

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL JANUARY 17, 2023

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on January 17, 2023, 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 January 3, 2023
- b. Claims List and Treasurer's Report
- c. Applications for City Council Approval
- d. Receive & File - Library Board Meeting Minutes of December 7, 2022 & Library Director's Report
- e. Receive & File - Planning & Zoning Commission's 2022 Annual Report
- f. O-230103-200 - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00062-000-000 and 140/00050-002-000
- g. O-230103-201 - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Parcel 170/00002-000-000
- h. O-230103-202 - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00052-005-000, 140/00053-000,000, and 140/00054-001-000
- i. O-230103-203 - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Lots 1 and Outlot Z of the Timmins Acres Final

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.

- Plat and on Parcels 140/00058-000-000 and 140/00057-001-000
- j. O-230103-204 - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on the following Parcels 230/00463-000-000, 230/00464-002-003, 230/00466-003-000, 230/00466-004-000, and 230/00466-001-000
 - k. - Resolution of endorsement for the City of Bondurant's application to the Iowa Economic Development Authority's Community Catalyst Grant Program to be used for remediation and rehabilitation of 98 Grant Street South
 - l. - Resolution adopting the Annexation Policy included as part of the Building Bondurant Comprehensive Plan
 - m. - Resolution approving RFQ for Grant Street Realignment/Central District Stormwater Improvements Design and Funding Project
 - n. - Resolution approving Change Orders No. 5 & No. 6 to Thorpe Contracting LLC for additional work related to the Franklin Street Water Main Project in the amount of \$24,933.11
 - o. - Resolution of endorsement for the City of Bondurant's application to Polk County through the Polk County Community Development Grant Program for the Bondurant Recreational Sports Complex Parking Lot
 - p. - Resolution affixing a date for a public hearing to consider a rezoning from the City's Agricultural (A-1) District to the Limited Industrial (M-1) District on Parcels 231/00214-002-000 and 231/00214-004-000
 - q. - Resolution affixing a date for a public hearing to consider text amendments to Section 178.13 of the Zoning Code regarding adding language inadvertently excluded from Ordinance 221107-213
 - r. - Resolution considering approval of the Heartland LM Kellogg Plat 1 Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits
 - s. - Resolution considering approval of a waiver of review of the Nehring Estates Plat of Survey, a boundary line adjustment in unincorporated Polk County within two miles of Bondurant's city limits
 - t. - Resolution considering approval of the Hawthorne Crossing 2 Site Plan/Preliminary Plat
 - u. - Resolution repealing Resolution #07-60 and instead adopting residential street light standards as set forth by the Statewide Urban

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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- Design and Specifications' Design Manual, Chapter 11 - Street Lighting
- v. - Resolution setting a public hearing for February 6, 2023, to hear public comment on the Proposed Property Tax Levy (Please note this is NOT the rate the City is proposing for the final property tax rate. (This is the Max Levy Rate hearing required by State Law.)
6. Guests requesting to address the City Council
- a. Presentation of check from Storey Kenworthy Foundation for the Bondurant Skate Park Project
7. **Public Hearing**
- a. PUBLIC HEARING - regarding a rezoning from the Medium Industrial (M-2) District to the Central Business (C-4) District and the High Density Residential (R-3) District at Parcel 231/00220-017-000 (excluding the southern portions of this parcel that front 2nd Street SE and are currently zoned Medium Density Residential (R-2))
8. Action Items
- a. - (First Reading) - Ordinance rezoning property from the Medium Industrial (M-2) District to the Central Business (C-4) District and the High Density Residential (R-3) District at Parcel 231/00220-017-000 (excluding the southern portions of this parcel that front 2nd Street SE and are currently zoned Medium Density Residential (R-2))
 - b. - (First Reading) Ordinance amending the Code of Ordinance of Bondurant, Iowa by amending Chapter 23, Planning and Zoning Commission
9. Discussion Items -
- a. -Discussion regarding DMDC 2023 (Greater Des Moines Partnership) Trip
10. Reports / Comments and appropriate action thereon:
- a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
12. Adjournment

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

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BONDURANT CITY COUNCIL
Minutes
January 3, 2023
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Angela McKenzie, Council
Member Bob Pepper, Council Member Matt
Sillanpaa, Council Member Chad Driscoll
City Officials Present: City Administrator Marketa Oliver, City Clerk
Shelby Hagan, Public Works Director John
Horton, Planning & Community Development
Director Maggie Murray, Fire Chief Aaron
Kreuder, Library Director Jill Sanders, Finance
Director Jene Jess

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Consent Agenda:

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

a. Approval of City Council Meeting Minutes of December 19, 2022

b. Claims List

c. Applications for City Council Approval

d. Recieve & File - Mayor Pro Tem appointment of Robert Pepper effective January 1, 2023

e. R-230103-1- Resolution approving modified Water Disconnect Policy

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

- f. R-230103-2- Resolution requesting ownership transfer of the Iowa Department of Transportation-owned NE Jorie Way to the City of Bondurant for public roadway purposes
 - g. R-230103-3- Resolution approving an invoice for street lighting from Mid-American energy for the placement of streetlights for the newly constructed Commerce Parkway, SW and 35th Street, SW project in the amount of \$196,181.96
 - h. R-230103-4- Resolution authorizing the disposal of Surplus Property (Signs)
Motion by Driscoll, seconded by Cox, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.
6. Guests requesting to address the City Council
- a. Presentation of Bondurant Community Library Annual Report (Jill Sanders, Library Director)
Library Director Jill Sanders presented the Library's Annual Report to the Council and public.
 - b. Polk County Sheriff's Report
Not present.
7. **Public Hearing**
- a. PUBLIC HEARING - regarding a request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00062-000-000 and 140/00050-002-000
Mayor Elrod opened the public hearing at 06:09 PM.

Planning & Community Development Director Murray explained the rezoning to the Council and public. Mayor Elrod updated the council on the percentage of consenting property owners.

Mayor Elrod closed the public hearing at 06:11 PM.
 - b. PUBLIC HEARING - regarding a request for rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Parcel 170/00002-000-000
Mayor Elrod opened the public hearing at 06:11 PM.

Planning & Community Development Director Murray explained the rezoning to the Council and public. Council Member Cox questioned the difference between the M-1 and M-2 rezonings.

Mayor Elrod closed the public hearing at 06:13 PM.

- c. PUBLIC HEARING - regarding a request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00052-005-000, 140/00053-000,000, and 140/00054-001-000

Mayor Elrod opened the public hearing at 06:13 PM.

Planning & Community Development Director Murray explained the rezoning to the Council and public.

Mayor Elrod closed the public hearing at 06:14 PM.

- d. PUBLIC HEARING - regarding a request for rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Lots 1 and Outlot Z of the Timmins Acres Final Plat and on Parcels 140/00058-000-000 and 140/00057-001-000

Mayor Elrod opened the public hearing at 06:14 PM.

Planning & Community Development Director Murray explained the rezoning to the Council and public.

Mayor Elrod closed the public hearing at 06:15 PM.

- e. PUBLIC HEARING - regarding a request for rezoning from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on the following Parcels 230/00463-000-000, 230/00464-002-003, 230/00466-003-000, 230/00466-004-000, and 230/00466-001-000

Mayor Elrod opened the public hearing at 06:15 PM.

Planning & Community Development Director Murray explained the rezoning to the Council and public.

Mayor Elrod closed the public hearing at 06:16 PM.

8. Action Items

- a. O-230103-200 - (First Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00062-000-000 and 140/00050-002-000

Motion by Cox, seconded by Driscoll, to Approve O-230103-200. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- b. O-230103-201 - (First Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Parcel 170/00002-000-000
Motion by Cox, seconded by Pepper, to Approve O-230103-201. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - c. O-230103-202 - (First Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00052-005-000, 140/00053-000,000, and 140/00054-001-000
Motion by Cox, seconded by Driscoll, to Approve O-230103-202. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - d. O-230103-203 - (First Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Lots 1 and Outlot Z of the Timmins Acres Final Plat and on Parcels 140/00058-000-000 and 140/00057-001-000
Motion by Cox, seconded by Pepper, to Approve O-230103-203. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - e. O-230103-204 - (First Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on the following Parcels 230/00463-000-000, 230/00464-002-003, 230/00466-003-000, 230/00466-004-000, and 230/00466-001-000
Motion by Cox, seconded by Driscoll, to Approve O-230103-204. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - f. R-230103-5- Discussion and possible consideration of Resolution approving City of Bondurant Employee Handbook
City Administrator Oliver updated the Council on the updates related to the City of Bondurant Employee Handbook.

Motion by Driscoll, seconded by Cox, to Approve R-230103-5. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
9. Discussion Items -
- a. New Year's Eve Fireworks
The Council is not in favor of allowing New Year's Eve fireworks.
 - b. Discussion of automatic Liquor License Renewals
The Council is in favor of allowing automatic renewals, and directed staff to draft language for the city code.

- c. Discussion of Request from Impact Community Action Partnership
City Administrator Oliver presented the request to the Council. The Council is in favor of the request in partnership.
10. Reports / Comments and appropriate action thereon:
- a. Mayor
Hope everyone had a great holiday season, relinquished the DART chair role today.
 - b. Council Members
Cox - Chamber meeting next week, EPIC update, DART update.
Driscoll - Upcoming Legislative Reception, upcoming WRA update.
Peffer - Upcoming MWA meeting, upcoming Homeless Coordinating Council meeting.
McKenzie - Absent at next meeting.
Sillanpaa - No updates.
 - c. Administrator
Animal Management Committee update, thanks the Library and Fire Department for the Letters to Santa Program, shout-out to the Public Works Department for the snow removal and the water main break, cardboard recycling bin update.
 - d. Directors
Horton - Cardboard bin update.
Murray - Mitchellville Annexation update.
Kreuder - Department fleet update.
Sanders - None.
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 Driscoll, seconded by Cox, to move into Closed Session at 07:02 PM. Vote on Motion 5-0. Motion carried.
- Mayor Elrod closed the Closed Session at 07:09 PM.
- Mayor Elrod updated the Council on the letter to the City of Mitchellville regarding annexation.
12. Adjournment
Motion by Peffer, seconded by Cox, to adjourn at 07:23 PM. Vote on Motion 5-0. Motion carried.

ATTEST:

Shelby Hagan, City Clerk

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

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on January 3, 2023, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor



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

Item No. 5.b.
For Meeting of 1/17/2023
Motion

TITLE: Claims List and Treasurer's Report

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Claims List
2. Treasurer Report December FY23



Check Register

Packet: APPKT00692 - 1/4/22 FOR MEETING ON 1/17/22

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2690	2ND WIND EXERCISE EQUIPMENT. INC	01/04/2023	Regular	0.00	2,618.00	61439
0020	ALTOONA ACE HARDWARE	01/04/2023	Regular	0.00	91.14	61440
2188	AMAZON	01/04/2023	Regular	0.00	874.66	61441
	Void	01/04/2023	Regular	0.00	0.00	61442
0048	BAKER & TAYLOR	01/04/2023	Regular	0.00	4,549.08	61443
1537	BOUND TREE MEDICAL LLC	01/04/2023	Regular	0.00	560.94	61444
0073	BRICK,GENTRY,BOWERS,SWARTZ &	01/04/2023	Regular	0.00	3,365.00	61445
0843	CITY OF WEST DES MOINES	01/04/2023	Regular	0.00	28,454.00	61446
1321	CONSTRUCTION & AGGREGATE PROD	01/04/2023	Regular	0.00	985.50	61447
1994	CONVERGINT TECHNOLOGIES LLC	01/04/2023	Regular	0.00	264.00	61448
2075	CORE & MAIN LP	01/04/2023	Regular	0.00	57.50	61449
1580	D & K PRODUCTS	01/04/2023	Regular	0.00	477.75	61450
0134	DEMCO	01/04/2023	Regular	0.00	123.58	61451
2525	DINGES FIRE COMPANY	01/04/2023	Regular	0.00	64.00	61452
1022	DORSEY & WHITNEY LLP	01/04/2023	Regular	0.00	4,000.00	61453
2246	ETECH	01/04/2023	Regular	0.00	461.25	61454
2473	FINDAWAY WORLD LLC	01/04/2023	Regular	0.00	376.96	61455
1069	FIRST NATIONAL BANK OMAHA	01/04/2023	Regular	0.00	651.42	61456
	Void	01/04/2023	Regular	0.00	0.00	61457
1069	FIRST NATIONAL BANK OMAHA	01/04/2023	Regular	0.00	659.04	61458
2689	GROUP CREATIVE SERVICES, LLC	01/04/2023	Regular	0.00	4,000.00	61459
2100	MIDWEST TAPE	01/04/2023	Regular	0.00	471.22	61460
0877	IOWA LIBRARY ASSOCIATION	01/04/2023	Regular	0.00	355.00	61461
0230	IOWA ONE CALL	01/04/2023	Regular	0.00	184.60	61462
2078	KADETH INC	01/04/2023	Regular	0.00	1,355.00	61463
0251	MICROBAC LABORATORIES, INC	01/04/2023	Regular	0.00	55.00	61464
2642	KONICA MINOLTA BUSINESS SOLUTIONS	01/04/2023	Regular	0.00	717.57	61465
2619	KONICA MINOLTA PREMIER FINANCE	01/04/2023	Regular	0.00	253.09	61466
1238	LOGOED APPAREL & PROMOTIONS	01/04/2023	Regular	0.00	5,043.42	61467
0040	MEDIACOM	01/04/2023	Regular	0.00	3,444.07	61468
0842	MENARDS	01/04/2023	Regular	0.00	180.71	61469
2409	MERCY NORTH PHARMACY	01/04/2023	Regular	0.00	27.24	61470
2545	MIDWEST ALARM SERVICES	01/04/2023	Regular	0.00	78.00	61471
1923	REBECCA MORRIS	01/04/2023	Regular	0.00	126.35	61472
0979	NAPA AUTO PARTS	01/04/2023	Regular	0.00	131.59	61473
1234	OMNI-SITE.NET	01/04/2023	Regular	0.00	1,450.00	61474
1457	O'REILLY AUTO PARTS	01/04/2023	Regular	0.00	1,500.01	61475
1858	OVERDRIVE INC	01/04/2023	Regular	0.00	65.00	61476
1134	PETTY CASH	01/04/2023	Regular	0.00	148.88	61477
0619	RACOM CORPORATION	01/04/2023	Regular	0.00	119.85	61478
2017	RDG PLANNING & DESIGN	01/04/2023	Regular	0.00	4,200.99	61479
1504	SHIVE-HATTERY INC	01/04/2023	Regular	0.00	44,245.00	61480
0564	STOREY KENWORTHY/MATT PARROTT	01/04/2023	Regular	0.00	326.14	61481
1534	STRATUS BUILDNG SOLUTIONS IOWA	01/04/2023	Regular	0.00	1,326.56	61482
2647	TEAM SERVICES, INC.	01/04/2023	Regular	0.00	512.01	61483
2630	TIM HUFF	01/04/2023	Regular	0.00	18.40	61484
2406	UNIQUE	01/04/2023	Regular	0.00	69.90	61485
0525	US CELLULAR	01/04/2023	Regular	0.00	478.39	61486
1161	VEENSTRA & KIMM, INC.	01/04/2023	Regular	0.00	58,252.15	61487
	Void	01/04/2023	Regular	0.00	0.00	61488
2231	VERIZON WIRELESS	01/04/2023	Regular	0.00	2,576.22	61489
1679	VISION ELECTRIC LLC	01/04/2023	Regular	0.00	2,437.50	61490
2433	WEX BANK	01/04/2023	Regular	0.00	5,645.59	61491
2688	WORKSPACE	01/04/2023	Regular	0.00	92.95	61492

Check Register

Packet: APPKT00692-1/4/22 FOR MEETING ON 1/17/22

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0050	UMB BANK	12/22/2022	Bank Draft	0.00	250.00	DFT0002000
0050	UMB BANK	12/22/2022	Bank Draft	0.00	250.00	DFT0002001
0050	UMB BANK	12/22/2022	Bank Draft	0.00	250.00	DFT0002002
0050	UMB BANK	12/22/2022	Bank Draft	0.00	300.00	DFT0002003
1522	SYNERGY CONTRACTING LLC	12/21/2022	Bank Draft	0.00	127,537.02	DFT0002022
0291	MIDAMERICAN ENERGY	01/05/2023	Bank Draft	0.00	11,360.60	DFT0002023
0772	FRANCOTYP-POSTALIA INC	12/19/2022	Bank Draft	0.00	500.00	DFT0002024
0144	DES MOINES WATER WORKS	01/10/2023	Bank Draft	0.00	34,353.98	DFT0002025
0050	UMB BANK	12/22/2022	Bank Draft	0.00	250.00	DFT0002026
2254	TCM BANK NA	12/22/2022	Bank Draft	0.00	2,736.00	DFT0002027

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	105	51	0.00	188,522.22
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	10	10	0.00	177,787.60
EFT's	0	0	0.00	0.00
	115	64	0.00	366,309.82

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	12/2022	132,073.02
999	POOLED CASH	1/2023	234,236.80
			366,309.82



Check Register

Packet: APPKT00695 - 1/4/22 FOR MEETING ON 1/17/22

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	01/04/2023	Regular	0.00	418.27	61437
	Void	01/04/2023	Regular	0.00	0.00	61438

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	13	1	0.00	418.27
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	13	2	0.00	418.27

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2023	418.27
			418.27



Check Register

Packet: APPKT00702 - REISSUE MEDIACOM PAYABLE

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0040	MEDIACOM	01/06/2023	Regular	0.00	111.45	61505

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	111.45
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	111.45

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2023	111.45
			111.45



Check Register

Packet: APPKT00704 - REISSUE INTERSTATE ALL BATTERY CENTER
CHECK

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0214	INTERSTATE ALL BATTERY CENTER	01/06/2023	Regular	0.00	201.06	61506

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	201.06
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	201.06

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2023	201.06
			201.06



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00694 - PYPKT00373 - 12/05-12/18/2022 PAID
12/23/2022

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

Vendor: [0106 - COLLECTION SERVICES CENTER](#)

Vendor Total: 91.38

INV0002618	Invoice	12/23/2022	12/23/2022	12/23/2022	12/23/2022	91.38	0.00	0.00	0.00	91.38
Child Support	AP Bank Code - AP Bank				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Case # 889222	NA	0.00	0.00	91.38	0.00	0.00	0.00	91.38

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-050-2127	CHILD SUPPORT WITHHOLDING		41.12	0%
610-050-2127	CHILD SUPPORT WITHHOLDING		18.28	0%
600-050-2127	CHILD SUPPORT WITHHOLDING		18.28	0%
741-050-2127	CHILD SUPPORT WITHHOLDING		9.13	0%
001-050-2127	CHILD SUPPORT WITHHOLDING		4.57	0%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	91.38	0.00	0.00	0.00	91.38	0.00	91.38
Grand Total:		91.38	0.00	0.00	0.00	91.38	0.00	91.38

Account Summary

Account	Name	Amount
001-050-2127	CHILD SUPPORT WITHHOLDING	4.57
Total:		4.57

Account	Name	Amount
110-050-2127	CHILD SUPPORT WITHHOLDING	41.12
Total:		41.12

Account	Name	Amount
600-050-2127	CHILD SUPPORT WITHHOLDING	18.28
Total:		18.28

Account	Name	Amount
610-050-2127	CHILD SUPPORT WITHHOLDING	18.28
Total:		18.28

Account	Name	Amount
741-050-2127	CHILD SUPPORT WITHHOLDING	9.13
Total:		9.13



Check Register

Packet: APPKT00694 - PYPKT00373 - 12/05-12/18/2022 PAID
12/23/2022

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank 0106	COLLECTION SERVICES CENTER	01/04/2023	Regular	0.00	91.38	61436

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	91.38
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	91.38

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2023	91.38
			91.38



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00696 - PYPKT00379 - 12/19-01/01/2023 PAID
01/06/2023

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total		
Payable Description	Bank Code				On Hold							
Vendor: 0106 - COLLECTION SERVICES CENTER									Vendor Total:	109.66		
INV0002662	Invoice	1/6/2023	1/6/2023	1/6/2023	1/6/2023	109.66	0.00	0.00	0.00	109.66		
CASE # 652464	AP Bank Code - AP Bank				No	Payment Date: 1/6/2023			Bank Draft:	DFT0002040		
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
CASE # 652464	NA	0.00	0.00	109.66	0.00	0.00	0.00	109.66				
Distributions												
Account Number	Account Name	Project Account Key			Amount	Percent						
741-050-2127	CHILD SUPPORT WITHHOLDING				10.97	10.00%						
610-050-2127	CHILD SUPPORT WITHHOLDING				21.93	20.00%						
001-050-2127	CHILD SUPPORT WITHHOLDING				5.48	5.00%						
600-050-2127	CHILD SUPPORT WITHHOLDING				21.93	20.00%						
110-050-2127	CHILD SUPPORT WITHHOLDING				49.35	45.00%						
Vendor: 2304 - EBS											Vendor Total:	23,088.33
INV0002650	Invoice	1/6/2023	1/6/2023	2/1/2023	1/6/2023	1,554.65	0.00	0.00	0.00	1,554.65		
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 2/1/2023			Bank Draft:	DFT0002028		
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
DELTA DENTAL PAYMENT	Service	0.00	0.00	1,554.65	0.00	0.00	0.00	1,554.65				
Distributions												
Account Number	Account Name	Project Account Key			Amount	Percent						
112-050-2125	DENTAL INSURANCE				1,554.65	0%						
Vendor: 0106 - COLLECTION SERVICES CENTER											Vendor Total:	109.66
INV0002655	Invoice	1/6/2023	1/6/2023	2/1/2023	1/6/2023	16,800.78	0.00	0.00	0.00	16,800.78		
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 2/1/2023			Bank Draft:	DFT0002033		
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
HEALTH INSURANCE WELLMARK	Service	0.00	0.00	16,800.78	0.00	0.00	0.00	16,800.78				
Distributions												
Account Number	Account Name	Project Account Key			Amount	Percent						
112-050-2124	HEALTH INSURANCE WITHHOLDIN				16,800.78	0%						
Vendor: 0106 - COLLECTION SERVICES CENTER											Vendor Total:	109.66
INV0002656	Invoice	1/6/2023	1/6/2023	2/1/2023	1/6/2023	932.66	0.00	0.00	0.00	932.66		
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 2/1/2023			Bank Draft:	DFT0002034		
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
EBS ADMIN COST	Service	0.00	0.00	932.66	0.00	0.00	0.00	932.66				
Distributions												
Account Number	Account Name	Project Account Key			Amount	Percent						
112-050-2124	HEALTH INSURANCE WITHHOLDIN				932.66	0%						
Vendor: 0106 - COLLECTION SERVICES CENTER											Vendor Total:	109.66
INV0002658	Invoice	1/6/2023	1/6/2023	2/1/2023	1/6/2023	1,054.59	0.00	0.00	0.00	1,054.59		
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 2/1/2023			Bank Draft:	DFT0002036		
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
LIFE & DIS PRINCIPAL	Service	0.00	0.00	1,054.59	0.00	0.00	0.00	1,054.59				
Distributions												
Account Number	Account Name	Project Account Key			Amount	Percent						
112-050-2124	HEALTH INSURANCE WITHHOLDIN				1,054.59	0%						
Vendor: 0106 - COLLECTION SERVICES CENTER											Vendor Total:	109.66
INV0002659	Invoice	1/6/2023	1/6/2023	2/1/2023	1/6/2023	2,486.00	0.00	0.00	0.00	2,486.00		
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 2/1/2023			Bank Draft:	DFT0002037		

Payable Register

Packet: APPKT00696 - PYPKT00379 - 12/19-01/01/2023 PAID 01/06/2023

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	
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	2,486.00	0.00	0.00	0.00	2,486.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				2,486.00	0%				
INV0002660	Invoice	1/6/2023	1/6/2023	2/1/2023	1/6/2023	259.65	0.00	0.00	0.00	259.65
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 2/1/2023		Bank Draft:		DFT0002038
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
VISION AVISES	Service		0.00	0.00	259.65	0.00	0.00	0.00	259.65	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2132	VISION WITHHOLDING				259.65	0%				

Vendor: [1274 - ICMA-RC SERVICES LLC](#)**Vendor Total: 821.98**

INV0002653	Invoice	1/20/2023	1/20/2023	1/20/2023	1/20/2023	455.00	0.00	0.00	0.00	455.00
Payroll Deduction	AP Bank Code - AP Bank			No	Payment Date: 1/20/2023		Bank Draft:		DFT0002031	
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Deduction	NA		0.00	0.00	455.00	0.00	0.00	0.00	455.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-050-2130	ICMA-RC				455.00	100.00%				

INV0002654	Invoice	1/20/2023	1/20/2023	1/20/2023	1/20/2023	366.98	0.00	0.00	0.00	366.98
DEFERRED COMPENSATION	AP Bank Code - AP Bank			No	Payment Date: 1/20/2023		Bank Draft:		DFT0002032	
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: 772.92**

INV0002665	Invoice	3/31/2023	3/31/2023	3/31/2023	3/31/2023	772.92	0.00	0.00	0.00	772.92
Unemployment Insurance	AP Bank Code - AP Bank			No	Payment Date: 3/31/2023		Bank Draft:		DFT0002043	
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployment Insurance		NA		0.00	0.00	772.92	0.00	0.00	0.00	772.92
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
112-050-2122		STATE WITHHOLDING				772.92	100.00%			

Vendor: [0239 - IPERS](#)**Vendor Total: 17,335.46**

INV0002657	Invoice	1/20/2023	1/20/2023	1/20/2023	1/20/2023	580.01	0.00	0.00	0.00	580.01
Payroll Contribution	AP Bank Code - AP Bank			No	Payment Date: 1/20/2023		Bank Draft:		DFT0002035	
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%			
INV0002661	Invoice	1/20/2023	1/20/2023	1/20/2023	1/20/2023	16,755.45	0.00	0.00	0.00	16,755.45
Payroll Contribution	AP Bank Code - AP Bank			No	Payment Date: 1/20/2023		Bank Draft:		DFT0002039	

Payable Register

Packet: APPKT00696 - PYPKT00379 - 12/19-01/01/2023 PAID 01/06/2023

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	5,013.61	0.00	0.00	0.00	5,013.61	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				5,013.61	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	11,741.84	0.00	0.00	0.00	11,741.84	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				11,741.84	100.00%				

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 25,202.88

INV0002664	Invoice	1/6/2023	1/6/2023	1/6/2023	1/6/2023	25,202.88	0.00	0.00	0.00	25,202.88
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 1/6/2023		Bank Draft:	DFT0002042	

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	13,254.98	0.00	0.00	0.00	13,254.98
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			13,254.98	100.00%			
Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	3,099.98	0.00	0.00	0.00	3,099.98
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			3,099.98	100.00%			
Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	8,847.92	0.00	0.00	0.00	8,847.92
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
670-050-2120	FEDERAL WITHHOLDING			10.72	0.12%			
741-050-2120	FEDERAL WITHHOLDING			434.89	4.92%			
610-050-2120	FEDERAL WITHHOLDING			807.28	9.12%			
600-050-2120	FEDERAL WITHHOLDING			901.97	10.19%			
110-050-2120	FEDERAL WITHHOLDING			1,034.08	11.69%			
001-050-2120	FEDERAL WITHHOLDING			5,658.98	63.96%			

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

Vendor Total: 2,460.13

INV0002651	Invoice	1/6/2023	1/6/2023	1/6/2023	1/6/2023	2,412.88	0.00	0.00	0.00	2,412.88
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 1/6/2023		Bank Draft:	DFT0002029	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Deduction	NA		0.00	0.00	2,412.88	0.00	0.00	0.00	2,412.88	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
820-050-2131	SELF-FUNDED WITHHOLDING				2,412.88	0%				

INV0002652	Invoice	1/6/2023	1/6/2023	2/6/2023	1/6/2023	47.25	0.00	0.00	0.00	47.25
FSA ADMIN FEE	AP Bank Code - AP Bank				No	Payment Date: 2/6/2023		Bank Draft:	DFT0002030	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FLEX SPENDING ADMINISTRATION FEE	Service		0.00	0.00	47.25	0.00	0.00	0.00	47.25	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
820-050-2131	SELF-FUNDED WITHHOLDING				47.25	100.00%				

Payable Register

Packet: APPKT00696 - PYPKT00379 - 12/19-01/01/2023 PAID 01/06/2023

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

Vendor: 1832 - TREASURER - STATE OF IOWA								Vendor Total:	4,738.17	
INV0002663	Invoice	1/20/2023	1/20/2023	1/20/2023	1/20/2023	4,738.17	0.00	0.00	0.00	4,738.17
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 1/20/2023		Bank Draft:	DFT0002041	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding	NA	0.00	0.00	4,738.17	0.00	0.00	0.00	4,738.17

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
610-050-2122	STATE WITHHOLDING		405.54	8.56%
741-050-2122	STATE WITHHOLDING		210.56	4.44%
110-050-2122	STATE WITHHOLDING		490.09	10.34%
670-050-2122	STATE WITHHOLDING		13.50	0.28%
600-050-2122	STATE WITHHOLDING		452.53	9.55%
001-050-2122	STATE WITHHOLDING		3,165.95	66.82%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	16	74,529.53	0.00	0.00	0.00	74,529.53	74,529.53	0.00
Grand Total:		74,529.53	0.00	0.00	0.00	74,529.53	74,529.53	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	5,658.98
001-050-2122	STATE WITHHOLDING	3,165.95
001-050-2127	CHILD SUPPORT WITHHOLDING	5.48
001-050-2130	ICMA-RC	821.98
Total:		9,652.39

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	1,034.08
110-050-2122	STATE WITHHOLDING	490.09
110-050-2127	CHILD SUPPORT WITHHOLDING	49.35
Total:		1,573.52

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	16,354.96
112-050-2122	STATE WITHHOLDING	772.92
112-050-2123	IPERS WITHHOLDING	17,335.46
112-050-2124	HEALTH INSURANCE WITHHOLDING	21,274.03
112-050-2125	DENTAL INSURANCE	1,554.65
112-050-2132	VISION WITHHOLDING	259.65
Total:		57,551.67

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	901.97
600-050-2122	STATE WITHHOLDING	452.53
600-050-2127	CHILD SUPPORT WITHHOLDING	21.93
Total:		1,376.43

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	807.28
610-050-2122	STATE WITHHOLDING	405.54
610-050-2127	CHILD SUPPORT WITHHOLDING	21.93
Total:		1,234.75

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	10.72
670-050-2122	STATE WITHHOLDING	13.50
Total:		24.22

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	434.89
741-050-2122	STATE WITHHOLDING	210.56
741-050-2127	CHILD SUPPORT WITHHOLDING	10.97
Total:		656.42

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,460.13
Total:		2,460.13



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00705 - PYPKT00381 - MAYOR PAY MISSED IN
DECEMBER 2022

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

Vendor: [0239 - IPERS](#)

Vendor Total: **487.63**

INV0002666	Invoice	1/20/2023	1/20/2023	1/20/2023	1/20/2023	487.63	0.00	0.00	0.00	487.63
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 1/20/2023		Bank Draft:	DFT0002044	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	487.63	0.00	0.00	0.00	487.63

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-050-2123	IPERS WITHHOLDING		487.63	100.00%

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: **135.80**

INV0002667	Invoice	1/9/2023	1/9/2023	1/9/2023	1/9/2023	135.80	0.00	0.00	0.00	135.80
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 1/9/2023		Bank Draft:	DFT0002045	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	37.20	0.00	0.00	0.00	37.20

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		37.20	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	98.60	0.00	0.00	0.00	98.60

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		98.60	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	2	623.43	0.00	0.00	0.00	623.43	623.43	0.00
Grand Total:		623.43	0.00	0.00	0.00	623.43	623.43	0.00

Account Summary

Account	Name	Amount
110-050-2123	IPERS WITHHOLDING	487.63
Total:		487.63

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	135.80
Total:		135.80



Payment Reversal Register

APPKT00703 - REISSUE INTERSTATE ALL BATTERY CENTER CHECK

Payables Left To Pay Again

Vendor Set: 01 - City of Bondurant, IA

Bank: AP Bank Code - AP Bank

Vendor Number	Vendor Name			Total Vendor Amount
0214	INTERSTATE ALL BATTERY CENTER			-201.06
Payment Type	Payment Number	Original Payment Date	Reversal Date	Payment Amount
Check	60992	10/05/2022	10/05/2022	-201.06
Payable Number:				
1925901006611				
		Description		
		BULK BATTERIES		
		Payable Date	Due Date	Payable Amount
		09/27/2022	09/27/2022	201.06

Bank Code Summary

Bank Code	Canceled Payables	Payables Left To Pay Again	Total
AP Bank Code	0.00	-201.06	-201.06
Report Total:	0.00	-201.06	-201.06



Payment Reversal Register

APPKT00701 - CANCEL MEDIACOM PAYABLE

Canceled Payables

Vendor Set: 01 - City of Bondurant, IA

Bank: AP Bank Code - AP Bank

Vendor Number	Vendor Name				Total Vendor Amount
0040	MEDIACOM				-3,444.07
Payment Type	Payment Number	Original Payment Date	Reversal Date	Cancel Date	Payment Amount
Check	61468	01/04/2023	01/04/2023	12/29/2022	-3,444.07
Payable Number:	Description	Payable Date	Due Date	Payable Amount	
INV0002638	LIBRARY EARLY CANCELTION FEE	12/29/2022	12/29/2022	3,332.62	
INV0002641	LIBRARY INTERNET SERVICE 12/25/22-1/24/23	12/29/2022	12/29/2022	111.45	

Payables Left To Pay Again

Vendor Set: 01 - City of Bondurant, IA

Bank: AP Bank Code - AP Bank

Vendor Number	Vendor Name				Total Vendor Amount
0040	MEDIACOM				-111.45
Payment Type	Payment Number	Original Payment Date	Reversal Date		Payment Amount
Check	61307	12/01/2022	12/01/2022		-111.45
Payable Number:	Description	Payable Date	Due Date	Payable Amount	
INV0002556	LIBRARY SERVICE 11/25/22-12/24/22	11/29/2022	11/29/2022	111.45	

Bank Code Summary

Bank Code	Canceled Payables	Payables Left To Pay Again	Total
AP Bank Code	-3,444.07	-111.45	-3,555.52
Report Total:	-3,444.07	-111.45	-3,555.52



Payroll Check Register

Checks

Pay Period: 12/19/2022-1/1/2023

Packet: PYPKT00379 - 12/19-01/01/2023 PAID 01/06/2023

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: PYPKT00379 - 12/19-01/01/2023 PAID 01/06/2023
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	01/06/2023	92.94	103309
BAILEY, BOYCE E	7104	01/06/2023	2,509.52	103310
BERGESON, JOHN W	7121	01/06/2023	1,770.39	103311
BRIGGS, ASHTON S	1511	01/06/2023	853.83	103312
BRUCE, EMMA	3141	01/06/2023	652.66	103313
BUCKLIN, JEFFERY D	1562	01/06/2023	674.94	103314
CARPENTER, JOHN C	5129	01/06/2023	1,574.51	103315
CHAPA, DAISY Y	1584	01/06/2023	759.03	103316
COLLISON, PATRICK F	5103	01/06/2023	2,763.97	103317
CORY, JOHN P	7120	01/06/2023	2,221.55	103318
CRITTENDEN, MATTHEW	1567	01/06/2023	619.74	103319
DOMINGUEZ, MATTHEW P	1513	01/06/2023	702.22	103320
EHLE, AANNA N	1575	01/06/2023	2,228.22	103321
GERDNER, RONALD L	7122	01/06/2023	1,600.47	103322
GILSON, DUSTY ALAN	7124	01/06/2023	2,088.41	103323
HAGAN, SHELBY L	5118	01/06/2023	2,371.28	103324
HARMISON, TROY G	1503	01/06/2023	1,661.61	103325
HIGGINS, DAVID P.	7105	01/06/2023	1,609.38	103326
HORTON, JOHN C	7112	01/06/2023	100.00	103327
HORTON, JOHN C	7112	01/06/2023	3,206.50	103327
HUFF, TIMOTHY J	1559	01/06/2023	2,533.46	103328
HURST, MORGHAN	1570	01/06/2023	515.16	103329
JESS, JENE' N	5123	01/06/2023	3,348.92	103330
JOHNSON, ANNASTASHA	5130	01/06/2023	1,314.01	103331
KING, CHRISTINA M	3143	01/06/2023	333.09	103332
KLINKER-FELD, MICHELL M	3135	01/06/2023	2,086.90	103333
KOOIKER, ASHTON BRENT	7123	01/06/2023	1,703.37	103334
KREUDER, AARON M	1441	01/06/2023	3,364.67	103335
LUING, TIFFANY A	5133	01/06/2023	1,742.91	103336
LUNDQUIST, BRADLEY D	1555	01/06/2023	672.70	103337
MANGUM, MEGAN SUSANNA	3142	01/06/2023	1,669.09	103338
MARSHMAN, CRAIG A	5125	01/06/2023	1,497.89	103339
MERRILL, SARAH J	1590	01/06/2023	2,743.51	103340
MILLER, BRODY E	1582	01/06/2023	439.38	103341
MORRIS, REBECCA L	1504	01/06/2023	2,569.77	103342
MURRAY, MARGARET	5126	01/06/2023	3,166.22	103343
OLIVER, MARKETA S	8403	01/06/2023	300.00	103344
OLIVER, MARKETA S	8403	01/06/2023	3,314.83	103344
PEZLEY, ISAAC J	5132	01/06/2023	2,070.67	103345
PHIPPS-BUCKLIN, CHANTEL E	4145	01/06/2023	232.41	103346
REYNOLDS, RAY A	1537	01/06/2023	1,827.08	103347
SANDERS, JILL C	3128	01/06/2023	2,989.80	103348
SCHINCKE, MEGAN	3137	01/06/2023	935.11	103349
SCHINCKE, MEGAN	3137	01/06/2023	400.76	103349
SPOERRY, DANIELLE M	1527	01/06/2023	1,672.57	103350
SUMMERS, ALAN C	1534	01/06/2023	2,041.73	103351
VAN HOUTEN, NICOLE M	5121	01/06/2023	1,347.34	103352



Payroll Check Register

Report Summary

Packet: PYPKT00379 - 12/19-01/01/2023 PAID 01/06/2023
Payroll Set: CITY OF BONDURANT, IA - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	47	76,894.52
Total	47	76,894.52



Refund Check Register

Refund Check Detail

UBPKT03410 - Refunds 01 UBPKT03408 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01268-02	ANDERSON, CHARLES	1/5/2023	61493	166.35			166.35	Generated From Billing
01-01654-02	ALEAH HOLST	1/5/2023	61494	165.59			165.59	Generated From Billing
01-01762-02	WHELAN, ALAINA	1/5/2023	61495	114.07			114.07	Generated From Billing
01-02423-12	BAREFIELD, STACEY L	1/5/2023	61496	94.39			94.39	Generated From Billing
01-02447-11	TAPPE, KURT	1/5/2023	61497	123.98			123.98	Generated From Billing
09-03228-04	KNIGHT, CAREY D	1/5/2023	61498	18.32			18.32	Generated From Billing
09-03239-02	GEORGE, ANDREW	1/5/2023	61499	114.83			114.83	Generated From Billing
16-01737-00	HAPPE HOMES	1/5/2023	61500	118.64			118.64	Generated From Billing
16-01759-00	CREATIVE BUILDING VENTURES	1/5/2023	61501	114.83			114.83	Generated From Billing
16-01767-00	REDWOOD BUILDERS	1/5/2023	61502	122.46			122.46	Generated From Billing
16-01777-00	ORTON HOMES LLC	1/5/2023	61503	122.46			122.46	Generated From Billing
16-01815-00	CREATIVE BUILDING VENTURES	1/5/2023	61504	66.57			66.57	Generated From Billing
Total Refunds: 12				Total Refunded Amount:	1,342.49			

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1342.49
Revenue Total:	1342.49

General Ledger Distribution

Posting Date: 01/03/2023

	Account Number	Account Name	Posting Amount	IFT
Fund:	600 - WATER			
	600-000-1101	CLAIM ON POOLED CASH	-1,342.49	Yes
	600-050-2141	APPLIED CREDITS	1,342.49	
	600 Total:		0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-1,342.49	
	999-050-2300	DUE TO OTHER FUNDS	1,342.49	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	



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

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

The City's Legacy checking account had a balance forward from November 30, 2022, of \$1,719,099.31. The ending balance as of December 31, 2022, was \$1,570,440.13. The account decreased by \$147,659.18 in December. The account earned \$255.18 of interest in December and has earned a total of \$2,684.53 from interest in calendar year 2022. The average monthly balance is \$1,552,315.25. This account is in ideal financial condition.

