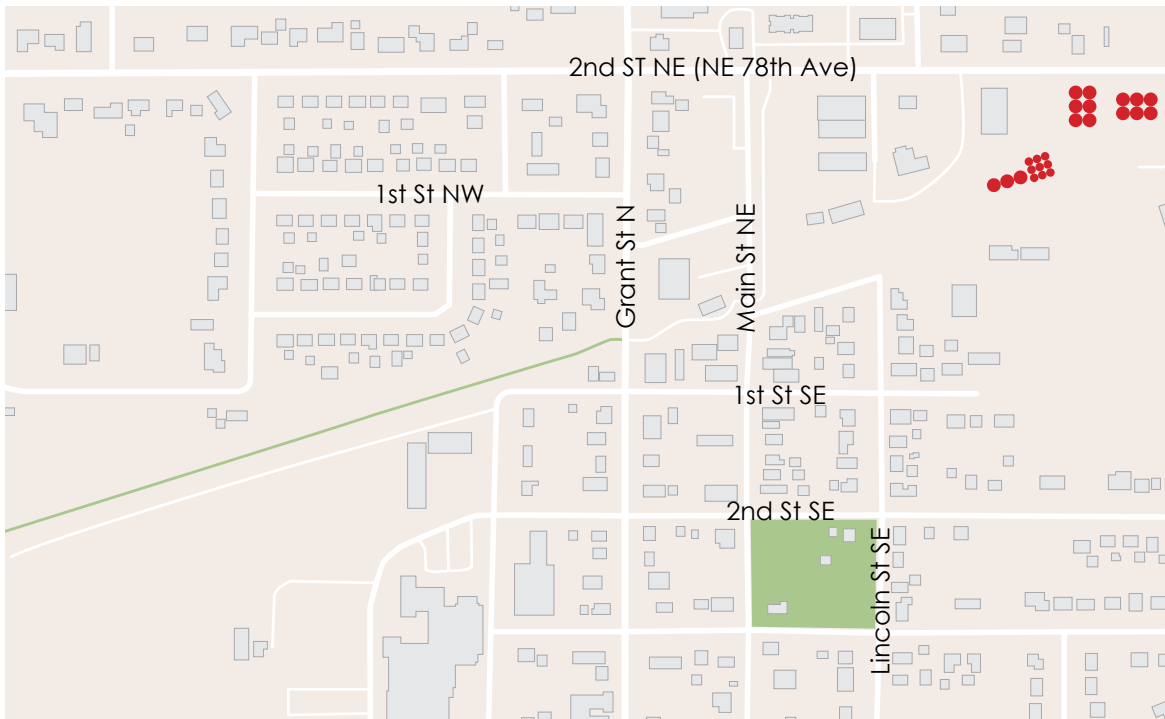
The existing grain elevators currently owned by Landus Cooperative in Bondurant, Iowa were constructed in multiple phases in the northwest corner of town adjacent to the rail line operated by the Chicago Great Western Railway. The current grain elevators appear to have replaced a small complex located just to the west of the current site. The oldest block of elevators, "A" House, was constructed beginning around 1950. "B" House was added in 1977 and "C" House a year or two later. The railway connecting Kansas City, Minneapolis, Des Moines and Chicago, nicknamed the Corn Belt Route, was abandoned in 1984 and was converted into a recreational trail three years later.

The City of Bondurant, founded in 1884, had a population of 328 in 1950 when "A" House was built and saw modest growth in the subsequent two decades. The city experienced a few periods of significant growth in 1970 and 2010. Significant growth over the last decade has resulted in a population of about 7,400 residents today that will likely continue to increase due in part to the proximity of the larger, neighboring cities and job markets of Des Moines, Ankeny and Altoona.

The Bondurant grain elevators are a transportation system including a bucket elevator, which scoops up, elevates and distributes grain via a series of distributing spouts into several reinforced concrete silos. Each series of silos, or House, is equipped with an independent elevator system with "B" House and "C" House connected via a pair of shared conveyor belts at the roof level. The facility also consists of other buildings including, receivable and testing offices, weighbridges and storage facilities.



1914
Bondurant, IA

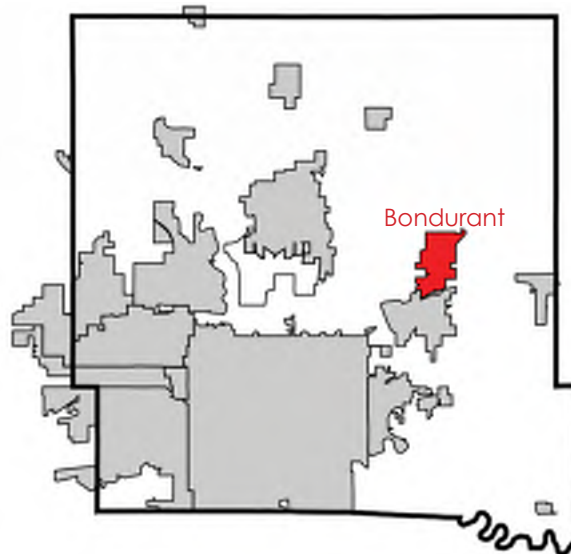


2022
Bondurant, IA

Site Context

The Landus Cooperative grain elevator complex, originally located on the edge of town, is now just a block or two from Bondurant's downtown and in the heart of planned commercial and residential growth districts. This central location in town makes the property ideally located for a redevelopment project that could become an important downtown amenity and potential destination for visitors in the surrounding communities.

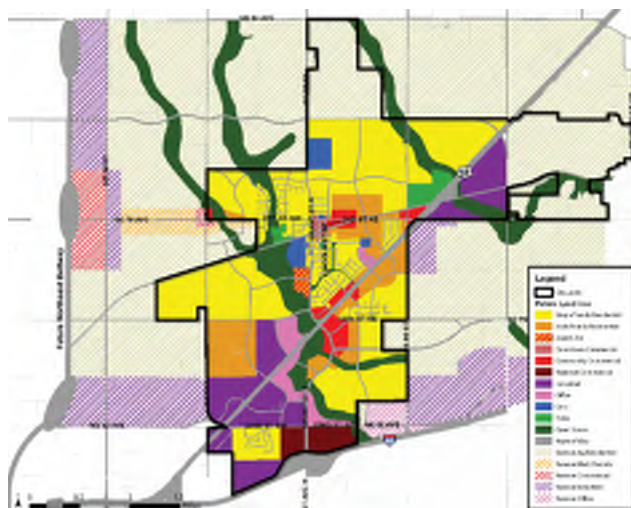
Highway 65 provides easy access to the Des Moines metro area via I-80 in less than twenty minutes. Bondurant is also connected to nearby communities via the Chichaqua Valley Trail (CVT) an intercity recreational trail extending from Baxter to Des Moines and all its connected trails. The grain elevators are located directly off the CVT.



Polk County



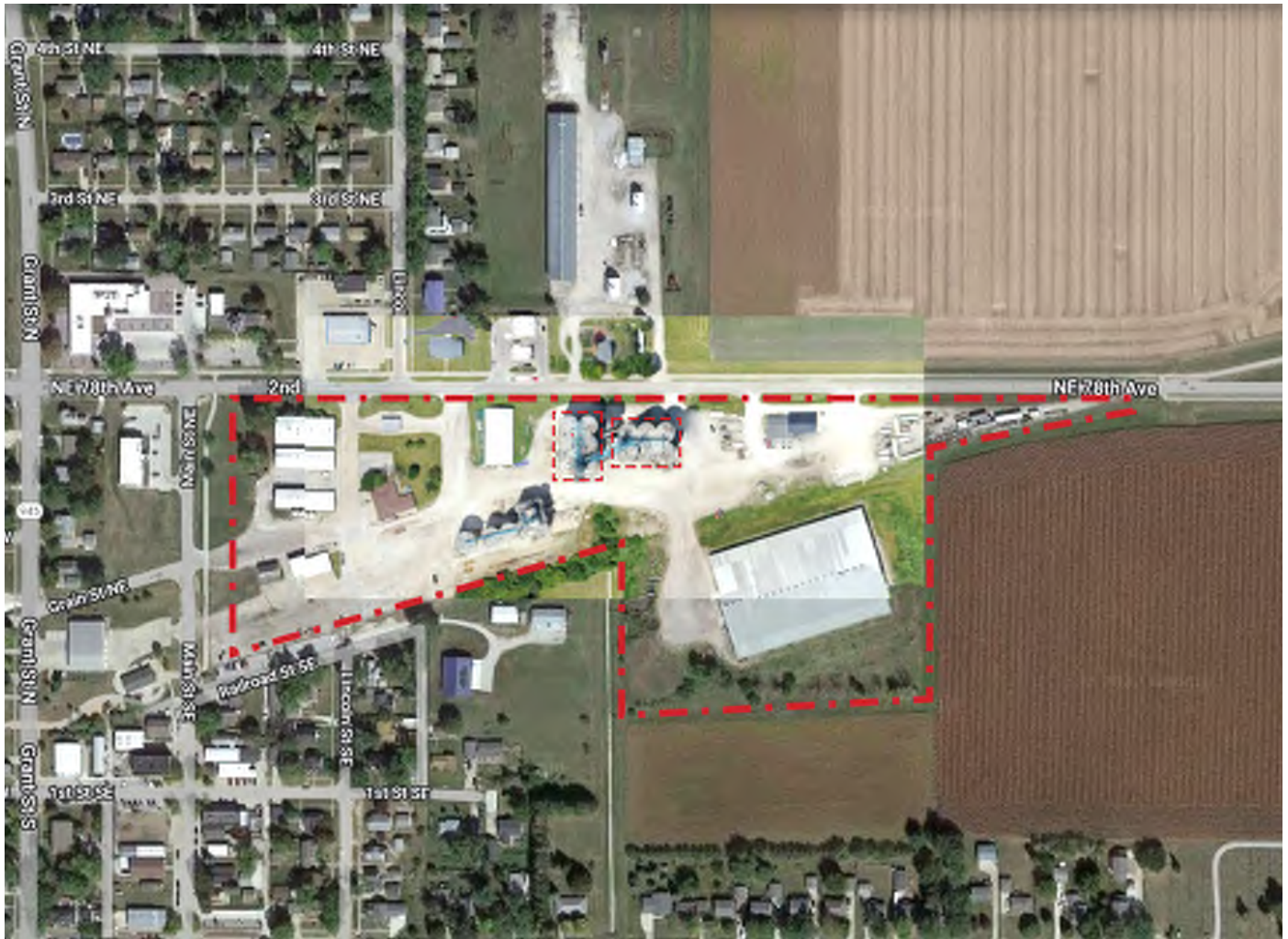
Aerial Photo of Bondurant



Proposed Land Use Map



Park + Trails Map



Site Plan



3D Photogrammetry Model
Drone Deploy 2022

Exterior Observations

Architectural
Structural
Mechanical + Electrical
Civil
Environmental



Grain Elevator Deck
2022 Drone Deploy

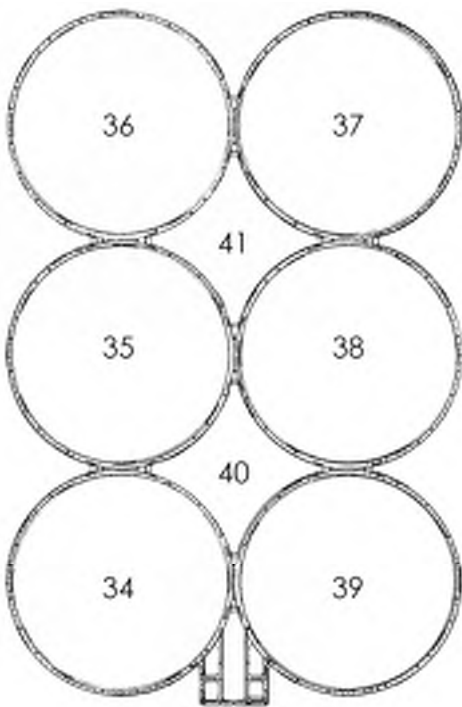
A preliminary evaluation was conducted by a team of design professionals including OPN Architects, Raker Rhodes Engineering, MODUS Engineering, Bolton and Menk, and Impact7G to assess the feasibility of repurposing the existing grain elevators located in the City of Bondurant, Iowa. The primary reason for this assessment is to understand if the existing structures are structurally sound and can accept new loads to accommodate a different use.

Observations were conducted from the ground through visual observation as well as utilizing drone photography to assess the upper portions of the structures. The findings are described in the following pages.

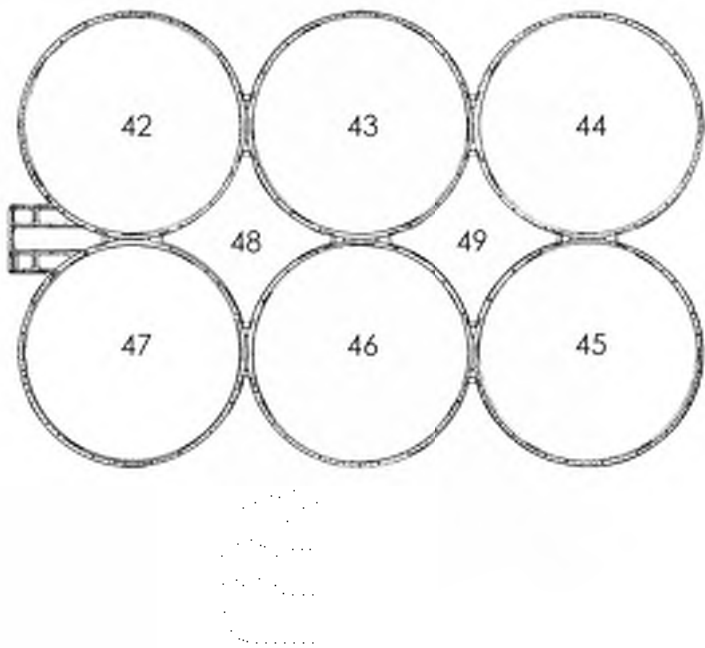
Architectural

The existing structures, "B" House and "C" House, are roughly 50 years old and appear to be in generally good condition.

Each elevator "House" consists of a series of six 40 ft diameter reinforced concrete cylinders in a six pack configuration creating a total of eight chambers including the star shaped space between the cylinders. The roof deck is 140' above grade level.



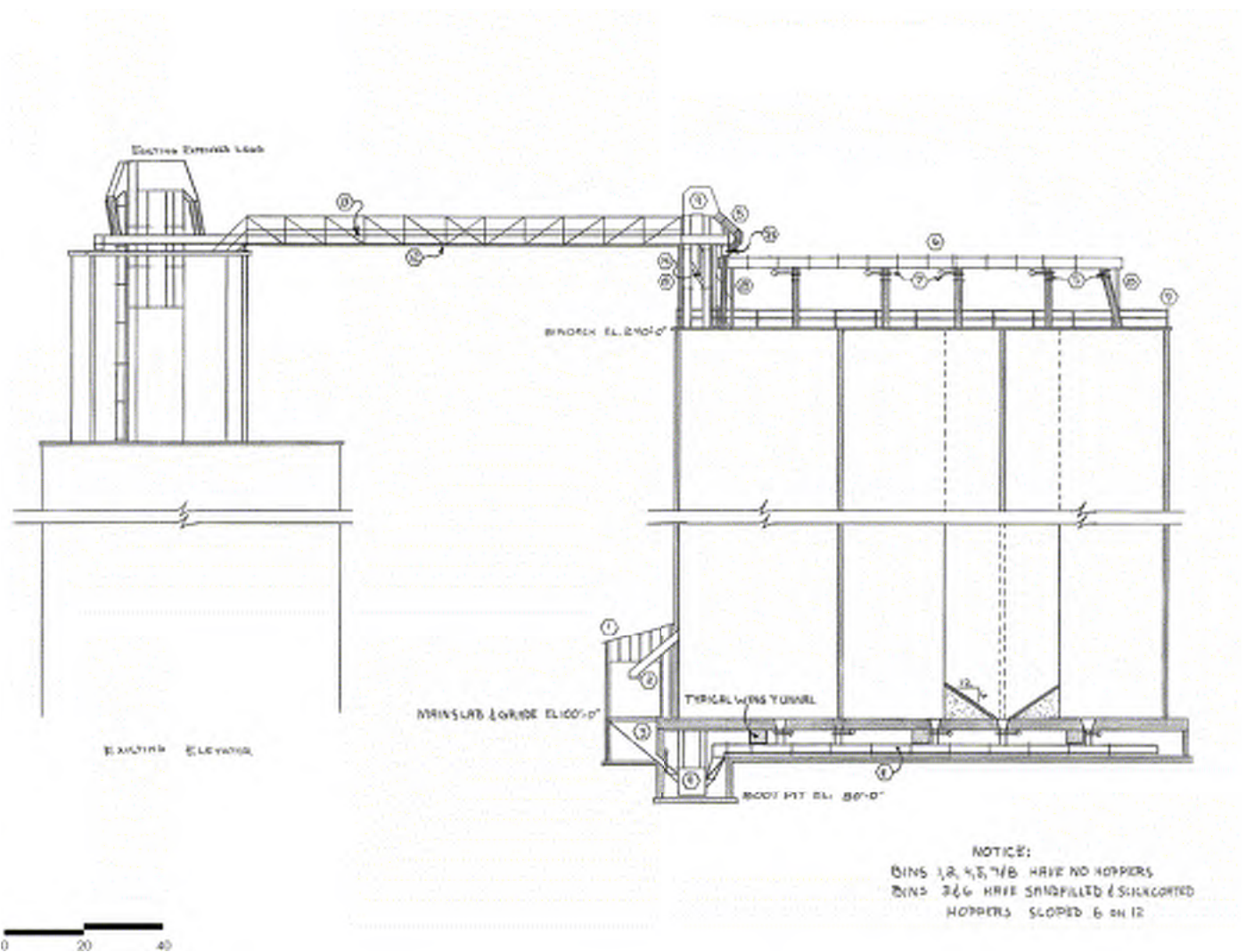
House B



House C



Plan
Modified 1977 Original Blueprints



Cross Section
1977 Original Blueprints

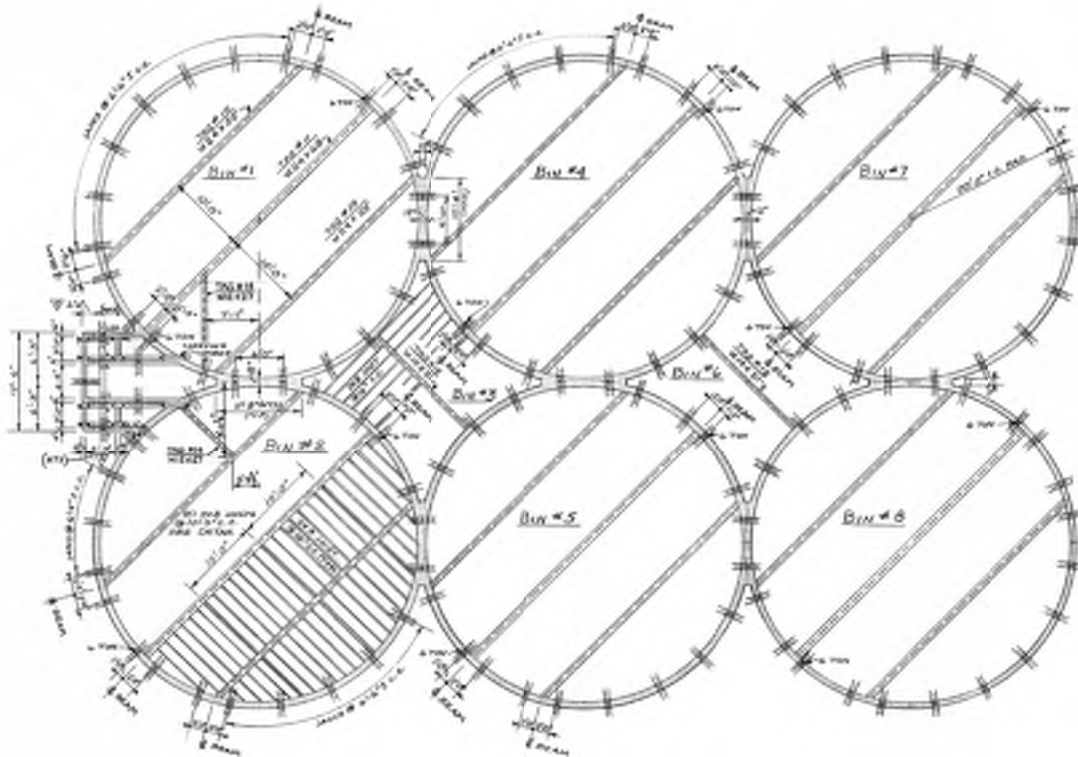
The roof of each elevator house is a concrete deck supported by steel beams set in beam pockets. The concrete walls exhibit some minor deterioration and repairs below the roof deck that appear to align with the beam pockets. There appear to have been some repairs to the concrete roof deck as well.

There are several elements attached to the primary structure that will likely be removed as part of any renovation project. These include the receiving enclosure, cage ladders to the roof, loading spouts, drying fans and ductwork, conduits and piping, miscellaneous other elements. The receiving enclosure of "B" House has mostly been removed, presumably due to storm damage. A small concrete electrical room is located on the west side of "B" House. On the roof there are several elements that also would likely need to be removed including the 50 ft equipment tower structure and attachments, including the grain spout distribution system. Other elements include a pair of conveyors, a catwalk, a penthouse enclosure, guardrails and several vents and exhaust hoods. The conveyors and supporting structures, as well as the catwalk, connect "B" House and "C" House above the roof level.



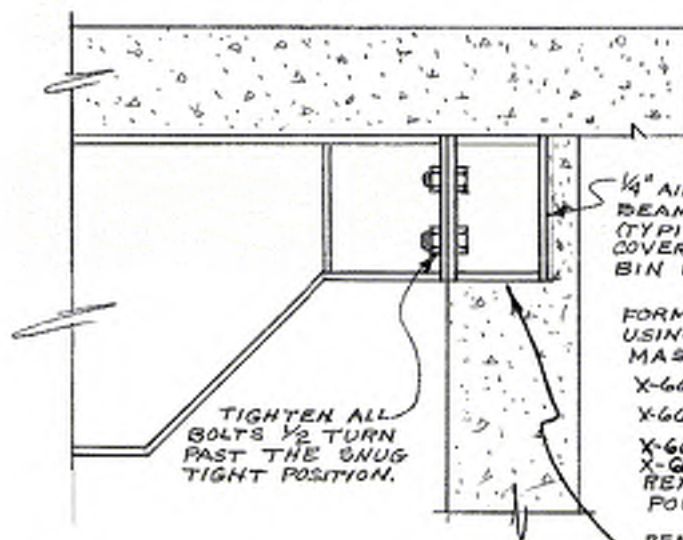
Electrical Room + Mechanical Ductwork

2022 Drone Deploy



Roof Plan

1977 Original Blueprints



1/4" AIR SPACE FOR
BEAM EXPANSION
(TYPICAL 3 SIDES)
COVER WHEN POURING
BIN DECK SLAB

FORM 1/4" AIRSPACE
USING TEMPERED
MASONITE AS FOLLOWS:

X-668-C7-15 #16 FOR W24X68

X-668-C7-15 #17 FOR W24X65

X-668-C7-15 #18 FOR W10X21

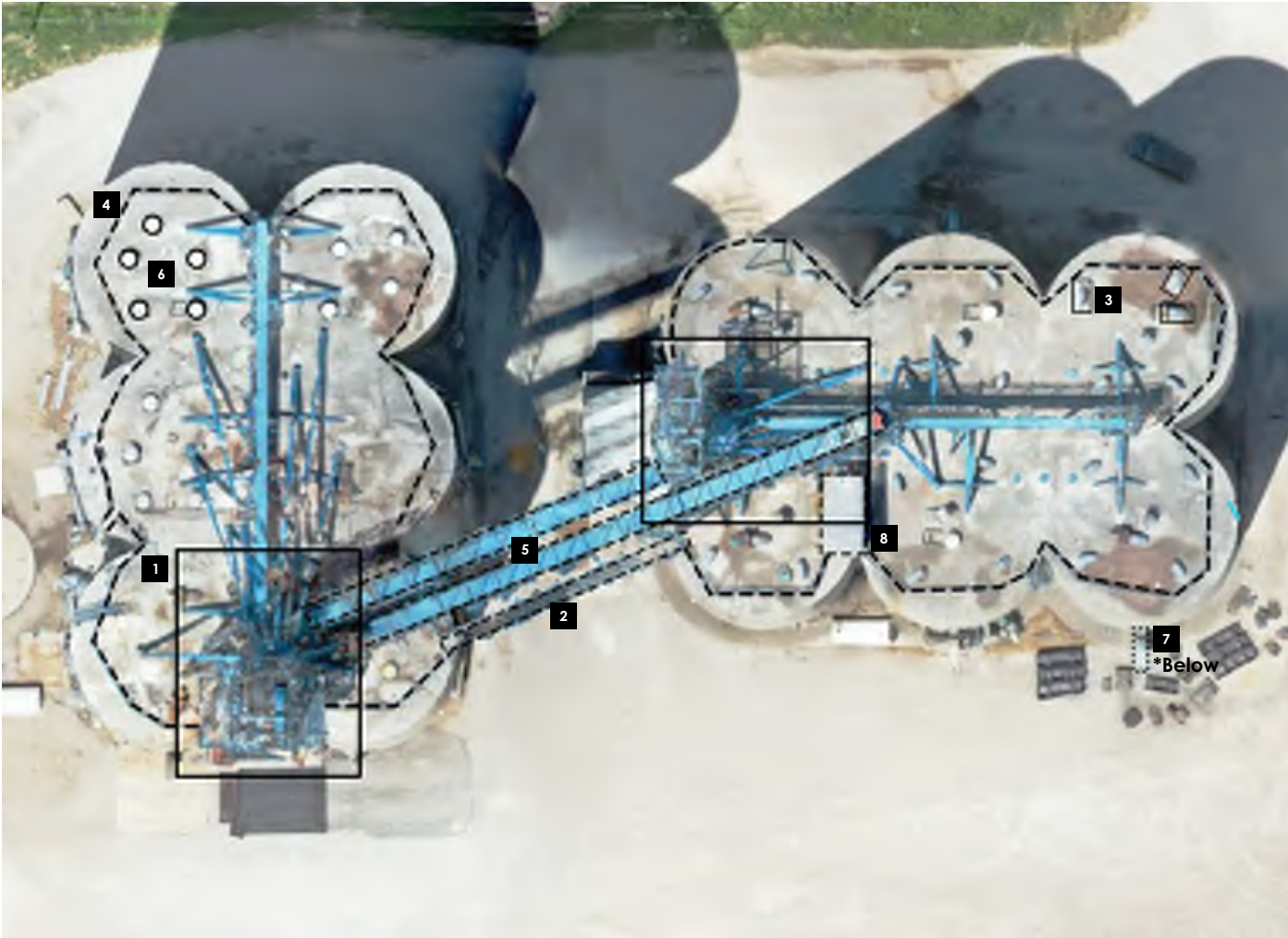
X-668-C7-15 #18 FOR W12X27

REMOVE MASONITE AFTER
POUR.

BEAM EXTENSION MUST HAVE SOLID
BASE. BEFORE BOLTING ON THE
BEAM EXTENSION MAKE SURE THE
WALL BENEATH THE EXTENSION IS
SOLID & AT THE CORRECT ELEVATION.
USE NON-SHRINK EMBECO GROUT
IF REQUIRED.

Roof Detail

1977 Original Blueprints



View of Roof
2022 Drone Deploy

- | | |
|------------------------------|---------------------|
| 1 Distribution System | 3 Vents |
| 2 Bridge | 4 Guardrails |



5 Conveyors



6 Exhaust Hoods



7 Fold Up Spout



8 Pent House

An extensive system of concrete tunnels and conveyors exists below each House which were used to move the grain from the receiving pit to the elevator and between the chambers. Below the receiving enclosure are a 12 ft deep receiving pit and a 24 ft deep boot pit (basement) with augers, spouts and other equipment. At one end of the basement is a sump pit of unknown depth. These below floor systems will need to be addressed or accommodated in a renovation project.



Receiving Enclosure
2022 Drone Deploy

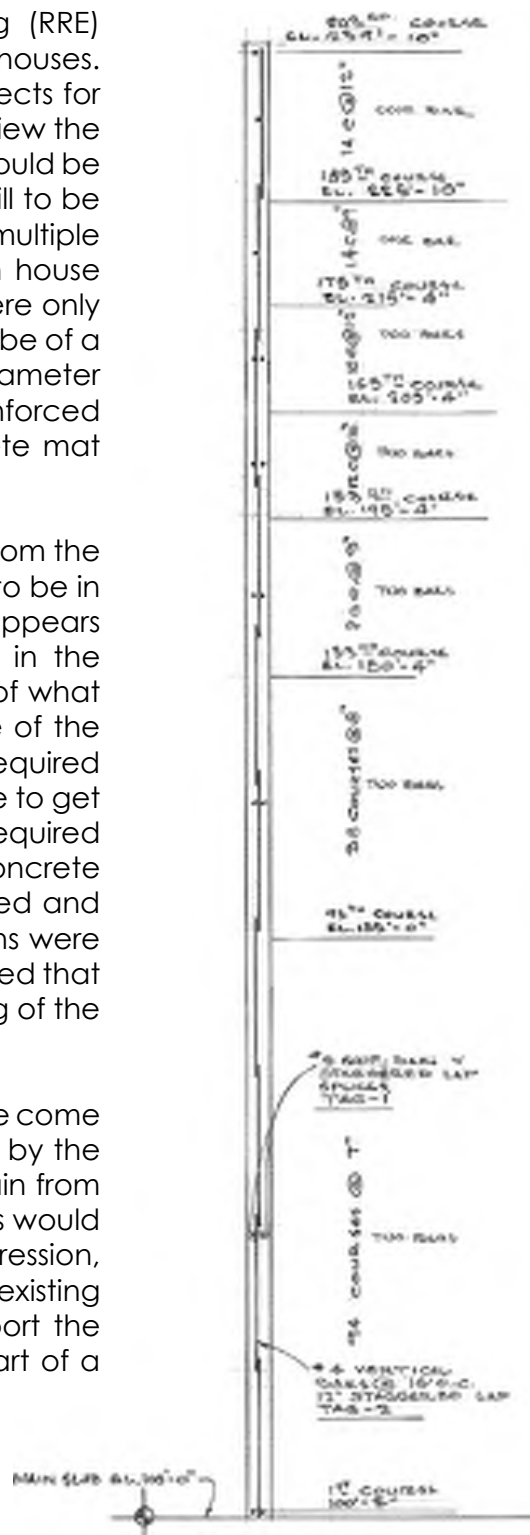
Structural



On June 10th and July 7th, Raker Rhodes Engineering (RRE) performed site visits to review the existing "B" & "C" bin houses. Additionally, drone photos were provided by OPN Architects for review by RRE. The purpose of this investigation was to review the existing conditions of bins and offer an opinion on if they would be structurally viable for an adaptive reuse. The final use is still to be determined but ideas that are being explored include multiple stories of residential, hotel, or commercial use. Each bin house consists of six (6) concrete grain bins. Existing drawings were only available for the "B" house, but the "C" house appears to be of a similar size and design. The "B" house bins are 40' inside diameter and 140' tall. The bins are constructed out of 8" thick reinforced concrete walls, bearing on a 3' thick reinforced concrete mat slab.

Observations from the ground (interior and exterior) and from the drone imagery (exterior only), show that the bins appear to be in relatively good condition for structures of this age. There appears to be some cracking of concrete at various locations in the bins, but the magnitude does not appear to be outside of what would be expected in a concrete wall due to shrinkage of the concrete. It is likely that some minor patching would be required to cosmetically repair the cracks. If the concrete wall were to get furred out on the inside, this patching likely would not be required as the cracks would no longer be visible. Some limited concrete spalling was observed, but none of the rebar was exposed and it appeared that it was mostly a cosmetic issue. Rust stains were observed on the exterior of some of the bins, but it appeared that this is a result of rust runoff from the roof, rather than rusting of the rebar in the walls.

The governing load condition for the bin design would have come from the out of plane wall pressures exerted on the walls by the weight of the grain within the bin. By removing all the grain from the bin and adding vertical floor loads, the concrete walls would no longer be in tension and would be mostly in axial compression, where concrete is at its strongest. It is anticipated that the existing concrete walls and foundations would be able to support the approximately 10-12 floors added within the bins as a part of a reuse.



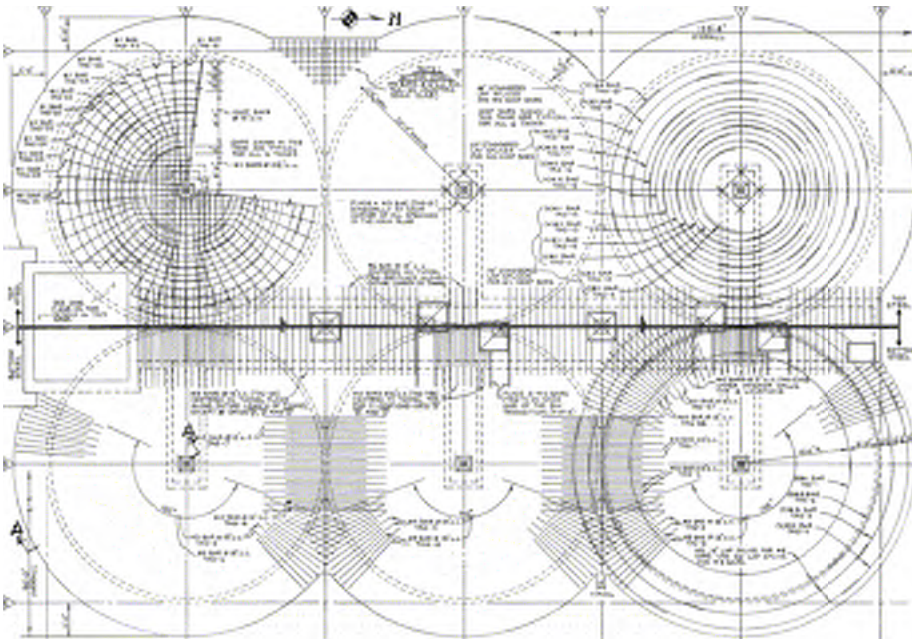
Wall Section
1977 Original Blueprints

In summary, it appears that the existing structure has the capacity to support conversion into a multi-story residential or commercial building with modest structural remediation. Some localized structural modifications would be required, along with some cosmetic repairs, but overall, the structure appears to be in adequate condition to support the new usage. Constructability will need to be closely examined in any conversion investigation. How material gets into the structure and how it is set in place will likely be the biggest factors to consider when determining a path forward.



Cast Concrete Walls

2022 Drone Deploy



Foundation Reinforcing Plan

1977 Original Blueprints

Mechanical + Electrical



The site is served by medium voltage in several locations. This may not have captured all.

Electrical services included:

- Small single-phase, above-grade service to several outbuildings (south and west on the site).



- 150kVA three-phase, 208V fed old equipment at the south-most group of towers. This equipment appears to not substantial usable life remaining.



- An approx. 1200A three-phase, 208V underground service fed equipment in the east towers. This equipment appeared to be in working order with about 10 years of working life remaining.



The brick building with the truck scale did include an older small, genset which appears like it would have about 10 years of working life remaining.

Metering of the services appears to be upstream on the medium voltage side as meters were not found at the above-ground services.

The site looks to provide electrical power which could support a commercial or multi-family building. Further study and discussion with Mid-American Energy would be required to know how large of a building or how many buildings could be supported



Mechanical Perspective:

A gas service was apparent on site near the east bins:





Bolton & Menk was scoped to complete an existing utility assessment for proposed redevelopment of the Landus Cooperative site located at 101 Lincoln Street NE in Bondurant. We have completed the following tasks:

- Requested utility maps through the Iowa One Call system. No field locates were requested.
- Reviewed maps that were provided by the utility companies in the area.
- Reviewed City provided GIS data of existing water main, sanitary sewer and storm sewer located near the proposed site.
- Participated in one field visit of the site.

After reviewing the data that has been provided to us, the following is an overview of what is near the site and our assessment of how it impacts the project.

The information described below is derived from maps received from utility owners. The locations and descriptions of the utilities should be verified prior to any design work. It is recommended that a field survey is completed along with a utility meeting with each utility owner prior to site design. The attached figure was produced with GIS information provided by the City's engineer, Veenstra & Kim.

Communications

Aureon Network Services currently has an underground fiber optic cable that runs on the south side of 2nd Street NE from the west to Lincoln Street NE, where it runs to the Landus Cooperative office building located on Lincoln Street NE.

CenturyLink currently has infrastructure located along the entire length of 2nd Street NE on the south side of the roadway. Infrastructure also runs down both sides of Lincoln Street NE when it appears to terminate at the Landus Cooperative office building. It is unknown what the infrastructure is.

Mediacom did not provide any information.

Mi-Fiber did not provide any information.

Windstream currently has an underground fiber optic cable that runs on the south side of 2nd Street NE from the west to Lincoln Street NE, where it runs to the steel shed located east of the Landus Cooperative office building.

Electric

Mid-American Energy has overhead electric along the south side of 2nd Street and down Lincoln Street NE. It appears these lines are primary, 3 phase lines. Streetlights are also present along the south side of 2nd Street NE.

Gas

Mid-American Energy has gas located along the south side of 2nd Street NE. From the maps provided, it appears the gas line is a 4" main from Main Street to mid site and a 6" main from mid site and to the east.

Water Main

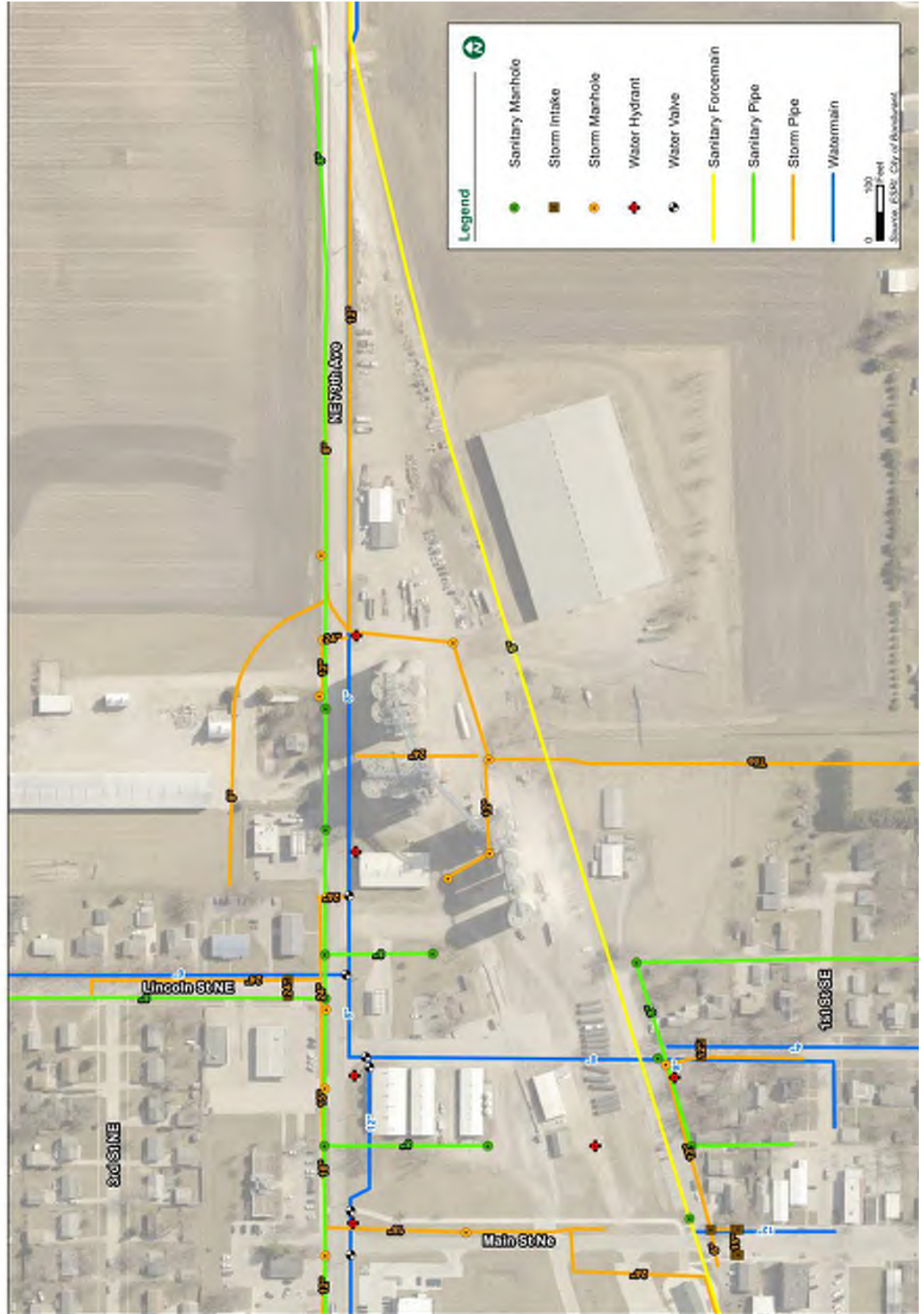
The City of Bondurant has a 12" water main that is along the south side of 2nd Street NE from Main Street to Lincoln Street. From Lincoln Street, an 8" water main runs south on Lincoln Street and an 8" water main continues east on the south side of 2nd Street NE to just east of the last 6 pack of elevators. See attached figure for locations. MEP will need to determine what size of water service is required for the proposed improvements and if pressures are adequate.

Sanitary Sewer

The City of Bondurant has a 12" and 15" sanitary sewer located on the north side of 2nd Street NE adjacent to the proposed site with an existing 8" service located across the street from Lincoln Street NE. See attached figure for locations. MEP will need to determine what size of sanitary service is required for the proposed improvements and flows generated by the proposed service. Proposed flows will need to be given to the City to determine if existing infrastructure can adequately handle the proposed flows.

Storm Sewer

There are multiple storm sewer pipes on and adjacent to the proposed site along with tile lines, see attached figure. Ownership of the existing storm sewer will need to be determined. The storm sewer requirements will depend on the proposed site. Once a site layout is established, further discussion with the City and project design team will need to be completed to determine storm water management requirements and layout.





Impact7G conducted a review of federal, state, and local government records to identify the risk for environmental contamination at the site. The full memo is included in the Appendix.

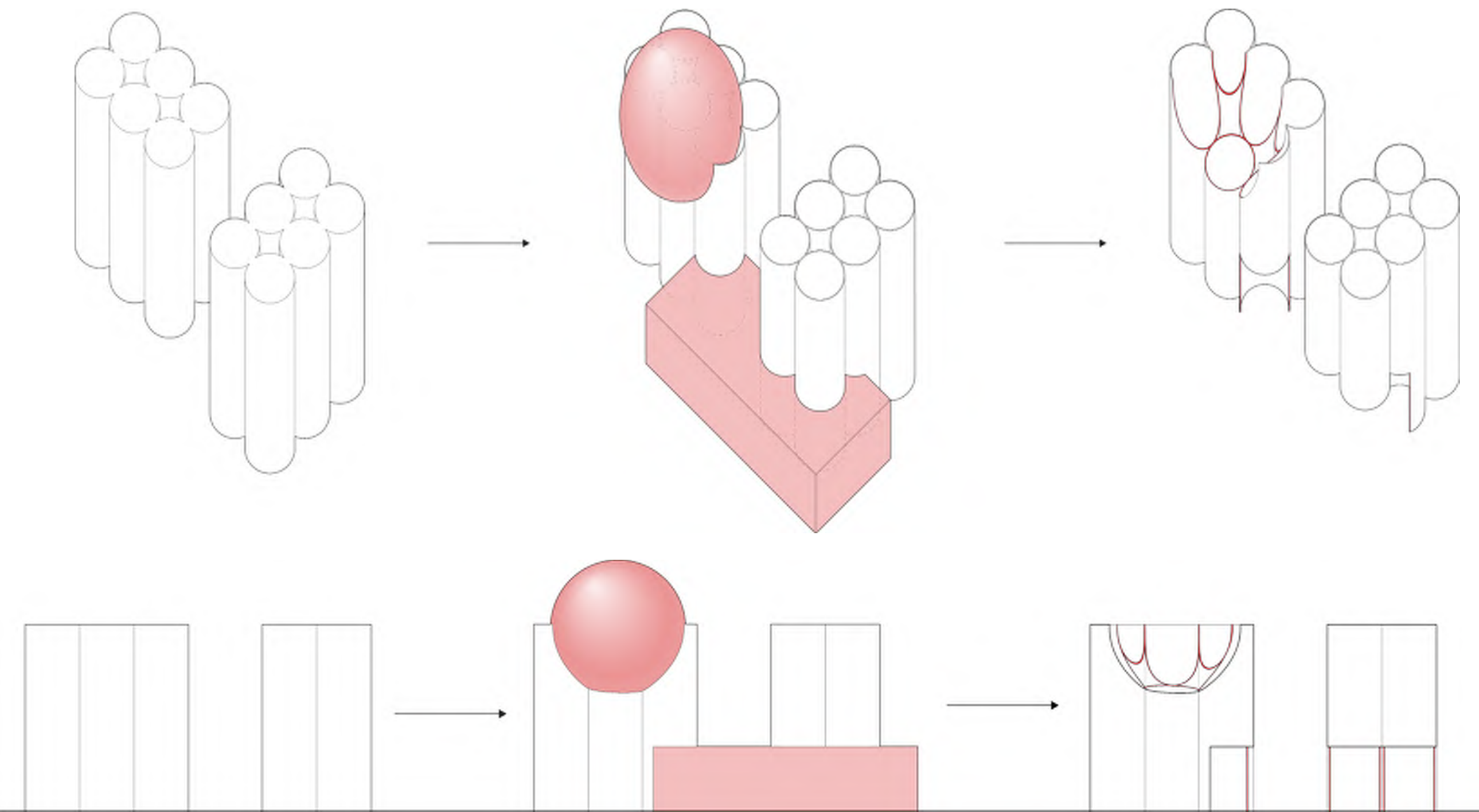
In short, the most likely source of environmental contamination on the site would be from the active gasoline dispensing station at the northwest corner. Less likely, but possible sources of contamination would be from past use/storage of agricultural chemicals around the grain bins or any other chemical storage areas. The only way to certainly understand environmental conditions would be through subsurface testing.

Diagrams + Precedents

Subtraction
Addition
Insertion

Subtraction

Through subtraction and perforation of the forms, void spaces lend opportunity to create larger spaces, circulation routes, and openings for unique lighting qualities.





Zeitz Museum of Contemporary Art
Heatherwick Studios 2017
Capetown, South Africa



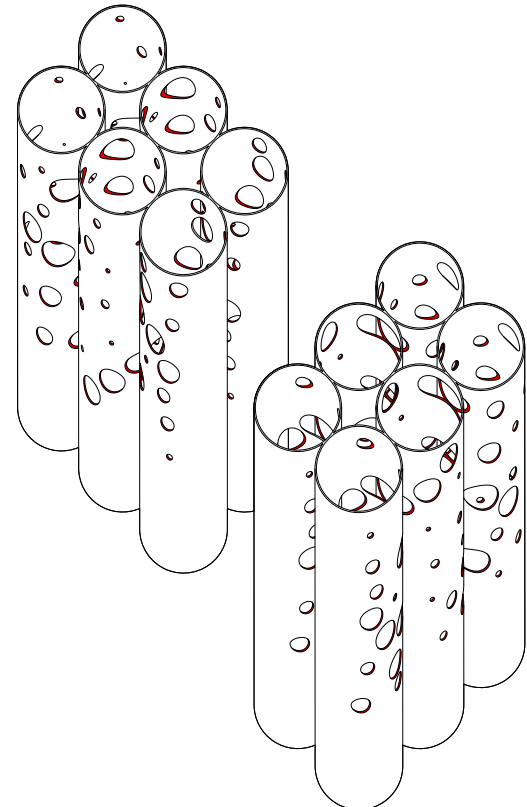
Silos 13
VIB Architecture 2014
Paris, France



Kunstsilo Art Institution + Experience Centre
MX_SI + Mestres Wåge Architectes (in progress)
Kristiansand, Norway

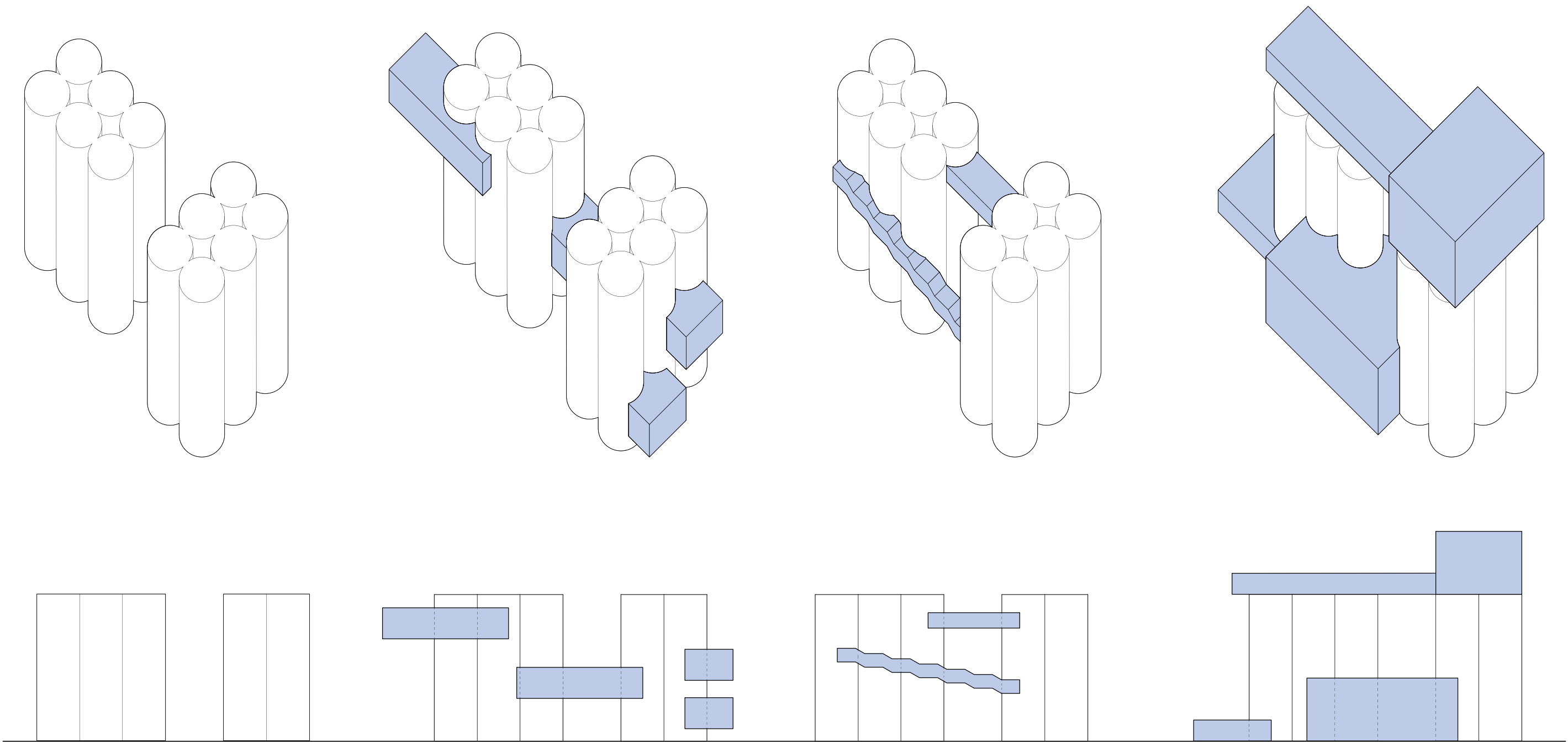


Silo
Brininstool + Lynch (in progress)
Toronto, Ontario



Addition

Additions allow flexibility with forms and uses such as cantilevers, external circulation, rooftop amenities, and connection between the existing structures.





Minsheng Wharf
Atelier Liu Yuyang Architects 2018
Shanghai, China



Islington Silos
MAP Architecture 2011
Collingwood, Australia



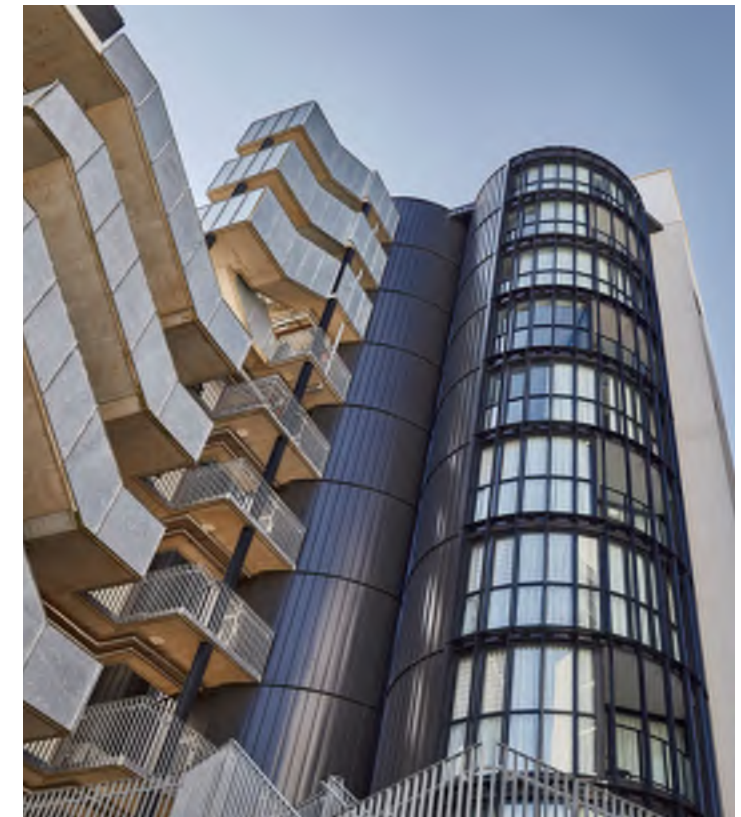
Victoria Distillery + Silos
Collingwood, Australia



The Mill Junction
Citq 2013
Johannesburg, South Africa



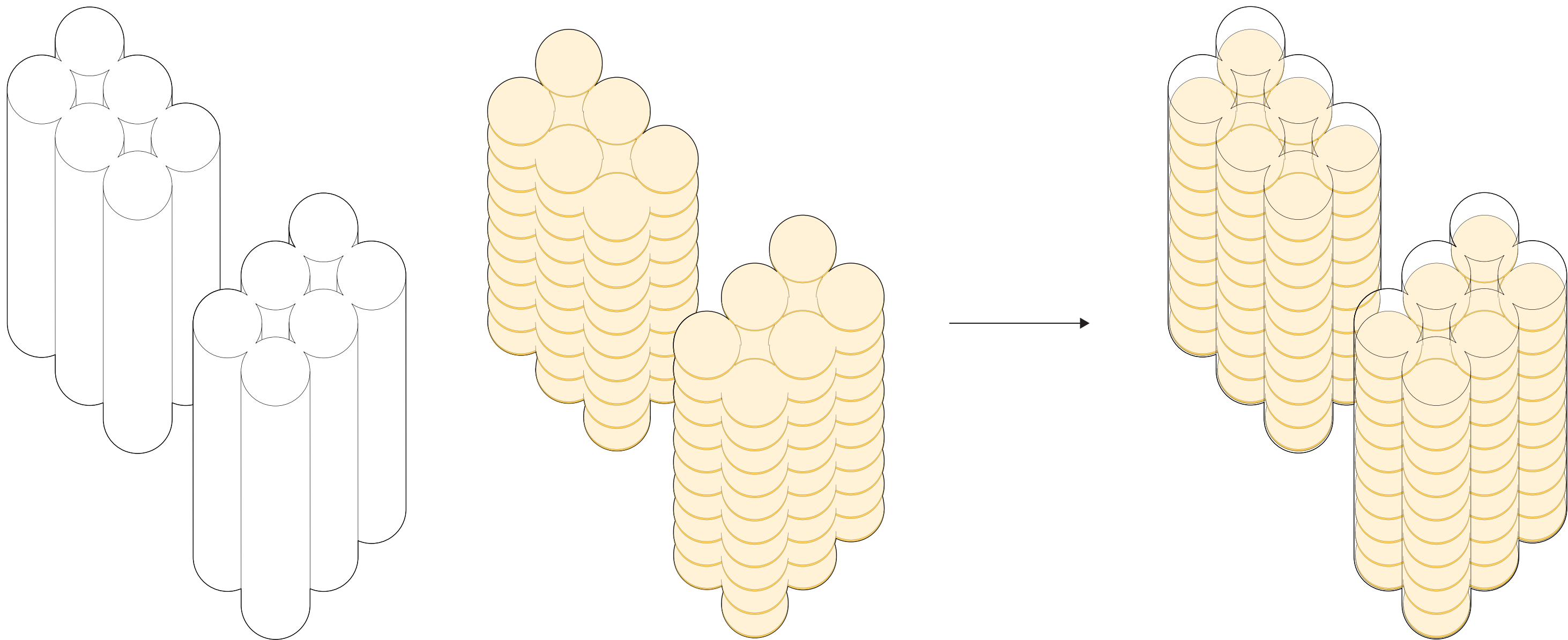
Zeitz Museum of Contemporary Art
Heatherwick Studios 2017
Capetown, South Africa



Summer Hill Flour Mill
HASSELL Architects 2016
Sydney, Australia

Insertion

Levels and floors installed within the existing structure have the potential to increase the amount of active, usable space.