The City's IPAIT accounts had a balance forward from November 30, 2022, of \$20,628,214.88. The ending balance as of December 31, 2022, was \$20,138,365.31. These accounts decreased by \$489,849.57. These accounts earned a total of \$65,621.82 of interest in December. Withdrawals include \$326,924.88 (Water), \$102,887.58 (Parks), \$17,868.65 (Creek), \$255.33 (Cemetery), and \$2107,534.95 (Roads). The City's IPAIT accounts are in ideal financial condition.

Among the expenditures in December, you will find payments for the Franklin St Watermain Extension (\$392,336.71), Eagle Park (\$306,223.50), road paving (\$107,554.95), Underpass (\$94,953.66), payroll (\$156,866.21), WRA (\$67,070.60), and law enforcement (\$60,267.83).

The utility bill autopay collected \$153,978.64 from 1413 accounts in December. Last year at this time, the City collected \$136,311.46 from 1304 accounts.

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

Respectfully,

A handwritten signature in black ink, reading 'Jené Jess'.

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



Fund Balance Report

As Of 12/31/2022

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	3,523,747.96	2,220,431.21	2,383,046.87	3,361,132.30
110 - ROAD USE TAX	684,518.10	526,469.29	683,109.64	527,877.75
112 - EMPLOYEE BENEFIT	113,811.76	191,114.71	412,953.41	-108,026.94
121 - Local Option Sales Tax	443,670.33	771,119.14	0.00	1,214,789.47
125 - TIF	3,463.06	838,144.62	0.00	841,607.68
167 - LIBRARY GRANT	13,183.90	24,987.32	5,721.90	32,449.32
168 - EMS GRANT	0.00	0.00	0.00	0.00
169 - PARK & REC	13,149.78	17,280.00	0.00	30,429.78
170 - FEMA DISASTER AID	31,735.80	0.00	156.29	31,579.51
171 - STORMWATER GRANT	0.00	0.00	0.00	0.00
172 - TREE FUND	13,574.83	13,743.00	70,695.48	-43,377.65
200 - DEBT SERVICE	451,311.30	441,208.25	733,950.32	158,569.23
306 - CITY CAMPUS	8,928,480.26	76,599.55	2,989,110.70	6,015,969.11
308 - SIDEWALK CONST-15TH;PAINE	-1,543.81	0.00	0.00	-1,543.81
316 - PAINE HTS DRAINAGE	-15,144.69	4,616.00	0.00	-10,528.69
320 - WASHINGTON STREET	-342,803.99	249,688.48	0.00	-93,115.51
322 - SIDEWALK CONST-OLD TOWN	-4,450.35	0.00	0.00	-4,450.35
324 - BRSC IMPROVEMENTS	0.00	0.00	3,220.00	-3,220.00
325 - STREETS MASTER PLAN	-17,610.30	0.00	1,915.00	-19,525.30
327 - GRANT ST S/COMMUTER LOOP	159,914.45	1,717.98	0.00	161,632.43
333 - DITCH 2 IMPROV	472,327.75	288,031.04	586,562.01	173,796.78
335 - PARK IMPROVEMENTS	180,084.09	150,514.95	703,795.12	-373,196.08
336 - PAINE ST CONNECTION	0.00	0.00	0.00	0.00
337 - THE CROSSING	0.00	0.00	0.00	0.00
338 - MAIN STREET STORMWATER	-8,725.06	0.00	6,033.79	-14,758.85
340 - UNDERPASS-HWY 65/330	699,860.48	1,341,596.33	2,995,732.74	-954,275.93
341 - TIF-PARK LAND PURCHASE	-1,692.07	0.00	0.00	-1,692.07
342 - TIF-1ST&MAIN ECONOMIC DVL	-792.33	0.00	0.00	-792.33
343 - TIF-DOWNTOWN PARKING	-14,392.47	20,000.00	13,125.00	-7,517.47
344 - 16TH ST NE - GRANT TO PLEASANT	-30,283.75	0.00	7,518.50	-37,802.25
345 - TIF-HWY65 NATURAL GAS EXT	0.00	0.00	0.00	0.00
346 - CITY HALL RECONSTRUCTION	65,573.40	0.00	10,992.16	54,581.24
347 - BRIDGE/INTERSECTION	257,848.74	1,848.12	695.00	259,001.86
348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY	324,800.81	3,653.99	43,963.19	284,491.61
349 - PLEASANT GROVE	-158,869.18	0.00	20,171.88	-179,041.06
350 - PROJECT BLUEJAY	4.77	0.00	4.77	0.00
351 - LIBRARY CAPITAL	59,348.15	21,882.33	8,214.70	73,015.78
352 - WATER TOWER	463,807.74	0.00	193,331.72	270,476.02
353 - OMEGA	14.75	0.10	14.85	0.00
354 - COMMERCE CROSSING	467,859.69	0.00	186,503.91	281,355.78
355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS	-68,894.79	0.00	60,783.98	-129,678.77
356 - CERTIFIED SITE IMPROVEMENTS	4,965,946.70	61,034.66	22,306.47	5,004,674.89
500 - CEMETERY PERPETUAL CARE	26,753.83	594.15	0.00	27,347.98
600 - WATER	1,215,294.37	1,092,102.31	1,157,488.23	1,149,908.45
610 - SEWER	1,950,481.89	1,567,431.01	690,785.86	2,827,127.04
670 - GARBAGE	111,726.09	259,852.41	270,200.96	101,377.54
741 - STORM WATER	335,392.79	213,083.42	117,862.14	430,614.07
820 - SELF-FUNDED INSURANCE	168.41	2,727.80	1,019.38	1,876.83
999 - POOLED CASH	0.00	0.00	0.00	0.00
Report Total:	25,312,653.19	10,401,472.17	14,380,985.97	21,333,139.39



Balance Sheet

Account Summary

As Of 12/31/2022

Account	Name	Balance	
Fund: 001 - GENERAL FUND			
Assets			
001-000-1101	CLAIM ON POOLED CASH	302,353.04	
001-000-1115	PETTY CASH - GENERAL	100.00	
001-000-1116	PETTY CASH - LIBRARY	200.00	
001-000-1117	CHANGE FUND - LIBRARY	20.00	
001-000-1150	IPAIT - GENERAL FUND 11763 MM	3,149,696.48	
	Total Assets:	3,452,369.52	<u>3,452,369.52</u>
Liability			
001-050-2011	PENDING POOLED PAYABLES	91,253.21	
001-050-2122	STATE WITHHOLDING	-15.99	
	Total Liability:	91,237.22	
Equity			
001-050-3950	FUND BALANCE	3,523,747.96	
	Total Beginning Equity:	3,523,747.96	
Total Revenue		2,220,431.21	
Total Expense		2,383,046.87	
Revenues Over/Under Expenses		-162,615.66	
	Total Equity and Current Surplus (Deficit):	3,361,132.30	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>3,452,369.52</u>

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 110 - ROAD USE TAX			
Assets			
110-000-1101	CLAIM ON POOLED CASH	111,178.87	
110-000-1159	IPAIT - ROAD FUND 125	424,056.63	
	Total Assets:	535,235.50	535,235.50
Liability			
110-050-2011	PENDING POOLED PAYABLES	7,358.16	
110-050-2122	STATE WITHHOLDING	-0.41	
	Total Liability:	7,357.75	
Equity			
110-050-3950	FUND BALANCE	684,518.10	
	Total Beginning Equity:	684,518.10	
Total Revenue		526,469.29	
Total Expense		683,109.64	
Revenues Over/Under Expenses		-156,640.35	
	Total Equity and Current Surplus (Deficit):	527,877.75	
	Total Liabilities, Equity and Current Surplus (Deficit):		535,235.50

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 112 - EMPLOYEE BENEFIT			
Assets			
112-000-1101	CLAIM ON POOLED CASH	-63,762.36	
	Total Assets:	-63,762.36	-63,762.36
Liability			
112-050-2011	PENDING POOLED PAYABLES	23,100.83	
112-050-2122	STATE WITHHOLDING	0.02	
112-050-2123	IPERS WITHHOLDING	1,014.51	
112-050-2124	HEALTH INSURANCE WITHHOLDING	18,334.92	
112-050-2125	DENTAL INSURANCE	1,554.65	
112-050-2132	VISION WITHHOLDING	259.65	
	Total Liability:	44,264.58	
Equity			
112-050-3950	FUND BALANCE	113,811.76	
	Total Beginning Equity:	113,811.76	
Total Revenue		191,114.71	
Total Expense		412,953.41	
Revenues Over/Under Expenses		-221,838.70	
	Total Equity and Current Surplus (Deficit):	-108,026.94	
	Total Liabilities, Equity and Current Surplus (Deficit):		-63,762.36

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 121 - Local Option Sales Tax			
Assets			
121-000-1101	CLAIM ON POOLED CASH	257,721.73	
121-000-1150	IPAIT - LOSST 128	957,067.74	
	Total Assets:	1,214,789.47	<u>1,214,789.47</u>
Liability			
	Total Liability:	0.00	
Equity			
121-050-3950	FUND BALANCE	443,670.33	
	Total Beginning Equity:	443,670.33	
Total Revenue		771,119.14	
Total Expense		0.00	
Revenues Over/Under Expenses		771,119.14	
	Total Equity and Current Surplus (Deficit):	1,214,789.47	
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>1,214,789.47</u>	

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 125 - TIF			
Assets			
125-000-1101	CLAIM ON POOLED CASH	841,607.68	
	Total Assets:	841,607.68	841,607.68
Liability			
	Total Liability:	0.00	
Equity			
125-050-3950	FUND BALANCE	3,463.06	
	Total Beginning Equity:	3,463.06	
Total Revenue		838,144.62	
Total Expense		0.00	
Revenues Over/Under Expenses		838,144.62	
	Total Equity and Current Surplus (Deficit):	841,607.68	
	Total Liabilities, Equity and Current Surplus (Deficit):		841,607.68

Balance Sheet

As Of 12/31/2022

Account	Name	Balance
Fund: 167 - LIBRARY GRANT		
Assets		
167-000-1101	CLAIM ON POOLED CASH	23,893.19
167-000-1111	SAVINGS - LIBRARY XXX6441	1,458.26
167-000-1150	IPAIT - LIBRARY T&A MM 110	7,097.87
	Total Assets:	32,449.32
		32,449.32
Liability		
	Total Liability:	0.00
Equity		
167-050-3950	BEGINNING BALANCE	13,183.90
	Total Beginning Equity:	13,183.90
Total Revenue		24,987.32
Total Expense		5,721.90
Revenues Over/Under Expenses		19,265.42
	Total Equity and Current Surplus (Deficit):	32,449.32
	Total Liabilities, Equity and Current Surplus (Deficit):	32,449.32

Balance Sheet

As Of 12/31/2022

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

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 169 - PARK & REC			
Assets			
169-000-1101	CLAIM ON POOLED CASH	30,429.78	
	Total Assets:	30,429.78	30,429.78
Liability			
	Total Liability:	0.00	
Equity			
169-050-3950	BEGINNING BALANCE	13,149.78	
	Total Beginning Equity:	13,149.78	
Total Revenue		17,280.00	
Total Expense		0.00	
Revenues Over/Under Expenses		17,280.00	
	Total Equity and Current Surplus (Deficit):	30,429.78	
	Total Liabilities, Equity and Current Surplus (Deficit):		30,429.78

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 170 - FEMA DISASTER AID			
Assets			
170-000-1101	CLAIM ON POOLED CASH	31,639.56	
	Total Assets:	31,639.56	31,639.56
Liability			
170-050-2011	PENDING POOLED PAYABLES	60.05	
	Total Liability:	60.05	
Equity			
170-050-3950	FUND BALANCE	31,735.80	
	Total Beginning Equity:	31,735.80	
Total Revenue		0.00	
Total Expense		156.29	
Revenues Over/Under Expenses		-156.29	
	Total Equity and Current Surplus (Deficit):	31,579.51	
	Total Liabilities, Equity and Current Surplus (Deficit):		31,639.56

Balance Sheet

As Of 12/31/2022

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

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 172 - TREE FUND			
Assets			
172-000-1101	CLAIM ON POOLED CASH	-43,377.65	
	Total Assets:	-43,377.65	-43,377.65
Liability			
	Total Liability:	0.00	
Equity			
172-050-3950	BEGINNING BALANCE	13,574.83	
	Total Beginning Equity:	13,574.83	
Total Revenue		13,743.00	
Total Expense		70,695.48	
Revenues Over/Under Expenses		-56,952.48	
	Total Equity and Current Surplus (Deficit):	-43,377.65	
	Total Liabilities, Equity and Current Surplus (Deficit):		-43,377.65

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 200 - DEBT SERVICE			
Assets			
200-000-1101	CLAIM ON POOLED CASH	-35,759.45	
200-000-1162	IPAIT - DEBT SERVICE 124	194,328.68	
	Total Assets:	158,569.23	158,569.23
Liability			
	Total Liability:	0.00	
Equity			
200-050-3950	FUND BALANCE	451,311.30	
	Total Beginning Equity:	451,311.30	
Total Revenue		441,208.25	
Total Expense		733,950.32	
Revenues Over/Under Expenses		-292,742.07	
	Total Equity and Current Surplus (Deficit):	158,569.23	
	Total Liabilities, Equity and Current Surplus (Deficit):		158,569.23

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 306 - CITY CAMPUS			
Assets			
306-000-1101	CLAIM ON POOLED CASH	-5,473.29	
306-000-1150	IPAIT CITY CAMPUS 131	6,021,442.40	
	Total Assets:	6,015,969.11	<u>6,015,969.11</u>
Liability			
	Total Liability:	0.00	
Equity			
306-050-3950	FUND BALANCE	8,928,480.26	
	Total Beginning Equity:	8,928,480.26	
Total Revenue		76,599.55	
Total Expense		2,989,110.70	
Revenues Over/Under Expenses		-2,912,511.15	
	Total Equity and Current Surplus (Deficit):	6,015,969.11	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>6,015,969.11</u>

Balance Sheet

As Of 12/31/2022

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

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 316 - PAINE HTS DRAINAGE			
Assets			
316-000-1101	CLAIM ON POOLED CASH	-10,528.69	
	Total Assets:	-10,528.69	-10,528.69
Liability			
	Total Liability:	0.00	
Equity			
316-050-3950	FUND BALANCE	-15,144.69	
	Total Beginning Equity:	-15,144.69	
Total Revenue		4,616.00	
Total Expense		0.00	
Revenues Over/Under Expenses		4,616.00	
	Total Equity and Current Surplus (Deficit):	-10,528.69	
	Total Liabilities, Equity and Current Surplus (Deficit):		-10,528.69

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 320 - WASHINGTON STREET			
Assets			
320-000-1101	CLAIM ON POOLED CASH	-93,115.51	
	Total Assets:	-93,115.51	-93,115.51
Liability			
	Total Liability:	0.00	
Equity			
320-050-3950	FUND BALANCE	-342,803.99	
	Total Beginning Equity:	-342,803.99	
Total Revenue		249,688.48	
Total Expense		0.00	
Revenues Over/Under Expenses		249,688.48	
	Total Equity and Current Surplus (Deficit):	-93,115.51	
	Total Liabilities, Equity and Current Surplus (Deficit):		-93,115.51

Balance Sheet

As Of 12/31/2022

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

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 324 - BRSC IMPROVEMENTS			
Assets			
324-000-1101	CLAIM ON POOLED CASH	-3,220.00	
	Total Assets:	-3,220.00	-3,220.00
Liability			
	Total Liability:	0.00	
Total Revenue		0.00	
Total Expense		3,220.00	
Revenues Over/Under Expenses		-3,220.00	
	Total Equity and Current Surplus (Deficit):	-3,220.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		-3,220.00

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 325 - STREETS MASTER PLAN			
Assets			
325-000-1101	CLAIM ON POOLED CASH	-19,525.30	
	Total Assets:	-19,525.30	-19,525.30
Liability			
	Total Liability:	0.00	
Equity			
325-050-3950	BEGINNING BALANCE	-17,610.30	
	Total Beginning Equity:	-17,610.30	
Total Revenue		0.00	
Total Expense		1,915.00	
Revenues Over/Under Expenses		-1,915.00	
	Total Equity and Current Surplus (Deficit):	-19,525.30	
	Total Liabilities, Equity and Current Surplus (Deficit):		-19,525.30

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 327 - GRANT ST S/COMMUTER LOOP			
Assets			
327-000-1101	CLAIM ON POOLED CASH	20,368.15	
327-000-1150	IPAIT GRANT ST S/COMMUTER LOOP 126	141,264.28	
	Total Assets:	161,632.43	161,632.43
Liability			
	Total Liability:	0.00	
Equity			
327-050-3950	BEGINNING BALANCE	159,914.45	
	Total Beginning Equity:	159,914.45	
Total Revenue		1,717.98	
Total Expense		0.00	
Revenues Over/Under Expenses		1,717.98	
	Total Equity and Current Surplus (Deficit):	161,632.43	
	Total Liabilities, Equity and Current Surplus (Deficit):		161,632.43

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 333 - DITCH 2 IMPROV			
Assets			
333-000-1101	CLAIM ON POOLED CASH	-9,658.40	
333-000-1150	IPAIT - DITCH 2 CREEK IMPROVEMENT 112	183,455.18	
	Total Assets:	173,796.78	173,796.78
Liability			
	Total Liability:	0.00	
Equity			
333-050-3950	BEGINNING BALANCE	472,327.75	
	Total Beginning Equity:	472,327.75	
Total Revenue		288,031.04	
Total Expense		586,562.01	
Revenues Over/Under Expenses		-298,530.97	
	Total Equity and Current Surplus (Deficit):	173,796.78	
	Total Liabilities, Equity and Current Surplus (Deficit):	173,796.78	

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 335 - PARK IMPROVEMENTS			
Assets			
335-000-1101	CLAIM ON POOLED CASH	-373,256.55	
335-000-1150	IPAIT - PARKS 109	60.47	
	Total Assets:	-373,196.08	-373,196.08
Liability			
	Total Liability:	0.00	
Equity			
335-050-3950	BEGINNING BALANCE	180,084.09	
	Total Beginning Equity:	180,084.09	
Total Revenue		150,514.95	
Total Expense		703,795.12	
Revenues Over/Under Expenses		-553,280.17	
	Total Equity and Current Surplus (Deficit):	-373,196.08	
	Total Liabilities, Equity and Current Surplus (Deficit):		-373,196.08

Balance Sheet

As Of 12/31/2022

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

Balance Sheet

As Of 12/31/2022

Account	Name	Balance
Fund: 337 - THE CROSSING		
Assets		
	Total Assets:	0.00
		0.00
Liability		
	Total Liability:	0.00
Total Revenue		0.00
Total Expense		0.00
Revenues Over/Under Expenses		0.00
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	0.00

Balance Sheet

As Of 12/31/2022

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

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 340 - UNDERPASS-HWY 65/330			
Assets			
340-000-1101	CLAIM ON POOLED CASH	-953,764.59	
340-000-1150	IPAIT - UNDRPASS HWY65 114	0.67	
	Total Assets:	-953,763.92	<u>-953,763.92</u>
Liability			
340-050-2011	PENDING POOLED PAYABLES	512.01	
	Total Liability:	512.01	
Equity			
340-050-3950	BEGINNING BALANCE	699,860.48	
	Total Beginning Equity:	699,860.48	
Total Revenue		1,341,596.33	
Total Expense		2,995,732.74	
Revenues Over/Under Expenses		-1,654,136.41	
	Total Equity and Current Surplus (Deficit):	-954,275.93	
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>-953,763.92</u>	

Balance Sheet

As Of 12/31/2022

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

Balance Sheet

As Of 12/31/2022

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

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 343 - TIF-DOWNTOWN PARKING			
Assets			
343-000-1101	CLAIM ON POOLED CASH	-7,517.47	
	Total Assets:	-7,517.47	-7,517.47
Liability			
	Total Liability:	0.00	
Equity			
343-050-3950	BEGINNING BALANCE	-14,392.47	
	Total Beginning Equity:	-14,392.47	
Total Revenue		20,000.00	
Total Expense		13,125.00	
Revenues Over/Under Expenses		6,875.00	
	Total Equity and Current Surplus (Deficit):	-7,517.47	
	Total Liabilities, Equity and Current Surplus (Deficit):		-7,517.47

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 344 - 16TH ST NE - GRANT TO PLEASANT			
Assets			
344-000-1101	CLAIM ON POOLED CASH	-37,802.25	
	Total Assets:	-37,802.25	-37,802.25
Liability			
	Total Liability:	0.00	
Equity			
344-050-3950	BEGINNING BALANCE	-30,283.75	
	Total Beginning Equity:	-30,283.75	
Total Revenue		0.00	
Total Expense		7,518.50	
Revenues Over/Under Expenses		-7,518.50	
	Total Equity and Current Surplus (Deficit):	-37,802.25	
	Total Liabilities, Equity and Current Surplus (Deficit):		-37,802.25

Balance Sheet

As Of 12/31/2022

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

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 346 - CITY HALL RECONSTRUCTION			
Assets			
346-000-1101	CLAIM ON POOLED CASH	54,674.19	
	Total Assets:	54,674.19	54,674.19
Liability			
346-050-2011	PENDING POOLED PAYABLES	92.95	
	Total Liability:	92.95	
Equity			
346-050-3950	BEGINNING BALANCE	65,573.40	
	Total Beginning Equity:	65,573.40	
Total Revenue		0.00	
Total Expense		10,992.16	
Revenues Over/Under Expenses		-10,992.16	
	Total Equity and Current Surplus (Deficit):	54,581.24	
	Total Liabilities, Equity and Current Surplus (Deficit):		54,674.19

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 347 - BRIDGE/INTERSECTION			
Assets			
347-000-1101	CLAIM ON POOLED CASH	107,032.80	
347-000-1150	IPAIT BRIDGE INTERSECTION 121	151,969.06	
	Total Assets:	259,001.86	<u>259,001.86</u>
Liability			
	Total Liability:	0.00	
Equity			
347-050-3950	BEGINNING BALANCE	257,848.74	
	Total Beginning Equity:	257,848.74	
Total Revenue		1,848.12	
Total Expense		695.00	
Revenues Over/Under Expenses		1,153.12	
	Total Equity and Current Surplus (Deficit):	259,001.86	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>259,001.86</u>

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY			
Assets			
348-000-1150	IPAIT-NE STWATER EXPAN/DOWNSTRM CAF	284,491.61	
	Total Assets:	284,491.61	<u>284,491.61</u>
Liability			
	Total Liability:	0.00	
Equity			
348-050-3950	BEGINNING BALANCE	324,800.81	
	Total Beginning Equity:	324,800.81	
Total Revenue		3,653.99	
Total Expense		43,963.19	
Revenues Over/Under Expenses		-40,309.20	
	Total Equity and Current Surplus (Deficit):	284,491.61	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>284,491.61</u>

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 349 - PLEASANT GROVE			
Assets			
349-000-1101	CLAIM ON POOLED CASH	-176,521.06	
	Total Assets:	-176,521.06	-176,521.06
Liability			
349-050-2011	PENDING POOLED PAYABLES	2,520.00	
	Total Liability:	2,520.00	
Equity			
349-050-3950	BEGINNING BALANCE	-158,869.18	
	Total Beginning Equity:	-158,869.18	
Total Revenue		0.00	
Total Expense		20,171.88	
Revenues Over/Under Expenses		-20,171.88	
	Total Equity and Current Surplus (Deficit):	-179,041.06	
	Total Liabilities, Equity and Current Surplus (Deficit):		-176,521.06

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 350 - PROJECT BLUEJAY			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
350-050-3950	FUND BALANCE	4.77	
	Total Beginning Equity:	4.77	
Total Revenue		0.00	
Total Expense		4.77	
Revenues Over/Under Expenses		-4.77	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 351 - LIBRARY CAPITAL			
Assets			
351-000-1101	CLAIM ON POOLED CASH	73,015.78	
	Total Assets:	73,015.78	73,015.78
Liability			
	Total Liability:	0.00	
Equity			
351-050-3950	BEGINNING BALANCE	59,348.15	
	Total Beginning Equity:	59,348.15	
Total Revenue		21,882.33	
Total Expense		8,214.70	
Revenues Over/Under Expenses		13,667.63	
	Total Equity and Current Surplus (Deficit):	73,015.78	
	Total Liabilities, Equity and Current Surplus (Deficit):		73,015.78

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 352 - WATER TOWER			
Assets			
352-000-1101	CLAIM ON POOLED CASH	280,813.77	
	Total Assets:	280,813.77	280,813.77
Liability			
352-050-2011	PENDING POOLED PAYABLES	10,337.75	
	Total Liability:	10,337.75	
Equity			
352-050-3950	FUND BALANCE	463,807.74	
	Total Beginning Equity:	463,807.74	
Total Revenue		0.00	
Total Expense		193,331.72	
Revenues Over/Under Expenses		-193,331.72	
	Total Equity and Current Surplus (Deficit):	270,476.02	
	Total Liabilities, Equity and Current Surplus (Deficit):		280,813.77

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 353 - OMEGA			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
353-050-3950	FUND BALANCE	14.75	
	Total Beginning Equity:	14.75	
Total Revenue		0.10	
Total Expense		14.85	
Revenues Over/Under Expenses		<u>-14.75</u>	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 354 - COMMERCE CROSSING			
Assets			
354-000-1101	CLAIM ON POOLED CASH	281,355.78	
	Total Assets:	281,355.78	281,355.78
Liability			
	Total Liability:	0.00	
Equity			
354-050-3950	FUND BALANCE	467,859.69	
	Total Beginning Equity:	467,859.69	
Total Revenue		0.00	
Total Expense		186,503.91	
Revenues Over/Under Expenses		-186,503.91	
	Total Equity and Current Surplus (Deficit):	281,355.78	
	Total Liabilities, Equity and Current Surplus (Deficit):		281,355.78

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS			
Assets			
355-000-1101	CLAIM ON POOLED CASH	-129,678.77	
	Total Assets:	-129,678.77	-129,678.77
Liability			
	Total Liability:	0.00	
Equity			
355-050-3950	BEGINNING BALANCE	-68,894.79	
	Total Beginning Equity:	-68,894.79	
Total Revenue		0.00	
Total Expense		60,783.98	
Revenues Over/Under Expenses		-60,783.98	
	Total Equity and Current Surplus (Deficit):	-129,678.77	
	Total Liabilities, Equity and Current Surplus (Deficit):		-129,678.77

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 356 - CERTIFIED SITE IMPROVEMENTS			
Assets			
356-000-1101	CLAIM ON POOLED CASH	-2,346.72	
356-000-1150	IPAIT - CERTIFIED SITE IMPROVEMENTS 132	5,013,263.36	
	Total Assets:	5,010,916.64	<u>5,010,916.64</u>
Liability			
356-050-2011	PENDING POOLED PAYABLES	6,241.75	
	Total Liability:	6,241.75	
Equity			
356-050-3950	FUND BALANCE	4,965,946.70	
	Total Beginning Equity:	4,965,946.70	
Total Revenue		61,034.66	
Total Expense		22,306.47	
Revenues Over/Under Expenses		38,728.19	
	Total Equity and Current Surplus (Deficit):	5,004,674.89	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>5,010,916.64</u>

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 500 - CEMETERY PERPETUAL CARE			
Assets			
500-000-1111	SAVINGS - CEMETERY XXX1037	1,811.04	
500-000-1150	IPAIT - CEMETERY T/A 108	25,536.94	
	Total Assets:	27,347.98	27,347.98
Liability			
	Total Liability:	0.00	
Equity			
500-050-3950	FUND BALANCE	26,753.83	
	Total Beginning Equity:	26,753.83	
Total Revenue		594.15	
Total Expense		0.00	
Revenues Over/Under Expenses		594.15	
	Total Equity and Current Surplus (Deficit):	27,347.98	
	Total Liabilities, Equity and Current Surplus (Deficit):		27,347.98

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 600 - WATER			
Assets			
600-000-1101	CLAIM ON POOLED CASH	54,509.61	
600-000-1114	CHANGE FUND - WATER	200.00	
600-000-1151	IPAIT - WATER OPERAT 104	697,302.56	
600-000-1159	IPAIT UTILITY DEPOSITS-111	344,569.49	
600-000-1170	CHECKING - WATER DEPOSITS	61,025.80	
	Total Assets:	1,157,607.46	<u>1,157,607.46</u>
Liability			
600-050-2011	PENDING POOLED PAYABLES	764.26	
600-050-2122	STATE WITHHOLDING	-0.41	
600-050-2141	APPLIED CREDITS	6,935.16	
	Total Liability:	7,699.01	
Equity			
600-050-3950	FUND BALANCE	1,215,294.37	
	Total Beginning Equity:	1,215,294.37	
Total Revenue		1,092,102.31	
Total Expense		1,157,488.23	
Revenues Over/Under Expenses		-65,385.92	
	Total Equity and Current Surplus (Deficit):	1,149,908.45	
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>1,157,607.46</u>	

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 610 - SEWER			
Assets			
610-000-1101	CLAIM ON POOLED CASH	336,017.50	
610-000-1113	CHECKING - SEWER SINKING	95,650.44	
610-000-1151	IPAIT - SEWER OPERAT 103	2,248,279.57	
610-000-1153	IPAIT - NW TRK SEWR EXT 117	36,897.01	
610-000-1154	IPAIT - SEWER RESERVE 201	111,847.02	
	Total Assets:	2,828,691.54	<u>2,828,691.54</u>
Liability			
610-050-2011	PENDING POOLED PAYABLES	1,564.91	
610-050-2122	STATE WITHHOLDING	-0.41	
	Total Liability:	1,564.50	
Equity			
610-050-3950	FUND BALANCE	1,950,481.89	
	Total Beginning Equity:	1,950,481.89	
Total Revenue		1,567,431.01	
Total Expense		690,785.86	
Revenues Over/Under Expenses		876,645.15	
	Total Equity and Current Surplus (Deficit):	2,827,127.04	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>2,828,691.54</u>

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 670 - GARBAGE			
Assets			
670-000-1101	CLAIM ON POOLED CASH	101,334.85	
670-000-1114	CHANGE FUND - GARBAGE	70.00	
	Total Assets:	101,404.85	101,404.85
Liability			
670-050-2011	PENDING POOLED PAYABLES	27.31	
	Total Liability:	27.31	
Equity			
670-050-3950	FUND BALANCE	111,726.09	
	Total Beginning Equity:	111,726.09	
Total Revenue		259,852.41	
Total Expense		270,200.96	
Revenues Over/Under Expenses		-10,348.55	
	Total Equity and Current Surplus (Deficit):	101,377.54	
	Total Liabilities, Equity and Current Surplus (Deficit):		101,404.85

Balance Sheet

As Of 12/31/2022

Account	Name	Balance
Fund: 741 - STORM WATER		
Assets		
741-000-1101	CLAIM ON POOLED CASH	223,110.71
741-000-1111	CHECKING-STORMWATER SINKING	61,816.70
741-000-1150	IPAIT - STORM WATER RESERVE 2020E 130	145,738.29
	Total Assets:	430,665.70
		430,665.70
Liability		
741-050-2011	PENDING POOLED PAYABLES	51.63
	Total Liability:	51.63
Equity		
741-050-3950	FUND BALANCE	335,392.79
	Total Beginning Equity:	335,392.79
Total Revenue		213,083.42
Total Expense		117,862.14
Revenues Over/Under Expenses		95,221.28
	Total Equity and Current Surplus (Deficit):	430,614.07
	Total Liabilities, Equity and Current Surplus (Deficit):	430,665.70

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 820 - SELF-FUNDED INSURANCE			
Assets			
820-000-1101	CLAIM ON POOLED CASH	2,040.58	
	Total Assets:	2,040.58	<u>2,040.58</u>
Liability			
820-050-2011	PENDING POOLED PAYABLES	85.00	
820-050-2020	ACCOUNTS PAYABLE	-45.01	
820-050-2131	SELF-FUNDED WITHHOLDING	123.76	
	Total Liability:	163.75	
Equity			
820-050-3950	BEGINNING BALANCE	168.41	
	Total Beginning Equity:	168.41	
Total Revenue		2,727.80	
Total Expense		1,019.38	
Revenues Over/Under Expenses		1,708.42	
	Total Equity and Current Surplus (Deficit):	1,876.83	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>2,040.58</u>

Balance Sheet

As Of 12/31/2022

Account	Name	Balance	
Fund: 999 - POOLED CASH			
Assets			
999-000-1100	POOLED CASH	1,144,552.10	
999-000-1300	DUE FROM GENERAL FUND	91,253.21	
999-000-1310	DUE FROM ROAD USE TAX	7,358.16	
999-000-1315	DUE FROM SIDEWALK ESCROW	23,100.83	
999-000-1370	DUE FROM FEMA DISASTER AID	60.05	
999-000-1440	DUE FROM UNDERPASS-HWY 65/330	512.01	
999-000-1446	DUE FROM CITY HALL RECONSTRUCTION	92.95	
999-000-1449	DUE FROM PLEASANT GROVE	2,520.00	
999-000-1452	DUE FROM LIBRARY REMODLE	10,337.75	
999-000-1457	DUE TO CERTIFIED CITE IMPROVEMENTS	6,241.75	
999-000-1460	DUE FROM WATER	764.26	
999-000-1461	DUE FROM SEWER	1,564.91	
999-000-1467	DUE FROM GARBAGE	27.31	
999-000-1471	DUE FROM STORM WATER	51.63	
999-000-1482	DUE FROM SELF-FUNDED INSURANCE	85.00	
	Total Assets:	1,288,521.92	<u>1,288,521.92</u>
Liability			
999-050-2010	POOLED PAYABLES	143,969.82	
999-050-2300	DUE TO OTHER FUNDS	1,144,552.10	
	Total Liability:	1,288,521.92	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>1,288,521.92</u>

BANK RECONCILIATION

NOTES:

Bank Statement Balance:	\$ 1,570,440.13
IPAIT balance	\$ 20,138,365.31
Cemetery Legacy	\$ 1,811.04
Library Legacy	\$ 1,458.26
Petty Cash	\$ 590.00

Less:	
Outstanding Checks:	\$ 207,395.09
(See listing next page)	

Calculated Book Balance:	\$ 21,505,269.65
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Actual Incode10 Balance:	\$ 21,505,269.65
Fund Balances	\$ 21,333,139.39

Liabilities	172130.26
DIFFERENCE:	\$ 0.00

DIFFERENCE:	\$ -
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Detail Report

Account Summary

Date Range: 12/01/2022 - 12/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
Function: 10 - PUBLIC SAFETY				
001-110-6050	POLK CO SHERIFF PAYMENT	298,504.32	60,267.83	358772.15
001-150-6010	SALARIES	160,847.16	29,867.85	190715.01
001-150-6030	SALARIES - VOL FIREFIGHTERS	0.00	7,959.18	7959.18
001-150-6181	UNIFORMS	1,971.44	487.75	2459.19
001-150-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
001-150-6331	VEHICLE OPERATIONS	4,330.38	1,857.69	6188.07
001-150-6371	ELECTRIC / GAS	1,726.65	301.90	2028.55
001-150-6373	TELECOMMUNICATION EXPENSE	4,771.01	1,282.08	6053.09
001-150-6419	COMPUTER SUPPORT	416.16	365.08	781.24
001-150-6506	OFFICE SUPPLIES	929.19	155.42	1084.61
001-150-6507	OPERATING SUPPLIES	10,431.76	382.99	10814.75
001-150-6580	MISCELLANEOUS	0.00	148.80	148.80
001-150-6727	CAPITAL EQUIPMENT	22,584.48	6,280.00	28864.48
001-160-6010	SALARIES	160,846.08	29,867.61	190713.69
001-160-6030	SALARIES - VOL FIREFIGHTERS	0.00	7,959.13	7959.13
001-160-6181	UNIFORMS	1,905.40	487.74	2393.14
001-160-6240	MEETINGS & CONFERENCES	681.71	196.04	877.75
001-160-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
001-160-6331	VEHICLE OPERATIONS	5,414.91	1,793.65	7208.56
001-160-6371	ELECTRIC / GAS	1,726.62	301.89	2028.51
001-160-6373	TELECOMMUNICATION EXPENSE	3,834.96	1,281.07	5116.03
001-160-6413	PAYMENT TO OTHER AGENCIES	6,706.58	1,025.77	7732.35
001-160-6419	COMPUTER SUPPORT	2,000.17	365.08	2365.25
001-160-6499	CONTRACT SERVICES	34,518.54	50.00	34568.54
001-160-6506	OFFICE SUPPLIES	444.80	619.47	1064.27
001-160-6507	OPERATING SUPPLIES	11,299.10	3,998.38	15297.48
001-170-6010	SALARIES	7,894.98	1,540.65	9435.63
001-170-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
001-170-6373	TELECOMMUNICATION EXPENSE	209.92	10.79	220.71
001-170-6419	TECHNOLOGY SERVICES SUPPORT	96.60	296.28	392.88
001-170-6450	REFUNDS-REIMBURSEMENTS	0.00	24.00	24.00
001-170-6507	OPERATING SUPPLIES	0.00	1.56	1.56
001-180-6010	CROSSING GUARD WAGES	2,088.00	576.00	2664.00
112-150-6110	FICA	9,732.38	2,295.38	12027.76
112-150-6120	MEDICARE	2,276.65	537.83	2814.48
112-150-6130	IPERS - FIRE	15,841.70	3,102.36	18944.06

Detail Report

Date Range: 12/01/2022 - 12/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-150-6150	GROUP INSURANCE	17,927.50	4,070.01	21997.51
112-150-6160	WORKER'S COMP	23,103.65	3,068.98	26172.63
112-150-6170	UNEMPLOYMENT - FIRE	625.74	80.61	706.35
112-150-6488	PHYSICALS & TESTING	1,413.63	210.13	1623.76
112-160-6110	FICA	9,730.96	2,294.47	12025.43
112-160-6120	MEDICARE	2,275.24	535.59	2810.83
112-160-6130	IPERS - EMS	15,839.69	3,101.72	18941.41
112-160-6150	GROUP INSURANCE	17,925.19	4,069.51	21994.70
112-160-6160	WORKER'S COMP	23,103.65	3,069.88	26173.53
112-160-6170	UNEMPLOYMENT - EMS	624.63	80.45	705.08
112-160-6488	PHYSICALS & TESTING	1,413.62	210.12	1623.74
112-170-6110	FICA	473.25	92.08	565.33
112-170-6120	MEDICARE	110.70	21.54	132.24
112-170-6130	IPERS	820.15	161.61	981.76
112-170-6150	GROUP INSURANCE	1,645.50	362.60	2008.10
112-170-6160	WORKER'S COMP	126.40	-110.38	16.02
112-170-6170	UNEMPLOYMENT - BLDG INSPECTOR	23.64	3.11	26.75
112-180-6110	FICA	129.46	35.71	165.17
112-180-6120	MEDICARE	30.29	8.35	38.64
112-180-6130	IPERS	197.11	54.38	251.49
112-180-6160	WORKERS COMP	50.55	76.45	127.00
112-180-6170	UNEMPLOYMENT	14.62	4.03	18.65
170-130-6507	OPERATING SUPPLIES-COVID	96.24	60.05	156.29
Total Function: 10 - PUBLIC SAFETY:		891,733.06	187,285.06	1,079,018.12
Function: 20 - PUBLIC WORKS				
110-210-6010	SALARIES	95,819.94	18,809.72	114629.66
110-210-6030	SALARIES-SEASONAL	2,016.22	366.58	2382.80
110-210-6142	DEFFERED COMPENSATION	73.39	146.80	220.19
110-210-6181	UNIFORMS	850.63	71.72	922.35
110-210-6182	VEHICLE ALLOWANCE	390.00	65.00	455.00
110-210-6210	ASSOCIATION DUES	0.00	542.00	542.00
110-210-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
110-210-6310	BUILDING & GROUND MAINTENANCE	4,076.61	4,152.26	8228.87
110-210-6331	VEHICLE OPERATIONS	6,815.26	9,122.97	15938.23
110-210-6350	OPERATIONAL EQUIPMENT REPAIR	3,706.47	6,240.38	9946.85
110-210-6373	TELECOMMUNICATION EXPENSE	1,324.49	281.05	1605.54
110-210-6402	ADVERTISING-PUBLICATIONS	912.92	98.00	1010.92
110-210-6417	STREET MAINTENANCE	88,174.04	109,954.95	198128.99
110-210-6419	COMPUTER SUPPORT & SOFTWARE	2,127.54	555.46	2683.00
110-210-6450	REFUNDS/REIMBURSEMENT	0.00	217.58	217.58
110-210-6507	OPERATING SUPPLIES	1,323.99	1,224.95	2548.94
110-210-6762	SIGNALS	33,680.47	4,962.50	38642.97
110-210-6799	CAPITAL OUTLAY	14,656.00	4,050.00	18706.00

Detail Report

Date Range: 12/01/2022 - 12/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
110-230-6372	STREET LIGHTS ELECTRICITY	22,852.56	5,105.29	27957.85
110-240-6371	ELECTRIC / GAS	2,702.43	531.51	3233.94
112-210-6110	FICA	5,856.11	1,127.79	6983.90
112-210-6120	MEDICARE	1,369.45	267.67	1637.12
112-210-6130	IPERS	9,235.59	1,810.25	11045.84
112-210-6150	GROUP INSURANCE	22,682.37	5,031.11	27713.48
112-210-6160	WORKER'S COMP	505.55	750.61	1256.16
112-210-6170	UNEMPLOYMENT	213.12	15.63	228.75
112-210-6488	PHYSICALS & TESTING	84.00	47.50	131.50
112-840-6110	FICA	233.76	42.33	276.09
112-840-6120	MEDICARE	54.66	9.91	64.57
112-840-6130	IPERS	381.66	69.38	451.04
112-840-6150	GROUP INSURANCE	1,344.88	268.98	1613.86
112-840-6160	WORKERS COMP	0.00	7.65	7.65
670-840-6010	SALARIES	4,043.46	735.39	4778.85
670-840-6210	ASSOCIATION DUES	0.00	4.95	4.95
670-840-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
670-840-6373	TELECOMMUNICATION EXPENSE	204.16	8.29	212.45
670-840-6419	COMPUTER SUPPORT & SOFTWARE	143.23	268.83	412.06
670-840-6435	RECYCLING/CURB IT	62,519.87	11,115.36	73635.23
670-840-6450	REFUNDS-REIMBURSEMENTS	35.00	11.03	46.03
670-840-6499	CONTRACT SERVICES	161,281.92	28,168.98	189450.90
670-840-6507	OPERATING SUPPLIES	0.00	1.27	1.27
670-840-6508	POSTAGE	86.28	13.39	99.67
670-840-6580	STICKER INVENTORY FOR PICK UPS	955.00	300.00	1255.00
Total Function: 20 - PUBLIC WORKS:		552,733.03	216,599.56	769,332.59
Function: 30 - HEALTH & SOCIAL SERVICES				
001-310-6413	PYMT TO OTHER AGENCIES-SECT 8	0.00	28,454.00	28454.00
Total Function: 30 - HEALTH & SOCIAL SERVICES:		0.00	28,454.00	28,454.00
Function: 40 - CULTURE & RECREATION				
001-410-6010	SALARIES	126,817.85	22,294.16	149112.01
001-410-6020	SALARIES-PART-TIME	26,019.87	3,606.96	29626.83
001-410-6210	ASSOCIATION DUES	239.00	355.00	594.00
001-410-6250	EDUCATION REIMBURSEMENT	0.00	0.00	0.00
001-410-6310	BUILDING & GROUND MAINTENANCE	1,879.77	159.25	2039.02
001-410-6371	ELECTRIC / GAS	7,990.00	1,598.00	9588.00
001-410-6373	TELECOMMUNICATION EXPENSE	18,677.89	3,835.22	22513.11
001-410-6419	COMPUTER SUPPORT	89.50	137.00	226.50
001-410-6499	CONTRACT SERVICES	14,914.24	2,793.55	17707.79
001-410-6503	DIGITAL MATERIALS	11,345.47	536.22	11881.69
001-410-6506	OFFICE SUPPLIES	1,891.66	389.67	2281.33
001-410-6508	POSTAGE-SHIPING	701.29	148.88	850.17
001-410-6580	MISCELLANEOUS	346.42	12.27	358.69

Detail Report

Date Range: 12/01/2022 - 12/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
001-410-6599	LIBRARY PROGRAMS	4,350.15	75.00	4425.15
001-410-6725	TECHNOLOGY REPLACEMENT	8,763.22	139.96	8903.18
001-430-6010	SALARIES - FT	16,535.79	2,937.28	19473.07
001-430-6181	UNIFORMS	549.17	71.72	620.89
001-430-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
001-430-6320	GROUNDS MAINTENANCE & REPAIR	11,974.75	1,144.05	13118.80
001-430-6331	VEHICLE OPERATIONS	6,430.16	1,004.37	7434.53
001-430-6371	ELECTRIC / GAS	1,953.49	460.71	2414.20
001-430-6373	TELECOMMUNICATION EXPENSE	1,654.00	272.76	1926.76
001-430-6415	RENTAL EQUIPMENT-KYBOS	0.00	560.50	560.50
001-430-6419	COMPUTER SUPORT & SOFTWARE	689.56	479.58	1169.14
001-430-6450	REFUNDS/REIMBURSEMENT	0.00	70.00	70.00
001-430-6490	OTHER PROFESSIONAL SERVICES	20,194.14	5,172.99	25367.13
001-430-6504	MINOR EQUIPMENT	58.99	269.58	328.57
001-430-6507	OPERATING SUPPLIES	913.20	237.89	1151.09
001-430-6599	PARK PROGRAMS	2,586.99	300.00	2886.99
001-430-6796	DOG PARK EXPENSE	61,269.20	25,560.28	86829.48
001-440-6010	SALARIES	12,838.67	2,270.86	15109.53
001-440-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
001-440-6371	ELECTRIC / GAS	857.70	86.12	943.82
001-440-6373	TELECOMMUNICATION EXPENSE	227.92	18.61	246.53
001-440-6402	ADVERTISING-PUBLICATIONS	971.50	122.50	1094.00
001-440-6419	COMPUTER SUPPORT & SOFTWARE	1,808.61	417.58	2226.19
001-440-6450	REFUNDS/REIMBURSEMENT	0.00	150.00	150.00
001-440-6503	COOKIE KIT	0.00	585.60	585.60
001-450-6030	SALARIES-SEASONAL	9,946.13	1,934.60	11880.73
001-450-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
001-450-6373	TELECOMMUNICATION EXPENSE	192.57	3.26	195.83
001-450-6419	COMP-WEBSITE	171.60	180.78	352.38
001-450-6450	REFUNDS/REIMBURSEMENTS	0.00	30.00	30.00
112-410-6110	FICA	9,358.08	1,584.94	10943.02
112-410-6120	MEDICARE	2,188.63	370.69	2559.32
112-410-6130	IPERS	15,503.61	2,672.29	18175.90
112-410-6150	GROUP INSURANCE	24,113.12	5,058.36	29171.48
112-410-6160	WORKER'S COMP	126.40	327.60	454.00
112-410-6170	UNEMPLOYMENT	474.44	47.49	521.93
112-430-6110	FICA	1,423.37	166.81	1590.18
112-430-6120	MEDICARE	332.96	39.04	372.00
112-430-6130	IPERS	1,715.85	308.10	2023.95
112-430-6150	GROUP INSURANCE	4,671.99	935.34	5607.33
112-430-6160	WORKER'S COMP	126.40	605.60	732.00
112-440-6110	FICA	689.53	119.76	809.29
112-440-6120	MEDICARE	161.42	28.02	189.44

Detail Report

Date Range: 12/01/2022 - 12/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-440-6130	IPERS	1,336.69	238.81	1575.50
112-440-6150	GROUP INSURANCE	4,160.59	833.07	4993.66
112-440-6160	WORKER'S COMP	126.40	-103.35	23.05
112-450-6110	FICA	576.13	111.69	687.82
112-450-6120	MEDICARE	134.85	26.14	160.99
112-450-6130	IPERS	1,045.08	205.25	1250.33
112-450-6150	GROUP INSURANCE	2,892.90	628.40	3521.30
112-450-6160	WORKER'S COMP	0.00	1,228.35	1228.35
112-450-6170	UNEMPLOYMENT-CEM	33.13	1.40	34.53
172-430-6504	TREE EXPENSES	57,900.48	12,795.00	70695.48
Total Function: 40 - CULTURE & RECREATION:		504,942.52	108,688.37	613,630.89
Function: 50 - COMMUNITY & ECONOMIC DEVELOPMENT				
001-520-6010	SALARIES	19,622.32	5,232.62	24854.94
001-520-6240	MEETINGS & CONFERENCES	4,932.56	275.00	5207.56
001-520-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
001-520-6373	TELECOMMUNICATION EXPENSE	265.43	34.90	300.33
001-520-6419	COMPUTER SUPPORT & SOFTWARE	370.69	497.58	868.27
001-520-6450	REFUNDS/REIMBURSEMENT	0.00	250.00	250.00
001-520-6490	PROFESSIONAL SERVICES	33,639.00	50,766.74	84405.74
001-520-6507	OPERATING SUPPLIES	252.69	19.50	272.19
001-520-6580	MISCELLANEOUS	0.00	2,312.62	2312.62
001-540-6010	SALARIES	78,300.40	15,117.91	93418.31
001-540-6142	DEFERRED COMPENSATION	73.39	146.80	220.19
001-540-6182	VEHICLE ALLOWANCE	390.00	65.00	455.00
001-540-6210	ASSOCIATION DUES	660.00	190.00	850.00
001-540-6240	MEETINGS & CONFERENCES	3,374.52	233.92	3608.44
001-540-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
001-540-6373	TELECOMMUNICATION EXPENSE	329.93	62.91	392.84
001-540-6407	ENGINEERING EXPENSE	9,468.93	108.50	9577.43
001-540-6419	COMPUTER SUPPORT & SOFTWARE	2,901.08	806.15	3707.23
001-540-6450	REFUNDS - REIMBURSEMENTS	0.00	448.28	448.28
001-540-6490	PROFFESIONAL SERVICES	23,650.61	20,196.96	43847.57
001-540-6507	OPERATING SUPPLIES	45.00	21.82	66.82
001-540-6508	POSTAGE	582.33	90.39	672.72
112-520-6110	FICA	1,206.22	321.22	1527.44
112-520-6120	MEDICARE	282.10	75.12	357.22
112-520-6130	IPERS	2,072.36	556.82	2629.18
112-520-6150	GROUP INSURANCE	2,716.98	776.28	3493.26
112-520-6160	WORKERS COMP	126.40	-71.99	54.41
112-520-6170	UNEMPLOYMENT	137.33	36.62	173.95
112-540-6110	FICA	4,767.59	901.39	5668.98
112-540-6120	MEDICARE	1,115.09	214.64	1329.73
112-540-6130	IPERS	8,316.71	1,576.69	9893.40

Detail Report

Date Range: 12/01/2022 - 12/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-540-6150	GROUP INSURANCE	12,365.35	2,757.60	15122.95
112-540-6160	WORKER'S COMP	126.40	372.74	499.14
112-540-6170	UNEMPLOYMENT	149.35	26.37	175.72
Total Function: 50 - COMMUNITY & ECONOMIC DEVELOPMENT:		212,240.76	104,445.64	316,686.40
Function: 60 - GENERAL GOVERNMENT				
001-620-6010	SALARIES	36,111.32	14,046.66	50157.98
001-620-6240	MEETINGS & CONFERENCES	3,479.52	155.61	3635.13
001-620-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
001-620-6373	TELECOMMUNICATION EXPENSE	261.68	33.27	294.95
001-620-6419	COMPUTER SUPPORT & SOFTWARE	6,911.90	600.59	7512.49
001-620-6450	REFUNDS/REIMBURSEMENT	0.00	666.87	666.87
001-620-6580	MISC	0.00	29.00	29.00
001-621-6010	SALARIES	85,931.61	15,614.79	101546.40
001-621-6142	DEFERRED COMPENSATION	73.39	146.80	220.19
001-621-6182	VEHICLE ALLOWANCE	390.00	65.00	455.00
001-621-6210	ASSOCIATION DUES	0.00	832.29	832.29
001-621-6240	MEETINGS & CONFERENCES	10,664.11	3.00	10667.11
001-621-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
001-621-6373	TELECOMMUNICATION EXPENSE	3,630.14	78.87	3709.01
001-621-6402	ADVERTISING-PUBLICATIONS	1,070.74	98.00	1168.74
001-621-6419	COMPUTER SUPPORT	2,741.45	924.90	3666.35
001-621-6450	REFUNDS-REIMBURSEMENTS	160.95	723.44	884.39
001-621-6507	OPERATING SUPPLIES	1,750.03	30.45	1780.48
001-621-6508	POSTAGE-SHIPPING	2,071.72	321.56	2393.28
001-640-6411	LEGAL EXPENSE	10,024.25	372.50	10396.75
001-650-6310	BUILDING MAINTENANCE & REPAIR	3,153.64	709.00	3862.64
001-650-6320	GROUNDS MAINTENANCE & REPAIR	559.46	159.25	718.71
001-650-6331	VEHICLE OPERATIONS	126.65	48.82	175.47
001-650-6371	ELECTRIC / GAS	2,403.69	396.21	2799.90
112-620-6110	FICA	2,028.98	364.65	2393.63
112-620-6120	MEDICARE	474.58	194.05	668.63
112-620-6130	IPERS	3,713.87	1,386.85	5100.72
112-620-6150	GROUP INSURANCE	7,882.14	1,577.85	9459.99
112-620-6160	WORKER'S COMP	126.40	-40.53	85.87
112-621-6110	FICA	5,044.73	896.06	5940.79
112-621-6120	MEDICARE	1,179.91	213.42	1393.33
112-621-6130	IPERS	8,928.04	1,628.35	10556.39
112-621-6150	GROUP INSURANCE	19,000.76	3,804.45	22805.21
112-621-6160	WORKER'S COMP	126.31	36.07	162.38
820-931-6580	MISCELLANEOUS	479.79	539.59	1019.38
Total Function: 60 - GENERAL GOVERNMENT:		220,501.76	46,682.23	267,183.99
Function: 70 - DEBT SERVICE				
200-125-6892	ADM FEE- 2018 GO TIF PORTION	0.00	300.00	300.00

Detail Report

Date Range: 12/01/2022 - 12/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
200-125-6894	ADM FEE-PARKS 2017 -GO TIF	0.00	250.00	250.00
200-210-6896	ADM FEE - 2013A GO STREETS PORTION	0.00	250.00	250.00
200-210-6899	ADM FEE - 2011 - GO STREETS PORTION	0.00	250.00	250.00
200-811-6898	ADM FEE - 2014A GO WATER	0.00	250.00	250.00
Total Function: 70 - DEBT SERVICE:		0.00	1,300.00	1,300.00
Function: 75 - CAPITAL PROJECTS				
306-150-6490	PROFESSIONAL SERVICES	0.00	2,112.50	2112.50
333-865-6765	STORM DRAINAGE	539,567.34	37,868.65	577435.99
335-430-6800	EAGLE PARK IMPROVEMENTS	405,120.27	268,354.85	673475.12
340-210-6407	ENGINEERING EXPENSE	154,616.69	512.01	155128.70
340-210-6799	OTHER CAPITAL OUTLAY	2,742,178.33	94,953.66	2837131.99
343-220-6799	OTHER CAPITAL OUTLAY	11,375.00	1,750.00	13125.00
346-650-6799	OTHER CAPITAL OUTLAY	10,899.21	92.95	10992.16
349-865-6411	LEGAL	17,651.88	2,520.00	20171.88
352-810-6407	ENGINEERING EXPENSE	29,810.14	6,337.75	36147.89
352-810-6499	CONTRACT SERVICES	2,953.83	4,000.00	6953.83
355-865-6407	ENGINEERING EXPENSE	54,024.12	6,759.86	60783.98
356-520-6407	ENGINEERING EXPENSE	15,767.22	6,241.75	22008.97
Total Function: 75 - CAPITAL PROJECTS:		3,983,964.03	431,503.98	4,415,468.01
Function: 80 - BUSINESS TYPE ACTIVITIES				
600-811-6010	SALARIES	52,107.90	10,035.19	62143.09
600-811-6110	FICA	3,101.45	595.87	3697.32
600-811-6120	MEDICARE	725.43	139.41	864.84
600-811-6130	IPERS	4,919.05	947.38	5866.43
600-811-6150	GROUP INSURANCE	13,751.79	2,955.41	16707.20
600-811-6160	WORKERS COMP	505.55	788.13	1293.68
600-811-6170	UNEMPLOYMENT	90.24	5.57	95.81
600-811-6181	UNIFORMS	540.63	71.72	612.35
600-811-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
600-811-6331	VEHICLE OPERATIONS	2,863.93	1,028.42	3892.35
600-811-6373	TELECOMMUNICATION EXPENSE	1,393.55	143.89	1537.44
600-811-6389	TESTING & ANALYSIS	2,259.68	365.00	2624.68
600-811-6419	COMPUTER SUPPORT & SOFTWARE	0.00	182.00	182.00
600-811-6450	REFUNDS/REIMBURSEMENT	0.00	20.00	20.00
600-811-6507	OPERATING SUPPLIES	1,432.49	21.98	1454.47
600-811-6727	CAPITAL OUTLAY	90,874.85	5,057.27	95932.12
600-811-6781	UTILITY SYSTEMS & STRUCTURES	247,874.42	146,623.96	394498.38
600-812-6010	SALARIES	38,618.72	7,112.98	45731.70
600-812-6110	FICA	2,352.29	415.81	2768.10
600-812-6120	MEDICARE	550.23	101.12	651.35
600-812-6130	IPERS	3,645.59	671.45	4317.04
600-812-6142	DEFERRED COMPENSATION	799.63	146.80	946.43
600-812-6150	GROUP INSURANCE	6,608.71	1,356.47	7965.18

Detail Report

Date Range: 12/01/2022 - 12/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
600-812-6160	WORKERS COMP	505.55	-431.58	73.97
600-812-6170	UNEMPLOYMENT	60.81	3.11	63.92
600-812-6182	VEHICLE ALLOWANCE	390.00	65.00	455.00
600-812-6210	ASSOCIATION DUES	375.00	286.66	661.66
600-812-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
600-812-6373	TELECOMMUNICATION EXPENSE	277.94	35.52	313.46
600-812-6402	ADVERTISING-PUBLICATIONS	770.39	73.50	843.89
600-812-6413	DSM WATER WORKS	380,752.90	34,980.83	415733.73
600-812-6419	COMPUTER SUPPORT & SOFTWARE	1,739.33	528.91	2268.24
600-812-6420	WATER EXCISE TAX	46,282.89	7,092.97	53375.86
600-812-6450	UTILITY REFUNDS	0.00	206.33	206.33
600-812-6499	CONTRACT SERVICES	4,374.24	499.80	4874.04
600-812-6507	OPERATING SUPPLIES	0.00	22.08	22.08
600-812-6508	POSTAGE-SHIPPING	1,395.63	216.63	1612.26
610-815-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
610-815-6373	TELECOMMUNICATION EXPENSE	241.15	19.54	260.69
610-815-6419	COMPUTER SUPPORT	47.98	182.00	229.98
610-816-6010	SALARIES	43,054.76	8,415.50	51470.26
610-816-6110	FICA	2,565.36	500.31	3065.67
610-816-6120	MEDICARE	599.93	117.01	716.94
610-816-6130	IPERS	4,064.33	794.41	4858.74
610-816-6150	GROUP INSURANCE	11,509.57	2,506.53	14016.10
610-816-6160	WORKERS COMP	505.55	331.47	837.02
610-816-6170	UNEMPLOYMENT	80.70	5.57	86.27
610-816-6181	UNIFORMS	540.63	71.72	612.35
610-816-6210	ASSOCIATION DUES	0.00	204.75	204.75
610-816-6250	EDUCATION REIMBURSEMENT	0.00	12.27	12.27
610-816-6371	ELECTRIC / GAS	1,972.13	355.06	2327.19
610-816-6373	TELECOMMUNICATION EXPENSE	1,314.00	162.46	1476.46
610-816-6419	COMPUTER SUPPORT	266.72	542.58	809.30
610-816-6450	REFUNDS/REIMBURSEMENT	0.00	10.00	10.00
610-816-6499	CONTRACT SERVICES	1,873.11	1,450.00	3323.11
610-817-6010	SALARIES	39,716.95	7,312.61	47029.56
610-817-6110	FICA	2,420.71	428.39	2849.10
610-817-6120	MEDICARE	565.84	103.93	669.77
610-817-6130	IPERS	3,749.33	690.38	4439.71
610-817-6142	DEFERRED COMPENSATION	799.73	146.76	946.49
610-817-6150	GROUP INSURANCE	6,806.36	1,395.75	8202.11
610-817-6170	UNEMPLOYMENT	65.15	3.08	68.23
610-817-6182	VEHICLE ALLOWANCE	390.00	65.00	455.00
610-817-6210	ASSOCIATION DUES	0.00	81.77	81.77
610-817-6402	ADVERTISING-PUBLICATIONS	582.90	73.50	656.40
610-817-6413	PAYMENT TO OTHER AGENCIES	402,423.40	67,070.60	469494.00

Detail Report

Date Range: 12/01/2022 - 12/31/2022

Account	Name	Beginning Balance	Total Activity	Ending Balance
610-817-6418	SALES TAX EXPENSE	6,173.52	961.45	7134.97
610-817-6450	REFUNDS-REIMBURSEMENTS	0.00	205.99	205.99
610-817-6507	OPERATING SUPPLIES	0.00	31.86	31.86
610-817-6508	POSTAGE-SHIPPING	2,061.52	319.98	2381.50
741-865-6010	SALARIES	39,895.17	7,478.86	47374.03
741-865-6110	FICA	2,383.78	445.76	2829.54
741-865-6120	MEDICARE	557.18	104.07	661.25
741-865-6130	IPERS	3,765.92	705.89	4471.81
741-865-6150	GROUP INSURANCE	10,150.21	2,133.52	12283.73
741-865-6160	WORKERS COMP	505.55	205.30	710.85
741-865-6170	UNEMPLOYMENT	90.80	2.77	93.57
741-865-6181	UNIFORMS	544.40	71.72	616.12
741-865-6250	EDUCATION REIMBURSEMENT	0.00	12.25	12.25
741-865-6373	TELECOMMUNICATIONS EXPENSE	1,293.74	147.85	1441.59
741-865-6402	ADVERTISING-PUBLICATIONS	338.52	24.50	363.02
741-865-6418	SALES TAX EXPENSE	4,338.97	865.64	5204.61
741-865-6419	COMPUTER SUPPORT & SOFTWARE	735.19	413.64	1148.83
741-865-6450	REFUNDS/REIMBURSEMENT	0.00	20.00	20.00
741-865-6507	OPERATING SUPPLIES	0.00	8.78	8.78
741-865-6508	POSTAGE	597.25	92.70	689.95
Total Function: 80 - BUSINESS TYPE ACTIVITIES:		1,511,528.82	329,707.88	1,841,236.70
Grand Totals:		7,877,643.98	1,454,666.72	9,332,310.70

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
001 - GENERAL FUND	1,472,406.52	401,685.62	1,874,092.14
110 - ROAD USE TAX	281,502.96	166,510.99	448,013.95
112 - EMPLOYEE BENEFIT	340,496.22	69,923.85	410,420.07
170 - FEMA DISASTER AID	96.24	60.05	156.29
172 - TREE FUND	57,900.48	12,795.00	70,695.48
200 - DEBT SERVICE	0.00	1,300.00	1,300.00
306 - CITY CAMPUS	0.00	2,112.50	2,112.50
333 - DITCH 2 IMPROV	539,567.34	37,868.65	577,435.99
335 - PARK IMPROVEMENTS	405,120.27	268,354.85	673,475.12
340 - UNDERPASS-HWY 65/330	2,896,795.02	95,465.67	2,992,260.69
343 - TIF-DOWNTOWN PARKING	11,375.00	1,750.00	13,125.00
346 - CITY HALL RECONSTRUCTION	10,899.21	92.95	10,992.16
349 - PLEASANT GROVE	17,651.88	2,520.00	20,171.88
352 - WATER TOWER	32,763.97	10,337.75	43,101.72
355 - CENTRAL DISTRICT STORMWATER IMP	54,024.12	6,759.86	60,783.98
356 - CERTIFIED SITE IMPROVEMENTS	15,767.22	6,241.75	22,008.97
600 - WATER	911,940.81	222,390.13	1,134,330.94
610 - SEWER	534,391.33	94,584.50	628,975.83
670 - GARBAGE	229,268.92	40,639.76	269,908.68
741 - STORM WATER	65,196.68	12,733.25	77,929.93
820 - SELF-FUNDED INSURANCE	479.79	539.59	1,019.38
Grand Total:	7,877,643.98	1,454,666.72	9,332,310.70

Instructions on the reverse side

For period (MM/DD/YYYY) 01 / 05 / 2023 through June 30, 2023

I/we apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products:

Business Information:

Trade name/Doing business as: Fareway Stores, Inc. #236

Physical location address: 114 Brick St. SE City: Bondurant ZIP: 50035

Mailing address: P.O. Box 70 City: Boone State: IA ZIP: 50036

Business phone number: 515-967-2220

Legal Ownership Information:

Type of Ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☒ LLC ☐ LLP ☐

Name of sole proprietor, partnership, corporation, LLC, or LLP Fareway Stores, Inc.

Mailing address: P.O. Box 70 City: Boone State: IA ZIP: 50036

Phone number: 515-433-5336 Fax number: 515-433-4416 Email: storelicenses@farewaystores.com

Retail Information:

Types of Sales: Over-the-counter ☒ Vending machine ☐

Do you make delivery sales of alternative nicotine or vapor products? (See Instructions) Yes ☐ No ☒

Types of Products Sold: (Check all that apply)

Cigarettes ☒ Tobacco ☒ Alternative Nicotine Products ☒ Vapor Products ☒

Type of Establishment: (Select the option that best describes the establishment)

Alternative nicotine/vapor store ☐ Bar ☐ Convenience store/gas station ☐ Drug store ☐
Grocery store ☒ Hotel/motel ☐ Liquor store ☐ Restaurant ☐ Tobacco store ☐
Has vending machine that assembles cigarettes ☐ Other ☐

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Owner(s), Partner(s), or Corporate Official(s)

Name (please print): Garrett S. Piklapp

Name (please print): _____

Signature: 

Signature: _____

Date: Dec 26, 2022

Date: _____

Send this completed application and the applicable fee to your local jurisdiction. If you have any questions contact your city clerk (within city limits) or your county auditor (outside city limits).

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: _____
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: _____
- Fill in the name of the city or county issuing the permit: _____
- New ☐ Renewal ☐

Send completed/approved application to Iowa Alcoholic Beverages Division within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

General Instructions

- Fill in the month, day, and year that this application covers
- All permits expire annually on June 30th
- A new application must be submitted every year
- All items must be completed
- A permit will not be issued until the application is properly completed and approved

Business Information

- Fill in the trade name/DBA of the business
- Fill in the physical location address, city, and ZIP
- Fill in the mailing address or PO Box, city, and ZIP
- Fill in the 10-digit telephone number of the business

Legal Ownership Information

- Check the legal ownership type of the business
- Fill in the name(s) of the sole proprietor, partnership, the corporation, the LLC, or the LLP that is the legal owner of the business. This is not the store manager or the corporate president. Do not fill in the name of a person unless the type of ownership is sole proprietor.
- Fill in the 10-digit telephone number, fax number, and email address of the legal owner

Retail Information

- Check the box for the type of sales at the business
- If you make delivery sales of alternative nicotine or vapor products, also complete an Annual Application for Iowa Cigarette Permit, Tobacco Tax License, or Delivery Seller Permit 70-015.
- Check the types of products sold at the business
- Check the box that best describes the type of business establishment
- Print the name of the sole proprietor, the partner(s), or corporate official signing this application.
- Sign and date the application. The application must be signed by the owner, one of the partners, or one of the corporate officers listed above. A preparer's or store manager's signature is not acceptable.
- Return this application and fee to your local jurisdiction: city clerk (within city limits) or county auditor (outside of city limits).

Permit Fees

- The price of a retail permit depends on the location of the business and the month issued

Location	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun
Outside of city limits	\$50.00	\$37.50	\$25.00	\$12.50
City of less than 15,000	\$75.00	\$56.25	\$37.50	\$18.75
City of 15,000 or more	\$100.00	\$75.00	\$50.00	\$25.00

For City Clerk/County Auditor Only

- Send completed/approved applications within 30 days of issuance to:
Email: iapledge@iowaabd.com
Fax: 515-281-7375

Visit the Iowa Department of Revenue at (tax.iowa.gov) to find information regarding minimum price, a list of approved brands, a list of licensed distributors, and answers to frequently asked questions.

To subscribe to receive updates by email, visit the Department's website (tax.iowa.gov) and click on "Subscribe to Updates."



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
DOLGENCORP, LLC	Dollar General #23568	(515) 534-0654		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
501 Hawthorne Crossing Drive Southeast		Bondurant	Polk	50035
MAILING ADDRESS	CITY	STATE	ZIP	
100 Mission Ridge	Goodlettsville	Tennessee	37072	

Contact Person

NAME	PHONE	EMAIL
Ahmed Ali	(615) 829-2592	ahali@dollargeneral.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class B Retail Alcohol License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Jan 3, 2023	Jan 2, 2024	

SUB-PERMITS

Class B Retail Alcohol License

PRIVILEGES



Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Steven Sunderland	Goodlettsville	Tennessee	37072	CEO	0.00	Yes

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

Special Event Packet



Special Event Permit—Guidelines and Requirements

As an individual or organization requesting use of City of Bondurant public property or right-of-way for a special event, you have basic responsibilities to fulfill in order to conduct your event with the approval of the City of Bondurant. The public property may include the use of the streets, trail system, or parkland. Receiving approval from the City of Bondurant does not preclude responsibility for any additional permits or approvals by the City or related to state and federal regulations. The City reserves the right to impose special guidelines and restrictions based on the nature of the proposed event and its attendant circumstances.

The City of Bondurant will determine whether an event is classified as a Special Event if outside of the description stated. The following general guidelines and responsibilities apply to activities such as parades, runs/walks, athletic events, street fairs, outdoor concerts, block parties, bicycling events, and/or fundraisers.

- A. Upon issuance of the Special Events Permit, the applicant must comply with insurance provisions requiring a certificate of Insurance naming the City of Bondurant and its officials, agents, employees, and board members as a co-insured in the following amounts: General Liability and Dram Shop Insurance (if serving alcohol) coverage in an amount not less than \$1,000,000 per occurrence. Please note that insurance requirements are waived for neighborhood-based block parties.
- B. The application must include a **map of the specific area** to be used or route to travel. The map must delineate the City property to be used (Streets/Sidewalks/Trails/Parks, etc.) start and finish points and direction of flow, if applicable, as well as location(s) of outdoor toilet, trash receptacles, street barricades, and liquor dispensing area(s), if any.
- C. The applicant must comply with all federal, state, county, and city laws; ordinances and regulations including all regulations adopted and established by the city.
- D. The applicant must assume extra costs, if applicable, associated with public safety and sanitation at the level of service required by the City of Bondurant. This includes the number and type of barricades, number of portable toilets and trash receptacles, and the number and hours of police/security officers or other city staff as required.
- E. If alcoholic beverages are to be sold or an entrance or admission is charged for an event at which alcoholic beverages will be served, a [Liquor Permit](#) and [Dram Shop Insurance](#) will be required. This permit, which is not included in the application for the Special Event Permit, requires consideration and approval by the Bondurant City Council and, in most instances, requires approval by the State of Iowa.
- F. If the event is held in a secured area, allowance must be made for access for fire emergencies including a minimum of two (2) exits. Events held on public streets must include an allowance for a continuous, through traffic lane for use by public safety personnel in an emergency. Council approval and [type III barricades](#) are always required for any street closure. The barricades must be sufficient as to completely close the street or roadway but yet be easily and quickly removable solely for emergency vehicle access.
- G. The use of a tent more than 200 square feet (enclosed) or canopy style (open on three sides) of more than 400 square feet require proof of the retardancy from the manufacturer or supplier as well as the proposed location and intended use of the tent.
- H. Signage for the event must adhere to the City's Sign Ordinance. Compliance may require a sign permit, issued by the [Planning and Development Department](#).

- 
- I. City Code section 53.03 for commercially zoned areas states the music end time is 12:00 midnight Sunday-Thursday and 2:00 AM Friday and Saturday. For residentially zoned areas the music end time is 10:00 PM Sunday-Thursday and 12:00 midnight Friday and Saturday. If the event will utilize amplified sound a [noise permit](#) will be needed. As indicated above, the cost of the permit, issued by the City Clerk must be included in the application fee for the Special Event Permit.
 - J. Any valid complaint of disturbance of the peace will result in a warning and if it continues, it shall be reason to terminate the event/block party.
 - K. The following number of portable toilets is required in accordance with estimated event attendance: For events with alcohol, one portable toilet for every 150 people and for events without alcohol, or one portable toilet for every 250 people.
 - L. The applicant must utilize police/security officers if recommended by the City or Polk County Sherriff Office. When alcohol is available at the event, the applicant must comply with the recommendations. In some instances off-duty officers may be hired; contact the Polk County Sherriff's office for details.
 - M. The applicant must propose a plan to address sanitation/garbage collection for the event.
 - N. If the event requires the closure of public streets, a separate page will need to list all property owners impacted by the street closure with their printed name, signature, and address. All property owners in the immediate affected area to be blocked off shall be notified in advance of the street closure.
 - O. Depending on the estimated event attendance consider contracting emergency medical services to be prepared in case of a medical emergency.

Special Event Application

Please complete this form and submit along with applicable fees to the City Clerk's Office, 200 2nd St NE, Bondurant, IA 50035 at least 30 days prior to proposed event. If you need additional space to describe your event, please attach additional pages to this application. Advertising your event prior to receiving a signed Special Event Application is discouraged.

(Please Print)

Event Name Bondurant Men's Club Easter Egg Hunt **Date(s) of Event** April 8, 2023

Location Bondurant Regional Sports Complex (BRSC)

(Applicants must attach a map of the event layout that includes details like tent locations, portable restroom locations, sound stage, etc.)

Setup Time 9:00am **Starting Time** 10:00am **Ending Time** 11:00am

(Please Print)

Organization Hosting Event Bondurant Men's Club

Contact Person Jeff Cook **Day Phone** 515-491-3355

Email cook-jeff@hotmail.com

Addl. Contact _____ **Day Phone** _____

Email _____

Type of Event:

Check all that apply.

- | | | |
|---|--|---|
| ☐ Parade | ☐ Fundraiser | ☐ Walk/Run Event |
| ☐ Fair/Festival | ☐ Outdoor Concert | ☐ Block Party |
| ☐ Bicycle Event | | |
| ☒ Other (please explain) <u>Easter Egg Hunt</u> | | |

Describe the Event (please attach additional pages if necessary): _____

Children (PK, K, 1, 2/above grades) Easter Egg Hunt at BRSC Fields 1, 2, 3 and 6.

Kid's crafts at concession building. Use outfields for candy.

City Properties: [Trailhead/The Depot](#) | [Lake Petocka](#) | [City Park](#) | [BRSC](#)

Event Details:

(provide estimated counts)

Estimated Attendance 400
 Trash Containers existing
 Portable Toilets existing

(circle what applies)

Open to the general public? YES / NO
 Tents YES / NO
 Inflatable Houses/Toys YES / NO
 Amplified Music YES / NO
 Alcoholic Beverages YES / NO
 Banners/Signs YES / NO

Vendors:

(provide estimated counts)

Individual food and beverage vendors must obtain a Temporary Event License from the Iowa Department of Inspections and Appeals. The Event organizer will be responsible for this information. Failure to do so may result in fines or closing of the vendor.

• Number of Vendors No
 • List of Vendors and/or Type of Vendor

- Permits for *Mobile Food Vendors* are required for food truck vendors per City Ordinance ([Chapter 125](#)). Current [application](#) and license must be on display in the Mobile Food Unit.
- Banners/Signs may be placed along roadways to guide people to your event, but in no way may be affixed to trees, street signs, park signs or City buildings. Signs are to be removed immediately following event. Grounds markings are allowed, however spray paint is prohibited—chalk or signage would be more appropriate. Failure to do so will result in maintenance fees and/or fines according to littering ordinances.
- Trash and debris cleanup: depending on the event attendance, a dumpster may be required. Park trash cans are for daily park users. Event attendance over 75 will required additional trash cans. Metro Waste Authority offers Event Recycling Stands that should be considered.

Special Provisions: (city provided—for example: trash containers, barricades, etc.)**Is there any special assistance that you will need the City to provide?**

☐ Yes ☒ No

Will you need to [borrow barricades](#) from the City?

☐ Yes ☒ No

(This is available for not-for-profit organizations and residents. Businesses must provide their own barricades. **If yes, indicate on your event layout map the location of the barricades.** Barricades will be dropped onsite during business hours and picked up at the same location after the event. The street shall be opened for vehicular traffic no later than the concluding time of the event. The Special Event applicant is responsible and will be billed for all damages or lost barricades. The fee for damaged or lost barricades may be up to \$300.)

Will you need to [close the street](#) for your event?

☐ Yes ☒ No

(Closure of all streets require City Council approval. **If yes,** indicate on your event layout map the location of the street closures and obtain signature from all property owner impacted by the street closure.)

Will you need portable restrooms?

☐ Yes ☒ No

(See required amount enclosed in the application guidelines on pg. 2. If yes, they are at your expense.)

Provide details about the event garbage collection plans: Use existing trash containers.

Will you charge admission / registration fees:

☐

Yes

☒

No

If yes, is this for profit or not for profit? _____ A special event application fee may apply.

Will there be product for sale on site?

☐

Yes

☒

No

(If yes, product liability insurance may be required for sales of food and drinks. Please contact the [Polk County Health Department](#) for details.)

Will alcohol be served or sold?

☐

Yes

☒

No

A [liquor permit](#) and [Dram Shop Insurance](#) are required for the sale of alcohol to the public during any event (required whether an admission fee is charged or not). City Council approval is required for the sale or service of alcohol. If alcohol is served, additional security may be required. Off-duty [Polk County Sheriff](#) deputies may be hired to provide additional security. Contact Polk County Sheriff Office at 515-286-3333.

Will you be using outdoor tents great than 200 square feet?

☐

Yes

☐

No

Will you be using an outdoor canopy greater than 400 square feet?

☐

Yes

☒

No

Will you be using inflatable rides or devices?

☐

Yes

☒

No

(If yes, location of the inflatable must be shown on the event layout map that must be submitted with this application.)

Will your event interfere with vehicle traffic?

☐

Yes

☒

No

(If yes, provide a map of the route and how traffic control will be administered. Contact [Polk County Sheriff Office](#) for traffic/crowd safety 515-286-3333)

Will your event require a first aid booth, fire/rescue units present during the event?

☐

Yes

☒

No

Will you be shooting off fireworks?

☐

Yes

☒

No

(If yes, a fireworks permit is required. Contact the City Clerk's office at 515-630-6983)

Will you be posting [temporary signage](#)?

☒

Yes

☐

No

(If yes, a temporary sign permit and fee may be required. Contact the Planning and Development Department at 515-630-6985. Also, please indicate on your event layout map the location of the signs.)

Will you need access to a water source?

☐

Yes

☒

No

(Additional charges may apply. If yes, what is the water to be used for?) _____

Will you be using amplified sound?

☐

Yes

☒

No

(If yes, a \$20 fee for a day or less or \$40 for more than a day is required at the time this application is submitted in order to obtain a noise permit)

Provide a description of the sound equipment that will be used during the event: _____

Will you need access to electricity?

☐

Yes

☒

No

(If yes, please explain. Additional fees may apply) _____

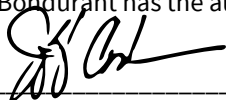
Electricity is limited and in most cases will need to be provided by the applicant.