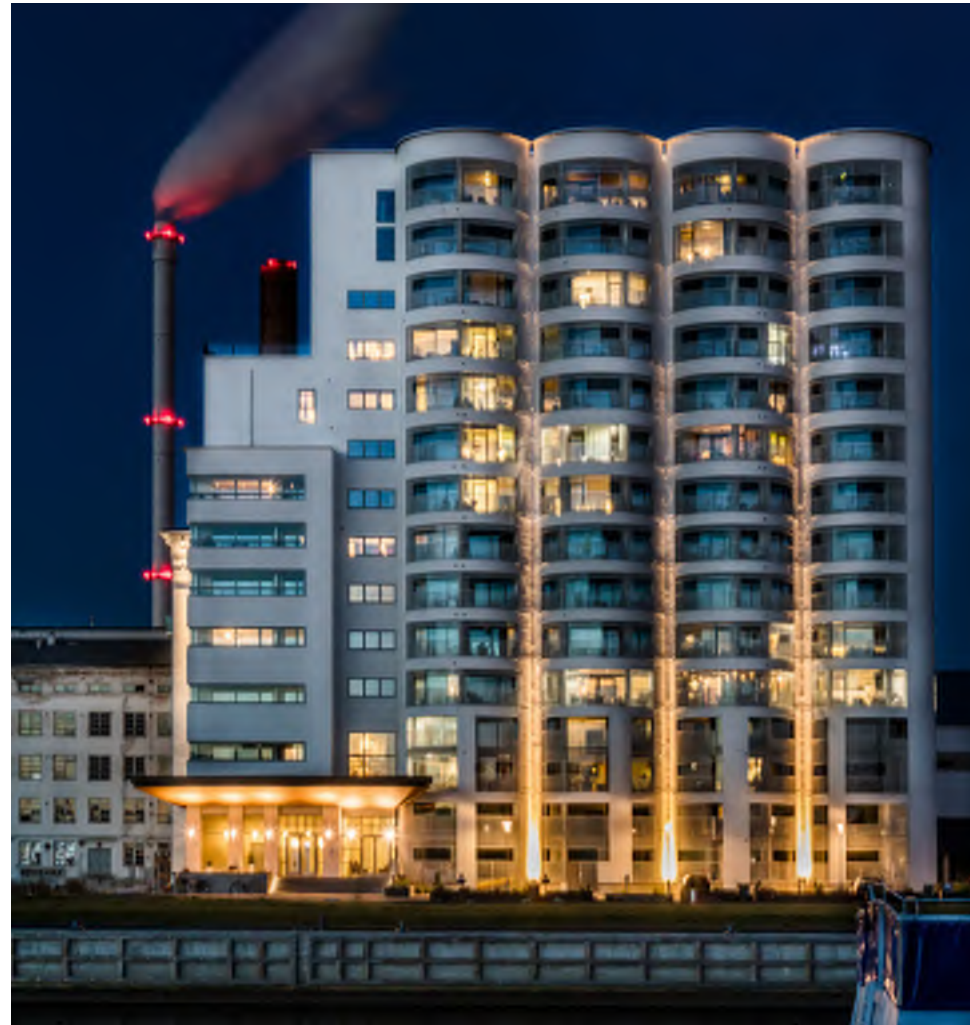




Newtown Silos Apartment Project
 tzg Architects 2005
 Sydney, Australia



Gemini Residence
 MVRDV 2005
 Copenhagen, Denmark



Tervahovi Silos
 PAVE Architects 2014
 Oulu, Finland



Grünerløkka
 HRTB Arkitekter 2001
 Oslo, Norway

Appendix

Environmental Memorandum

MEMO

To:	City of Bondurant, c/o Marketa Oliver
From:	Megan Down, Impact7G
Subject:	Due Diligence Review – Landus Coop, 101 Lincoln St. NE, Bondurant, IA
Date:	June 28, 2022

Impact7G is presenting findings and recommendations from our review of environmental documents for the parcel located at 101 Lincoln Street NE in Bondurant, Iowa (collectively referred to herein as the “Property”). Impact7G obtained and reviewed federal, state, and local government records to help identify the risk for environmental contamination at or in the immediate vicinity of the Property. The following sources of information were assessed by Impact7G as part of this review:

- Polk County Assessor and Geographic Information System
- Iowa Department of Natural Resources (DNR) Facility Explorer
- Iowa DNR and Public Safety State Fire Marshal Office Storage Tanks Database
- US Environmental Protection Agency (EPA) Enforcement and Compliance History Online (ECHO) Database
- US EPA Envirofacts Database
- Environmental Data Resources (EDR) Radius Map Report
- Iowa Geographic Map Server

After review of these informational sources, in addition to an onsite reconnaissance, Impact7G has determined the following environmental concerns on the Property: (1) its long-time historical use as a grain elevator; and (2) the presence of an active gas station on the Property. No significant environmental concerns were noted in the immediate vicinity of the Property.

The Property appears to have been utilized as a grain elevator for the storage of grain, agricultural chemicals, and equipment since at least 1950. There is the potential that agricultural chemicals being stored onsite have been released to the environment due to spills or poor housekeeping. One notable hazardous material widely used at grain storage facilities in the 1950s, 1960s and 1970s was a grain fumigant containing carbon tetrachloride. Carbon tetrachloride is a probable human carcinogen and was banned by the EPA in 1985. Residual contamination may still be present if this type of fumigant was used onsite.

MEMO

In regard to the onsite gas station, there are currently three (3) 10,000 gallon, underground storage tanks (USTs) containing gasoline. The tanks are steel and were installed in 1989. While there is no record of this site in the Iowa DNR's Leaking Underground Storage Tank (LUST) database, a petroleum release to the environment is possible due to the age of the tank system and its components.

Impact7G also considered the following, but determined each an unlikely cause of environmental contamination on the Property:

- Iowa DNR Spill #021102-DLP-2135 – a spill of approximately five to 10 gallons of petroleum that occurred during loading unleaded fuel into the UST system on February 11, 2002. This spill was reportedly contained to the concrete surface nearest the pump island.
- Iowa DNR LUST #7LTR23 (Casey's General Store 1373), located immediately north of the Property. Based on the SMR Groundwater Contamination Plume Map in the March 16, 2004 SMR, no groundwater contamination is located on the Property. Moreover, the site received a No Action Required classification on May 17, 2004. Based on these factors, as well as the site not being listed as a current LUST site, Impact7G does not consider this site a likely concern to the Property.
- Iowa DNR LUST #8LTK72 (Mitchell Equipment Co.), located approximately 400 feet west of the Property. Based on the "No Action Required" classification issued in December 1999, UST status (all tanks were removed in 1990), and the distance from the Property, Impact7G does not consider this site a likely concern for contamination beneath the Property.

In advance of redevelopment, Impact7G recommends further investigation of the Property in the form of soil, groundwater, and soil gas testing. Sampling should be completed in the vicinity of the gas station, chemical storage areas, and grain bins.



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

Item No. 5.e.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution approving Franklin Avenue Water Main Easement (Permanent and Temporary)

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The City is currently working to design and construct approximately 2,700 feet of water main along the east side of Franklin Avenue, south of Second St NW. As part of the project, the City has secured easements, both permanent and temporary, from the Louise Lex Revocable Trust. The attached resolution approves the easement. The City Council awarded the contract for this project to Thorpe Contracting LLC in the amount of \$417,550 on September 26, 2022.

FUNDING SOURCE: Water Utility

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-228
2. Signed Easement Document from Louis Lex
3. Easement Drawings

CITY OF BONDURANT
RESOLUTION NO. 221107-228

RESOLUTION APPROVING EASEMENTS (PERMANENT AND TEMPORARY) WITH
LOUISE LEX REVOCABLE TRUST FOR THE CITY'S FRANKLIN WATER MAIN
PROJECT

WHEREAS the City of Bondurant will be constructing a water main along Franklin Avenue just south of Second Street NW; AND

WHEREAS Permanent and Temporary Easements are necessary to conduct the work associated with the Franklin Avenue Water Main Project; AND

WHEREAS the City has secured an Easement Agreement with Louise Lex Revocable Trust.

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

Passed this 7th day of November 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Prepared By: Travis J. Paul, Veenstra & Kimm, Inc., 3000 Westown Parkway, West Des Moines, IA 50266 (515) 225-8000
Return To: Veenstra & Kimm, Inc., 3000 Westown Parkway, West Des Moines, IA 50266 (515) 225-8000

Easement No. 1

PERPETUAL WATER MAIN EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That we, the undersigned, Louise Lex, as Trustee of the Louise Lex Revocable Trust Established December 26, 1996, (hereinafter referred to as "Grantor(s)"), in consideration of \$1.00 in hand paid by the CITY OF BONDURANT, IOWA, the receipt of which is hereby acknowledged do hereby sell, grant and convey unto the City of Bondurant, Iowa, a municipal corporation, in the County of Polk, State of Iowa, an easement under, through and across the following described real estate:

A parcel of land in the NW 1/4 of Section 36, Township 80 North, Range 23 West of the 5th P.M., in Polk County, Iowa, described as follows: Beginning at a point at the Northwest corner of said Section; thence due East 407.9 feet along the North line of the NW1/4; thence South 0 degrees 32 minutes West, 381.1 feet; thence North 89 degrees 33 minutes West, 408.4 feet to a point on the West line of the NW1/4; thence North 0 degrees 37 minutes East along this line, 377.9 feet to the point of beginning, including that part now used for road purposes.

Perpetual Easement (see attached Exhibit E-1)

Commencing at the Northwest corner of said Section 36; thence North 89°38'48" East along the North line of said Northwest 1/4 of Section 36, 130.00 feet; thence South 00°17'11" West, 33.00 feet to the South right-of-way line of 2nd Street NW, said point being the point of beginning; thence continuing South 00°17'11" West, 27.00 feet; thence South 89°38'48" West, 80.00 feet; thence South 00°17'11" West, 318.29 feet to the South line of the above described parcel; thence North 89°54'13" West along said South line, 17.00 feet to the East right-of-way line of Franklin Street; thence North 00°17'11" East along said East right-of-way line, 328.16 feet; thence North 89°38'48" East, 87.00 feet; thence North 00°17'11" East, 17.00 feet to said South right-of-way line; thence North 89°38'48" East along said South right-of-way line, 10.00 feet to the point of beginning.

Containing 6,550 square feet or 0.15 acres, more or less.

428103

9-26-22

Temporary Easement (see attached Exhibit E-1)

The temporary construction easement being more particularly described in three (3) segments as follows:

Segment 1

Commencing at the Northwest corner of said Section 36; thence North 89°38'48" East along the North line of said Northwest 1/4 of Section 36, 100.00 feet; thence South 00°17'11" West, 33.00 feet to the South right-of-way line of 2nd Street NW, said point being the point of beginning; thence North 89°38'48" East along said South right-of-way line, 20.00 feet; thence South 00°17'11" West, 17.00 feet; thence South 89°38'48" West, 20.00 feet; thence North 00°17'11" East, 17.00 feet to the point of beginning.

Segment 2

Commencing at the Northwest corner of said Section 36; thence North 89°38'48" East along the North line of said Northwest 1/4 of Section 36, 130.00 feet; thence South 00°17'11" West, 33.00 feet to the South right-of-way line of 2nd Street NW, said point being the point of beginning; thence North 89°38'48" East along said South right-of-way line, 30.00 feet; thence South 00°17'11" West, 27.00 feet; thence South 89°38'48" West, 30.00 feet; thence North 00°17'11" East, 27.00 feet to the point of beginning.

Segment 3

Commencing at the Northwest corner of said Section 36; thence South 00°17'11" West along the West line of said Northwest 1/4 of Section 36, 60.00 feet; thence North 89°38'48" East, 50.00 feet to the point of beginning; thence continuing North 89°38'48" East, 10.00 feet; thence South 00°17'11" West, 318.37 feet to the South line of above described parcel of land in the NW 1/4 of Section 36; thence North 89°54'13" West along said South line, 10.00 feet; thence North 00°17'11" East, 318.29 feet to the point of beginning.

Containing 4,333 square feet or 0.10 acres, more or less.

That said easement is granted unto the City of Bondurant, Iowa, for the purpose of the construction, installation and maintenance of the following described public improvement:

Water Main

In connection herewith it is specifically agreed that by this easement, the City of Bondurant shall have the right to enter upon said premises as shall be necessary to construct, reconstruct, inspect, repair, operate and maintain and service any and all of said improvements and all

appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

Paragraph 3, Page 3 -That said municipal corporation shall restore said described land to a satisfactory condition after construction and/or maintenance in substantially the same condition as prior to entry. The City of Bondurant shall complete all such restorative measures within thirty (30) days after exercising its rights under the easement; provided, however, in the event restoration cannot be completed due to adverse weather conditions, the City of Bondurant shall complete such restorative measures within thirty (30) days of the date upon which such weather conditions have abated. If said municipal corporation fails to complete such restorative measures within such period, Grantor shall have the option, but not the obligation, to perform such restorative measures at the City of Bondurant's cost and expense and to bill City of Bondurant accordingly. Notwithstanding the foregoing, any restorative measures which are reasonably determined by Grantor to materially impact the operations of GRANTOR'S business shall be performed within five (5) days of the City of Bondurant exercising its rights hereunder. City of Bondurant shall give Grantor a minimum of twenty-four (24) hours advance written notice of each property entry in the Perpetual Easement or Temporary Easement area for any construction work to be performed in the Perpetual Easement area, except in the case of an emergency, in which case City of Bondurant shall provide Grantor reasonable notice under the circumstances.

It is further agreed that no permanent improvement shall be built or placed upon the above described easement, and that if such improvements are built or constructed, in violation of this easement, the City of Bondurant shall in no way be responsible for any damages thereto resulting from the construction, reconstruction, maintenance or repair of the aforesaid improvements.

That the grantors do hereby covenant with the said grantee, and successors in interest, that said grantors hold said real estate by title and fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be herein above stated; that said grantors covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Any such ingress and egress, construction, installation, maintenance, reconstruction, inspection, repair, or operation of the public improvements shall not unreasonably disrupt Grantor's use, enjoyment, or operation of Grantor's property and shall be as minimally invasive as reasonably possible. To the extent reasonable, the City of Bondurant shall limit access for the Perpetual Easement and Temporary Easement area to existing roads and drives.

The City of Bondurant shall maintain commercial general liability insurance in commercially reasonable amounts, subject to a minimum \$1,000,000.00 per occurrence, including coverage against for personal injury, death or property damage occurring in, upon or about the Perpetual

Easement and Temporary Easement area and Grantor's surrounding property. Such insurance may be self-insurance as part of a "pooled risk" program maintained in accordance with the requirements of the Code of Iowa. Any such insurance or self-insurance shall respond on a primary basis with respect to any claims, including claims for personal injury, death, or property damage occurring in, upon or about the Perpetual Easement and Temporary Easement area. The City of Bondurant shall also require any contractor retained by the City of Bondurant to maintain insurance in accordance with the insurance requirements of this section. At Grantor's request, the City of Bondurant shall provide Grantor with certificates of insurance evidencing such coverages prior to the City of Bondurant or any contractor, as the case may be, entering the Perpetual Easement or Temporary Easement area.

Grantor, Grantor's affiliates, and their respective owners, successors, and assigns and such parties' respective officers, directors, employees, consultants, contractors, subcontractors, agents and invitees (collectively, the "Grantor Parties" and each a "Grantor Party") will not be liable in any manner to the City of Bondurant or any party claiming by, through, or under the City of Bondurant (collectively, the "Grantee Parties", and each a "Grantee Party"); for any personal injury, death, or property damage. All personal property of any Grantee Party upon the Perpetual Easement or Temporary Easement area will be at the sole risk of such Grantee Party, and the Grantor Parties will not be liable for any damage thereto or theft thereof.

To the fullest extent permitted by law, the City of Bondurant agrees to indemnify, defend, and hold Grantor Parties harmless from and against any and all liens, claims, causes of action, damages, liabilities, losses and penalties (including reasonable attorneys' fees (collectively, "Damages") arising from: (a) any actual physical damage to the Perpetual Easement or Temporary Easement area, or any injury to or death of persons caused by the Grantee Parties or any Grantee Party's activities on the Perpetual Easement or Temporary Easement area; or (b) any breach or default in the performance of any covenant or obligations of any Grantee Party under this easement; provided, however, Grantee's indemnity hereunder shall not include any damages resulting from the negligent or more culpable conduct of any Grantor Party. This Section shall survive the termination of this easement.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

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

IN WITNESS WHEREOF WE have hereunto affixed our hands this 28th day of October, 2022.

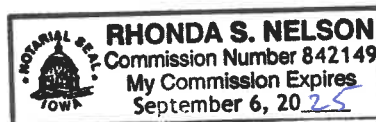

Louise Lex (trustee)

STATE OF Iowa)
) ss.
COUNTY OF Story)

On the day of October 28th, 2022, before me a Notary Public in and for Story County, Louise Lex personally appeared as Trustee of the Louise Lex Revocable Trust Established December 26th, 1996, to me known to be the identical person named in and who executed the within and foregoing instrument, and acknowledged that he, as such fiduciary, executed the same as the voluntary act and deed of himself and of such fiduciary.



Notary Public in and for the State of Iowa
My commission expires _____, 20



PROPERTY OWNER:
LOUISE LEX REVOCABLE
TRUST ESTABLISHED
DECEMBER 26, 1996
711 JEWEL DRIVE
AMES, IA 50010
BOOK 17058, PAGE 325

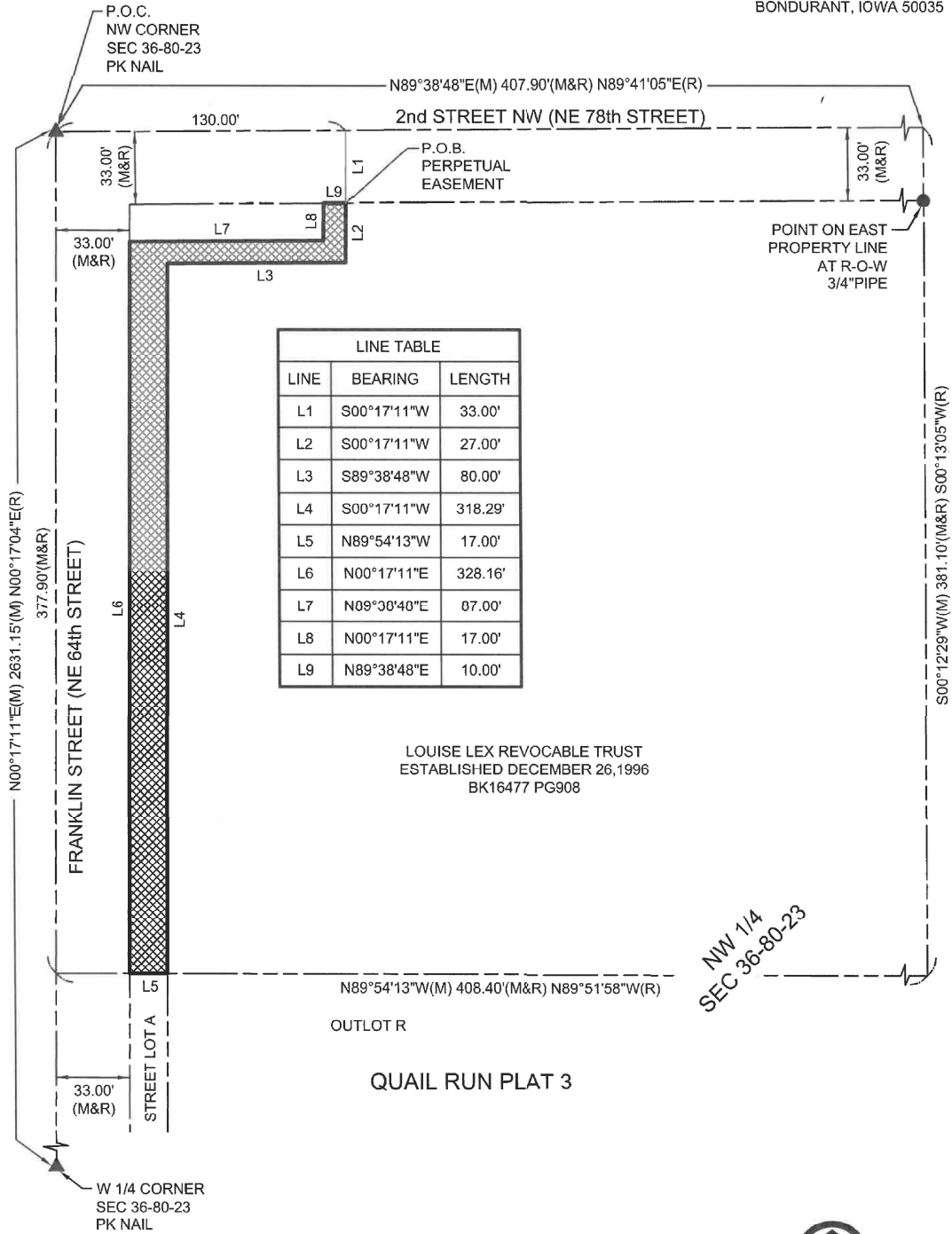
EASEMENT DRAWING

FOR WATER MAIN BEING CONVEYED TO
THE CITY OF BONDURANT, IOWA

PARCEL NO.:
200/00501-002-000

PHYSICAL ADDRESS:
6425 NE 78TH AVENUE
BONDURANT, IOWA 50035

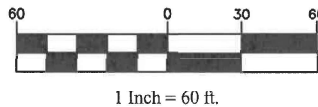
DRAWN TJP CHECKED EMG APPROVED GJR DATE 07-11-22



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°17'11"W	33.00'
L2	S00°17'11"W	27.00'
L3	S89°38'48"W	80.00'
L4	S00°17'11"W	318.29'
L5	N89°54'13"W	17.00'
L6	N00°17'11"E	328.16'
L7	N09°30'40"E	87.00'
L8	N00°17'11"E	17.00'
L9	N89°38'48"E	10.00'

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- FOUND PROPERTY MONUMENT
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- PROPERTY LINE
- ▨ PERPETUAL EASEMENT AREA
6550 SQ.FT. OR 0.15 ACRES



GRID NORTH
IOWA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE

FRANKLIN STREET & NW 2ND STREET WATER MAIN

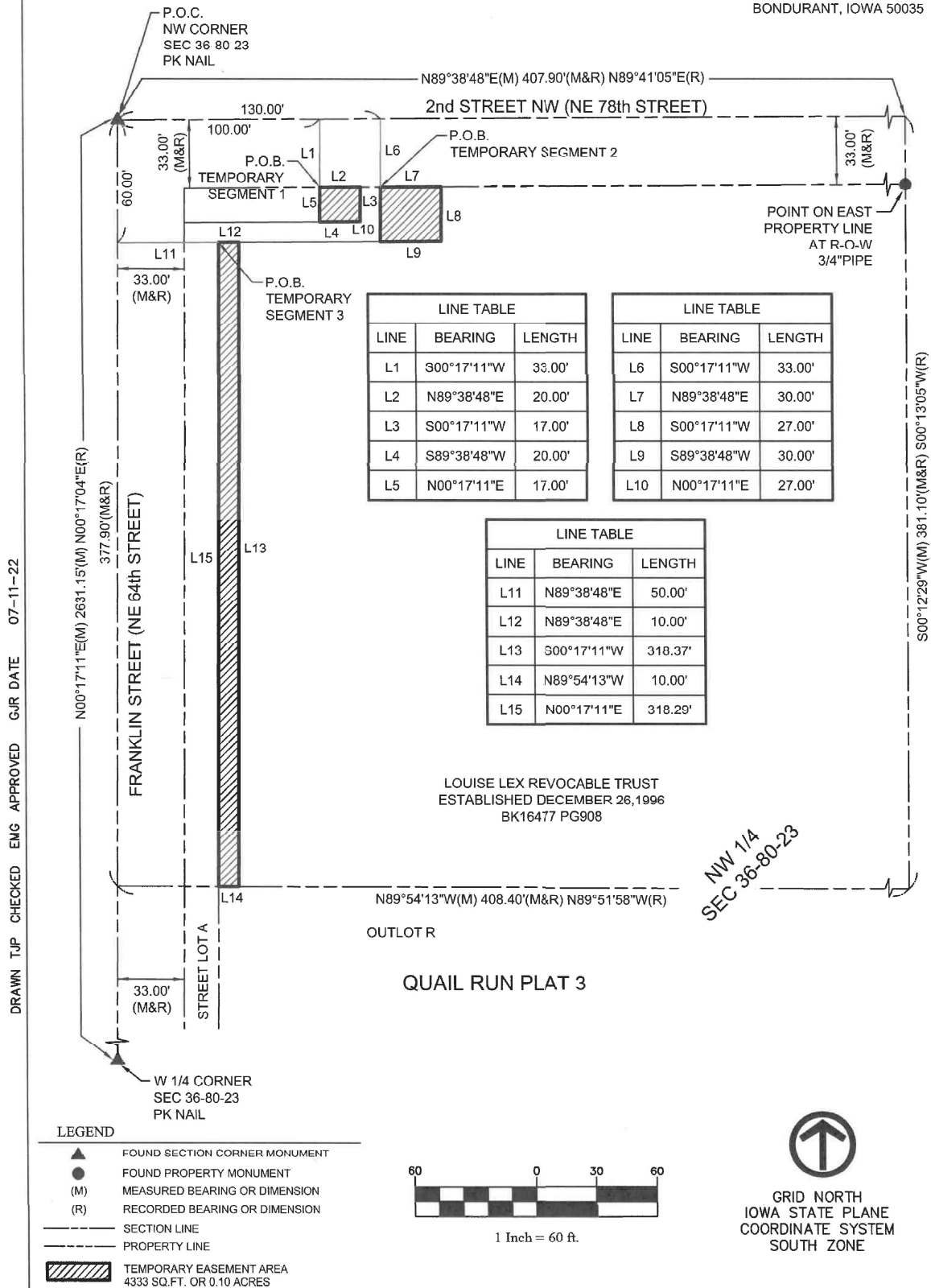
**VEENSTRA
& KIMM INC.**

EXHIBIT **E-1**

SHEET 1 OF 2

428103

PHYSICAL ADDRESS:
6425 NE 78TH AVENUE
BONDURANT, IOWA 50035



FRANKLIN STREET & NW 2ND STREET WATER MAIN



**VEENSTRA
& KIMM INC.**

EXHIBIT E-1 SHEET 2 OF 2



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

Item No. 5.f.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution adopting the Central District Improvements Master Plan

CONTACT PERSON:

Marketa Oliver, City Administrator
Maggie Murray, Planning & Community Development Director
Nicole Van Houten, Communication & Event Specialist

BRIEF HISTORY & ANALYSIS: On October 17, 2022 Council heard a presentation by SmithGroup regarding the Central District Improvements Master Plan. Being considered this evening is a resolution considering adoption of this plan.

In September 2021 City Council approved a contract with SmithGroup for planning services associated with the Central District Improvements Master Plan. In March 2022, Council also approved an amendment to this contract to include planning services associated with the proposed skate park. SmithGroup was the lead consultant during this planning process, and Veenstra & Kimm acted as sub-consultants. Uploaded as an attachment is the Central District Stormwater Improvements Master Plan graphic.

The Central District Improvements Master Plan was developed with the support of the Parks & Recreation Board. Throughout the design process, community and Parks & Recreation Board members provided thoughts and feedback that helped shape what is now shown as the master plan. Three public meetings were held during the planning and design process, each meeting paired with an online input and comment tool. In addition to meeting with the Parks & Recreation Board, focus interviews were held with key stakeholders representing nearby businesses, landowners, and community organizations.

The Central District Stormwater Improvement Master Plan will be comprised of a new 116-acre park area to be located along the proposed realigned Grant Street South area south of Highway 65. The new Central Park area will be a recreational destination to be comprised of the following: a recreational 36-acre lake that will also function as a regional stormwater basin, a community center, a regional playground, a splash pad, an ice skating rink, a beach and boat house area, a flexible lawn area, a trail loop, a skate park, and more.

The park is expected to be built in a series of phases, as shown in the Central District Improvements Master Plan document. The first phase will focus on the lake area's design and construction.

Adoption of the Central District Stormwater Improvements Master Plan is consistent with the 2022 Building Bondurant Comprehensive Plan, as the Building Bondurant Comprehensive Plan contains the following Action Item: Continue forward with the adoption of the Central Park Master Plan and the Skate Park Plan and implement their projects to serve as community assets that will activate the Regional Commercial growth area along I-80. Adopting the Central District Stormwater Improvements Master Plan is consistent with the 2020 Bondurant Regional Commercial Master Plan.

FUNDING SOURCE: N/A for plan adoption

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-229
2. Master Plan Graphic - 11x17
3. Master Plan

CITY OF BONDURANT
RESOLUTION NO. 221107-229

RESOLUTION ADOPTING THE CENTRAL DISTRICT IMPROVEMENTS MASTER
PLAN

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

WHEREAS, the Central District Improvements Master Plan encompasses a proposed 80-acre park referred to as Central Park and also the proposed skate park area at 104 15th Street SE; AND

WHEREAS, the consultant team of SmithGroup and Veenstra & Kimm helped lead the public input process to create the Central District Improvements Master Plan; AND

WHEREAS, the new park areas will serve as destinations for residents and area visitors; AND

WHEREAS, construction of these new park areas will be phased and timing of the first phase of Central Park will be coordinated with the proposed realignment of Grant Street South south of Highway 65;

WHEREAS, the Parks & Recreation Board reviewed the Central District Improvements Master Plan during their meeting on September 15, 2022 and voted on recommended City Council adoption; AND

WHEREAS, adoption of the Central District Improvements Master Plan is consistent with the following objective of the 2022 Building Bondurant Comprehensive Plan: Continue forward with adoption of the Central Park Master Plan and the Skate Park Plan and implement their projects to serve as community assets that will activate the Regional Commercial growth area along I-80.

WHEREAS, adoption of the Central District Improvements Master Plan is also consistent with the 2020 Bondurant Regional Commercial Master Plan.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant hereby adopts the Central District Improvements Master Plan.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 7th day of November, 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

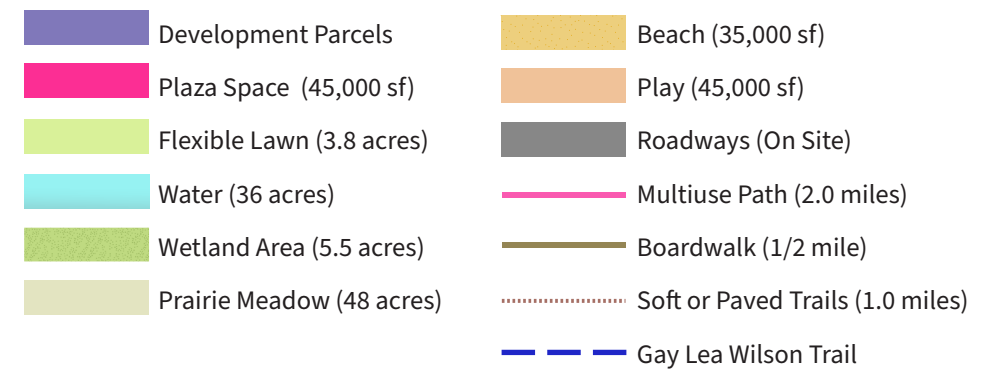
Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Central Park Master Plan

New Amenities Offered



Legend





City of Bondurant

CENTRAL DISTRICT STORMWATER IMPROVEMENTS MASTER PLAN

SMITHGROUP

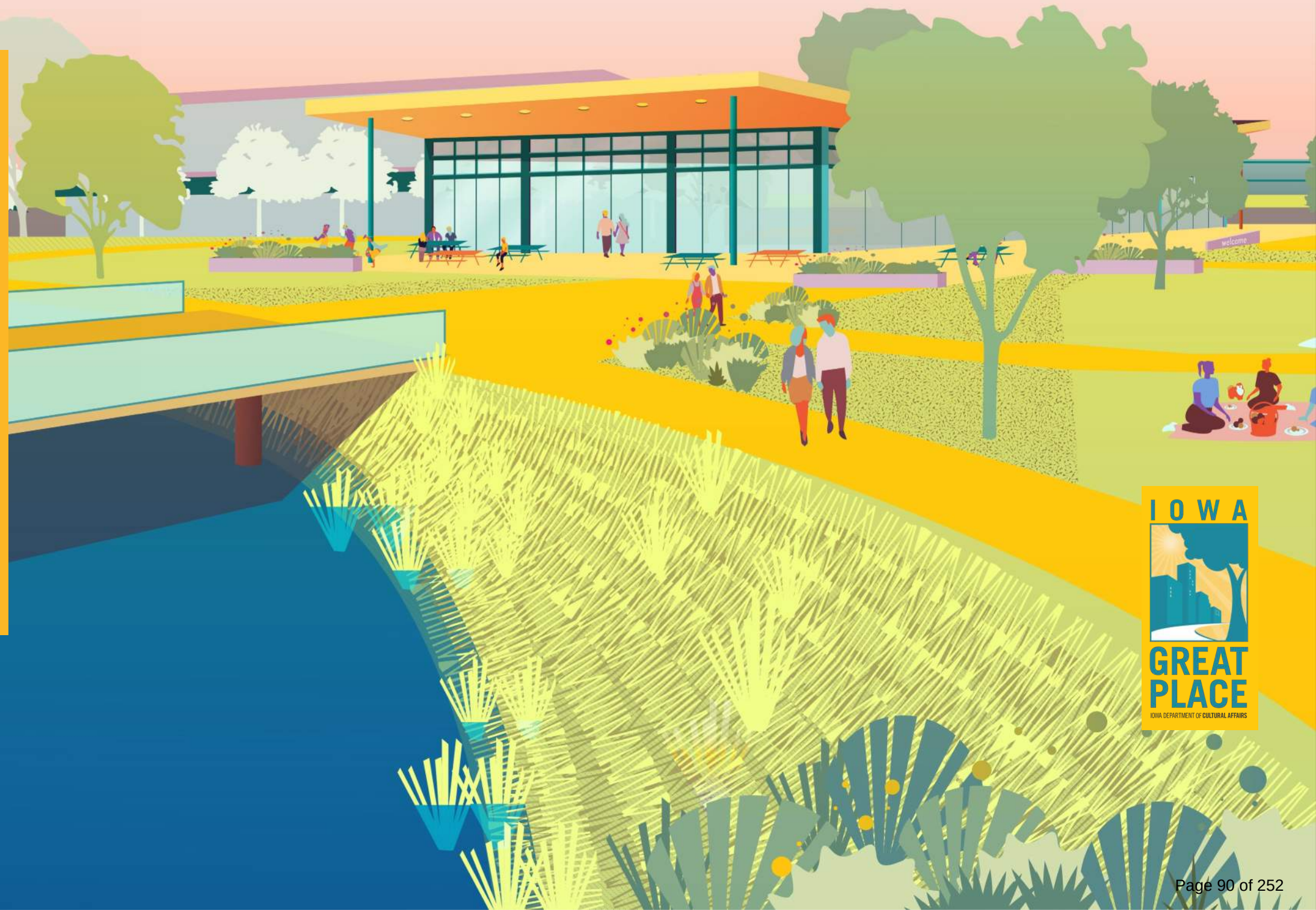


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Executive Summary

1.0 Context

2.0 Community Engagement

3.0 Master Plan Development

- 3.1 Central Park Master Plan
- 3.2 Plan Organization
- 3.3 Site Character
- 3.4 Skate park

4.0 Appendix

Feedback from Surveys and Public Input Meetings

Prepared for:



Prepared by:

SMITHGROUP



Acknowledgements

City Elected Officials

Doug Elrod, Mayor
Bob Pepper, Council Member
Chad Driscoll, Council Member
Tara Cox, Council Member
Angela McKenzie, Council Member
Matt Sillanpaa, Council Member
Curt Sullivan, Mayor (Former)
Wes Enos , Council Member (Former)

Department Officials

Marketa Oliver, ICMA-CM, SPHR, City Administrator
Maggie Murray, AICP, Planning & Community Development Director
Nicole Van Houten, Communication & Events Coordinator

Parks and Recreation Board

Marian Collison
Dennis Lyman
Joe Miller
Nic Robinson
Tessa Simpson
Emily Karwoski
Seth Williams

Consulting Team

Tom Rogers, SmithGroup
Jake Jenkins, SmithGroup
J Blue, SmithGroup
Greg Roth, Veenstra & Kimm

Executive Summary

The City of Bondurant is developing stormwater improvements south of State Highway 65. The improvements will help alleviate flooding associated with Mud Creek, improve circulation along a realigned and improved Grant St S, serve as a catalytic anchor for future growth, and provide a new 116-acre recreational destination serving as a future central public space for Bondurant. This park will serve as an anchor for active recreation by creating opportunities to host running and walking events, connect to the Gay Lea Wilson regional trail system, create a regional skate park destination, and create a water-based amenity that is unique from Lake Petocka.

Based on the recommendations in the Building Bondurant Comprehensive Plan, improving and expanding parks and park experiences is the second highest ranking priority among community members, second only to improving the downtown.

Iowa's Hometown

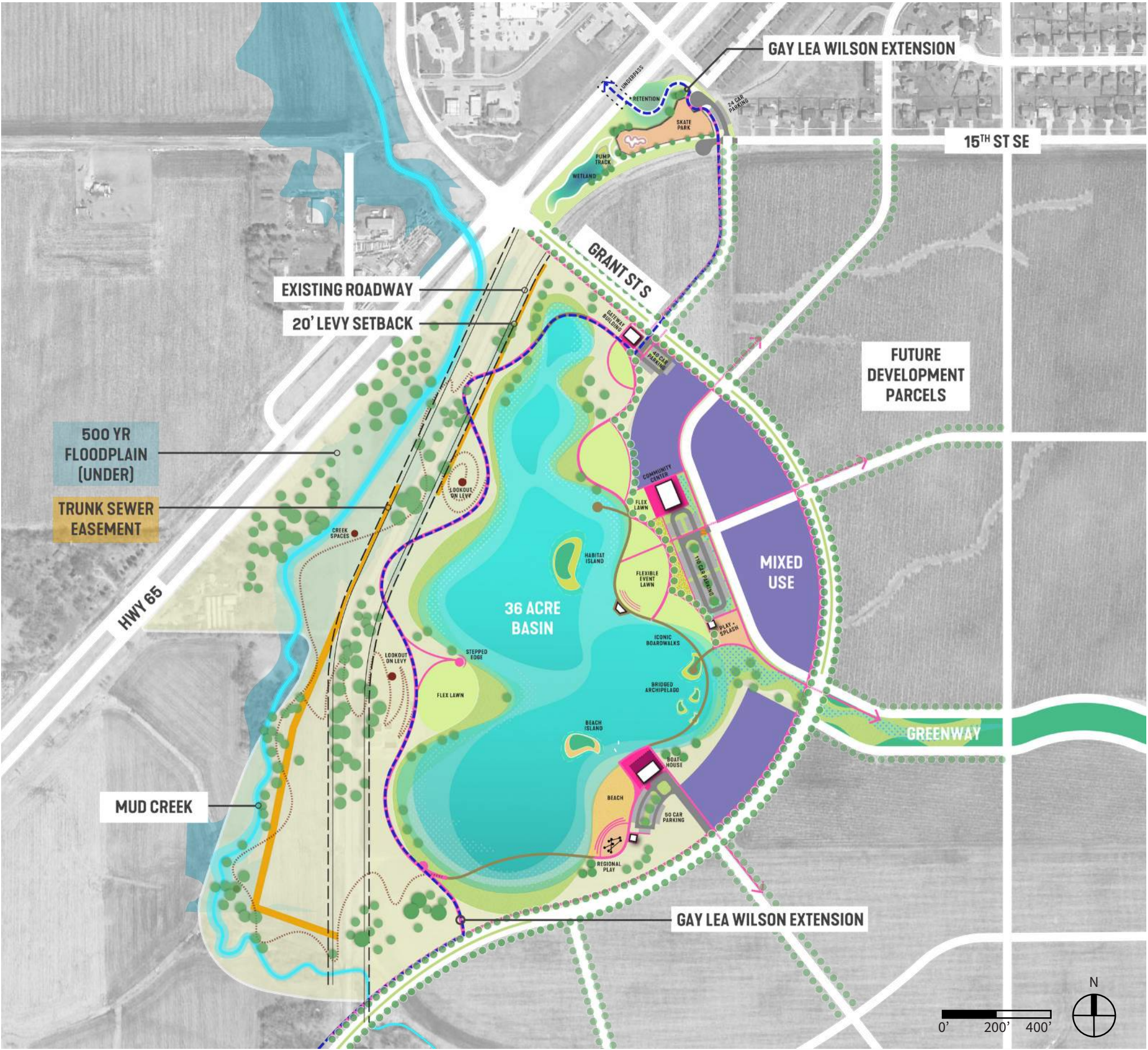
Designed around the idea of, 'Iowa's Hometown', the master plan presents a vision of how district stormwater improvements could also service as a community amenity. More detailed design is needed to determine the specific outcomes proposed in the park but the key pieces of the park include:

- a 36-acre stormwater management basin
- a community building hosting 150 - 200 people
- a new regional skate park
- a playground
- a splashpad
- paddlecraft access
- beach and water access space
- flexible lawn areas
- more than 3 miles of new trails, multiuse paths, and boardwalks

The plan is based on input from the Parks and Recreation Board, key stakeholders including nearby business-owners, landowners, and community organizations, and the general public. Three public, in-person sessions plus complementary online surveys inform the goals and outcomes of the plans.

The plan is a guide to inform the final design process and outcome of the amenities. More detailed design and permitting will further develop the details of the individual spaces, features, and amenities. The improvements will likely be constructed with a phased approach. The first phase will include the earthwork and infrastructure and utilities essential for the stormwater improvements. Subsequent phases will incorporate additional amenities.



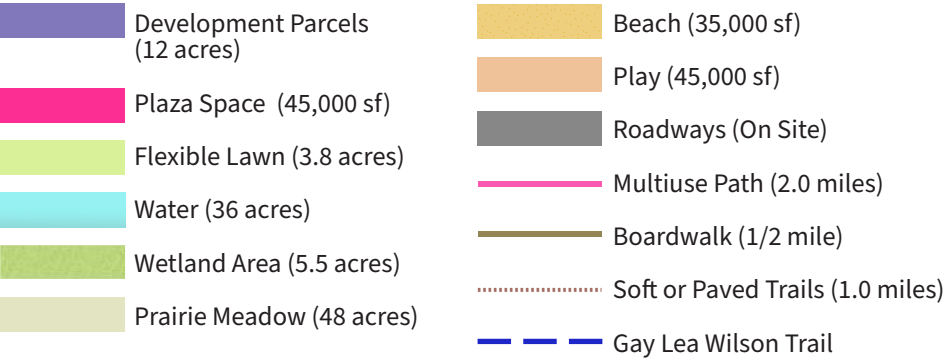


Central Park Master Plan

New Amenities Offered



Legend



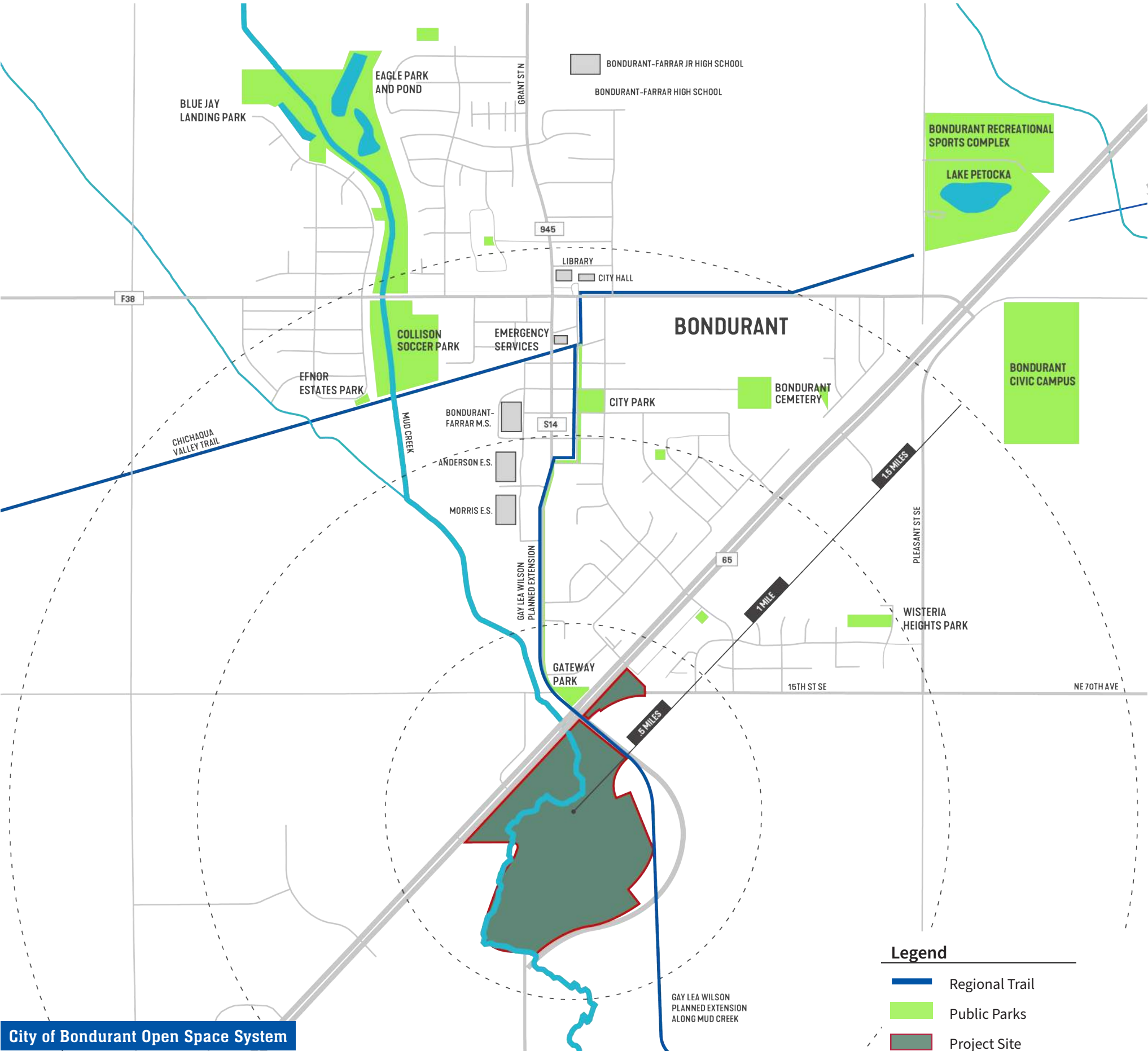


1.0 Background

Bondurant is one of the fastest growing communities in Iowa, and the fastest growing community in the Des Moines metro area between 2010 and 2020. The population almost doubled from 2010 to 2020 ; the population increase, estimated by the US Census Bureau, was believed to be just over 9% annually over a 10-year period¹. This is consistent with steady growth in the community dating back to the 1970’s. As noted by a participant in the city’s recent Comprehensive Plan Update, “We have the strongest feeling of community in the Des Moines metro region.” Bondurant’s identity and charm as a family-friendly hometown resonates throughout the community.

Located minutes from Ankeny, Altoona, and Des Moines the community offers hometown living with the convenience of regional amenities. The community is conveniently sited near State Highway 65 and Interstate 80 making commuting to and from Bondurant convenient; the 2020 census identified that the mean commute time to and from work for Bondurant citizens was just over 20 minutes. In addition, the city is immediately adjacent to the Adventureland Amusement Park and is a gateway to the Chichaqua Bottoms and the Chichaqua Valley Trail.

In the 2012 City of Bondurant Comprehensive Plan and the 2013 Park Trail and Greenway Master Plan, the City identified the need to address stormwater runoff as Bondurant continues to develop. In 2022, Central Park was a specific recommendation of the Community Vision Plan’s seventh goal which reads, Continue making improvements to existing parks and expand the community’s park system as population growth warrants such expansion. More recently the park was identified as an Action Item 1B of the Parks and Recreation goals in chapter nine of the draft Comprehensive Plan Update.



¹ <https://www.census.gov/quickfacts/bondurantcityiowa>

Project Site

Central Park is situated adjacent to Highway 65, bordered by Grant St S (which will be realigned in the future) and to the south of 15th St SE with Mud Creek to the west. It provides a potential anchor for future mixed-use and residential development identified in the Building Bondurant Comprehensive Plan.

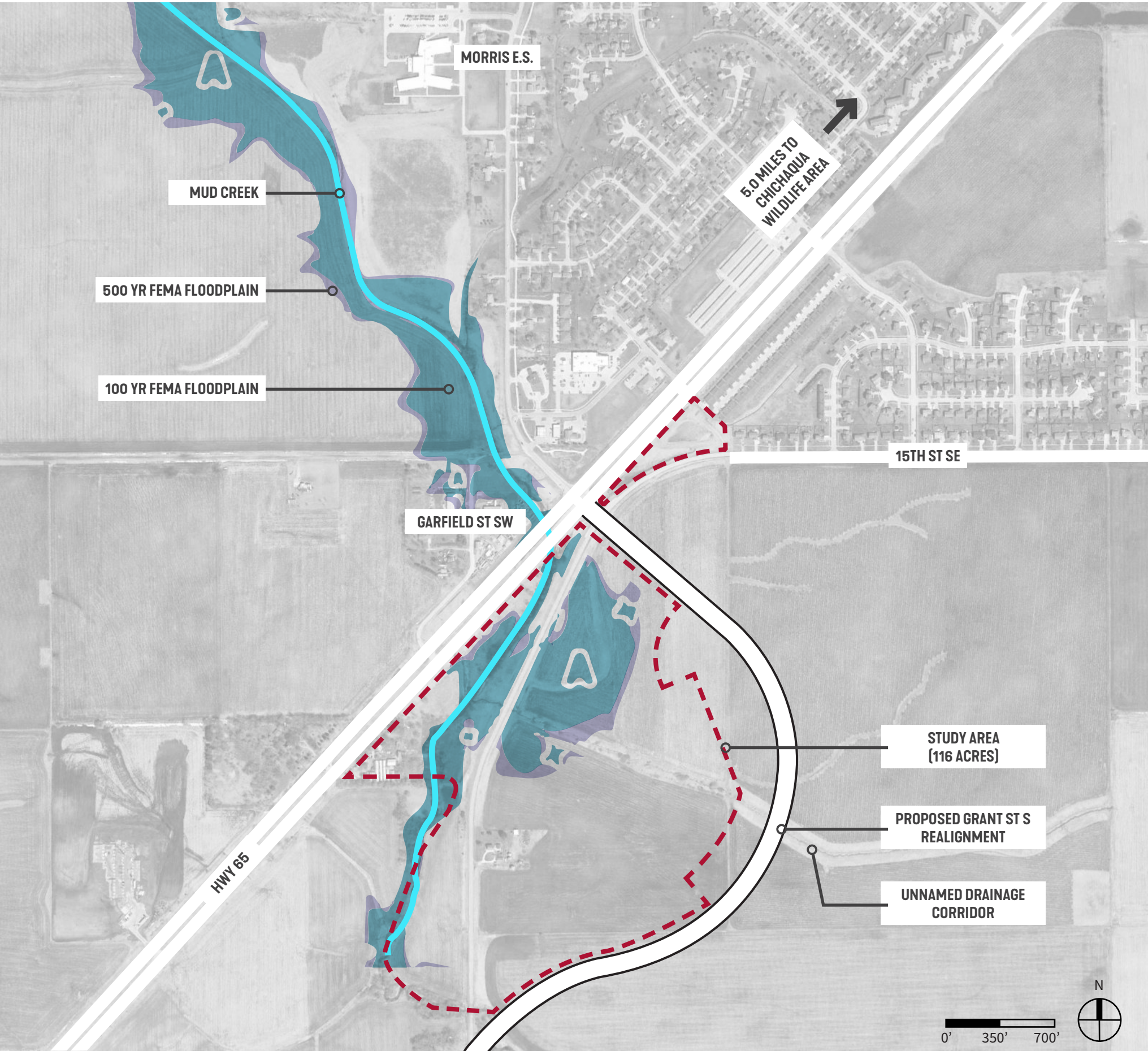
The site is relatively flat; most of the site is comprised of slopes less than 6%, generally sloping east to west towards Mud Creek. Mud Creek runs along the site’s west side emerging from under the Highway 65 interchange with Grant St S. It flows south between Highway 65 and Garfield St SW before crossing under Garfield immediately south of the project site and flowing southeast. The low lying ground provided the best opportunity for stormwater improvements to support future growth while protecting the water quality of Mud Creek.

An unnamed drainage corridor fringes the site’s south end before discharging to Mud Creek. Currently the site is farmed. There are few trees or other natural resources on site, other than those found in the Mud Creek corridor.

The map to the right shows how the FEMA 100-year (shown in blue) and 500-year floodplain (shown in purple) follow the Mud Creek corridor. They fan east across the project site where the drainage passes under Garfield St SW.

The project site is currently used for row crop farming. There are few existing structures within the park study area. There are no known endangered or threatened species within the park area. A wetland delineation was not prepared for the master plan but is recommended for future design. Dendritic patterns and areas of wetter soil can be seen in aerial photos suggesting hydric soils near and adjacent to the project study area. The site is not known or suspected to be a brownfield.

The site is connected to and will become part of the regional trail system, as the northern (skate park) portion of the park is located at the outlet of a Highway 65 pedestrian underpass connecting to the Gay Lea Wilson trail.) An extension of the Gay Lea Wilson trail will also come through the park.



2.0 Community Engagement

Three different types of engagement were used to collect community and stakeholder feedback and comments throughout the development of the Central Park Master Plan.

The design team met with:

- 1. Stakeholders invited by the city of Bondurant representing local businesses and employers, adjacent landowners, community groups, and community members in small-group focused interviews.
- 2. Park and Recreation Board members in group discussions, presentations, and design exercises.
- 3. The general public in in-person public meetings, presentations, and design exercises and on-line through a series of online public engagement surveys.

Public Input Meetings

1

Dec 7, 2021

- Listen
- Existing conditions
 - Analysis
 - Collect feedback
 - Set goals and objectives

2

April 21, 2022

- Explore Options
- Program testing
 - Concept alternatives

3

July 21, 2022

- Realize
- Preferred site alternative review
 - Refine and finalize

4

Sept 15, 2022

- Finalize
- Preferred skate park layout

See Appendix for detailed public feedback from all three PIMs.

Public Input Meeting 1

More than 240 people participated in the first public engagement session in person and online. This session focused on identifying desired programming experiences at the park. Because flood mitigation and control of Mud Creek was a known expectation of Central Park and a significant determiner of the park’s location, it was known before design began that an open body of water would be included in the project. The first public input meeting introduced participants to the Central Park study area and noted the planned stormwater improvements that would be part of the project.

The most desired amenities included an accessible, recreational mid-sized (25 to 35-acre) water body, the importance of new playgrounds and splash pads, a 5k loop trail, and the desire for a flexible community center. Design recommendations included two distinct zones 1) a formalized, central gatherings space anchored by a community center 2) a recreational node focused on water access and recreation.

Public Input Meeting 2

The design team prepared three different concepts based on public input that explored configurations and amenities for the lake, open spaces, and skate park. Site alternatives varied from a single open body progressing to a series of connected lobes to evaluate the type of water experiences desired in the park. In addition, the skate park concept explored iconic features including a pool feature based upon the stormwater basin footprint, stormwater integration, structured canopy, and skate features for varying levels of experience.

Participants in public input meeting 2 help identify the scale of desired program experiences and where they could go through a build-a-park exercise. In this exercise participants were asked to place programmatic experiences in the park using scaled play pieces. The team tested different types of community center architecture and character and refined the types of programmed experiences proposed in the project.

A more lobed, lake with different types of recreational experiences from quiet boating to boardwalk access, swimming and fishing all emerged as strong desires from this engagement session. Additionally, the desire for a boat house also emerged as a strong desire, especially with a larger lake.

Public Input Meeting 3

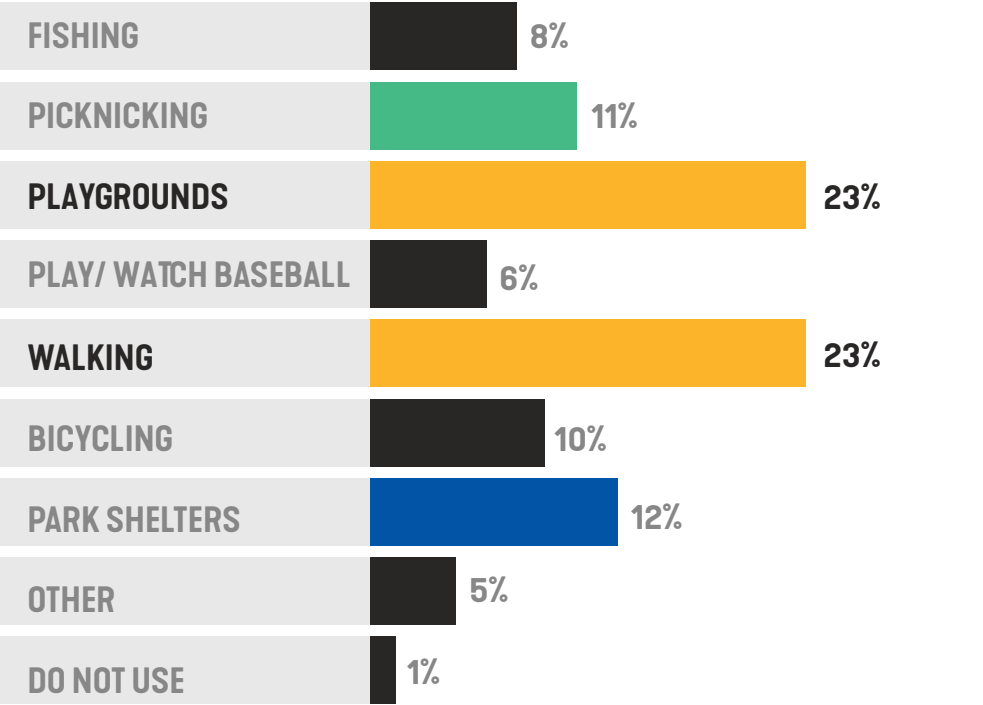
Working with the city of Bondurant, the team presented a preferred concept and preliminary opinion of probable cost for Central Park including the skate park. Comments and recommendations for changes included clearly defining potential 5k routes and regional connections, adjust parking around the skate park to preserve wetlands, and delineate the floodway boundaries during 100 year events.

A follow-up meeting was held with volunteer representatives of the Bondurant BMX bike and skate community to review the skate park concept. Participants shared recommendations including accessible features, graffiti wall, pump track, and mini vert.

What programmatic features are most important on site?



How do you use existing parks?



This project will be successful if...