I hereby certify the included statements are true and correct, to the best of my knowledge, and that false statement(s) may be grounds for denial of this application. It is understood that activities at all times during the event shall comply with all applicable City ordinances. It is further understood the individual and the organization or association will be responsible for any and all damages arising as a result of this event, and, if this application is approved by the City, the applicant shall be required to execute a Special Event Permit—Hold Harmless Agreement waiving any and all claims which the applicant may have as a result of this event against the City of Bondurant, Iowa, its officials, agents, employees, or board members. It is further understood a certificate of public liability insurance will be required before conducting the proposed event.

An event for which a Permit has either not been obtained or which is in violation occurs will be subject to a municipal infraction up to \$750.

I have read the Special Event Application guidelines and requirement for issuance of the permit. I understand the conditions under which it is issued and agree to comply with these conditions for this event. I, or the organization I represent, have met or will meet all requirements established by the City. Further, I understand that if all requirements are not met, the Special Event Permit can be canceled by the City at any time including at the state of or during the event. If this event is sponsored by an organization, I hereby certify I have the legal authority to represent the applicant and/or the participants. It is further understood the City of Bondurant has the authority to grant or deny permission for this event.

Signature



January 9, 2023

Date

Jeff Cook

Printed Name

City Official Signature

Date

The Privacy Act of 1974 requires that each individual asked or required to furnish personal information be advised of the following: Authority: 5 P.L. 93-579

Purpose: To provide a contact in connection with permit activities.

Routine Uses: Permit is issued under the direction of the City Administrator. The names and address of those who obtain the permit are not reported, but are kept on file at the City of Bondurant to provide point of contact in case of emergency.

Check List and Fee Table to Calculate your application fee:

(no charge for not for profits, schools, and/or school organizations and city/county and/or city/county organizations)

☐ Noise Permit Fee	\$20/a day or less \$40/more than a day		Please make check payable to The City of Bondurant.
☐ Temporary Sign Permit Fee	\$10/ 30 days		
☐ Certificate of Insurance with City names as additional insured		n/c	
☐ Map of event area layout			
☐ List of signatures and addresses of the impacted households by a street closure			
TOTAL DUE WITH APPLICATION			

NE 80th St

**Bondurant Men's Club
Easter Egg Hunt**

April 8, 2023 at 10:00am

Pre-School = Field 3

Kindergarten = Field 2

1st Grade = Field 1

2nd Grade & above = Field 6

Kid's Crafts = Concession

Jr Haines Pkwy

P

P

Field 4

Quad B

Quad C

Quad D

Quad A

Field 3

Field 5

Field 7

Field 6

Field 2

Field 1

65

Tax Abatement Applications
January 17, 2023
City of Bondurant

Name	Address	Closing Date	Cost
Kaitlyn Roth	712 Spruce Street, NW	7/1/2022	\$264,500.00



Meeting Minutes
Bondurant Community Library | Library Board of Trustees
Wednesday, December 7, 2022

1. **Roll Call:** *Members Present:* Josh Bryant, Julie Bergeson, Jen Keeler, Mike Kramer, Sue Ugulini and Craig Campbell. Library Director Sanders and assistant Director Klinker-Feld were also present.
 2. **Call to order:** Meeting called to order at 5:58 PM by Vice President Bryant.
 3. **Guests present:** Angela McKenzie, City Council Liaison.
 4. **Perfecting and Approving the Agenda:** Motion to approve the agenda with edits by Ugulini, seconded by Keeler. Motion carried.
 5. **Approval of Consent Agenda:**
 - a. Approval of minutes from past meeting – November 2022
 - b. Financial Report
 - c. Approve Warrant list / authorize expenditures
 - d. Staff Report -
 - e. Director's Report – November 2022
 - f. Statistics Review – November
- Director Sanders showed the Board a pre-view of a virtual 360 tour of the Library. Director Sanders will participate in Portrait of a Graduate meetings/discussions with Bondurant-Farrar Community School District. City administration has updated the employee handbook and will go to City Council for approval.
- Motion to approve the consent agenda with corrections by Kramer, seconded by Campbell. Motion carried.
6. **Public Comments:** None.
 7. **Foundation Update:** Coffee cake sale in conjunction with book sale raised \$280. Planning for mini-golf in February.
 8. **Friends of BPL Update:** Mini-Golf fundraiser will be February 11th at the Library; BPL materials placed in bags to new Bondurant residents.
 9. **City Council Liaison Report:** Holiday events and parade held with over 400 persons at the Library; recent news coverage about long-range plans for recreation complex; upcoming vote on golf cart ordinance; Councilman Matt Sillanpaa will be new liaison to Library Board.
 10. **Old Business:**
 - a. **Discussion on open Board position.** Board members to reach out to those interested and invite them to attend January meeting.

11. New Business:

- a. **Budget.** Board reviewed line items for proposed budget. Director Sanders offered explanation and answered any questions. Motion to approve the budget by Ugulini, seconded by Campbell. Motion carried.
- b. **Discussion/Decision on Youth Services Job Description.** Reviewed description with updated salary range and duties. Motion to approve by Ugulini, seconded by Bergeson. Motion carried.
- c. **Review Interlibrary Loan Policy.** Discussion held regarding a patron request recently denied materials through the current Interlibrary loan policy. Director Sanders answered Board questions regarding the Interlibrary loan process and changes to the policy. Motion to approve policy as amended by Kramer, seconded by Keeler. Motion carried. Director Sanders will communicate the decision with the patron.

12. President Items: None.

13. Adjournment: Motion to adjourn by Keeler, seconded by Campbell. Motion carried. Meeting adjourned.

Next Meeting: Wednesday, January 4, 2022



Librarian items December, 2022

- 1000 Friends of Iowa announced that the Bondurant Community Library is the winner of its 2022 Best Development Award for the Renovated Civic category. The following is from the notification:

“Our Best Development Award winners are chosen from nominations across Iowa and recognize projects that align with our Smart Growth Principles. We sincerely appreciate your nomination. In recognition of your award, we will contact your local media and elected representatives and notify statewide news and social media outlets as our ceremony approaches.

The ceremony is scheduled for Tuesday, Jan. 24, 2023, at the Iowa State Capitol Rotunda over the lunch hour. A plaque will be awarded during the ceremony for each category and we will work to collect the name(s) of those from your organization attending.

1000 Friends of Iowa is here as your ally in promoting responsible land use. We are here for your project to support ongoing honorable work and I will be in touch again soon.

Congratulations on your spectacular community accomplishment!

- The Library also received notification that Iowa Living Magazine has named the Library as the Favorite Eastern Polk County Library for 2022. There will be note of it in the next Bondurant Living Magazine.
- Jill attended the first meeting for the Portrait of A Graduate program at the Bondurant-Farrar Schools. This program will meet monthly until fall of 2023.
- All city employees attended harassment training via Zoom on Dec. 22. All Library staff attend except for one and that staff will view the recording of the training.

Stats for December 2022

- Total Circulation for the month 7070, 5361 last year at this time.
- On-line usage (e-Books, Downloadable music, Tumblebooks, Hoopla (music, ebooks, streaming video), Transparent Language, Brainfuse, Adventure Pass 1447, 907 last year.
- Door Count 1775, last year 2929.
- Assisting patrons by phone, with the catalog, computers, etc. 339 and 432 last year.
- Story times- 19 were held with 102 attending.
- Total programming attendance 914 for adults, youth and children.

- Internet usage in house was 214, last year 244, 1020 Wi-Fi users 828 last year, 118 hotspot were used this past month last year 106.
- Meeting room – December had 26 reservations by the community.
- Issued 25 new library cards. Last year we issued 28 cards during the month of December.
- The library did 10 requests for materials from other libraries and provided 78 to other libraries.
- 322 items were added to the collection and 188 were removed.
- 23 Mobile Printing



Colton Vance, a high school student at Bondurant –Farrar displayed his artwork during the month of November. In December, the Jr. High Students have their work featured. The Art hallway is now booked through July. It is a wonderful way to highlight our local talent.



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

Item No. 5.e.
For Meeting of 1/17/2023
Receive and File

TITLE: Receive & File - Planning & Zoning Commission's 2022 Annual Report

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Chapter 23 of the Bondurant City Code states that each year the Planning & Zoning Commission shall make a report to the Mayor and Council of its proceedings. The attached report serves as the Commission's 2022 Annual Report.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Receive and file

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. 2022 P&Z Annual Report

Planning and Zoning Commission

2022 Annual Report



BACKGROUND

Chapter 23 of the [Bondurant City Code](#) states that each year the Planning & Zoning Commission shall make a report to the Mayor and Council of its proceedings. This report will serve as the Commission's 2022 Annual Report.

The Bondurant Planning & Zoning Commission has seven members and met the 2nd and 4th Thursday of the month in 2022 at 6:00 p.m. in the Bondurant Community Center at 200 2nd Street NE. A Zoom meeting attendance option was/is also available to the Commission and public.

The Commission is primarily and routinely involved in land use planning topics, including: Comprehensive Plan and area plan reviews, rezonings, subdivisions, site plans, street and easement vacations, annexations, Zoning and Subdivision Code text amendments, and other miscellaneous development topics. The Commission researches each case and then reviews the information at a meeting. A recommendation for or against the case is subsequently made to the Bondurant City Council citing the Commission's basic reasoning.

MEMBERSHIP

In 2022 Torey Cuellar served as Chair, and Karen Keeran served as Vice-Chair. There were no changes in Planning & Zoning Commission membership in 2022. Councilman Matt Sillanpaa acted as the City Council liaison to the Commission in 2022.

Chapter 23 of the City Code notes that a review of attendance will be made at the end of each year. The Code notes that a member cannot exceed three unexcused absences within a 6-month period. The Code also notes that a Commission member cannot miss more than 40% of the total calendar meetings in a calendar year.

Below is a chart of 2022 member attendance.

2022 Member Attendance Chart

	Torey Cuellar	Karen Keeran	Lisa Cameron	Brian Clayton	Andy Mains	Wes Hoyer	Kristin Brostrom
1 - 1/13/2022	Present	Present	Present	Present	Present	Present	Present
2 - 1/27/2022	Present	Present	Absent	Present	Present	Present	Present
3 – 1/31/2022 (Joint Comp Plan Session)	Present	Present	Present	Present	Present	Present	Present
4 - 2/10/2022	Present	Present	Absent	Present	Present	Present	Present
5 - 3/24/2022	Present	Present	Present	Present	Present	Present	Present
6 - 4/14/2022	Present	Present	Present	Present	Present	Present	Present
7 - 4/28/2022	Absent	Present	Present	Present	Present	Present	Present
8 - 5/12/2022	Present	Present	Present	Present	Absent	Present	Present
9 - 5/26/2022	Present	Present	Present	Present	Present	Present	Present
10 - 6/9/2022	Present	Absent	Present	Present	Present	Present	Present
11 - 6/21/2022 (Joint Comp Plan Session)	Present	Present	Present	Present	Present	Absent	Absent (excused)
12 - 7/14/2022	Present (staff failed to admit from Zoom waiting room)	Present	Absent	Present	Present	Present	Absent (excused)
13 - 7/28/2022	Present	Present	Absent	Present	Absent	Present	Absent (excused)
14 - 8/11/2022	Present	Present	Present	Present	Present	Present	Absent (excused)

15 - 8/25/2022	Present	Present	Present	Present	Present	Absent	Present
16 - 9/6/2022	Present	Present	Absent	Present	Present	Present	Present
17 - 9/22/2022	Present	Present	Present	Present	Present	Present	Present
18 - 10/13/2022	Present	Present	Present	Present	Present	Present	Absent
19 - 10/27/2022	Present	Present	Present	Present	Absent	Present	Present
20 - 11/10/2022	Absent	Present	Absent	Present	Present	Present	Present
21 - 12/8/2022	Absent	Present	Absent	Present	Present	Present	Present
Total Meetings	21	21	21	21	21	21	21
Attended	18	20	14	21	18	19	16
% Attended	86%	95%	67%	100%	86%	90%	76%

SUMMARY OF REVIEWS:

1. Text Amendments:

Case #	Proposal Summary	P&Z Recommendation	Council Action
2022.TA.1	Text amendments to Section 178.06.4.J to increase the minimum driveway length requirement within the R-5 District from 20' to 30'.	Recommended approval on 5/12/2022	Approved on 7/5/2022
2022.TA.2	Text amendments to Sections 175.02, 177.09, and 178.13 to allow Fitness Center and Dance Studio uses in M-1 (and M-2) Districts, establish parking standard for Fitness Center, remove fireworks regulations from M-1 District (since state does not allow cities to regulate by zoning).	Tabled on 7/28/2022 Recommended approval on 10/13/2022	Approved on 12/5/2022
2022.TA.3	Text amendments to Sections 175.02, 177.15 and 178 to update regulations regarding Home Occupations for consistency with 2022 State Code change which restricts how cities can regulate such uses.	Recommended approval on 9/22/2022	Approved on 11/21/2022
2022.TA.4	Text amendments to Sections 178.02, 178.03, 178.06, and 180.05 regarding requirement basements in the R-1 and R-2 Districts, and including language regarding this topic in the R-5 District. Also includes updates to sanitary sewer extension and size requirements in Subdivision Code.	Recommended approval on 11/10/2022	Approved on 12/19/2022
2022.TA.5	Text Amendments to Sections 177.10, 178.07, 178.08, 178.09, 178.10, 178.11, 178.13, 178.14, 179 regarding code cleanup related to the following topics: outdoor storage, screening, and landscaping.	Recommended approval on 11/10/2022	Approved on 11/21/2022
2022.TA.6	Text Amendments to Sections 177.07.8, 178.02, and 178.03 to increase minimum lot width in R-2 District from 65' to 70', increase minimum side yard setback to 7.5' on each side (was previously 5' for ranch and 7' for 2-story, with a minimum 15' combined for the 2 side yards), update for clarification that ZLL split is allowed in R-2 District.	Recommended approval on 11/10/2022	Approved on 12/5/2022

2. Easement & Right-of-Way Vacations – none.

3. Requests for Rezoning and/or Future Land Use Map Changes:

Case #	Proposal Summary	P&Z Recommendation	Council Action
2022.R.1	Request for rezoning from Medium Density Residential (R-2) to Planned Unit Development (R-5) within the Highpoint Estates development area.	TABLED on 1/27/2022 Then pulled by Developer	N/A - Pulled by Developer
2022.R.2	Request for rezoning from Agricultural (A-1) to Limited Industrial (M-1) and Conservancy (U-1) at Parcel 170/00027-000-000 and update to the 2012 Future Land Use Plan from Reserve Office to Industrial.	Recommended approval on 2/10/2022	Approved on 3/7/2022
2022.R.3	Request for rezoning from Agricultural (A-1) to Limited Industrial (M-1) on Parcels 230/00453-002-000 & 230/00462-000-000 , excluding the west 140'; and update to the 2012 Future Land Use Plan from Reserve Industrial and Reserve Agricultural/Residential to Industrial.	Recommended approval on 5/12/2022	Approved on 6/20/2022
2022.R.4	Request for rezoning from Agricultural (A-1) to Medium Industrial (M-2) at the Civic Campus.	Recommended approval on 4/28/2022	Approved on 6/6/2022
2022.R.5	Request for rezoning from Agricultural (A-1) to Planned Unit Development (R-5) at Petocka Run .	Recommended approval on 8/11/2022	Approved on
2022.R.6	Request for rezoning from Conservancy (U-1) to Limited Industrial at Alan's Seamless Gutters at 1601 Garfield Street SW and on land to the north at Parcel 231/00020-007-009 , excluding land located within the 100-year floodplain.	Recommended approval on 10/27/2022	Approved on 9/6/2022
2022.R.7	Request for rezoning from Agricultural (A-1) to Medium Industrial (M-2) at Parcels 140/00062-000-000 and 140/00050-002-000 , pending annexation finalization.	Recommended approval on 11/10/2022	In Process
2022.R.8	Request for rezoning from Agricultural (A-1) to Limited Industrial (M-1) at Parcel 170/00002-000-000 , pending annexation finalization.	Recommended approval on 11/10/2022	In Process
2022.R.9	Request for rezoning from Agricultural (A-1) to Medium Industrial (M-2) at Parcels 140/00053-000-000 , 140/00052-005-000 , and 140/00054-001-000 , pending annexation finalization.	Recommended approval on 11/10/2022	In Process

2022.R.10	Request for rezoning from Agricultural (A-1) to Limited Industrial (M-1) within the Timmins Acres Final Plat area and on Parcels 140/00058-000-000 and 140/00057-001-000 , pending annexation finalization.	Recommended approval on 11/10/2022	In Process
2022.R.11	Request for rezoning from Agricultural (A-1) to Limited Industrial on Parcels 230/00463-000-000 , 230/00464-002-003 , 230/00466-003-000 , 230/00466-004-000 , and 230/00466-001-000 , pending annexation finalization.	Recommended approval on 11/10/2022	In Process
2022.R.12	Rezoning from Medium Industrial (M-2) to Central Business (C-4) and High Density Residential (R-3) on Parcel 231/00220-017-000 .	Recommended approval of 12/8/2022	In Process

4. Subdivisions and Plats of Survey:

Case #	Proposal Summary	P&Z Recommendation	Council Action
2022.S.1	Everett Mauch Estate Preliminary Plat (unincorporated Polk County)	Recommended approval on 1/13/2022	Approved final plat on 4/4/2022
2022.S.2	Black Oak Farm Plat 1 Preliminary Plat (Polk County)	Recommended approval on 1/27/2022	Approved final plat on 4/4/2022
2022.S.3	Loren Mauch Plat of Survey (Polk County)	Recommended approval on 3/24/2022	Approved on 4/4/2022
2022.S.4	Shiloh Rose Business Park Plat 2, Lot 5 & 6 Reconfiguration	Recommended approval on 3/24/2022	Pulled by Developer
2022.S.5	Wisteria Crossing Preliminary Plat	Tabled on 7/28/2022 Tabled on 8/11/2022 Recommended approval on 8/25/2022	Tabled on 9/6/2022 Tabled on 9/26/2022 Pulled by Developer
2022.S.6	Fredrickson Plat of Survey	Recommended approval on 7/28/2022	Approved on 8/1/2022
2022.S.7	Petocka Run Preliminary Plat (formerly called Park Side Estates)	Recommended approval on 9/22/2022	Approved on 9/26/2022

5. Site Plans:

Case #	Proposal Summary	P&Z Recommendation	Council Action	Project Summary
SP22-01	2510 Robinson Avenue NE Site Plan	Recommended approval on 1/13/2022	Approved on 2/7/2022	15,840 SF structure for M-2 use in the Bondurant Industrial Park
SP22-02	Temple Industrial Site Plan	Recommended approval on 2/10/2022	Approved on 2/22/2022	The first two buildings of a phased M-1 industrial flex development in the Shiloh Rose Business Park. Building A is 32,280 SF and Building B is 20,800 SF.
SP22-03	A-3 Auto Expansion Site Plan, 108 NE Hubbell Avenue	Tabled on 4/14/2022 Recommended approval on 4/28/2022	Approved on 5/2/2022	1,296 SF addition to existing A-3 Auto building and expansion of paved parking/drive area
SP22-04	1001 23 rd Street SW Site Plan	Recommended approval on 3/24/2022	Pulled by Developer	Pulled by Developer
SP22-05	Edgeland Villas Site Plan/Preliminary Plat	Recommended approval on 3/24/2022	Tabled on 4/4/2022 Approved on 4/18/2022	47 townhome units
SP22-06	Featherstone Townhomes Plat 1 Site Plan/Preliminary Plat	Recommended approval on 5/26/2022	Approved on 6/6/2022	74 townhome units
SP22-07	88 Paine Circle SE Site Plan	Recommended approval on 6/9/2022	Approved on 6/20/2022	19,313 SF building to be used for C-2 use in the Bondurant Commercial Business Park

Case #	Proposal Summary	P&Z Recommendation	Council Action	Project Summary
SP22-08	3410 Henry Street SW Site Plan	Recommended approval on 8/11/2022	Approved on 8/15/2022	10,700 SF building to be used for C-2 use in the Clement Estates Subdivision
SP22-09	Amazon Truck Wash Site Plan, 2300 Shiloh Rose Parkway SW	Recommended approval on 9/8/2022	Approved on 9/26/2022	3,671 SF truck wash bay at the Amazon site at 2300 Shiloh Rose Parkway SW
SP22-10	Midstates Precast Products Expansion Site Plan, 2340 SW Hubbell Avenue	Recommended approval on 9/8/2022	Approved on 9/26/2022	5,512 SF office building and paved parking lot at Midstates Precast Products
SP22-11	2514 Robinson Avenue NE Site Plan	Recommended approval on 9/22/2022	Approved on 9/26/2022	14,000 SF structure for M-2 use in the Bondurant Industrial Park

6. Annexations:

Case #	Proposal Summary	P&Z Recommendation	Council Action
2022.A.1	57.77-acre Civic Campus annexation area (formerly owned by Knuth), a 100% voluntary annexation within 2 miles of the City of Altoona's city limits	1/13/2022	2/7/2022
2022.A.2	37.38-acre Gholds LLC annexation area, a 100% voluntary annexation within 2 miles of the City of Altoona's city limits	7/14/2022	7/18/2022
2022.A.3	1,009.09-acre SE Water Study annexation area, an 80/20 annexation within 2 miles of the City of Altoona's and the City of Mitchellville's city limits	11/10/2022	12/19/2022 Currently being reviewed by the City Development Board

7. Other Planning Items Reviewed/Discussed:

- A. 2022 Annual Election of Officers during 1/13/2022 meeting.
- B. 2021 P&Z Annual Report during 1/13/2022 meeting.
- C. Acknowledgement of minor Quail Run Phase 2 PUD Conceptual Plan Amendment during the Commission's 2/10/2022 meeting. Outlot Z originally approved for commercial use, minor amendment allows the option for single-family detached lot use in accordance with already-approved lot size & bulk regulations with remaining single-family detached lots of the Phase 2 area. Since not considered a substantial amendment, no formal P&Z or Council review/approval necessary.
- D. A status update of the Central District Stormwater Improvements Master Plan was provided to the Commission on 5/12/2022. City Council adopted this [Plan](#) during their meeting on 11/7/2022.
- E. Welcomed Isaac Pezley, City Planner, and Tiffany Luing, Economic Development Coordinator, to the Planning & Community Development Department in August 2022.
- F. Provided feedback to the property owner of the Highpoint Estates development area on expectations that proposed uses shall comply with the Future Land Use Plan included as part of the Building Bondurant Comprehensive Plan on 9/8/2022.
- G. Reviewed and recommended approval of the [Building Bondurant Comprehensive Plan](#) on 9/8/2022. City Council adopted the Building Bondurant Comprehensive Plan on 9/26/2022.





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

Item No. 5.f.
For Meeting of 1/17/2023
Ordinance

TITLE: - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00062-000-000 and 140/00050-002-000

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

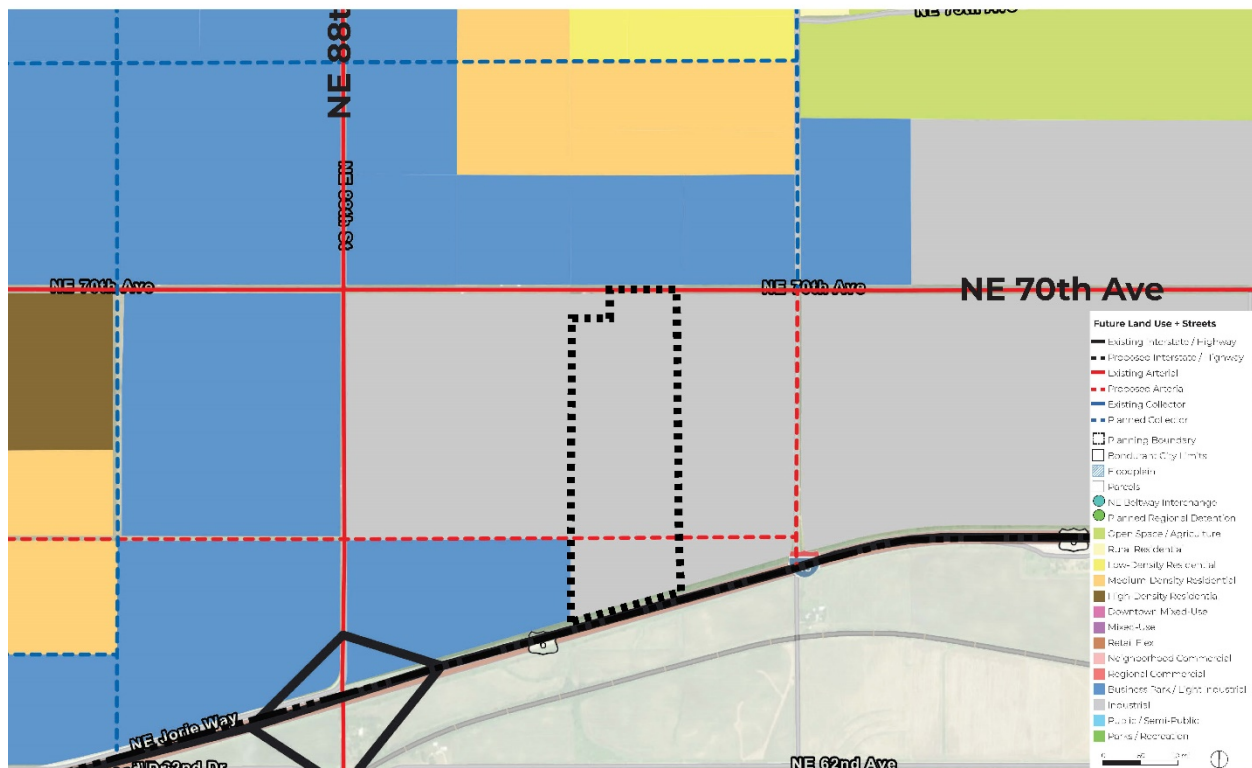
BRIEF HISTORY & ANALYSIS: The City has received a voluntary annexation request for the two parcels of land owned by David Ross, Stephen Ross and Jorene King shown in yellow below. These two parcels are [140/00062-000-000](#) and [140/00050-002-000](#).



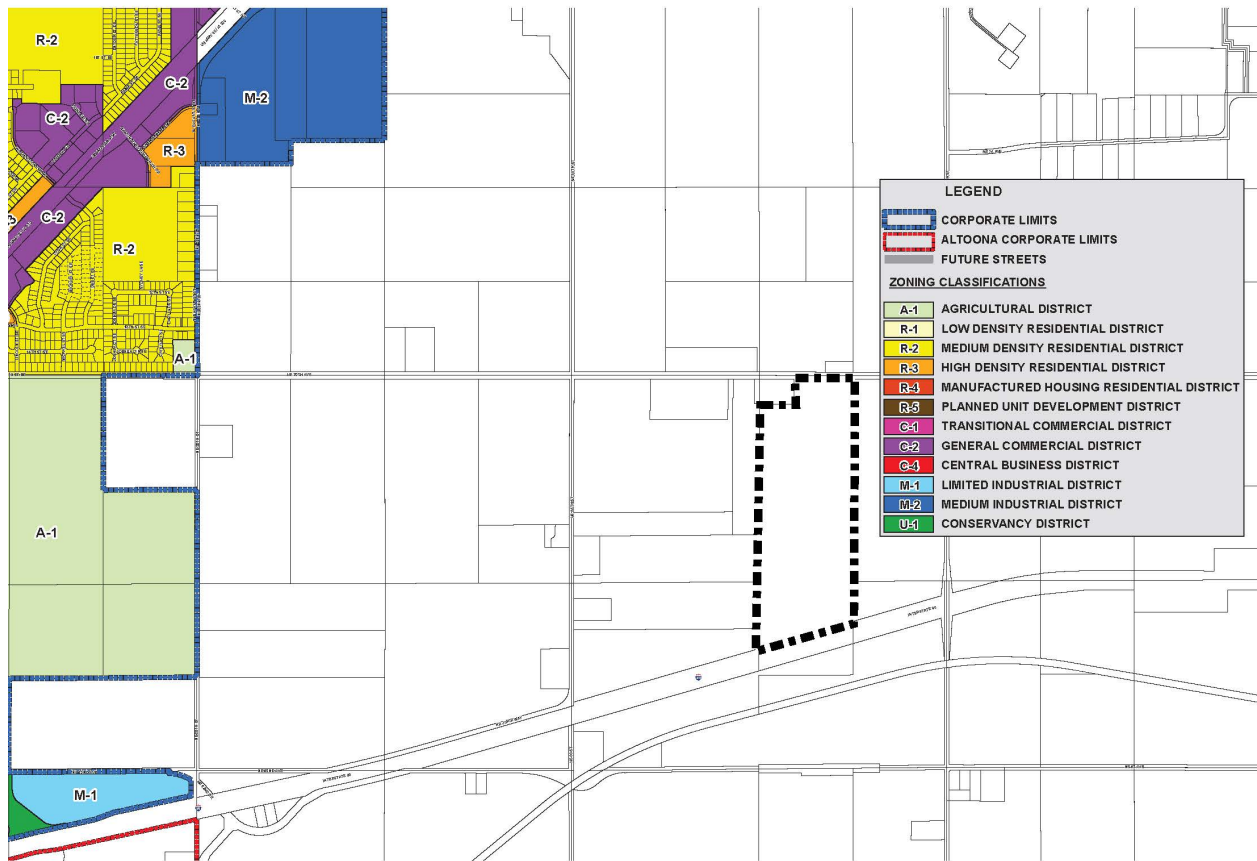
As conditions of the owner in signing the annexation petition, the following is noted on the annexation petition:

- The City agrees to initiate a rezoning of this property from Agricultural (A-1) to Limited Industrial (M-1).

The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this Ross-King parcel as Industrial. The Ross-King property is outlined in black below. There is Business Park/Light Industrial (blue shading) located north and southwest of the Ross-King property.



Per Section 177.07.7 of the Zoning Code, when land is considered for annexation, it is automatically zoned as being within the City's Agricultural (A-1) District unless a rezoning request is also being considered at the same time. The rezoning being considered is that the land be zoned Medium Industrial (M-2). The zoning designation of M-2 will not become effective until after the annexation has been finalized. The Ross-King property is outlined in black below.



Analysis:

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

Comprehensive Plan

When a City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. The Future Land Use Map shows the property to be zoned as Industrial. The properties located to the north and southwest have been designated as Business Park/Light Industrial.

Consistency with the Zoning Code

This item will be reviewed in detail if/when a site plan application is received for the portion requested for M-2 zoning.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the rezoning takes into account 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)

Objectives of the Comprehensive Plan support industrial development along the Interstate 80 corridor, and the Future Land Use Map currently guides for industrial development along the interstate corridor east and west of the current area proposed for rezoning and Future Land Use Map updating. The rezoning request for the Ross-King property is consistent with the Future Land Use Map.

Public Input

As is required by the City's Zoning Code, letters were sent to property owners within 200' of the requested rezoning. No official petitions against the rezoning request have been received by the City. The November 10, 2022 Planning & Zoning Commission meeting minutes, [found here](#), summarize any public comment received during the Commission's public hearing.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission held a public hearing during their meeting on November 10, 2022 and voted on recommended rezoning approval, pending annexation finalization.

Staff recommends approval of the second ordinance reading.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230103-200

CITY OF BONDURANT
ORDINANCE NO. 230103-200

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING FROM
THE AGRICULTURAL (A-1) DISTRICT TO THE MEDIUM INDUSTRIAL (M-2)
DISTRICT, PENDING ANNEXATION FINALIZATION, ON PARCELS 140/00062-000-
000 AND 140/00050-002-000

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

Section 1. PURPOSE. The purpose of this ordinance is to change the zoning from Agricultural (A-1) to Medium Industrial (M-2), on the following property located in Bondurant, Polk County, Iowa as described as follows:

THE WEST FRACTIONAL HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA EXCEPT A PARCEL DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF THE WEST FRACTIONAL ONE-HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M. THENCE EAST 494 FEET ALONG THE NORTH LINE OF SAID SECTION, THENCE SOUTH PARALLEL WITH THE SECTION LINE A DISTANCE OF 400 FEET, THENCE WEST PARALLEL WITH THE NORTH SECTION LINE 494 FEET, THENCE NORTH TO THE POINT OF BEGINNING; AND

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., IN POLK COUNTY, IOWA, LYING NORTH OF INTERSTATE HIGHWAY 80.

Section 2. FINDINGS. The City Council of the City of Bondurant, hereby makes the following findings:

1. That the Planning & Zoning Commission held a public hearing on November 10, 2022, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. HEREBY REZONED. The property, above described, is hereby rezoned to Medium Industrial (M-2).

Section 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. SEVERABILITY. If any section, provisions, sentence, clause, phrase, or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall

not affect the validity of the ordinance as a whole or any provision, section subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2023.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: January 3, 2023

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No., was published as required by law on the .

Shelby Hagan
City Clerk



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

Item No. 5.g.
For Meeting of 1/17/2023
Ordinance

TITLE: - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Parcel 170/00002-000-000

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City has received a voluntary annexation request for the parcel of land owned by CEG Land LLC shown in yellow below. This is Parcel [170/00002-000-000](#).

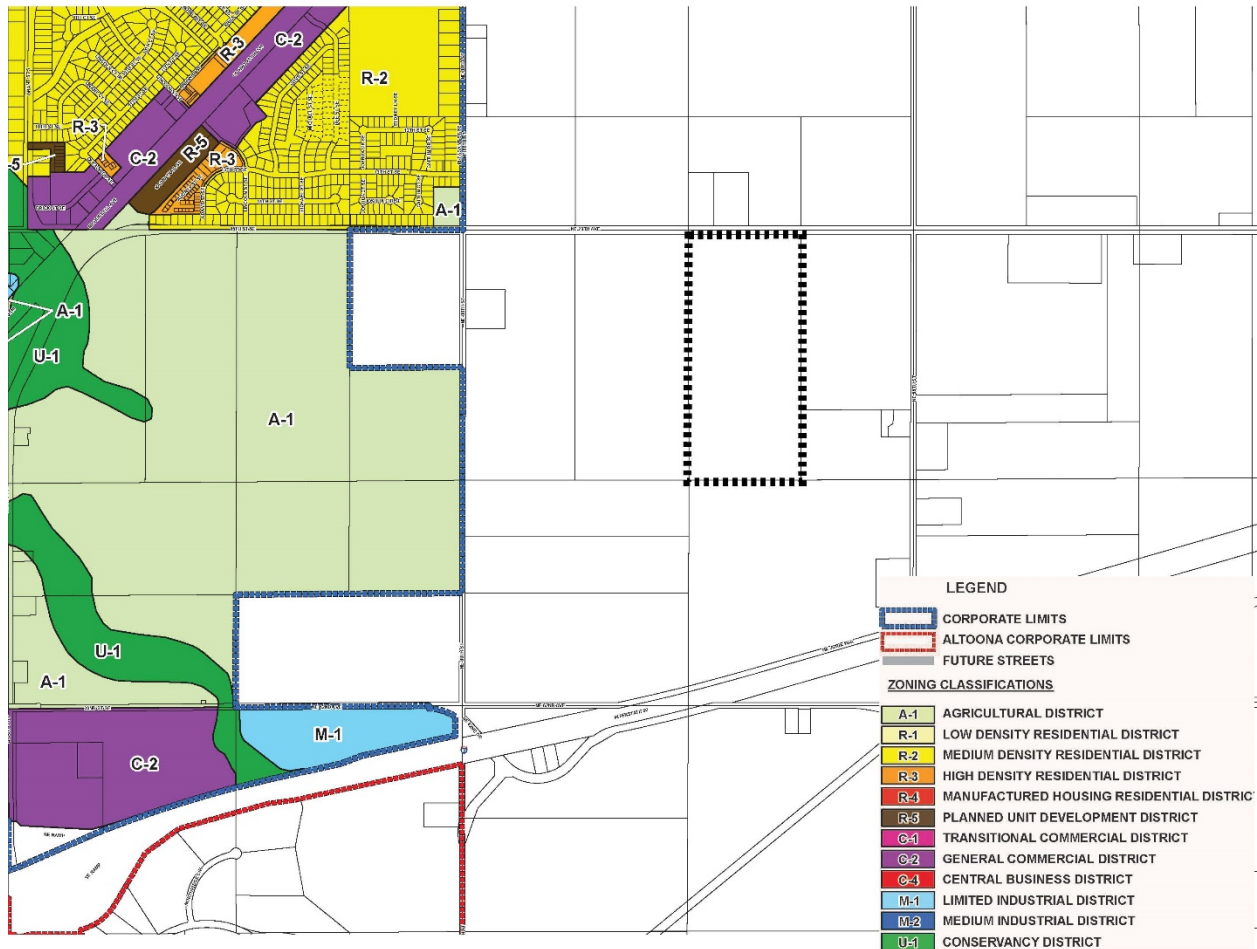


- The City agrees to initiate a rezoning of this property from Agricultural (A-1) to Limited Industrial (M-1).

Future Land Use + Streets

- Existing Interstate / Highway
- Proposed Interstate / Highway
- Existing Arterial
- Proposed Arterial
- Existing Collector
- Planned Collector
- Planning Boundary
- Bondurant City Limits
- Floodplain
- Parcels
- NF Beltway Interchange
- Planned Regional Recreation
- Open Space / Agriculture
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Downtown Mixed Use
- Mixed Use
- Retail Floor
- Neighborhood Commercial
- Regional Commercial
- Business Park / Light Industrial
- Industrial
- Public / Semi-Public
- Parks / Recreation

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Analysis:

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

Comprehensive Plan

When a City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. The Future Land Use Map shows the property to be zoned as Business Park/Light Industrial. The properties located to the north, east and south have also been designated as Business Park/Light Industrial. High Density and Medium Density residential have been designated on the property directly to the west of the CEG Land LLC property.

Consistency with the Zoning Code

This item will be reviewed in detail if/when a site plan application is received for the portion requested for M-1 zoning.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the rezoning takes into account 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)

Objectives of the Comprehensive Plan support industrial development along the Interstate 80 corridor, and the Future Land Use Map currently guides for industrial development along the interstate corridor and Business Park/Light Industrial for surrounding properties. The rezoning request for the CEG Land LLC property is consistent with the Future Land Use Map.

Public Input

As is required by the City's Zoning Code, letters were sent to property owners within 200' of the requested rezoning. No official petitions against the rezoning request have been received by the City. The November 10, 2022 Planning & Zoning Commission meeting minutes, [found here](#), summarize any public comment received during the Commission's public hearing.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission held a public hearing during their meeting on November 10, 2022 and voted on recommended rezoning approval, pending annexation finalization.

Staff recommends approval of the second ordinance reading.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230103-201

CITY OF BONDURANT
ORDINANCE NO. 230103-201

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING FROM
THE AGRICULTURAL (A-1) DISTRICT TO THE LIMITED INDUSTRIAL (M-1)
DISTRICT, PENDING ANNEXATION FINALIZATION, ON PARCEL 170/00002-000-
000.

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

Section 1. PURPOSE. The purpose of this ordinance is to change the zoning from Agricultural (A-1) to Limited Industrial (M-1), on the following property located in Bondurant, Polk County, Iowa as described as follows:

THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-TWO (22) WEST OF THE FIFTH P.M.

Section 2. FINDINGS. The City Council of the City of Bondurant, hereby makes the following findings:

1. That the Planning & Zoning Commission held a public hearing on November 10, 2022, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. HEREBY REZONED. The property, above described, is hereby rezoned to Limited Industrial (M-1).

Section 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2023.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: January 3, 2023

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No., was published as required by law on the .

Shelby Hagan
City Clerk



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

Item No. 5.h.
For Meeting of 1/17/2023
Ordinance

TITLE: - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00052-005-000, 140/00053-000-000, and 140/00054-001-000

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City has received a voluntary annexation request for the parcels of land owned by CEG Land LLC shown in yellow below. These are parcels [140/00052-005-000](#), 140/00053-000-000, and [140/00054-001-000](#).

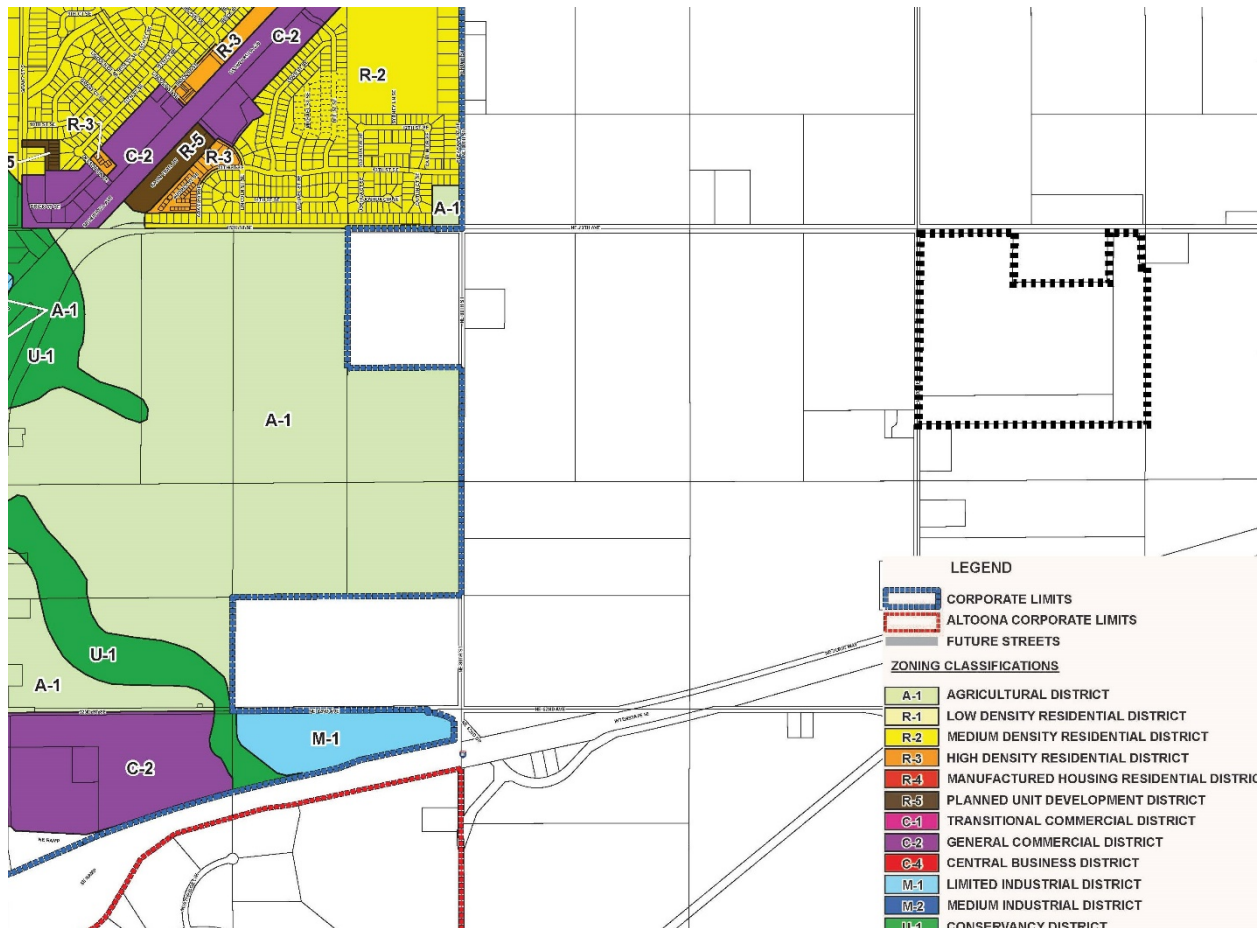


- The City agrees to initiate a rezoning of this property from Agricultural (A-1) to Medium Industrial (M-2).

Future Land Use + Streets

- Existing Interstate / Highway
- Proposed Interstate / Highway
- Existing Arterial
- Proposed Arterial
- Existing Collector
- Planned Collector
- Planning Boundary
- Bondurant City Limits
- Floodplain
- Parcels
- N.E. Beltway Interchange
- Planned Regional Detention
- Open Space / Agriculture
- Rural Residential
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Downtown Mixed-Use
- Mixed-Use
- Retail Flux
- Neighborhood Commercial
- Regional Commercial
- Business Park / Light Industrial
- Industrial
- Public / Semi-Public
- Parks / Recreation

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Analysis:

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

Comprehensive Plan

When a City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. The Future Land Use Map shows the property to be zoned as Industrial. The properties to the east, have been designated as Industrial while the properties to the north, west and south have been designated as Business Park/Light Industrial.

Consistency with the Zoning Code

This item will be reviewed in detail if/when a site plan application is received for the portion requested for M-2 zoning.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the rezoning takes into account 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)

Objectives of the Comprehensive Plan support industrial development along the Interstate 80 corridor, and the Future Land Use Map currently guides for industrial development along the interstate corridor and to the east of the CEG Land LLC property. The rezoning request for the CEG Land LLC property is consistent with the Future Land Use Map.

Public Input

As is required by the City's Zoning Code, letters were sent to property owners within 200' of the requested rezoning. No official petitions against the rezoning request have been received by the City. The November 10, 2022 Planning & Zoning Commission meeting minutes, [found here](#), summarize any public comment received during the Commission's public hearing.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission held a public hearing during their meeting on November 10, 2022 and voted on recommended rezoning approval, pending annexation finalization.

Staff recommends approval of the second ordinance reading.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230103-202

CITY OF BONDURANT
ORDINANCE NO. 230103-202

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING FROM
THE AGRICULTURAL (A-1) DISTRICT TO THE MEDIUM INDUSTRIAL (M-2)
DISTRICT, PENDING ANNEXATION FINALIZATION, ON PARCELS 140/00052-005-
000, 140/00053-000-000, and 140/00054-001-000.

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

Section 1. PURPOSE. The purpose of this ordinance is to change the zoning from Agricultural (A-1) to Medium Industrial (M-2), on the following property located in Bondurant, Polk County, Iowa as described as follows:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., THENCE SOUTH 1,937.3 FEET, THENCE EAST 2,272.3 FEET, THENCE SOUTH 325.8 FEET, THENCE WEST 2,272.6 FEET, THENCE NORTH 325.8 FEET, EXCEPT ALL ROADS AND HIGHWAYS, POLK COUNTY, IOWA. (THIS PARCEL IS ALSO KNOWN AS TRACT B OF THE SURVEY FILED FEBRUARY 13, 1947, AND RECORDED IN BOOK 2067, PAGE 194, IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA); AND

BEGINNING AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., THENCE SOUTH 1,937.3 FEET, THENCE EAST 2,272.3 FEET, THENCE NORTH 1,918.2 FEET, THENCE WEST 2,270.4 FEET TO THE POINT OF BEGINNING. (THIS PARCEL IS ALSO DESCRIBED AS: TRACT C OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AS SHOWN BY SURVEY FILED FEBRUARY 13, 1947, AND RECORDED IN BOOK 2067 PAGE 194, IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA.) EXCEPT PARCEL "B" OF THE SURVEY FILED OCTOBER 28, 1998, AND RECORDED IN BOOK 8043 PAGE 898, AND FILED NOVEMBER 13, 1998, AND RECORDED IN BOOK 8049 PAGE 921 IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA. AND EXCEPT PARCEL 'D' OF THE SURVEY FILE JUNE 23, 2011 AND RECORDED IN BOOK 13885 PAGE 904-905 IN THE OFFICE OF THE RECORDER OF POLK COUNTY; AND

PARCEL "F" BEING ALL THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 4, TOWNSHIP 79 NORTH, RANGE 22, WEST OF THE 5TH P.M., DESCRIBED ON PLAT OF SURVEY FILED JUNE 23, 2011, IN BOOK 13885 PAGE 906 IN THE OFFICE OF THE POLK COUNTY RECORDER.

Section 2. FINDINGS. The City Council of the City of Bondurant, hereby makes the following findings:

1. That the Planning & Zoning Commission held a public hearing on November 10, 2022, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.

4. That the public notice of this intended change has been published as required by law.

Section 3. **HEREBY REZONED.** The property, above described, is hereby rezoned to Medium Industrial (M-2).

Section 4. **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2023.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: January 3, 2023

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No., was published as required by law on the .

Shelby Hagan
City Clerk



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

Item No. 5.i.
For Meeting of 1/17/2023
Ordinance

TITLE: - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Lots 1 and Outlot Z of the Timmins Acres Final Plat and on Parcels 140/00058-000-000 and 140/00057-001-000

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City has received a voluntary annexation request for the parcel of land owned by Don Timmins and the City of Bondurant shown in yellow below. These are parcels [170/00010-003-000](#), [140/00058-000-000](#), and [140/00057-001-000](#).

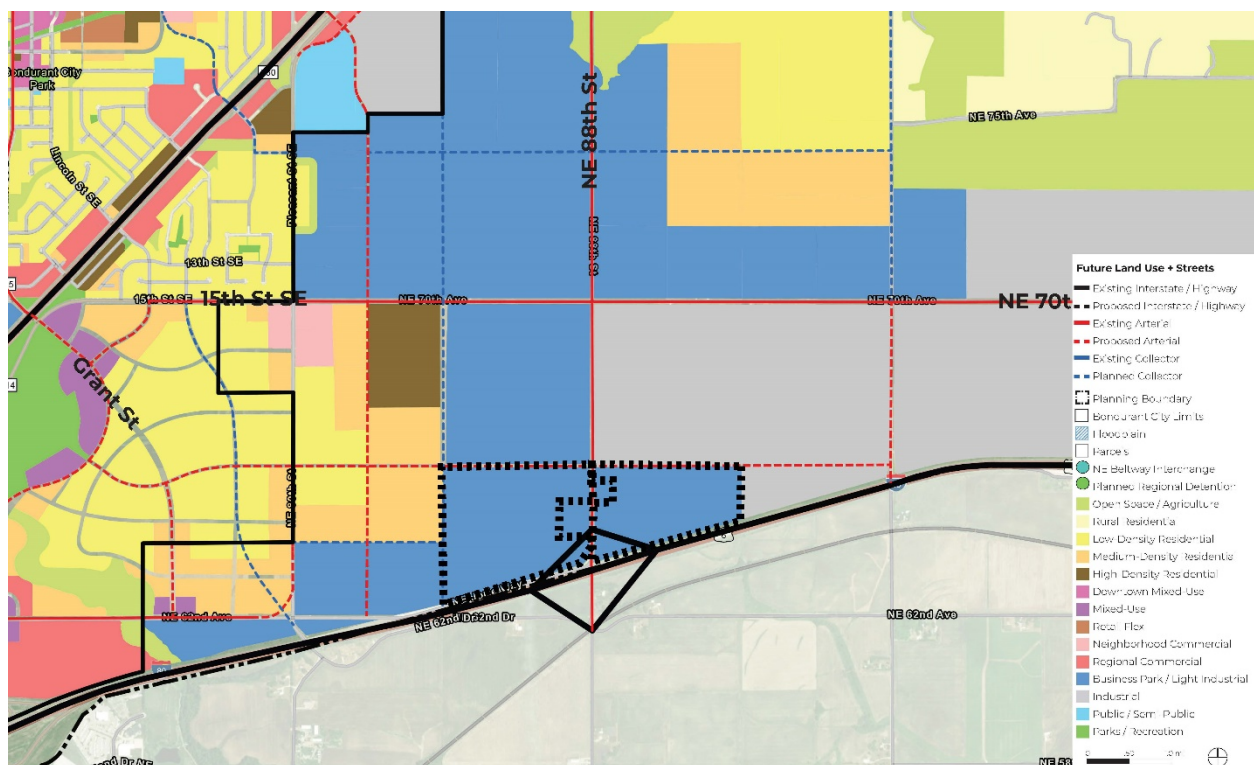


As conditions of the owners in signing the annexation petition, the following is noted on the annexation petition:

- The City agrees to initiate a rezoning of this property from Agricultural (A-1) to Limited Industrial (M-1).

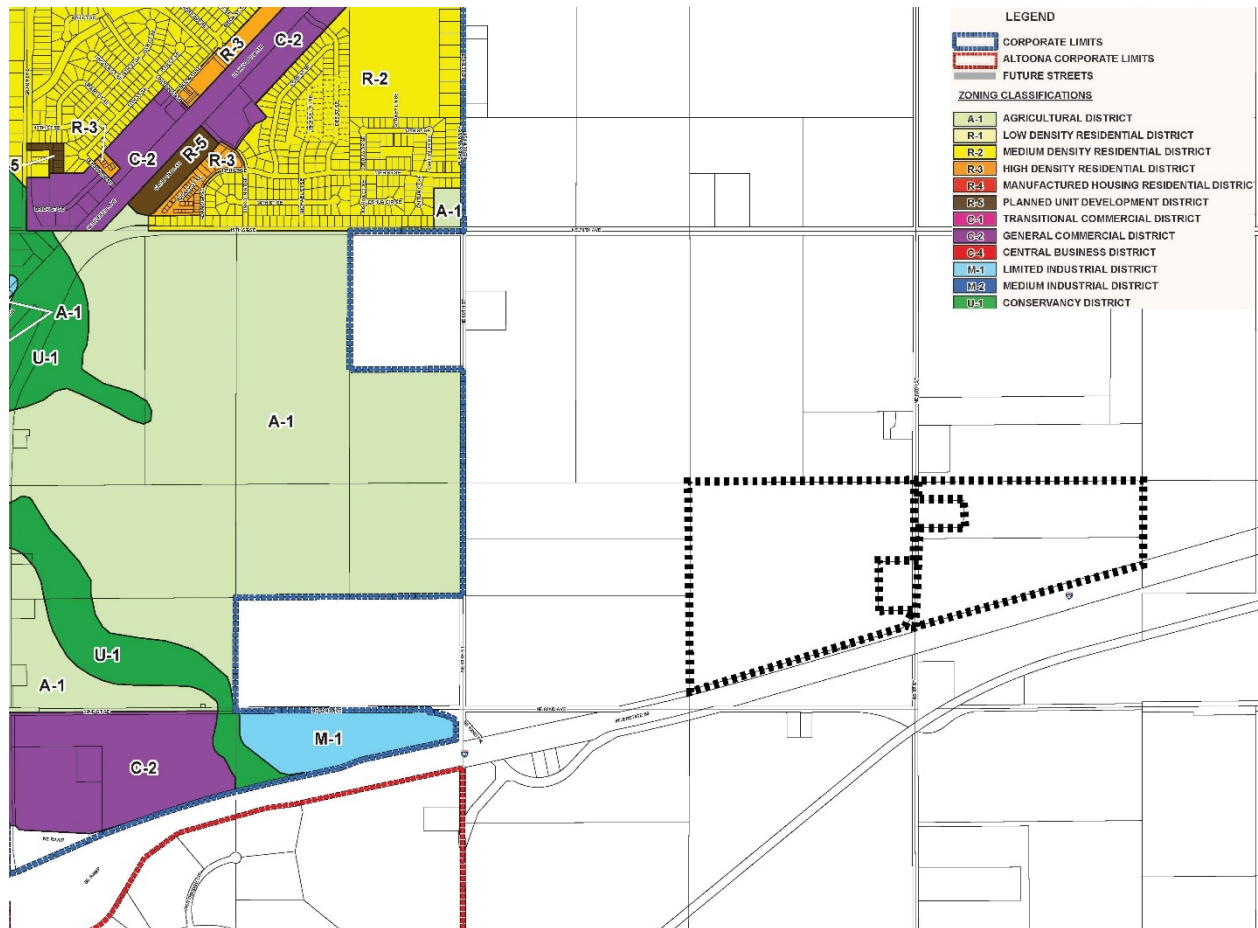
The City of Bondurant has recently purchased 2.27 acres from Timmins in the northeast corner of the property located on the west side of NE 88th Street. The City of Bondurant has plans of placing a new water tower on this property.

The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides this Timmins/City of Bondurant parcels as Business Park/Light Industrial. The Timmins/City of Bondurant property is outlined in black below. There is Business Park/Light Industrial located west and north-northwest of the Timmins/City of Bondurant property. North-northeast and east of the Timmins/City of Bondurant property the Future Land Use map has identified Industrial uses.



Per Section 177.07.7 of the Zoning Code, when land is considered for annexation, it is automatically zoned as being within the City's Agricultural (A-1) District unless a rezoning request is also being considered at the same time. The rezoning being considered is that the land be zoned Light Industrial (M-1). The zoning designation of M-

1 will not become effective until after the annexation has been finalized. The Timmins/City of Bondurant property is outlined in black below.



Analysis:

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

Comprehensive Plan

When a City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. The Future Land Use Map shows the property to be zoned as Business Park/Light Industrial. The properties adjacent to the Timmins/City of Bondurant parcels are designated as either Industrial or Business Park/Light Industrial.

Consistency with the Zoning Code

This item will be reviewed in detail if/when a site plan application is received for the portion requested for M-1 zoning.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the rezoning takes into account 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)

Objectives of the Comprehensive Plan support industrial development along the Interstate 80 corridor, and the Future Land Use Map currently guides for industrial development along the interstate corridor and Business Park/Light Industrial for surrounding properties. The rezoning request for the Timmins/City of Bondurant property is consistent with the Future Land Use Map.

Public Input

As is required by the City's Zoning Code, letters were sent to property owners within 200' of the requested rezoning. No official petitions against the rezoning request have been received by the City. The November 10, 2022 Planning & Zoning Commission meeting minutes, [found here](#), summarize any public comment received during the Commission's public hearing.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission held a public hearing during their meeting on November 10, 2022 and voted on recommended rezoning approval, pending annexation finalization.

Staff recommends approval of the second ordinance reading.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230103-203

CITY OF BONDURANT
ORDINANCE NO. 230103-203

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING FROM
THE AGRICULTURAL (A-1) DISTRICT TO THE LIMITED INDUSTRIAL (M-1)
DISTRICT, PENDING ANNEXATION FINALIZATION, ON LOT 1 AND OUTLOT Z OF
THE TIMMINS ACRES FINAL PLAT AND ON PARCELS 140/00058-000-000 AND
140/00057-001-000.

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

Section 1. PURPOSE. The purpose of this ordinance is to change the zoning from Agricultural (A-1) to Limited Industrial (M-1), on the following property located in Bondurant, Polk County, Iowa as described as follows:

THE SOUTH 120 ACRES OF THE SW ¼ LYING NORTH OF INTERSTATE HIGHWAY 80 LESS .92 ACRES OF ROAD IN SECTION 4, TOWNSHIP 79, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND THE NORTH 40 ACRES OF THE SW ¼ OF SECTION 4, TOWNSHIP 79, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THEREFROM THE SOUTH 311 FEET OF THE NORTH 530 FEET OF THE WEST 561.66 FEET; AND

OUTLOT Z OF TIMMINS ACRES IN POLK COUNTY, IOWA; AND

LOT 1 OF TIMMINS ACRES IN POLK COUNTY, IOWA.

Section 2. FINDINGS. The City Council of the City of Bondurant, hereby makes the following findings:

1. That the Planning & Zoning Commission held a public hearing on November 10, 2022, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. HEREBY REZONED. The property, above described, is hereby rezoned to Limited Industrial (M-1).

Section 4. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2023.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: January 3, 2023

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No., was published as required by law on the .

Shelby Hagan
City Clerk



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

Item No. 5.j.
For Meeting of 1/17/2023
Ordinance

TITLE: - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on the following Parcels 230/00463-000-000, 230/00464-002-003, 230/00466-003-000, 230/00466-004-000, and 230/00466-001-000

CONTACT PERSON:

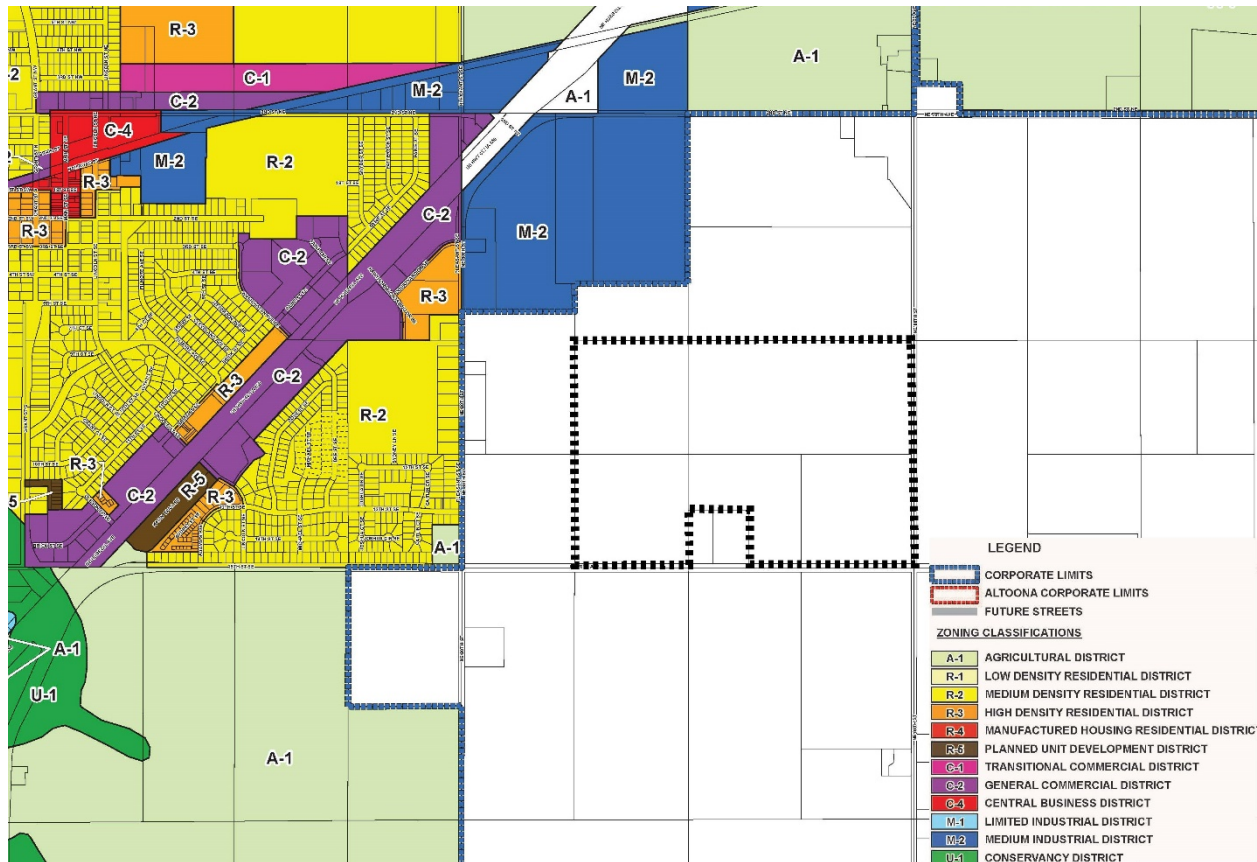
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City has received a voluntary annexation request for the parcel of land owned by Netrix LLC shown in yellow below. This area includes the following parcels: [230/00463-000-000](#), [230/00464-002-003](#), [230/00466-004-000](#), [230/00466-003-000](#), and [230/00466-004-000](#).



- The City agrees to initiate a rezoning of this property from Agricultural (A-1) to Limited Industrial (M-1).

Page 160 of 304



Analysis:

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

Comprehensive Plan

When a City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. The Future Land Use Map shows the property to be zoned as Business Park/Light Industrial. The properties located to the north, east, west and south have also been designated as Business Park/Light Industrial. High Density residential have been designated on the property to the south-southwest of the Netrix LLC property.

Consistency with the Zoning Code

This item will be reviewed in detail if/when a site plan application is received for the portion requested for M-1 zoning.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the rezoning takes into account 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)

Objectives of the Comprehensive Plan support industrial development along the Interstate 80 corridor, and the Future Land Use Map currently guides for industrial development along the interstate corridor and Business Park/Light Industrial for surrounding properties. The rezoning request for the Netrix LLC property is consistent with the Future Land Use Map.

Public Input

As is required by the City's Zoning Code, letters were sent to property owners within 200' of the requested rezoning. No official petitions against the rezoning request have been received by the City. The November 10, 2022 Planning & Zoning Commission meeting minutes, [found here](#), summarize any public comment received during the Commission's public hearing.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission held a public hearing during their meeting on November 10, 2022 and voted on recommended rezoning approval, pending annexation finalization.

Staff recommends approval of the second ordinance reading.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230103-204

CITY OF BONDURANT
ORDINANCE NO. 230103-204

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING FROM
THE AGRICULTURAL (A-1) DISTRICT TO THE LIMITED INDUSTRIAL (M-1)
DISTRICT, PENDING ANNEXATION FINALIZATION, ON PARCELS 230/00463-000-
000, 230/00464-002-003, 230/00466-003-000, 230/00466-004-000, AND 230/00466-
001-000.

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

Section 1. **PURPOSE.** The purpose of this ordinance is to change the zoning from Agricultural (A-1) to Limited Industrial (M-1), on the following property located in Bondurant, Polk County, Iowa as described as follows:

THE NORTH ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN, EXCEPT BEGINNING 50 FEET NORTH OF THE SOUTHWEST CORNER, THENCE NORTH 622.1 FEET, THENCE EAST 702 FEET, THENCE SOUTH 622.1 FEET, THENCE WEST 698.46 FEET TO THE POINT OF BEGINNING; AND

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE FIFTH PRINCIPAL MERIDIAN.

Section 2. **FINDINGS.** The City Council of the City of Bondurant, hereby makes the following findings:

1. That the Planning & Zoning Commission held a public hearing on November 10, 2022, and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.

Section 3. **HEREBY REZONED.** The property, above described, is hereby rezoned to Limited Industrial (M-1).

Section 4. **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2023.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: January 3, 2023

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No., was published as required by law on the .

Shelby Hagan
City Clerk



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

Item No. 5.k.
For Meeting of 1/17/2023
Resolution

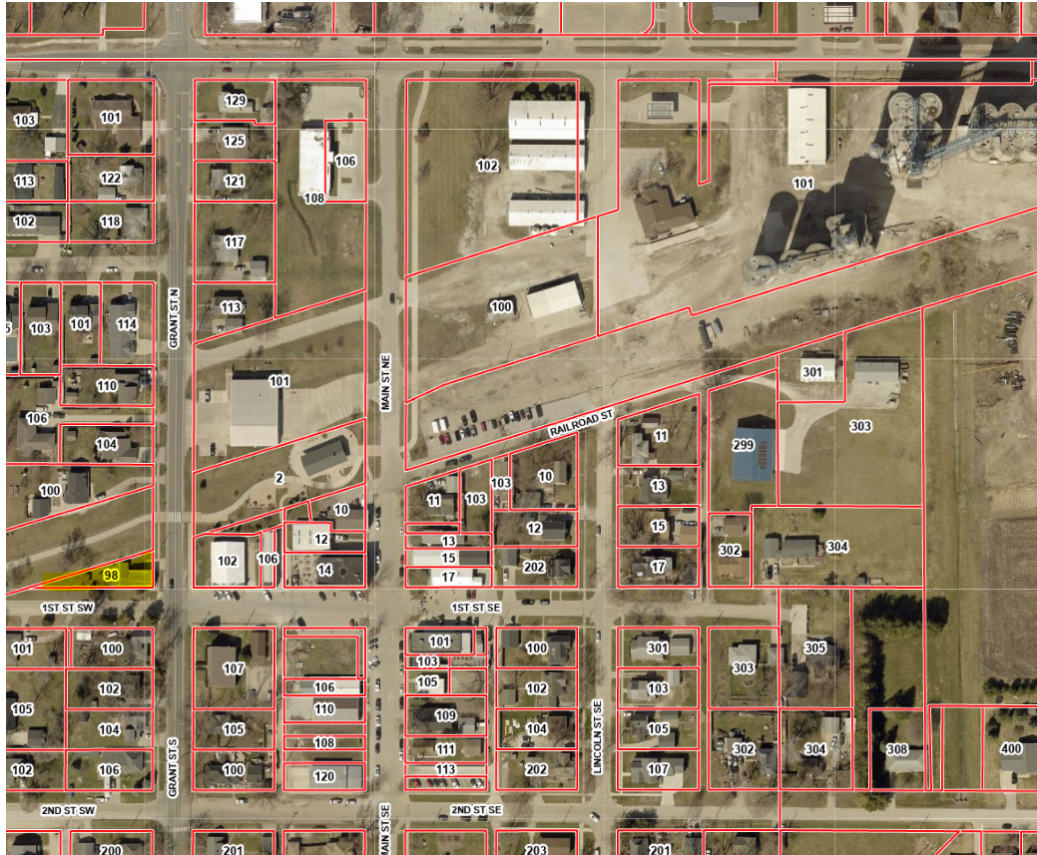
TITLE: - Resolution of endorsement for the City of Bondurant's application to the Iowa Economic Development Authority's Community Catalyst Grant Program to be used for remediation and rehabilitation of 98 Grant Street South

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is preparing a pre-application due January 27, 2023 to be submitted to the Iowa Economic Development Authority's (IEDA) Community Catalyst Building Remediation Program. Cities are eligible to request up to \$100,000 in grant funding under this program. The grant funding must be used for remediation or redevelopment of an underutilized building within the community. In order for a project to qualify, the building must be considered a community catalyst. The IEDA defines community catalyst as being: a building, if remediated, that would stimulate additional economic growth or reinvestment in the community, especially private sector financial investment.

The pre-application the City of Bondurant is preparing will be for interior and exterior renovations of the existing building at 98 Grant Street South. This site is located along Grant Street South and just south of the Chichaqua Valley Trail in the area highlighted in yellow below. The building is currently vacant and was most recently used as a photography business. A developer is interested in purchasing this structure and renovating for two commercial uses; a salon would occupy the eastern portion of the building facing Grant Street South and another use to be determined that would be consistent with the C-4 District permitted use list would occupy the building portion facing 1st Street SW.



This structure at 98 Grant Street South is one of only eight commercial properties in downtown Bondurant constructed prior to 1950, so a rehabilitation project at this location will help to maintain a sense of Bondurant's history. Obtaining Community Catalyst Remediation Program Grant Funds for this site may help to spur other potential future development/redvelopment in the downtown area and along the Chichaqua Valley Trail, specifically the 24 acres owned by Landus that are currently listed for sale.

If the City of Bondurant's pre-application is considered successful, the City will be invited to submit a full application due in mid-April 2023. Awarded grants will be announced by the IEDA in June 2023. A project may start after the award letter has been received by the City after IEDA's grant announcement. A project must be completed within 24 months after the grant award.

If Bondurant's grant application request is awarded, the IEDA will enter into an agreement with the City of Bondurant. The City would then enter into a development agreement between the City and the private developer so that these funds can be used by the developer. Funds shall be used for reimbursement costs directly related to the project.

The following information must be included as part of the City's pre-application:

- Brief description of project.
- Describe what is driving this project locally.
- How and why this building was selected.
- Describe the impact of the catalyst grant on the project.
- Total dollars applied for and estimated total project cost.
- City's financial contribution and/or in-kind contribution.
- Property owner's contribution.
- Attach a map with the project address.
- Attach photos and the building/site.
- Building ownership information.
- City Letter of Support

The Community Catalyst Building Remediation Grant Program is a competitive program. Approximately 10 projects statewide are funded each year. 40% of Community Catalyst Building Remediation Grant Funds must be reserved for communities having a population of less than 1,500 people.

FUNDING SOURCE: N/A to submit the pre-application

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230117-06

CITY OF BONDURANT
RESOLUTION NO. 230117-06

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S
APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY'S
COMMUNITY CATALYST GRANT PROGRAM TO BE USED FOR REMEDIATION
AND REHABILITATION OF 98 GRANT STREET SOUTH

WHEREAS a developer has approached the City of Bondurant regarding a proposed building rehabilitation project at 98 Grant Street South; AND

WHEREAS 98 Grant Street South is located within the City's Central Business (C-4) District; AND

WHEREAS the Polk County Assessor's site notes that 98 Grant Street South was constructed in 1900, meaning that this structure is one of only eight commercial structures in downtown Bondurant that was built prior to 1950; AND

WHEREAS 98 Grant Street South is underutilized and in need of rehabilitation where such rehabilitation would help to ensure that one of Bondurant's original commercial downtown structures remains for the decades to come; AND

WHEREAS Chapter 7 of the Building Bondurant Comprehensive Plan is titled Community Character + Downtown and the following goals of the Comprehensive Plan support this project at 98 Grant Street South; AND

- Preserve and strengthen Bondurant's hometown feel as the community continues to evolve.
- Remain a strategic partner for local organizations, businesses, and residents.
- Foster a vibrant and diverse downtown so that the area serves as a unique destination for residents and visitors.

WHEREAS renovation of 98 Grant Street South would be considered catalytic, meaning its renovation may help drive other downtown-area redevelopment efforts, specifically the 24-acre Landus redevelopment site in downtown Bondurant also located along the Chichaqua Valley Trail; AND

WHEREAS the City of Bondurant is appreciative of the opportunity to apply for funds through the Community Catalyst Building Remediation Grant Program to assist with renovation of this catalytic building at 98 Grant Street South.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council authorizes City Staff to submit the City's pre-application grant request in the amount of \$100,000 to the Community Catalyst Building Remediation Grant Program.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 17th day of January 2023.

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 5.I.
For Meeting of 1/17/2023
Resolution

TITLE: - Resolution adopting the Annexation Policy included as part of the Building Bondurant Comprehensive Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: In September 2022, the Bondurant City Council adopted the [Building Bondurant Comprehensive Plan](#). This Comprehensive Plan is a guiding document for Bondurant's growth and development through the year 2050. The plan is designed to help Bondurant sustainably manage new growth in a way that preservest the community's hometown character while also being forward-thinking. The Building Bondurant Comprehensive Plan can be used to justify decision-making by city leadership because of the amount of analysis and public input that went into the creation of the plan.

Chapter 4 of the Building Bondurant Comprehensive Plan is titled Land Use and covers the topic of annexation. Goal 2 included as part of Chapter 4 reads: Follow best practices for growth and development. Action Item 2A then reads: Consider adopting the annexation policy proposed in the Comprehensive Plan and refer to the Annexation Priority Map and the Annexation Policy when evaluating potential annexations.

Below is the language included as part of the Buiding Bondurant Comprehensive Plan's suggested Annexation Policy:

Annexation Policy

Annexation Policy

Annexations are intricate and sensitive topics to both the City and residents outside of the city limits. In order to ensure all parties are fairly treated and annexation practices are consistent, the City of Bondurant should consider the following policy practices as it relates to annexation.

ANNEXATION POLICY

1. The City of Bondurant should apply the Iowa Smart Planning Principles for annexation requests.
2. The City of Bondurant should refer to its Annexation Priority Map and boundary when considering annexation requests. Lands not identified on the Priority Map priority areas may be considered for annexation. The purpose of the Annexation Priority Map is to identify areas adjacent to current city limits for annexation would be important to help ensure the growth occurs on terms to help protect the community's strong identity and hometown character.
3. The City of Bondurant should first strive that each annexation consideration be under the 100% voluntary category, but the City may also consider review under the 80/20 category when such annexation is consistent with the goals and actions of the Building Bondurant Comprehensive Plan.
4. When a voluntary annexation petition is received, the City of Bondurant should consider the conditions requested by a property owner, however, such conditions must be consistent with the Future Land Use Map and goals, policies, and items of the Building Bondurant Comprehensive Plan.
5. The City of Bondurant should only consider use of the involuntary annexation as a last resort and only if necessary to protect the general health, safety, and welfare of residents.
6. The City of Bondurant should coordinate with communities located within or adjacent to Bondurant's city limits to establish annexation agreements with each other.
7. The City of Bondurant should review its annexation priorities periodically and update the Comprehensive Plan to reflect those priorities.

Below is the Building Bondurant Comprehensive Plan's Annexation Priority Map. The area labeled as Priority B is the area known as the SE Water Study Annexation; this annexation was approved by the Bondurant City Council on December 19, 2022 and is currently under review by the State's City Development Board.

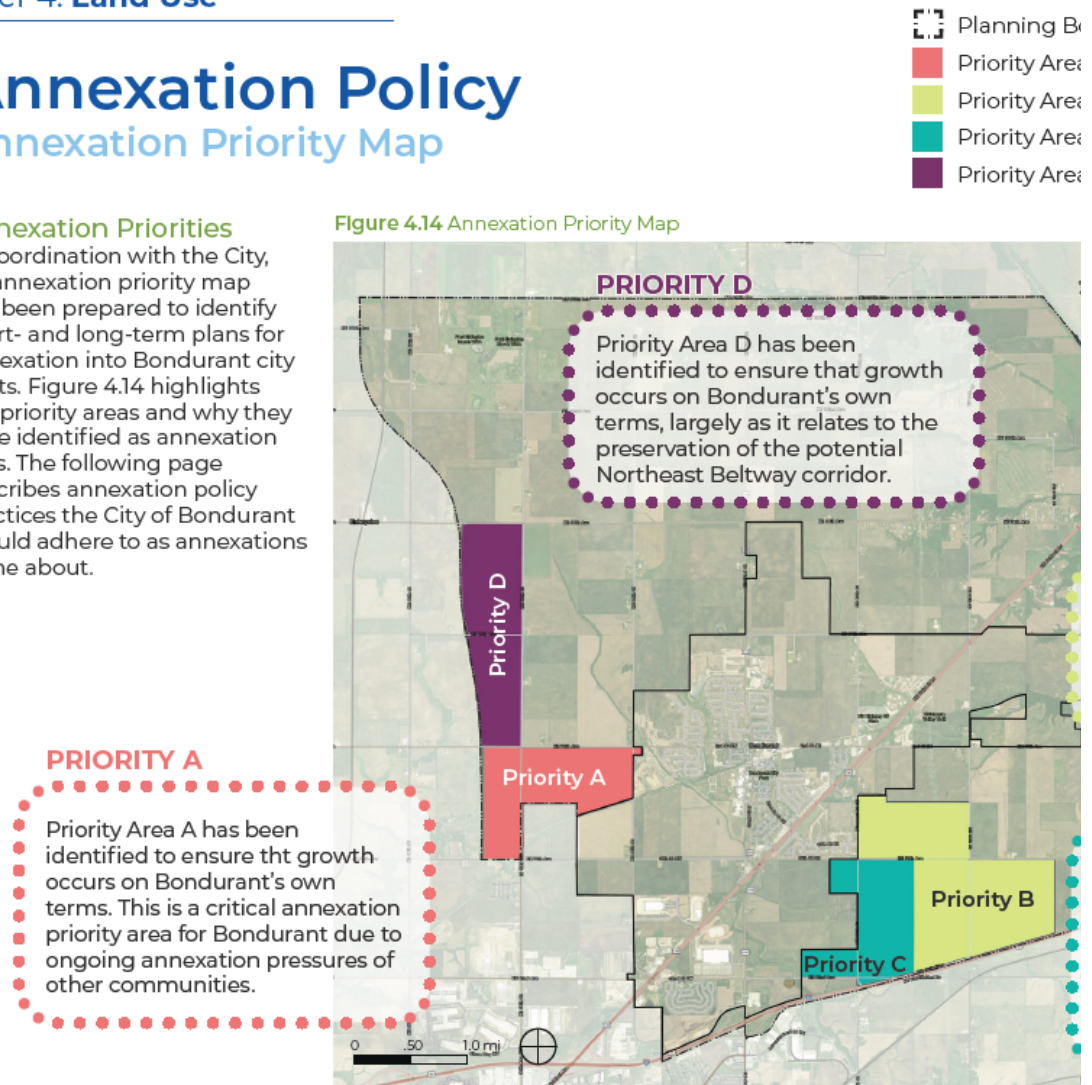
Annexation Policy

Annexation Priority Map

Annexation Priorities

In coordination with the City, an annexation priority map has been prepared to identify short- and long-term plans for annexation into Bondurant city limits. Figure 4.14 highlights the priority areas and why they were identified as annexation sites. The following page describes annexation policy practices the City of Bondurant should adhere to as annexations come about.