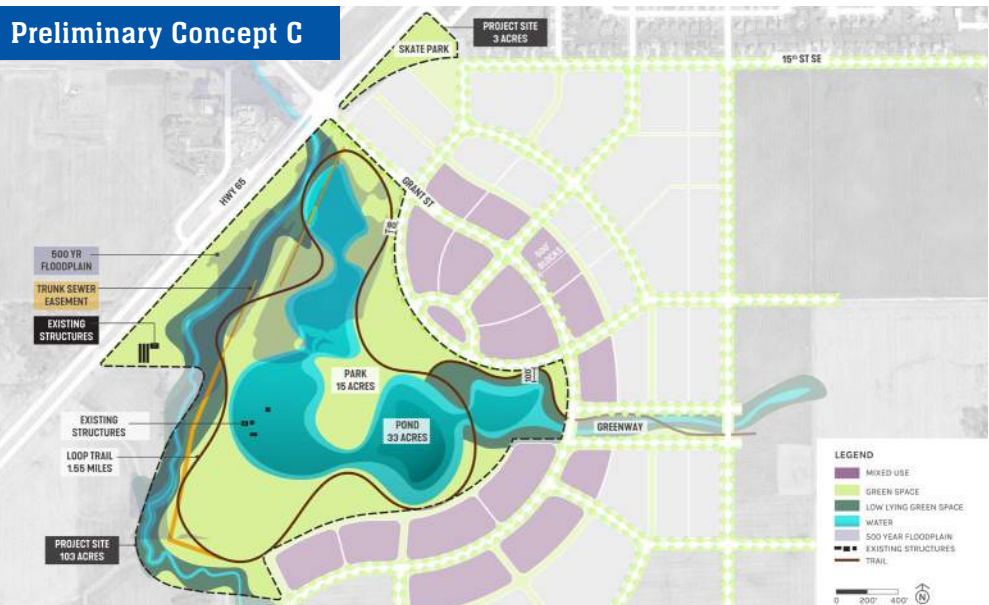
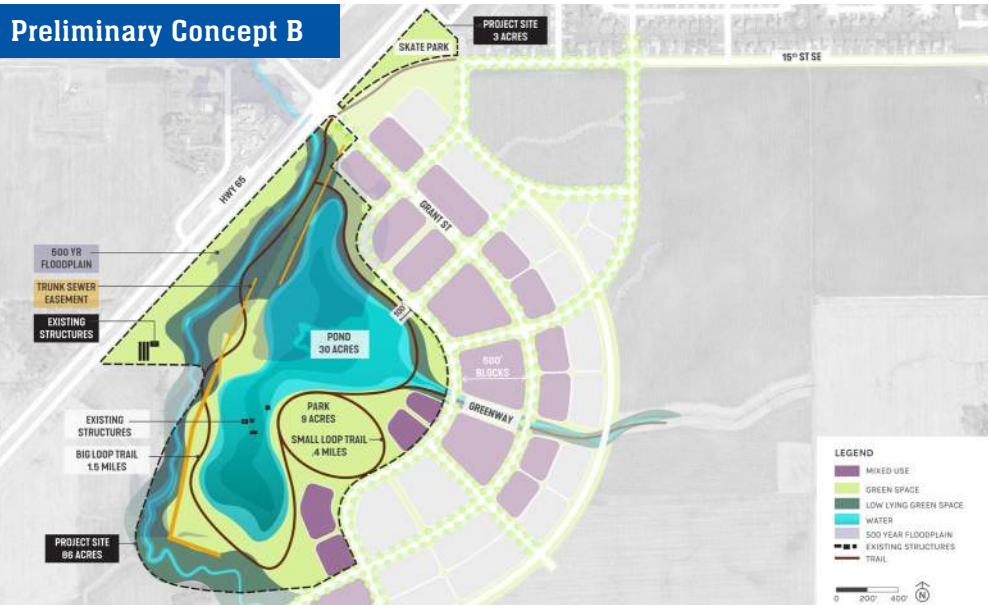
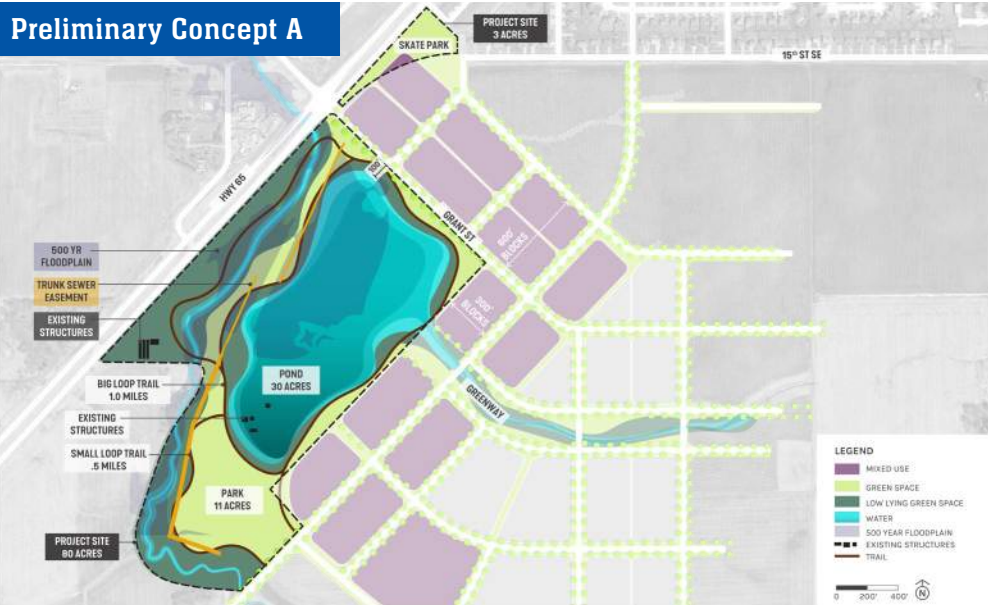
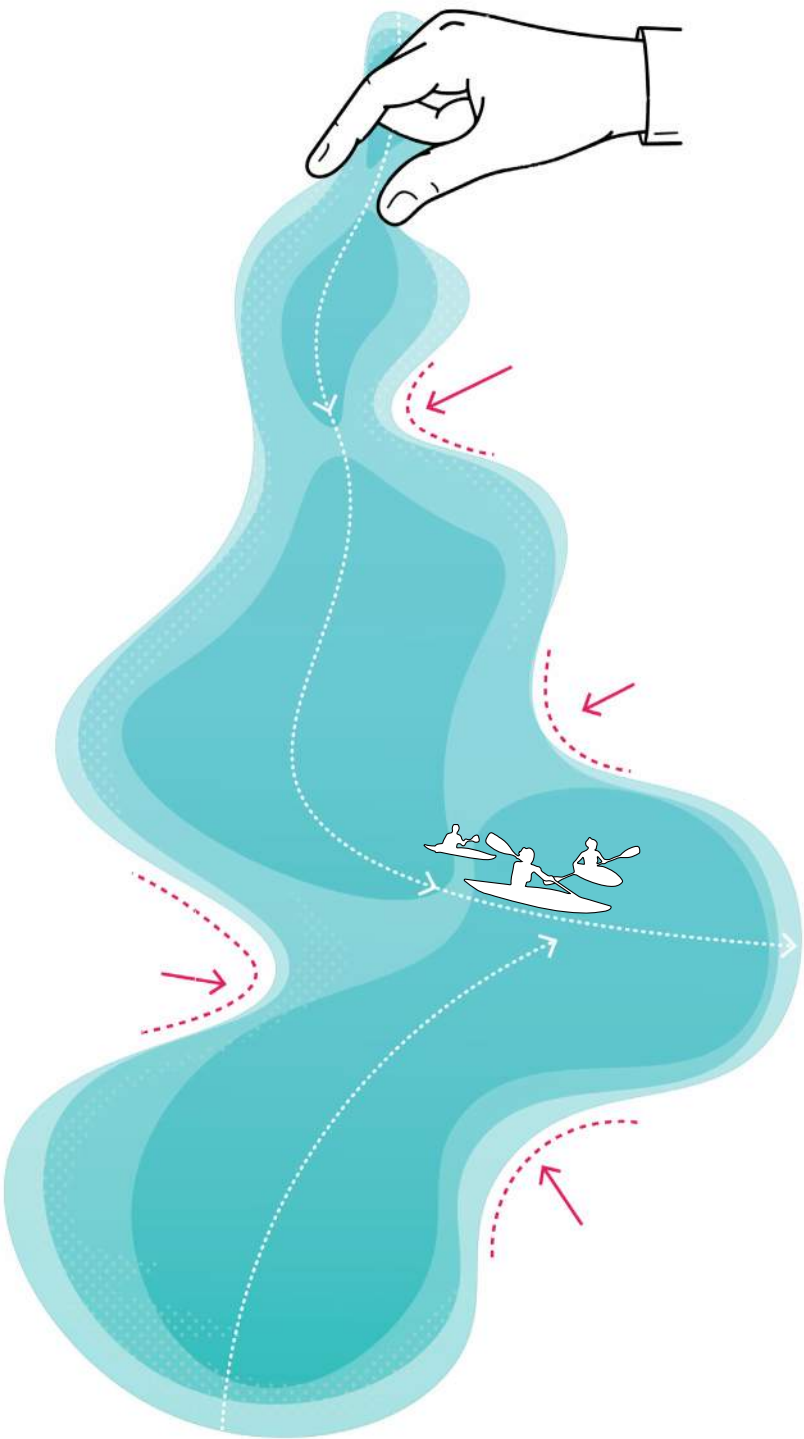
3.0 Master Plan Development

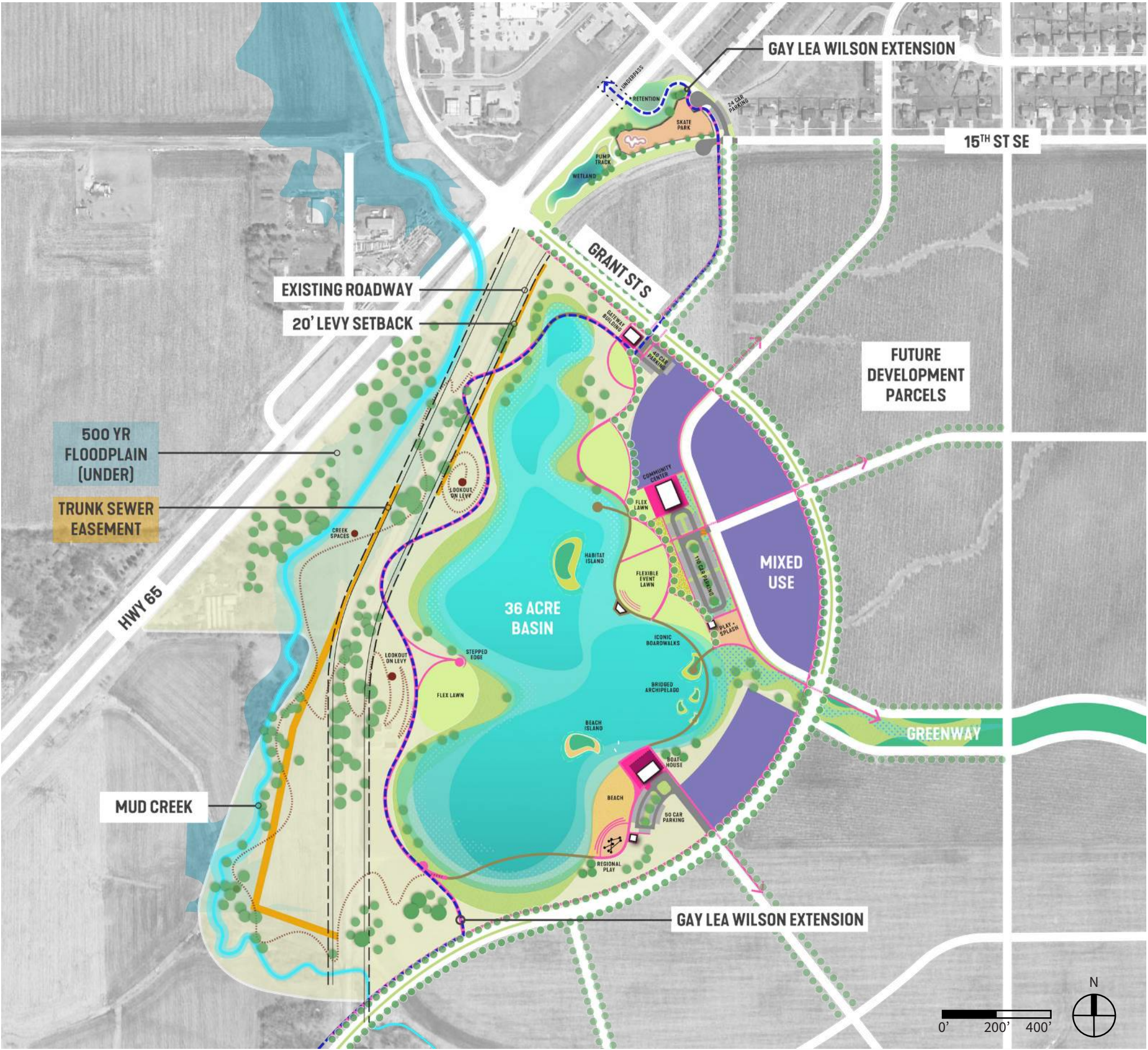
The most significant programmatic desires consistently expressed at all public meetings were: a lobed Central Park lake with flexible space nestled in the voids, a connected network of paths and trails, a community building with views over the water, and play grounds.

The 35 acre lake lies central in the park as the key visual feature and organizing element. This location mitigates stormwater runoff from existing and planned development while protecting the water quality of Mud Creek. The realignment of Grant St S, sweeps through the project area maximizing frontage to the stormwater basin for future mixed use development. The new greenspace is linked to existing parks and regional trail networks through a series of soft and paved trails looping the lake and serving as a connector between active zones of the park. Unique water engagement is a top priority, so providing access in active and passive ways is crucial including beach access, paddlecraft launches, a boathouse, viewing areas, and iconic boardwalks.

The preferred direction included locating the community building in line with the planned future mixed-use development to provide a central public space. Development projecting westward of Grant St S, into the park to maximize lake frontage was also a primary design driver.

Providing a variety of additional supporting structures throughout the park including open air structures and a boathouse enabled the community building to focus more on flexible uses and events and dispersed the opportunity for picnicking and other events to happen in concert with one another. Development of a plaza space adjacent to the community building supported indoor/outdoor flexibility of the structure but also provided additional opportunities for other types of special events.



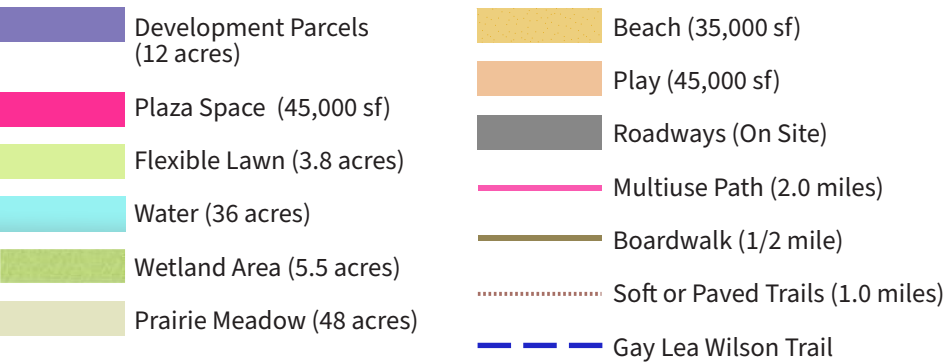


Central Park Master Plan

New Amenities Offered



Legend

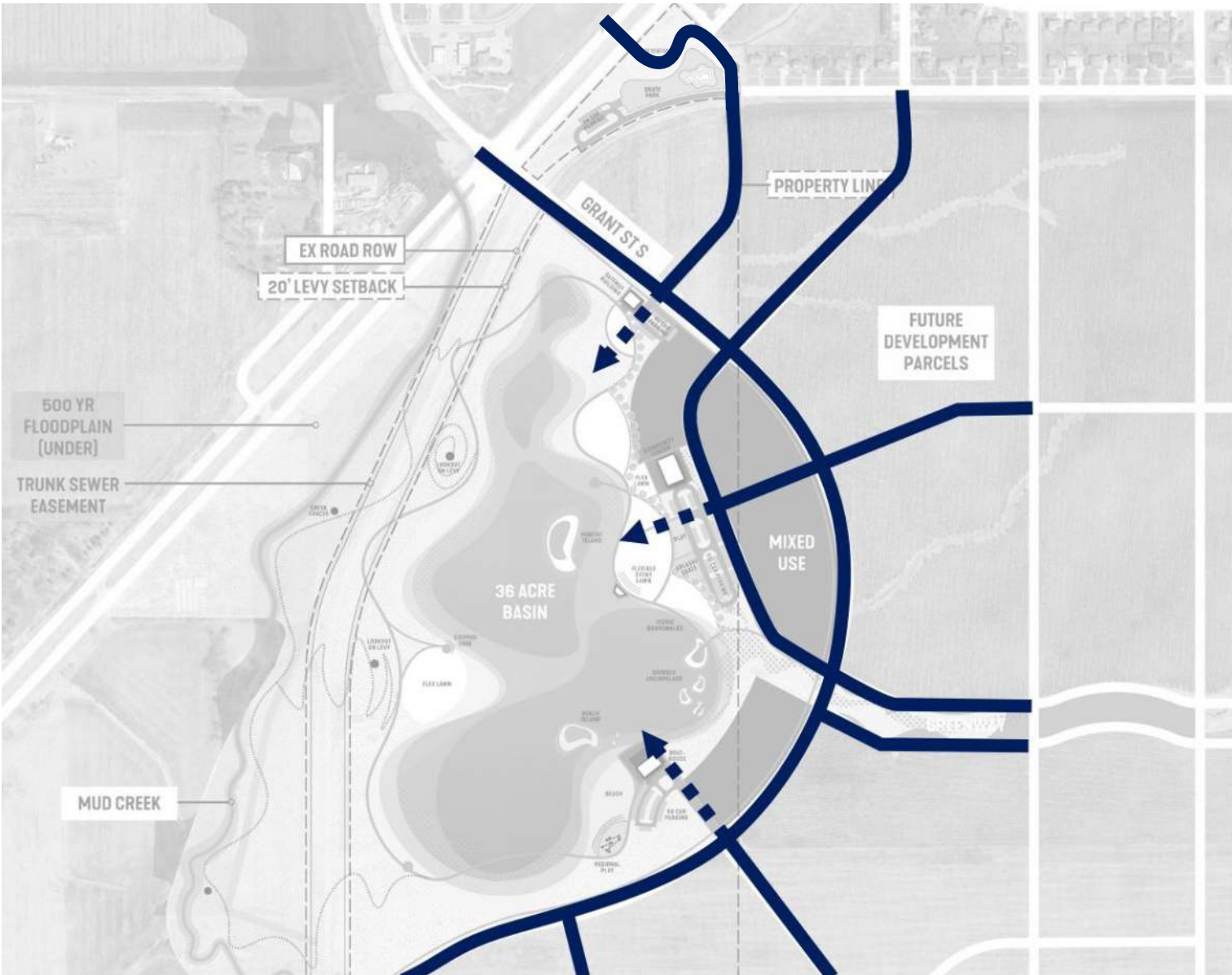


Plan Organization

The relationship between Central Park and a potential development to the park's east is very important. Central Park will serve as a catalyst for the new development. A well-designed pedestrian scale corridor will support frequent back and forth trips between the park and the planned mixed-use commercial portions of the new development. Grant St S will be the primary arterial for the new development as well as a regional non-motorized route connecting the Gay Lea Wilson to the Central District Trail. The proposed alignment of Grant St S was modified to provide long, sweeping views of the park, increase pedestrian ease between the park and planned commercial areas, and increase user access to the park from Grant St S along the park's west side. The realignment contributed to the development of three main gateways to the park; one at the north end, one at the center and immediately adjacent to the planned commercial core, and one at the south end of the park.

Grant St S Corridor

Visitors to the new park will arrive from Grant St S, the planned arterial for the new development, or from smaller neighborhood roads to the park's east. With this in mind, Grant St S was realigned to provide long sweeping views of the park, bowing out around and bounding the park's east side to accommodate development frontage park-side of the road. Three main gateways were identified for the park as termini to anticipated sub-arterial road intersections with Grant St S at the park's north, central and southeast portions.



Development Zones

The park is planned in three development zones: 1) the zone around Mud Creek, 2) the existing roadbed, and 3) remainder of the park.

Zone 1 includes the Mud Creek corridor and the existing FEMA floodplain for the creek. There are very few changes proposed for this portion of the site. Some pedestrian trails are proposed on the east side of Mud Creek in this portion of the site, as well as restoration of the floodplain and the meadow areas around Mud Creek. No structures or other development is proposed for this zone.

Zone 2 is the existing Grant St S roadbed and alignment. The existing elevation and alignment of Grant St S operates as a levee for Mud Creek. Modest improvements are proposed in this portion of the site including small structures and trail development atop the levee. The existing roadbed is the minimum elevation of the levee. The park plan proposes additional grading on the top of the old roadbed and along its east side. The grading improvements are intended to give the levee a more rolling aesthetic.

Zone 3 is the largest zone within the park and includes the proposed buildings, most of the trails, parking areas, and the Central Park basin and skate park.

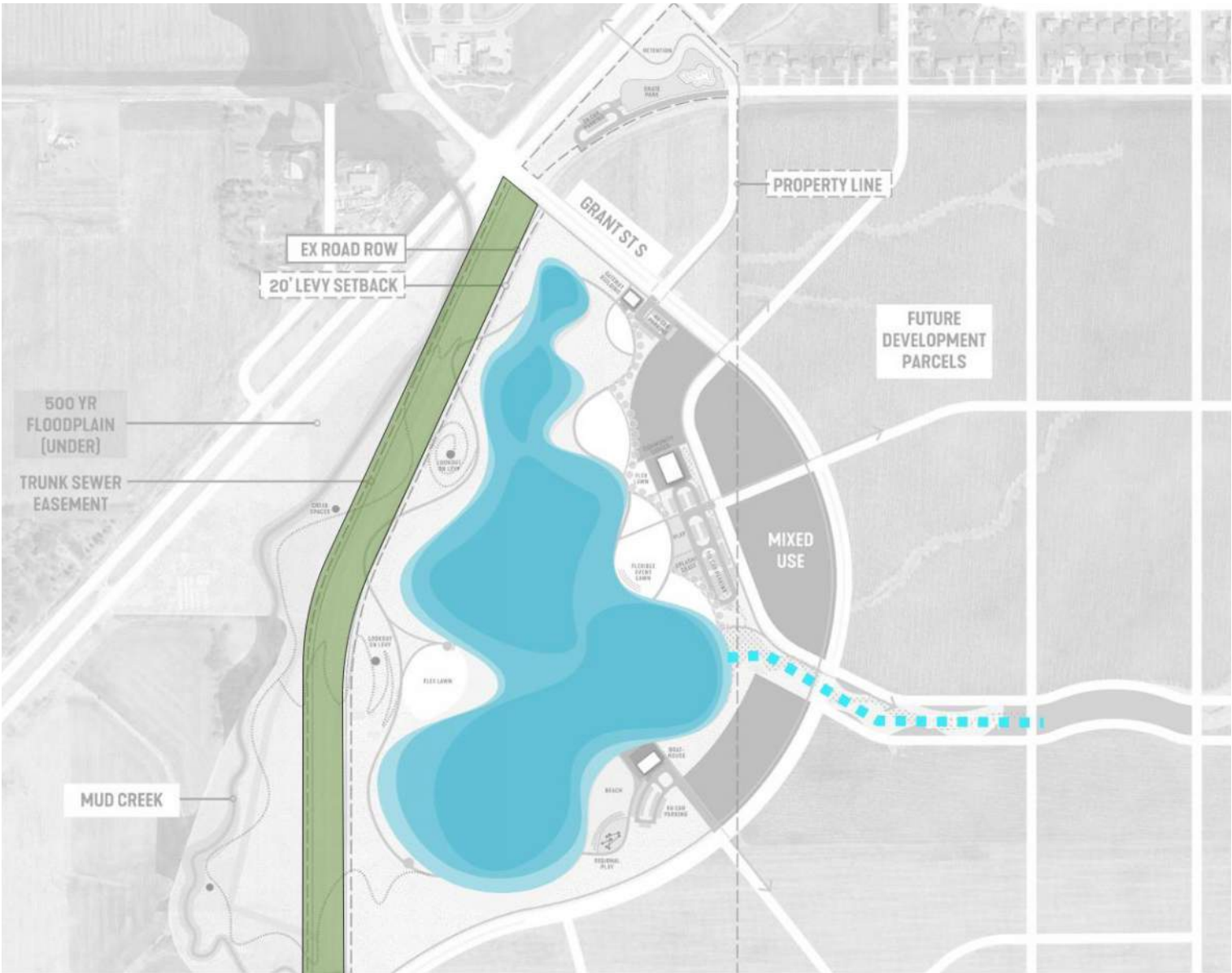


Central Park Basin

Most significant to the public was the desire for a lake that was larger than Lake Petocka and could be used for non-motorized boating activities. Visual access to the lake in the form of docks, boardwalks and other structures was also strongly desired. In addition, swimming and fishing were activity interests from the beginning of design.

A concept with five basins of varying size creates rooms for boaters to move between and increases the shoreline. Additional shoreline also helped increase the length of lake edge trails and provides greater opportunity for the establishment of beneficial wetland habitats along the shore. Small archipelago islands in the shallower bays becoming inundated under high water fostering wetland habitat. The islands support an iconic boardwalk experience, demonstrate the inundation of water, and serve as a near shore destination from the public beach and boat launch area.

A 36-acre surface area lake with depths ranging from shallow emergent wetland fans of several inches to depths of up to twenty-five feet or deeper will meet both stormwater and recreational needs.



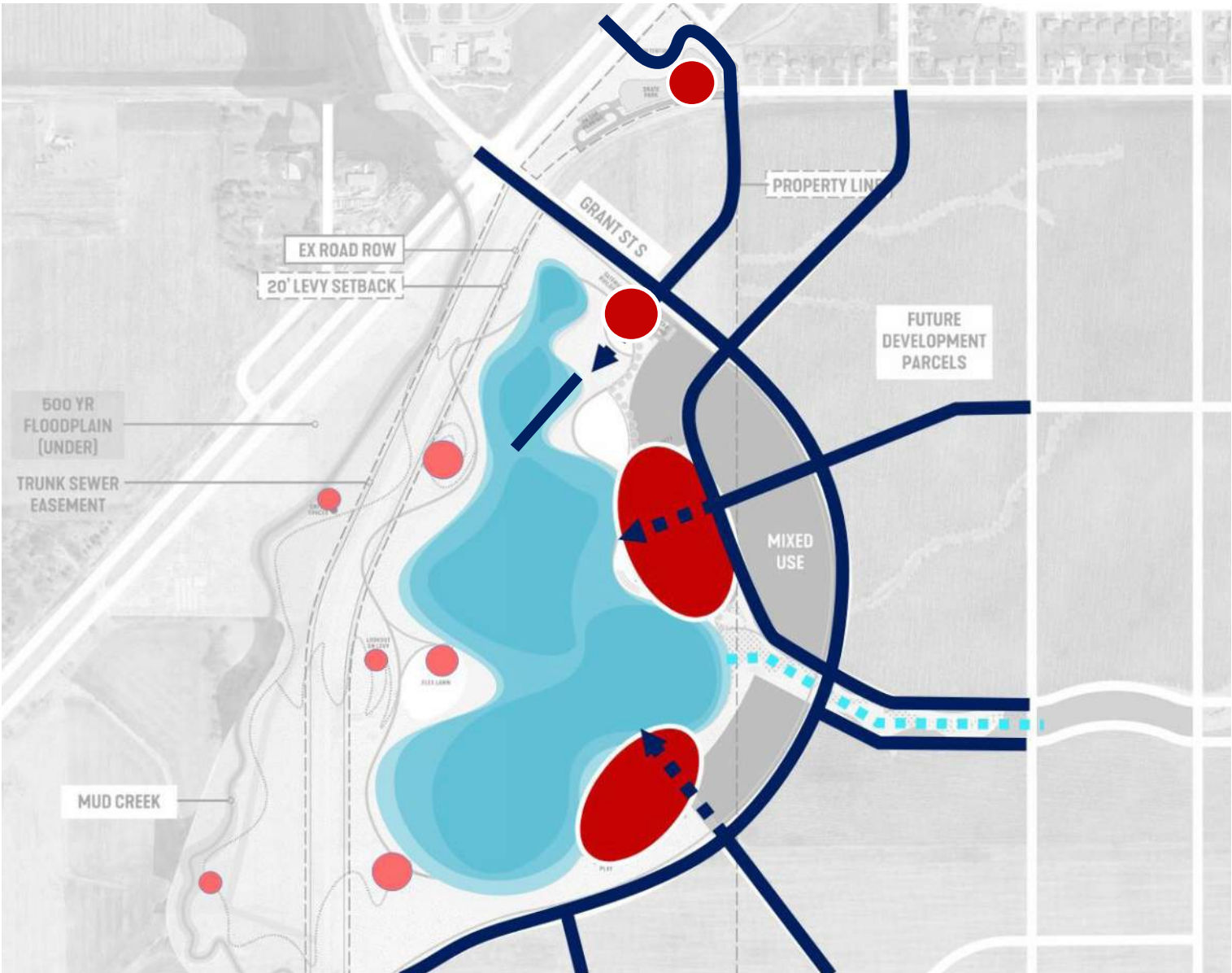
Gateways and Nodes

There are three main gateways planned for the park from Grant St S and another at the skate park. Each gateway includes a parking lot and is a trail head to the more than 3 miles of trail planned for the park.

The north gateway is the smallest of the three gateways. A smaller open-air structure is proposed for this gateway and parking lot is planned at this gateway. In addition, this gateway is expected to connect to the skate park along a proposed road to the north.

The central and main gateway is aligned as the terminus to the primary crossroads expected in the mixed-use development commercial area. This gateway includes the Community Building and main parking area, event plaza, splashpad, and adjacent to the main flex lawn spaces planned for the park.

The south gateway includes a planned boathouse with quiet boat launch, beach, and regional destination playground. Throughout the park are destination nodes, portions of the park that can be viewed from the gateway spaces but access by trail or from a boat, across the basin. These nodes include a perched flex lawn on the west side of the basin, the boardwalk through the archipelago islands, and beach island.

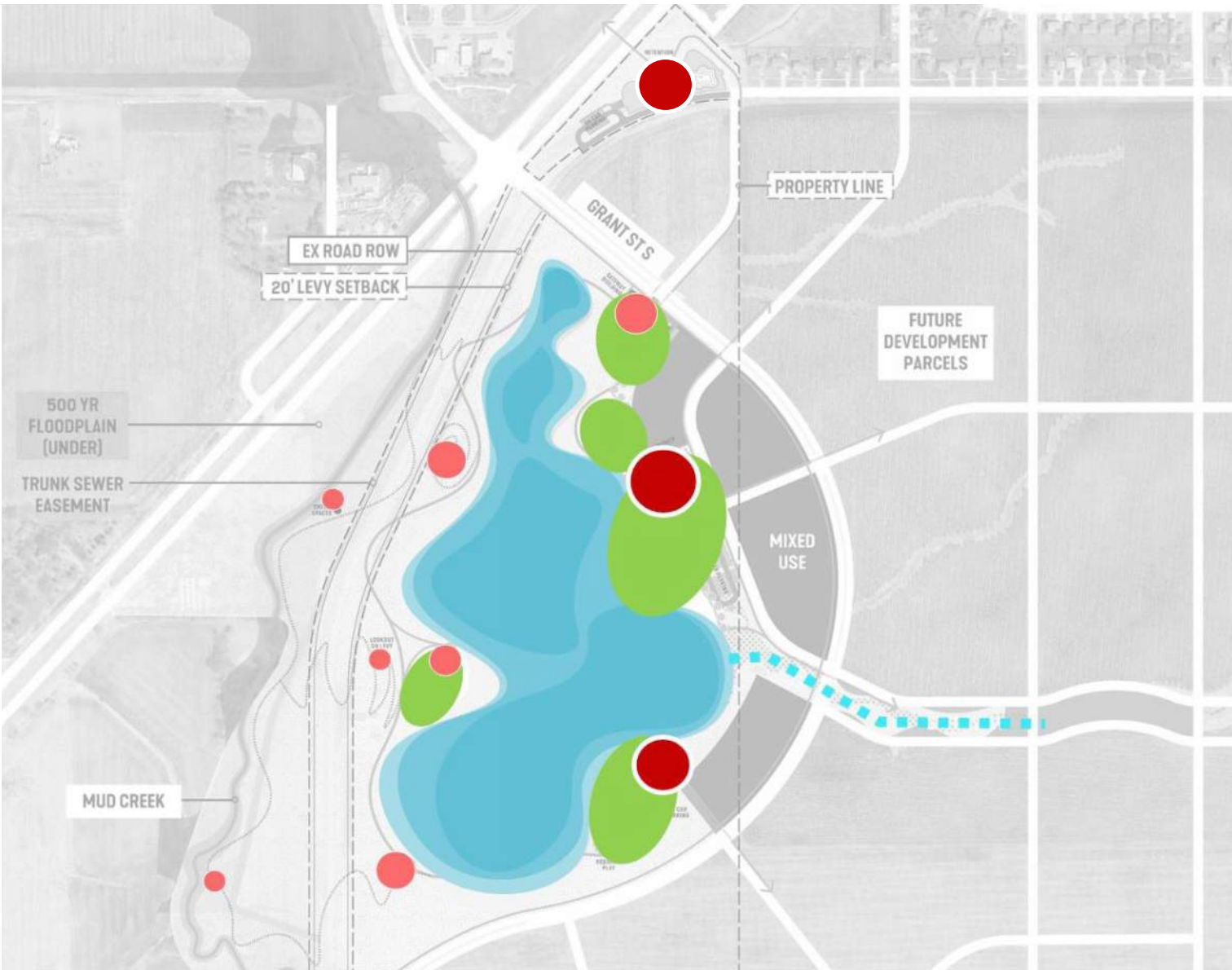


Playgrounds

A desire for a variety of playground experiences was expressed at all the public input meetings. Interests ranged from larger, regional park attractions to smaller age-specific experiences. Unique, challenging and fun were terms used to describe the desired outcome.

Three different play experiences are proposed at the park. A splash pad and smaller nature-based playground are proposed south of the Community Building at the main gateway. A larger regional-destination playground with a nature theme is proposed south and west of the boathouse adjacent to the beach at the south gateway.

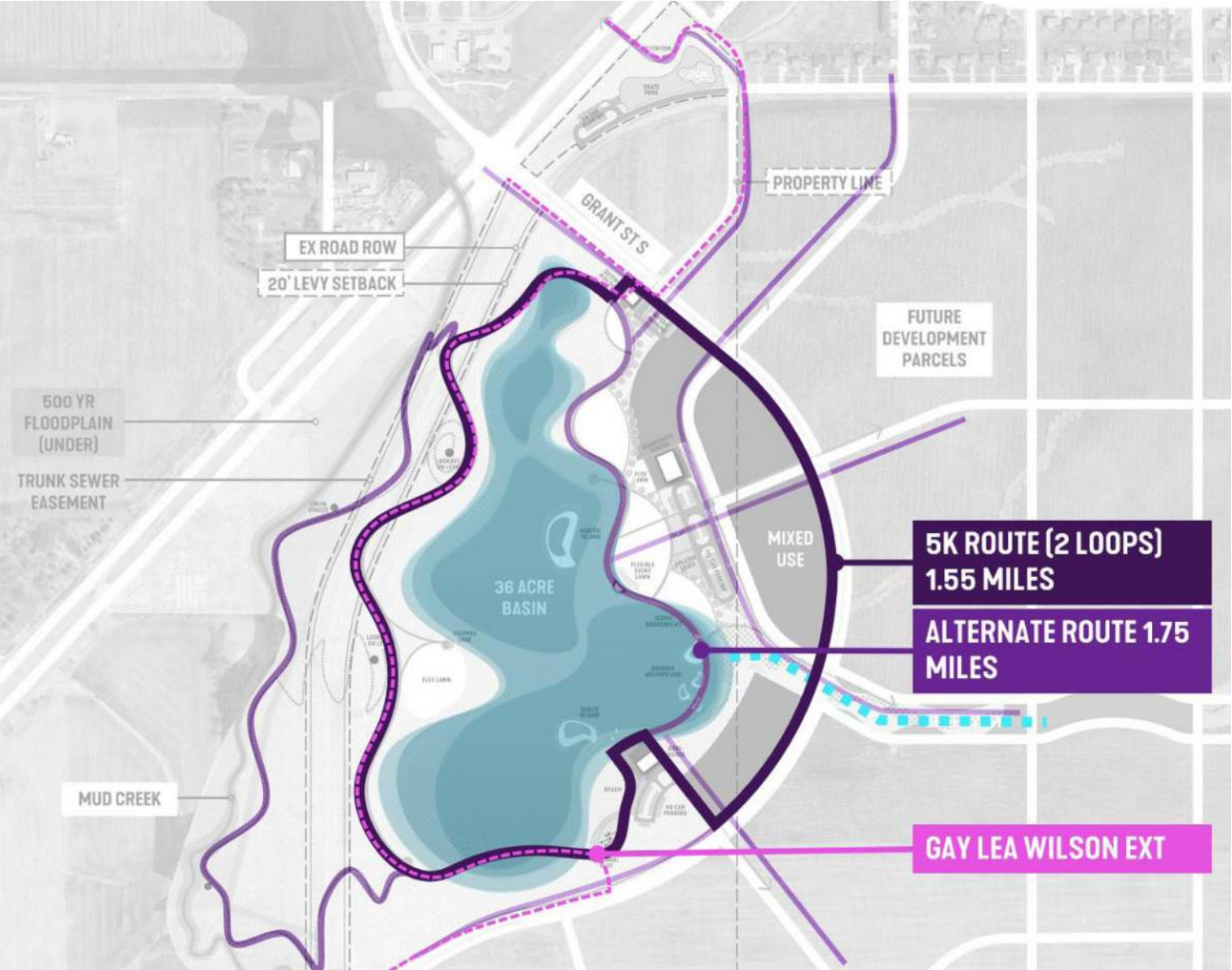
Recreational fields are not planned for Central Park; however, several flexible lawn spaces are proposed throughout the park. The lawns are sized for pick up games such as soccer or frisbee or other forms of unprogrammed play. The two largest flex lawns are located between the Community Building the Basin.



A Network of Paths and Trails

Trails, especially looped trails that provide options for organized run and walk events were an important design element. Trails extended the feel of the park westward creating individualized pockets of activity along Mud Creek with a scenic walk through the woods experience unique to this park. The park incorporates over 3 miles of paths and trails with a range of loop options for hosting 5k walks and runs with a variety of scenery depending on the chosen course.

The internal park loop will connect to and become part of the regional Gay Lea Wilson Trail from Altoona through the park to the Chichaqua Valley Trail in Bondurant just north of the project site. This extension is 4.5 miles in length total, with about a mile of trail running through the project site.



Community Building

An elegant, flexible-use community building to host events for 150-200 people including public meetings, weddings, reunions, and corporate picnics while also accommodating more than one smaller event at one time is a top priority. The structure includes restrooms, storage, park offices, catering kitchen, and perhaps concessionary services.

The community building is proposed on the east edge of the park, between the planned mixed-use development and the lake. The community building is expected to have an overlook of the lake as well as serve as a visual terminus for the future development. The community building is a first step in the development of the future mixed-use development as it is a part of the park. The community building, as well as the outdoor event space, serve as a community anchor for a pop-up coffee shop, food trucks, or other commercial or entertainment experiences.

The community building is separated from the lake by a plaza and a small lawn area. Bookending the west side of building at its north and south are additional, larger flexible lawn areas. Parking is provided on site for roughly 100-120 cars.



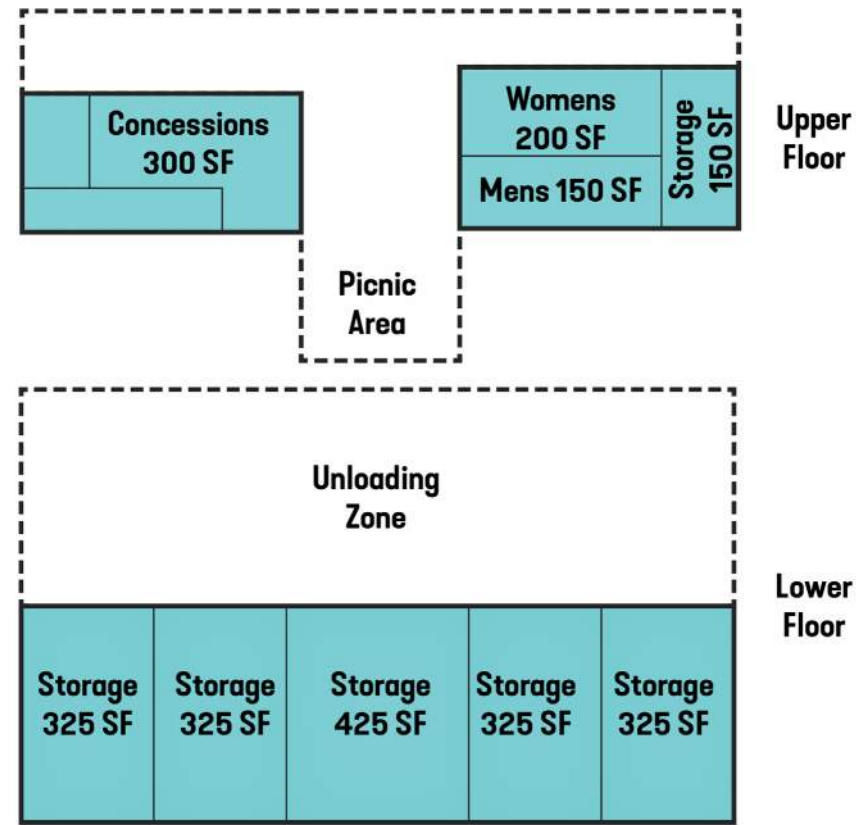
Precedent Floor Plan- Windsor Heights Community Center



Beach and Boathouse

In addition to the community building, the master plan proposes a boathouse at the south end of the lake. The boathouse will have additional restroom facilities, public changing rooms to support beach use, general storage, rental boat storage, an alternative meeting/event space on the second floor of the boathouse and may include a concessionary space.

Additional features include parking for 50 cars, paddlecraft storage and access, a perched beach, and a destination playground. A rough floor plan is provided below with dimensions consistent with similarly programmed boathouses. Final design and program will be refined in future, more detailed design phases

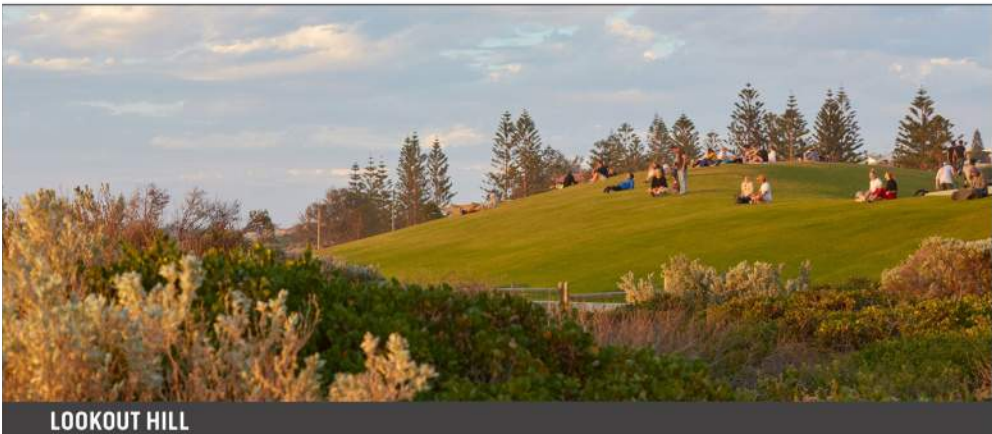


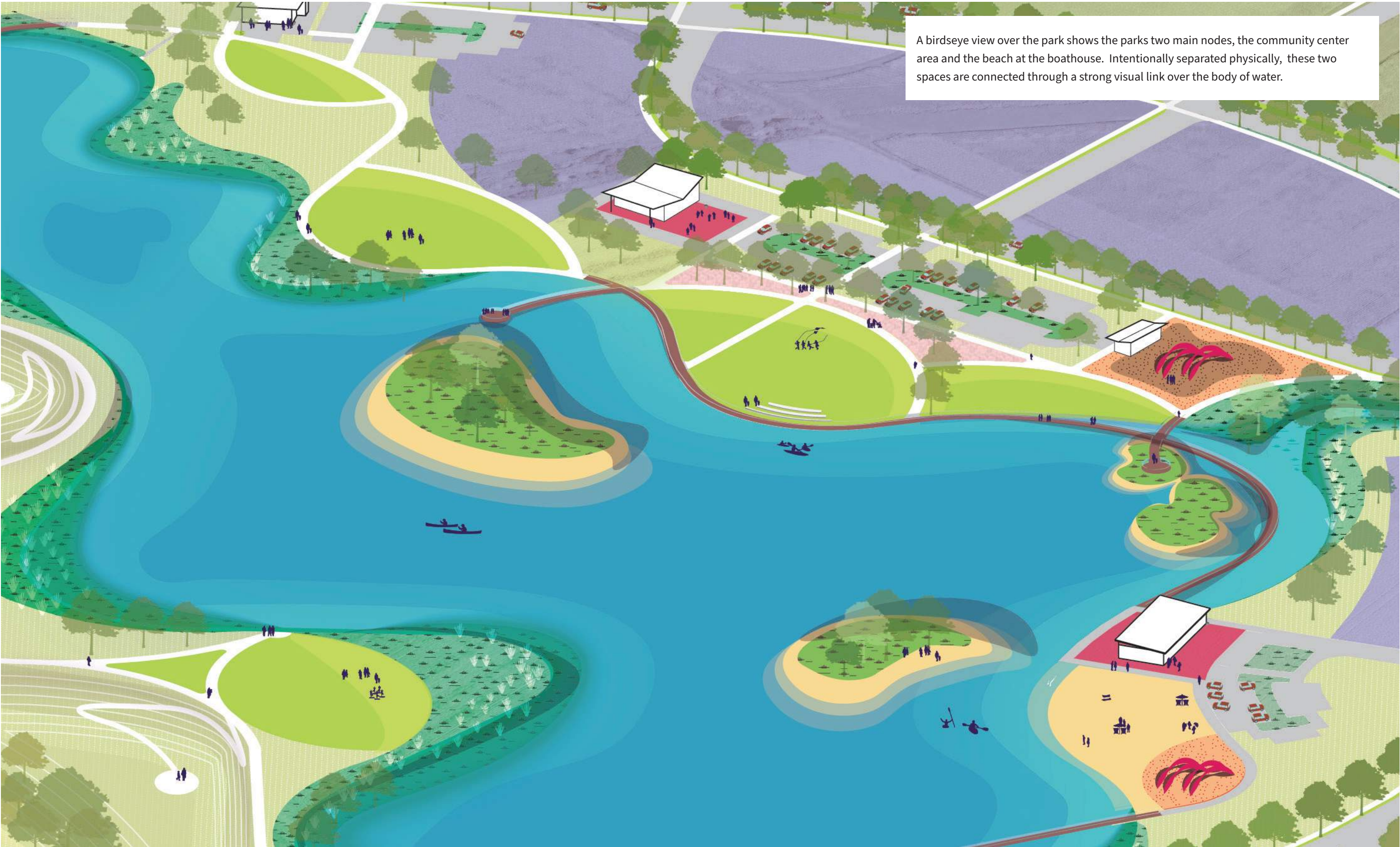
Precedent Floor Plan- Raccoon River Boathouse



Site Character

Appreciating the durability, adaptability, and resilience of the native ecology and geology, a natural prairie environment drives the site's aesthetic. Tall grass prairie meadows roll over the landscape as they would have pre-settlement; thoughtful integration of limestone in signature areas serve as metaphorical outcroppings; riparian wetland edges provide habitat to endemic mammals and waterfowl of central Iowa. These subtle symbols ground the park in the natural landscape and provide intrinsic cues that are relateable to park goers.





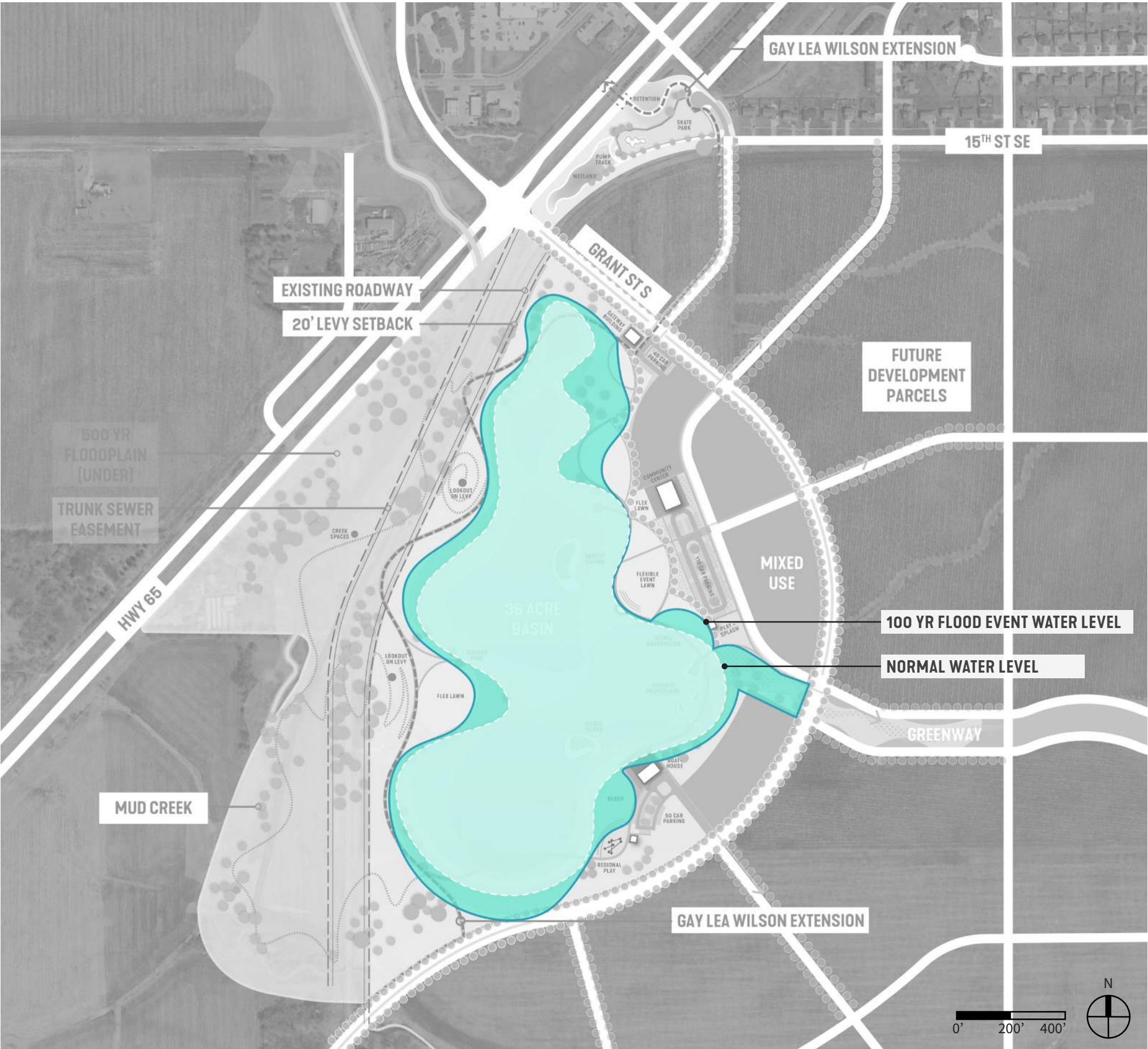
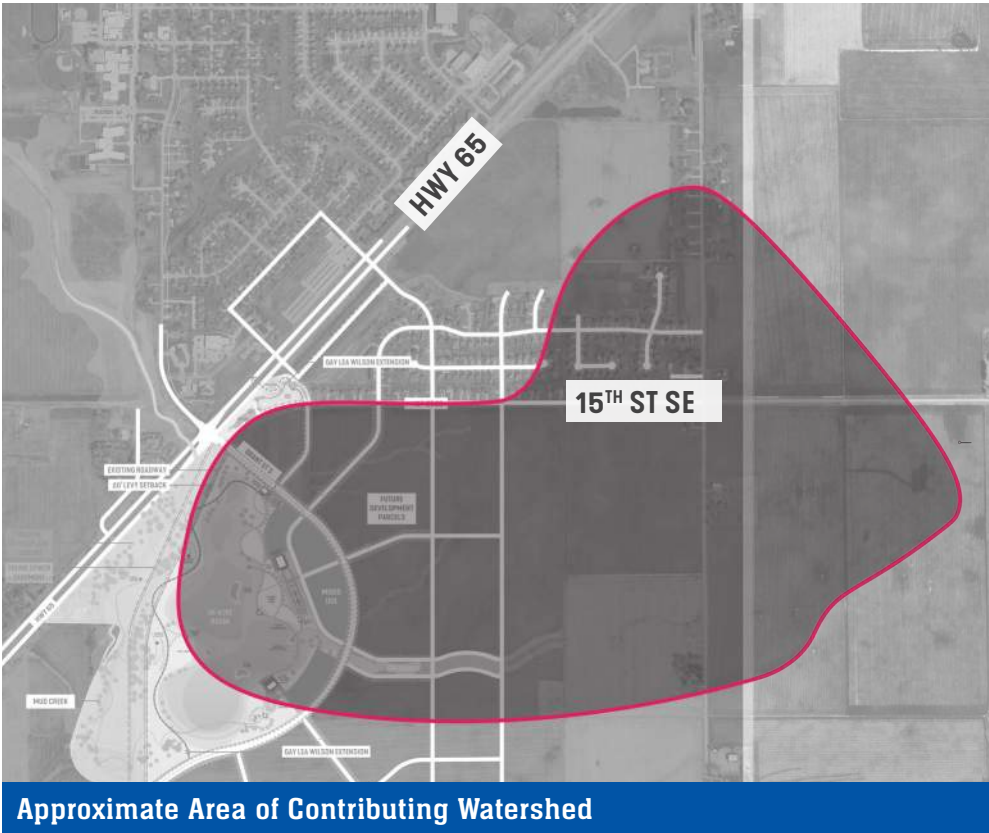
A birdseye view over the park shows the parks two main nodes, the community center area and the beach at the boathouse. Intentionally separated physically, these two spaces are connected through a strong visual link over the body of water.

Stormwater Management

The basin is conceptually designed to provide stormwater control for approximately 100-150 acres. The diagram below illustrates the anticipated, approximate area for which the basin will provide stormwater control. A more detailed determination of the contributing area will be developed with engineering design and modeling of the basin.

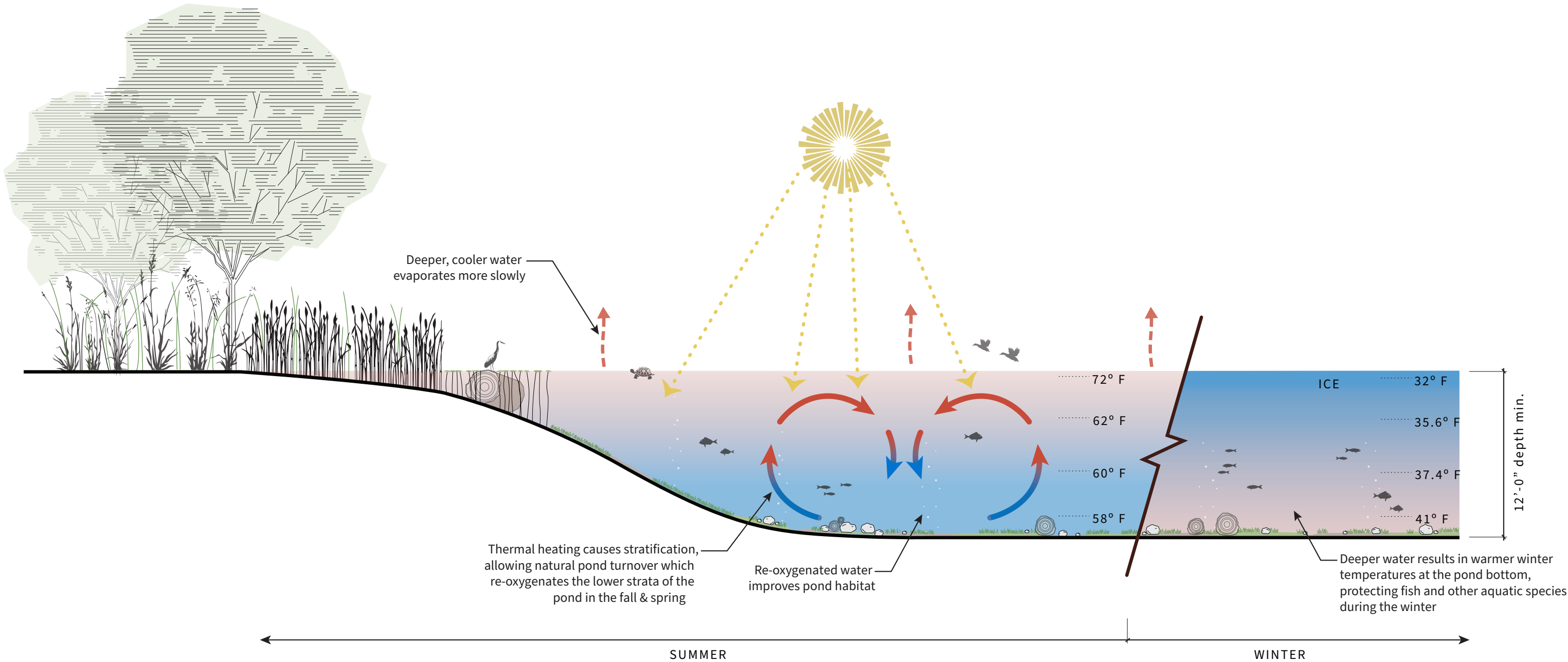
The basin is expected to have a normal water elevation that maintains approximately a 36-acre surface area. However, because the basin is designed to provide stormwater control for 100+ acres it will bounce (flood) during larger events. The anticipated bounce is not expected to exceed 5', depending on the storm event. Outlet structures, that will be designed as part of future design phases, will meter the bounce of the basin. The diagram on this page illustrates where flooding might occur after a large event.

Excavation for the lake should be coordinated with the realignment of Grant Street to reduce trucking costs if the material is deemed suitable.



Approximately 10 acres, a little more than a quarter of the surface area, of the basin will need to be a minimum of 12 feet deep in order to achieve a desirable seasonal flip of surface and deep water. The flip occurs two times a year in the fall and spring, pulling oxygenated surface water to the bottom of a water body and nutrient-rich water to the surface. In addition to helping control some types of algae, the flip is also important for supporting sport fish that may be desired in the basin.

Wide fans of shallow, gently graded benches are expected to ring the shoreline to promote emergent wetland habitat at the basins edges. The benches are expected to be a minimum of ten feet wide, though benches wider than ten feet are to be expected, and vary from 0-18" deep before dropping off at a steeper grade. In addition to providing beneficial emergent wetland areas that help to control nitrogen and some other expected pollutants, these benches serve as safety shelves that allow someone who may fall into the basin unexpectedly to reach a place where they can stand up and exit the water with reduced difficulty.



* Temperatures shown are estimates for diagrammatic purposes. They reflect realistic expectations, not measured values.