Figure 4.14 Annexation Priority Map



128 building [bondurant]

A Comprehensive Plan is a guiding document, so the purpose of Action Item 2A is to establish a regulatory Annexation Policy. The attached resolution adopts the suggested Annexation Policy that was included as part of the Building Bondurant Comprehensive Plan. It is anticipated this Annexation Policy will be revisited by City Council as needed and as part of any future Comprehensive Plan update processes.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230117-07

CITY OF BONDURANT
RESOLUTION NO. 230117-07

RESOLUTION ADOPTING THE ANNEXATION POLICY INCLUDED AS PART OF
THE BUILDING BONDURANT COMPREHENSIVE PLAN

WHEREAS, the Building Bondurant Comprehensive Plan is a guiding document for Bondurant's growth and development through the year 2050; AND

WHEREAS, Goal 2 of the Building Bondurant Comprehensive Plan reads: Follow best practices for growth and development; AND

WHEREAS, Action Item 2A of the Bondurant Bondurant Comprehensive Plan reads: Consider adopting the Annexation Policy proposed in the Comprehensive Plan and refer to the Annexation Priority Map and the Annexation Policy when evaluating potential annexation; AND

WHEREAS, the Annexation Policy included as part of the Building Bondurant Comprehensive Plan reads as follows:

1. The City of Bondurant should apply the Iowa Smart Planning Principles when reviewing annexation requests.
2. The City of Bondurant should refer to its Annexation Priority Map and its planning boundary when considering annexation requests. Lands not identified in the Annexation Priority Map areas may be considered for annexation. The purpose of the Annexation Priority Map is to identify areas adjacent to current city limits where annexation would be important to help ensure the growth occurs on Bondurant's "own terms" to help protect the community's strong identity and hometown feel.
3. The City of Bondurant should first strive that each annexation considered be reviewed under the 100% voluntary category, but the City may also consider review of an annexation under the 80/20 category when such annexation is consistent with the goals, policies, and actions of the Building Bondurant Comprehensive Plan.
4. When a voluntary annexation petition is received, the City of Bondurant may consider conditions requested by a property owner, however, such conditions must be reasonable and must be consistent with the Future Land Use Map and goals, policies, and action items of the Building Bondurant Comprehensive Plan.
5. The City of Bondurant should only consider use of the involuntary annexation process as a last resort and only if necessary to protect the general health, safety, and welfare of its residents.
6. The City of Bondurant should coordinate with communities located within close proximity to Bondurant's city limits to establish annexation agreements with each.
7. The City of Bondurant should review its annexation priorities periodically and update the Comprehensive Plan to reflect those priorities.

WHEREAS, the referenced Annexation Priority Map is found on Page 128 of the Building Bondurant Comprehensive Plan and is attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Annexation Policy included as part of the Building Bondurant Comprehensive Plan is hereby adopted.

Passed this 17th day of January 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Mackenzie				
Peffer				
Sillanpaa				

Annexation Policy

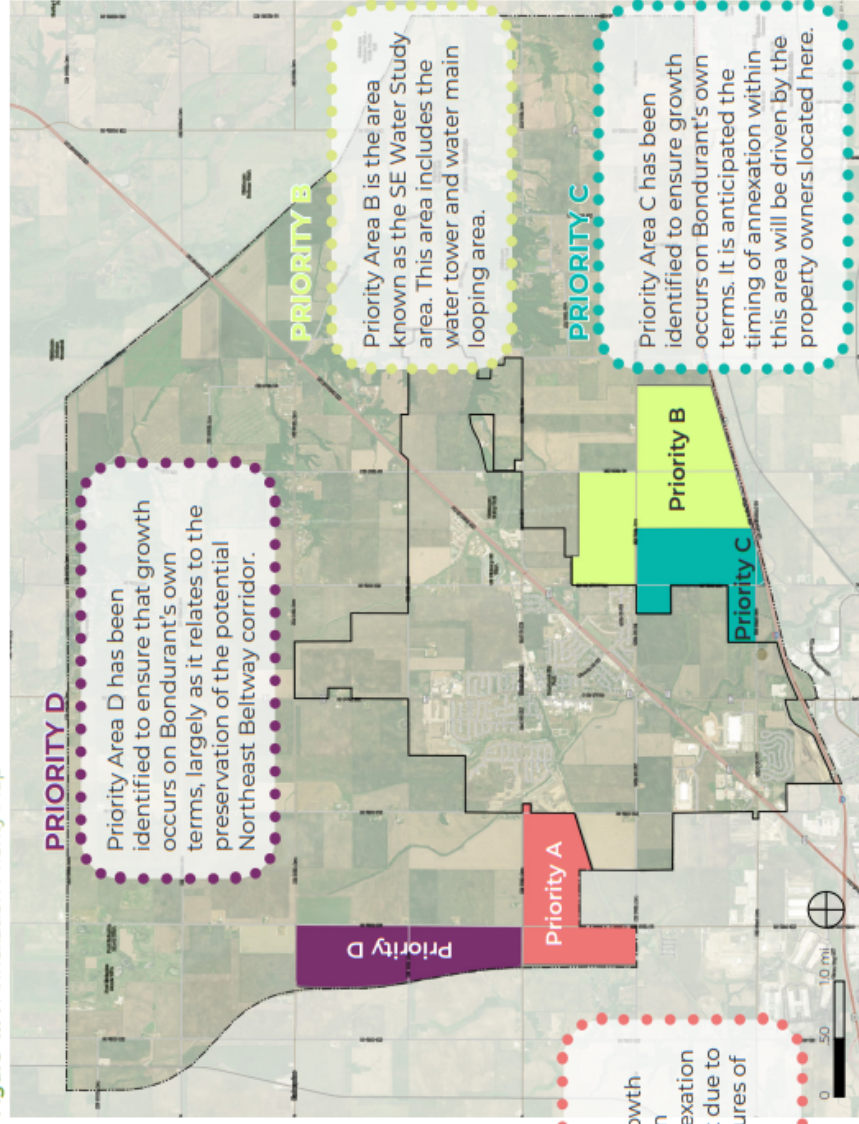
Annexation Priority Map

Annexation Priorities

In coordination with the City, an annexation priority map has been prepared to identify short- and long-term plans for annexation into Bondurant city limits. Figure 4.14 highlights the priority areas and why they were identified as annexation sites. The following page describes annexation policy practices the City of Bondurant should adhere to as annexations come about.



Figure 4.14 Annexation Priority Map





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

Item No. 5.m.
For Meeting of 1/17/2023
Resolution

TITLE: - Resolution approving RFQ for Grant Street Realignment/Central District Stormwater Improvements Design and Funding Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff have put together this RFQ for the City of Bondurant to invite engineering firms to submit qualifications for the project as outlined below.

Project Overview: This project provides for the planning, design, and funding identification and pursuit for the realignment, expansion, and reconstruction of Grant Street S and the first phase of the Central District Stormwater Improvements, as identified in the [Master Plan](#) recently adopted by the City Council.

Location: This project covers the Grant St S corridor from Highway 65/NE Hubbell Ave. to approximately 900 feet north of 32nd Street SE and also the first phase of the Central District Stormwater Improvement Master Plan area. (See attached project map).

Schedule: The schedule of the proposed improvements is anticipated as follows:

- FY 24-26: Planning, Design, Funding Identification and Grant Applications
- FY25-28: Construction, including bid packages anticipated for earthwork and grading, roadway and Utility Improvements, and Park and trail amenities.

Professional Services: The professional services to be performed by the consultant shall include services necessary for the planning, design, and funding identification and pursuit for the following improvements.

- Realignment and reconstruction of Grant Street S.
- Construction of an unnamed street connection from 15th Street SE and Grant St S.

- Construction of Phase I of the Master Plan for the Central District Stormwater Improvements includes the Central Park basin, loop trail, north gateway and parking, flexible lawns, and boardwalk.

Anticipated services include but are not limited to:

- Project Management
- Development of staging plan
- Traffic Studies and engineering
- Street and roadway design and engineering
- Sanitary sewer, storm sewer, water main and utility design and engineering
- Bridge Engineering
- Stormwater/Lake Engineering
- Geotechnical Engineering
- Topographic Survey
- Boundary Survey
- Acquisition Plat Preparation
- Coordination and meeting with individual property owners
- Land Acquisition Services
- Permitting
- Utility Coordination and Relocation
- Development of a framework for a regional stormwater connection fee district
- Funding source identification and grant application preparation and submittals – anticipated for no less than 3 years

It is anticipated that construction phase services, if required, will be included via supplement agreement, and are not anticipated as part of the initial scope of services.

FUNDING SOURCE: Budgeted Engineering Services

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230117-08
2. 2022 RFP Grant Street S

CITY OF BONDURANT
RESOLUTION NO. 230117-08

RESOLUTION APPROVING RFQ FOR THE GRANT STREET S.
REALIGNMENT/CENTRAL DISTRICT STORMWATER IMPROVEMENTS DESIGN
AND FUNDING

WHEREAS on January 18th, 2023, the City of Bondurant intends to publish the RFQ for the Grant Street S. Realignment/Central District Stormwater Improvements Design and Funding; AND

WHEREAS the City of Bondurant proposes the scope of the work as follows:

Project Overview: This project provides for the planning, design, and funding identification and pursuit for the realignment, expansion, and reconstruction of Grant Street S and the first phase of the Central District Stormwater Improvements, as identified in the [Master Plan](#) recently adopted by the City Council.

Location: This project covers the Grant St S corridor from Highway 65/NE Hubbell Ave. to approximately 900 feet north of 32nd Street SE and also the first phase of the Central District Stormwater Improvement Master Plan area. (See attached project map).

Schedule: The schedule of the proposed improvements is anticipated as follows:

- FY 24-26: Planning, Design, Funding Identification and Grant Applications
- FY25-28: Construction, including bid packages anticipated for earthwork and grading, roadway and Utility Improvements, and Park and trail amenities.

Professional Services: The professional services to be performed by the consultant shall include services necessary for the planning, design, and funding identification and pursuit for the following improvements.

- Realignment and reconstruction of Grant Street S.
- Construction of unnamed street connection from 15th Street SE and Grant St S.
- Construction of Phase I of the Master Plan for the Central District Stormwater Improvements including Central Park basin, loop trail, north gateway and parking, flexible lawns, and boardwalk.

Anticipated services include but are not limited to:

- Project Management
- Development of staging plan
- Traffic Studies and engineering
- Street and roadway design and engineering
- Sanitary sewer, storm sewer, water main and utility design and engineering
- Bridge Engineering
- Stormwater/Lake Engineering
- Geotechnical Engineering
- Topographic Survey
- Boundary Survey

- Acquisition Plat Preparation
- Coordination and meeting with individual property owners
- Land Acquisition Services
- Permitting
- Utility Coordination and Relocation
- Development of a framework for a regional stormwater connection fee district
- Funding source identification and grant application preparation and submittals – anticipated for no less than 3 years

It is anticipated that construction phase services, if required, will be included via supplement agreement, and are not anticipated as part of the initial scope of services.;
AND

WHEREAS the City Council approves the RFQ for the Grant Street S./Central District Stormwater Improvements Design and Funding.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the RFQ for the Grant Street S./Central District Stormwater Improvements Design and Funding is hereby approved.

Passed this 17th day of January 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				

Peffer				
Sillanpaa				

January 18th, 2023

Request for Qualifications

The City of Bondurant invites engineering firms to submit qualifications for the project listed and described below. Staff will respond to those firms who submit qualifications within 30 days of the specified submittal date.

PROJECT INFORMATION

Grant Street S Realignment/Central District Stormwater Improvements Design and Funding

Project Overview: This project provides for the planning, design, and funding identification and pursuit for the realignment, expansion, and reconstruction of Grant Street S and the first phase of the Central District Stormwater Improvements, as identified in the [Master Plan](#) recently adopted by the City Council.

Location: This project covers the Grant St S corridor from Highway 65/NE Hubbell Ave. to approximately 900 feet north of 32nd Street SE and also the first phase of the Central District Stormwater Improvement Master Plan area. (See attached project map).

Schedule: The schedule of the proposed improvements is anticipated as follows:

- FY 24-26: Planning, Design, Funding Identification and Grant Applications
- FY25-28: Construction, including bid packages anticipated for earthwork and grading, roadway and Utility Improvements, and Park and trail amenities.

Professional Services: The professional services to be performed by the consultant shall include services necessary for the planning, design, and funding identification and pursuit for the following improvements.

- Realignment and reconstruction of Grant Street S.
- Construction of unnamed street connection from 15th Street SE and Grant St S.
- Construction of Phase I of the Master Plan for the Central District Stormwater Improvements including Central Park basin, loop trail, north gateway and parking, flexible lawns, and boardwalk.

Anticipated services include but are not limited to:

- Project Management
- Development of staging plan
- Traffic Studies and engineering
- Street and roadway design and engineering
- Sanitary sewer, storm sewer, water main and utility design and engineering
- Bridge Engineering
- Stormwater/Lake Engineering
- Geotechnical Engineering
- Topographic Survey

- Boundary Survey
- Acquisition Plat Preparation
- Coordination and meeting with individual property owners
- Land Acquisition Services
- Permitting
- Utility Coordination and Relocation
- Development of a framework for a regional stormwater connection fee district
- Funding source identification and grant application preparation and submittals – anticipated for no less than 3 years

It is anticipated that construction phase services, if required, will be included via supplement agreement, and are not anticipated as part of the initial scope of services.

BASIS OF EVALUATION AND CONTRACT AWARD

Received qualifications will be evaluated, scored, and ranked by a project evaluation team based on the following criteria:

- Qualifications and Key Personnel (40 points)
 - Project Approach (50 points)
 - Reference Projects/Related Experience. (10 points)
- Submittal Maximum Points: 100 points

The award of a professional services contract will be based on this evaluation, pending negotiations with the top ranked firm. The City also reserves the right to request interviews with consultants if deemed necessary by the Evaluation and Selection Committee to making their final determination.

The Selection Committee consists of several members of the Public Works Department, Planning Department, City Administration, and other City departments as needed. Submittals will be reviewed based on the submittal contents described below and evaluated based on the evaluation criteria. The firm deemed best qualified by the Selection Committee will be selected for negotiations related to final project design scope and fee. Should the City and Consultant not be able to reach an agreement regarding project scope and fee, the City reserves the right to negotiate with the firm determined by the City to be the next most qualified.

The intent of the qualifications submittal process is to allow the city to evaluate, rank and select the most qualified firm based on the identified needs of the city. The skills, areas of expertise, and capabilities that the City believes are necessary for successful design and funding of the project will be evaluated and factored in the selection process. In all cases, the City reserves the right to select a consultant firm and award contracts that are in the best interests of the City. The City does not guarantee the award of any contract and reserves the right to not award a contract for any project. The City reserves the right to consider experience(s) with consultants on past City projects in the scoring of submittals and the selection of consultants. Should a consultant fail to perform in a satisfactory manner on a current or future project, as determined by the City, the City reserves the right to eliminate the consultant from consideration for future contracts as a part of this selection process.

Consultants are responsible for errors and omissions in their submittals. No error or omission will diminish the submitter's obligations to the City. The City of Bondurant may reject any or all submissions without penalty. The City, at its discretion, may waive immaterial defects and minor irregularities in any submittal.

SUBMITTAL CONTENTS

To standardize submittals and simplify the comparison and evaluation of responses, all submittals must be organized in the manner set forth below, separated into sections, and appropriately labeled. However, specific requirements for each section have been minimized in order to allow for flexibility for each firm to provide information they feel best conveys their qualifications. All information and materials requested shall be provided in the submittal under a single cover. The submittal length shall be limited to a maximum number of 20 pages, based on the sections described below, not including dividers and covers. Minimum font size shall be ten (10) point.

Cover Letter – The letter should state the firm's interest in being considered for selection and pertinent information for the firm's contact person.

General Firm Profile – A general description of the firm is required. Describe the general nature of services provided by the firm, the location of main and branch offices, and the number of years the firm has provided services similar to those included in the Request for Qualifications. Any sub-consultants who are expected to be a part of the design team should be identified.

Key Personnel – Provide information indicating anticipated key personnel, relationship to specific types of projects, and their positions within the firm. It is a requirement of the City that the key personnel identified during the consultant selection process will participate in and execute the project. Substitution of key personnel after selection will require approval by the City as project lead professionals are considered essential. Please indicate the persons possessing the licenses and certifications necessary to perform the type of work being requested.

Project Approach – A description of anticipated project approach, including technical and management factors that will lead to quality projects. Respondents are encouraged to use this section of the submittal to address unique understanding, knowledge and/or abilities of the firm as they apply to the project categories included in the Request for Qualifications. Competitive advantages or special capabilities of project teams should be highlighted in this section. The project approach should be structured to include information related to the firm's general project approach, as well as any specialized or specific project approach information for the project.

Reference Projects – A listing of three to five reference projects shall be provided. Reference projects should be of similar size and scope to the Grant Street S and Phase I of the Central District Stormwater Improvements. Particular emphasis should be placed on innovative, sustainable, and cost-effective solutions. Indicate which key personnel were involved in the reference projects and their role in the reference projects. The provided information should also include the final design contract costs, final construction costs and final change order costs for each project. If the project is not yet completed/accepted, the costs may be estimated as accurately as possible. However, at least 50% of the submitted reference projects shall be completed, accepted, and include final cost information. All reference projects shall include contact information for the project owner(s), the nature of the firm's scope of work on the project, and the date the contract started and ended.

Billing Rates – Provide current billing rates for firm personnel, including rates of staff included in the submittal, at a minimum. Billing rates for consultants will be locked at the rates provided for all contracts awarded through December 31, 2023.

Conflicts of Interest – Section 362.5 of the Iowa Code prohibits a City officer or employee from having an interest in a contract with the City. No employee or officer of the City, which includes members of the City Council and City boards and commissions, may have an interest, either direct or indirect, in any consultant agreement, that does not fall within the exceptions to said statutory provision enumerated in Section 362.5 Identify any relationship that has existed, or presently exists with the City of Bondurant, its staff or members of the City Council and city boards and commissions that may interfere with fair competition or may be a possible conflict of interest for either party. If no relationship has existed or does not presently exist, Consultant shall make that statement in their submittal (companies are subject to disqualification on the basis of any potential for conflict of interest as determined by the City of Bondurant).

SUBMITTAL OF QUALIFICATIONS

Please provide an electronic PDF copy of the qualifications to the email address below:

jhorton@cityofbondurant.com

DEADLINE: The submittal deadline for the project is 4:00 PM Monday, February 20th, 2023.

Thank you for your interest in working with the City of Bondurant and we look forward to hearing from you.

INQUIRIES

Inquiries to clarify the requirements of the Request for Qualifications must be in writing and can be directed to John Horton at jhorton@cityofbondurant.com. All inquiries must be made no later than **February 13th, 2023, at 4:00 p.m.** All questions received, including responses, will be posted under the Government Section and Request for Proposals/Qualifications subsection of the City's website at www.cityofbondurant.com.

Requests for meetings with individual consultants will not be accepted.

Additionally, a meeting where prospective bidders can ask questions in person will be held **January 30th, 2023, at 1:30 p.m.** at Bondurant City Hall (200 Second Street NE, Bondurant, IA, 50035).



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

Item No. 5.n.
For Meeting of 1/17/2023
Resolution

TITLE: - Resolution approving Change Orders No. 5 & No. 6 to Thorpe Contracting LLC for additional work related to the Franklin Street Water Main Project in the amount of \$24,933.11

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve change orders #5, #6, in the amount of \$24,933.11 related to added work needed for the project. Each change order is described below.

CO #5 is for added work and fittings needed to make the adjustments needed to place the new water main around Northern Natural Gas valve station. This was not an anticipated change as Northern Natural Gas had approved the designed alignment. This issue was brought to our attention when attempting to complete the section around the valve station. The total for CO #5 is \$16,114.11.

CO #6 is for additional pipe, fittings and labor to install a connection to the existing Quail Run Plat 4 development 8-inch water main along Westgate Dr. The total for CO #3 is \$8,819.00.

FUNDING SOURCE: Utility Fund/Connection Fee District

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230117-09
2. Change Order No. 5
3. Change Order No. 6

CITY OF BONDURANT
RESOLUTION NO. 230117-09

RESOLUTION APPROVING CHANGE ORDERS #5, #6, FOR THE FRANKLIN
STREET WATER MAIN PROJECT TO THORPE CONTRACTING LLC. IN THE
AMOUNT OF \$24,933.11

WHEREAS the Franklin Street Water Main Project Change Orders #5 and #6 were submitted on December 14th, 2022; AND

WHEREAS Change Order #5 is for added work and fittings needed to make the adjustments needed to place the new water main around Northern Natural Gas valve station. This was not an anticipated change as Northern Natural Gas had approved the designed alignment. This issue was brought to our attention when attempting to complete the section around the valve station. Total for CO #5 \$16,114.11; AND

WHEREAS Change Order #6 is for additional pipe, fittings, and labor to install a connection to the existing Quail Run Plat 4 development 8-inch water main along Westgate Dr. Total for CO #3 \$8,819.00; AND

WHEREAS City Staff have reviewed the change order for accuracy; AND

WHEREAS the total amount for Change Order #5 and #6 \$24,933.11.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the change orders #5 and #6 to Thorpe Contracting LLC for the Franklin Street Water Main Project in the amount of \$24,933.11 is hereby approved.

Passed this 17th day of January 2023,

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 Request #5

Thorpe Contracting, LLC
PO Box 220
Adel, IA 50003

To:	City of Bondurant	From:	Thorpe Contracting, LLC
Attn:	John Horton	Attn:	Chris Field
Project:	Franklin St. Water Main 2022	Date	12/14/2022

Description of Change Order:

It was determined that the 24" casing bore alignment would be moved to the West side of the NNG valve station. This new alignment has placed the casing bore between Franklin St. and the NNG valve station. The new alignment has created a vertical and horizontal offset on both the North and South ends of the casing bore. The new offsets will require additional fittings, pipe, concrete, rock, labor, and equipment time. The total change order price will be \$16,114.11. The breakdown of the change order is as follows.

<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Extended Cost</u>
Pipe/Fittings	LS	1	\$8,863.66
Labor	Hrs	75	\$5,105.53
Equipment	Hrs	75	\$2,144.92
<u>Change Order Total</u>			<u>\$16,114.11</u>

Change Order Request #6

Thorpe Contracting, LLC
PO Box 220
Adel, IA 50003

To:	City of Bondurant	From:	Thorpe Contracting, LLC
Attn:	John Horton	Attn:	Chris Field
Project:	Franklin St. Water Main 2022	Date	12/14/2022

Description of Change Order:

A new watermain connection was needed for the Quail Run Development on the SE corner of Westridge St. SW and Franklin St. SW. The connection was made from the new 12" watermain to the existing 8" watermain for Quail Run. The new connection required new 8" watermain, fittings, rock, concrete, labor, and equipment time. The final cost for the new connection is \$8,819.00. The cost breakdown for the connection is as follows.

<u>Description</u>	<u>Unit</u>	<u>Estimated</u>	<u>Extended</u>
		<u>Quantity</u>	<u>Cost</u>
Pipe/Fittings	LS	1	\$5,440.00
Labor	Hrs	33	\$2,256.00
Equipment	Hrs	40	\$1,123.00
		<u>Change Order Total</u>	<u>\$8,819.00</u>



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

Item No. 5.o.
For Meeting of 1/17/2023
Resolution

TITLE: - Resolution of endorsement for the City of Bondurant's application to Polk County through the Polk County Community Development Grant Program for the Bondurant Recreational Sports Complex Parking Lot

CONTACT PERSON:

Tiffany Luing, Economic Development Coordinator

BRIEF HISTORY & ANALYSIS: Polk County is now accepting applications through January 31st for the Polk County Community Development Grant for up to \$100,000 in grant funding per project. The City's grant application is requesting partial funding of the \$200,000 parking lot project at the Bondurant Recreational Sports Complex that will be comprised of 140 parking stalls. This parking lot will provide needed parking in the area as currently there is a shortage leading to safety issues nada less utilization of fields than capable.

Requested funds can be used for:

- Materials for the parking lot
- Supplies needed
- Labor services
- Engineering services

This grant application requests \$100,000. The City of Bondurant will provide the remaining funds of \$100,000 to fulfill this project either through the general fund or through other awarded grants.

FUNDING SOURCE: Grants and General Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230117-10

CITY OF BONDURANT
RESOLUTION NO. 230117-10

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S GRANT
APPLICATION REQUEST TO POLK COUNTY FOR THE POLK COUNTY COMMUNITY
DEVELOPMENT GRANT FOR THE BONDURANT RECREATIONAL SPORTS COMPLEX
PARKING LOT.

WHEREAS, Lake Petocka/Bondurant Recreational Sports Complex (BRSC) Improvements as identified in the 2015 Community Visioning Plan AND

WHEREAS, Continue making improvements to existing parks and expand community's park system as population growth warrants such expansion as identified in the 2015 Community Visioning Plan AND

WHEREAS, Objective 5.1 of the 2015 Community Visioning Plan reads encourage the City of Bondurant to construct an expanded parking lot area to accommodate growing need as park usage continues to increase AND

WHEREAS, Chapter 9 Existing Bondurant Parks and Recreation Master Plan states 6. Continue to enhance Lake Petocka, canoe landing, bank stabilization, security lighting, fishing dock, relocate ball field to BRSC and additional parking AND

WHEREAS, Policy 19B of the City's 2022 Comprehensive Plan Reads: Continue development of currently under or unprogrammed parks in Bondurant AND

WHEREAS, Action Item 19A of the City's 2022 Comprehensive Plan Reads: continue to activate and expand access to Lake Petocka for recreational and educational uses AND

WHEREAS, Policy 20D of the City's 2022 Comprehensive Plan Reads: Routinely monitor the lifecycle of programs and facilities to ensure they continue to meet the needs of the community AND

WHEREAS, The City of Bondurant will provide funding up to \$100,000 toward this \$200,000 project.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council authorizes City Staff to submit the City's request to Polk County for the Polk County Community Development Grant Application for the Bondurant Recreational Sports Complex Parking Lot.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 17th day of January, 2023.

Passed this day of January 17th, 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 5.p.
For Meeting of 1/17/2023
Resolution

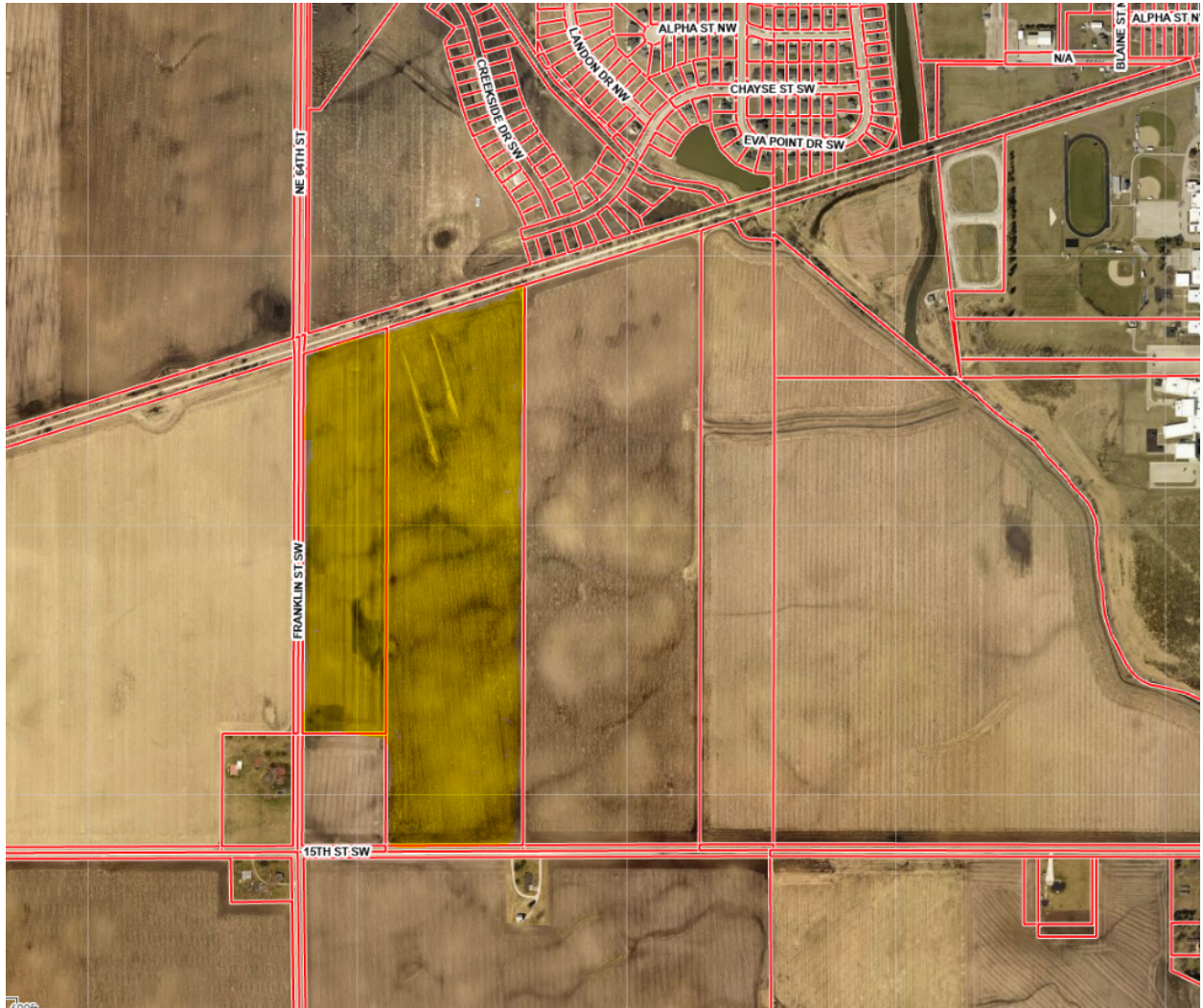
TITLE: - Resolution affixing a date for a public hearing to consider a rezoning from the City's Agricultural (A-1) District to the Limited Industrial (M-1) District on Parcels 231/00214-002-000 and 231/00214-004-000

CONTACT PERSON:

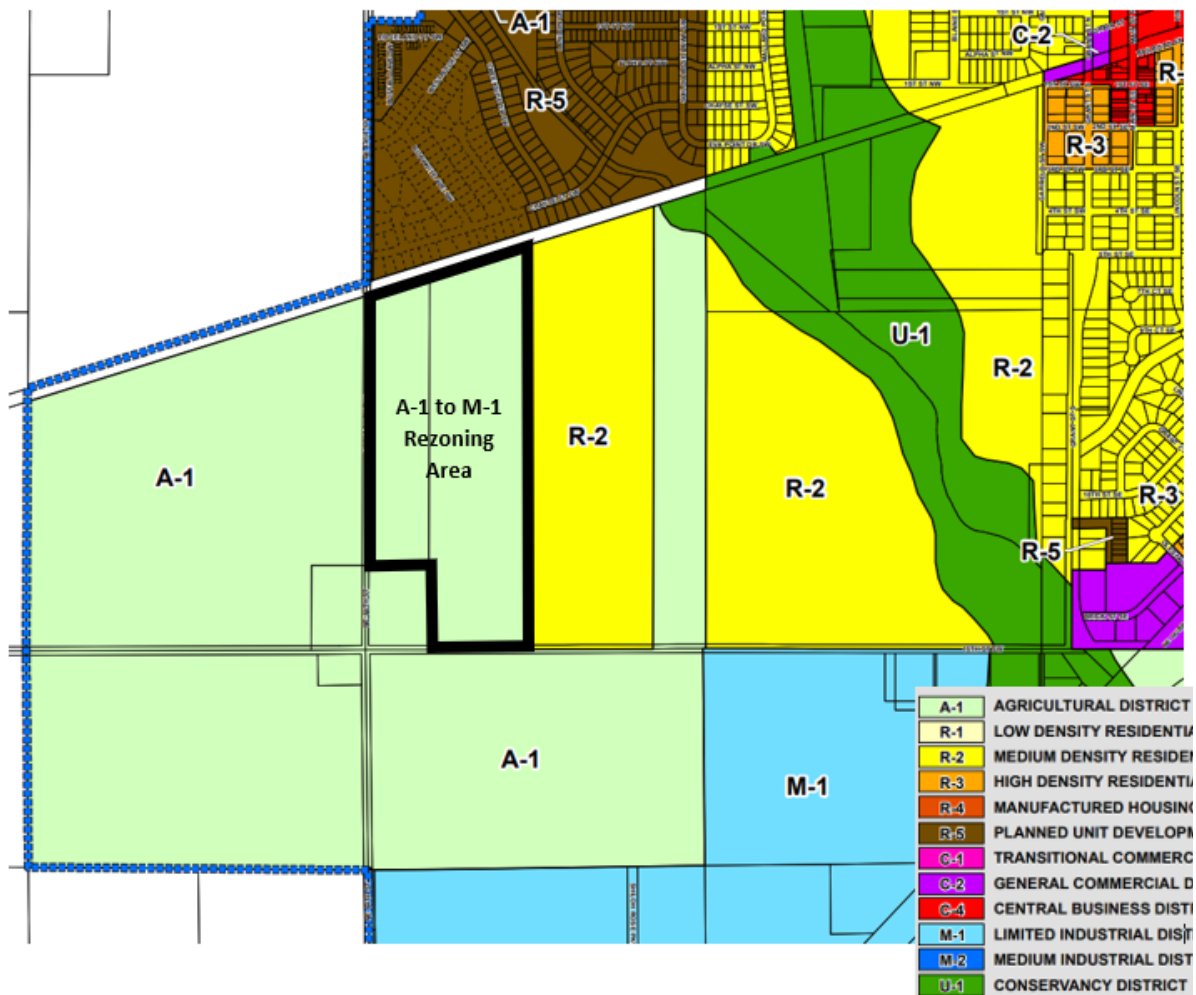
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution affixes a date for a public hearing on February 20, 2023 to consider a rezoning from the City's Agricultural (A-1) District to the Limited Industrial (M-1) District on Parcels [231/00214-004-000](#) and [231/00214-002-000](#). These two parcels, highlighted in yellow below, are located along 15th Street SW and Franklin Street SW/NE 64th Street. Parcel [231/00214-004-000](#) is owned by Bondurant Land LLC and Parcel [231/00214-002-000](#) is owned by Gholds LLC. While this rezoning is considered a City Council-initiated rezoning, the property owner of both parcels has indicated his support of the proposed rezoning to M-1. The [Future Land Use Map](#) included as part of the Building Bondurant Comprehensive Plan designates a Future Land Use category of Business Park/Light Industrial on these two rezoning parcels. It is anticipated the Planning & Zoning Commission will hold their required public hearing on February 9, 2023. A more detailed Brief History & Analysis will be included as part of the February 20, 2023 Public Hearing agenda statement document.

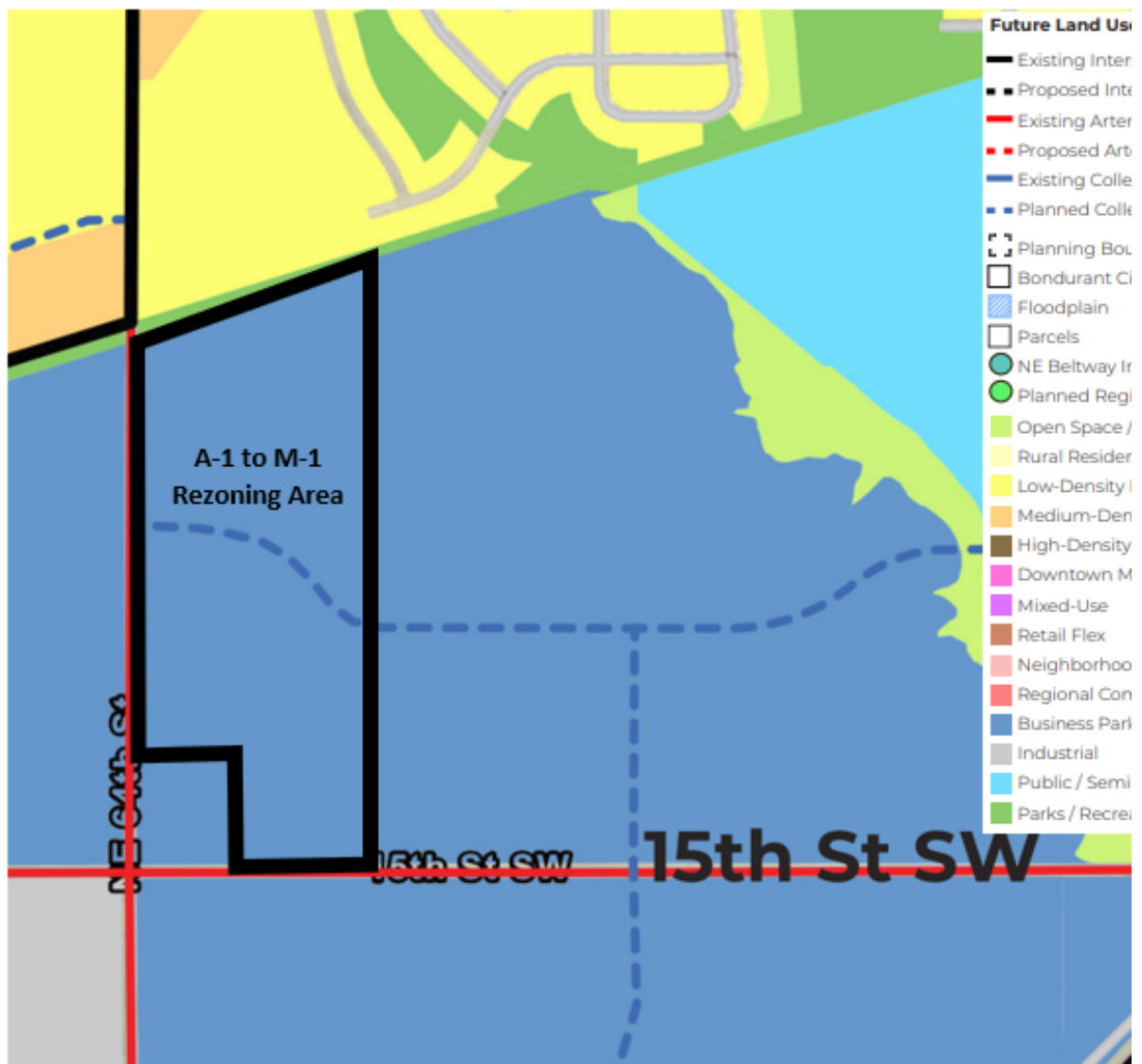
Area Map



Existing Zoning Map (Regulatory)



Future Land Use Map (Guidance for Rezoning)



FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230117-11

CITY OF BONDURANT
RESOLUTION NO. 230117-11

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

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

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

LOT 1 (EXCEPT THE WEST 25 FEET AND EXCEPT THE SOUTH 655 FEET THEREOF), LOT 2 (EXCEPT THE SOUTH 655 FEET THEREOF), AND LOT 3 (EXCEPT THE SOUTH 655 FEET THEREOF), ALL IN BONDURANT FARMS, AN OFFICIAL PLAT IN POLK COUNTY, IOWA; AND

LOTS 4, 5, 6, AND 7 IN BONDURANT FARMS, AN OFFICIAL PLAT, NOW INCLUDED AND FORMING A PART OF THE CITY OF BONDURANT, IOWA.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 21st day of February, 2023 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 17th day of January, 2023.

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 February 21, 2023 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to rezone property from the Agricultural (A-1) District to the Light Industrial (M-1) District, on property described as follows:

LOT 1 (EXCEPT THE WEST 25 FEET AND EXCEPT THE SOUTH 655 FEET THEREOF), LOT 2 (EXCEPT THE SOUTH 655 FEET THEREOF), AND LOT 3 (EXCEPT THE SOUTH 655 FEET THEREOF), ALL IN BONDURANT FARMS, AN OFFICIAL PLAT IN POLK COUNTY, IOWA; AND

LOTS 4, 5, 6, AND 7 IN BONDURANT FARMS, AN OFFICIAL PLAT, NOW INCLUDED AND FORMING A PART OF THE CITY OF BONDURANT, IOWA.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



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

Item No. 5.q.
For Meeting of 1/17/2023
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider text amendments to Section 178.13 of the Zoning Code regarding adding language inadvertently excluded from Ordinance 221107-213

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: On December 5, 2022 City Council adopted the final ordinance reading for Ordinance #221107-213; this ordinance is attached. As staff was updating the master version of the Zoning Code to reflect the text amendments associated with this ordinance, it was noticed that a portion of the proposed text amendment was inadvertently excluded from the actual ordinance amending the code. The language that was inadvertently excluded from the attached ordinance included adding the following additional uses of the M-1 District:

HH. Fitness center, or like business.