Local Skatespot (18,000 sf)



Municipal Skate park (30,000 sf)



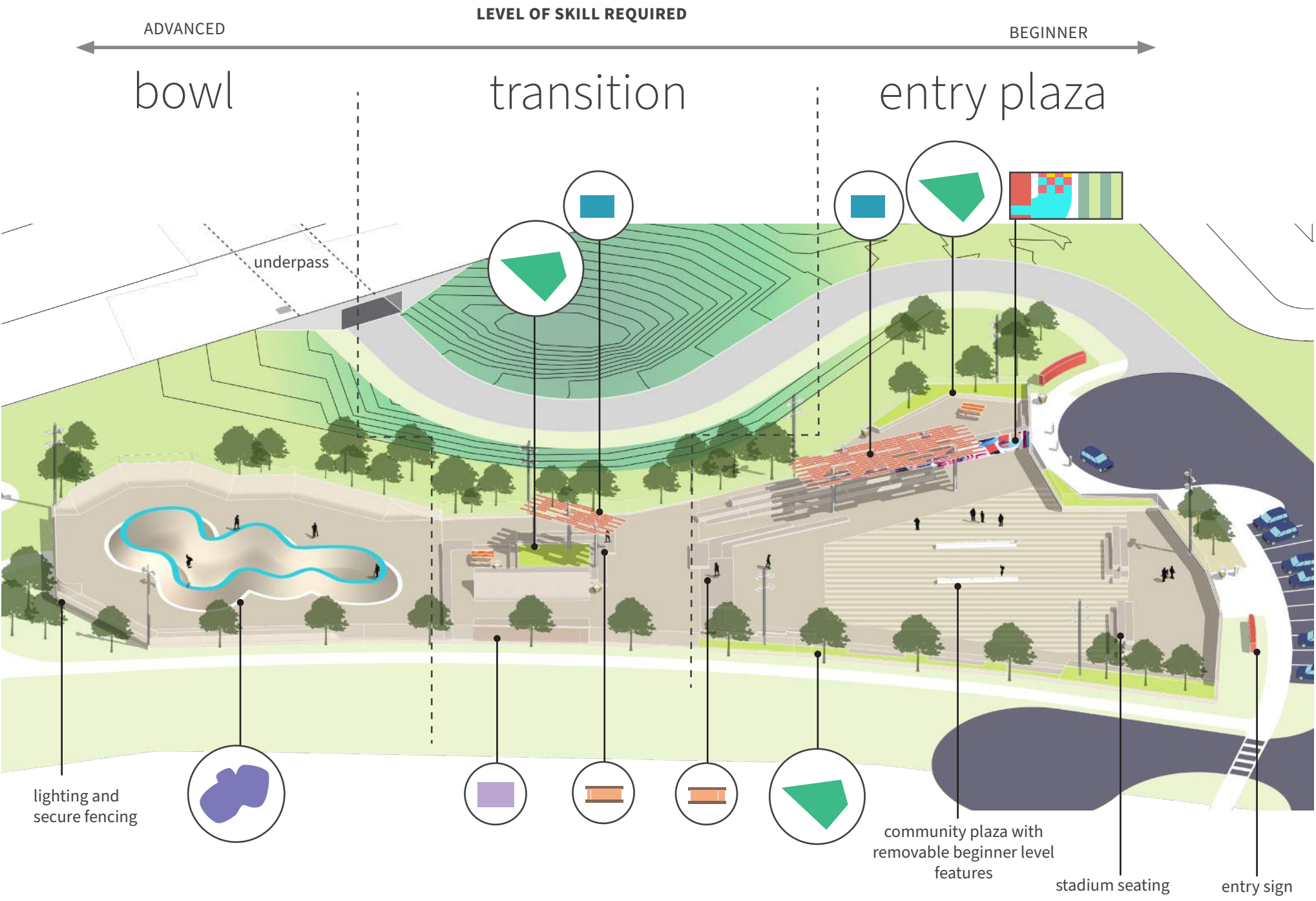
Regional Skate park Option (38,000 sf)

Regional Skate park

A component of Central Park is a regional skate park, located north of the former Grant St S alignment immediately adjacent to the future Gay Lea Wilson regional bike trail extension at the planned Highway 65 underpass and small stormwater detention facility.

Ideas and programmatic experiences for the skate park were tested at PIM #2. Following this meeting, an initial concept was developed and shared with the community. A skate park-specific stakeholder meeting was held to review the concept and discuss the types of features and skate experiences desired in the park. This meeting resulted in the modified concept shown in the master plan document. The programming recommended for the skate park following the stakeholder meeting included: a skate bowl/pool, mini-vert/half pipe, graffiti surface, covered open-air structures, rails, stair and transitional zones between riding pieces. Room for learning and practicing skating skills and opportunities for beginners to more advanced riders were also added to the revised concept. A proposed parking lot with drop off serves as a trailhead to the Gay Lea Wilson bike path and buffers the park from the existing neighborhood to the east. Other features were added to the refined concept to make the space more appealing for skaters and those at the park with skaters including WiFi, trails internal to the skate park area and around the stormwater basins planned at the park, and a variety of seating.

The skate park is designed in a series of interconnected, but independent rooms with features accommodating a variety of skill levels from an open hardscape plaza for street-oriented tricks and beginner level features such as low rails, a transition area with vert features including a mini vert, and lastly the bowl feature for advanced skaters. Each of these rooms can be phased depending on funding opportunities or popularity and use. Parking and one or two significant riding experiences are envisioned as part of the first phase of work.



ELEMENTS INCLUDED

STRUCTURES
+ CANOPIES



RAILS + STAIRS



STORMWATER
PLANTERS



MINI VERTS
RAMPS + PIPES



POOLS/ BOWLS



GRAFFITI WALL





The entry plaza serves as a key feature of the skate park for hosting events, vendors, or community functions. The plaza area is composed of small, beginner-level elements that can potentially be removed during community functions. Informal concrete plinths edges the plaza as a skate feature while doubling as seating during skate demos, lunches, or just taking a break from skating. Built canopy, trees, water fountains, and planted areas are integrated to regulate ambient temperatures in this expanse of hardscape.

Reminiscent of the detention basin on site, the main feature of the skate park is the raised bowl feature. The bowl is raised, contrary to more common sunken bowls, to create a prominent feature at eye-level to draw skaters to the western edge of the park.

Come on down, friends! It's vendor Saturday at the skatepark!



Entry Plaza



Raised Bowl

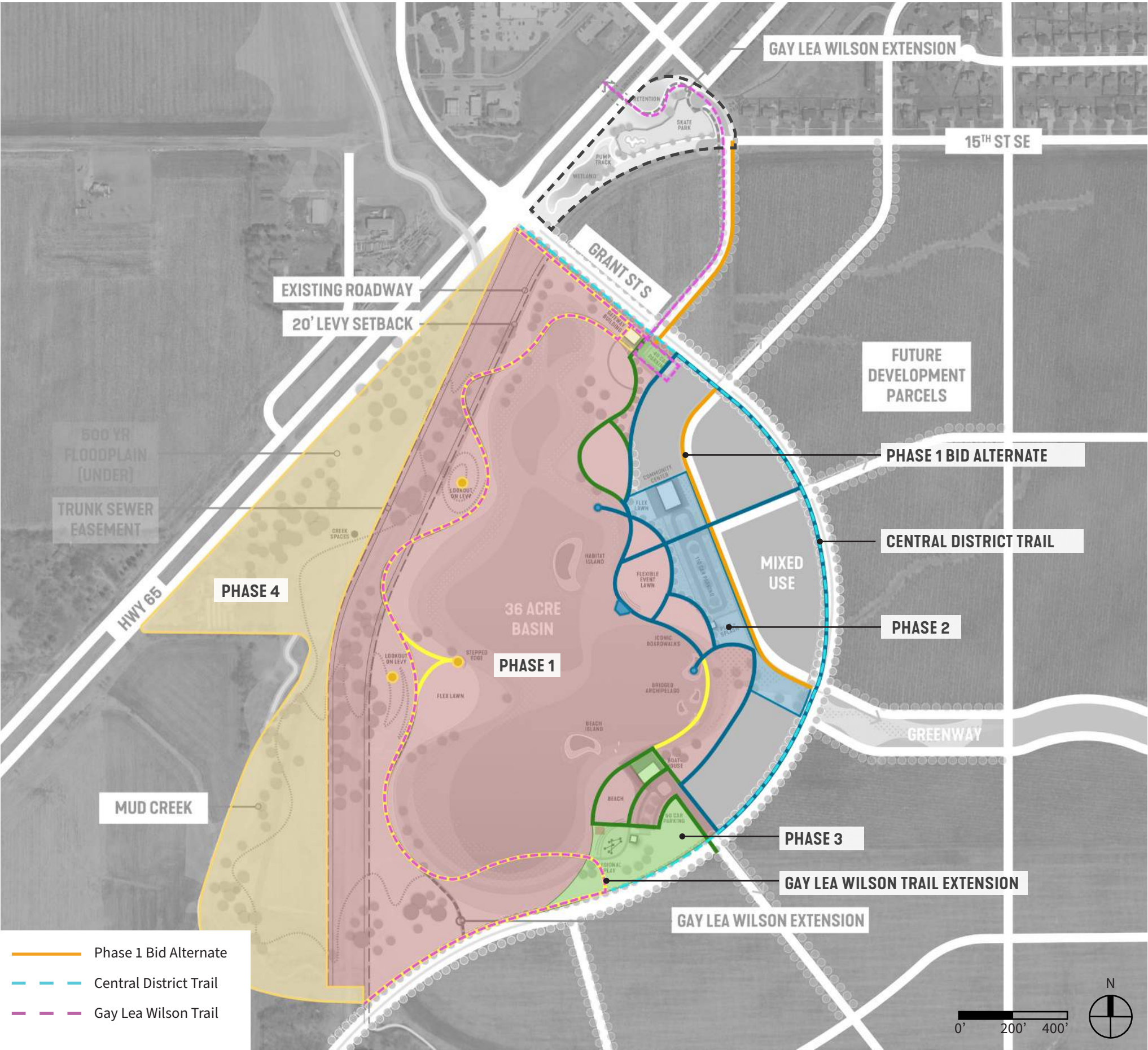


Integrated Stormwater Management

Phasing Plan

Legend

- Phase 1:** Central Park basin, levee, loop trail, north gateway and parking, flexible lawns, boardwalk
- Phase 2:** Community Blvd and parking, splash/play, greenway gateway, amphitheater
- Phase 3:** boathouse and parking, beach and additional trail and prairie restoration, regional destination playground,
- Phase 4:** boardwalks, gateway building, look outs and lookout trails, Mud Creek restoration
- The skate park component is a project that has its own prospective phases and can move independent of the phasing of the rest of Central Park.



Opinion of Probable Cost

The attached opinion of probable cost for construction describes the order of magnitude for anticipated costs for construction of the improvements shown in the master plan. Costs are based on construction costs from recently completed construction projects designed by SmithGroup and Veenstra & Kimm.

The costs are presented as the total cost for constructing all proposed improvements if built all at once in the 'Extended' column and also as they could be broken down over four phases.

The cost presented does not include cost for construction of Grant St S or other adjacent roads. There may be some cost 'sharing' between the Grant St S realignment project and this project that are NOT reflected in this estimate

Permitting

The following permits are expected for development of Central Park. Permitting would be part of future design. Most permit applications are developed when design of a site is roughly 50-60% designed.

Anticipated permitting includes:

- 1. Polk County Permits for Stormwater Control
- 2. City of Bondurant Building Permits
- 3. Iowa Department of Natural Resources, Floodplain Development
- 4. US Army Corps of Engineers.

The IDNR and USACOE permits will be prepared as a joint permit application. Additional reviews may be required depending on funding sources.

In addition, the following studies will be needed for the preparation of additional and final design:

- 1. Wetland Delineation
- 2. Identification of on-site and nearby State and Federally Threatened or Endangered species
- 3. Cultural and Archaeological Resources survey
- 4. Professional land survey to include topography, structures, waterways/floodways, delineated wetlands, above and below ground utilities, major or significant existing vegetation, easements or other legal accesses.

					Phase 1	Phase 2	Phase 3	Phase 4	Skatepark
		Quantity	Unit Price	Extended					
Generals	Mobilization	1	\$ 4,090,000	\$ 4,090,000	\$ 1,000,000	\$ 1,500,000	\$ 1,000,000	\$ 500,000	\$ 90,000
	Staking	1	\$ 222,000	\$ 222,000	\$ 100,000	\$ 40,000	\$ 40,000	\$ 30,000	\$ 12,000
	Erosion PPP Management	1	\$ 412,000	\$ 412,000	\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 12,000
Demo	Pavement Removal	12,500	\$ 10	\$ 130,000	\$ 120,000			\$ 10,000	
	Topsoil Strip/Salvage	150,000	\$ 5	\$ 770,000	\$ 600,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 20,000
	Topsoil Spread	75,000	\$ 7	\$ 501,000	\$ 375,000	\$ 30,000	\$ 30,000	\$ 50,000	\$ 16,000
	Clear and Grub	1	\$ 50,000	\$ 50,000	\$ 50,000				
	Pond Excavation	650,000	\$ 7	\$ 4,225,000	\$ 4,225,000				
	Islands	2	\$ 50,000	\$ 100,000	\$ 100,000				
	Levee Grading	1	\$ 100,000	\$ 100,000	\$ 50,000			\$ 50,000	
Site Prep	Sanitary Sewer	3,000	\$ 156	\$ 468,000	\$ 450,000				\$ 18,000
	Sanitary Manholes	6	\$ 15,000	\$ 90,000	\$ 90,000				
	Water Main	1	\$ 218,000	\$ 218,000	\$ 200,000				\$ 18,000
	Storm Sewer	1	\$ 540,000	\$ 540,000	\$ 300,000	\$ 100,000	\$ 100,000		\$ 40,000
	Electrical System	1	\$ 340,000	\$ 340,000	\$ 200,000	\$ 50,000	\$ 50,000		\$ 40,000
	Bank Stabilizations	5	\$ 60,000	\$ 300,000	\$ 250,000			\$ 50,000	
	Creek Grading	15,000	\$ 55	\$ 820,000	\$ 300,000			\$ 300,000	\$ 220,000
	Wetland Development	2	\$ 20,000	\$ 30,000	\$ 30,000				
Site	River/Water Edge Seating	6	\$ 50,000	\$ 300,000		\$ 100,000	\$ 100,000	\$ 100,000	
	Rock Outcroppings	1	\$ 300,000	\$ 300,000	\$ 300,000				
	Boardwalk	36,000	\$ 211	\$ 7,600,000		\$ 2,400,000		\$ 5,200,000	
	Kayak Access	225	\$ 200	\$ 45,000	\$ 45,000				
	Plaza	45,000	\$ 82	\$ 3,675,000	\$ 500,000	\$ 2,375,000	\$ 500,000		\$ 300,000
	Seating	25	\$ 4,160	\$ 104,000	\$ 15,000	\$ 40,000	\$ 30,000		\$ 19,000
	Multi Use Trails	20,000	\$ 85	\$ 1,700,000		\$ 500,000	\$ 500,000	\$ 700,000	
	Pedestrian Bridges	2	\$ 600,000	\$ 1,200,000	\$ 600,000			\$ 600,000	
	Parking	16,000	\$ 112	\$ 1,795,000	\$ 400,000	\$ 700,000	\$ 400,000	\$ 100,000	\$ 195,000
	C/G	6,000	\$ 50	\$ 300,000	\$ 100,000	\$ 100,000	\$ 100,000		
	Crushed Stone Surface	15,000	\$ 80	\$ 1,200,000	\$ 400,000		\$ 400,000	\$ 400,000	
	Paved Access	10,000	\$ 170	\$ 1,700,000	\$ 500,000	\$ 1,000,000		\$ 200,000	
	Retaining systems	3	\$ 100,000	\$ 300,000	\$ 50,000	\$ 100,000	\$ 100,000	\$ 50,000	
	Playground surfacing	45,000	\$ 37	\$ 1,650,000		\$ 700,000	\$ 950,000		
	Play Area 1	1	\$ 900,000	\$ 900,000		\$ 900,000			
	Play Area 2	1	\$ 2,500,000	\$ 2,500,000			\$ 2,500,000		
	Beach	2,500	\$ 100	\$ 250,000	\$ 250,000				
	Lighting/accent	1	\$ 523,000	\$ 523,000	\$ 100,000	\$ 250,000	\$ 100,000	\$ 50,000	\$ 23,000
	Landscaping	1	\$ 600,000	\$ 600,000	\$ 150,000	\$ 250,000	\$ 200,000		
	Swings	4	\$ 20,000	\$ 80,000		\$ 40,000		\$ 40,000	
	Native Grasses	19	\$ 12,211	\$ 232,000	\$ 190,000				\$ 42,000
	Lawn Areas	5	\$ 15,000	\$ 75,000	\$ 40,000				\$ 35,000
	Irrigation	2	\$ 109,000	\$ 218,000		\$ 200,000			\$ 18,000
	Gateway Building	1	\$ 700,000	\$ 700,000				\$ 700,000	
	Community Center	1	\$ 6,000,000	\$ 6,000,000		\$ 6,000,000			
	Boat House	1	\$ 3,750,000	\$ 3,750,000			\$ 3,750,000		
	Rest Rooms	1	\$ 250,000	\$ 250,000	\$ 250,000				
	Skate Equipment	1	\$ 1,300,000	\$ 1,300,000					\$ 1,300,000
Subtotal				\$ 52,653,000	\$ 12,580,000	\$ 17,475,000	\$ 10,950,000	\$ 9,230,000	\$ 2,418,000
Contingency 20 percent				\$ 10,530,600	\$ 2,516,000	\$ 3,931,875	\$ 2,737,500	\$ 2,538,250	\$ 664,950
Engineering, 20 percent				\$ 12,636,720	\$ 3,019,200	\$ 4,281,375	\$ 2,737,500	\$ 2,353,650	\$ 616,590
Total*				\$ 75,816,320	\$ 18,115,200	\$ 25,688,250	\$ 16,425,000	\$ 14,121,900	\$ 3,699,540
*Does not include acquisition costs.									\$ 78,049,890



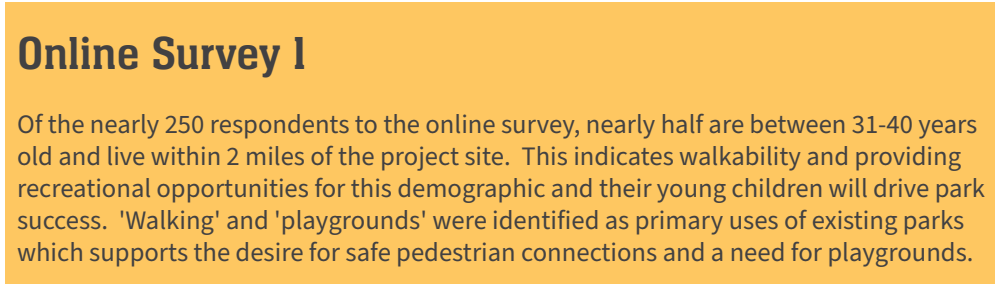
Appendix
Feedback from Surveys and Public Input Meetings

Online Survey I

Of the nearly 250 respondents to the online survey, nearly half are between 31-40 years old and live within 2 miles of the project site. This indicates walkability and providing recreational opportunities for this demographic and their young children will drive park success. 'Walking' and 'playgrounds' were identified as primary uses of existing parks which supports the desire for safe pedestrian connections and a need for playgrounds.

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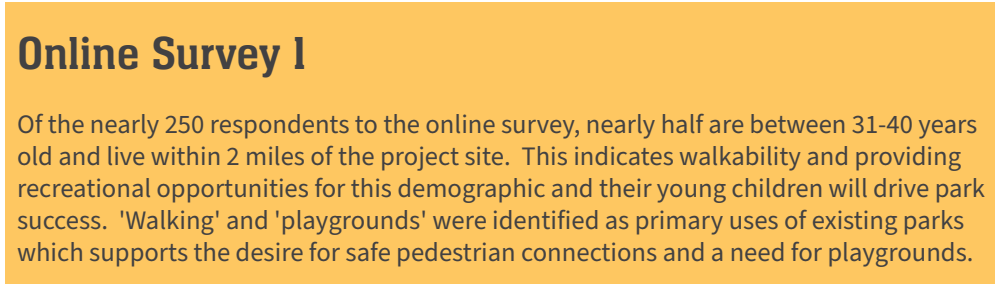


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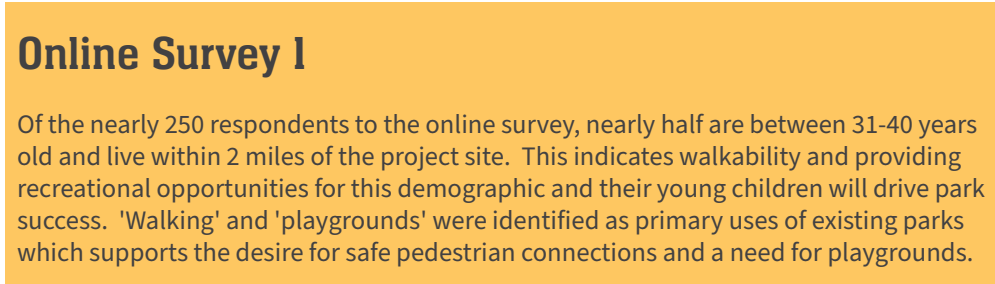
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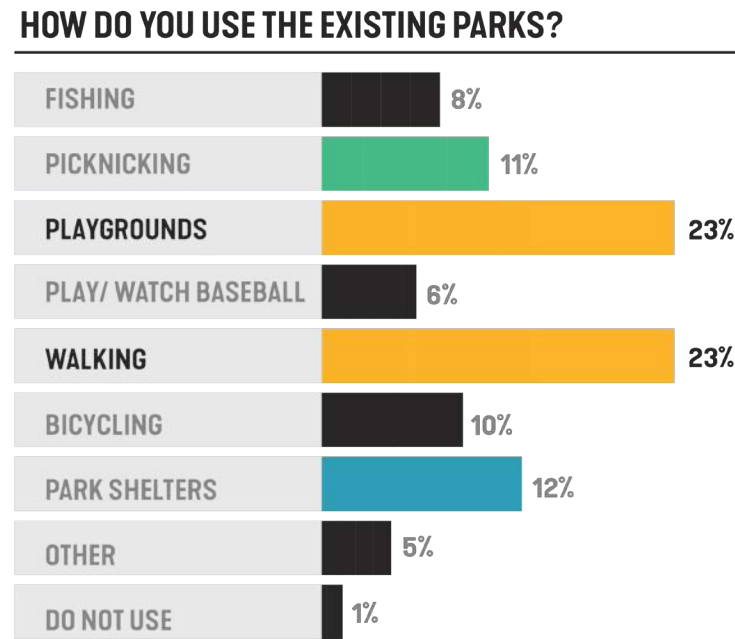
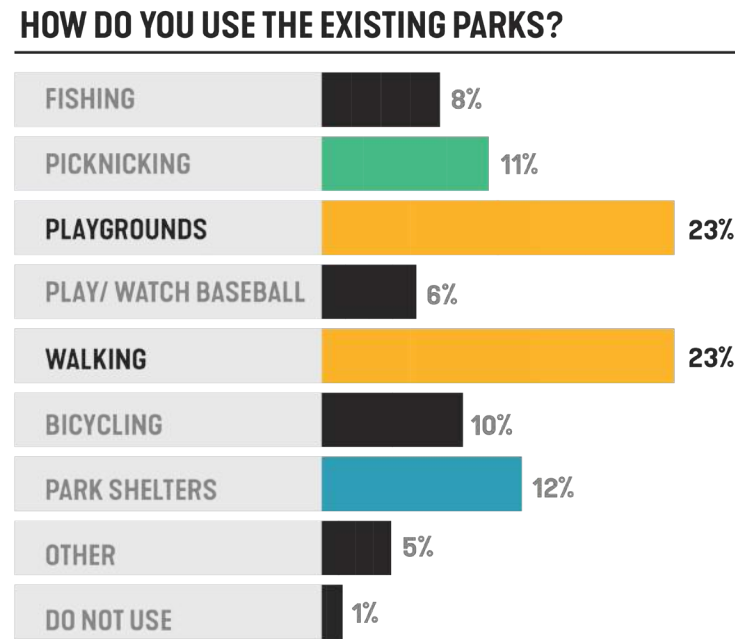
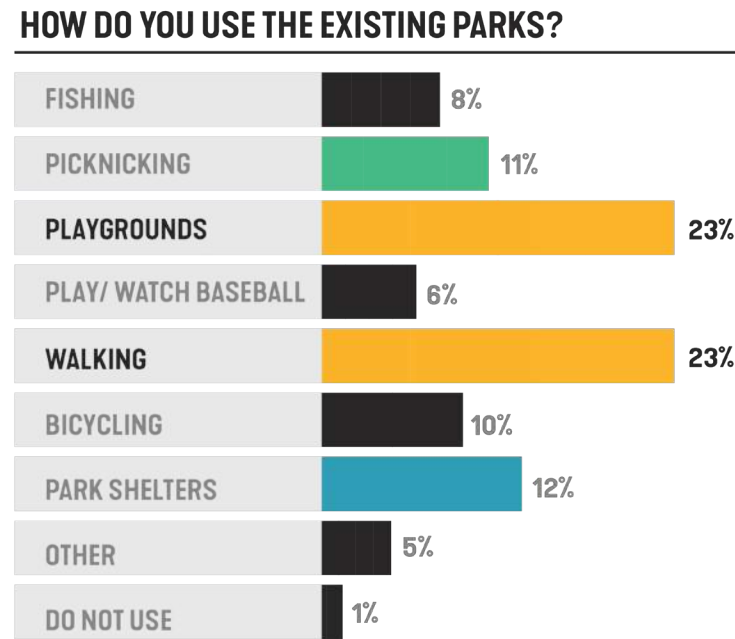
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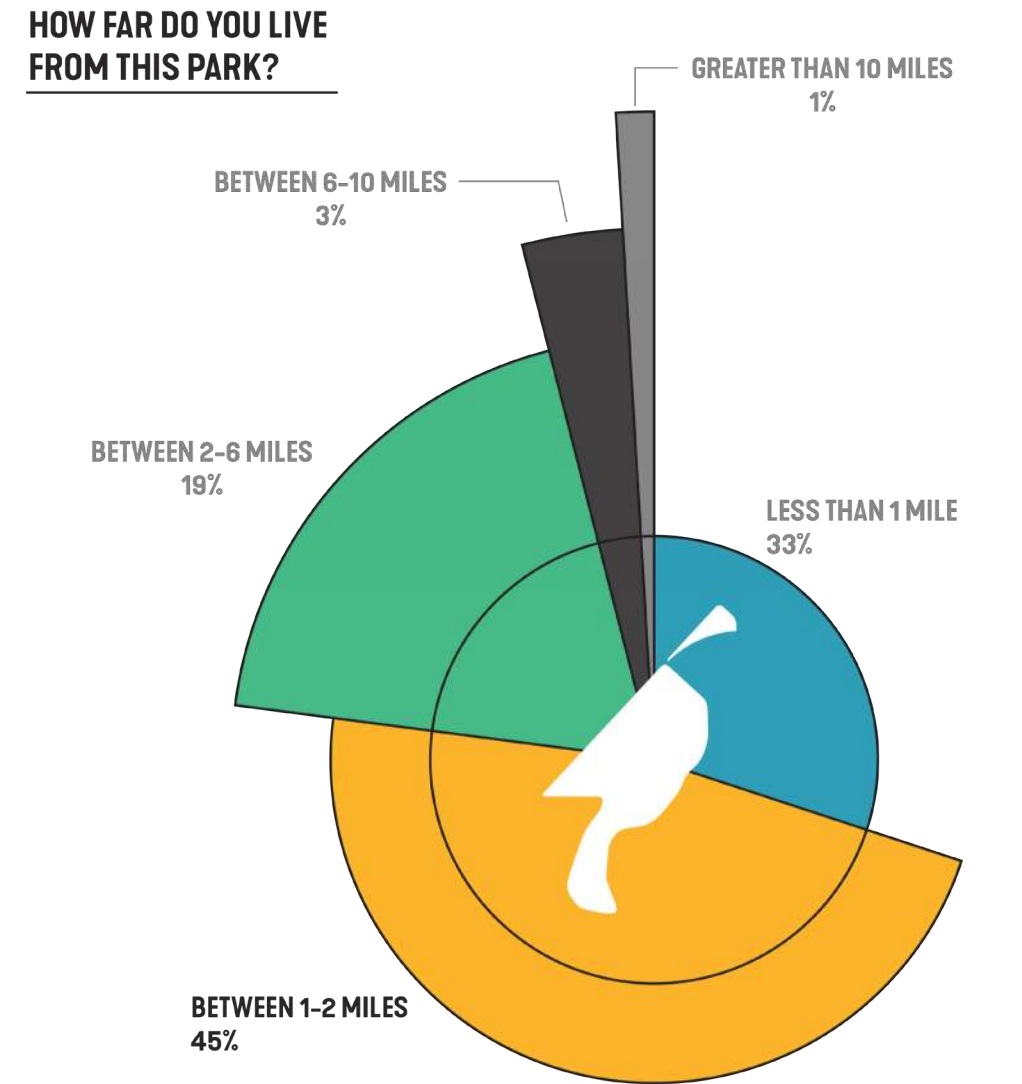
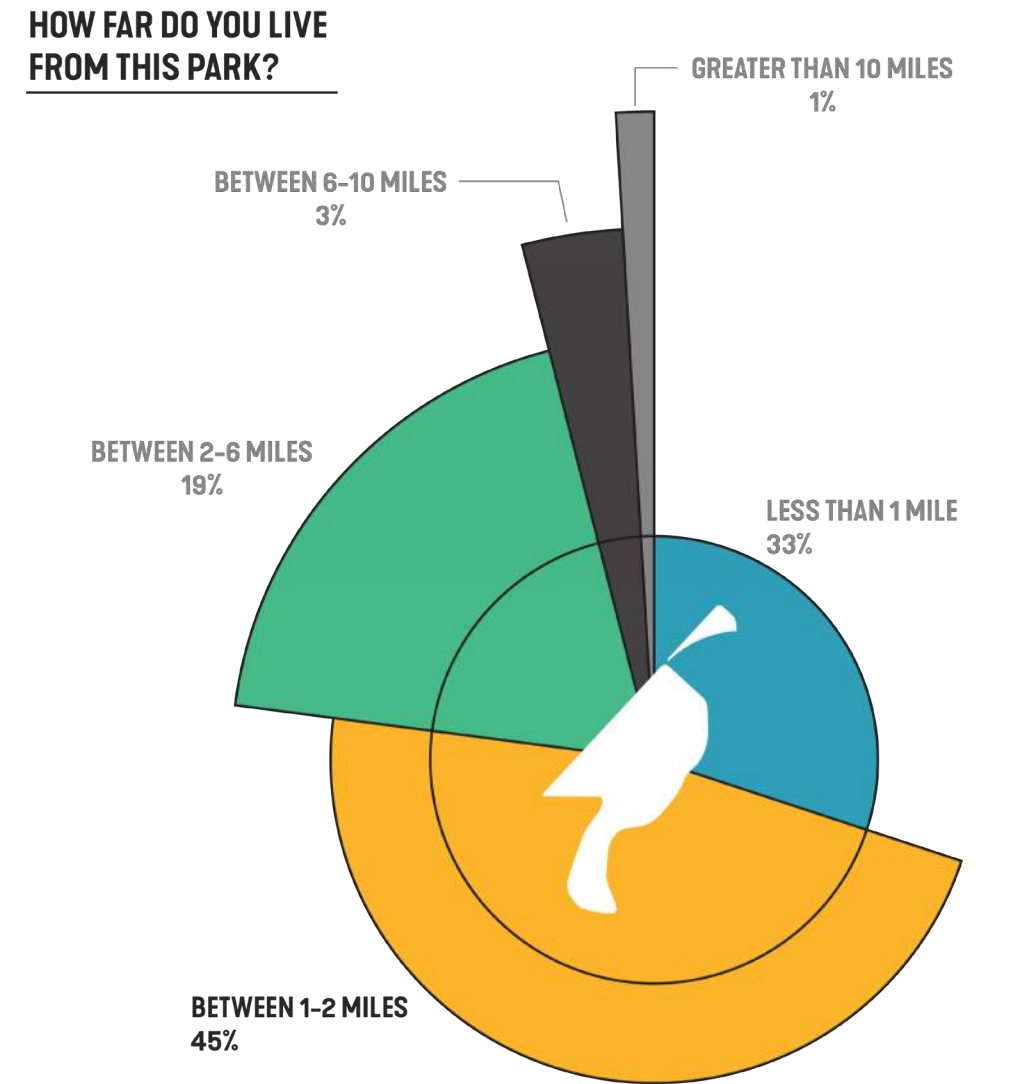
HOW DO YOU USE THE EXISTING PARKS?

FISHING	8%
PICKNICKING	11%
PLAYGROUNDS	23%
PLAY/ WATCH BASEBALL	6%
WALKING	23%
BICYCLING	10%
PARK SHELTERS	12%
OTHER	5%
DO NOT USE	1%



HOW FAR DO YOU LIVE FROM THIS PARK?

Distance Range	Percentage
LESS THAN 1 MILE	33%
BETWEEN 1-2 MILES	45%
BETWEEN 2-6 MILES	19%
BETWEEN 6-10 MILES	3%
GREATER THAN 10 MILES	1%

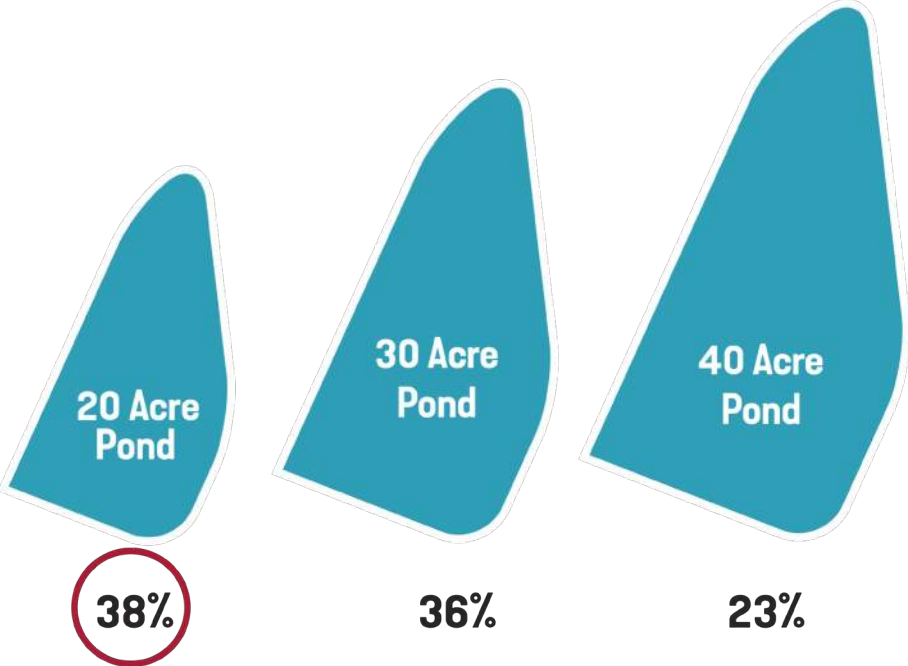


HOW DO YOU USE THE EXISTING PARKS?

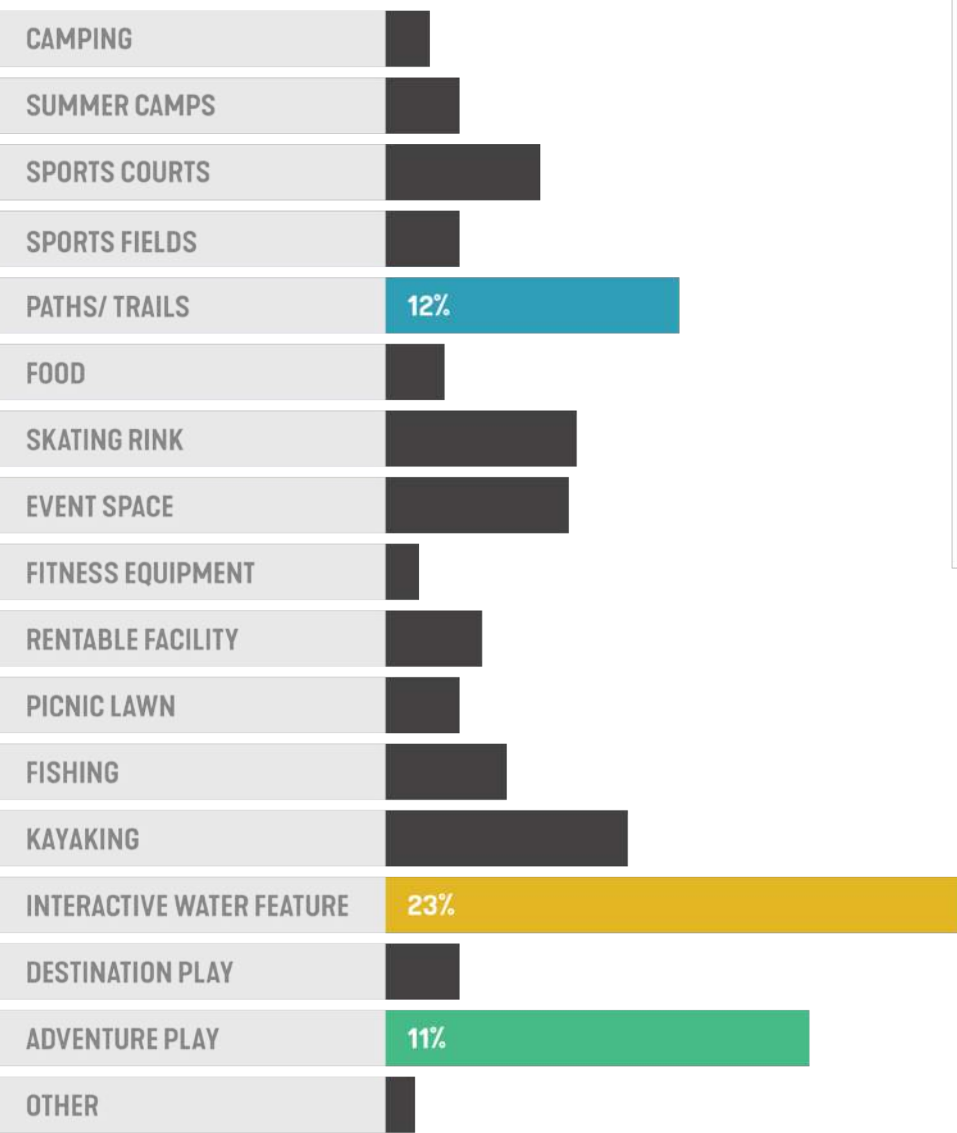
ARE THERE EVENTS YOU WOULD LIKE TO SEE IN BONDURANT THAT ARENT AVAILABLE TODAY?



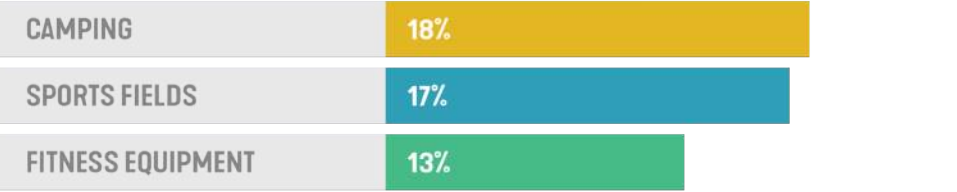
WHAT PROGRAMMATIC FEATURES ARE MOST IMPORTANT ON SITE?



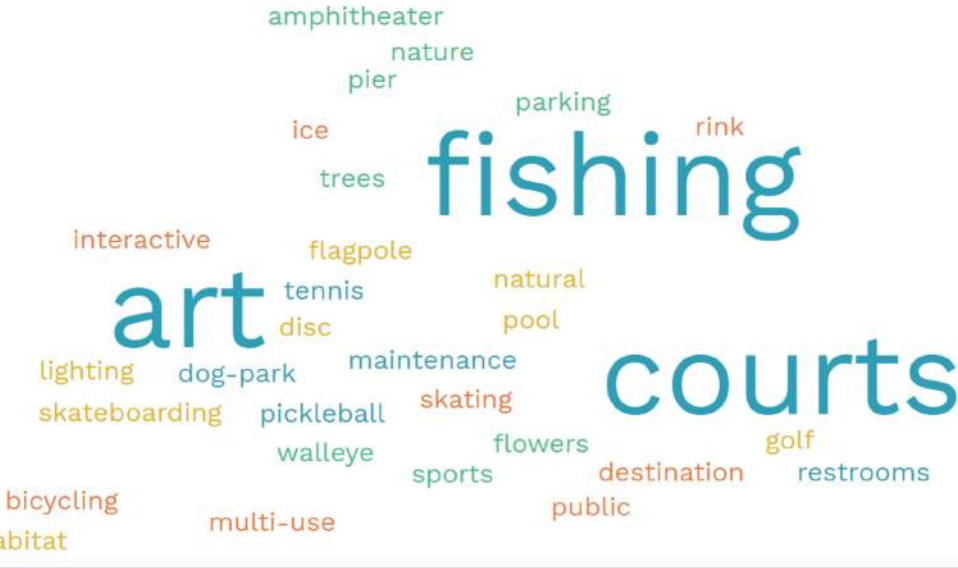
I WOULD LIKE TO SEE...



I DO NOT WANT TO SEE...



WHAT DID WE MISS?



THIS PROJECT WILL BE SUCCESSFUL IF...



Public Input Meeting I

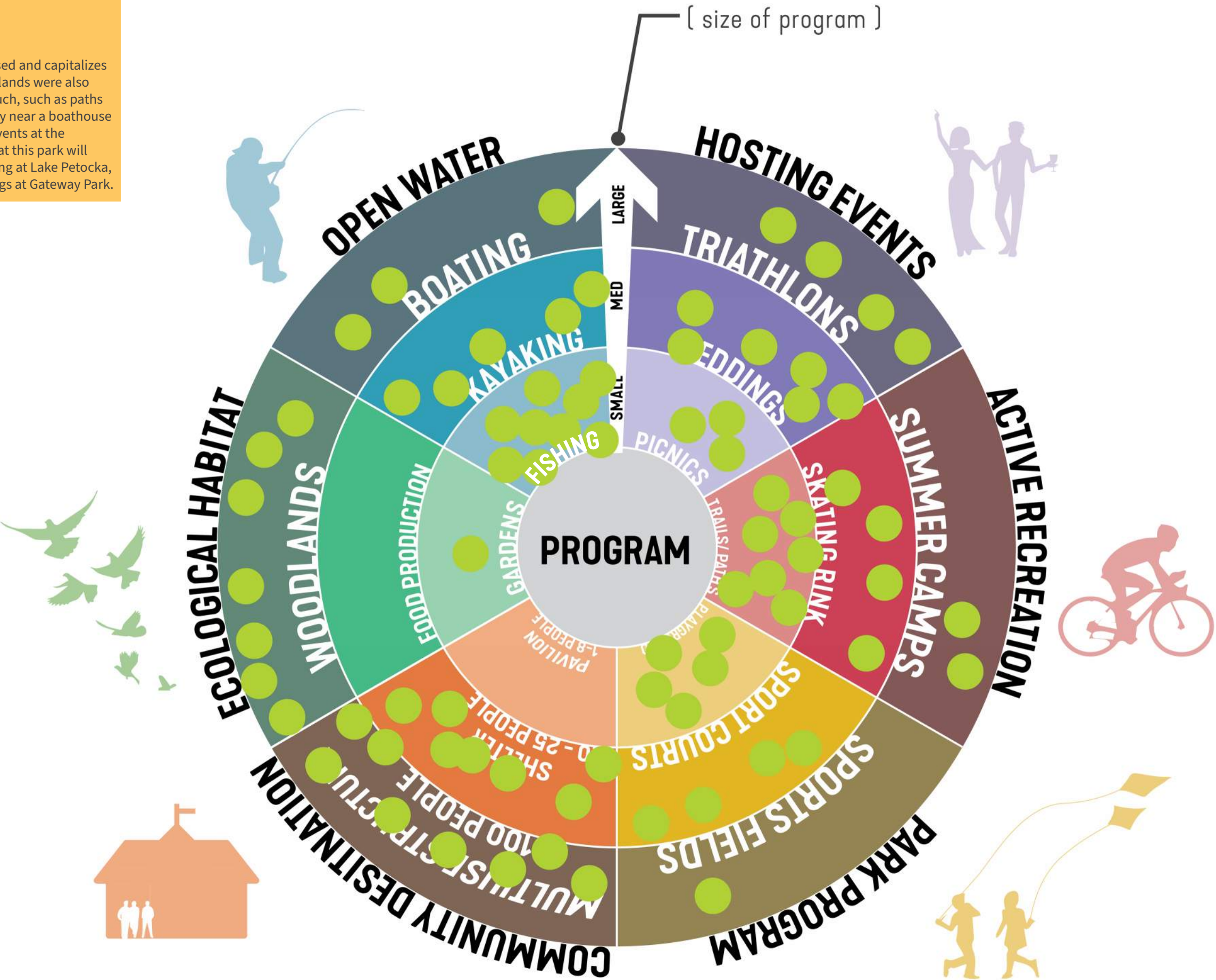
The public gravitated toward park programming that is seasonal based and capitalizes on Bondurant's scenic beauty such as ice skating and fishing. Woodlands were also selected to provide ecological habitat. Programming with a light touch, such as paths and trails, are preferred park-wide with concentrated areas of activity near a boathouse or community center. The future community center will host civic events at the park or be rented for private functions for 150-200 people. The uses at this park will complement the uses of other public spaces in Bondurant such fishing at Lake Petocka, active sports in the complexes, and small-scale community gatherings at Gateway Park.

WHAT IS MOST IMPORTANT?

Each segment of the circle depicts a potential programmatic activity on site. They are arranged by program type and size of activity. Activities requiring a small amount of space are near the center and larger activities are on the outside ring.

VOTE FOR YOUR PREFERENCE

Record your vote by placing a dot on the programmatic element you most want to see on site.



Public Input Meeting I

Programs that are non-intensive are preferred, such as trails and adventure based recreation. The community also desires a well-connected path system for 5K events, flexible plazas that could be converted to skating rinks in the wintertime, and a rentable facility.

I WOULD LIKE TO SEE
I DO NOT WANT TO SEE



Place a **green dot** for programmatic elements you would like to see on site.



Place a **red dot** for items you do not want to see on site.

Great Lawn / Picnic Lawn	
Rentable Facility	
Fitness Equipment	
Event Space	
Skating Rink	
Food	
Adventure Play	
Destination Play	
Interactive Water Feature/ Splash Play	
Kayaking	
Fishing	
Multiuse Paths/ Trails	
Sports Fields	
Sports Courts	
Summer Camps	
Camping	

additional thoughts?

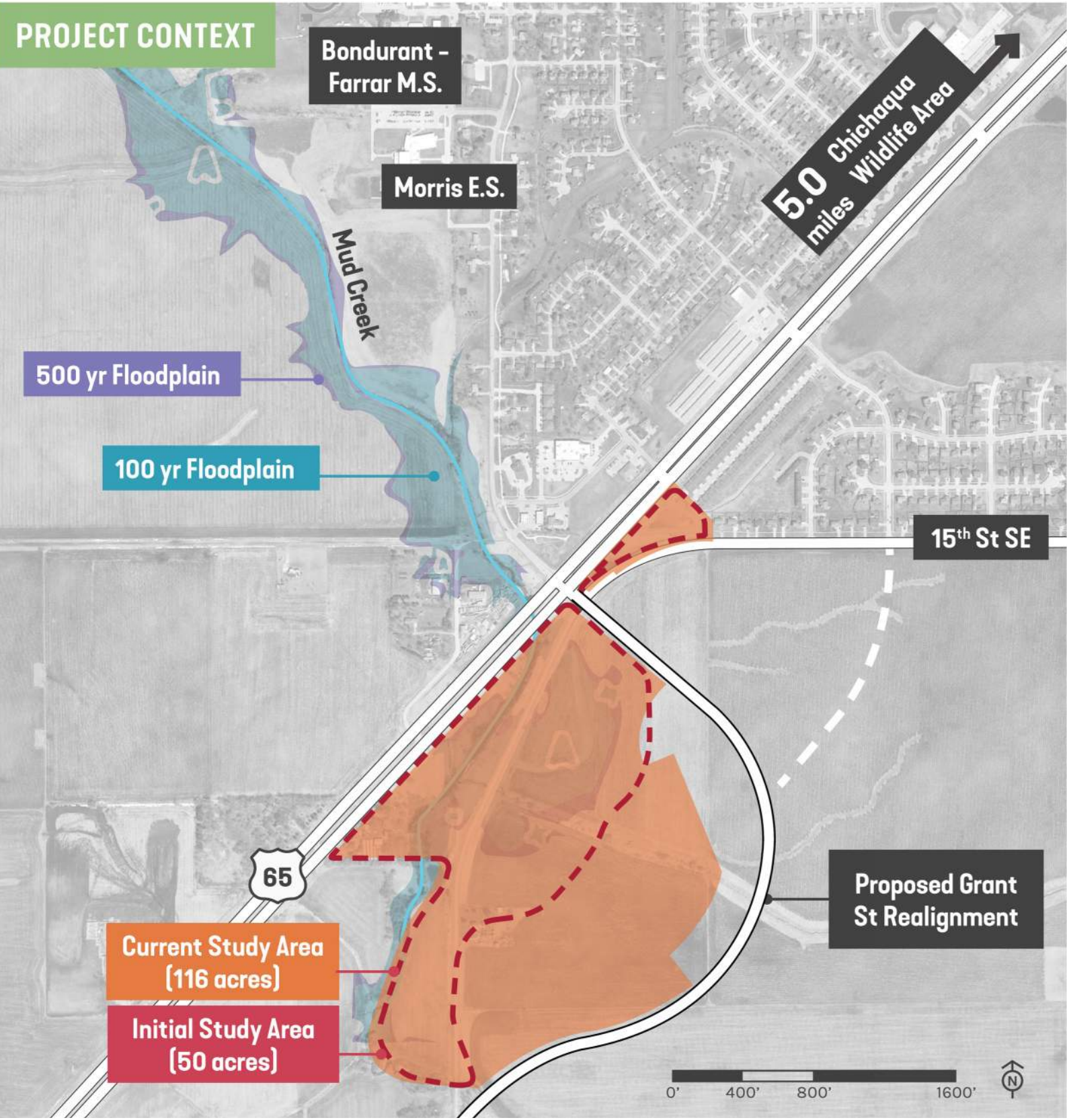
write them here

SLEDDING HILL
FUTSAL
HANDICAP PLAY EQUIPMENT
PERMANENT RESTROOMS
BUILDING TO HOST EVENTS
PRESERVE MATURE HEALTHY TREES
SWIMMING AREA
RUNNING TRAILS
FOOD TRUCK AREA
HABITAT

Public Input Meeting I

Project context and initial project drivers were presented at the first public meeting. The participants voted on what scale of water body they would like to see, with most preferring a 'large, but not too large' approach so the park had room for other

activities such as play and plaza space. Water-based recreation is a favorite including paddleboarding, kayaking, and fishing. A beach, boathouse, and community center are also among the favorite programs selected by the community.



VOTE FOR YOUR PREFERENCE

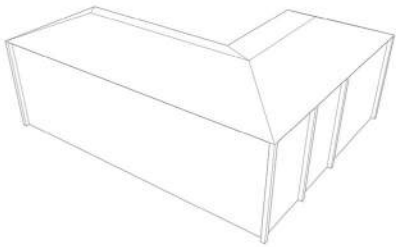
Open Space Oriented A	20 Acre Pond <i>Along with a 20 A pond, the site can also fit:</i> - large community center for events of +100 people - sports fields + flexible lawn space - network of multi-use paths with picnic areas - ecological habitat - summer camps - fishing + kayaking
Water Oriented B	30 Acre Pond <i>Along with a 30 A pond, the site can also fit:</i> - community center for events of 50-100 people - sports courts - garden space - dog park and trails - water-based ecological enhancements
Water Centric C	40 Acre Pond <i>Along with a 40 A pond, the site can also fit:</i> - rentable picnic pavilions for fewer than 100 people - multi-use path around lake - fishing/ kayaking/ boating - water-based ecological enhancements

Public Input Meeting I

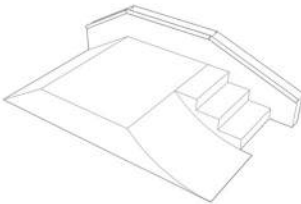
To start the discussion on the future skate park, the design team prepared playing pieces with typical elements found in a skate park such as ramps, pipes, stair sets, and pools. The public were asked to vote for their favorites, and if inclined, lay the pieces out to compose a skate park design. Most participants liked the idea of including some, if not all, of these elements, but suggested to visit with the skateboarding community to specifically understand what a successful skate park looks like here.

TYPICAL ELEMENTS

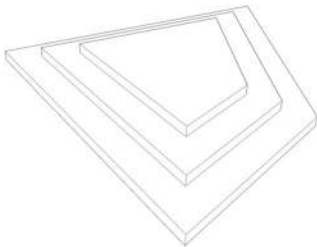
STRUCTURES



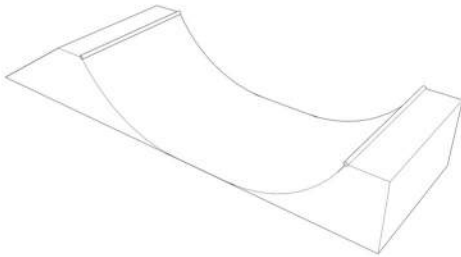
RAILS + STAIRS



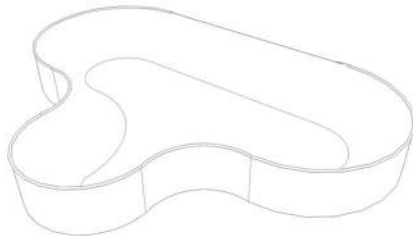
PLANTERS



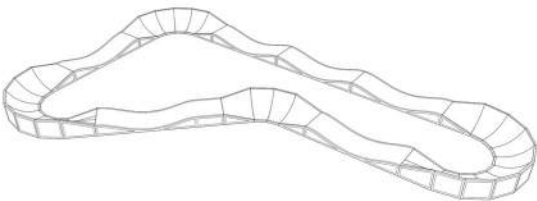
RAMPS + PIPES



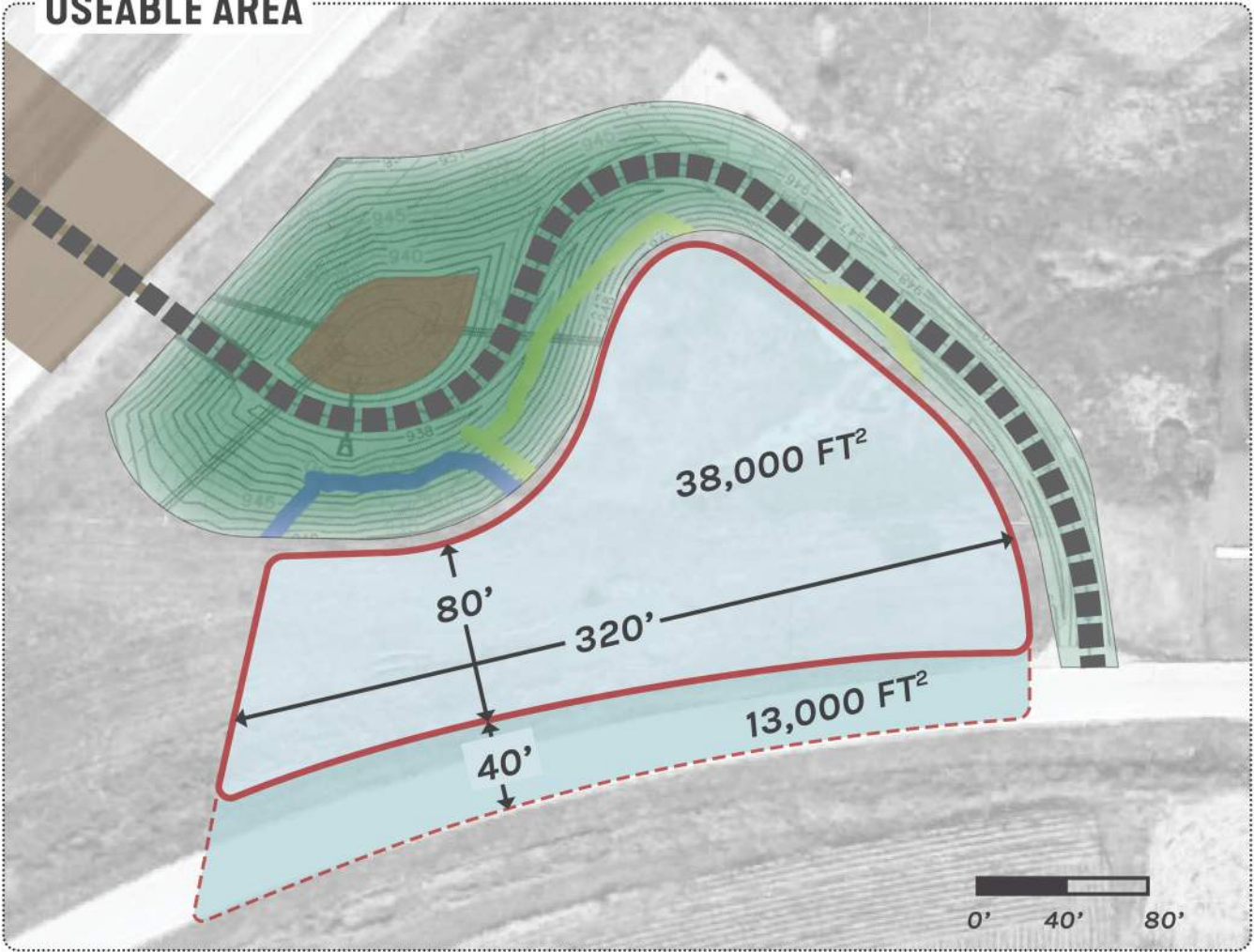
POOLS/ BOWLS



PUMP TRACK



USEABLE AREA



Public Input Meeting I

Skate park precedents were presented to the public to solicit feedback. Major takeaways include 1) identifying a unique, signature piece to define this skate park, 2) integrating stormwater management to create a consistent them with the overall park, 3) creating an accessible, inclusive place for a variety of skill levels

SKATEPARK PRECEDENTS



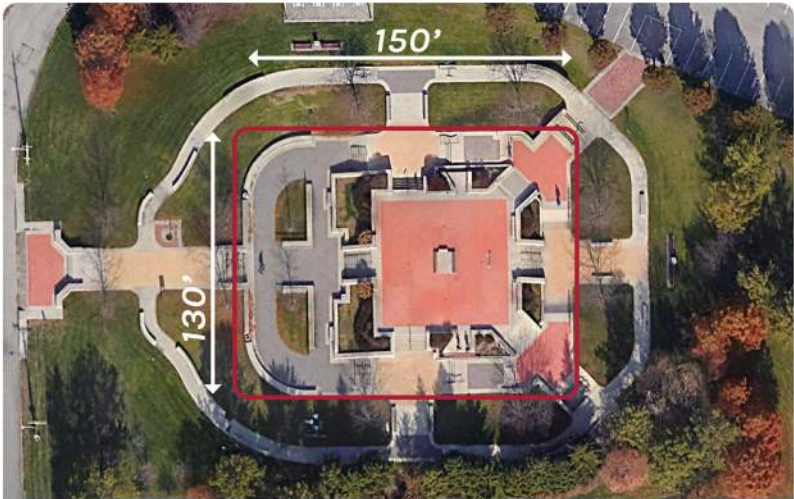
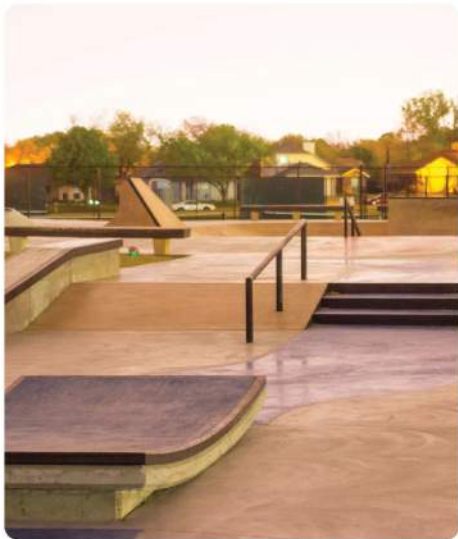
GRINNELL SKATEPARK: 5,500 FT²



AMERICAN LEGION (WDM, IA) : 6,400 FT²



OAKLAND PARK (PONTIAC, MI): 18,000 FT²



DC SHOES (KETTERING, OHIO): 20,000 FT²



ANN ARBOR SKATEPARK (MI) : 23,000 FT²



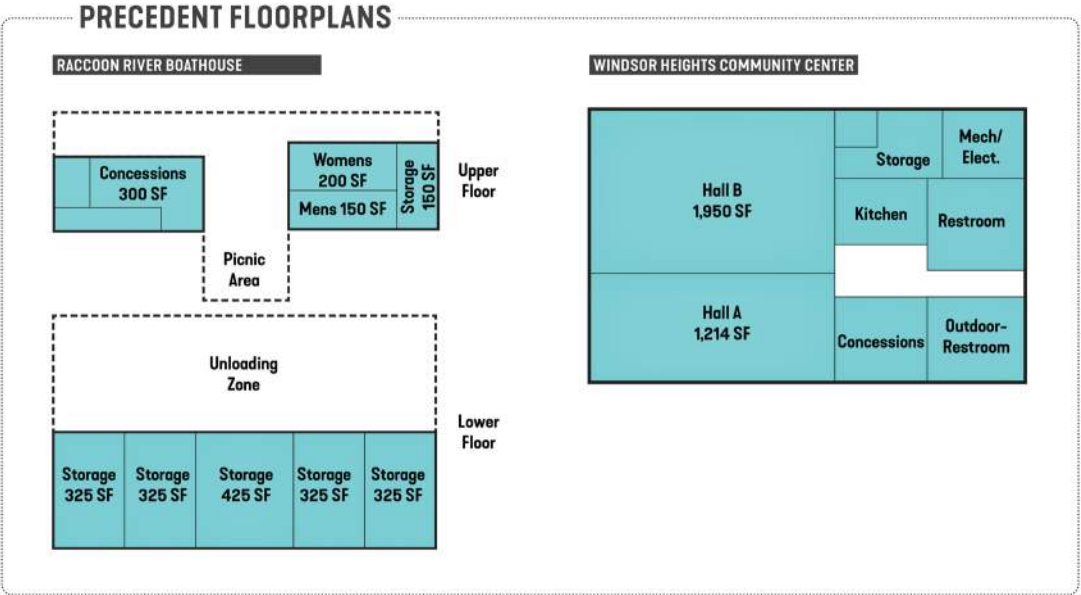
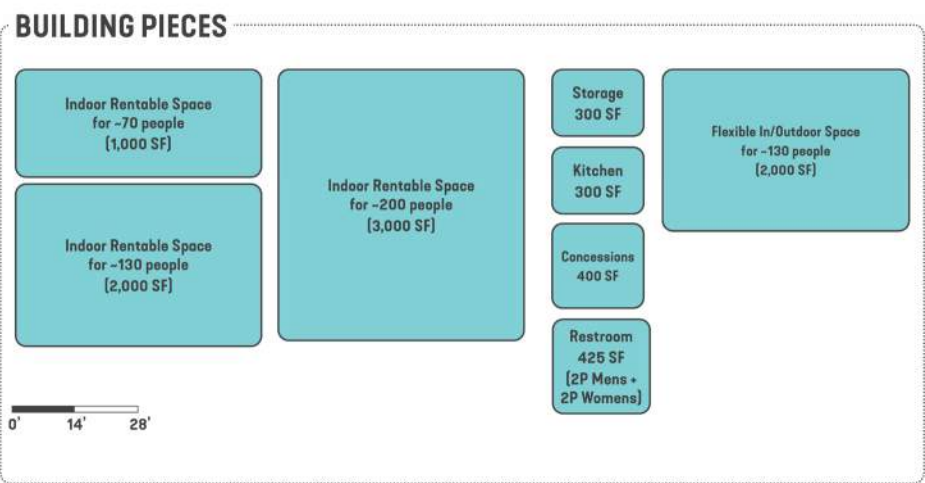
MCPIKE PARK (MADISON, WI) : 24,000 FT²



Public Input Meeting I

The notion of a community center was explored in both form and function. A modern, elegant, performance-based building that supports ecology with green roofs, energy generation, and water reuse is preferred. Buildings with glassy facades and flat roofs that extend over an outdoor plaza supports the community's vision. The building will also serve as a social generator hosting community-wide events or a smaller, private gatherings, such as weddings or graduations.