II. Dance studio, or like business.

The attached resolution sets a public hearing for February 20, 2023 to consider including the above two listed uses as permitted uses of the M-1 (and M-2) Districts, which was the original intent of Ordinance #221107-213.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230117-12
2. ORDINANCE NO. 221107-213 docx

CITY OF BONDURANT
RESOLUTION NO. 230117-12

RESOLUTION SETTING A DATE FOR A PUBLIC HEARING TO CONSIDER TEXT
AMENDMENTS TO SECTION 178.13 OF THE ZONING CODE

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 SECTION: 178.13 – M-1
LIMITED INDUSTRIAL

A public hearing will be held on February 6, 2023 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 January 2023,

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 February 6, 2023 in the Bondurant Community Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to consider text amendments to the following section of the Zoning Code: 178.13 (M-1 Limited Industrial District) to correct language inadvertently excluded from Ordinance 221107-213. All interested parties are encouraged to attend.

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.

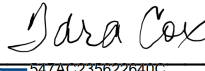
Section 3. SEVERABILITY. If any section, provisions, sentence, clause, phrase or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section, subsection, sentence clause, phrase or part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

DocuSigned by:

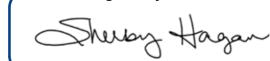


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TARA COX, MAYOR PRO TEM

ATTEST:

DocuSigned by:



2609A3F42EF546A...

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: November 7, 2022

SECOND CONSIDERATION: November 21, 2022

THIRD CONSIDERATION: December 5, 2022



BUSINESS OF THE CITY COUNCIL

**BONDURANT, IOWA
AGENDA STATEMENT**

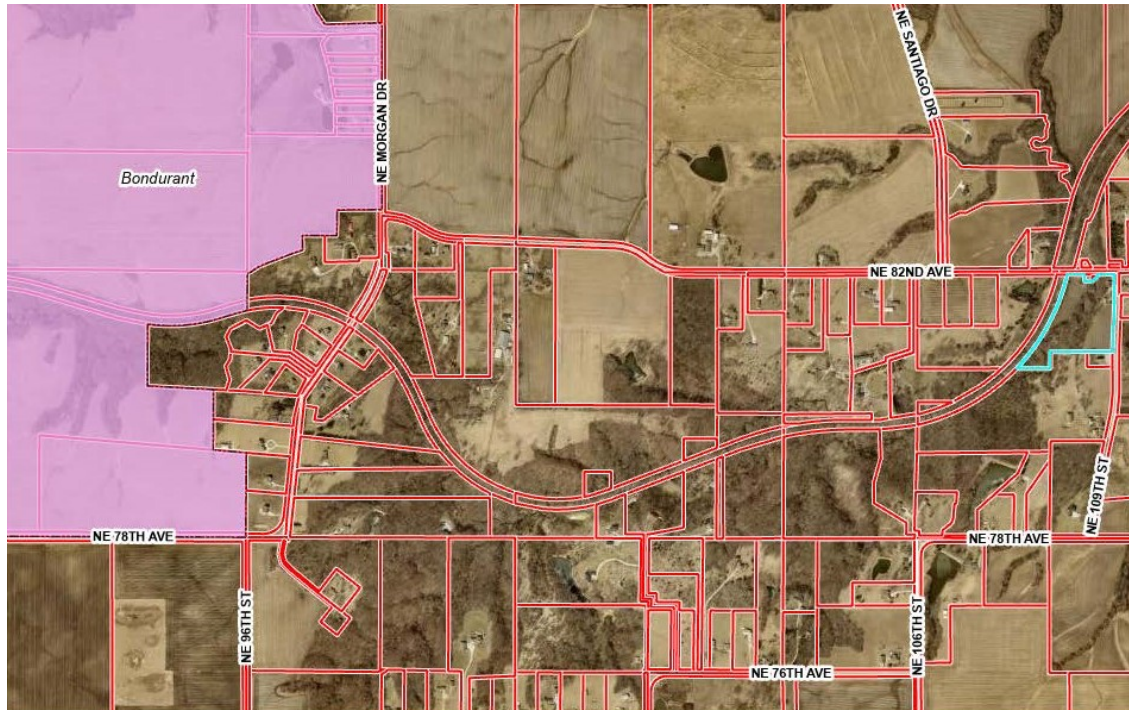
Item No. 5.r.
For Meeting of 1/17/2023
Resolution

TITLE: RESOLUTION NO. 230117-13: Considering approval of the Heartland LM Kellogg Plat 1 Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits.

CONTACT PERSON:

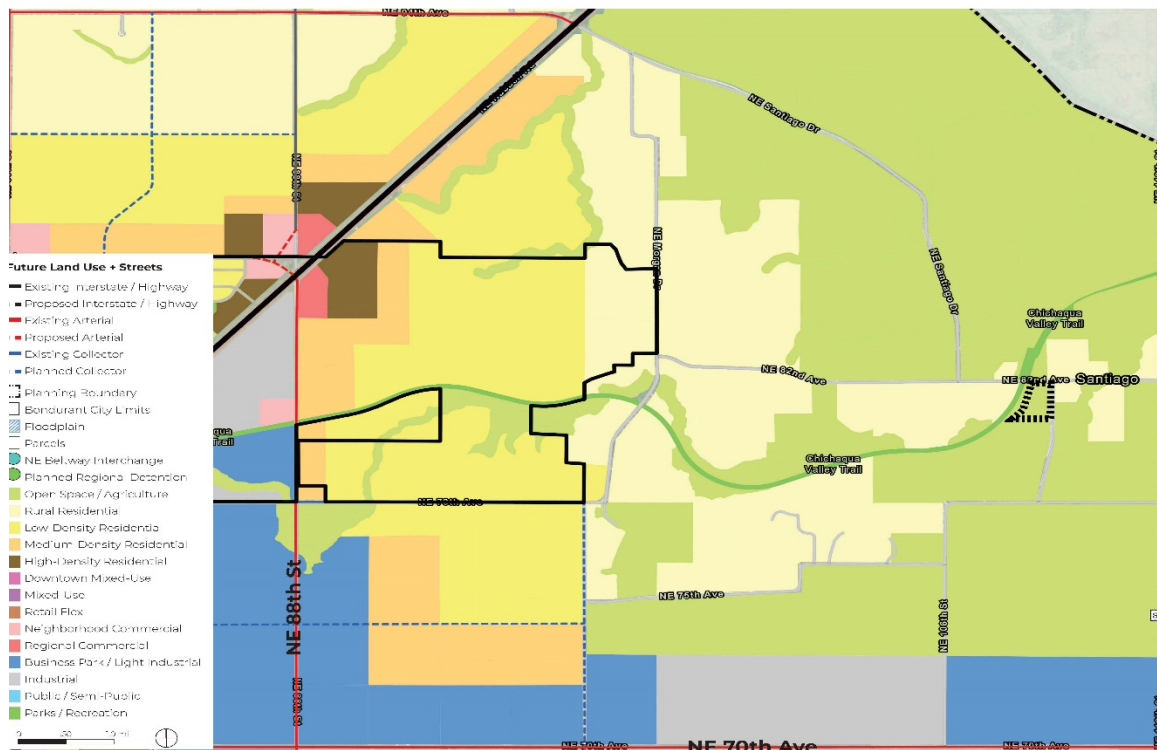
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of the attached Heartland LM Kellogg Plat 1 Preliminary Plat. This preliminary plat is situated in unincorporated Polk County along NE 109th Street and NE 82nd Avenue in the area highlighted below. This area is situated approximately 1.4 miles east of City limits. The subdivision will look to establish two residential lots which front the existing NE 109th Street.



Since this land is situated within 2 miles of Bondurant's city limits, a Subdivision Code review is required by the Planning & Zoning Commission and City Council prior to recording. Staff reviewed Section 180.05 of the Subdivision Code, titled Subdivision Design Standards, and sees no concerns with the subdivision proposed.

Since this land is located in unincorporated Polk County, Polk County has zoning jurisdiction on this land - this means that a permitted use review is conducted by Polk County and not the City of Bondurant. The City's Future Land Use Map included as part of the Comprehensive Plan appears to guide for Open Space/Agricultural on this property as such, the proposed subdivision is consistent with the City's Future Land Use Map.



FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The following options exist for the Planning & Zoning Commission:

1. Approval of Resolution.
2. Approval of Resolution, subject to Subdivision Code clarification comments.
3. Denial of the Resolution
4. Table pending additional comment/feedback.

Staff recommends approval of Resolution regarding approval of the Heartland LM Kellogg Plat 1 Preliminary Plat.

The Planning and Zoning Commission recommended approval of the Heartland LM Kellogg Plat 1 Preliminary Plat by a vote of 7-0 at their January 12, 2023 meeting.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. 230117-XXX
2. Heartland LM Kellogg Plat 1 Preliminary Plat

CITY OF BONDURANT
RESOLUTION NO. 230117-13

RESOLUTION REGARDING APPROVAL OF THE HEARTLAND LM KELLOGG PLAT
1 PRELIMINARY PLAT, A SUBDIVISION IN UNINCORPORATED POLK COUNTY
WITHIN TWO MILES OF BONDURANT'S CITY LIMITS.

WHEREAS Logan Robert Kellogg has submitted a preliminary plat Heartland LM Kellogg Plat, which is described as follows:

ALL THAT PART OF LOTS 1, 12, 13 AND 14 OF THE SUBDIVISION OF SECTION 26 AND 35 IN TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M. LYING EAST OF THE RIGHT-OF-WAY OF THE CHICAGO GREAT WESTERN RAILWAY COMPANY, IN POLK COUNTY, IOWA, EXCEPT EASEMENTS FOR PUBLIC HIGHWAYS FILED IN BOOK 18629 PAGE 214 AND BOOK 19133 PAGE 545

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approves the submitted Heartland LM Kellogg Plat 1 Preliminary Plat, subject to the following Code clarification item:

1. That should any comments be received by City Engineering, Public Works, or Emergency Services, that the plat of survey document be updated accordingly.

Passed this 17th day of January 2023,

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

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

HEARTLAND ML KELLOGG
PLAT I
SHEET I OF I

OWNER/DEVELOPER
LOGAN ROBERT KELLOGG
9180 NE 104TH STREET
BONDURANT, IA 50164
Phone #: (515) 571-0788
Email: logankellogg93@yahoo.com

ZONING
ER - ESTATE RESIDENTIAL DISTRICT

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

LEGAL DESCRIPTION

All that part of Lots 1, 12, 13 and 14 of the Subdivision of Sections 26 and 35 in Township 80 North, Range 22 West of the 5th P.M., lying East of the right-of-way of the Chicago Great Western Railway Company, in Polk County, Iowa, except Easements for Public Highways filed in Book 18629 Page 214 and Book 19133 Page 545

GENERAL NOTES

- IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED OF THIS PROJECT.
- STORM RUNOFF: DURING CONSTRUCTION & GRADING INDIVIDUAL LOT OWNERS WILL ALTER EXISTING TOPOGRAPHY AND SHALL BECOME RESPONSIBLE, THE LOT OWNER THEMSELVES ARE RESPONSIBLE NOT THE DEVELOPER OF THE PLAT OR THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING POST DEVELOPMENT RUNOFF FROM THEIR SITE DOES NOT ADVERSELY AFFECT DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR GRADING THEIR LOT TO CONVEY RUNOFF GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO "NOT":
 - DAMAGE DOWN STREAM PROPERTY.
 - RESTRICT OFF SITE FLOW FROM BEING CONVEYED ACROSS THEIR LOT.
 - CHANGE THE GENERAL DIRECTION OF FLOW OF RUNOFF.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ENSURING THEIR SITE IS GRADED TO PROTECT THEIR PRIVATE PROPERTY FROM ANY AND ALL DAMAGE FROM STORM RUNOFF GENERATED ONSITE OR OFF SITE.
 - INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF TO BECOME CONCENTRATED FLOW WITHOUT PROVIDING PROTECTION FOR DOWNSTREAM PROPERTY.
- RELOCATION OF ANY ENTRANCE OR UTILITY TO CONFORM TO THE REQUIREMENTS OF THIS PLAT WILL BE AT THE DEVELOPERS EXPENSE.
- ALL MAILBOXES LOCATED IN POLK COUNTY RIGHT-OF-WAY MUST BE OF BREAKAWAY DESIGN.
- UTILITY EASEMENTS ARE DEDICATED FOR THE USE OF ANY PUBLIC UTILITY.
- SEWER SYSTEM: LATERAL FIELD AND SEPTIC TANK, ALTERNATE WASTE WATER SYSTEMS MAY BE REQUIRED.
- DUE TO SOIL TYPES, LIMITATIONS, AND DISTURBANCE, ALTERNATIVE SEPTIC SYSTEMS MAY BE REQUIRED. INDIVIDUAL WASTEWATER TREATMENT SYSTEMS SHALL BE DESIGNED BY AN ENGINEER.
- THE INDIVIDUAL OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE EASEMENT ON THEIR PROPERTY.
- DRAINAGE EASEMENT CROSSING: ANY CULVERTS TO BE USED FOR CROSSING DRAINAGE EASEMENTS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
- SUBSURFACE DRAINAGE FACILITIES: ANY SUBSURFACE DRAINAGE FACILITIES THAT ARE DISTURBED MUST BE RESTORED BY THE PROPERTY OWNER.
- ALL SERVICES TO UTILITIES LOCATED ON THE OPPOSITE SIDE OF THE ROADWAY MUST BE BORED UNDER THE ROADWAY AT THE LOT OWNERS EXPENSE.
- FUTURE DEVELOPMENT OF THE PROPERTY IS SUBJECT TO ARTICLE 1, SECTION 4, "NATURAL RESOURCE PROTECTION, WOODLANDS" OF THE POLK COUNTY ZONING ORDINANCE, WHICH PRESERVES UNIMPAIRED AREAS OF THE PROPERTY. YOUNG WOODLANDS SHALL BE PROTECTED OR MITIGATED AT A MINIMUM OF 50% AND MATURE WOODLANDS AT A MINIMUM OF 75%.
- ANY NEW ENTRANCE WILL REQUIRE A POLK COUNTY ENTRANCE PERMIT.
- ANY WORK IN THE ROW OTHER THAN FOR AN ENTRANCE WILL REQUIRE A POLK COUNTY ROW GRANT PERMIT.
- LOT A & B SHALL BE DEEDED TO POLK COUNTY FOR ROADWAY PURPOSES.

CERTIFICATION

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

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

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

LEGEND

- MONUMENT FOUND AS NOTED
- SECTION CORNER FOUND AS NOTED
- SECTION CORNER SET AS NOTED
- SANITARY MANHOLE AS NOTED
- STORM MANHOLE AS NOTED
- TRAFFIC MANHOLE AS NOTED
- UTILITY MANHOLE AS NOTED
- PHONE MANHOLE AS NOTED
- ELECTRIC MANHOLE AS NOTED
- GAS MANHOLE AS NOTED
- GAS VALVE AS NOTED
- UTILITY POLE AS NOTED
- WELL AS NOTED
- FIREHYDRANT AS NOTED
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- CURB INTAKE AS NOTED
- AREA INTAKE AS NOTED
- HANDICAPPED PARKING AS NOTED
- ELECTRIC TRANSFORMER BOX
- UTILITY BOX AS NOTED
- PERK TEST SITE AS NOTED
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MEASURED DISTANCE OR BEARING
- RECORDED DISTANCE OR BEARING
- EXISTING CONTOUR
- 100' PROPOSED CONTOUR
- FENCE LINE AS NOTED
- BURIED TELEPHONE AS NOTED
- BURIED ELECTRIC AS NOTED
- OVERHEAD UTILITIES
- GAS MAIN AS NOTED
- WATER MAIN AS NOTED
- STORM SEWER AS NOTED
- SANITARY SEWER AS NOTED
- BURIED TELEPHONE
- BURIED CABLE/UTILITIES

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

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



BUSINESS OF THE CITY COUNCIL BONDURANT, IOWA
AGENDA STATEMENT

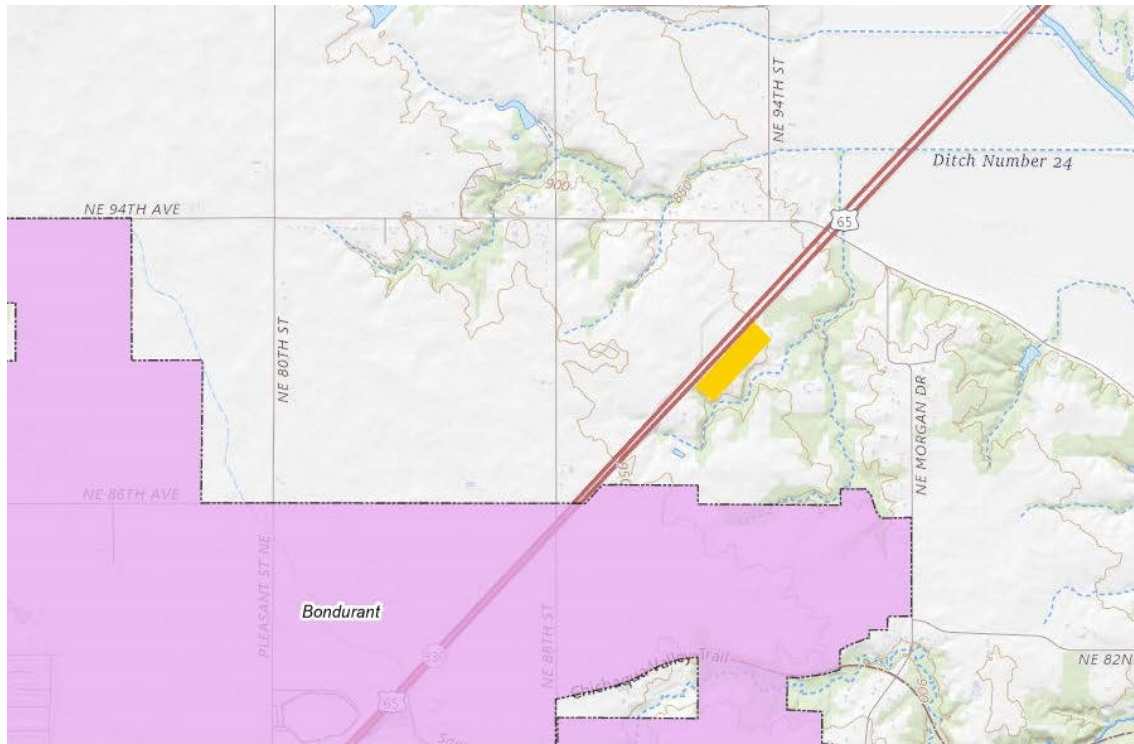
Item No. 5.s.
For Meeting of 1/17/2023
Resolution

TITLE: -RESOLUTION NO. 230117-14: Considering approval of a waiver of review of the Nehring Estates Plat of Survey, a boundary line adjustment in unincorporated Polk County within two miles of Bondurant's city limits.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located in unincorporated Polk County within 2 miles of Bondurant's city limits. Polk County has zoning jurisdiction on this land - meaning that a permitted use review is conducted by Polk County and not the City of Bondurant. The City's Future Land Use Map as part of the 2022 Comprehensive Plan does not extend out to this area proposed for splitting. The subject property is located north-northeast of the Bondurant's corporate limits, just south of NE Hubbell Avenue. The subject property is currently contains an agricultural dwelling. The highlighted area in yellow shows the location of the proposed split.



Comments from City Officials:

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

1. City Engineering – no review comments received to date. The attached resolution takes into account if any changes are requested by the department
2. Public Works – no review comments received to date. The attached resolution takes into account if any change are requested by the department.
3. Emergency Services – no review comments received to date. The attached resolution takes into account if any changes are requested by the department.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The following options exist for the City Council:

1. Approval of Resolution.
2. Approval of Resolution, subject to certain Subdivision Code clarification items being addressed.
3. Denial of Resolution.
4. Table pending additional information.

The Planning and Zoning Commission recommended approval of waiver of review of the Nehring Estates Plat of Survey by a vote of 7-0 at their January 12, 2023 meeting.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES No. 230117-14
2. Plat of Survey
3. Easement Plat
4. Vacation Easement

CITY OF BONDURANT
RESOLUTION NO. 230117-14

RESOLUTION REGARDING APPROVAL OF A WAIVER OF REVIEW OF THE
NEHRING ESTATES PLAT OF SURVEY, A BOUNDARY LINE ADJUSTMENT IN
UNINCORPORATED POLK COUNTY WITHIN TWO MILES OF BONDURANT'S CITY
LIMITS

WHEREAS, Snyder & Associates has submitted a plat of survey on the behalf of the property owner, Blake Pagliai, for Lot 3 of Nehring Estates Plat 1, which is described as follows:

BEGINNING AT THE WESTERLY CORNER OF SAID LOT 3; THENCE NORTH 43°07'52" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 484.09 FEET; THENCE SOUTH 46°52'08" EAST, 418.08 FEET TO THE SOUTHERLY LINE OF SAID LOT 3; THENCE SOUTH 46°33'08" WEST ALONG SAID SOUTHERLY LINE OF LOT 3, A DISTANCE OF 388.30 FEET; THENCE SOUTH 44°21'56" WEST ALONG SAID SOUTHERLY LINE OF LOT 3, A DISTANCE OF 96.51 FEET TO THE SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTH 46°52'08" WEST ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 392.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.49 AC (195,562 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approve of a waiver of review of the submitted Plat of Survey, subject to the following Code clarification item:

1. That should any comments be received by City Engineering, Public Works, or Emergency Services, that the plat of survey document be updated accordingly.

Passed this 17th day of January 2023,

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

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
PT LOT 3
NEHRING ESTATES PLAT 1
SECTION 21-80N-22W

REQUESTED BY:
BLAKE PAGLIAI

PARCEL 2022-1221
A PART OF LOT 3, NEHRING ESTATES PLAT 1, AN OFFICIAL PLAT NOW INCLUDED IN
AND FORMING A PART OF POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF SAID LOT 3; THENCE NORTH 43°07'52" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 484.09 FEET; THENCE SOUTH 46°52'08" EAST, 418.08 FEET TO THE SOUTHERLY LINE OF SAID LOT 3; THENCE SOUTH 46°33'08" WEST ALONG SAID SOUTHERLY LINE OF LOT 3, A DISTANCE OF 388.30 FEET; THENCE SOUTH 44°21'56" WEST ALONG SAID SOUTHERLY LINE OF LOT 3, A DISTANCE OF 96.51 FEET TO THE SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTH 46°52'08" WEST ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 392.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.49 AC (195,562 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

<u>CURVE NO.</u>	<u>DELTA</u>	<u>RADIUS</u>	<u>ARC LENGTH</u>	<u>TANGENT</u>	<u>CHORD</u>	<u>BEARING/DISTANCE</u>
A1	59°14'52"	RT165.45'	160.00'	90.98'	N65°51'59"W	158.18'

04-23-2021

BLAKE W. & CARLIE PAGLIAI
9265 NE HUBBELL RD
BONDURANT, IA 50035

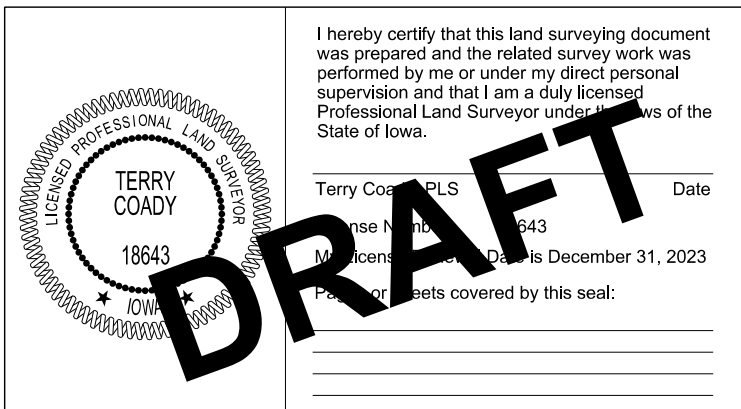
ER - ESTATE RESIDENTIAL DISTRICT

LOT 1 - 8991 NE HUBBELL RD
BONDURANT, IA 50035

LOT 3 - 9265 NE HUBBELL RD
BONDURANT, IA 50035

INTENT OF THIS SURVEY IS A BOUNDARY LINE
ADJUSTMENT. PARCEL 2022-1221 SHALL BE
JOINED PERMANENTLY VIA LOT TIE AGREEMENT
TO THE ADJACENT PROPERTY TO THE
SOUTHWEST, BEING LOT 1 OF NEHRING ESTATES
PLAT 1. PARCEL 2022-1221 DOES NOT CREATE
AN ADDITIONAL DEVELOPMENT RIGHT.

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



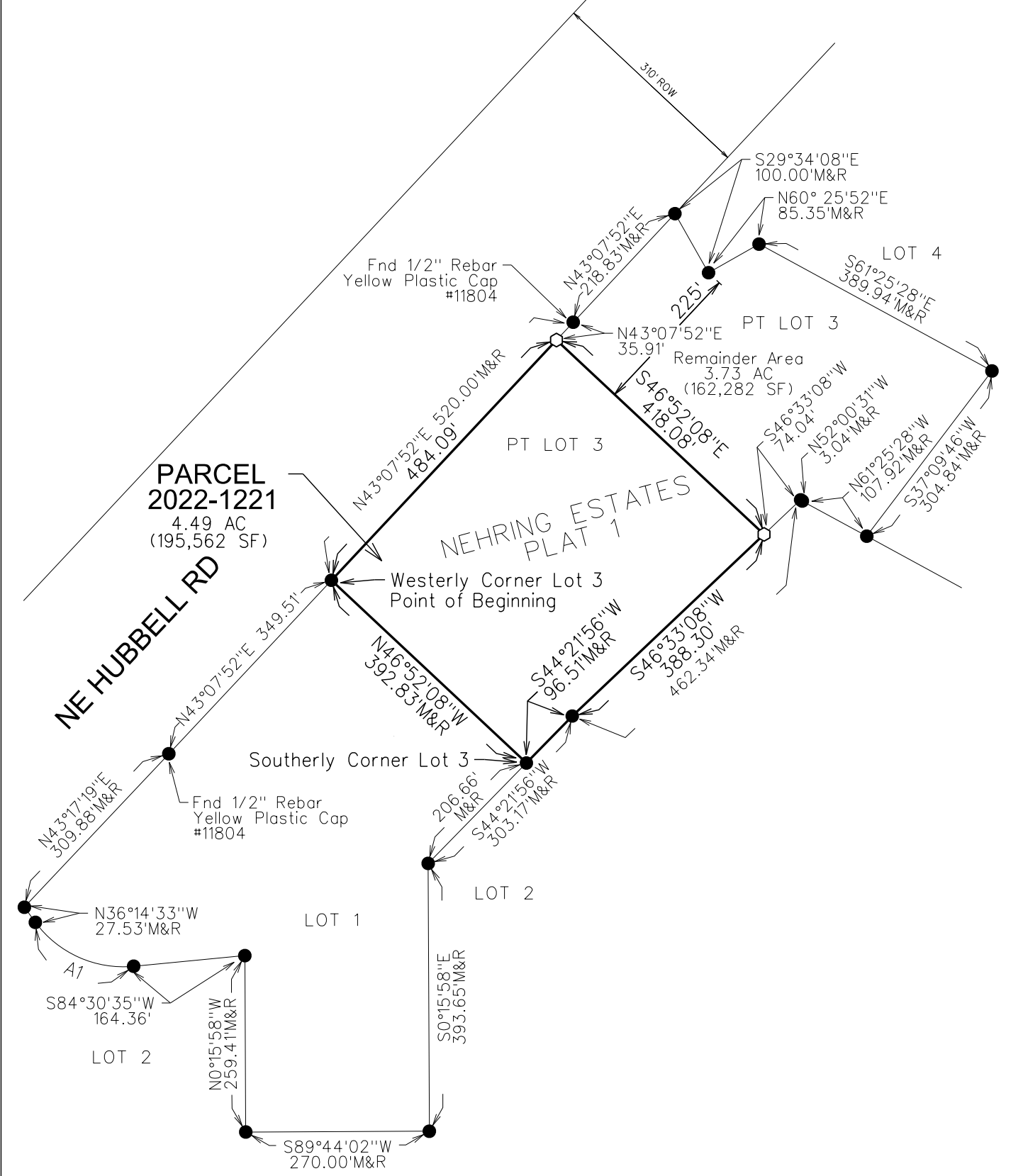
PLAT OF SURVEY - "BOUNDARY LINE ADJUSTMENT"



2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 3
PN: 1221548
FLD BK: 823F PG: 37
DATE: 12/07/22
PM/TECH: TLC/JDP

PLAT OF SURVEY
"BOUNDARY LINE ADJUSTMENT"



OWNERS

LOT 1 LMO INVESTMENTS LLC
8994 NE HUBBELL RD
BONDURANT, IA 50035
LOT 2 BRET NEHRING
8977 NE HUBBELL RD
BONDURANT, IA 50035

DRAFT



PT LOT 3, NEHRING ESTATES PLAT 1
PLAT OF SURVEY - "BOUNDARY LINE ADJUSTMENT"



2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

Table with 2 columns: Field Name, Value. Rows include SHEET (2 OF 3), PN (1221548), FLD BK (823F PG: 37), DATE (12/07/22), PM/TECH (TLC/JDP).



SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
PT LOT 3
NEHRING ESTATES PLAT 1
SECTION 21-80N-22W

REQUESTED BY:
BLAKE PAGLIAI

PUBLIC UTILITY EASEMENT
A PART OF PARCEL 2022-1221 OF LOT 3, NEHRING ESTATES PLAT 1, AN OFFICIAL
PLAT NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA AND
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF SAID PARCEL 2022-1221 AND THE SOUTHERLY CORNER OF SAID LOT 3; THENCE NORTH 46°52'08" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 2022-1221 AND THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 10.00 FEET; THENCE NORTH 44°21'56" EAST, 96.92 FEET; THENCE NORTH 46°33'08" EAST, 377.87 FEET; THENCE NORTH 46°52'08" WEST, 407.46 FEET TO THE NORTHERLY LINE OF SAID PARCEL 2022-1221 AND THE NORTHERLY LINE OF SAID LOT 3; THENCE NORTH 43°07'52" EAST ALONG SAID NORTHERLY LINE, 10.00 FEET TO THE NORTHERLY CORNER OF SAID PARCEL 2022-1221; THENCE SOUTH 46°52'08" EAST, 418.08 FEET ALONG THE EASTERLY LINE OF SAID PARCEL 2022-1221 TO THE CORNER OF SAID PARCEL 2022-1221 AND TO THE SOUTHERLY LINE OF SAID LOT 3; THENCE SOUTH 46°33'08" WEST ALONG SAID SOUTHERLY LINE, 388.30 FEET; THENCE SOUTH 44°21'56" WEST CONTINUING ALONG SAID SOUTHERLY LINE, 96.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 AC (8,926 S.F.).

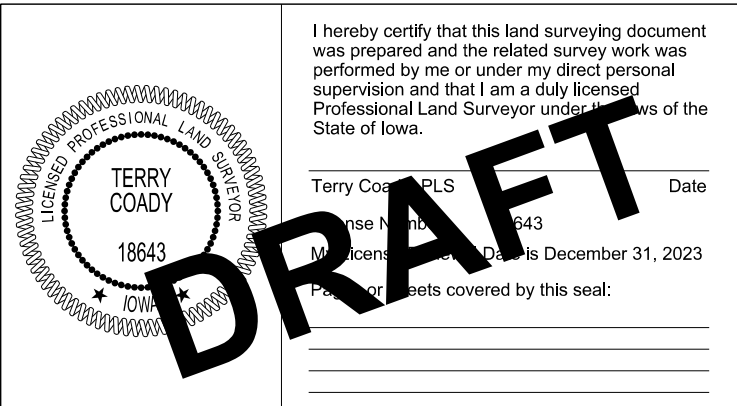
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
A1	59°14'52"	RT165.45'	160.00'	90.98'	N65°51'59"W 158.18'

04-23-2021

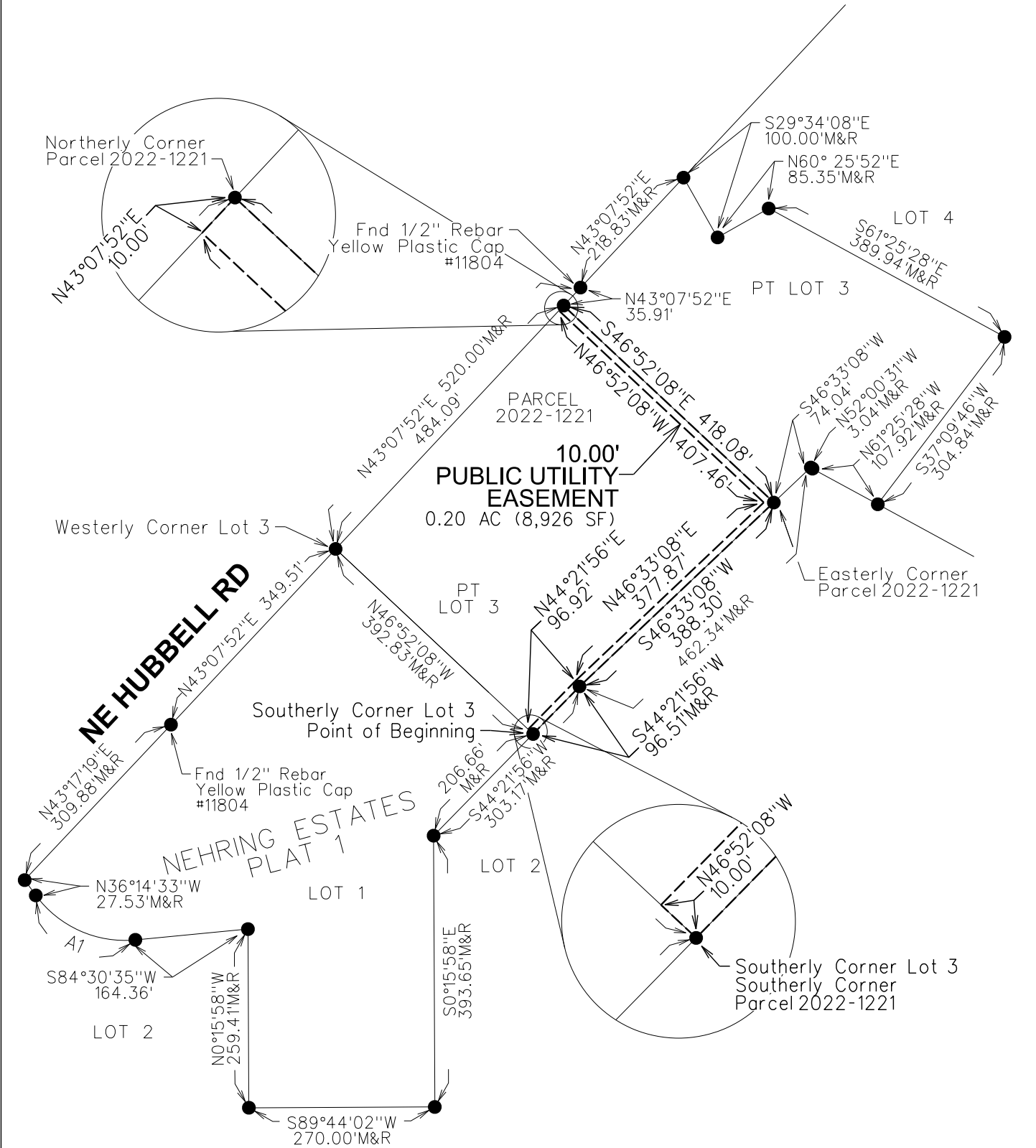
BLAKE W. & CARLIE PAGLIAI
9265 NE HUBBELL RD
BONDURANT, IA 50035

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

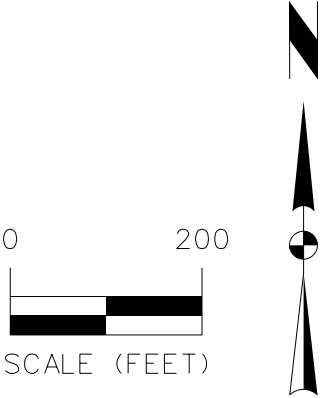


PT LOT 3, NEHRING ESTATES PLAT 1		SHEET 1 OF 2
PUBLIC UTILITY EASMENT		PN: 1221548
		FLD BK: 823F PG: 37
 SNYDER & ASSOCIATES	2727 S.W. SNYDER BLVD.	DATE: 12/07/22
	ANKENY, IA 50023 (515) 964-2020	PM/TECH: TLC/JDP

EASEMENT PLAT



DRAFT



PT LOT 3, NEHRING ESTATES PLAT 1 PUBLIC UTILITY EASMENT	SHEET 2 OF 2
	PN: 1221548
	FLD BK: 823F PG: 37
	DATE: 12/07/22
	PM/TECH: TLC/JDP



2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

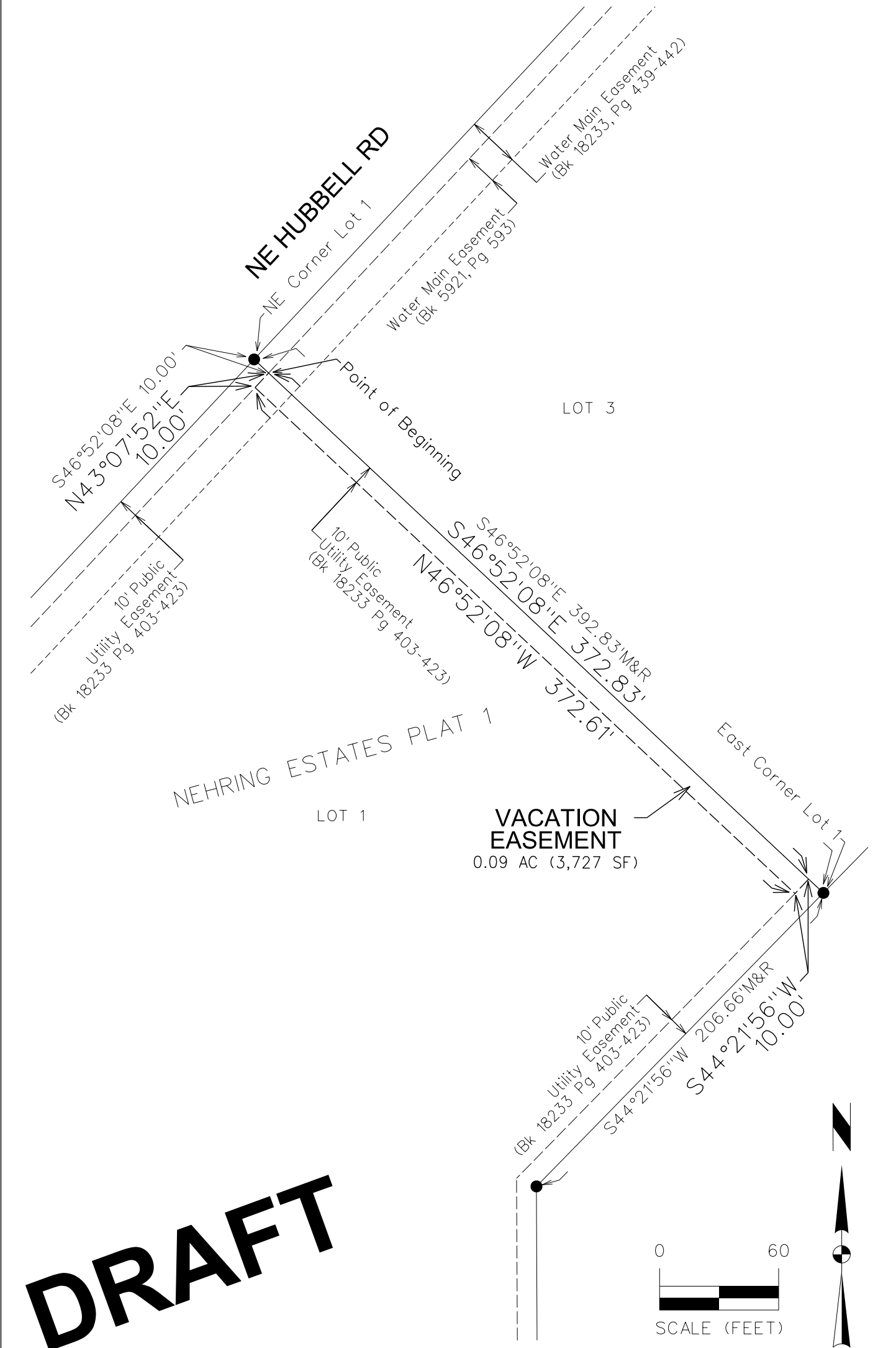
SURVEY LOCATED:
PT LOT 1
NEHRING ESTATES PLAT 1
SECTION 21-80N-22W

REQUESTED BY:
BRET NEHRING

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PT LOT 1, NEHRING ESTATES PLAT 1 VACATION EASEMENT  SNYDER & ASSOCIATES		SHEET 1 OF 2	
		PN: 1221548	
		FLD BK: 823F PG: 37	
		DATE: 12/07/22	
2727 S.W. SNYDER BLVD. ANKENY, IA 50023 (515) 964-2020		PM/TECH: TLC/JDP	

VACATION EASEMENT



PT LOT 1, NEHRING ESTATES PLAT 1
VACATION EASEMENT

SHEET	2 OF 2
PN:	1221548
FLD BK:	823F PG: 37
DATE:	12/07/22
PM/TECH:	TLC/JDP



SNYDER
& ASSOCIATES

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020



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

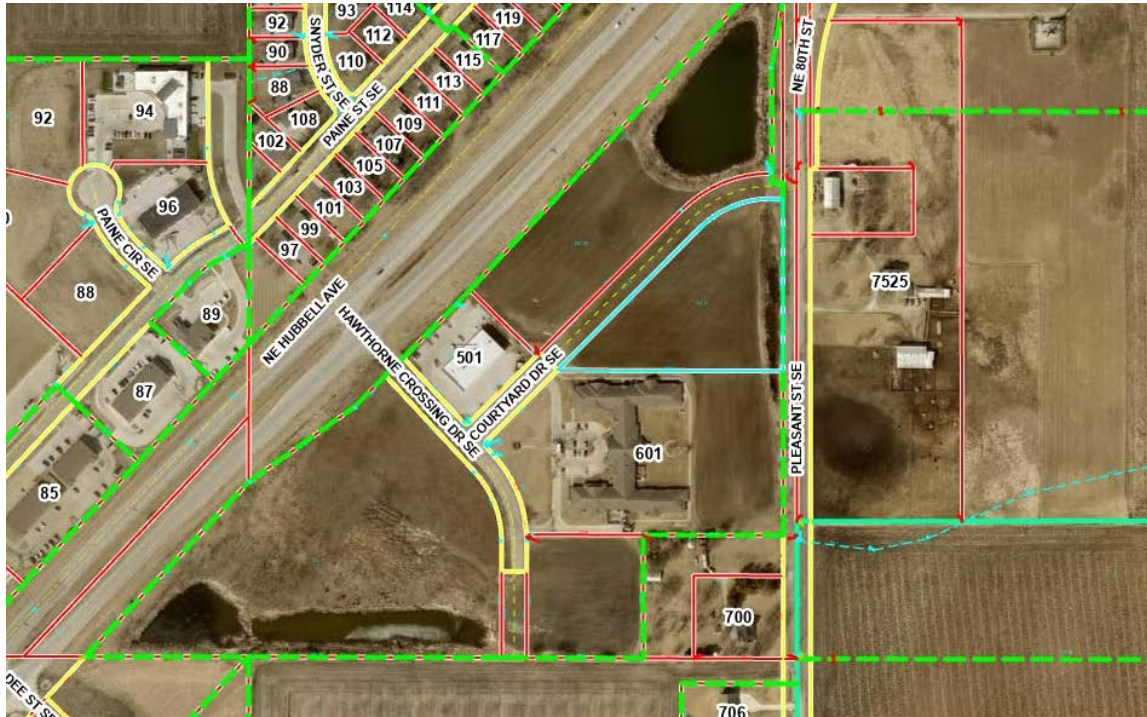
Item No. 5.t.
For Meeting of 1/17/2023
Resolution

TITLE: -RESOLUTION NO. 230117-15: Considering approval of Hawthorne Crossing 2 site plan/preliminary plat

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City is in receipt of a multi-family development site plan/preliminary plat for review by the Planning & Zoning Commission and City Council for the existing 3.00-acre parcel of land accessed from a proposed extended Courtyard Drive SE. Courtyard Drive SE currently deadends at this development site's western edge. As part of this development, the developer will extend Courtyard Drive SE east so that it connects over to Pleasant Street SE. The site plan/preliminary plat applicant is The Crossing Development LLC. The site plan/preliminary plat was prepared by Snyder & Associates, Inc. The applicant is proposing three multi-family residential buildings with an additional clubhouse. Two 12-unit multi-family residential buildings will be located along the eastern and southern property lines, a 16-unit multi-residential unit will be located along the northwest property line. This property is zoned as being within the City's High Density Residential (R-3) District. The use of the property will remain the same.