DESIGN YOUR COMMUNITY CENTER



Additional Thoughts?

Write them here

SLEDDING HILL

PERMANENT
RESTROOMS, NOT
PORTAPOTTIES

SWIMMING AND
KAYAKING AREAS

MAKE THIS
A DRAW FOR
SURROUNDING
COMMUNITIES

FUTSAL-SIZED
MINI PITCHES

HANDICAP PLAY
EQUIPMENT

TREES, KEEP THE
MATURE HEALTHY
TREES

ATTRACT
WILDLIFE

INDOOR BUILDING
TO HAVE SMALL
EVENTS

LOTS OF RUNNING
AND WALKING
TRAILS

FOOD TRUCK
AREA

Public Input Meeting 2

Alternatives were presented to the public in the second input meeting. Overwhelmingly, the community supports the idea of a series of small, but interconnected lakes composing a blue trail over the idea of a singular, expansive body of water. The town center development pattern facing the water with public spaces tucked into the waters eddies is an intriguing idea that was taken forward to drive the preferred site plan.

Beyond the concepts, park composition was explored through a 'build-a-park' exercise were stakeholder and the public were asked to arrange their preferred park scheme using a kit-of-parts of park features including various shaped water bodies, playgrounds, community centers, and parking lots.



This concept is composed of a single-part water body fronting mixed use with primary open space to the south.



Concept B shapes the water into two main bodies with primary gathering space linking the mixed use development.



The third concept forms a multi-part water body with uses and open space nestled around the water.

Public Input Meeting 2

Quickly in the second public meetings, an idea to keep the park naturalized and have two nodes of activity arose. The first node at the community center will have the most intense usage and accommodate the most parking. This will serve as the front door to the park and will face future development. Physically separate, but visually linked, will be a second node with recreation-based activities including a boathouse, beach, and nature play. The boathouse will include flexible space that can used for learning sessions or small group activities.

WHAT PROGRAMMATIC FEATURES ARE MOST IMPORTANT ON SITE?



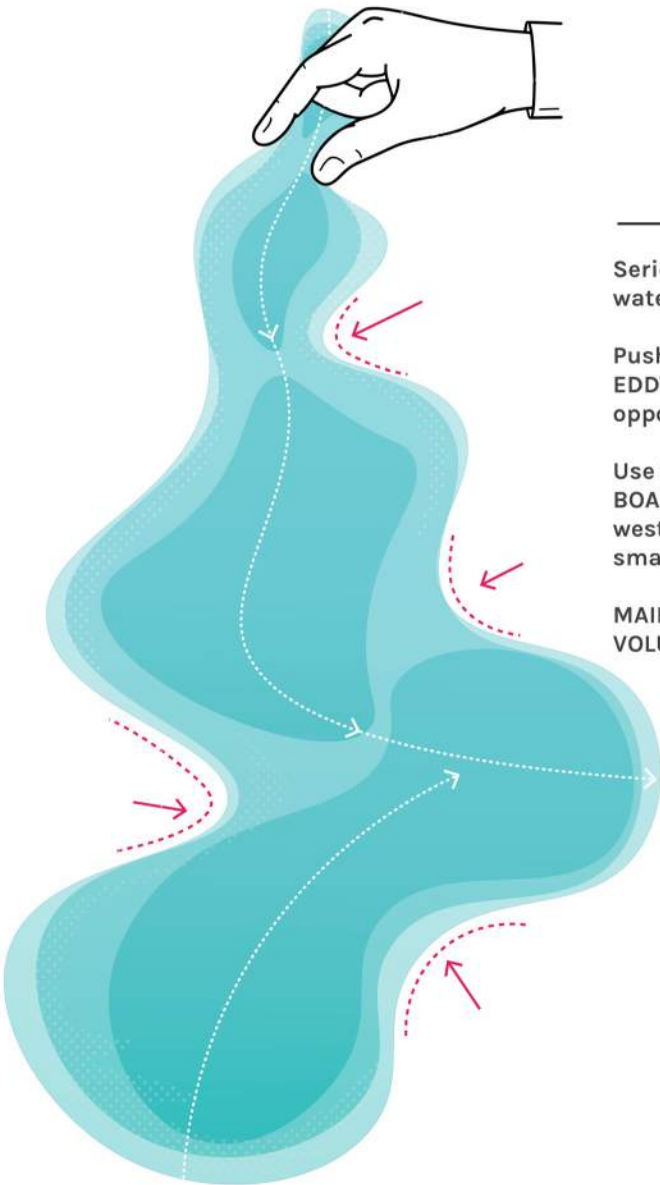
COMMUNITY CENTER
~175 PEOPLE



ACTIVE
WATER REC



SEASONAL EVENTS



WATER BODY

Series of SMALL, CONNECTED water bodies forming a blue trail

Push and pull edges to CREATE EDDY SPACES for programmatic opportunities

Use the PINCH POINTS FOR BOARDWALKS + BRIDGES to the west side of the park to create smaller loops

MAINTAIN 30 acres for adequate VOLUME for water storage



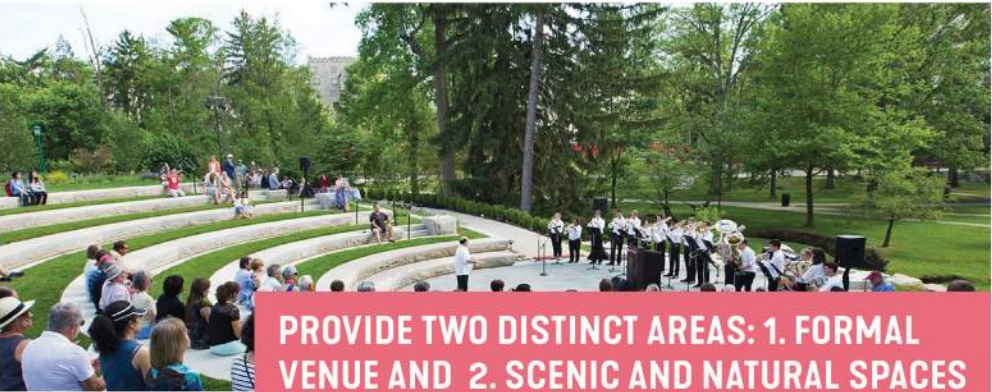
ENGAGE THE WATER: ADD A BEACH!



PROVIDE SEASONAL INTEREST: SPLASH TO ICE SKATING



MAXIMIZE VIEWS OF WATER: INTEGRATE OVERLOOKS AND BOARDWALKS



PROVIDE TWO DISTINCT AREAS: 1. FORMAL VENUE AND 2. SCENIC AND NATURAL SPACES



FORMAL NODE that relates to commercial development and DISTINCT from the BOATHOUSE NODE

Include MULTIPLE HALLS that can be combined to accommodate both small and LARGE EVENTS.



FLEXIBLE SPACE with the ability for INDOOR events to EXPAND OUTDOORS with covered space

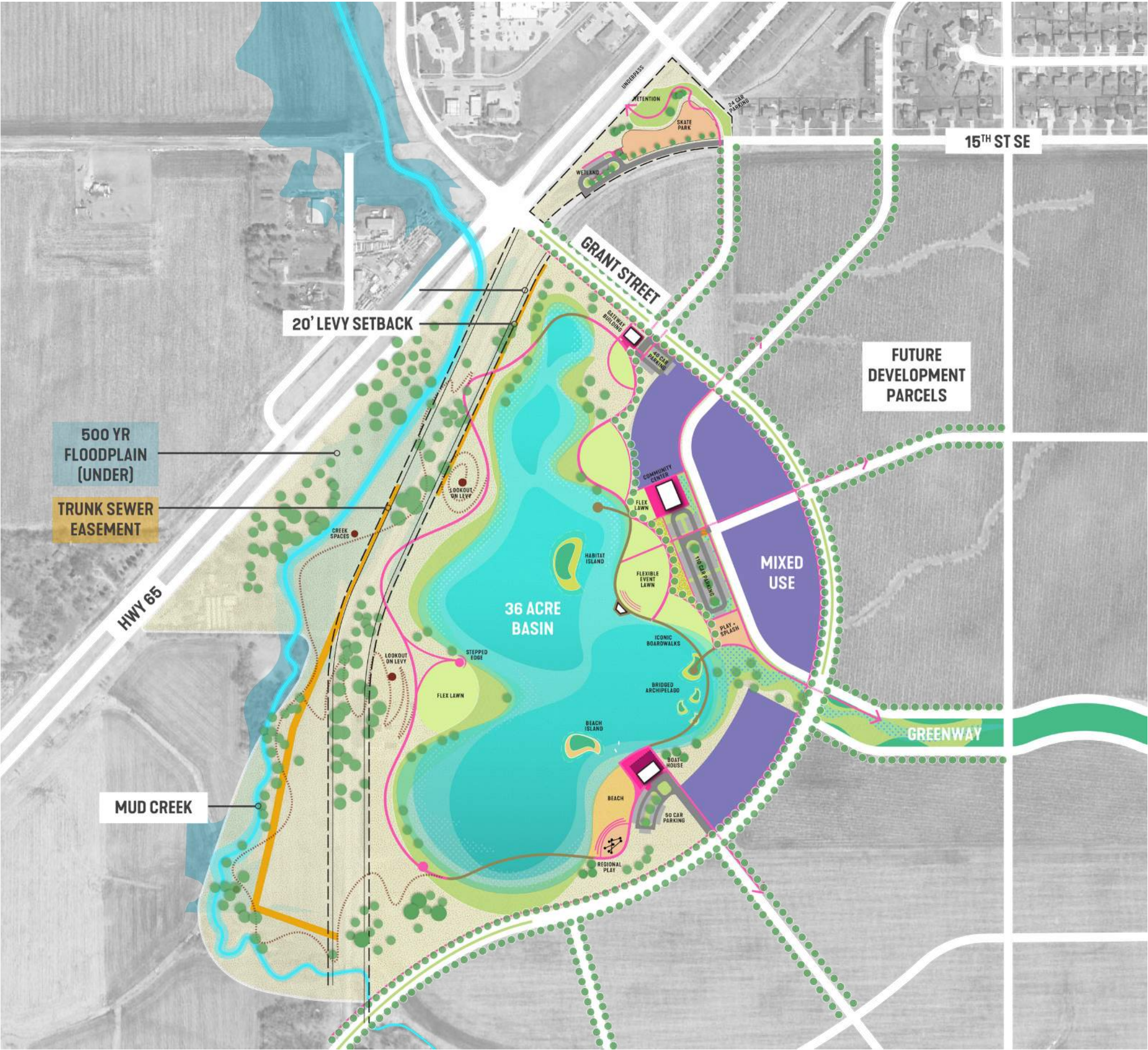


SUSTAINABLE and forward focused in style and function

Grand, PROMINENT STRUCTURE with patio space and overlooks

Public Input Meeting 3

The preferred site plan was presented at the third public meeting.

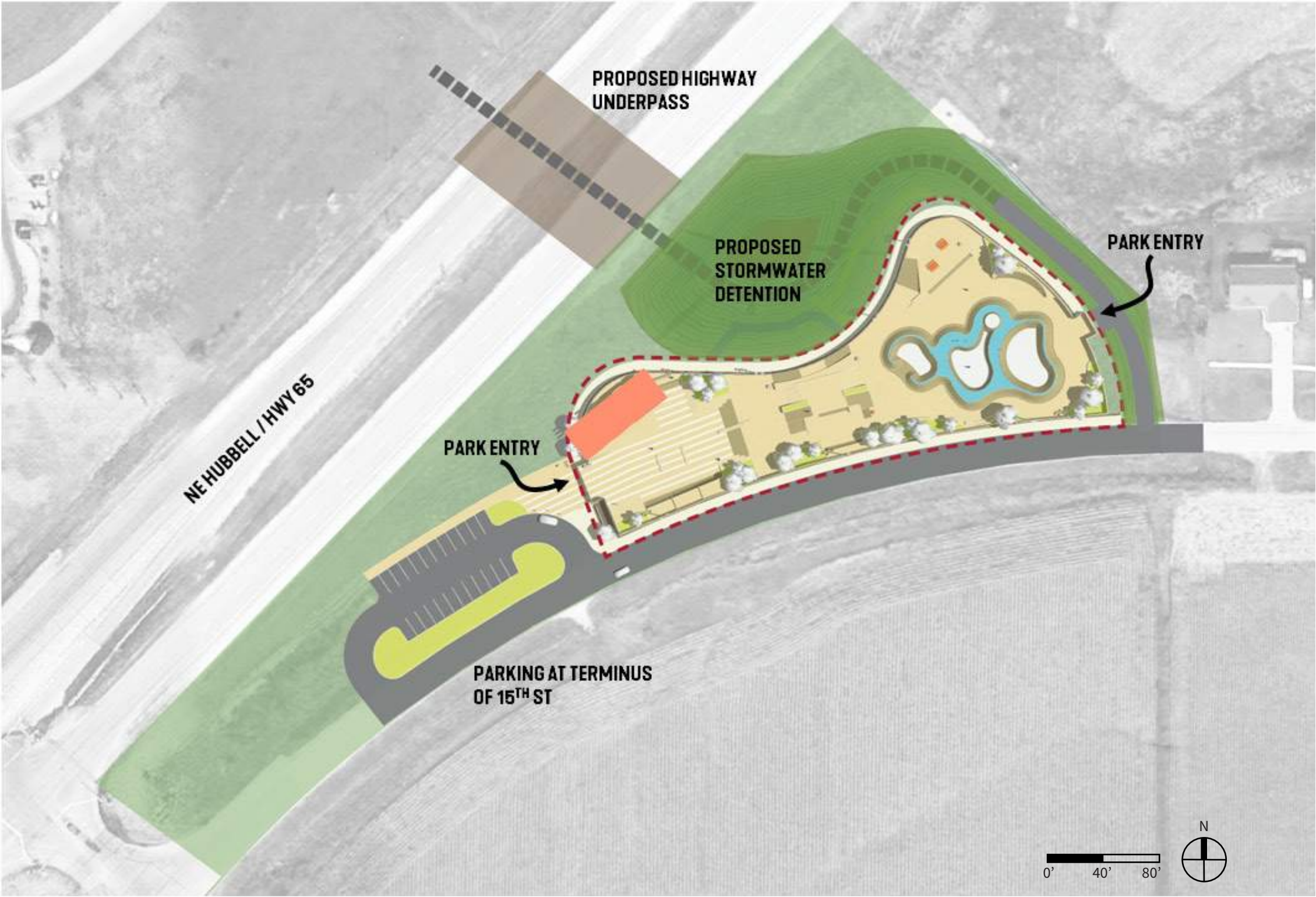


Public Input Meeting 3

The skate park concept was presented at the third public input meeting. The public liked the series of three rooms to accommodate a phased approach and to create flexibility in the scheme to adapt if community thoughts around the skate park shift.

The bowl was the favorite skate feature and serves as the distinguishing feature in the park. This feature is strong enough to draw skaters to the park and provide a complete experience without other features. It could be coupled with planting and be successful. Other well-received features include a transition area and a civic plaza. These add to the flexibility and variety offered in the skate park and welcomes a wider-variety of citizens.

SKATE PARK



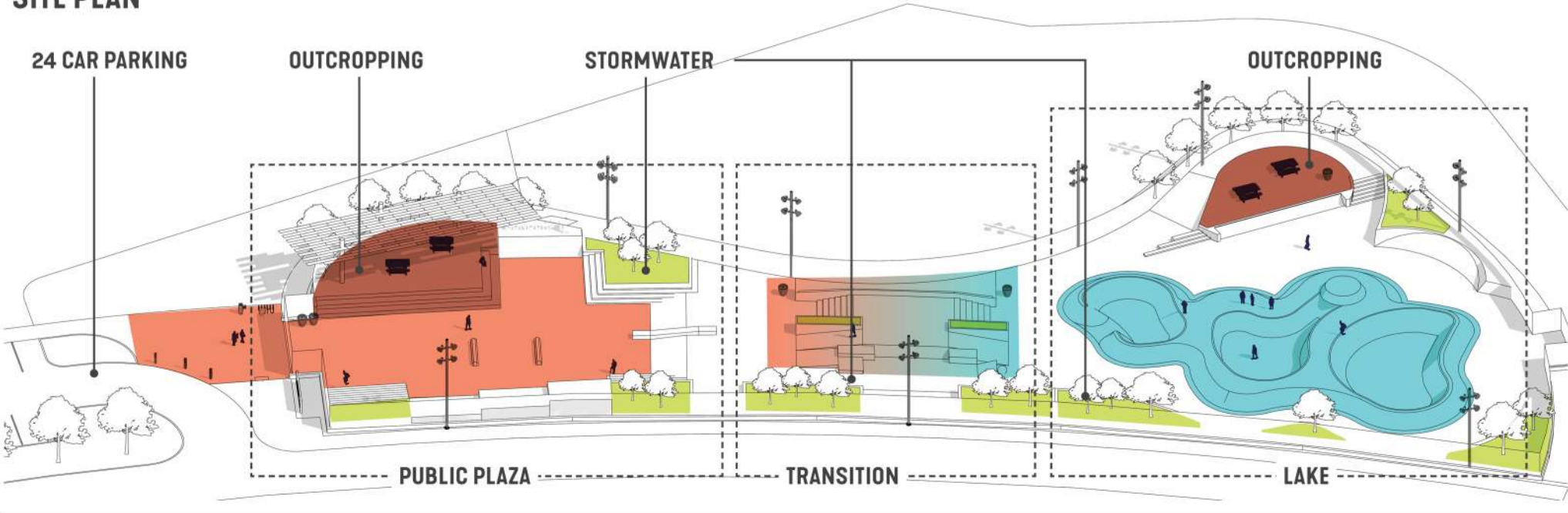
Public Input Meeting 3

A site plan concept was presented during the third public meeting which included three distinct rooms. This idea was carried forward to the preferred plan with a few adjustments. The skate community specifically wants a minivert and graffiti walls in the park. Vehicular parking on the eastern side of the park allows 15th Street to be

terminated earlier and to avoid wetlands and utilities. The park entry faces the parking on the east, thereby mirroring the skate park elements so the pool is on the west and entry plaza on the east. Accommodate 12' minimum around the park for maintenance vehicles. All roadway designs are to accommodate a fire-truck. Other elements to include: site lighting, perimeter fence, entry sign, site furnishings (tables, water receptacles, recycling, bike racks, water fountains).



SITE PLAN



MAIN FEATURE - WATER BODY POOL



ENTRY PLAZA



MAIN FEATURE - WATER BODY POOL



CIVIC PLAZA



RAISED BOWL



INTEGRATED STORMWATER

PRECEDENT IMAGERY





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

Item No. 5.g.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution approving Change Order No. 2 for removal of debris from drainage swales for the Eagle Park Restoration Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve the change order #2 in the amount of \$3,850 related to the need to remove broken concrete debris from two drainage swales off the west end of 3rd St. NW and 5th St. NW. The scope of the amount of debris was unknown at the time of design, and staff had hoped to be able to reuse some of this to create a bed for erosion control at the storm outfalls.

Staff determined it would be best to remove the debris and place clean erosion control rock in these areas. This change order represents the time and material cost from the contractor.

FUNDING SOURCE: Stormwater Bond/ Grant funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-230
2. Eagle Park Change Order No. 2

CITY OF BONDURANT
RESOLUTION NO. 221107-230

RESOLUTION APPROVING CHANGE ORDER NO. 2 TO SYNERGY CONTRACTING
FOR THE EAGLE PARK RESTORATION PUBLIC IMPROVEMENT PROJECT IN THE
AMOUNT OF \$3,850

WHEREAS the Eagle Park Restoration Public Improvements Project Change Order No. 2 was submitted on October 20th, 2022; AND

WHEREAS the change order no. 2 is for concrete debris removal from the Eagle Park Restoration Project Contract; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the change order no. 2 to Synergy Contracting in the amount of \$3,850 hereby approved.

Passed this 7th day of November 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

CHANGE ORDER NO.: 2

Owner: City of Bondurant
 Engineer: EOR, Inc.
 Contractor: Synergy Contracting
 Project: EP Impvts/Ditch 2 Planting
 Contract Name: Bid Package #2

Owner's Project No.:
 Engineer's Project No.: 01429-006
 Contractor's Project No.:

Date Issued: 10/20/2022

Effective Date of Change Order:
 10/20/2022

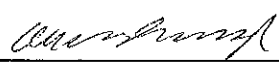
The Contract is modified as follows upon execution of this Change Order: Additional work has been added to scope.

Description: Debris to be removed.

Attachments: Time and materials cost estimate from Synergy Contracting

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>779,103.60</u>	Original Contract Times: Substantial Completion: <u>12/31/2022</u>
Increase from previously approved Change Orders \$ <u>N/A</u>	Increase from previously approved Change Orders Substantial Completion: _____ Ready for final payment: _____
Contract Price prior to this Change Order: \$ <u>702,978.60</u>	Contract Times prior to this Change Order: Substantial Completion: <u>12/31/2022</u> Ready for final payment: _____
Increase this Change Order: \$ <u>3,850</u>	Increase this Change Order: Substantial Completion: <u>1 day</u> Ready for final payment: _____
Contract Price Incorporating this Change Order: \$ <u>706,828.60</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>01/01/2023</u> Ready for final payment: _____

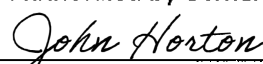
Recommended by Engineer (if required)

By: 

Title: Engineer

Date: 10/20/2022

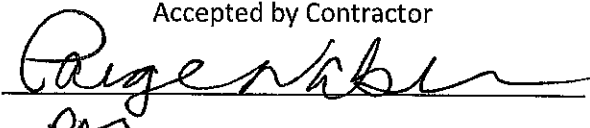
Authorized by Owner

By: 

Title: Public Works Director

Date: 10-21-2022

Accepted by Contractor


10/20/22



C/O Req #	1
Date of Req	10/17/2022
W/O #	

To: EOR
Aaron Gwinnup

Job No.	Job Description	Job Location
22041BO	Ditch 2 And Eagle Park Imp	Bondurant, Iowa

T&M to remove Debris					
Date:10/17/22	Unit	U/M	Description	Unit Price	Amount
Labor					
	8	HR	Superintendent	\$90.00	\$720.00
				\$0.00	\$0.00
				\$0.00	\$0.00
				\$0.00	\$0.00
Equipment				\$0.00	\$0.00
	8	HR	Skidloader	\$160.00	\$1,280.00
				\$0.00	\$0.00
				\$0.00	\$0.00
Material				\$0.00	\$0.00
				\$0.00	\$0.00
				\$0.00	\$0.00
Subcontractor				\$0.00	\$0.00
	1	LS	Trucking 5 Loads	\$1,500.00	\$1,500.00
Subtotal					\$3,500.00

Total cost without Markup \$3,500.00

10% Markup \$350.00

Total Due \$3,850.00

The additional work included in this Change Order Request will add 1 days to the projects schedule.

The price quoted and the days extension requested are for the direct impact of the requested change. Synergy Contracting, LLC reserves the right to seek additional compensation and/or time extension for the cumulative effect of changes on the entire project that cannot be determined at this time.

Please issue a change order in the amount of

\$3,850.00

Sincerely,

Synergy Contracting, LLC

Paige Naber

Project Manager



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

Item No. 5.h.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution approving Pay Request No. 11 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay application #11 in the amount of \$10,419.00 related to the professional services agreement for the Commerce Crossing Public Improvements Project.

As a reminder, the Commerce Crossing Project is the Economic Development project that is being constructed on the former Rosenberger Property that lays along Interstate 80 West of Grant St. South. This is Shive-Hattery's final invoice for this project.

FUNDING SOURCE: Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-231
2. Pay Request No. 11

CITY OF BONDURANT
RESOLUTION NO. 221107-231

RESOLUTION APROVING PAY REQUEST NO. 11 FOR THE PROFESSIONAL
SERVICES AGREEMENT FOR THE COMMERCE CROSSING PUBLIC
IMPROVEMENT PROJECT TO SHIVE-HATTERY IN THE AMOUNT OF \$10,419.00

WHEREAS, on October 20th, 2022, the City of Bondurant received pay request no. 11 for the professional services agreement for the Commerce Crossing Public Improvement Project; AND

WHEREAS, the City staff recommend approval of pay request no. 11 for the professional services agreement for the Commerce Crossing Public Improvement Project; AND

WHEREAS, pay request no. 11 is the final pay application for the professional services agreement for the Commerce Crossing Public Improvement Project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that pay request no. 11 in the above-referenced amount for the Commerce Crossing Public Improvement Project professional services agreement to Shive-Hattery is hereby approved.

Passed this 7th day of November 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				

Shive-Hattery | PO Box 1599 | Cedar Rapids, IA 52406-1599 | 319.362.0313 | shive-hattery.com

October 20, 2022

Invoice No: 4194871 - 11

Marketa Oliver
City of Bondurant, IA
200 Second Street NE
PO Box 37
Bondurant, IA 50035-0037

Commerce Crossing Development - Public Improvements
Services provided through October 14, 2022:

	Total Fee	Percent Complete	Fee Earned	Previous Fee Billing	Current Fee Billing
Base Contract	347,300.00	100.00	347,300.00	336,881.00	10,419.00
Amend #1 Survey	27,300.00	100.00	27,300.00	27,300.00	0.00
Amend #1 Observation	14,500.00	100.00	14,500.00	14,500.00	0.00
Amend #1 Testing	34,400.00	100.00	34,400.00	34,400.00	0.00
Total Fee	423,500.00		423,500.00	413,081.00	10,419.00
	Total Fee				10,419.00
			AMOUNT DUE THIS INVOICE		\$10,419.00

CRB

TERMS: PAYMENT SHALL BE DUE UPON RECEIPT.

ACH PAYMENTS NOW ACCEPTED. PLEASE EMAIL AR@SHIVE-HATTERY.COM FOR DETAILS.



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

Item No. 5.i.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution approving Pay Request No. 2 to Synergy Contracting for the Eagle Park Restoration and Ditch #2 Bid Pack #2 in the amount of \$97,566.90

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay application #2 in the amount of \$97,566.90 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 from September 23rd, 2022, thru October 19th, 2022.

FUNDING SOURCE: Grant Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-232
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 221107-232

RESOLUTION APPROVING PAY REQUEST NO. 2 TO SYNERGY CONTRACTING
FOR THE EAGLE PARK RESTORATION AND DITCH #2 BID PACK 2 PROJECT IN
THE AMOUNT OF \$97,566.90

WHEREAS the Eagle Park Restoration and Ditch #2 Seeding Project Pay Request No. 2 was submitted on October 24th, 2022; AND

WHEREAS the pay request no. 2 is for work completed on Eagle Park Restoration and Ditch #2 Improvement Project from September 23rd, 2022, through October 19th, 2022; AND

WHEREAS Engineers from EOR of Iowa 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. 2 to Synergy Contracting in the amount of \$97,566.90 hereby approved.

Passed this 7th day of November 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				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				

AIA Type Document
Application and Certification for Payment

Pg 1 of 4

TO (OWNER): General	PROJECT: Bondurant Ditch and Eagle Park	DISTRIBUTION TO: _ OWNER _ ARCHITECT _ CONTRACTOR
	APPLICATION NO: 2 PERIOD TO: 10/19/2022	
FROM (CONTRACTOR): Synergy Contracting 7481 US Highway 69 Des Moines, IA 50320	VIA (ARCHITECT):	ARCHITECT'S PROJECT NO:

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	\$ 779,103.60
2. Net Change by Change Orders	\$ -76,125.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 702,978.60
4. TOTAL COMPLETED AND STORED TO DATE	\$ 145,852.00

5. RETAINAGE:	
a. 5.00 % of Completed Work	\$ 7,025.40
b. 5.00 % of Stored Material	\$ 267.20
Total retainage (Line 5a + 5b)	\$ 7,292.60

6. TOTAL EARNED LESS RETAINAGE	\$ 138,559.40
(Line 4 less Line 5 Total)	

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 40,992.50
8. CURRENT PAYMENT DUE	\$ 97,566.90

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 557,126.10
--	---------------

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	-76,125.00
Total approved this Month	0.00	0.00
TOTALS	0.00	-76,125.00
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: 10-23-22

State of: Iowa
County of: Polk

Subscribed and sworn to before me this 23 Day of Oct 2022

Notary Public: Dege A Weber

My Commission Expires: June 01, 2025

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$97,566.90

(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: Amber Date: 10/24/2022
By: _____

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

TO (OWNER): General		PROJECT: Bondurant Ditch and Eagle Park			APPLICATION NO: 2		DISTRIBUTION TO:					
					PERIOD TO: 10/19/2022		- 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	100.0000%	17,500.00	.0000%	0.00	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	625.000	13,125.00	0.00	13,125.00	100.00	.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	256.000	1,792.00	0.00	1,792.00	100.00	.00
6	Subgrade Stabilization - Geogr	3,496.000	5.0000	17,480.00	.000	0.00	.000	0.00	5,344.00	5,344.00	30.57	12,136.00
7	"CMP Culvert - 30"	30.000	224.0000	6,720.00	.000	0.00	30.000	6,720.00	0.00	6,720.00	100.00	.00
8	"CMP Apron 30"	1.000	2,730.0000	2,730.00	.000	0.00	1.000	2,730.00	0.00	2,730.00	100.00	.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	2.000	3,262.00	0.00	3,262.00	100.00	.00
15	Con seeding (Wetland Mixture)	.600	1,680.0000	1,008.00	.000	0.00	.600	1,008.00	0.00	1,008.00	100.00	.00
16	Con seeding (Upland Native)	3.300	1,680.0000	5,544.00	.000	0.00	3.300	5,544.00	0.00	5,544.00	100.00	.00
17	Con seeding (Upland Native) (E	4.200	1,680.0000	7,056.00	.000	0.00	4.200	7,056.00	0.00	7,056.00	100.00	.00
18	Con seeding (Pollinator) (Eag	.110	2,100.0000	231.00	.000	0.00	.110	231.00	0.00	231.00	100.00	.00
19	Con seeding: H Native (Sedge M	6.400	1,645.0000	10,528.00	.000	0.00	6.400	10,528.00	0.00	10,528.00	100.00	.00
20	Hyd seed Fert and mulch Type 1	5.000	2,975.0000	14,875.00	.000	0.00	2.070	6,158.25	0.00	6,158.25	41.40	8,716.75
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: 2		PERIOD TO: 10/19/2022		DISTRIBUTION TO:				
								_ 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
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	0.00		4,375.00	.000%	0.00	0.00	4,375.00		-4,375.00
27	"Filter Sock 9"" Install"	350.000	4.9000	1,715.00	.000	0.00	87.500	428.75	0.00	428.75	25.00	1,286.25
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	10.000%	1,400.00	40.000%	5,600.00	0.00	7,000.00	50.00	7,000.00
34	Mobilization		.0000	79,500.00	25.000%	19,875.00	25.000%	19,875.00	0.00	39,750.00	50.00	39,750.00
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	12.000	4,200.00	0.00	4,200.00	100.00	.00
39	Bollards	.000	560.0000	0.00	.000	0.00	.000	0.00	0.00	0.00	.00	.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	.000	14,735.0000	0.00	.000	0.00	.000	0.00	0.00	0.00	.00	.00
42	Limestone Outcrop Blocks	.000	1,680.0000	0.00	.000	0.00	.000	0.00	0.00	0.00	.00	.00
43	Bike Rack	1.000	700.0000	700.00	.000	0.00	.500	350.00	0.00	350.00	50.00	350.00

AIA Type Document
Application and Certification for Payment

Pg 4 of 4

TO (OWNER): General	PROJECT: Bondurant Ditch and Eagle Park	APPLICATION NO: 2	DISTRIBUTION TO:
		PERIOD TO: 10/19/2022	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
44	"6"" Modified Subbase"	855.000	17.5000	14,962.50	.000	0.00	.000	0.00	0.00	0.00	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	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	-25,662.00
26	SWPPP Management		.0000	17,500.00		0.00	50.000%	8,750.00	0.00	8,750.00	8,750.00
REPORT TOTALS				<u>\$705,685.50</u>		<u>\$43,150.00</u>		<u>\$97,358.00</u>		<u>\$145,852.00</u>	
									<u>\$5,344.00</u>		<u>\$559,833.50</u>



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

Item No. 5.j.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution affixing a date for a public hearing for a request for rezoning from Conservancy (U-1) to Limited Industrial (M-1) at 1601 Garfield Street, SW and a portion of Parcel 231/00020-007-009

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS:

BRIEF HISTORY & ANALYSIS: The City of Bondurant is in receipt of a request to rezone property at 1601 Garfield Street SW (Parcel 231/00020-007-008) and the land immediately north at Parcel 231/00020-007-009 from the City's Conservancy (U-1) District to the Limited Industrial (M-1) District. These parcels are owned by the following titleholders: Alan Cooney, Betty Jo Cooney, and Alan's Seamless Gutters. The property owners are the rezoning applicant. Alan's Seamless Gutters is located at 1601 Garfield Street SW; the use of this property will remain the same as its current use. Parcel 231/00020-007-009 is currently undeveloped.

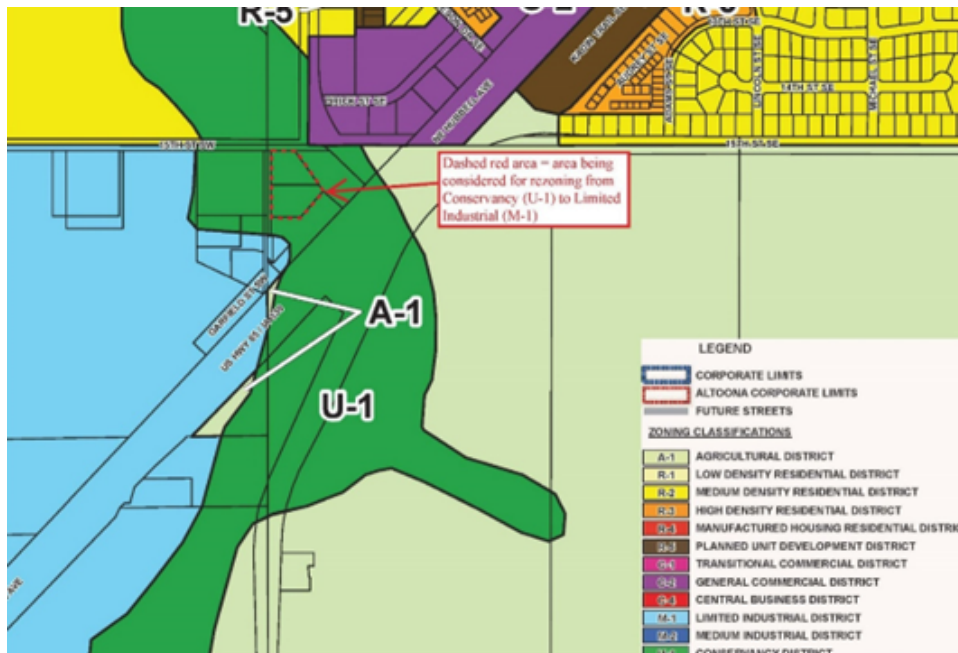
Area Map



Area Zoning Map

Below is an area Zoning Map which shows the requested U-1 to M-1 rezoning area in

red.



The Alan's Seamless Gutters use at 1601 Garfield Street SW is currently a pre-existing, non-conforming use of the U-1 District, meaning that this use would not be allowed to locate new in the U-1 District today and that the use at this location existed at this location prior to when the City of Bondurant rezoned this property from M-1 to U-1 in 2002 as part of a comprehensive Zoning Map update process.

The owner of the property approached the City to expand the current building on the developed parcel at 1601 Garfield Street SW and it was discovered the zoning did not match the use of the property. Section 178.15 of the Zoning Code notes that, "it is further the intention of this section that no reclassification of any lands zoned "U-1" be undertaken, unless and until suitable measures have been taken to insure that the flood hazard no longer exists"; staff has offered the following for consideration relative to this topic:

1. The recently-adopted Building Bondurant Comprehensive Plan guides for Business Park/Light Industrial at this location.
2. The City has adopted a Stream Buffer Ordinance to protect the stream corridors throughout the community. The Stream Buffer Ordinance only applies to new improvements associated with all land development activity requiring a site plan, construction drawings, or subdivision; meaning the Stream Buffer Ordinance easement area has not yet been established on this land. The map excerpt below shows the portions of this property that would be subject to the Stream Buffer Ordinance in blue. The attached draft P&Z resolution factors in the need to establish the Stream Buffer Ordinance easement area prior to additional development occurring on this land.



3. The majority of the undeveloped parcel at 231/00020-007-009 calls within FEMA's 100-year floodplain. The P&Z could consider rezoning only those areas outside of FEMA's 100-year floodplain to the M-1 District.

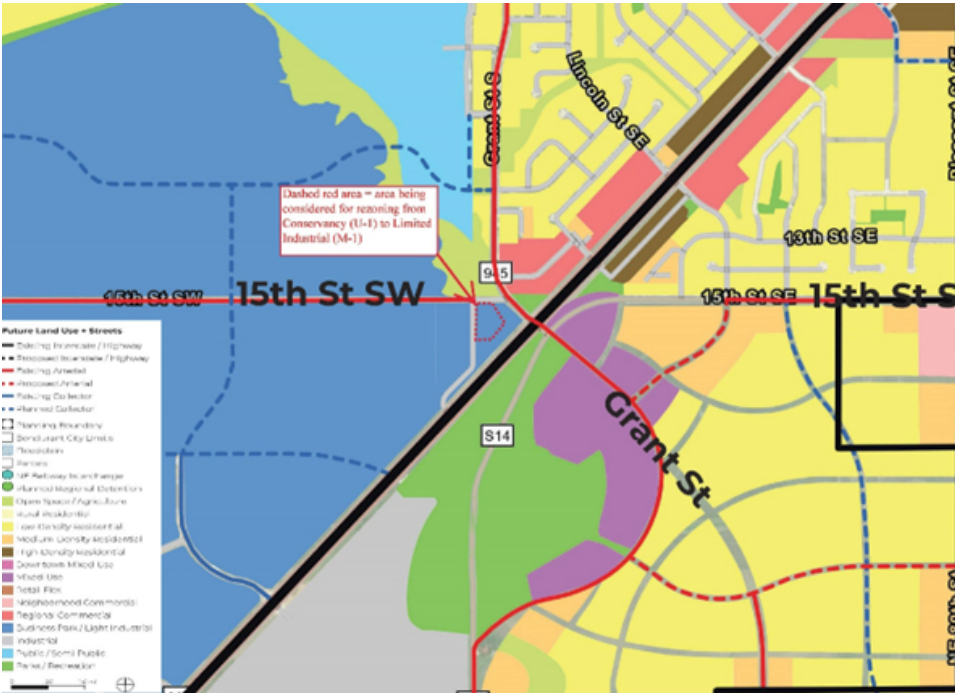


Analysis

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

Comprehensive Plan

The existing Alan's Seamless Gutters use is consistent with the 2022 Future Land Use Map. Below is an excerpt from the draft 2022 Future Land Use Map. This map guides for Business Park/Light Industrial in blue.



Consistency with

the Zoning Code

Below are Zoning Code consistency items for consideration by the Planning & Zoning Commission.

- The proposed contractor's office use is a permitted use of the M-1 District per Section 178.13.1.M of the Zoning Code.
- Any future construction at this location requires a site plan to be reviewed and approved by the Planning & Zoning Commission.

Spot Zoning

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

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

Staff does not feel spot zoning will exist as a result of this rezoning request. The 2022 Future Land Use Map is supportive of M-1 Limited Industrial District at this location. There are existing properties zoned M-1 Limited Industrial in the general area to the west and southwest.

Public Input

As required by the City Code, property owners within 200 feet of the subject property for rezoning were notified of this request. A total of 6 property owners were notified.

The City will publish the City Council public hearing notice in the Altoona Herald.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this rezoning request during their meeting on October 27, 2022 and voted on recommended approval, subject to the following rezoning conditions (as allowed by Chapter 414) of the Iowa Code:

Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-233

CITY OF BONDURANT
RESOLUTION NUMBER 221107-233

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

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to change the zoning from Conservancy (U-1) to Light Industrial (M-1), on property described as follows:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID POINT BEING 226 FEET SOUTH OF THE NORTHWEST CORNER OF SAID ECTION 6; THENCE N 90°00' E 291.36 FEET; THENCE S 34°42'30" E 42.11 FEET; THENCE S 40°00' W 195 FEET;P THENCE N 90°00' W 190 FEET TO THE SECTION LINE; THENCE N 0°00' 184 FEET TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES MORE OR LESS AND SUBJECT TO EXISTING ROAD RIGHT OF WAY.

AND

BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE SOUTH 0 DEGREES 00 MINUTES ALONG THE SECTION LINE 226 FEET; THENCE NORTH 90 DEGREES 00 MINUTES EAST 291.36 FEET; THENCE NORTH 34 DEGREES 42 MINUTES 30 SECONDS WEST 274.64 FEET TO THE SECTION LINE; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 135 FEET TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES MORE OR LESS AND SUBJECT TO ROAD RIGHT OF WAY.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 5th day of December, 2022 at 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed change in rezoning of said property.

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

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

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on November 21, 2022 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to rezone property from the Conservancy (U-1) District to the Light Industrial (M-1) District, on property described as follows:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID POINT BEING 226 FEET SOUTH OF THE NORTHWEST CORNER OF SAID ECTION 6; THENCE N 90°00' E 291.36 FEET; THENCE S 34°42'30" E 42.11 FEET; THENCE S 40°00' W 195 FEET;P THENCE N 90°00' W 190 FEET TO THE SECTION LINE; THENCE N 0°00' 184 FEET TO THE POINT OF BEGINNING, CONTAINING 1.11 ACRES MORE OR LESS AND SUBJECT TO EXISTING ROAD RIGHT OF WAY.

AND

BEGINNING AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE SOUTH 0 DEGREES 00 MINUTES ALONG THE SECTION LINE 226 FEET; THENCE NORTH 90 DEGREES 00 MINUTES EAST 291.36 FEET; THENCE NORTH 34 DEGREES 42 MINUTES 30 SECONDS WEST 274.64 FEET TO THE SECTION LINE; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 135 FEET TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES MORE OR LESS AND SUBJECT TO ROAD RIGHT OF WAY.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



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

Item No. 5.k.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution appointing Brandon Clough to the Tree Board

CONTACT PERSON:

Jill Sanders, Library Director

BRIEF HISTORY & ANALYSIS: The Tree Board is going to have a vacancy beginning in January. They recommend Brandon Clough for the position. Brandon's work experience with Story County Conservation as a Natural Resources Specialist will be very helpful on the Board.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-234

CITY OF BONDURANT
RESOLUTION NO. 221107-234

RESOLUTION APPOINTING BRANDON CLOUGH TO THE TREE BOARD

WHEREAS, the Tree Board consists of five (5) members, appointed by the City council;
AND

WHEREAS the term of office of the members of the Board shall be four (4) years; AND

WHEREAS all members of the Board shall serve without compensation; AND

WHEREAS Brandon Clough has shown interest in the Tree Board and has specialized knowledge that will help the Board; AND

WHEREAS his term is effective from January 1, 2023, through December 31, 2026,

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

Passed and adopted this 7th day of November 2022,

Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 5.I.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution affixing a date for a public hearing for Zoning Code text amendments regarding use and bulk requirements within the Low-Density Residential (R-1) and Medium Residential (R-2) Districts

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for November 21, 2022 for the Council to consider text amendments to Sections 177.07.8, 178.02, and 178.03 of the Zoning Code regarding use and bulk requirements within the Low Density Residential (R-1) and Medium Density Residential (R-2) Districts. On September 8, 2022, the Planning & Zoning Commission had a preliminary discussion on the topic of increasing the minimum R-2 District lot width requirement for single-family detached lots from 65' to 70' and increasing the minimum side yard setback requirements of the R-2 District from 7' if 2-story and 5' if ranch to a minimum 7.5' on each side, regardless of the number of stories. Uploaded as an attachment to this agenda statement is the September 8, 2022 P&Z agenda statement - this agenda statement includes research on other metro communities' R-2-equivalent lot width requirements.

This round of text amendments also proposes some minor code cleanup items within the listed sections of proposed amendments.

The Planning & Zoning Commission will hold their public hearing during their meeting on November 10, 2022. The November 21, 2022 City Council agenda statement will include a summary of the Commission's recommendation.

Uploaded as an attachment to this agenda item is the draft proposed text amendment language that will be considered during the November 21, 2022 text amendment public hearing.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-23
2. September 8, 2022 P&Z Agenda Statement
3. Draft Ordinance Changes

CITY OF BONDURANT
RESOLUTION NO. 221107-235

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING TO CONSIDER TEXT AMENDMENTS TO SECTIONS 177.07.8, 178.02, and 178.03 OF THE ZONING CODE REGARDING THE TOPIC OF USE AND BULK REQUIREMENTS WITHIN THE LOW-DENSITY RESIDENTIAL (R-1) AND MEDIUM RESIDENTIAL (R-2) DISTRICTS

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 SECTIONS 177.07.8, 178.02, AND 178.03 THE ZONING CODE REGARDING THE TOPIC OF USE AND BULK REQUIREMENTS WITHIN THE LOW-DENSITY RESIDENTIAL (R-1) AND MEDIUM RESIDENTIAL (R-2) DISTRICTS

A public hearing will be held on November 21, 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 7th day of November 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will meet at 6:00 p.m. on November 21, 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 177.07.8, 178.02, and 178.03 regarding use and bulk requirements within the Low-Density Residential (R-1) and Medium Density Residential (R-2) Districts. All interested parties are encouraged to attend.



**BUSINESS OF THE PLANNING AND ZONING COMMISSION
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 7.a.
For Meeting of 9/8/2022
Discussion Item

TITLE: Preliminary Feedback - Single-Family Detached Lot Width Requirements

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Section 178 of the Zoning Code regulates use types and bulk regulations for residential, commercial, and industrial districts.

Recent concerns by the Planning & Zoning Commission have been raised over the minimum lot width requirements for residential lots, specifically within the City's Medium Density Residential (R-2) District. The City's current minimum residential lot width requirements within the Low Density Residential (R-1) District and the R-2 District are as follows:

Bondurant		
	SFD	TFD
R-1	80'	-
R-2	65'	85'

City staff researched residential minimum lot with requirements in the Des Moines metropolitan area to see how Bondurant's code compares. The following table lists minimum single-family detached lot width requirements for R-1 and R-2 equivalent districts.

City	R-1 Equivalent	R-2 Equivalent
Bondurant	80	65
Adel	90	65
Altoona	70	70
Ankeny	85	70
Clive	80	70
Grimes	75	70/60
Indianola	60	60
Johnston	60/75/87/100	60
Norwalk	60/70/80/90/100	65
Pleasant Hill	60	60
Urbandale	70/80/90	60
Waukee	80	65

Some cities, including Bondurant, have wider corner lot width requirements. To keep the above chart simple, corner lot information was excluded.

Some cities, including Bondurant, have wider lot width requirements for single-family lots within the R-1 District equivalent not on city sewer. To keep the above chart simple, septic lot width requirement information was excluded.

For single-family detached residential districts, such as Bondurant's R-1 District, minimum single-family detached lot width requirements range from 60'-100', with 78' being the average and 80' being the most frequently-used width. Bondurant's minimum R-1 District single-family detached lot requirement is 80'. Where a city has multiple single-family detached lot width option requirements in their R-1 District equivalent, each was used when calculating the average and most frequently used.

For districts that allow both single-family and two-family dwellings, such as Bondurant's R-2 District, minimum single-family detached residential lot widths vary pretty evenly between 60', 65', and 70'. The average width for these cities was 65' and the distribution was almost evenly split between 5 communities requiring 60' lots, 4 communities requiring 65' lots, and 4 communities requiring 70' lots. Bondurant's minimum R-2 District single-family detached lot requirement width is 65'.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Discussion item only. Based on feedback received during the Commission's discussion, staff can begin the text amendment process, if applicable.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

177.07 EXCEPTIONS, MODIFICATIONS AND INTERPRETATIONS.

8. Single-family, Semi-attached. Single-family, semi-attached dwellings are permitted only under the following terms and conditions:

- A. A “single-family, semi-attached dwelling is a building designed for or occupied by one (1) family only and which is erected on a separate lot and is joined to another such residence on one (1) side only by a wall located on the lot line and has yards on the remaining sides.
- B. Must have an “R-2” or “R-3” zoning.
- C. ~~The lot width requirement where approved by plat approval by the Council shall be forty (40) feet.~~
- D. Each unit must have its own water service, sewer service, and secondary storm sewer service.
- E. The joining wall must be a party wall and must be a fire wall having a one-hour rating.
- F. Covenants must be submitted which address all legal implications associated with shared walls.
- F. ~~The lot setback requirement shall be thirty five (35) feet.~~

Commented [MM1]: Already addressed by the R-2 and R-3 Districts.

Commented [MM2]: Already addressed by the R-2 and R-3 Districts.

178.02 R-1 LOW DENSITY RESIDENTIAL.

2. Permitted Accessory Uses.

- A. Uses of land and or structures customarily incidental and subordinate to one of the principal permitted uses, unless otherwise excluded.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- C. Private swimming pools. ~~when enclosed by a fence at least six (6) feet in height.~~
- D. TV Dish Antennas in accordance with Chapter 177.11 of the Zoning Code - General Regulations.
- E. Home Occupations, see Section 177.15 of the Zoning Code – General Regulations.

Commented [MM3]: Regulated by V&K through international residential code.

4. Bulk Regulations. The following minimum requirements shall be observed, subject to the modifications contained in Section 177.07.

- A. Overall Density within the R-1 District shall not exceed 4 units per net acre of land. Calculation of net acres is based on the gross land area less any lands that are prohibited by law or code from development including wetlands, floodways, arterial or collector street right-of-way, and required park land dedication.
- B. Minimum Lot Area: 9,600 square feet, 20,000 square feet where public sewer is not available.
- C. Minimum Floor Area: 1,150 square feet for dwelling; if building is two or more stories, first floor shall be a minimum of 800 square feet.
- D. Lot Width: 80 feet; 85 feet for corner lots; 100 feet where public sewer is not available. ~~Minimum lot width at right of way line of 40 feet.~~
- E. Front Yard: 30 feet. 50 feet for permitted uses other than single family.
- F. Side Yards: 8 feet each side for single-family dwellings; 3 feet for any other accessory building. 50 feet for permitted uses other than single family.
- G. Rear Yard: 35 feet for dwellings, and 3 feet for accessory buildings; 50 feet for permitted uses other than single family.
- H. Maximum Height: Principal building - 35 feet; Accessory building - 12 feet.
- I. Maximum Number of Stories: Principal building - 2½ stories; Accessory building - 1 story.
- J. Accessory Buildings: Maximum area of accessory Garage – 1,000 sq. ft. Maximum area of Yard shed – 160 sq. ft.

Summary of R-1 Bulk Regulations:

(A) Minimum Lot Area	9,600 sq. ft. 20,000 sq. ft. where sanitary not available
(B) Minimum Floor Area	1,150 sq. ft. / dwelling 1 st floor min. 800 sq. ft., if 2 story
(C) Lot Width	80 ft. 85 ft. for corner lots 100 ft. if sanitary sewer not available 40 ft., minimum lot width at ROW line
(D) Front Yard	30 ft. for dwellings 50 ft. for any permitted use other than single family
(E) Side Yard	8 ft. each side 3 ft. accessory buildings 50 ft. for any permitted use other than single family
(F) Rear Yard	35 ft. for single family 3 ft. accessory buildings 50 ft. for any permitted use other than single family
(G) Maximum Height	35 ft. principal buildings 12 ft. accessory buildings
(H) Maximum Stories	2½ stories for principal buildings 1 story for accessory buildings
(I) Accessory Buildings	1,000 sq. ft – Maximum Area for Accessory Garage 160 sq. ft. – Maximum Area for Yard Shed

178.03 R-2 MEDIUM DENSITY RESIDENTIAL. The “R-2” District is intended and designed for certain medium density residential areas of the City now developed with one-family and two-family dwellings, and areas where similar residential development seems likely to occur.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section shall be permitted in the “R-2” District.

- A. Single-family **detached** dwellings, to include manufactured homes and family homes. A manufactured home must be located and installed according to the same standards for a foundation system, setback, and minimum square footage which would apply to a site-built, single-family dwelling on the same lot.
- B. ~~Two family dwellings~~ Single-family, semi-attached dwellings, as regulated by Section 177.07.8.
- C. ~~Alterations and conversions of single family dwellings into two family dwellings in accordance with the lot area, frontage and yard requirements as set forth in this section and the fire separation provisions of the Building Code.~~
- D. Churches, cathedrals, temples, and similar places of worship, provided that all principal buildings be set back a minimum of fifty (50) feet from all property lines.
- E. Parks, playgrounds and similar uses operated by the City.
- F. Golf courses, country clubs, tennis courts and similar recreational uses, provided that any such us be not operated primarily for commercial gain.
- G. Private plant nurseries and greenhouses not exceeding two hundred forty (240) square feet of floor area and not involving retail or wholesale sales.
- H. Public and parochial schools, elementary and secondary, and other educational institutions, but excluding boarding schools, nursery schools and child care centers, provided that all principal buildings are set back a minimum of fifty (50) feet from all property lines.

2. Permitted Accessory Uses.

- A. Uses of land and or structures customarily incidental and subordinate to one of the principal permitted uses, unless otherwise excluded.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
- C. Private swimming pools **when enclosed by a fence at least six (6) feet in height.**
- D. TV Dish Antennas in accordance with Chapter 177.11 of the Zoning Code - General Regulations.
- E. Home Occupations, see Section 177.15 of the Zoning Code – General Regulations.

Commented [MM4]: Removing this language is consistent with the following Building Bondurant Comprehensive Plan Policy: Discourage the conversion of older single-family homes into multi-family home conversions.

Commented [MM5]: Regulated by V&K through international residential code.

~~F. No exterior advertising signs or displays shall be permitted except an indirectly lighted name plate not to exceed two (2) square feet in area, attached flat against the building. Furthermore, Signs must be in accordance with Chapter 181 of the Codes of Ordinances.~~

Commented [MM6]: Sign language unnecessary since already regulated by Sign Code

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.~~
- B. Communication towers (freestanding type), see section 177.12 of the Zoning Code – General Regulations.
- C. Communication towers (building-supported type), see Section 177.13 of the Zoning Code – General Regulations.
- D. Wind Energy Conversion Systems (WECS), see section 177.14 of the Zoning Code – General Regulations.

Commented [MM7]: This section is being considered for removal as part of the Home Occupation text amendment.

4. **Bulk Regulations.** The following minimum requirements shall be observed, subject to the modifications contained in Section 177.07.

- A. Overall Density within the R-2 District shall not exceed 6 units per net acre of land. Calculation of net acres is based on the gross land area less any lands that are prohibited by law or code from development including wetlands, floodways, arterial or collector street right-of-way, and required park land dedication.
- B. Lot Area: Single-family detached dwelling – 7,500 square feet; ~~two family dwelling – 10,000 square feet;~~ Single-family, semi-attached – 5,000 square feet per lot (10,000 square feet combined) ~~each additional unit thereafter add 2,000 square feet.~~
- C. Minimum Floor Area: Ranch style - 950 square feet; two story – 1,000 square feet of livable space; split level style - 875 square feet on two (2) adjacent levels; and split foyer style – 850 square feet on the main floor.
- D. Lot Width: Single-family detached dwelling – ~~65~~ 70 feet for interior lot and 80 feet for corner lot; ~~two family dwelling – 85 feet~~ Single-family, semi-attached – 42.5 feet per lot (85 feet combined); ~~each additional unit add 20 feet; corner lot – 75 feet.~~
- E. Front Yard: Dwelling - 30 feet. All other principal uses - 50 feet.
- F. Side Yards: ~~One (1) and one and one half (1 ½) stories – 15 feet side yard, 5 feet minimum on each side; two (2) and three (3) stories – (15) feet total side yard, 7 feet minimum on each side~~ Single-family detached dwelling - 7.5 feet minimum for both side yards ~~(and possibly adding language to make an accommodation for R-2 final plats approved prior to when this text amendment~~

Commented [MM8]: Language creates confusion since nothing more dense than single-family, semi-attached dwellings are permitted in the R-2 District.

Commented [MM9]: Language creates confusion since nothing more dense than single-family, semi-attached dwellings are permitted in the R-2 District.

Commented [MM10]: Placing under single-family detached category (and increasing to 80' for consistency with Subdivision Code)

becomes effective; Single-family, semi-attached – 7.5 minimum for one side yard (where other side yard is the common wall at 0') ~~church or school – 35 feet on each side~~; 3 feet for any accessory building. All other principal uses - 50 feet.

(Ordinance 04-202)

- G. Rear Yard: Dwelling - 35 feet and 3 feet for accessory buildings. All other principal uses - 50 feet.
- H. Maximum Height: Principal building - 35 feet; Accessory building - 12 feet.
- I. Maximum Number of Stories: Principal building – 3 stories; Accessory building - 1 story.
- J. Accessory Buildings: Maximum area for accessory Garage – 1,000 sq. ft. Maximum area for Yard shed – 160 sq. ft.

Commented [MM11]: This is inconsistent with Section 178.03.1.H, which would require a 50' setback. By removing, now these uses would all under the 'All other principal uses' category of 50'.

Summary of R-2 Bulk Regulations:

(A) Minimum Lot Area	7,500 sq. ft., single-family detached 10,000 sq. ft. for two family dwellings 5,000 square feet per lot (10,000 square feet combined), single-family, semi-attached Add 2,000 sq. ft. for each additional unit
(B) Minimum Floor Area	950 sq. ft., ranch style 1000 sq. ft., two story 875 sq. ft., split level style 850 sq. ft., split foyer style
(C) Lot Width	65 70 ft. interior lot and 80 feet corner lot, single family detached 85 ft., two-family 42.5 per lot (85 feet combined), single-family, semi-attached; Add 20 ft. for every additional unit 75 ft. for corner lots
(D) Front Yard	30 ft. for dwellings 50 ft. for any permitted use other than dwellings
(E) Side Yard	15 ft. total side yard, 5 ft. minimum on each side, 1 and 1 ½ stories 15 ft. total side yard, 7 ft. minimum on each side, 2 and 3 stories 7.5 feet minimum for both side yards (what about making an accommodation here for R-2 final plats approved prior to 1/2/2023?), single-family detached 7.5 minimum for one side yard (where other side yard is the common wall at 0'), single-family, semi-attached 35 ft on each side, church or school 3 ft. accessory buildings 50 ft. for any permitted use other than dwellings
(F) Rear Yard	35 ft. for single family 3 ft. accessory buildings 50 ft. for any permitted use other than dwellings
(G) Maximum Height	35 ft. principal buildings 12 ft. accessory buildings
(H) Maximum Stories	3 stories for principal buildings 1 story for accessory buildings

(I) Accessory Buildings	1,000 sq. ft. – Maximum Area for Accessory Garage 160 sq. ft. – Maximum Area for Yard Shed
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**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.m.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution affixing a date for a public hearing for Zoning Code and Subdivision Code text amendments regarding basements

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: On October 3, 2022 the Bondurant City Council approved a resolution establishing a moratorium on the approval of preliminary plats within the Low Density Residential (R-1) and Medium Density Residential (R-2) Districts where such moratorium is set to 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 R-1 and R-2 Zoning Districts. The moratorium was established to provide the time necessary to study and possibly bring forward text amendments regarding this topic of basements.

The attached resolution sets a public hearing for November 21, 2022 for the Council to consider text amendments to the Zoning Code and Subdivision Code relative to this topic of basements within the Low Density Residential (R-1) District, Medium Density Residential (R-2) District, and the Planned Unit Development (R-5) District. It is anticipated the first ordinance reading will also be considered during the November 21st meeting. It is anticipated the second ordinance reading will be considered during the December 5, 2022 meeting and the third ordinance reading will be considered during the December 19, 2022 meeting.

The Planning & Zoning Commission will hold their public hearing during their meeting on November 10, 2022. The November 21, 2022 City Council agenda statement will include a summary of the Commission's recommendation.

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.

Uploaded as an attachment to this agenda item is the draft proposed text amendment language that will be considered during the November 21, 2022 text amendment public hearing.

It is anticipated that the topic of basements and/or hardened common areas for multi-family uses of the High Density Residential (R-3) District will be considered at a later date once this multi-family topic has been researched in further detail.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-236
2. Draft Amendments

CITY OF BONDURANT
RESOLUTION NO. 221107-236

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING TO CONSIDER TEXT
AMENDMENTS TO SECTIONS 178.02, 178.03, AND 178.06 OF THE ZONING CODE
AND TO SECTION 180.05 OF THE SUBDIVISION CODE REGARDING THE TOPIC
OF BASEMENTS

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 SECTIONS 178.02, 178.03, AND 178.06
OF THE ZONING CODE AND SECTION 180.05 OF THE SUBDIVISION CODE
REGARDING BASEMENTS

A public hearing will be held on November 21, 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 7th day of November 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will meet at 6:00 p.m. on November 21, 2022 in the Bondurant Community Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to consider a text amendment to Sections 178.02, 178.03, and 178.06 of the Zoning Code and to Section 180.05 of the Subdivision Code regarding the topic of basements. All interested parties are encouraged to attend.

178.02 R-1 LOW DENSITY RESIDENTIAL.

4. Bulk Regulations. The following minimum requirements shall be observed, subject to the modifications contained in Section 177.07.

K. Basement Required: A basement, containing the square footage of at least 60% of the dwelling's first story square footage at the time of original building permit approval, is required in all single-family dwellings. This section applies to all R-1 District lots within preliminary plats approved after December 19, 2022.

Summary of R-1 Bulk Regulations:

(A) Minimum Lot Area	9,600 sq. ft. 20,000 sq. ft. where sanitary not available
(B) Minimum Floor Area	1,150 sq. ft. / dwelling 1 st floor min. 800 sq. ft., if 2 story
(C) Lot Width	80 ft. 85 ft. for corner lots 100 ft. if sanitary sewer not available 40 ft., minimum lot width at ROW line
(D) Front Yard	30 ft. for dwellings 50 ft. for any permitted use other than single family
(E) Side Yard	8 ft. each side 3 ft. accessory buildings 50 ft. for any permitted use other than single family
(F) Rear Yard	35 ft. for single family 3 ft. accessory buildings 50 ft. for any permitted use other than single family
(G) Maximum Height	35 ft. principal buildings 12 ft. accessory buildings
(H) Maximum Stories	2½ stories for principal buildings 1 story for accessory buildings
(I) Accessory Buildings	1,000 sq. ft. – Maximum Area for Accessory Garage 160 sq. ft. – Maximum Area for Yard Shed
(K) Basements	A basement containing the square footage of at least 60% of the dwelling's first story square footage at the time of original building permit approval is required in single-family dwellings. This section applies to all R-1 District lots within preliminary plats approved after December 19, 2022.

178.03 R-2 MEDIUM DENSITY RESIDENTIAL.

4. Bulk Regulations. The following minimum requirements shall be observed, subject to the modifications contained in Section 177.07.

K. Basement Required: A basement, containing the square footage of at least 60% of the dwelling's first story square footage at the time of original building permit approval, is required in all single-family and two-family dwellings. This section applies to all R-2 District lots within preliminary plats approved after December 19, 2022.

Summary of R-2 Bulk Regulations:

(A) Minimum Lot Area	7,500 sq. ft. 10,000 sq. ft. for two family dwellings Add 2,000 sq. ft. for each additional unit
(B) Minimum Floor Area	950 sq. ft., ranch style 1000 sq. ft., two story 875 sq. ft., split level style 850 sq. ft., split foyer style
(C) Lot Width	65 ft., single family 85 ft., two-family Add 20 ft. for every additional unit 75 ft. for corner lots
(D) Front Yard	30 ft. for dwellings 50 ft. for any permitted use other than dwellings
(E) Side Yard	15 ft. total side yard, 5 ft. minimum on each side, 1 and 1 ½ stories 15 ft. total side yard, 7 ft. minimum on each side, 2 and 3 stories 35 ft on each side, church or school 3 ft. accessory buildings 50 ft. for any permitted use other than dwellings
(F) Rear Yard	35 ft. for single family 3 ft. accessory buildings 50 ft. for any permitted use other than dwellings
(G) Maximum Height	35 ft. principal buildings 12 ft. accessory buildings
(H) Maximum Stories	3 stories for principal buildings 1 story for accessory buildings

(I) Accessory Buildings	1,000 sq. ft – Maximum Area for Accessory Garage 160 sq. ft. – Maximum Area for Yard Shed
(K) Basements	A basement containing the square footage of at least 60% of the dwelling's first story square footage at the time of original building permit approval is required in single-family and two-family dwellings. This section applies to all R-2 District lots within preliminary plats approved after December 19, 2022.

178.06 R-5 PLANNED UNIT DEVELOPMENT.

4. Bulk Regulations.

S. The provision of basements, tornado safe rooms, and/or other high wind safety measures may be required for dwelling units.

180.05. SUBDIVISION DESIGN STANDARDS

4.E. Water and Sewers. Shall meet the following.

1. Water mains, sanitary sewer lines, and storm sewers and their appurtenances shall be constructed and installed in accordance with ~~the Iowa Statewide Urban Design and Specifications (SUDAS)~~ ~~“Urban Design Standards for Public Improvements”~~ ~~and the “Urban Standard Specifications for Public Improvements”~~ and the plans and specifications adopted by the Council.
2. Water and sewer lines shall be made accessible to each lot and to the subdivision’s outermost boundaries and extending across the adjacent arterial/collector road at the maximum depth possible, as deemed necessary by the City Engineer, to facilitate the service and development of adjoining and nearby properties within the city.
3. At a minimum, water mains shall be eight (8) inches in size, sanitary sewers shall be eight (8) inches in size but may be required to be twelve (12) inches if deemed necessary by the City Engineer, hydrants shall not be farther apart than 350 feet, and storm sewers shall be designed for 5-year storms.



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

Item No. 5.n.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution affixing a date for a public hearing for Zoning Code text amendments regarding the consolidation of certain requirements related to outdoor storage, screening, and landscaping

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for November 21, 2022 for the Council to consider text amendments to Sections 177,10, 1778.07, 178.08, 178.09, 178.10, 178.11, 178.13, 178.14, 178.02, 178.03, 178.06, 179, and to Chapter 182 of the City Code, titled Open Space & Landscaping. The proposed amendments are related to the consolidation of certain requirements related to outdoor storage, screening, and landscaping.

The Planning & Zoning Commission will hold their public hearing during their meeting on November 10, 2022. The November 21, 2022 City Council agenda statement will include a summary of the Commission's recommendation.

The proposed amendments are still in rough draft form, and because of this no draft changes are uploaded as an attachment to this agenda statement. The November 21, 2022 agenda statement, however, will clearly identify the changes proposed.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-237

CITY OF BONDURANT
RESOLUTION NO. 221107-237

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING TO CONSIDER TEXT AMENDMENTS TO THE FOLLOWING SECTIONS OF THE ZONING CODE: 177.10, 178.07, 178.08, 178.09, 178.10, 178.11, 178.13, 178.14, SECTIONS 178.02, 178.03, 178.06, 179, AND TO CHAPTER 182 OF THE CITY CODE, TITLED OPEN SPACE & LANDSCAPING REQUIREMENTS

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 THE FOLLOWING SECTIONS OF THE ZONING CODE: 177.10, 178.07, 178.08, 178.09, 178.10, 178.11, 178.13, 178.14, SECTIONS 178.02, 178.03, 178.06, 179, AND TO CHAPTER 182 OF THE CITY CODE, TITLED OPEN SPACE & LANDSCAPING REQUIREMENTS

A public hearing will be held on November 21, 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 7th day of November 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				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will meet at 6:00 p.m. on November 21, 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: 177.10, 178.07, 178.08, 178.09, 178.10, 178.11, 178.13, 178.14, Sections 178.02, 178.03, 178.06, 179, and to Chapter 182 of the City Code, titled Open Space & Landscaping Requirements. The text amendments are regarding consolidation of certain requirements related to outdoor storage, screening, and landscaping. All interested parties are encouraged to attend.



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

Item No. 5.o.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution approving amended 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 \$4,257.00 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 is an amended change order as council approved the original CO#4 in the amount of \$4,350.00 on October 3rd, 2022.

FUNDING SOURCE: Grant Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-238
2. #TAP-T-0747(613)--8V-77 Change Order No. 4

CITY OF BONDURANT
RESOLUTION NO. 221107-238

RESOLUTION APPROVING CHANGE ORDER NO. 4 FOR THE HWY 65
UNDERPASS PROJECT # TAP-T-0747(613)—8V-77 IN THE AMOUNT OF \$4,257.00

WHEREAS, the Hwy 65 Underpass Project Amended Change Order No. 4 was submitted on November 1st, 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 \$4,257.00.

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 \$4,257.00 is hereby approved.

Passed this 7th day of November 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				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				

CHANGE ORDER
For Local Public Agency Projects

No.: 4

Non-Substantial: ☒

Substantial: ☐

Administering Office
Concurrence Date

Accounting ID No. (5-digit number):38554

Project Number: TAP-T-0747(613)--8V-77

Contract Work Type: RCB Culvert New - Single Box

Local Public Agency: City of Bondurant

Contractor: JENCO Construction, Inc.

Date Prepared: October 27, 2022

You are hereby authorized to make the following changes to the contract documents.

A - Description of change to be made:

8004 - Add item for Emergency Detour Route Traffic Control: Lump Sum price includes all labor, materials, and equipment to furnish, install, maintain, and remove temporary traffic control (detour signing), including miscellaneous associated work and cleanup. Work shall be in accordance with Specification Section 2528. Work is generally to sign an overnight emergency detour route through the city limits of Bondurant for southbound Highway 65 traffic and close access from side roads onto Highway 65. Signed route begins at NE 78th Ave and runs west to NE 64th St, then south to NE 62nd Ave, to Highway 65.

B - Reason for change:

8004 - Emergency detour route traffic control and detour signing is necessary to replace a failing section of pavement in the gore area at the intersection of Highway 65 and Grant St. Traffic for the Phase 2 two-way two-lane configuration on Highway 65 directs traffic across the existing gore area in which an isolated area of pavement in the southbound lane failed within the first 12 hours of traffic. Iowa DOT District 1 agreed to replace the failing pavement section but requested the City provide the traffic control as part of the construction project.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

8004 - Agree Lump Sum

D - Justification for cost(s) (See I.M. 6.000, Attachment D, Chapter 2.36, for acceptable justification):

8004 - Setup traffic control devices for speed reduction/lane closure/lane shift on Highway 65 similar to TC-422 and detour signs at 5 intersections to direct traffic along a 4.2 mile detour route:
Labor - 4 persons @ \$75/hr (8hrs/person) = \$2400.00
Material - 1 LS @ \$600 = \$600.00 (20 EA Detour/Signs, 100 EA Divertors/Drums, 16 EA Type 3 Barricades)
Equipment - 1 LS @ \$720 = \$720.00 (3 trucks with trailers)
Portable Dynamic Message Sign (PDMS) - 1ea at \$150/CDAY = \$150.00
10% Prime Contractor Markup \$387.00

E - Contract time adjustment: ☒ No Working Days added ☐ Working Days added: _____ ☐ Unknown at this time

Justification for selection:
Not a controlling item

F - Items included in contract:

Participating				For deductions enter as "-x.xx"		
Federal-aid	State-aid	Line Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
				Add Row	Delete Row	TOTAL

G - Items not included in contract:

Participating					For deductions enter as "-x.xx"		
Federal-aid	State-aid	Change Number	Item Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
X		8004	2599-9999010	Emergency Detour Route Traffic Control	\$4,257.00	1.000	\$4,257.00
				Add Row	Delete Row	TOTAL	\$4,257.00

H. Signatures

Signatures will be applied through DocExpress.



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

Item No. 5.p.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution approving Change Order No. 5 for the electrical wiring upsize and conduit size change 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 #5 in the amount of \$1,619.19 related to the need to change the size of the electrical conduit and wiring for the lighting package for the underpass project. This change is due to the increased distance back to the source of power and will provide a more reliable power source for future needs as well.

FUNDING SOURCE: Grant Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-239
2. #TAP-T-0747(613)--8V-77 Change Order No. 5

CITY OF BONDURANT
RESOLUTION NO. 221107-239

RESOLUTION APPROVING CHANGE ORDER NO. 5 FOR THE HWY 65
UNDERPASS PROJECT # TAP-T-0747(613)—8V-77 IN THE AMOUNT OF \$1,619.19

WHEREAS, the Hwy 65 Underpass Project Change Order No. 5 was submitted on November 1st, 2022; AND

WHEREAS, the change order no. 5 is for electrical wiring upsize and conduit size change 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. 5 is \$1,619.19.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the change order no. 5 for the Hwy 65 Underpass Project in the amount of \$1,619.19 is hereby approved.

Passed this 7th day of November 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

CHANGE ORDER
For Local Public Agency Projects

No.: 5

Non-Substantial: ☒

Substantial: ☐

Administering Office
Concurrence Date

Accounting ID No. (5-digit number):38554

Project Number: TAP-T-0747(613)--8V-77

Contract Work Type: RCB Culvert New - Single Box

Local Public Agency: City of Bondurant

Contractor: JENCO Construction, Inc.

Date Prepared: October 27, 2022

You are hereby authorized to make the following changes to the contract documents.

A - Description of change to be made:

8005 - Add item for "Increase Electrical Conduit and Wire Size": Lump Sum price includes all labor, materials, and equipment to furnish and install increased electrical conduit and wire size, for approximately 300 LF, for the underpass lighting system including miscellaneous associated work and cleanup. Includes credit for original conduit and wire not used. Work shall be in accordance with Specification Section 2523.

B - Reason for change:

8005 - Increase in electrical conduit and wire size are recommended due to the length of wiring from the power source and the voltage drop nearing maximum allowed using 12 gauge wire. The location of the power source was unknown at the time of design as it was being provided by others. The increased size also allows flexibility to add lights and to extend the circuit in the future. Conduit size increased from 3/4" to 1" and wiring size increased from 12 gauge to 10 gauge.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

8004 - Agree Lump Sum

D - Justification for cost(s) (See I.M. 6.000, Attachment D, Chapter 2.36, for acceptable justification):

8005 - Credit for: 300 LF of 3/4" Conduit with #12 wires (hot, neutral, ground), 4 EA 3/4" Elbows, 38 EA 3/4" Straps
Material = -\$1,395.24; Labor = 27.42 hrs @ \$85 = \$2330.70; O&M = \$0; Total = -\$3,725.94
Cost for: 300 LF of 1" Conduit with #10 wires (hot, neutral, ground), 4 EA 1" Elbows, 38 EA 1" Straps
Material = \$2,009.16; Labor = 33.53 hrs @ \$85 = \$2,850.05; O&M = @10% = 485.92; Total = \$5,345.13

The increased labor hours is due to the increased conduit size. More labor is required to move/install larger conduit, cut & thread larger conduit, and hang heavier conduit within the structure.

E - Contract time adjustment: ☒ No Working Days added ☐ Working Days added: _____ ☐ Unknown at this time

Justification for selection:
Not a controlling item

F - Items included in contract:

Participating				For deductions enter as "-x.xx"		
Federal-aid	State-aid	Line Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
				Add Row	Delete Row	TOTAL

G - Items not included in contract:

Participating					For deductions enter as "-x.xx"		
Federal-aid	State-aid	Change Number	Item Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
X		8005	2599-9999010	Increase Electrical Conduit and Wire Size	\$1,619.19	1.000	\$1,619.19
				Add Row	Delete Row	TOTAL	\$1,619.19

H. Signatures

Signatures will be applied through DocExpress.



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

Item No. 5.q.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution approving Pay Request No. 5 to Jenco Construction Inc. For the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$911,946.40

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay app #5 in the amount of \$911,946.40 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 October 8th to October 30th, 2022. The project is approximately 71% completed.

FUNDING SOURCE: Grant Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-240
2. Pay Request No. 5

CITY OF BONDURANT
RESOLUTION NO. 221107-240

RESOLUTION APPROVING PAY REQUEST NO. 5 TO JENCO CONSTRUCTION INC.
FOR THE HIGHWAY 65 UNDERPASS PUBLIC IMPROVEMENT PROJECT TAP-T-
0747(613)-8V-77 IN THE AMOUNT OF \$911,946.40

WHEREAS, the Highway 65 Underpass Public Improvements Project Pay Request No. 5 was submitted on November 1st, 2022; AND

WHEREAS, the pay request no. 5 is for work completed on Highway 65 Underpass Public Improvement Project from October 8th thru October 30th, 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. 5 to Jenco Construction Inc. in the amount of \$911,946.40 hereby approved.

Passed this 7th day of November 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. 5****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: October 31, 2022****Original Contract Amount: \$3,563,486.21****Project Number: TAP-T-0747(613)-8V-77****Pay Period: October 8, 2022 to October 30, 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	50.70	\$100.00	\$5,070.00
0020	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	7562.00	7562.00	3,500.00	\$18.00	\$63,000.00
0030	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	2985.00	2985.00	1,500.00	\$18.00	\$27,000.00
0040	COMPACTING BACKFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY	145.00	145.00	145.00	\$35.00	\$5,075.00
0050	COMPACTION WITH MOISTURE AND DENSITY CONTROL	CY	1,570.00	1,570.00	0.00	\$54.00	\$0.00
0060	GRANULAR SHOULDERS, TYPE A	TON	175.00	175.00	171.25	\$45.00	\$7,706.25
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	340.00	\$100.00	\$34,000.00
0100	COMPACTION WITH MOISTURE CONTROL (STRUCTURES)	CY	1,070.00	1,070.00	1,070.00	\$4.00	\$4,280.00
0110	EXCAVATION, CLASS 20, (CO2)	CY	5,300.00	5,478.00	4,693.00	\$15.00	\$70,395.00
0120	STRUCTURAL CONCRETE (MISCELLANEOUS)	CY	354.50	354.50	299.21	\$1,200.00	\$359,052.00
0130	STRUCTURAL CONCRETE (RCB CULVERT)	CY	337.90	337.90	337.90	\$1,100.00	\$371,690.00
0140	REINFORCING STEEL	LB	106,474.00	106,474.00	106,474.00	\$2.00	\$212,948.00
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	1.00	\$7,500.00	\$7,500.00
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	2.00	\$12,500.00	\$25,000.00
0200	APRONS, CONCRETE, 48 IN. DIA.	EACH	2.00	2.00	1.00	\$15,000.00	\$15,000.00
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	3.00	\$11,500.00	\$34,500.00
0240	MANHOLE, STORM SEWER, SW-401, 72 IN.	EACH	2.00	2.00	2.00	\$13,500.00	\$27,000.00
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	1.00	\$50,000.00	\$50,000.00
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	94.80	\$130.00	\$12,324.00
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	88.00	\$250.00	\$22,000.00
0340	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 48 IN.	LF	1,021.80	1,021.80	881.00	\$350.00	\$308,350.00
0350	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3000D (CLASS IV), 30 IN.	LF	197.20	197.20	197.20	\$250.00	\$49,300.00
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	208.00	\$55.00	\$11,440.00
0380	ENGINEERING FABRIC	SY	405.00	405.00	100.00	\$7.00	\$700.00
0390	REVTMENT, CLASS C	TON	120.00	120.00	0.00	\$73.50	\$0.00
0400	REVTMENT, CLASS E	TON	360.00	360.00	117.24	\$73.25	\$8,587.83
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	0.75	\$14,000.00	\$10,500.00
0480	PAINTED PAVEMENT MARKING, WATERBORNE OR SOLVENT-BASED	STA	102.00	102.00	56.54	\$27.00	\$1,526.58
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	75.89	\$95.00	\$7,209.55
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	200.00	\$25.00	\$5,000.00
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	0.80	\$25,000.00	\$20,000.00
0580	TEMPORARY LANE SEPARATOR SYSTEM	LF	6,770.00	6,770.00	5,209.00	\$6.00	\$31,254.00
0590	CD JOINT ASSEMBLY	EACH	4.00	4.00	4.00	\$3,200.00	\$12,800.00
0600	PATCHES, FULL-DEPTH FINISH, BY AREA	SY	313.00	313.00	347.00	\$145.00	\$50,315.00
0610	PATCHES, FULL-DEPTH FINISH, BY AREA (50 FEET OR GREATER IN LENGTH)	SY	833.00	833.00	841.30	\$190.00	\$159,847.00
0620	PATCHES, FULL-DEPTH FINISH, BY COUNT	EACH	6.00	6.00	6.00	\$3,250.00	\$19,500.00
0630	SUBBASE (PATCHES)	SY	1,146.00	1,146.00	1,185.60	\$16.00	\$18,969.60
0640	PATCH SUBDRAIN	EACH	6.00	6.00	2.00	\$2,000.00	\$4,000.00
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	361.95	\$200.00	\$72,390.00
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 (CO3)	LS	1.00	1.00	1.00	\$2,500.00	\$2,500.00
8004	EMERGENCY DETOUR ROUTE TRAFFIC CONTROL (CO4)	LS	1.00	1.00	1.00	\$4,257.00	\$4,257.00
8005	INCREASE ELECTRICAL CONDUIT AND WIRE SIZE (CO5)	LS	1.00	1.00	0.00	\$1,619.19	\$0.00

MATERIALS STORED SUMMARY					
Item No.	Description	Unit	Quantity	Unit Price	Extended Cost
1	MidStates Precast Products (Pipe and Structures)	LS	1	\$ 6,939.00	\$ 6,939.00
2	Light Fixtures	LS	1	\$ 4,442.00	\$ 4,442.00
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					\$11,381.00

SUMMARY		
	Original Contract	Value Completed
Bid Item Subtotal	\$3,563,486.21	\$2,535,306.88
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	Emergency detour route traffic control	\$4,257.00
5	Increase electrical conduit and wire size	\$1,619.19
6		\$0.00
7		\$0.00
8		\$0.00
9		\$0.00
10		\$0.00
Total Change Orders		\$40,447.16
		Total Approved
Revised Contract Price		\$3,603,933.37
		Value Completed
Total Materials Stored		\$11,381.00
Value Completed Plus Total Materials Stored		\$2,546,687.88
Less Retainage Percentage (3%); \$30,000 Max		\$30,000.00
Total Earned Less Retainage		\$2,516,687.88
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	September 17, 2022 to September 23, 2022	\$98,255.65
4	September 24, 2022 to October 7, 2022	\$346,441.49
5		\$0.00
6		\$0.00
7		\$0.00
8		\$0.00
9		\$0.00
10		\$0.00
Less Total Previously Approved Partial Payments		\$1,604,741.48
Amount Due This Request		\$911,946.40
Note: The amount \$911,946.40 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		\$3,603,933.37
AMOUNT DUE THIS REQUEST		\$911,946.40
VALUE COMPLETED		\$2,516,687.88
BALANCE		\$1,087,245.49
PERCENT COMPLETE		70.7%
Signatures applied through DocExpress		



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

Item No. 5.r.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution approving Pay Request No. 4 for the Ditch #2 Streambank Restoration Project in the amount of \$40,889.43

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay app #4 in the amount of \$40,889.43 related to Ditch #2 Streambank Restoration Project.

This pay application has been reviewed by engineering staff at EOR of Iowa and by City Staff for accuracy and is for work completed through October 19th, 2022. All work for phase 1 is substantially completed. Release of retainage and certificate of completion will be forthcoming for a future agenda.

FUNDING SOURCE: Stormwater Bond Funding/Grant Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-241
2. Pay Request No. 4

CITY OF BONDURANT
RESOLUTION NO. 221107-241

RESOLUTION APPROVING PAY REQUEST NO. 4 TO IOWA EARTH WORKS FOR
THE DITCH #2 STREAMBANK RESTORATION PROJECT IN THE AMOUNT OF
\$40,889.43

WHEREAS, the Ditch #2 Streambank Restoration Project Pay Request No. 4 was submitted on October 31st, 2022; AND

WHEREAS, the pay request no. 4 is for the Ditch #2 Streambank Restoration Project; AND

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

WHEREAS the amount for Pay Request No. 4 is \$40,889.43.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Pay Request No. 4 to Iowa Earth Works in the amount of \$40,889.43 is hereby approved.

Passed this 7th day of November 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: City of Bondurant

PROJECT: Bondurant Ditch #2

APPLICATION #: 4

DISTRIBUTION TO:

PERIOD TO: 10/19/2022

PROJECT #: 01429-0006

CONTRACT DATE:

	OWNER
	ENGINEER
x	CONTRACTOR

FROM CONTRACTOR: Iowa Earth Works

VIA Engineer: EOR, Inc

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

Continuation Sheet, AIA, Document G703, is attached

1. ORIGINAL CONTRACT SUM	\$	599,175.50
2. Net change by Change Orders	\$	9,562.50
3. CONTRACT SUM TO DATE (1+2)	\$	608,738.00
4. TOTAL COMPLETED & STORED TO DATE	\$	567,067.45
(Column G on G703)		
5. RETAINAGE		
a. 5% of Completed Work	\$	28,353.37
(columns D+E on G703)		
b. 5% of Stored Materials		
(column F on G703)		
Total Retainage (Line 5a+5b)	\$	28,353.37
6. TOTAL EARNED LESS RETAINAGE	\$	538,714.08
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	497,824.65
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE	\$	40,889.43
9. BALANCE TO FINISH INCLUDING RETAINAGE	\$	70,023.92
(Line 3 less line 6)		

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 6,760.00	
	\$ -	
Total approved this month	\$ 2,802.50	
TOTALS		
NET CHANGES by Change Orders	\$ 9,562.50	

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

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

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

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

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

CONTRACTOR:

By: Joe Jensen

Date: 10/19/2022

State of:

County of:

Subscribed and sworn before

me this day of

Notary Public:

My Commission expires:

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$40,889.43

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

ENGINEER:

By:  Date: 10/20/2022

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



Document G703

Continuation Sheet

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

Application Number: 4

Application Date: 10/19/2022

Period to:

Arichect's Project Number:

A	B	C	D	E	F	G		H	I
Item	Description	Scheduled Values	Previous App	This Period	Stored	Total	%	Balance to Finish	Retainage
	Clear and Grub	\$ 30,000.00	\$ 30,000.00	\$ -		\$ 30,000.00	100%	\$ -	\$ 1,500.00
	On site topsoil	\$ 13,960.00	\$ 13,960.00	\$ -		\$ 13,960.00	100%	\$ -	\$ 698.00
	Off site top soil	\$ 9,310.00	\$ 9,310.00	\$ -		\$ 9,310.00	100%	\$ -	\$ 465.50
	Excavation Cl 10, Haul off	\$ 181,282.50	\$ 181,282.50	\$ -		\$ 181,282.50	100%	\$ -	\$ 9,064.13
	Temportary Stream diversion	\$ 10,000.00	\$ 10,000.00	\$ -		\$ 10,000.00	100%	\$ -	\$ 500.00
	Pipe Culvert CMP 24"	\$ 900.00	\$ 900.00	\$ -		\$ 900.00	100%	\$ -	\$ 45.00
	CMP Apron, 24"	\$ 500.00	\$ 500.00	\$ -		\$ 500.00	100%	\$ -	\$ 25.00
	Temportary Traffic control	\$ 2,500.00	\$ 2,500.00	\$ -		\$ 2,500.00	100%	\$ -	\$ 125.00
	Hydraulic Seeding	\$ 22,750.00	\$ 7,750.00	\$ 15,000.00		\$ 22,750.00	100%	\$ -	\$ 1,137.50
	SWPPP Management	\$ 2,500.00	\$ -	\$ 2,500.00		\$ 2,500.00	100%	\$ -	\$ 125.00
	Filter sock, Install	\$ 16,104.00	\$ 3,104.00	\$ 9,739.00		\$ 12,843.00	80%	\$ 3,261.00	\$ 642.15
	Filter sock removal	\$ 8,052.00	\$ -	\$ -		\$ -	0%	\$ 8,052.00	\$ -
	Rip rap CL D	\$ 420.00	\$ 1,193.50	\$ -		\$ 1,193.50	284%	\$ (773.50)	\$ 59.68
	Rip Rap, Erosion stone	\$ 5,525.00	\$ 4,285.45	\$ -		\$ 4,285.45	78%	\$ 1,239.55	\$ 214.27
	Stabilized construction entrance	\$ 12,000.00	\$ 12,000.00	\$ -		\$ 12,000.00	100%	\$ -	\$ 600.00
	Construction Survey	\$ 7,000.00	\$ 7,000.00	\$ -		\$ 7,000.00	100%	\$ -	\$ 350.00
	Mobilization	\$ 15,000.00	\$ 15,000.00	\$ -		\$ 15,000.00	100%	\$ -	\$ 750.00
	Limestone Blocks	\$ 52,500.00	\$ 18,238.50	\$ -		\$ 18,238.50	35%	\$ 34,261.50	\$ 911.93
	Modified Subbase	\$ 36,740.00	\$ 36,740.00	\$ -		\$ 36,740.00	100%	\$ -	\$ 1,837.00
	Shared Use path	\$ 118,080.00	\$ 118,080.00	\$ -		\$ 118,080.00	100%	\$ -	\$ 5,904.00
	Special subgrade prep	\$ 11,022.00	\$ 11,022.00	\$ -		\$ 11,022.00	100%	\$ -	\$ 551.10
	Detectable warnings	\$ 5,400.00	\$ 5,400.00	\$ -		\$ 5,400.00	100%	\$ -	\$ 270.00
	Concrete washout	\$ 1,000.00	\$ 1,000.00	\$ -		\$ 1,000.00	100%	\$ -	\$ 50.00
	Construction Survey	\$ 4,000.00	\$ 4,000.00	\$ -		\$ 4,000.00	100%	\$ -	\$ 200.00
	Benches	\$ 7,500.00	\$ -	\$ 7,500.00		\$ 7,500.00	100%	\$ -	\$ 375.00
	Kiosk	\$ 13,000.00	\$ -	\$ 13,000.00		\$ 13,000.00	100%	\$ -	\$ 650.00
	Dog Waste Station	\$ 3,500.00	\$ 3,500.00	\$ -		\$ 3,500.00	100%	\$ -	\$ 175.00
	Topsoil Deduct	\$ (4,370.00)	\$ -	\$ -		\$ -	0%	\$ (4,370.00)	\$ -
	Mobilization	\$ 10,000.00	\$ 10,000.00	\$ -		\$ 10,000.00	100%	\$ -	\$ 500.00
	Solar Charging Bench	\$ 3,000.00	\$ 3,000.00	\$ -		\$ 3,000.00	100%	\$ -	\$ 150.00
	CO 1	\$ 6,760.00	\$ 6,760.00	\$ -		\$ 6,760.00	100%	\$ -	\$ 338.00
	CO 2	\$ 2,802.50		\$ 2,802.50		\$ 2,802.50	100%	\$ -	\$ 140.13
		\$ -		\$ -		\$ -	#DIV/0!	\$ -	\$ -
		\$ 608,738.00	\$ 516,525.95	\$ 50,541.50	\$ -	\$ 567,067.45	93%	\$ 41,670.55	\$ 28,353.37

4,281 LF

17.05 Tons

65.93 Tons

52.11 Tons



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

Item No. 5.s.
For Meeting of 11/7/2022
Resolution

TITLE: - Resolution approving Change Order No. 3 for additional survey staking for trail alignment changes for the Eagle Park Restoration Project in the amount of \$1,749.00

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve the change order #3 in the amount of \$1,749.00 related to the additional survey staking changes made for the trail alignment adjustments that were made to give more room between the trail and the adjacent homes on the southern end of the project area.

Staff determined it would be best to move the trail further to the West so the adjacent homeowners didn't have a pedestrian trail running right along their property lines.

FUNDING SOURCE: Grant funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-242
2. Change Order No. 3

CITY OF BONDURANT
RESOLUTION NO. 221107-242

RESOLUTION APPROVING CHANGE ORDER NO. 3 TO SYNERGY CONTRACTING
FOR THE EAGLE PARK RESTORATION PUBLIC IMPROVEMENT PROJECT IN THE
AMOUNT OF \$1,749.00

WHEREAS the Eagle Park Restoration Public Improvements Project Change Order No. 3 was submitted on October 25th, 2022; AND

WHEREAS the change order no. 3 is for additional survey staking for the Eagle Park Restoration Project Contract; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the change order no. 3 to Synergy Contracting in the amount of \$1,749.00 hereby approved.

Passed this 7th day of November 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

CHANGE ORDER NO.: 3

Owner: City of Bondurant
Engineer: EOR, Inc.
Contractor: Synergy Contracting
Project: EP Impvts/Ditch 2 Planting
Contract Name: Bid Package #2

Owner's Project No.:
Engineer's Project No.: 01429-006
Contractor's Project No.:

Date Issued: 10/25/2022

Effective Date of Change Order:
10/25/2022

The Contract is modified as follows upon execution of this Change Order: Additional work has been added to scope.

Description: Staking for updated trail layout.

Attachments: Time and materials cost estimate from Synergy Contracting

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 779,103.60	Original Contract Times: Substantial Completion: _____
Increase from previously approved Change Orders \$ N/A	Increase from previously approved Change Orders Substantial Completion: _____ Ready for final payment: _____
Contract Price prior to this Change Order: \$ 706,828.60	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for final payment: _____
Increase this Change Order: \$ 1,749.00	Increase this Change Order: Substantial Completion: _____ Ready for final payment: _____
Contract Price incorporating this Change Order: \$ 708,577.60	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for final payment: _____

Recommended by Engineer (if required)

By: 

Title: Engineer

Date: 10/25/2022

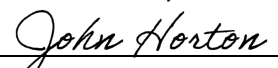
Accepted by Contractor



Project Manager

10/25/22

Authorized by Owner

By: 

Title: Public Works Director

Date: 11/01/2022



C/O Req #	2
Date of Req	10/20/2022
W/O #	

To: EOR
Aaron Gwinnup

Job No.	Job Description	Job Location
22041BO	Ditch 2 And Eagle Park Imp	Bondurant, Iowa

Survey					
Date:10/20/22	Unit	U/M	Description	Unit Price	Amount
Labor					
	1	HR	Superintendent	\$90.00	\$90.00
				\$0.00	\$0.00
				\$0.00	\$0.00
				\$0.00	\$0.00
Equipment				\$0.00	\$0.00
	0	HR	Skidloader	\$160.00	\$0.00
				\$0.00	\$0.00
				\$0.00	\$0.00
Material				\$0.00	\$0.00
				\$0.00	\$0.00
				\$0.00	\$0.00
Subcontractor				\$0.00	\$0.00
	1	LS	Staking- Trail and Parking Lot	\$1,500.00	\$1,500.00
Subtotal					\$1,590.00

Total cost without Markup \$1,590.00

10% Markup \$159.00

Total Due \$1,749.00

The additional work included in this Change Order Request will add 1 days to the projects schedule.

The price quoted and the days extension requested are for the direct impact of the requested change. Synergy Contracting, LLC reserves the right to seek additional compensation and/or time extension for the cumulative effect of changes on the entire project that cannot be determined at this time.

Please issue a change order in the amount of

\$1,749.00

Sincerely,

Synergy Contracting, LLC

Paige Naber
Project Manager



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

Item No. 5.t.
For Meeting of 11/7/2022
Resolution

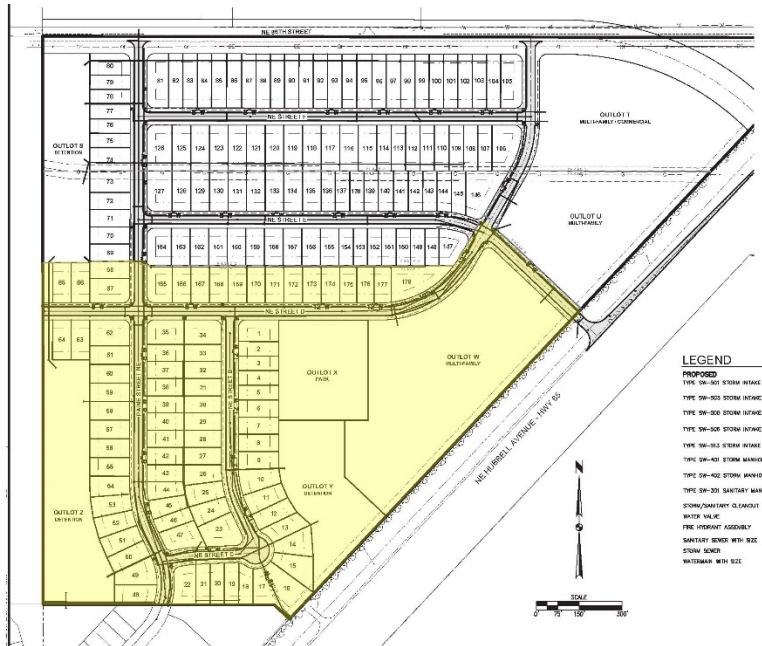
TITLE: - Resolution approving the Featherstone Plat 1 Final Plat

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For review by City Council is approval of the Featherstone Plat 1 Final Plat. The developer is HRC Bondurant LLC. The plat was submitted by Civil Design Advantage (CDA). The Featherstone (Top Farms Property) Preliminary Plat, which encompassed this current Featherstone Plat 1 Final Plat area, was reviewed and approved by City Council on December 20, 2021. This current Plat 1 Final Plat area contains 82 lots for single-family detached development. This Plat 1 Final Plat area is located along 13th Street NW just west of the western edge of Hubbell Avenue/Highway 65. Also included in this Featherstone Plat 1 Final Plat area is a 3.22-acre private detention pond area located on Outlot Y, 2.04-acre park located on Outlot X, and 7.97 acres in Outlot W dedicated for future development.

The map below highlights the portion of the Featherstone Preliminary Plat included in this Featherstone Plat 1 Final Plat:



Section 180.4.13 of the Zoning Code requires City Council review and approval of a final plat. When considering subdivision plats, City Council should take into account the following: Future Land Use (Comprehensive Plan), Zoning, Parkland Dedication, Utilities, Transportation, Natural Features, and Comments from City Officials.

Future Land Use (Comprehensive Plan): the single-family detached use proposed as part of the Featherstone Plat 1 Final Plat is consistent with the Future Land Use Plan included as part of the 2022 Building Bondurant Comprehensive Plan.

Zoning: this land is zoned as being within the City's Planned Unit Development (R-5) District. The Featherstone Plat 1 Final Plat notes/shows the setbacks shown on the approved Featherstone Preliminary Plat. Front and rear yard setback requirements are 30 feet. Side yard requirements for lots 53-66 and 59-78 are listed as 15 feet total with 7' minimum requirement on one side for two-story houses and 5' minimum requirement on one side for one- and one and one-half story houses. All other lots have a minimum side yard requirement of 5'.

Parkland Dedication: the approved Featherstone Preliminary Plat shows a 2.04- acre public park. This parkland dedication currently exceeds the minimum 1.23 acres required for the 82 single-family detached lots of the Featherstone Plat 1 Final Plat area, meaning that no fee in lieu of public parkland dedication is required and 0.81 acres of public parkland will be carried over to future final plats of this Featherstone Preliminary Plat development area.

Utilities: this Featherstone Plat 1 Final Plat area is located within the City's Urban Service Area Sanitary Sewer Connection Fee District; the enclosed resolution notes that payment into this district is required prior to the City releasing the resolution for recording. This land also falls partially within the Park Side Water Connection Fee

District and partially within the 16th Street NE Water Connection Fee District; the enclosed resolution notes that payment into these districts is required prior to the City releasing the resolution for recording. The attached resolution also notes that public infrastructure improvements must be inspected and approved by the Public Works Director prior to the City releasing the resolution for recording.

Transportation: This Featherstone Plat 1 Final Plat area includes the extension of Paine Street NE to the north. The Featherstone Plat 1 Final Plat shows this extension as Featherstone Avenue NE. 13th Street NE will be a east/west street and be intersected by 14th Street NE. 14th Street NE will be accessed from NE Hubbell Avenue (US Highway 65).

A traffic impact study was required as part of the Featherstone (Top Farms Property) Preliminary Plat review and approval process. The attached resolution takes into account that a Development Agreement is required for the required cost-share of the upcoming NE 86th Avenue/16th Street NE street improvement project.

The approved Featherstone Preliminary Plat shows a 10'-wide trail along the southern property line of Outlot Z and lot 48, which is consistent with what is shown as part of the 2013 Parks, Trails, & Greenway Master Plan.

Natural Features: This subdivision is not located in the FEMA 100-year flood plain.

Comments from City Officials:

- City Engineering - still reviewing; this has been factored in as part of the attached resolution.
- Public Works - noted that an inspection must be performed prior to releasing the resolution for recording.
- Fire Department - still reviewing; this has been factored in as part of the attached resolution.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-243
2. Featherstone Plat 1 Final Plat

CITY OF BONDURANT
RESOLUTION NO. 221107-243

RESOLUTION APPROVING THE FEATHERSTONE PLAT 1 FINAL PLAT

WHEREAS, Civil Design Advantage submitted the Featherstone Plat 1 Final Plat; AND

WHEREAS, the owner/developer is HRC Bondurant LLC; AND

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

A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARK SIDE PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF BONDURANT; THENCE NORTH 46°44'01" WEST ALONG THE NORTHERLY LINE OF SAID PARK SIDE PLAT 2, A DISTANCE OF 72.49 FEET; THENCE NORTH 89°52'39" WEST CONTINUING ALONG SAID NORTHERLY LINE, 807.52 FEET; THENCE SOUTH 89°57'55" EAST, 33.97 FEET; THENCE NORTH 00°02'05" EAST, 193.00 FEET; THENCE SOUTH 00°02'05" WEST, 5.00 FEET; THENCE SOUTH 89°57'66" EAST, 1071.23 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 320.00 FEET, THOSE ARC LENGTH IS 36.07 FEET AND WHOSE CHORD BEARS NORTH 33°14'45" EAST, 36.05 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 35.99 FEET AND WHOSE CHORD BEARS SOUTH 11°14'16" EAST, 32.96 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 37.28 FEET AND WHOSE CHORD BEARS SOUTH 49°35'18" EAST, 37.27 FEET; THENCE SOUTH 46°42'06" EAST, 349.97 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF NE HUBBELL AVENUE; THENCE SOUTH 43°15'59" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1487.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.87 ACRES (A,736,850 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

WHEREAS, the Featherstone Plat 1 Final Plat area was included as part of the Featherstone (Top Farms) Preliminary Plat approved by City Council on December 20, 2021; AND

WHEREAS, the Featherstone Plat 1 Final Plat area is zoned Planned Unit Development (R-5).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Featherstone Plat 1 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 4-year maintenance bonds are submitted
4. That the developer pays the water and sanitary sewer connection fee district invoices
5. That the developer and the City of Bondurant enter into a development agreement regarding the following topics – cost share the 16th Street NE public street improvements and water main upsizing.
6. That the developer shall prepare the Featherstone Park in accordance with Section 180.06.8.E of the Subdivision Code relative to grading, topsoil and seeding

Passed this 7th day of November 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

INDEX LEGEND

LOCATION: SEC 29--80--22, PT. NE1/4
BONDURANT, POLK COUNTY, IOWA

REQUESTOR: HRC BONDURANT LLC

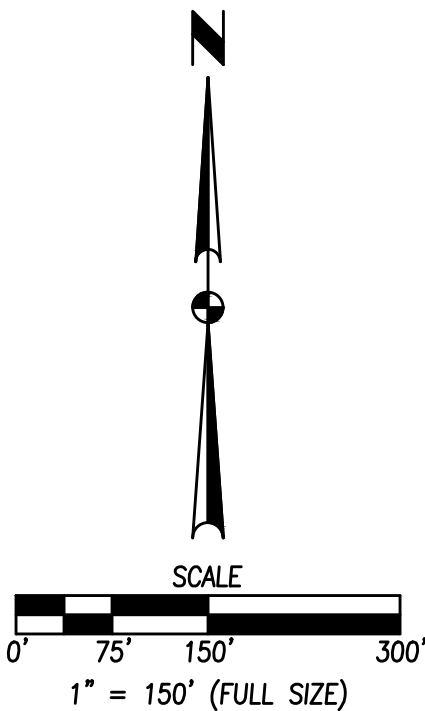
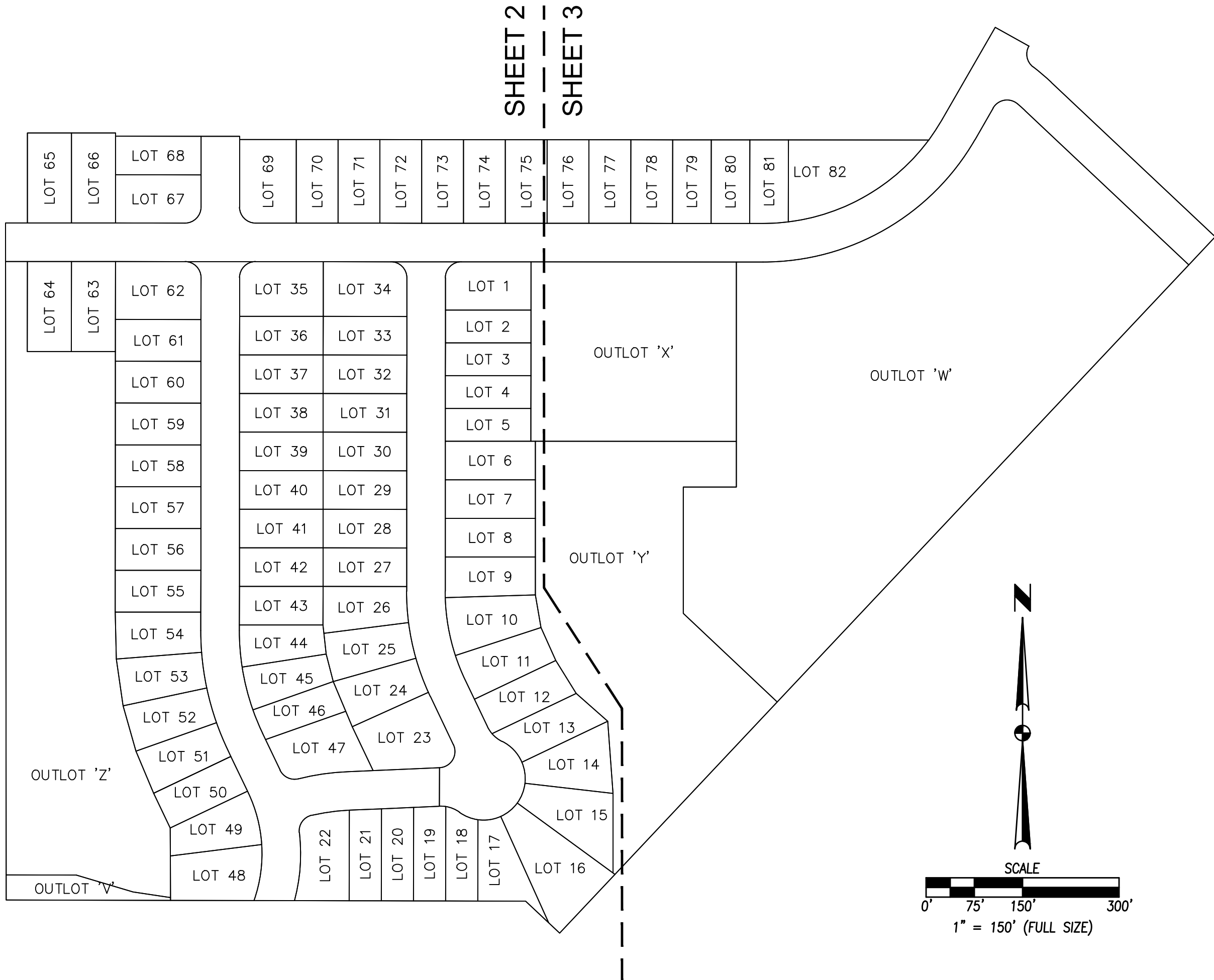
PROPRIETOR: HRC BONDURANT LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

SURVEYOR: MATTHEW J. THOMAS

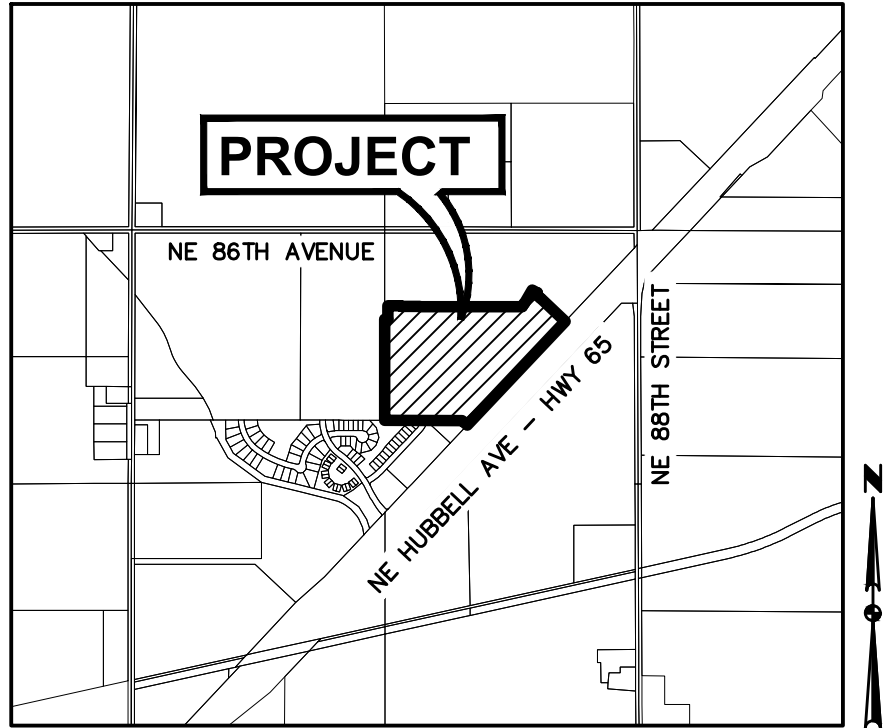
COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

SHEET INDEX



VICINITY MAP (NOT TO SCALE)



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	-.-.-	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	=====	

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C10	90°00'00"	25.00'	39.27'	N45°02'05"E	35.36'
C11	1°44'02"	320.00'	9.68'	N00°49'56"W	9.68'
C12	16°25'35"	320.00'	91.74'	N09°54'44"W	91.43'
C13	7°22'14"	320.00'	41.17'	N21°48'39"W	41.14'
C14	15°10'51"	50.00'	13.25'	N33°05'12"W	13.21'
C15	40°14'13"	64.50'	45.30'	N43°33'43"W	44.37'
C16	23°00'13"	50.00'	20.07'	N52°10'43"W	19.94'
C17	29°57'23"	64.50'	33.72'	N08°27'55"W	33.34'
C19	29°38'07"	64.50'	33.36'	N21°19'49"E	32.99'
C24	29°38'07"	64.50'	33.36'	N50°57'56"E	32.99'
C28	32°24'15"	64.50'	36.48'	N81°59'07"E	35.99'
C31	26°52'05"	50.00'	23.45'	S67°43'11"E	23.23'
C32	27°31'37"	64.50'	30.99'	S68°02'57"E	30.69'
C35	11°18'59"	50.00'	9.88'	S86°48'42"E	9.86'
C36	0°02'02"	320.00'	0.19'	N87°30'47"E	0.19'
C38	21°46'16"	280.00'	106.39'	N04°13'07"E	105.76'
C39	83°37'02"	25.00'	36.48'	N35°08'30"E	33.33'
C40	10°32'45"	320.00'	58.90'	N82°13'23"E	58.82'
C42	113°01'34"	25.00'	49.32'	S31°01'01"W	41.70'
C46	1°08'35"	380.00'	7.58'	S24°55'29"E	7.58'
C47	8°31'57"	380.00'	56.59'	S20°05'13"E	56.54'
C48	8°31'57"	380.00'	56.59'	S11°33'16"E	56.54'
C49	7°19'23"	380.00'	48.57'	S03°37'36"E	48.54'
C52	90°00'00"	25.00'	39.27'	S44°57'55"E	35.36'
C53	90°00'00"	25.00'	39.27'	N45°02'05"E	35.36'
C54	8°47'55"	370.00'	56.82'	N04°21'52"W	56.76'
C55	10°39'25"	370.00'	68.82'	N14°05'33"W	68.72'
C56	6°04'31"	370.00'	39.23'	N22°27'31"W	39.21'
C57	11°38'52"	380.00'	77.25'	S81°42'22"W	77.12'
C58	78°37'17"	25.00'	34.31'	N64°48'25"W	31.68'
C59	23°05'51"	220.00'	88.69'	S07°46'58"W	88.09'
C60	21°43'49"	220.00'	83.44'	S14°37'52"E	82.94'
C62	6°03'51"	430.00'	45.51'	S22°27'51"E	45.49'
C64	7°28'43"	430.00'	56.13'	S15°41'34"E	56.09'
C65	7°28'43"	430.00'	56.13'	S08°12'51"E	56.09'
C66	4°30'34"	430.00'	33.84'	S02°13'12"E	33.83'
C71	90°00'00"	25.00'	39.27'	S44°57'55"E	35.36'
C72	90°00'00"	25.00'	39.27'	S45°02'05"W	35.36'
C73	90°00'00"	25.00'	39.27'	N44°57'55"W	35.36'
C74	7°02'51"	320.00'	39.36'	S86°30'40"W	39.34'
C75	46°31'44"	320.00'	259.87'	S59°43'22"W	252.78'
C76	8°17'32"	250.00'	36.18'	N21°21'00"W	36.15'
C78	25°31'51"	400.00'	178.24'	N12°43'50"W	176.77'
C81	60°02'05"	350.00'	366.73'	N60°01'03"E	350.18'
C82	25°31'51"	350.00'	155.96'	N12°43'50"W	154.67'
C83	14°44'02"	350.00'	90.00'	N80°09'47"E	89.76'
C84	34°09'23"	250.00'	149.03'	N00°07'32"W	146.84'
C85	13°51'00"	340.00'	82.19'	S53°37'36"E	81.99'
C87	100°27'25"	25.00'	43.83'	N80°13'42"E	38.43'
C88	2°50'29"	310.00'	15.37'	S48°07'20"E	15.37'
C89	60°02'05"	380.00'	398.17'	N60°01'03"E	380.20'

OWNER / DEVELOPER

HRC BONDURANT LLC
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

SEPTEMBER 1, 2022

ZONING

EXISTING: R-5 PLANNED UNIT DEVELOPMENT (PUD)
DISTRICT

BULK REGULATIONS

SINGLE FAMILY DETACHED LOTS

PERMITTED USES – PRINCIPAL: ONE–STORY, TWO–STORY, AND ONE AND ONE–HALF STORY HOMES.

SETBACKS

FRONT YARD
REAR YARD

= 30 FT

= 30 FT PRINCIPAL STRUCTURE

= 5 FT ACCESSORY BUILDING

= 5 FT PRINCIPAL STRUCTURE

= 3 FT ACCESSORY BUILDING

= 15 FT TOTAL, WITH 7' MIN. ON ONE SIDE WHEN
TWO–STORY, 5' MIN. ON ONE SIDE WHEN ONE–STORY
OR ONE AND ONE–HALF STORY.

SIDE YARD (LOTS 1–52, 67, 68 AND 79–82)

SIDE YARD (LOTS 53–66 AND 69–78)

UNCOVERED DECKS MAY ENCR OACH INTO THE REAR SETBACK UP TO 10 FT FROM REAR PROPERTY LINE. COVERED
DECKS MUST MEET REAR YARD SETBACK.

LOT WIDTH RANGE FROM 50 FT TO 90 FT
MIN. LOT AREA = 5,000 SF
THE SAME HOME ELEVATION CANNOT BE BUILT ON ADJACENT LOTS.

PLAT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH
PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARK SIDE PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF BONDURANT;
THENCE NORTH 46°44'01" WEST ALONG THE NORTHERLY LINE OF SAID PARK SIDE PLAT 2, A DISTANCE OF 72.49 FEET;
THENCE NORTH 89°52'39" WEST CONTINUING ALONG SAID NORTHERLY LINE, 807.52 FEET TO THE WEST LINE OF SAID
NORTHEAST QUARTER; THENCE NORTH 00°03'20" WEST ALONG SAID WEST LINE, 1053.05 FEET; THENCE SOUTH
89°57'55" EAST, 33.97 FEET; THENCE NORTH 00°02'05" EAST, 140.00 FEET; THENCE SOUTH 89°57'55" EAST, 137.00
FEET; THENCE SOUTH 00°02'05" WEST, 5.00 FEET; THENCE SOUTH 89°57'55" EAST, 193.00 FEET; THENCE SOUTH
00°02'05" WEST, 5.00 FEET; THENCE SOUTH 89°57'55" EAST, 1071.23 FEET; THENCE NORTHEASTERLY ALONG A CURVE
CONCAVE NORTHWESTERLY WHOSE RADIUS IS 320.00 FEET, WHOSE ARC LENGTH IS 36.07 FEET AND WHOSE CHORD
BEARS NORTH 33°13'45" EAST, 36.05 FEET; THENCE NORTH 30°00'00" EAST, 167.27 FEET; THENCE SOUTH 60°52'45"
EAST, 60.01 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE
ARC LENGTH IS 35.99 FEET AND WHOSE CHORD BEARS SOUTH 11°14'16" EAST, 32.96 FEET; THENCE SOUTHEASTERLY
ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 370.00 FEET, WHOSE ARC LENGTH IS 37.28 FEET AND
WHOSE CHORD BEARS SOUTH 49°35'18" EAST, 37.27 FEET; THENCE SOUTH 46°42'06" EAST, 349.97 FEET TO THE
NORTHERLY RIGHT OF WAY LINE OF NE HUBBELL AVENUE; THENCE SOUTH 43°15'59" WEST ALONG SAID NORTHERLY
RIGHT OF WAY LINE, 1487.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.87 ACRES (1,736,850 SQUARE
FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS
PLAT WILL BE COMPLETED WITHIN ONE YEAR
FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM
PROTECTION ELEVATIONS AND OTHER
ELEVATION RESTRICTIONS NOT SHOWN ON THIS
PLAT. REFER TO THE SEPARATELY–RECORDED
MPE TABLE.
- ANY USE OF A PUBLIC UTILITY EASEMENT IN
AN AREA OVERLAPPING A DESIGNATED CITY OF
BONDURANT EASEMENT IS SUBORDINATE TO
THE CITY'S USE OF THAT EASEMENT AND ANY
USER OF THE PUBLIC UTILITY EASEMENT MUST
RELOCATE AT NO COST TO THE CITY IF THE
USE OF THE EASEMENT IS IN CONFLICT WITH
THE CITY'S USE OF ITS DESIGNATED EASEMENT
AT ANY TIME.

19968

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.

MATTHEW J. THOMAS, P.E.S. DATE _____

LICENSE NUMBER 19968

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PAGES OR SHEETS COVERED BY THIS SEAL: _____

SHEETS 1 THROUGH 3

FEATHERSTONE PLAT 1
FINAL PLAT

1
3
2203.162

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVISIONS

DATE	REVISIONS
10-13-22	
09-16-22	

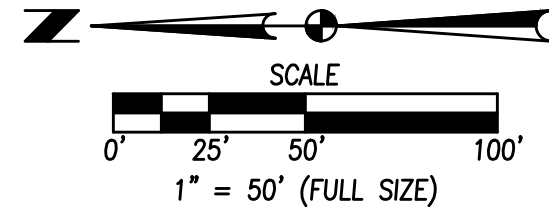
SECOND SUBMITTAL
FIRST SUBMITTAL

ENGINEER:
TECH:
REVIEW:

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

FINAL PLAT



2/3
2203.162

[illegible]



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

Item No. 5.u.
For Meeting of 11/7/2022
Resolution

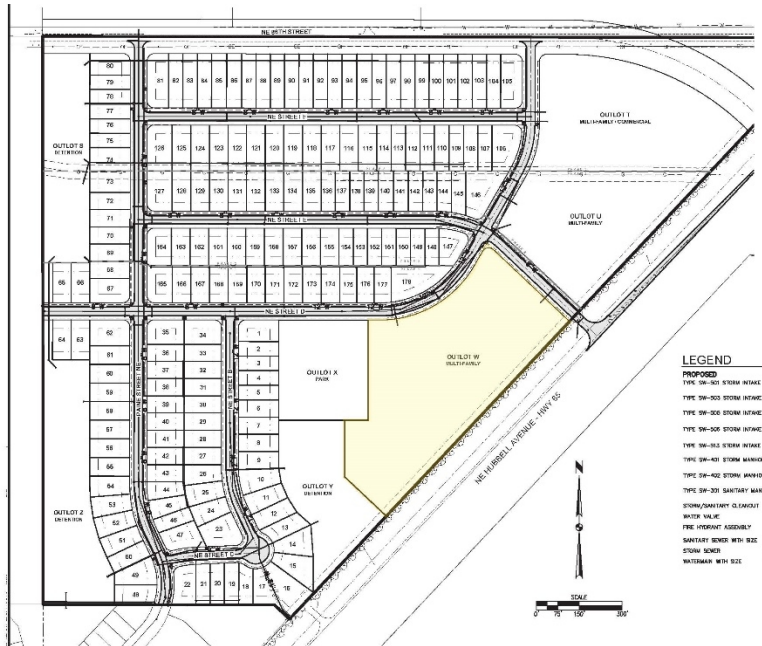
TITLE: - Resolution Approving Featherstone Townhomes Plat 1 Final Plat

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For review by City Council is approval of the Featherstone Townhomes Plat 1 Final Plat. The developer is HRC Bondurant LLC. The plat was submitted by Civil Design Advantage (CDA). The Featherstone (Top Farms Property) Preliminary Plat, which encompassed this current Featherstone Townhomes Plat 1 Final Plat area, was reviewed and approved by City Council on December 20, 2021. Additionally, the attached Featherstone Townhomes Preliminary Plat/Site Plan was approved by City Council on June 6, 2022, where such City Council resolution noted the following: that all units within the Featherstone Townhomes Plat 1 development area shall include basements unless granted an accessibility waiver by Council, as authorized by Section 178.06.4.P of the Zoning Code. This current Townhomes Plat 1 Final Plat area contains 74 units for townhome development. This Plat 1 Final Plat area is located along 13th Street NE just west of the western edge of Hubbell Avenue/Highway 65.

The map below highlights the portion of the Featherstone Preliminary Plat included in this Featherstone Townhome Plat 1 Final Plat:



Section 180.4.13 of the Zoning Code requires City Council review and approval of a final plat. When considering subdivision plats, City Council should take into account the following: Future Land Use (Comprehensive Plan), Zoning, Parkland Dedication, Utilities, Transportation, Natural Features, and Comments from City Officials.

Future Land Use (Comprehensive Plan): the townhome area's medium-density use proposed as part of the Featherstone Townhome Plat 1 Final Plat is consistent with the Future Land Use Plan included as part of the 2022 Building Bondurant Comprehensive Plan.

Zoning: this land is zoned as being within the City's Planned Unit Development (R-5) District. The Featherstone Townhome Plat 1 Final Plat notes/shows the setbacks shown on the approved Featherstone Preliminary Plat. Front and rear yard setback requirements for townhomes are 25 feet. Minimum distance between buildings is 10' .

Parkland Dedication: the approved Featherstone Preliminary Plat shows a 2.04- acre public park. The Featherstone Plat 1 Final Plat area, which includes 82 lots for single-family detached development, requires a minimum of 1.23 acres be dedicated for public parkland area. The 74 townhomes units as part of this Featherstone Townhomes Plat 1 Final Plat area requires a minimum of 1.11 acres be dedicated for public parkland area (or that a fee in lieu be paid). 2.04-acre park – 1.23 acres of Plat 1 – 1.11 acres of Townhomes Plat 1 = a 0.81-acre difference. This 0.81-acre difference must be paid by the developer as a fee in lieu of public parkland dedication. Per Section 180.06.7 of the Subdivision Code, the valuation of the fee to be paid shall be determined by a mutually appointed appraiser (and such valuation will be determined using post-development figures).

Utilities: this Featherstone Townhome Plat 1 Final Plat area is located within the City's

Urban Service Area Sanitary Sewer Connection Fee District; the enclosed resolution notes that payment into this district is required prior to the City releasing the resolution for recording. This land also falls partially within the Park Side Water Connection Fee District and partially within the 16th Street NE Water Connection Fee District; the enclosed resolution notes that payment into these districts is required prior to the City releasing the resolution for recording. The attached resolution also notes that public infrastructure improvements must be inspected and approved by the Public Works Director prior to the City releasing the resolution for recording.

Transportation: This Featherstone Townhome Plat 1 Final Plat area includes the creation of two private interior streets, Granite Street NE and Quartz Avenue NE. Granite Street NE is a north/south street providing access from 13th Street NE. Quartz Avenue NE is an east/west street providing access from 14th Street NE.

A traffic impact study was required as part of the Featherstone (Top Farms Property) Preliminary Plat review and approval process. The attached resolution takes into account that a Development Agreement is required for the required cost-share of the upcoming NE 86th Avenue/16th Street NE street improvement project.

Natural Features: This subdivision is not located in the FEMA 100-year flood plain. This subdivision is noted located within the City's Stream Buffer Ordinance area.

Comments from City Officials:

- City Engineering - still reviewing; this has been factored in as part of the attached resolution.
- Public Works - noted that an inspection must be performed prior to releasing the resolution for recording.
- Fire Department - still reviewing; this has been factored in as part of the attached resolution.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221107-244
2. Featherstone Townhomes Plat 1_Final Plat_2022-10-13
3. Approved Featherstone Townhomes Site Plan

CITY OF BONDURANT
RESOLUTION NO. 221107-244

RESOLUTION APPROVING THE FEATHERSTONE TOWNHOMES PLAT 1 FINAL
PLAT

WHEREAS Civil Design Advantage submitted the Featherstone Townhomes Plat 1 Final Plat; AND

WHEREAS the Owner/Developer is HRC Bondurant LLC; AND

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

OUTLOT "W", FEATHERSTONE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 7.97 ACRES (347,253 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

WHEREAS, the Featherstone Townhomes Plat 1 Final Plat area was included as part of the Featherstone (Top Farms) Preliminary Plat approved by City Council on December 20, 2021; AND

WHEREAS, the Featherstone Townhomes Plat 1 Final Plat area was included as part of the Featherstone Townhomes Preliminary Plat/Site Plan approved by City Council on June 6, 2022; AND

WHEREAS the Featherstone Townhomes Plat 1 Final Plat area is zoned Planned Unit Development (R-5).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Featherstone Townhomes Plat 1 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 4-year maintenance bonds are submitted to the City.
4. That the developer pays the water and sanitary sewer connection fee district invoices.
5. That the developer pays the fee in lieu of public parkland dedication fee for the equivalent of 0.81 acres.
6. That the developer and the City of Bondurant enter into a development agreement regarding the following topics – cost share the 16th Street NE public street improvements and water main upsizing

7. That as noted on the resolution approving the Featherstone Townhomes Preliminary Plat/Site Plan, that all units within the Featherstone Townhomes Plat 1 development area shall include basements unless granted an accessibility waiver by Council, as authorized by Section 178.06.4.P of the Zoning Code.

Passed this 7th day of November 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				

FILE: IA_2204.276.DWG
PLOTED BY: CIVIL DESIGN ADVANTAGE
DATE: 10/13/2022 10:27 AM
COMMENTS: FINAL PLAT

INDEX LEGEND

LOCATION: OUTLOT 'W', FEATHERSTONE PLAT 1
BONDURANT, POLK COUNTY, IOWA

REQUESTOR: HRC BONDURANT LLC

PROPRIETOR: HRC BONDURANT LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

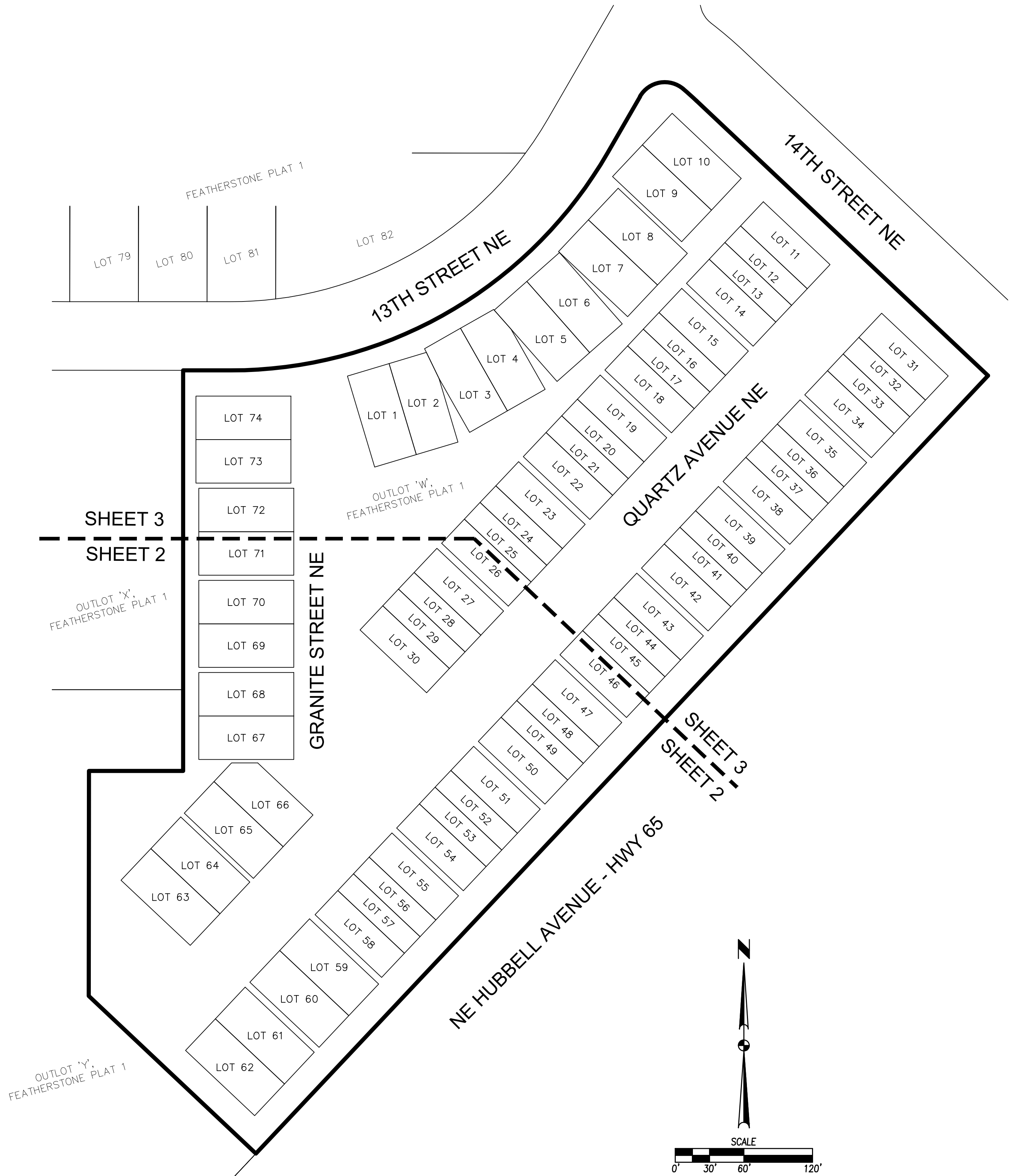
SURVEYOR: MATTHEW J. THOMAS

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

FEATHERSTONE TOWNHOMES PLAT 1

FINAL PLAT



OWNER / DEVELOPER

HRC BONDURANT LLC
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

DATE OF SURVEY

SEPTEMBER 20, 2022

PLAT DESCRIPTION

OUTLOT 'W', FEATHERSTONE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND CONTAINING 7.97 ACRES (347,253 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE SEPARATELY-RECORDED MPE TABLE.
- ANY USE OF A PUBLIC UTILITY EASEMENT IN AN AREA OVERLAPPING A DESIGNATED CITY OF BONDURANT EASEMENT IS SUBORDINATE TO THE CITY'S USE OF THAT EASEMENT AND ANY USER OF THE PUBLIC UTILITY EASEMENT MUST RELOCATE AT NO COST TO THE CITY IF THE USE OF THE EASEMENT IS IN CONFLICT WITH THE CITY'S USE OF ITS DESIGNATED EASEMENT AT ANY TIME.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	26.00'	40.84'	N88°17'54"E	36.77'
C2	6°02'04"	380.00'	40.02'	N79°39'16"E	40.00'
C3	7°21'47"	380.00'	48.83'	N86°21'11"E	48.80'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP #19968 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
BUILDING SETBACK LINE	----	
PLAT BOUNDARY	----	

BULK REGULATIONS

MULTI-FAMILY: TOWNHOMES OR APARTMENTS

TOWNHOMES (MAX. 12 DU/AC.):

SETBACKS
FRONT YARD = 25 FT
REAR YARD = 25 FT
UNCOVERED DECKS MAY ENCR OACH INTO THE REAR.
SETBACK UP TO 10 FT FROM REAR PROPERTY LINE.
COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
MAXIMUM HEIGHT = 45 FT
TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

APARTMENTS (MAX. 20 DU/AC.):

SETBACKS
FRONT YARD = 30 FT
REAR YARD = 35 FT PRINCIPAL STRUCTURE
= 5 FT ACCESSORY BUILDING
SIDE YARD = 10 FT PRINCIPAL STRUCTURE
= 3 FT ACCESSORY BUILDING
UNCOVERED DECKS MAY ENCR OACH INTO THE REAR.
SETBACK UP TO 10 FT FROM REAR PROPERTY LINE.
COVERED DECKS MUST MEET REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 15 FT
MAXIMUM HEIGHT = 45 FT
1.5 PARKING STALLS SHALL BE PROVIDED FOR EACH 1 BEDROOM UNIT, AND 2 PARKING STALLS FOR EACH 2 BEDROOM OR LARGER UNIT.

PARKING PROVIDED = 316 SPACES
(INCLUDES GARAGES AND DRIVEWAYS)

PROFESSIONAL LAND SURVEYOR
MATTHEW J. THOMAS, P.L.S.
19968
STATE OF IOWA

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

MATTHEW J. THOMAS, P.L.S. DATE
LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 THROUGH 3

REVISIONS

DATE	REVISIONS
10/13/2022	SECOND SUBMITTAL
10/13/2022	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH: REVIEW:

ENGINEER: CIVIL DESIGN ADVANTAGE

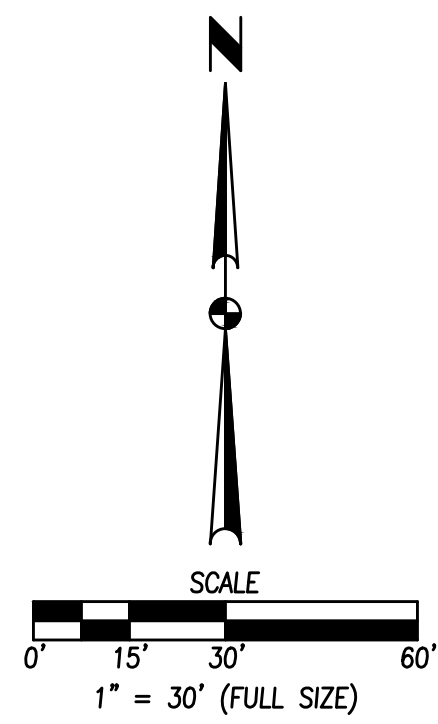
FEATHERSTONE TOWNHOMES PLAT 1

FINAL PLAT

1/3

2204.276

FINAL PLAT

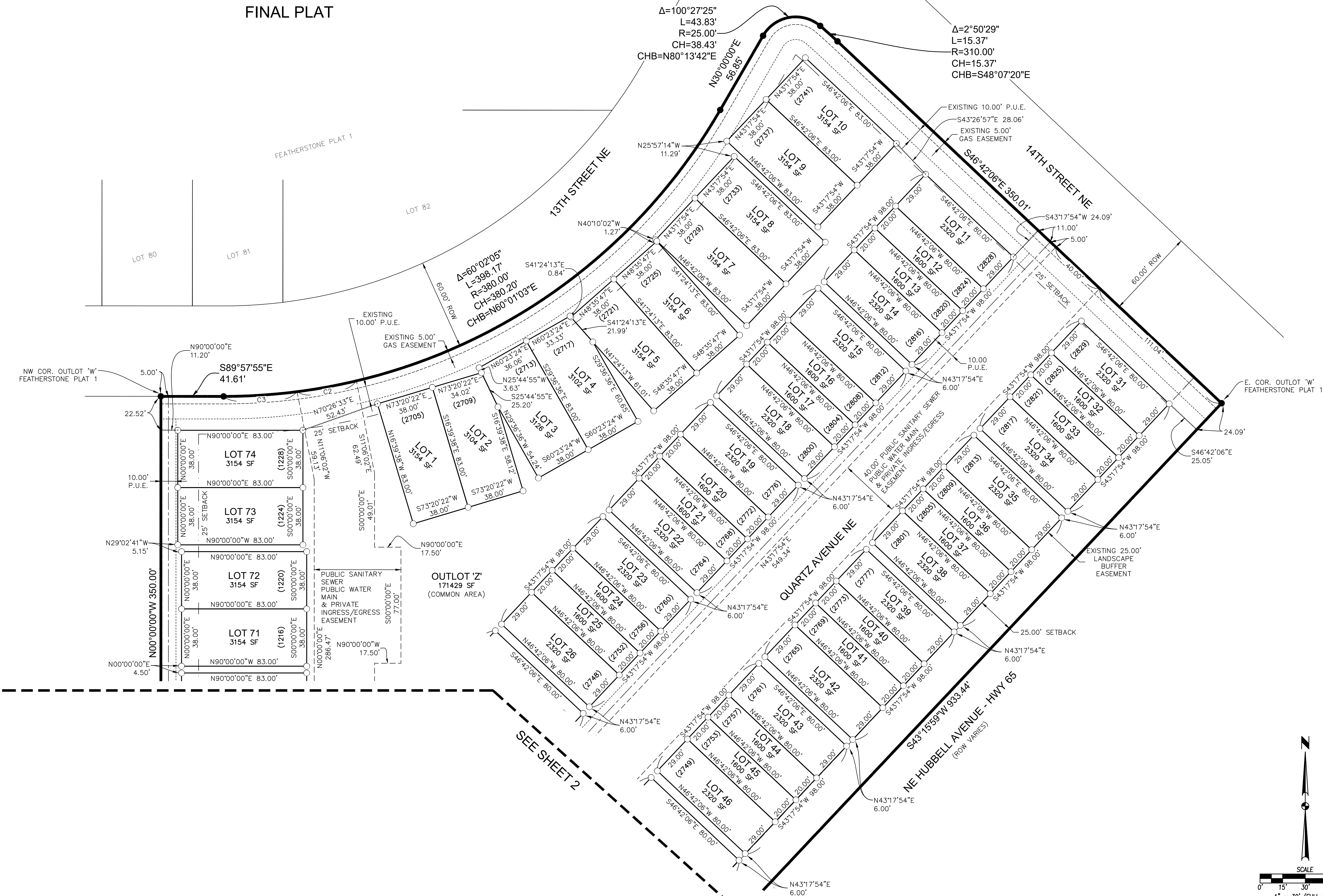


PLAY 1

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FEATHERSTONE TOWNHOMES PLAT 1

FINAL PLAT



DATE

10/13/2022

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

TECH:

REVIEW:

ENGINEER:

BONDURANT, IOWA

3

FEATHERSTONE TOWHOMES PLAT 1

FINAL PLAT

3

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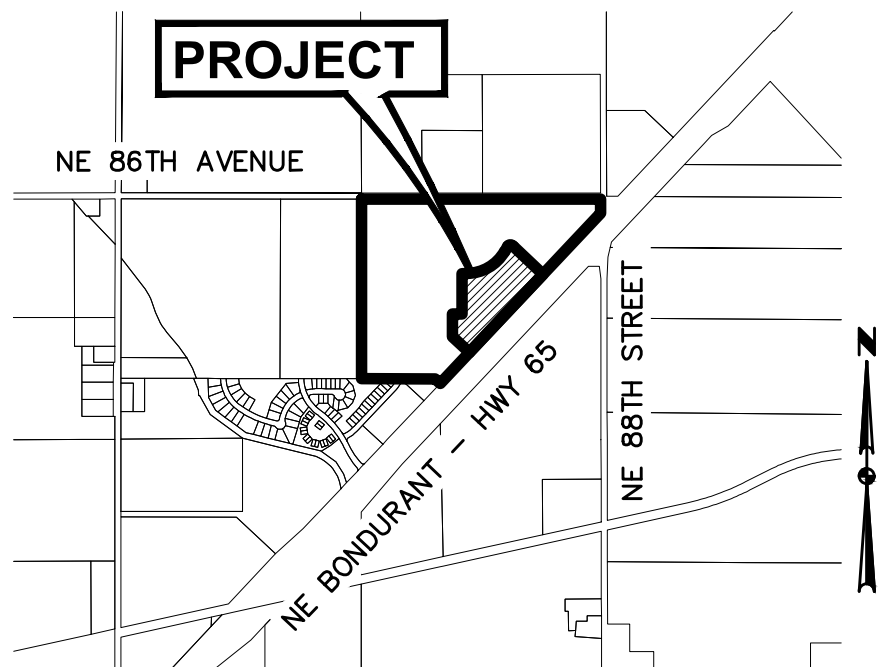
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DESK: 2204276

Page 224 of 252

SITE PLAN FOR:
FEATHERSTONE TOWNHOMES - PLAT 1
BONDURANT, IOWA

VICINITY MAP

NOT TO SCALE



BONDURANT, IOWA

OWNER/APPLICANT

HRC BONDURANT LLC
CONTACT: STEVE MOSELEY
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: EMILY HARDING
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

SUBMITTAL DATES

FIRST SUBMITTAL: 5/06/2022
SECOND SUBMITTAL: 6/06/2022

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF SECTION 29,
TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH
P.M., CITY OF BONDURANT, POLK COUNTY, IOWA
LYING NORTHERLY OF NE HUBBELL ROAD (US
HIGHWAY 65) AND LYING NORTHERLY OF PARK SIDE
PLAT 2, AN OFFICIAL PLAT.

ZONING

R-5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

BULK REGULATIONS

MULTI-FAMILY: TOWNHOMES OR APARTMENTS

TOWNHOMES (MAX. 12 DU/AC.):

SETBACKS

FRONT YARD = 25 FT
REAR YARD = 25 FT
UNCOVERED DECKS MAY ENCROACH INTO THE REAR SETBACK UP TO
10 FT FROM REAR PROPERTY LINE. COVERED DECKS MUST MEET
REAR YARD SETBACK.
MIN. DISTANCE BETWEEN BUILDINGS = 10 FT
MAXIMUM HEIGHT = 45 FT
TWO PARKING STALLS SHALL BE PROVIDED FOR EACH UNIT.

APARTMENTS (MAX. 20 DU/AC.):

SETBACKS

FRONT YARD = 30 FT
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= 5 FT ACCESSORY BUILDING
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1.5 PARKING STALLS SHALL BE PROVIDED FOR EACH 1 BEDROOM UNIT,
AND 2 PARKING STALLS FOR EACH 2 BEDROOM OR LARGER UNIT.

PARKING PROVIDED = 316 SPACES
(INCLUDES GARAGES AND DRIVEWAYS)

IMPERVIOUS AREA

206,730 SF 59.5%

DATE OF SURVEY

NOVEMBER 2021

BENCHMARKS

- BURY BOLT ON HYDRANT AT SW CORNER OF TOP
FARMS PROPERTY
ELEVATION=945.14
- BURY BOLT ON HYDRANT AT SW CORNER OF
MALLARD & 3RD STREET
ELEVATION=963.51

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0-2.1	SITE LAYOUT
3.0-3.1	DIMENSION PLAN
4.0-4.1	GRADING PLAN
5.0-5.1	UTILITY PLAN
6.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	—————
LOT LINE	-----
SECTION LINE	-----
CENTER LINE	-----
RIGHT OF WAY	-----
PERMANENT EASEMENT	-----
TEMPORARY EASEMENT	---T/E---
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S-S-S
STORM SEWER	ST-ST
STORM SERVICE	ST-ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W-W
SAWCUT (FULL DEPTH)	
SILT FENCE	
MINIMUM OPENING ELEVATION	MOE

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
ROOF DRAIN/ DOWNSPOUT	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	TV
GAS MAIN	G
FIBER OPTIC	FO
UNDERGROUND TELEPHONE	T
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	E
FIELD TILE	TILE
SANITARY SEWER W/ SIZE	8"S
STORM SEWER W/ SIZE	15" RCP
WATER MAIN W/ SIZE	8"W



UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD
SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE
SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES
SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER
IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER
DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN
THE EXACT LOCATION SHOWN.



ALL CONSTRUCTION SHALL CONFORM TO THE SOILS REPORT PREPARED BY
CONSTRUCTION MATERIALS TESTING (CMT), PN 212080TOP, DATED AUGUST 6,
2021.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF BONDURANT
GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE
INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE
CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND
MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR
ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC
RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY
SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT
UNLESS OTHERWISE NOTED.

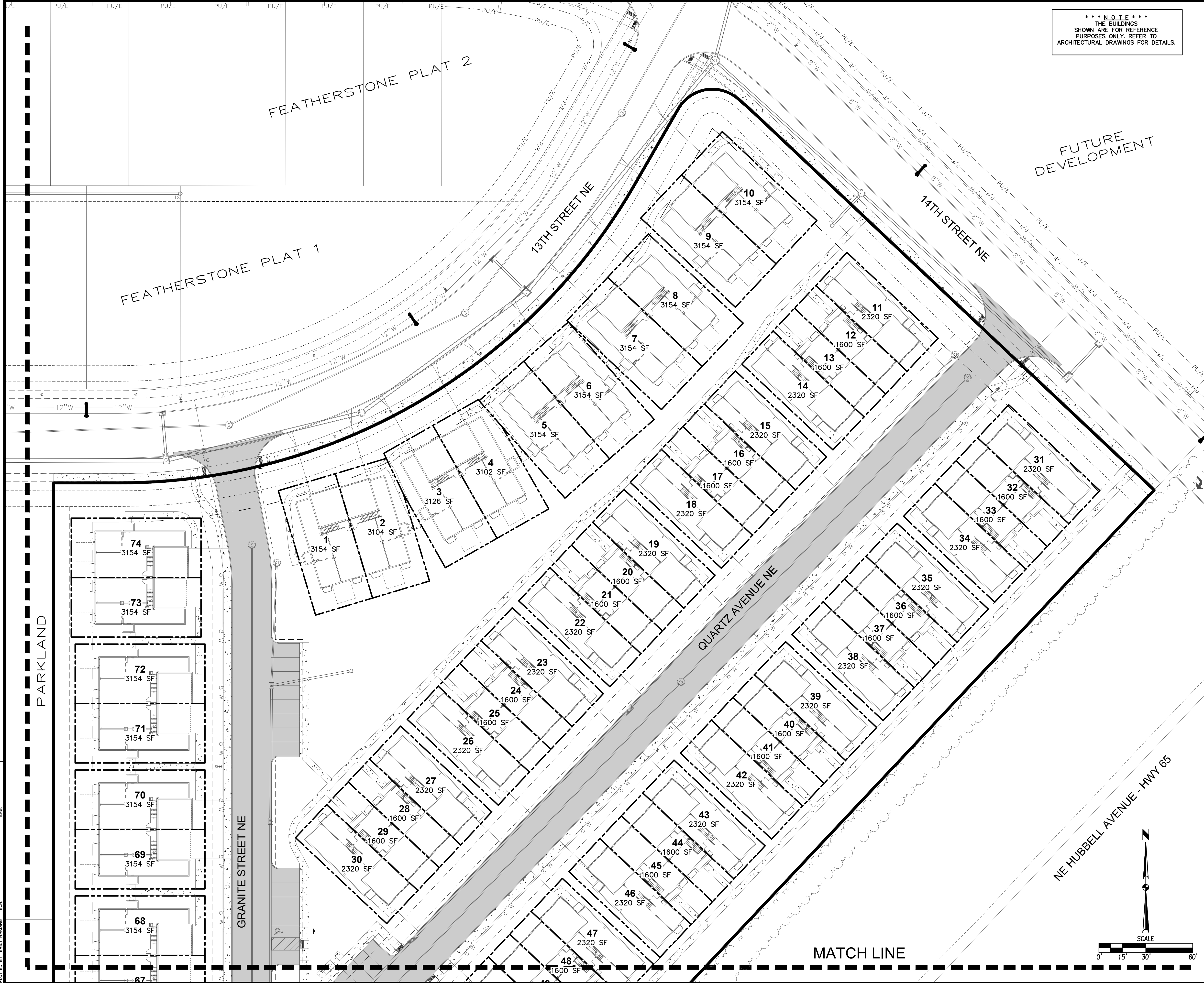
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS
PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION
AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF IOWA.

Emily N. Harding 7/19/2022
EMILY N. HARDING, P.E. DATE

LICENSE NUMBER 19972
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1.0-5.1

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COMMENTS:
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FEATHERSTONE TOWNHOMES
PLAT 1
SITE LAYOUT

2.0
2204.276

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH:
ENGINEER:

REVISIONS

DATE	DESCRIPTION
5/6/2022	SECOND SUBMITTAL
5/6/2022	FIRST SUBMITTAL

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

***** NOTE *****
THE BUILDINGS
SHOWN ARE FOR REFERENCE
PURPOSES ONLY. REFER TO
ARCHITECTURAL DRAWINGS FOR DETAILS.



GENERAL NOTES

1. THE 2022 EDITION OF THE SDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. PRIOR TO CONNECTION TO THE SITE, CONTRACTOR SHALL EXAMINE ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W.'S / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4" INCH EXPANSION JOINT WITHIN ALL P.C.C.
10. PAVEMENT SIDEWALK AND BUILDING PLACE 1/2" INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
11. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
12. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
13. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
14. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
15. THE CONTRACTOR SHALL REPAIR AND RESTORE ALL AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
16. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FENCE LINES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAKEOUT AND CONSTRUCTION DETAILS.
18. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. REFER TO FEATHERSTONE TOWNHOMES PLAT 1 PUBLIC IMPROVEMENT PLANS FOR DESIGN OF PUBLIC INFRASTRUCTURE.
21. REFER TO SUPERIOR DUMPMSTER LOCATION MAP FOR SITES.
22. HANDICAPPED PARKING SHALL WILL NEED TO MEET SIGNAGE REQUIREMENTS ESTABLISHED BY THE STATE CODE, INCLUDING INFORMATION ON THE FINE (861-18.5.(321)).

DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PRIOR TO EXISTING UTILITIES THAT ARE TO REMAIN, THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND THE OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION WASTE SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE IN FULL COMPLIANCE WITH ALL STATE STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SIGNALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. CLOSURE SIGNAGE REQUIRED FOR ALL SIDEWALK CLOSURES, SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
6. THE CONTRACTOR IS CAUTIONED NOT TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS

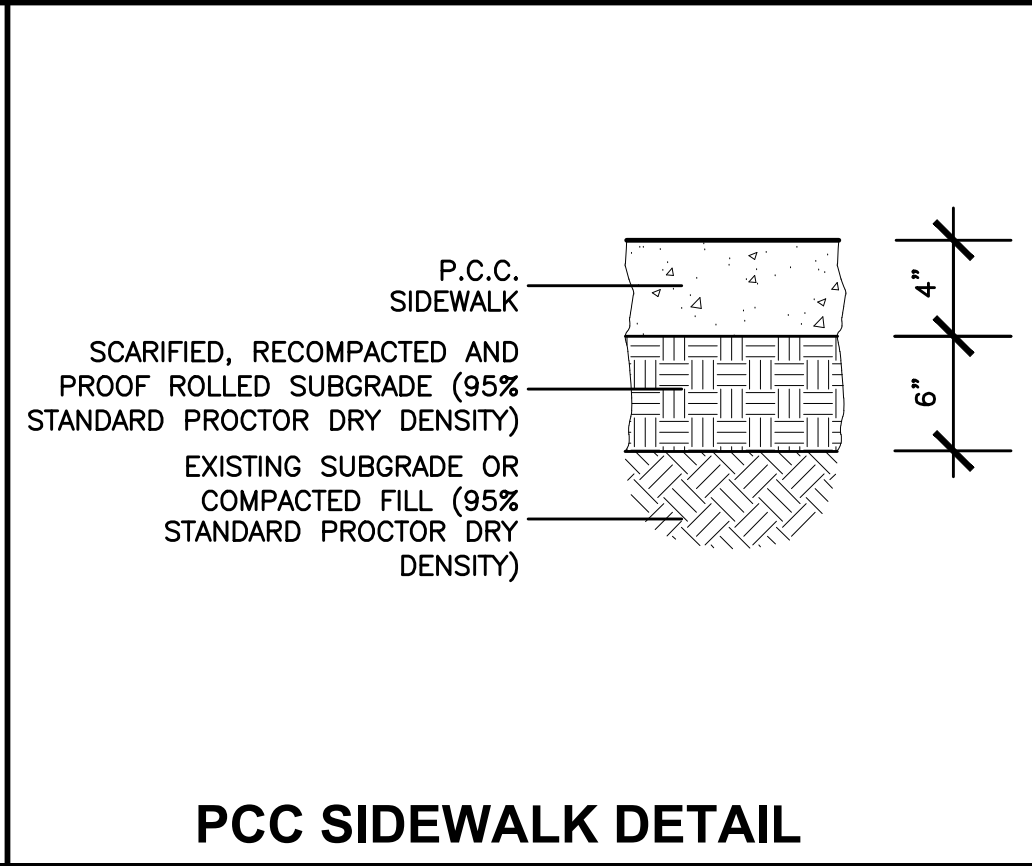
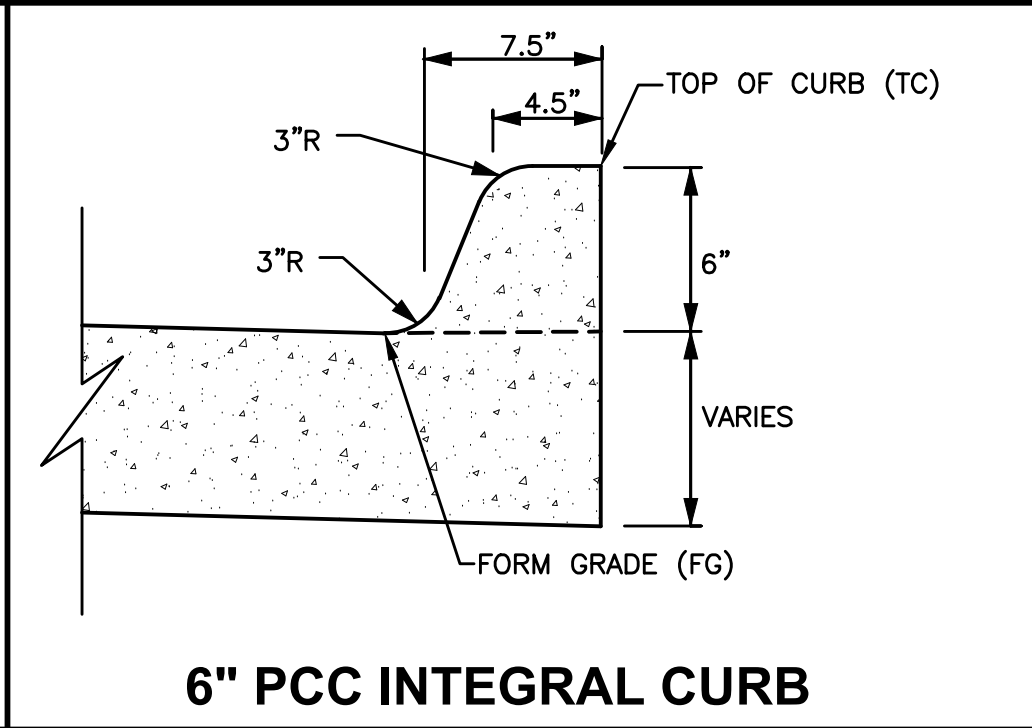
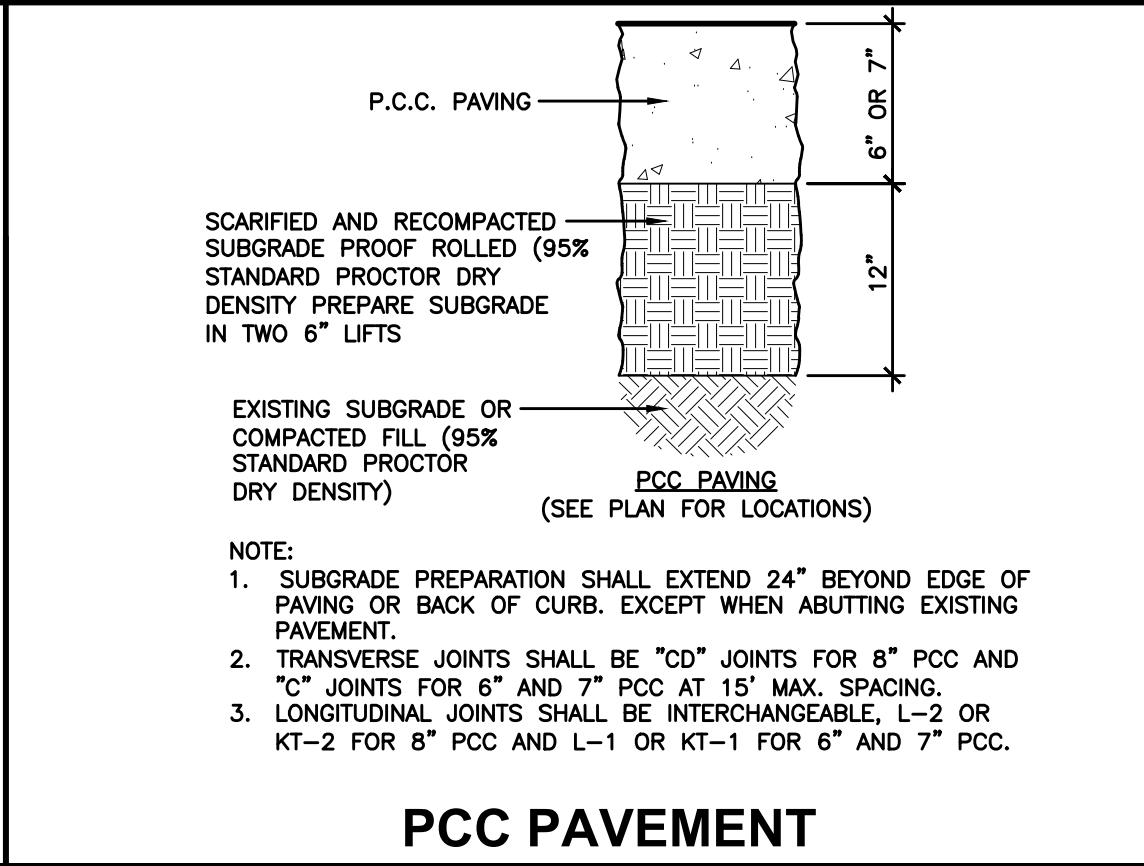
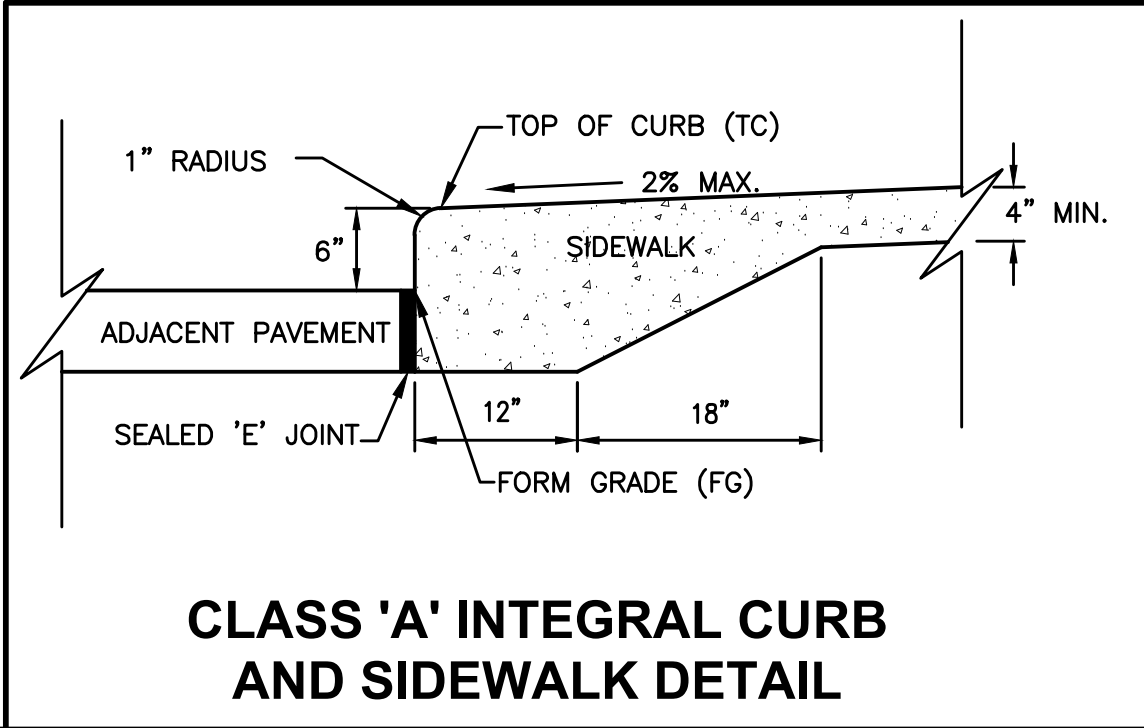
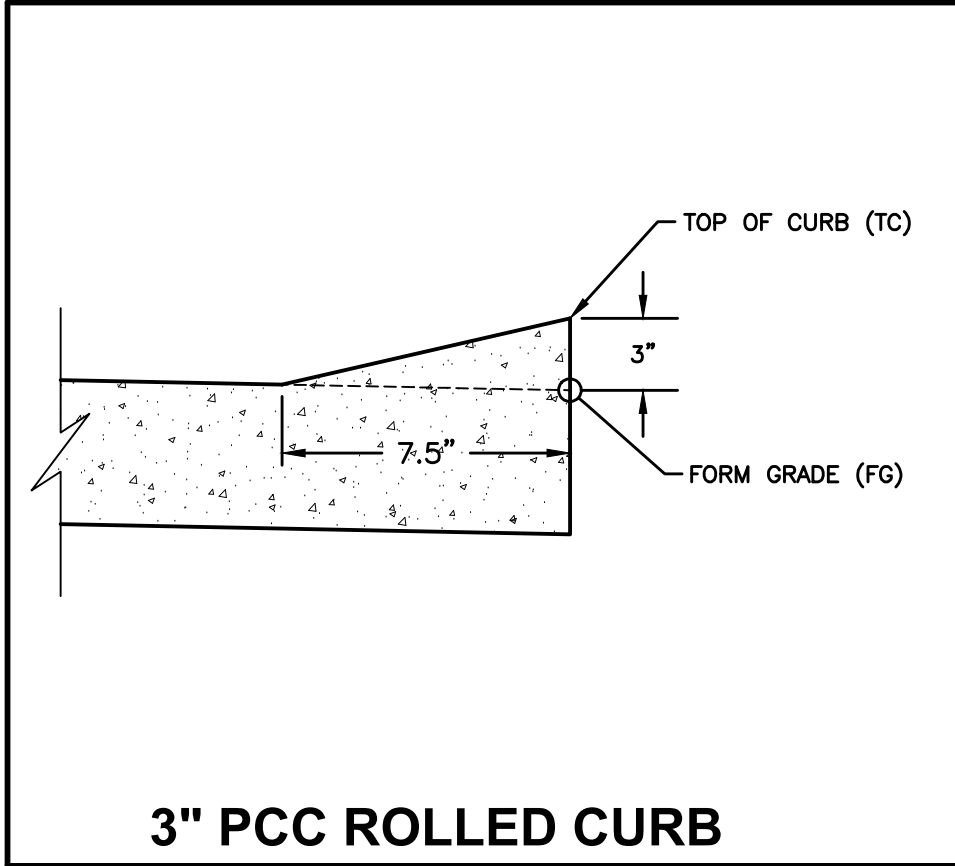
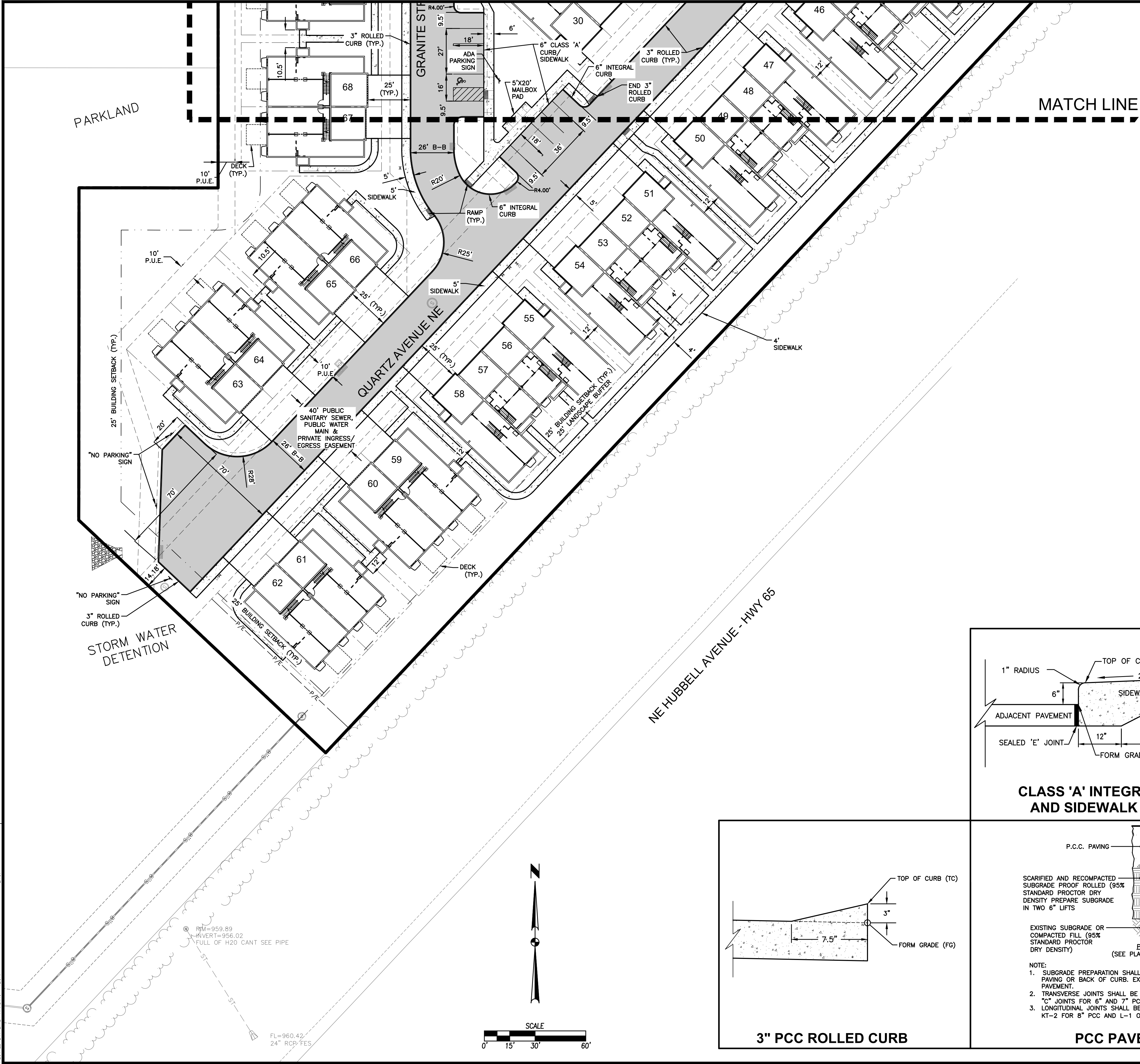
1. SIDEWALKS	4" P.C.C.
2. PAVEMENT IN R.O.W.	7" P.C.C.
3. DRIVE AISLES AND PARKING SPACES	6" P.C.C.
4. SIDEWALKS WITHIN DRIVEWAYS	6" P.C.C.
5. SIDEWALK RAMPS	6" P.C.C.

SIGN LEGEND

STOP SIGN	VAN ACCESSIBLE PARKING	R8-3: NO PARKING
		

FEATHERSTONE TOWNHOMES PLAT 1	CIVIL DESIGN ADVANTAGE
DIMENSION PLAN	BONDURANT, IOWA
3.0	
2204.276	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400	ENGINEER:
TECH:	
REVISIONS	DATE
SECOND SUBMITTAL	6/06/2022
FIRST SUBMITTAL	5/06/2022

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FEATHERSTONE TOWNHOMES
PLAT 1
DIMENSION PLAN

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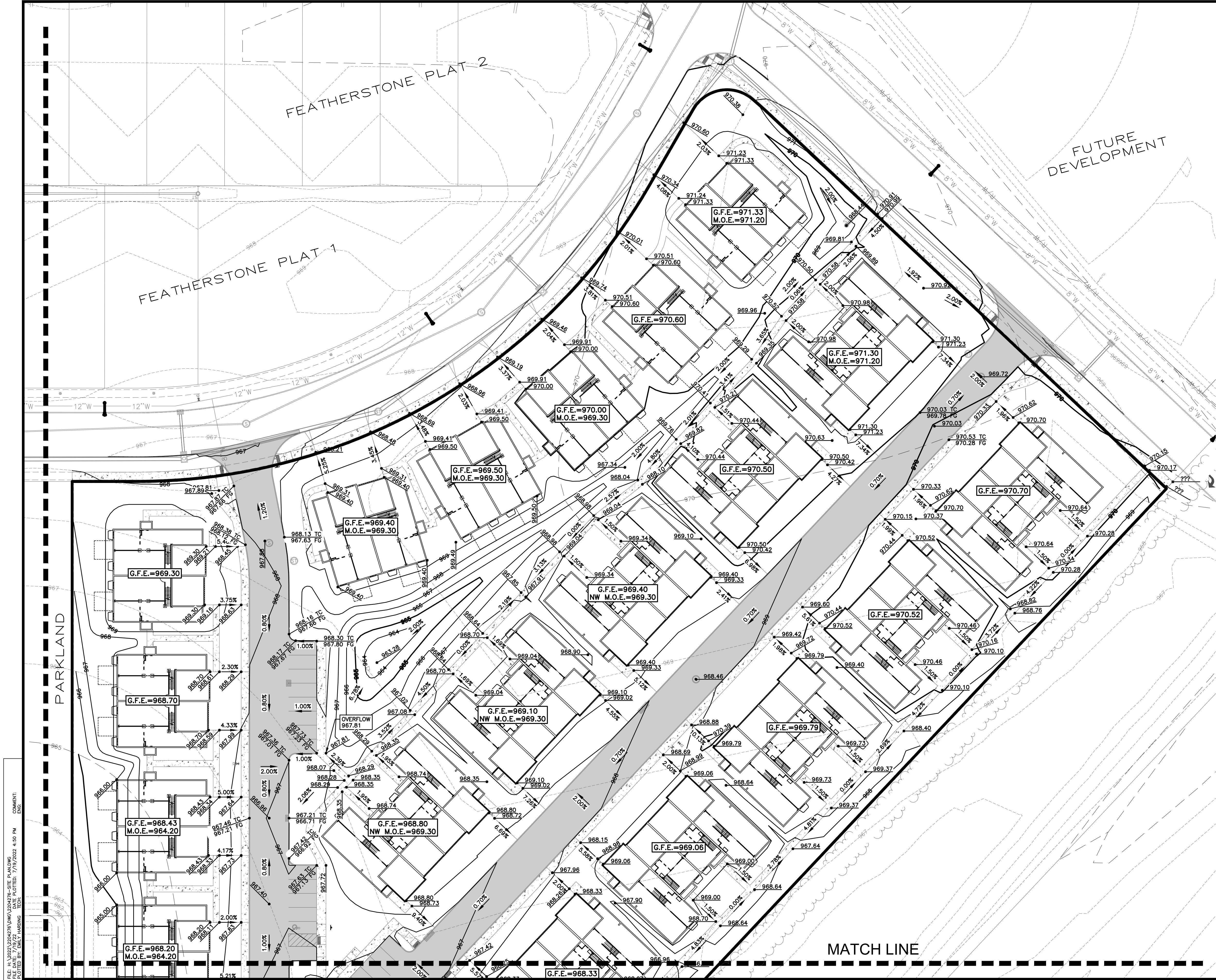
ENGINEER:
TECH:
BONDURANT, IOWA

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

DATE
REVISIONS
SECOND SUBMITTAL
FIRST SUBMITTAL

5/06/2022
5/06/2022

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GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINED HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
 - MAINTAIN 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.

G.F.E. = GARAGE FLOOR ELEVATION AT OUTSIDE FACE OF GARAGE DOOR.
M.O.E. = MINIMUM OPENING ELEVATION

FEATHERSTONE TOWNHOMES
PLAT 1
GRADING PLAN

4.0
2204.276

ENGINEER:
BONDURANT, IOWA

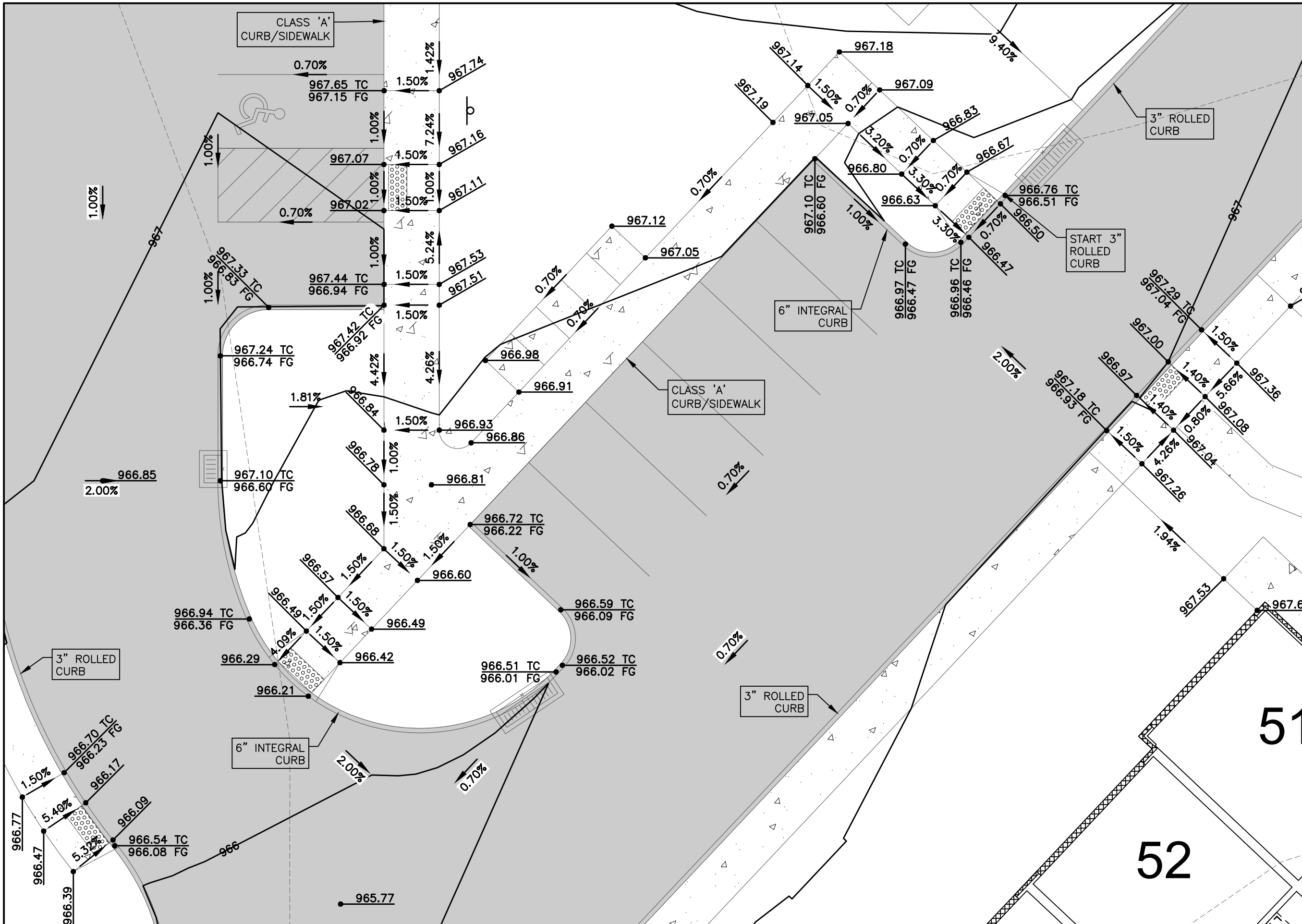
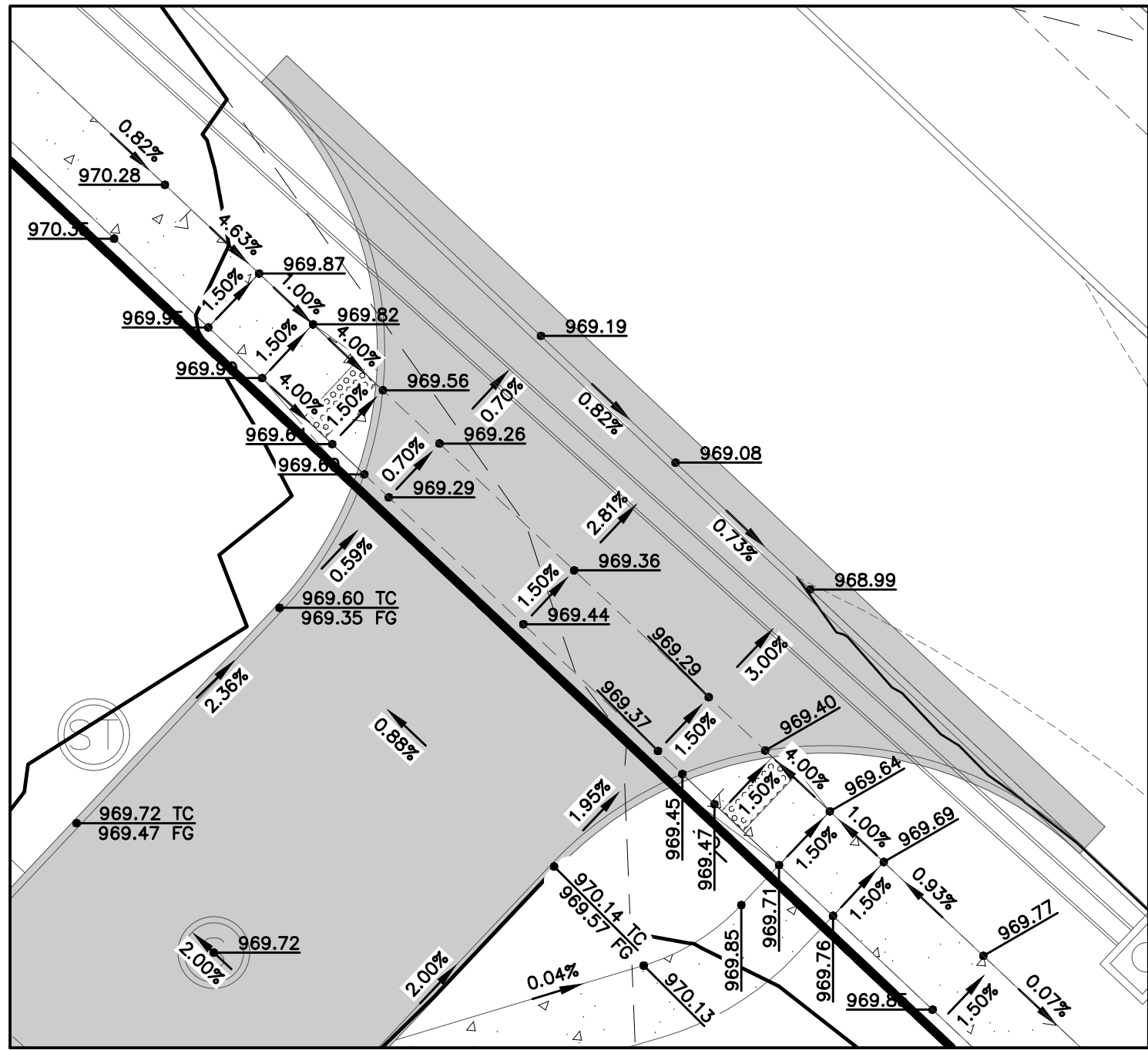
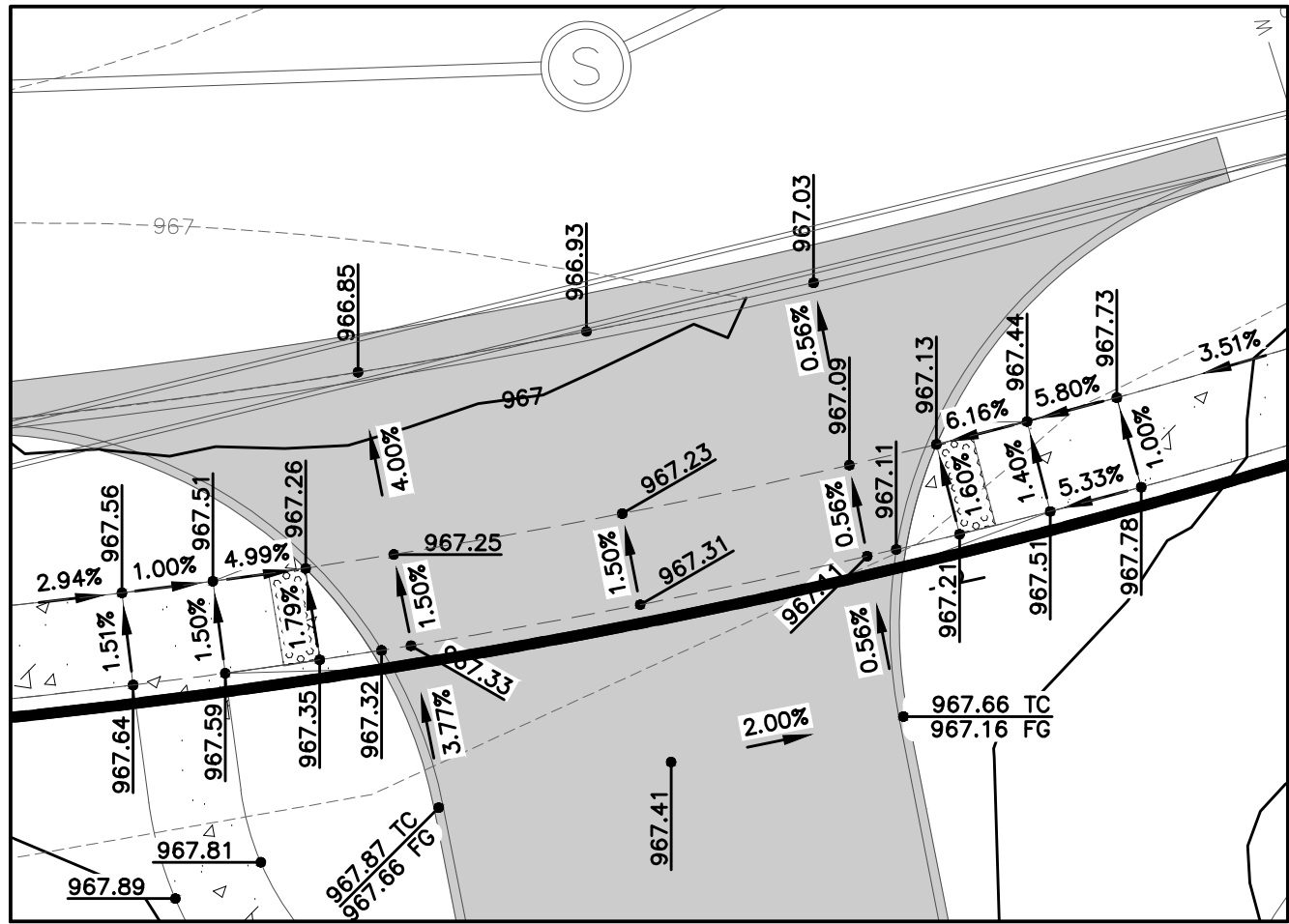
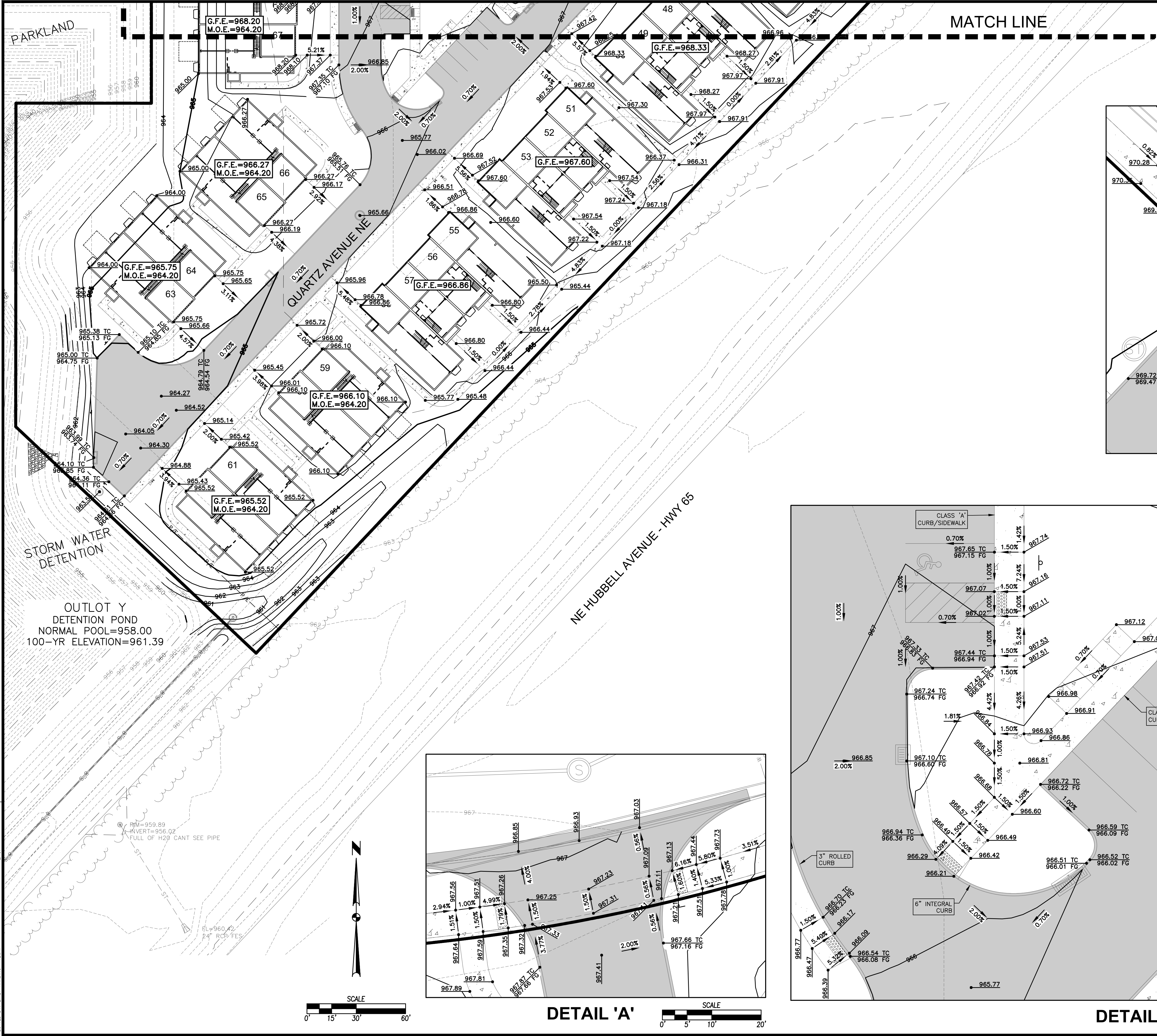
TECH:
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVISIONS

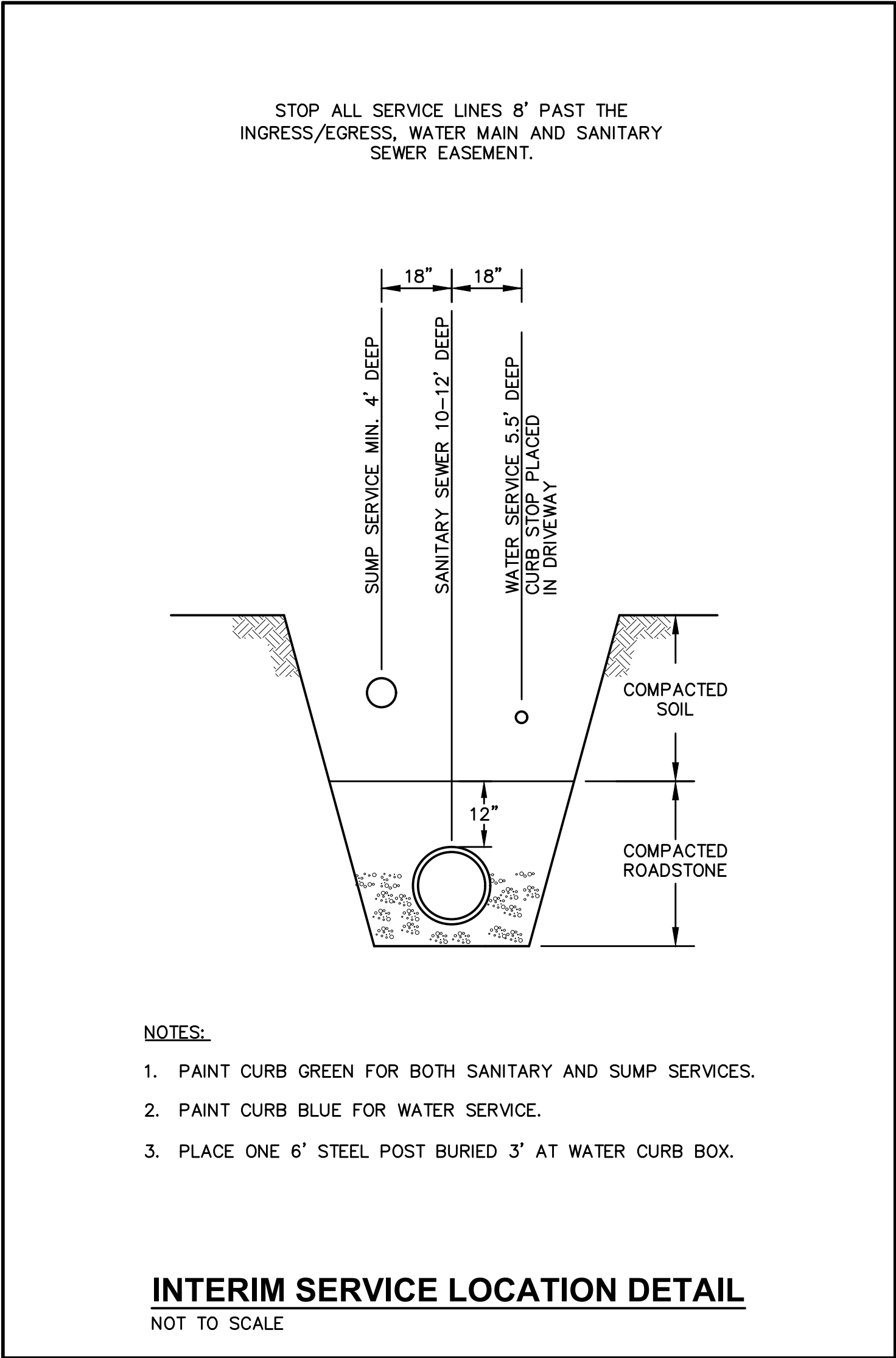
DATE	DESCRIPTION
5/06/2022	SECOND SUBMITTAL
5/06/2022	FIRST SUBMITTAL

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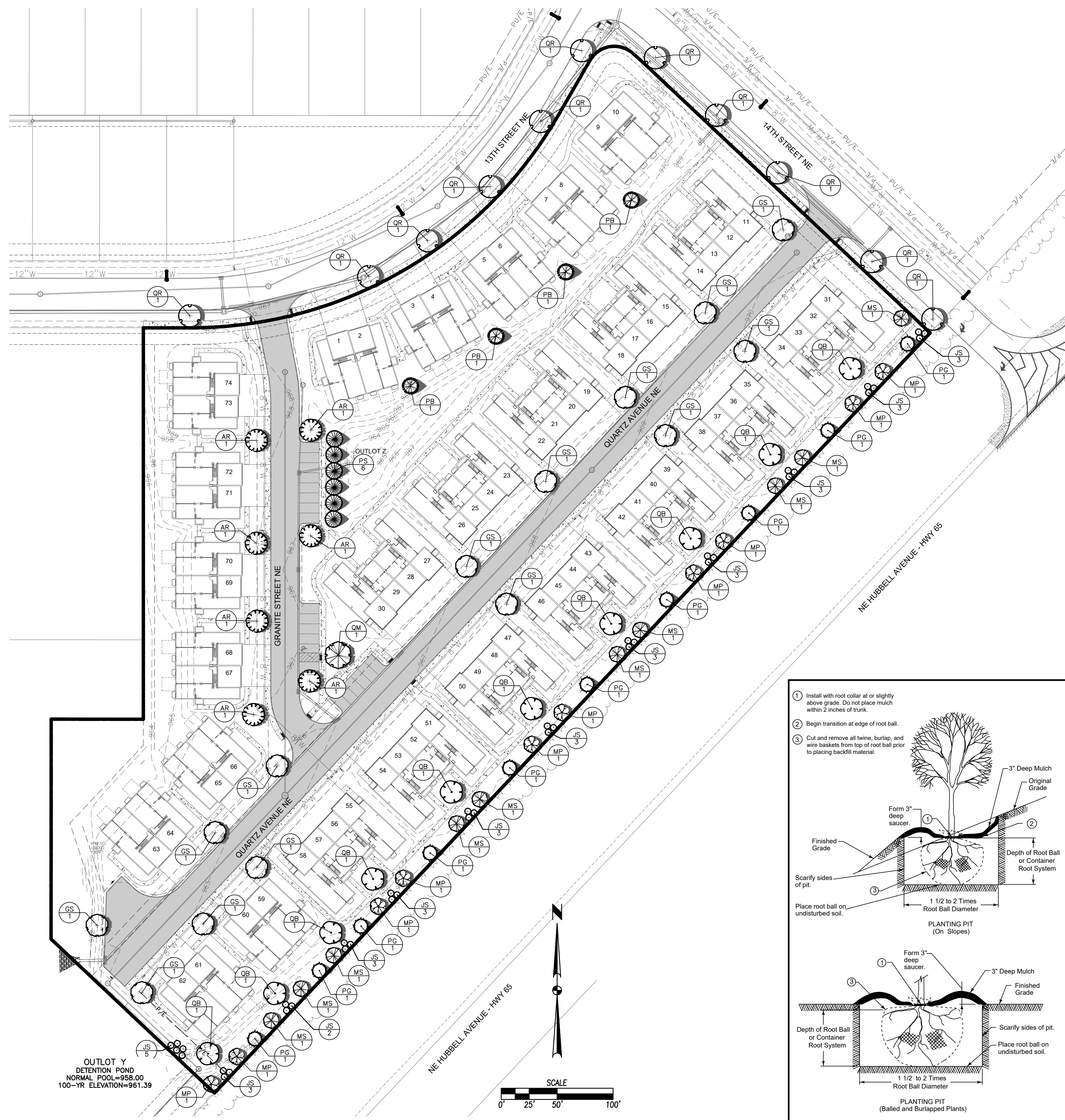
CIVIL DESIGN ADVANTAGE







FILE: H:\2022\2204276\2204276-SITE PLANS.DWG
DATE: 7/19/2022 4:50 PM
DRAWN BY: JMW
CHECKED BY: JMW
PLotted BY: JMW



LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS, TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL STEEL.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

ONE TREE PER 50 LF OF STREET FRONTAGE OR ONE TREE PER SIX PARKING STALLS, WHICHEVER IS GREATER.
1,839 LF OF FRONTAGE = 37 TREES
TREES PROVIDED = 43 TREES

BUFFER

1. THE LANDSCAPE BUFFER YARD ALONG HIGHWAY 65 SHALL BE 25 FEET WIDE WITH 1 OVERSTORY, 1 CONIFER, 2 UNDERSTORY TREES, AND 4 SHRUBS AND/OR GRASS EVERY 100 FEET.
2. BUFFER YARD TREE SPECIES SHALL BE LIMITED TO THE SPECIES LISTED IN SECTION 151.03 OF THE CITY CODE. DECIDUOUS TREES SHALL BE 1.75" CALIPER AND CONIFEROUS TREES SHALL BE A MINIMUM 5' HEIGHT.

BUFFER LENGTH = 933 LF (ALONG NE HUBBELL AVE.)

REQUIRED:

- OVERSTORY TREES = 10
- CONIFER TREE = 10
- UNDERSTORY TREES = 20
- SHRUBS/ GRASSES = 38

PROVIDED:

- OVERSTORY TREES = 10
- CONIFER TREE = 10
- UNDERSTORY TREES = 20
- SHRUBS/ GRASSES = 38

151.04

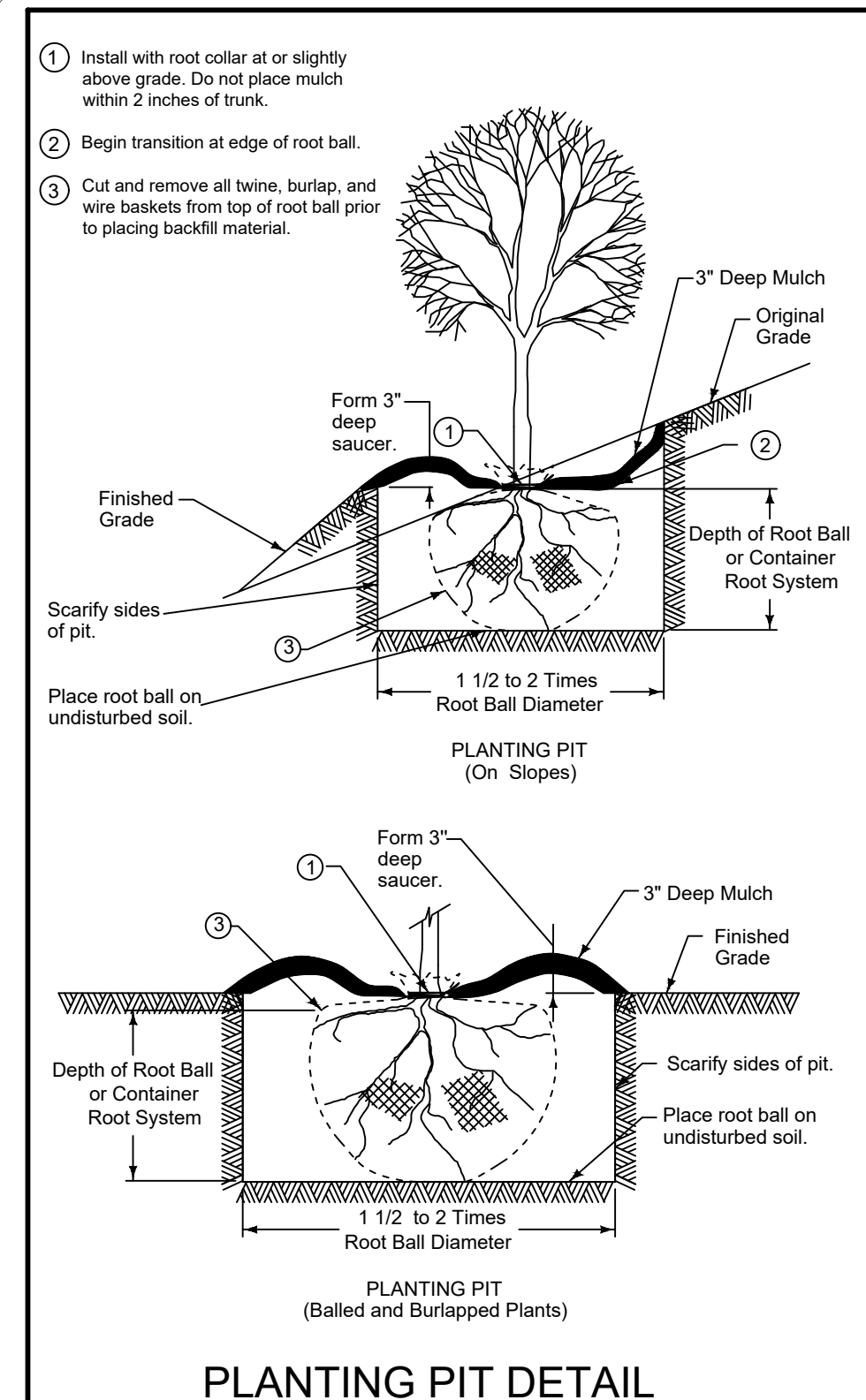
STREET TREE PLANTING RESTRICTIONS. NO STREET TREE SHALL BE PLANTED IN ANY PARKING EXCEPT IN ACCORDANCE WITH THE FOLLOWING:

1. NO STREET TREE SHALL BE PLANTED UNLESS THE PARKING IS AT LEAST NINE (9) FEET IN WIDTH.
2. NO STREET TREE SHALL BE PLANTED CLOSER THAN FOUR (4) FEET TO THE CURB OR CURBLINE AND NO CLOSER THAN FOUR (4) FEET TO THE SIDEWALK. WHENEVER POSSIBLE TREES SHALL BE CENTERED BETWEEN THE CURB OR CURBLINE AND THE SIDEWALK OR PROPERTY LINE. IF NO PUBLIC SIDEWALK EXISTS, THE STREET TREE SHALL AVOID THE LOCATION OF THE FUTURE PUBLIC SIDEWALK AREA, AS DETERMINED BY THE PUBLIC WORKS DIRECTOR.
3. NO STREET TREE SHALL BE PLANTED WITHIN FIFTEEN (15) LATERAL FEET OF AN OVERHEAD UTILITY LINE.
4. NO STREET TREES SHALL BE PLANTED CLOSER THAN THIRTY-FIVE (35) FEET TO THE INTERSECTING LOT LINES OF A CORNER LOT.
5. ON A CORNER LOT, NO STREET TREE SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF TWO AND-HALF (2 1/2) AND TEN (10) FEET ABOVE THE CENTERLINE GRADES OF THE INTERSECTING STREETS IN THE AREA BOUNDED BY THE STREET LINES OF SUCH CORNER LOTS AND A LINE JOINING ALONG SAID STREET LINES TWENTY-FIVE FEET FROM THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY LINES.
6. NO STREET TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET FROM ALLEYS OR DRIVEWAYS.
7. NO STREET TREE SHALL BE PLANTED WITHIN FIVE (5) LATERAL FEET FROM A WATER MAIN OR SANITARY SEWER MAIN.
8. NO STREET TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF A FIRE HYDRANT OR UTILITY POLE.
9. NO STREET TREE SHALL BE PLANTED WITHIN TWENTY-FIVE (25) FEET OF ANOTHER STREET TREE.

SEEDBED PREPARATION SUDAS SECTION 7E-24 -- PERMANENT SEEDING

TOPSOIL:
IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 6 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS, ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL. THESE BENEFITS WILL INCREASE THE DROUGHT TOLERANCE AND LONG-TERM HEALTH OF THE VEGETATION. WHERE SUFFICIENT TOPSOIL IS NOT AVAILABLE, COMPOSTED MATERIAL MAY BE INCORPORATED AT THE RATE OF 1 INCH OF COMPOST FOR EVERY 3 INCHES OF DEFICIENT TOPSOIL. THIS WILL INCREASE THE ORGANIC MATTER CONTENT OF THE SOIL, AND PROVIDE AN ADEQUATE GROWING MEDIUM FOR VEGETATION.

PLANT SCHEDULE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PB	4	Black Hills Spruce	Picea glauca densata	B&B, 5" HEIGHT
PG	10	Colorado Blue Spruce	Picea pungens 'Glaucia'	B&B, 6" HEIGHT
PS	6	White Pine	Pinus strobus	B&B, 5" HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
MP	10	Prairifire Crab Apple	Malus x 'Prairifire'	B&B, 1.5" CALIPER
MS	10	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AR	7	Red Maple	Acer rubrum	B&B, 2" CALIPER
GS	14	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
QB	10	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
QM	1	Burr Oak	Quercus macrocarpa	B&B, 2" CALIPER
QR	11	Red Oak	Quercus rubra	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
JS	38	Spartan Juniper	Juniperus chinensis 'Spartan'	36" HEIGHT



GA

DATE

6/6/2022

5/6/2022

REVISIONS

SECOND SUBMITTAL

FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

TECH:

ENGINEER:

GA

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

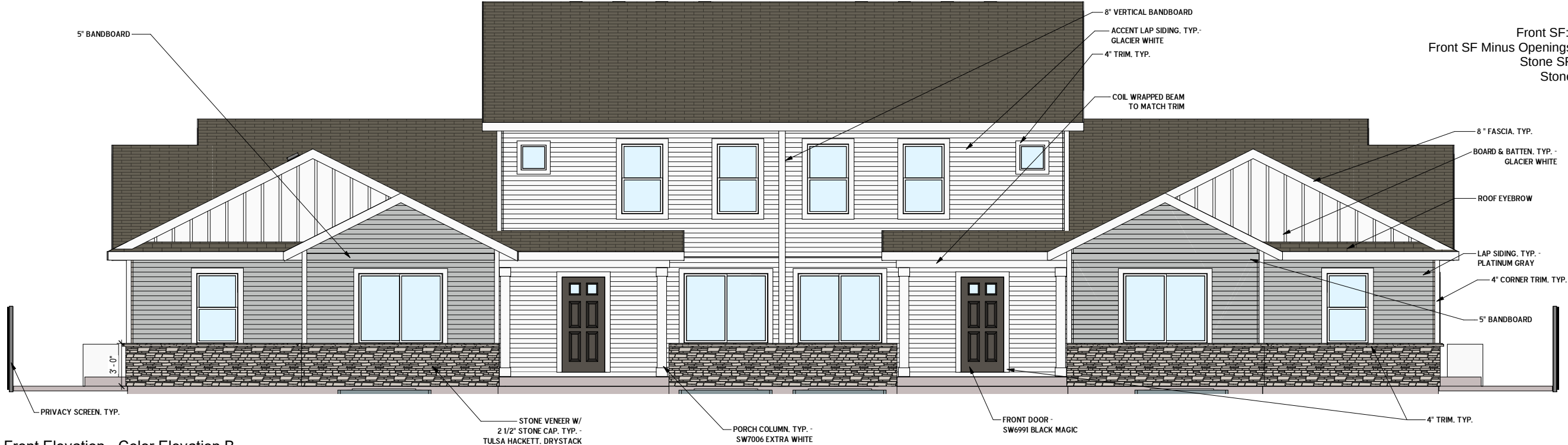
FEATHERSTONE TOWNHOMES
PLAT 1
LANDSCAPE PLAN

6.0

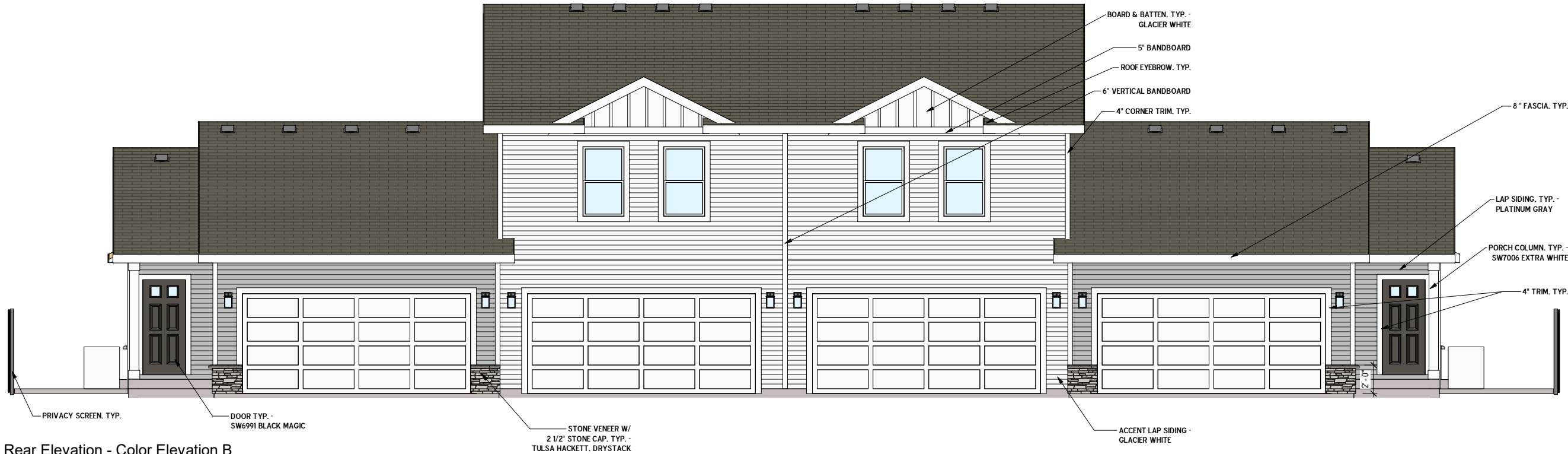
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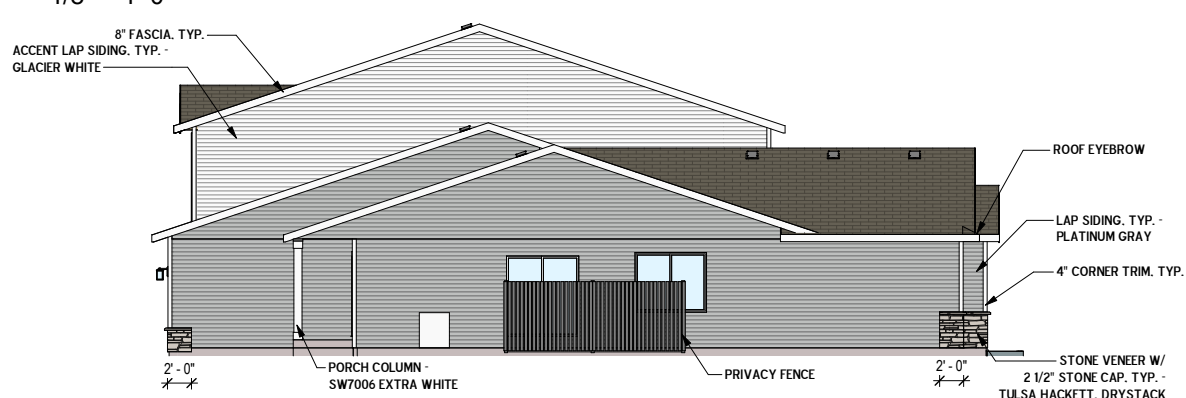
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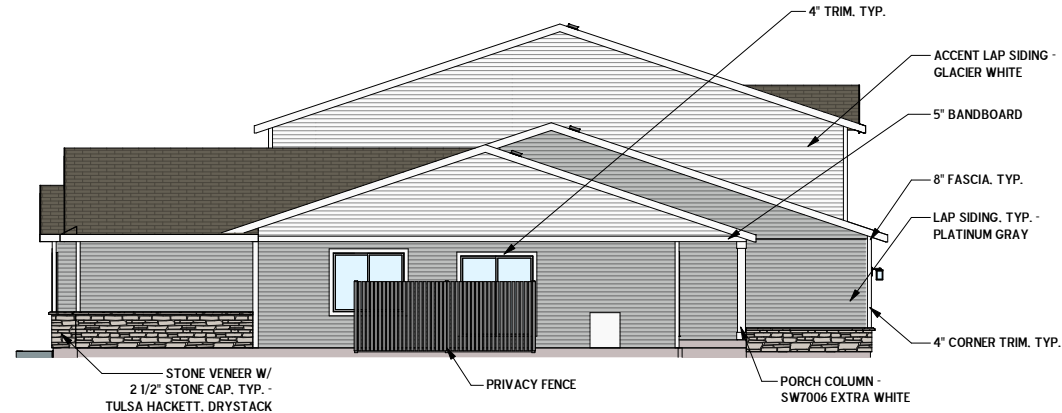
1 Front Elevation - Color Elevation B
1/8" = 1'-0"



2 Rear Elevation - Color Elevation B
1/8" = 1'-0"



3 Left Elevation - Color Elevation B
1/16" = 1'-0"



4 Right Elevation (Public) - Color Elevation B
1/16" = 1'-0"

Front SF: 1237.41 SF
Front SF Minus Openings: 990.50 SF
Stone SF: 205.24 SF
Stone %: 20.70%



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West Des Moines IA, 50266

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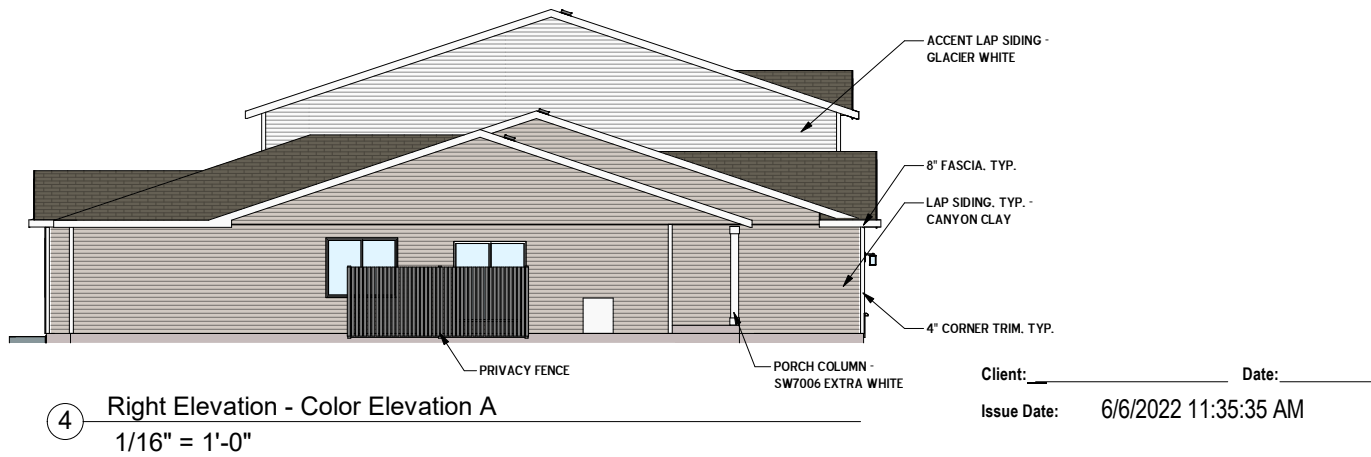
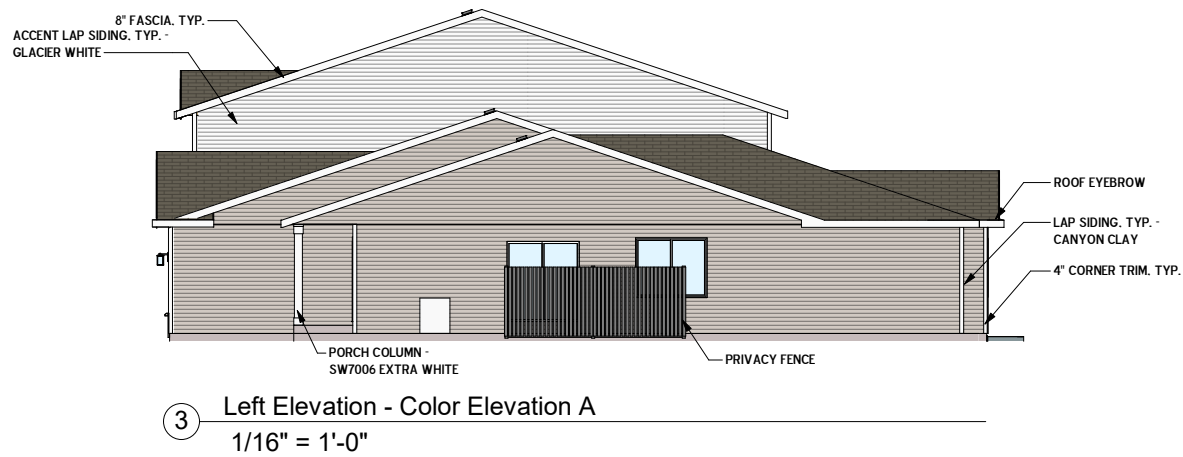
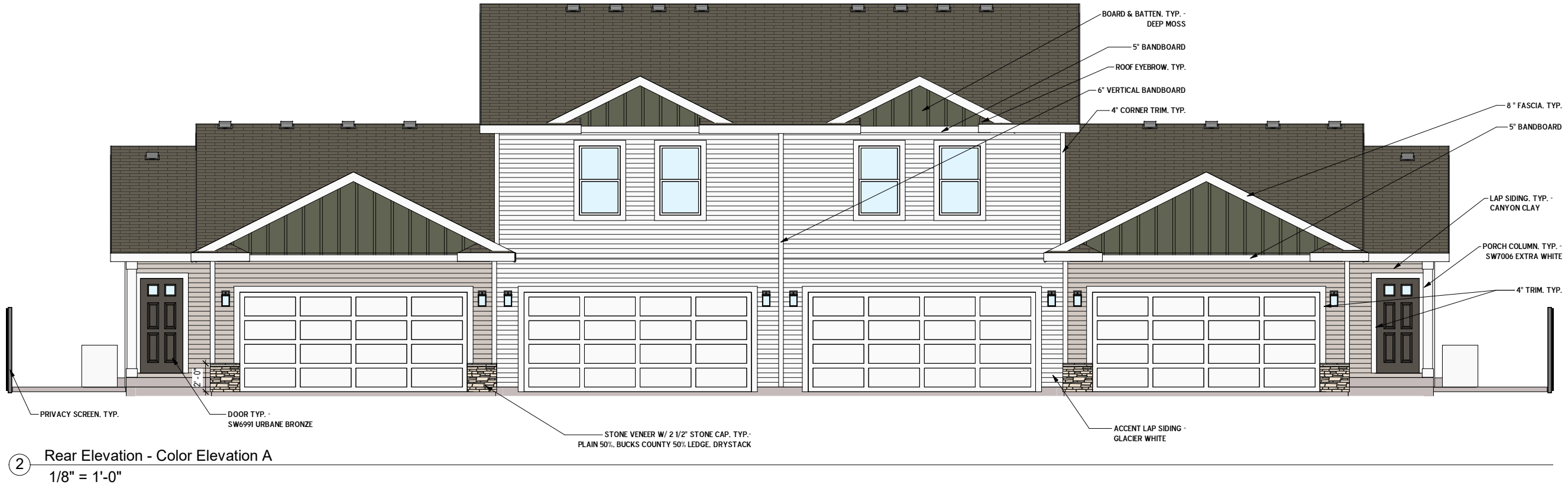
Bradford-Radcliffe
Bondurant, Iowa
Elevation B - Public Right-of-Way

R2.0

Bradford-Radcliffe
- Elevation B -
Platinum Gray 2

Client: _____ Date: _____
Issue Date: 6/6/2022 11:21:49 AM

F:\HH\Design\Team Due Diligence\Featherstone - Bondurant\Bondurant\Bradford-Radcliffe\Featherstone - Bradford - Radcliffe Base Plan Elevation A.rvt



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Bradford-Radcliffe
Bondurant, Iowa
Elevation A - Public Right-of-Way

R1.0

Bradford-Radcliffe
- Elevation A -
Canyon Clay 3

Client: _____ Date: _____
Issue Date: 6/6/2022 11:35:35 AM



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

Item No. 5.v.
For Meeting of 11/7/2022
Ordinance

TITLE: - (Second Reading) Ordinance Amending Sections 175.02, 177.15 and 178 of the Zoning Code Regarding Home Occupations

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

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:

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. Council approved the first reading of the ordinance at its most recent meeting.

Staff recommends approval of the attached ordinance.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE. NO 221017-212

CITY OF BONDURANT
ORDINANCE NO. 221017-212

**AN ORDINANCE AMENDING THE CITY CODE OF BONDURANT, IOWA, BY
AMENDING THE FOLLOWING SECTION OF THE ZONING ORDINANCE: 175.02,
177.15 AND 178 REGARDING HOME OCCUPATIONS**

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

Section 1. **SECTIONS AMENDED.** Sections 175.02, 177.15 and 178 of the Code of Ordinances of the City of Bondurant, Iowa, 2002, are amended to read as follows:

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.~~

Section 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. SEVERABILITY. If any section, provisions, sentence, clause, phrase, or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section, subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

Section 4. EFFECTIVE DATE. This ordinance shall be in full force and effect following its passage, adoption and publication as required by law.

PASSED AND APPROVED by the City Council this ____ day of _____, 2022

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION:

SECOND CONSIDERATION:

THIRD CONSIDERATION:



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

Item No. 6.a.
For Meeting of 11/7/2022
Presentation

TITLE: Polk County Sheriff's Department

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 7.a.
For Meeting of 11/7/2022
Resolution

TITLE: PUBLIC HEARING - to consider Zoning Code text amendments to the following sections of the Code: 175.02 - Definitions, 177.09 - Off-Street Parking Area Required, and 178.13 - M-1 District

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: On July 28, 2022 the Planning & Zoning Commission held a public hearing regarding proposed text amendments to the following sections of the Zoning Code: 175.02 - Definitions, 177.09 - Off-Street Parking Area Required, and 179.13 - Limited Industrial District. It should be clarified too that per Section 178.14.1.A of the Zoning Code, any use determined as permitted within the M-1 District is also considered permitted within the Medium Industrial (M-2) District. Following the public hearing, the Commission voted to table consideration of the corresponding resolution, noting that staff should further research parking requirements. The Commission also had a preliminary discussion on this text amendment topic during their meeting on May 12, 2022. This discussion stemmed from the fact that City Staff has received several recent inquiries regarding potentially locating a fitness center and dance studio within the M-1 District.

The proposed text amendment would add the following uses to the Limited Industrial (M-1) District: **Fitness center, or like business AND Dance Studio, or like business**. It should be noted that the previous P&Z agenda statement also included Music studio, or like business AND Photographic studio, or like business - these two additional uses are not currently included in the attached resolution, as it is anticipated these uses will be addressed at a later date as part of a larger, more comprehensive zoning code text amendment process.

The proposed text amendment would remove any reference to regulating the location of **Fireworks** structures/tents since the City can no longer regulate this per SF2285. The City Attorney provided guidance that the City should remove this fireworks language from the M-1 (and M-2) Districts.

The previous P&Z agenda statement also addressed some M-1 District language

updates relative to outdoor storage. This outdoor storage language will instead be considered by the Planning & Zoning Commission in November as part of another text amendment that will look to address the topic of outdoor storage more consistently throughout all sections of the Zoning Code (there are currently several inconsistent sections of the Zoning Code related to outdoor storage).

The proposed text amendment would add the following definition: "Fitness Center" means an establishment providing physical fitness facilities and services to the public for a fee, including but not limited to: game courts, exercise equipment, exercise areas, running tracks, swimming pools, physical fitness maintenance and weight control services and instructors, locker rooms, saunas, and associated retail shop intended for members of club only.

The proposed text amendment would add the following sections of the Off-Street Parking section of the Zoning Code.

- **Fitness Center:** one (1) space per 200 square feet of gross floor area. Typical parking stall count requirements for fitness centers generally range from 1 per 150 SF to 1 per 250 SF.
- **If a building contains two or more differing uses, the parking requirement shall be determined by the addition of the parking requirements for each use.** Several other metro communities also include this language. The previous P&Z agenda statement back in July also proposed establishing a parking stall count standard for industrial flex buildings - this is no longer proposed, as the code will now clearly state that if multiple uses are proposed within a building, the parking will be determined by the addition of the parking requirements for each use. For example, an industrial flex building having both warehousing uses and a fitness center use will need to meet requirements for both the warehousing use portions (1 per employee) and also the fitness center portion (1 per 200 SF).

FUNDING SOURCE: N/A for text amendments

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this text amendment topic during their meeting on October 13, 2022 and voted on recommended approval.

Staff recommends approval of the first ordinance reading on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 221017-223

CITY OF BONDURANT
RESOLUTION NO. 221017223

RESOLUTION SETTING A DATE FOR A PUBLIC HEARING TO CONSIDER TEXT
AMENDMENTS TO THE FOLLOWING SECTIONS OF THE ZONING CODE: 175.02 –
DEFINITIONS, 177.09 – OFF-STREET PARKING AREA REQUIRED, AND 178.13 – M-
1 LIMITED INDUSTRIAL

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 THE FOLLOWING SECTIONS: 175.02 –
DEFINITIONS, 177.09 – OFF-STREET PARKING AREA REQUIRED, AND 178.13 – M-1
LIMITED INDUSTRIAL

A public hearing will be held on November 7, 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 17th 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				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will meet at 6:00 p.m. on November 7, 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), 177.09 (Off-street Parking Area Required), and 178.13 (M-1 Limited Industrial District). All interested parties are encouraged to attend.



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

Item No. 8.a.
For Meeting of 11/7/2022
Ordinance

TITLE: - (First Reading) Ordinance amending Sections 175.02, 177.09, and 178.13 of the Zoning Code regarding M-1 Uses and other related items

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For Brief History & Analysis, see corresponding Public Hearing agenda statement.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this text amendment topic during their meeting on October 13, 2022 and voted on recommended approval.

Staff recommends approval of the first ordinance reading on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 221107-213

CITY OF BONDURANT
ORDINANCE NO. 221107-213

**AN ORDINANCE AMENDING THE CITY CODE OF BONDURANT, IOWA, BY
AMENDING THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE: 175.02 –
DEFINITIONS, 177.09 – OFF-STREET PARKING AREA REQUIREMENTS, AND 178.13
– LIMITED INDUSTRIAL (M-1) DISTRICT**

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

Section 1. **SECTIONS AMENDED.** Section 175.02 of the Code of Ordinances of the City of Bondurant, Iowa, 2002, is amended to include the following definition:

“Fitness Center” means an establishment providing physical fitness facilities and services to the public for a fee, including but not limited to: game courts, exercise equipment, exercise areas, running tracks, swimming pools, physical fitness maintenance and weight control services and instructors, locker rooms, saunas, and associated retail shop intended for members of club only.

Section 177.09 of the Code of Ordinances of the City of Bondurant, Iowa, 2002, is amended to read as follows:

6. Dance halls, assembly halls: one (1) space for each ~~100~~ 200 square feet of floor area used for dancing or assembly.

27. Fitness Center: one (1) space per 200 square feet of gross floor area.

28. If a building contains two or more differing uses, the parking requirement shall be determined by the addition of the parking requirements for each use.

Section 178.13 of the Code of Ordinances of the City of Bondurant, Iowa, 2002, is amended to read as follows:

1. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the “M-1” District, provided, however, that all manufacturing, assembling, compounding, processing, packaging or other comparable treatment, including storage of any and all materials and equipment shall take place within completely enclosed buildings, except those allowable outdoor use exclusions listed in the definition of Outdoor Storage ~~and except for Temporary Fireworks Sales Facilities~~. All open areas not used for off-street parking or loading shall be planted with grass, shrubs and trees, properly maintained, and kept free from refuse and debris

~~HH. Fireworks sales facilities, providing that they are located more than 500 feet from any residential areas, school, child care facility or elderly residential~~

~~facility. If the facility is a Temporary Fireworks Sales Facility, only one per lot is permitted.~~

Section 2. **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. **SEVERABILITY.** If any section, provisions, sentence, clause, phrase or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section, subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

Section 4. **EFFECTIVE DATE.** This ordinance shall be in full force and effect following its passage, adoption and publication as required by law.

PASSED AND APPROVED by the City Council this ____ day of _____, 2022

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION:
SECOND CONSIDERATION:
THIRD CONSIDERATION:



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

Item No. 9.a.
For Meeting of 11/7/2022
Discussion Item

TITLE: Strategic Planning with Drake Facilitators

CONTACT PERSON:

Marketa Oliver, City Administrator

**BRIEF HISTORY & ANALYSIS: City of Bondurant Facilitation
Strategic Planning through Mission, Vision, and Values**

Objectives:

1. Review what projects from the 2020-2021 strategic plan have been completed
2. Review the list of 2020-2021 projects to acknowledge which projects are underway that are on the list and which need to be added to the list.
3. Using the revised mission, vision, and values determine if anything not already underway should be removed from the list of projects.
4. Using the revised mission, vision, and values as a lens discuss what projects should be added to the strategic plan.

6:00 – Introduction and Welcome (SR)

6:05 – Surface-to-Substance Connection Activity (JK)

6:20 – Review Process and Objectives (SR)

6:25 – Review 2020-2021 Strategic Plan (JK/MO)

- Review what is done
- Review what is underway
 - i. On the list
 - ii. Need to be added to the list

6:35 – Remove Any Projects (JK/MO)

- Are there any projects on the 2020-2021 list not already underway that should come off the list given our revised vision, mission, and values?

6:40 – 2023-2024 Planning

- Given our revised vision, mission, and values, what projects should be added to the strategic plan over the next two years – completion goal in the next 3-7 years?
 1. Infrastructure
 2. Administrative – city staff, etc.
 3. Quality of Life
 4. Policy – tax, ordinance, etc.
 5. Other – schools, community wifi service, anything that doesn't fit in one of the boxes

7:45 – Next Steps

- Organize the list and send it to Marketa to distribute
- Final Session – prioritization

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None