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

Consistency with the City's Comprehensive Plan:

An R-3 development at this location is consistent with the 2022 Comprehensive Plan which guides for High Density Residential at this location.

Consistency with the City's Zoning Code:

Below are notes detailing how the Zoning Code is met for this request or what additional information is needed to ensure the Code will be met for this development.

General Residential Use & Bulk

- Three high-density residential buildings are proposed for this site. Two building will have 12-residential units and one building will have 16-residential units, for a total of 40 units total or 13 units per acre. The R-3 District allows for up to 20 units per acre.
- The site plan labels the required setbacks at this location - a 50' front yard setback along Courtyard Drive SE, a 50' rear yard setback along the east property line and 11' side yard setbacks along the southern property line.

Parking/Drive Areas

- Access to the site is from two driveways on the east side of Courtyard Drive SE and at the southwest and north corners of the site.
- The proposed northern driveway must be located at least 300 feet from the intersection of Courtyard Drive SE and Pleasant Street SE. The site plan does not specify this distance.
- The site plan shows that no part of any parking/drive area (excluding driveways)

will be located closer than 10' away from the front property lines, as is required by Section 177.10.1.

- The site plan shows that all parking/drive areas will be paved as required by Section 177.10.2 of the Zoning Code.
- Section 177.09.7.C of the Zoning Code will be applied when determining minimum parking stall count requirements at this location. This section reads: Multi-family Dwellings: for each one (1) bedroom unit – 1½ parking spaces; for each two (2) bedroom unit, or larger – 2 parking spaces.
- The development will have 12 1-bedroom units and 28 2-bedroom units, the proposed development requires 74 parking spaces. The site plan shows 75 parking spaces, including 9 handicap accessible parking stalls.
- The site plan shows parking spaces will be provided with raised curbing or equivalent, as is required by Section 177.10.8.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer.
- The site plan should be updated to remove out the ERU reference of 4,000 SF, as this is incorrect.
- Page 8 contains the required utility plan. Sanitary sewer, water, electric and gas are all being extended from existing utility lines along Courtyard Drive SE.
- This site is not located within a water or sanitary sewer connection fee district.
- This site is not situated within FEMA's 100-year floodplain.
- This site is not situated within the City's Stream Buffer Ordinance area.
- Staff commented that any lighting used to illuminate the parking area will be arranged so as to reflect lighting away from any adjacent residential use. This can be accomplished by installing full cut-off lighting. Pages 14-22 address the provided parking lot lighting.

Landscaping Plan

- Pages 7-13 of the site plan shows the required landscaping plan. Notes on this:
 - The site plan notes the existing landscaping buffer provided in the front yard setback area.
 - $75 \text{ parking spaces} / 18 = \text{at least } 6 \text{ interior trees}$. The site plan shows 7 interior trees proposed. $1 \text{ tree per } 50 \text{ linear feet of frontage}$ is required, $1,065 \text{ LF} / 50 = 22 \text{ trees}$. The site plan shows 23 trees proposed.
 - Site plan applicant to confirm that at least 5% interior greenspace must be provided for any parking area visible from the public right-of-way.
 - The site plan shows that the required general trees will be located at least 4' away from the front property line as required by Section 182.05.E of the Zoning Code.
 - Section 182.04 of the Zoning Code requires deciduous trees conform to the minimum of 1 ¾ inch caliper in size at time of planting. The plant schedule is provided on page 10.
 - The site plan notes that 42% (47,225 square feet) of this site will be

open space. This exceeds the R-3 minimum requirement of 20%.

Architectural Elevations

- Site plan submittal includes the required building elevations. Notes on this:
 - Elevations are provided in color.
 - Proposed building height will be 22 feet.
 - All roof mounted mechanical units will be screened from view of the public right-of-way. *Currently no such units are proposed.*
 - This submitted site plan proposes construction of multi-family dwellings and is subject to the following Zoning Code requirements:
 - Building Materials:
 - Hard Surface Requirements
 - At least 20% of multi-family structures shall be brick, stone, or a similar substantial material. This requirement applies to both those facades that face the public right-of-way and those facades that do not face the public right-of-way which are not screened. If a non-street facing façade is screened, the primary materials must be present as at least trim. Door and window openings can count toward this 20% requirement if surrounded by brick, stone, or another substantial material. *Page 1 of the elevations sheet shows brick veneer being utilized. Appears to be meeting just fine, but elevations to be updated to provide a brick/stone calculation requirement for each building façade elevation of each building.*
 - The balance of net exterior wall area may be lap siding, synthetic stucco (EIFS), architecturally designed concrete tilt-up panels, or another similar material. *The elevations note that balance of the building materials proposed include: horizontal engineered wood lap siding (smooth), engineered wood panel siding with board & batten (smooth). These are acceptable materials.*
 - Prohibited exterior building materials include: rough sawn board and batten wood, smooth-faced or gray concrete block, painted concrete block, field painted or pre-finished standard corrugated metal siding, standard single or double tee concrete systems. *None shown on the provided elevations worksheets.*
 - If the underlying building is constructed using either metal or concrete form walls, the metal or concrete portion of the walls on the front of the building face must be totally covered with acceptable materials as listed in the Zoning Code. *Applicant to confirm this requirement is being met.*
 - The Zoning Code requires that roof materials shall be high quality, durable material such as, but not limited to: wood shake shingles, clay or concrete tiles, composition shingles, asphalt shingles and rubber roofs. *The submitted elevations show this requirement as being met, as 30-year architectural singles are proposed.*
 - Building Design:
 - Building Mass and Form

- Multi-family building design should incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. *The elevation show this requirement as being met.*
- At least every fifty linear feet (50'), wall and roof planes shall contain offsets or setbacks with a differential in horizontal plane of at least two feet (2'). *Site plan applicant to confirm this is being met for all elevations.*
- Architectural Detail:
 - Each building in a multi-family development should have a definitive, consistent style. *Elevations show this as being met.*
 - Multi-family buildings shall incorporate façade modulation in all building elevations to preserve building scale and reduce the aesthetic impact of long, large expansive wall surfaces. The variation in wall surfaces can be accomplished either by physical offsets (i.e. the use of bays, insets, balconies, porches, or stoops), or by the use of color, pattern, or texture. *Elevations show this as being met.*
 - All multi-family building elevations shall contain windows, except when their omission is necessary to assure privacy for adjacent property owners. *Elevations show this as being met.*
 - On buildings where sloping roofs are the predominant roof type, each building shall have a variety of roof forms.
 - Roof forms shall be designed to correspond and denote building elements and functions such as entrances and arcades. *Elevations show this as being met.*
 - Accessory structures shall incorporate compatible materials, scale, colors, architectural details, wall articulations, and roof slopes as the primary multi-family buildings, except that flat and shed roofs are prohibited. *Elevations show this as being met.*

Other Site Plan Features

- Staff commented the project name needs to be changed to avoid confusion with the City's The Crossing project; the City's project will be located in the downtown area as an extension of the CVT through the former railroad land in the general Landus redevelopment area.
- Applicant to pay the \$120 site plan application review fee. Applicant to also pay the \$160 preliminary plat application fee.
- The developer shall submit a payment in lieu of installation of a sidewalk in the public right-of-way along Pleasant Street SE. This payment shall be established by City staff and V&K.
- A note that while sign permits are reviewed and approved administratively and separately from site plan approval, the site plan must show any detached signage proposed. The site plan shows a detached sign along Courtyard Drive SE. A sign contractor must receive an approved sign permit prior to signage installation. All signage proposed must meet Section 181.12 of the Sign Code.

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

1. Public Works - reviewed and provided the following comments/concerns.
 - Sheet C100 & Sheet C200-Utility contact information is incorrect. Water and sanitary sewer contact information are both:
City of Bondurant
John Horton
515-985-5110
jhorton@cityofbondurant.com
 - Sheet 302-Utility Plan – The 8-inch public water main installation along the Courtyard Drive SE extension should be noted for contractor to remove blowoff and connect to existing water main on southern end of project. Same applies for connecting to existing stub off 12-inch main that runs parallel to Pleasant St. SE on Northeasterly side of project.
 - Standard practice is for the use of C900 instead of ductile iron water main internally on site unless there are environmental concerns on the site. Additional information is requested to justify the use of ductile iron.
 - A valve needs to be added to the northeasterly connection point from the site to the public water main along Courtyard Drive SE.
 - The developer should note that each building is required to be service by one master meter. The City will not allow individual meters for each residential unit.
 - A service valve should be added to the private main to eliminate the need to turn off service to the entire complex.
 - Discrepancies in information provided on the site design sheets and the public street documents. Both sets of plans should be consistent and show the same information.
2. Engineering – reviewed and provided the following comments/concerns.
 - The submittal indicates that Courtyard Drive SE will be paved from its current terminus to Pleasant Street SE. The preliminary plat and site plan show the proposed pavement involving a 31-foot wide back to back pavement. No details regarding the paving design are included with the submittal. It is assumed the paving design will be submitted as a part of a separate set of construction plans
 - The submittal shows the public water main and the proposed private water main. It is suggested the submittal differentiate between existing water main and new water main
 - The method of connection to the existing water main should be shown
 - Valves will be required at each connection to the existing water main. If a tapping sleeve and valve connection is utilized the valve on the fitting is satisfactory. If a tee connection is utilized a separate valve will be required.
 - Although the new water main is private the City would prefer the valves to not be located under the driveways as currently shown
 - In accordance with the City's standard practice an internal valve would be required in the water main loop for reliability purposes to allow partial isolation in the event of an outage
 - The depiction of the end of the new private service and the existing public sanitary sewer do not appear to be consistent
 - Although the City has allowed lighting levels in excess of its policy, the 0.74 foot-candles average lighting would be considered well above any level the City has approved for a public street. It is suggested the City request Snyder

& Associates, Inc. to evaluate an alternate lighting plan that would reduce the number of fixtures in order to bring the lighting level closer to the City's target level.

- A quit claim deed to the City of Bondurant shall be provided for the existing Pleasant Street SE roadway. A warranty deed to the City of Bondurant shall be given for the area noted 'future right-of-way line'. Related to this – the applicant shall prepare a maintenance agreement indicating they are responsible for maintaining the entire existing detention pond in this area.

3. Fire Department - reviewed and noted no comments/concerns.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The following options exist for the City Council:

1. Approval of the Resolution.
2. Approval of the Resolution, subject to certain Zoning Code clarification items being addressed.
3. Denial of the Resolution.
4. Table pending additional information.

Staff recommends approval of RESOLUTION, regarding recommended approval of the Hawthorne Crossing Apartment site plan, subject to the City Code clarification items listed in the attached resolution.

The Planning and Zoning Commission voted to approval the Hawthorne Crossing 2 Site Plan/Preliminary Plat subject to the City Code clarification items listed in the attached resolution by a vote of 7-0 at their January 12, 2023 meeting.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RES. No. 230117-15
2. Hawthorne Crossing Apartment Site Plan
3. Hawthorne Crossing Apartment Elevations

CITY OF BONDURANT
RESOLUTION NO. 230117-15

RESOLUTION REGARDING APPROVAL OF THE SITE PLAN/PRELIMINARY FOR
HAWTHORNE CROSSING 2

WHEREAS, Snyder & Associates, Inc. submitted the site plan for Hawthorne Crossing 2 described as follows; AND

OUTLOT "V" AND OUTLOT "Z", HAWTHORNE CROSSING, AN OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY, IOWA.

WHEREAS the zoning for the property is High Density Residential (R-3) and multi-family residential use is a permitted use per Sections 178.04.1.C of the Zoning Code.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, the submitted Hawthorne Crossing 2 site plan/preliminary plat is hereby approved, subject to the following City Code/Policy clarification items being addressed:

1. That the developer change the name of the project to avoid confusion with the City's "The Crossing" project.
2. That the site plan shall be updated to comply with the following Zoning Code comments noted in the agenda statement:
 - a. Site plan to be updated to remove out the ERU reference of 4,000 SF.
 - b. Site plan to be updated to show that at least 5% interior greenspace must be provided for any parking area visible from the public right-of-way.
 - c. Elevations to be updated to provide a brick/stone calculation requirement for each building façade elevation of each building.
 - d. Applicant to confirm the following will be met: If the underlying building is constructed using either metal or concrete form walls, the metal or concrete portion of the walls on the front of the building face must be totally covered with acceptable materials as listed in the Zoning Code.
 - e. Applicant to confirm the following will be met: At least every fifty linear feet (50'), wall and roof planes shall contain offsets or setbacks with a differential in horizontal plane of at least two feet (2').
 - f. Applicant to pay the site plan application and preliminary plat application review fees.
 - g. The developer shall make a payment in lieu of installation of sidewalks in the public right-of-way along Pleasant Street SE. Payment shall be calculated by City staff and V&K Engineering.
3. That the developer shall update the site plan based on V&K's review comments dated January 3, 2023, Public Works review comments dated January 5, 2023 and any additional comments provide by City Engineering, Public Works, or Emergency Services, including but not limited to the following:
 - a. A quit claim deed to the City of Bondurant shall be provided for the existing Pleasant Street SE roadway. A warranty deed to the City of

Bondurant shall be given for the area noted ‘future right-of-way line’.
Related to this – the applicant shall prepare a maintenance agreement indicating they are responsible for maintaining the entire existing detention pond in this area.

Passed this 17th day of January 2023

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

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

V:\Projects\2022\1221546.30CADD\1221546.30A1_CROSSING_PRELIM_PLAT.dwg BLAKE BONDURANT, TITLE: 2022\1229, 121 RW, ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

FEATURES	FOUND	SET
Section Corner 1/2" Rebar, Cap # 11579 (Unless Otherwise Noted)		
ROW Marker		
ROW Rail		
Control Point		
Bench Mark		
Platted Distance		
Measured Bearing & Distance		
Recorded As		
Deed Distance		
Calculated Distance		
Minimum Protection Elevation		
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		
FEATURES	EXISTING	PROPOSED
Spot Elevation		
Contour Elevation		
Fence (Barbed, Field, Hog)		
Fence (Chain Link)		
Fence (Wood)		
Fence (Silt)		
Tree Line		
Tree Stump		
Deciduous Tree \ Shrub		
Coniferous Tree \ Shrub		
Communication		
Overhead Communication		
Fiber Optic		
Underground Electric		
Overhead Electric		
Gas Main with Size		
High Pressure Gas Main with Size		
Water Main with Size		
Sanitary Sewer with Size		
Duct Bank		
Test Hole Location for SUE w/ID		
(*) Denotes the survey quality service level for utilities		
Sanitary Manhole		
Storm Sewer with Size		
Storm Manhole		
Single Storm Sewer Intake		
Double Storm Sewer Intake		
Fire Hydrant		
Fire Hydrant on Building		
Water Main Valve		
Water Service Valve		
Well		
Utility Pole		
Guy Anchor		
Utility Pole with Light		
Utility Pole with Transformer		
Street Light		
Yard Light		
Electric Box		
Electric Transformer		
Traffic Sign		
Communication Pedestal		
Communication Manhole		
Communication Handhole		
Fiber Optic Manhole		
Fiber Optic Handhole		
Gas Valve		
Gas Manhole		
Gas Apparatus		
Fence Post or Guard Post		
Underground Storage Tank		
Above Ground Storage Tank		
Sign		
Satellite Dish		
Mailbox		
Sprinkler Head		
Irrigation Control Valve		
Soil Boring		
Elevation		
Section Number		
Drawing Number		
Removal Items		

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, WITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 552207530

W - WATER

SOUTHEAST POLK
RURAL WATER DIS
ED CLARK
515-323-6244
onecallmaps@dmww.com

G - GAS

MIDAMER-GAS
JAIME NEER
515-252-6972
MECIDSMDesingLocates@midamerican.com

FO - FIBER OPTIC

MI-FIBER
JACK JONES
515-987-9192
jack@grm.net

E - ELECTRIC
OF - OVERHEAD ELECTRIC

MIDAMER-ELEC
JAIME NEER
515-252-6972
MECIDSMDesingLocates@midamerican.com

C - COMMUNICATION
OC - OVERHEAD COMMUNICATION

CENTURY LINK
SADIE HULL
918-547-0147
sadie.hull@lumen.com

S - SANITARY

CITY OF BONDURANT
PATRICK COLLISON
515-971-6856
pcollison@cityofbondurant.com

CLEAR PER EMAIL

MEDIACOM COMMUNICATIONS
KEVIN COLLINS
515-246-6668
KCOLLINS1@MEDIACOMCC.COM

HAWTHORNE CROSSING 2

PRELIMINARY PLAT



SITE LOCATION MAP

CITY OF BONDURANT,
POLK COUNTY, IOWA

LEGAL DESCRIPTION

OUTLOT "V" AND OUTLOT "Z", HAWTHORNE CROSSING, AN OFFICIAL PLAT IN THE CITY OF BONDURANT, POLK COUNTY IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/APPLICANT

THE CROSSING DEVELOPMENT, LLC

ZONING

R-3 HIGH DENSITY RESIDENTIAL

ENGINEER/SURVEYOR

SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023

BULK REGULATIONS

MINIMUM LOT AREA = 9,000 SF
MINIMUM LOT WIDTH = 85 FT.
MULTI FAMILY
FRONT YARD SETBACK = 50'
REAR YARD SETBACK = 50'
SIDE YARD SETBACK = 11'
MAXIMUM BUILDING HEIGHT = 45'
AND 3 STORIES
20% OF SITE MUST BE OPEN SPACE

CONTROL POINTS & BENCHMARK

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1	N = 7527599 E = 18573500
CP2	N = 7528007 E = 18573852
CP3	N = 7528101 E = 18574180
CP4	N = 7527510 E = 18574183
BM1	N = 7527526 E = 18573547 EL = 983.48

DATE OF SURVEY

OCTOBER 31, 2022



Project No: 122.1546.30

Sheet C100

THE CROSSING
TITLE
BONDURANT, POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC. |
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-364-2020 | www.snyder-associates.com

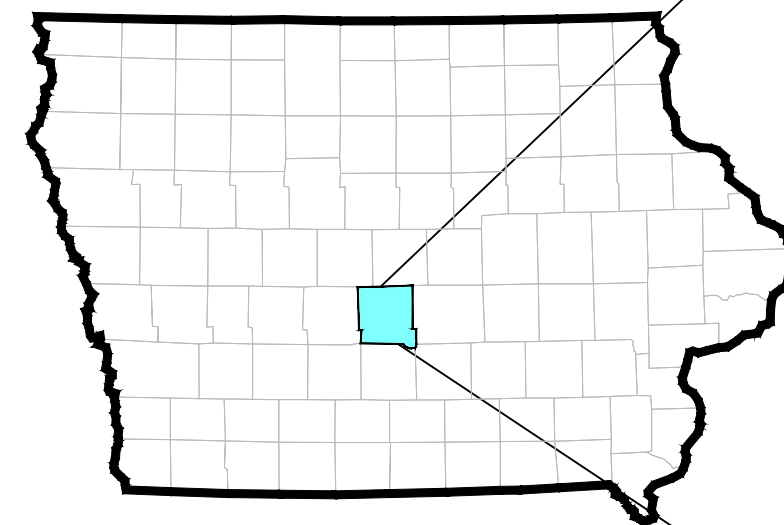
Sheet C100

Project No: 122.1546.30

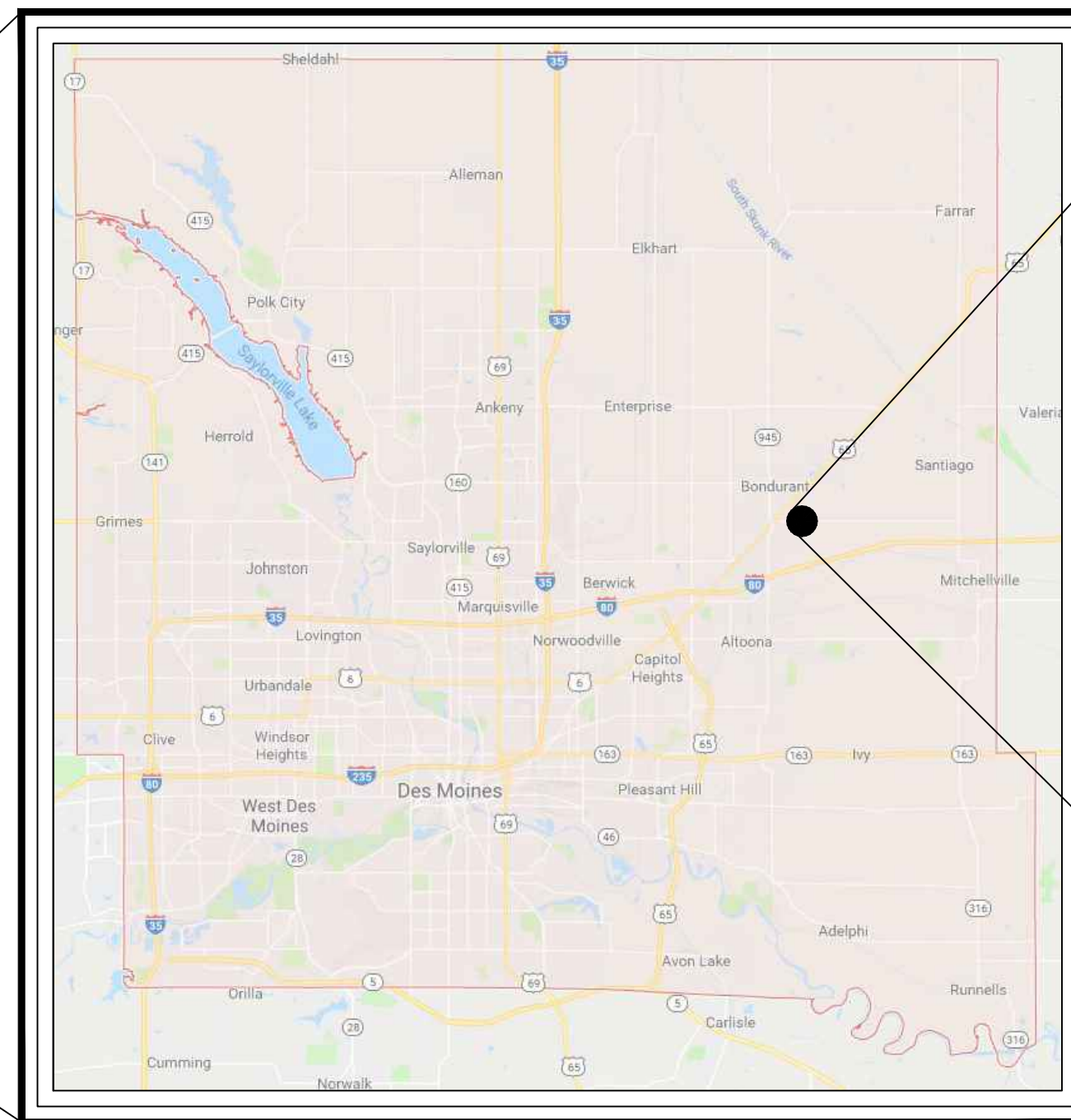
THE CROSSING - CITY OF BONDURANT

SITE PLAN

SECTION 31, TOWNSHIP 80N, RANGE 22W

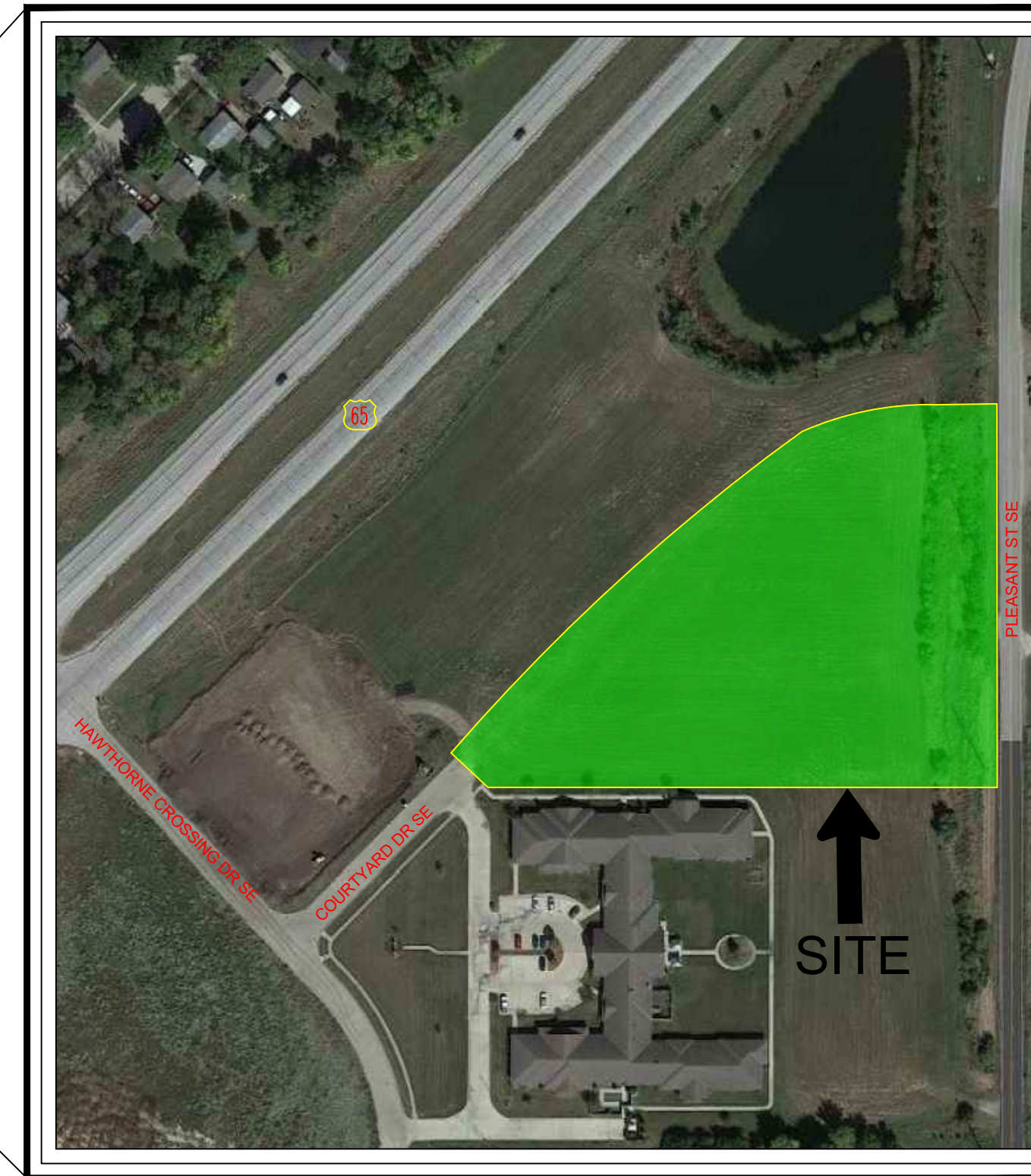


REGIONAL MAP



POLK COUNTY

POLK COUNTY, IOWA



SITE LOCATION MAP

CITY OF BONDURANT,
POLK COUNTY, IOWA

Sheet List Table	
Sheet Number	Sheet Title
C 100	TITLE
C200	PROJECT INFORMATION
C300	OVERALL SITE LAYOUT
C301	DIMENSION PLAN
C302	UTILITY PLAN
C400	GRADING AND EROSION CONTROL PLAN
L100	LANDSCAPE NOTES
L200	PLANTING PLAN
L201	PLANTING PLAN
L300	LANDSCAPE DETAILS

OWNER/APPLICANT
THE CROSSING DEVELOPMENT, LLC

[illegible]

2121 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

BONDURANT, POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

THE CROSSING

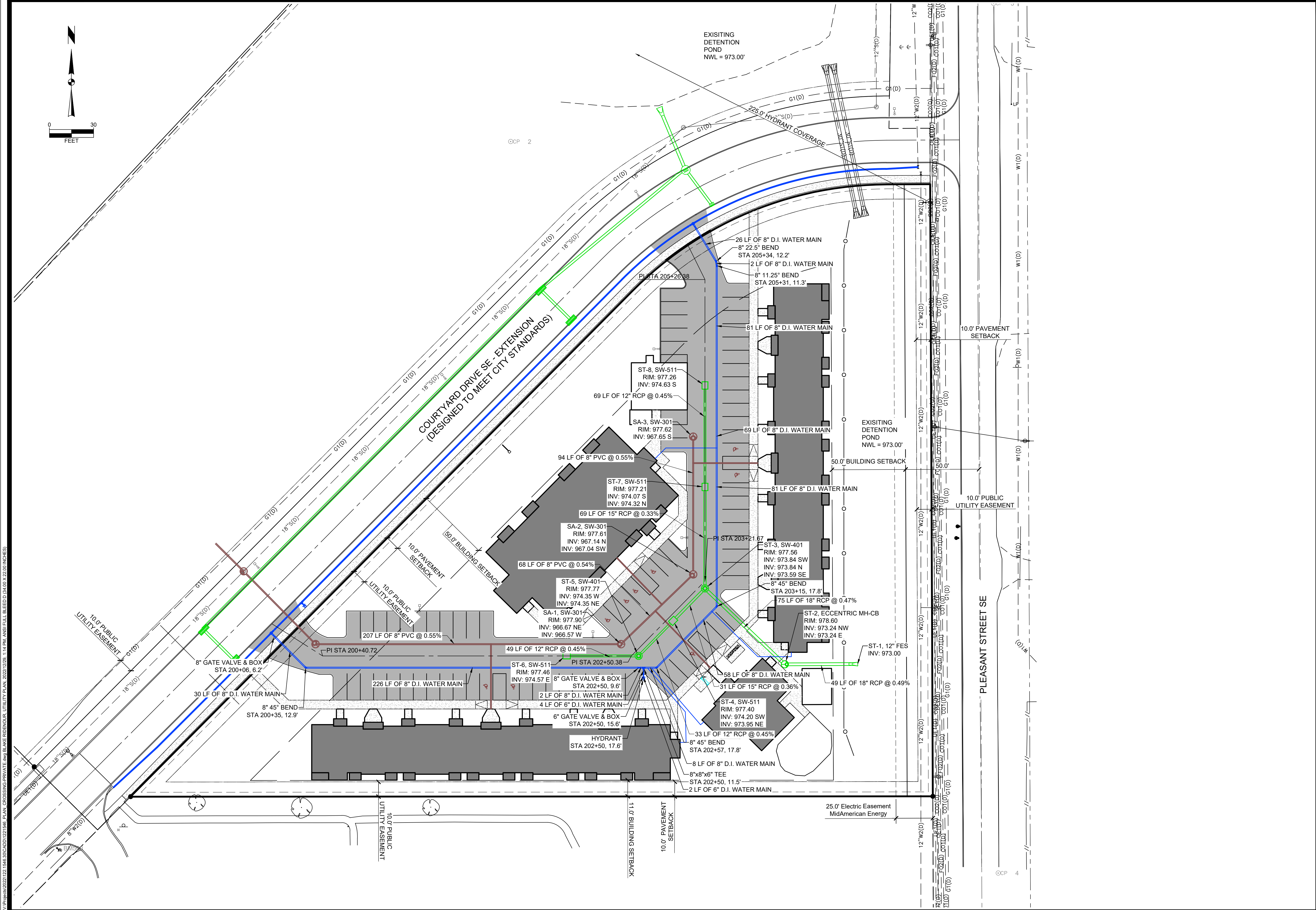
TITLE



Project No: 122.1546.30

Sheet C 100

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THE CROSSING

UTILITY PLAN



Project No: 122.1546.30

Sheet C302

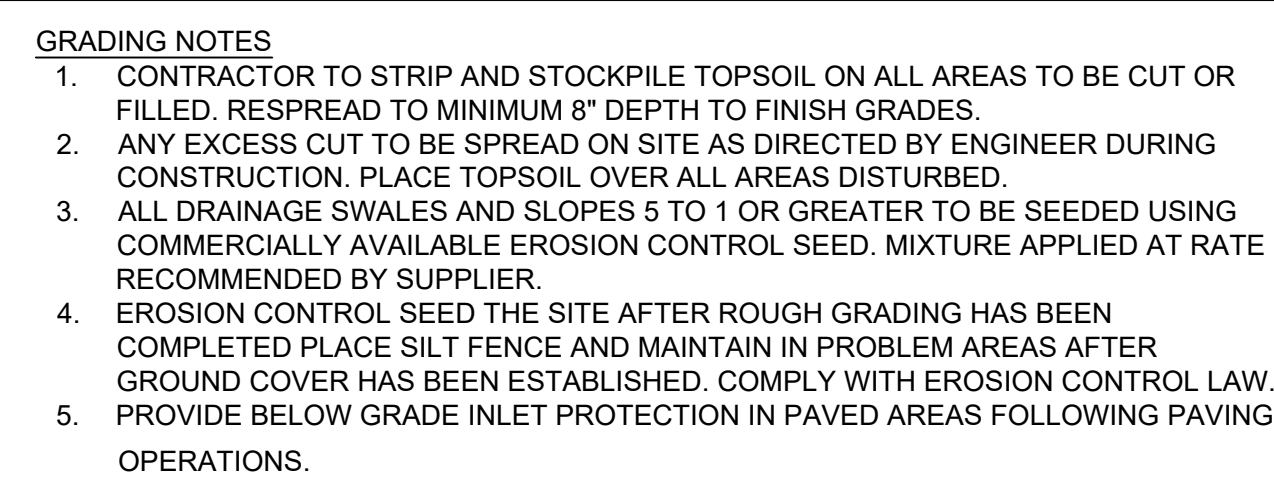
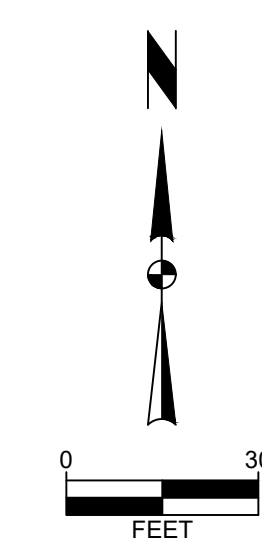
BONDURANT, POLK COUNTY, IOWA

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

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 30'	
Technician: GCB	Date: 12-28-2022	T-R-S: TTN-RRW-SS	

Project No: 122.1546.30

Sheet C302



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GENERAL LANDSCAPE NOTES

1. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
2. NOTIFY UTILITY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES. AVOID DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).
5. MULCH SHALL NOT BE PLACED AROUND THE COLLAR OF SHRUB OR TREE. PROVIDE A MINIMUM OF 2" BETWEEN MULCH AND COLLAR OF SHRUB OR TREE.
6. ALL PLANT MATERIAL SHALL BE GROWN IN ZONE CAPABLE OF WITHSTANDING LOCAL CLIMATE AND GROWING CONDITIONS.
7. TREE OR SHRUB SHALL STAND PLUMB. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACK FILLING.
8. LIVE PLANTS CAN BE PLANTED IN THE FIELD DURING THE GROWING SEASON FROM MAY 1 THROUGH OCTOBER 1. ANY SUGGESTED PLANTING TIMES NOT IN THIS WINDOW SHALL BE APPROVED BY LANDSCAPE ARCHITECT. IF PLANTING OCCURS OUTSIDE OF THIS WINDOW, ADDITIONAL MEASURES MAY NEED TO BE TAKEN (I.E. MULCH) TO ENSURE PLANT SURVIVAL. IN THESE INSTANCES, THE CONTRACT PRICE MAY NEED TO BE ADJUSTED ACCORDINGLY.
9. PLANTS SHOULD BE WATERED IN AFTER INSTALLATION TO ENSURE THEIR SURVIVAL. THIS TYPICALLY INVOLVES WATERING AT TIME OF INSTALLATION AND 2 TIMES WEEKLY FOR A ONE MONTH PERIOD OR UNTIL GROUND FREEZE UP IF NATURAL RAINFALLS ARE INSUFFICIENT. A SINGLE WATERING EVENT INVOLVES WATERING THE SOIL IN THE PLANTED AREAS TO THE POINT OF SATURATION BUT STOPPING SHORT OF SOIL DISPLACEMENT. SHOULD VERY DRY CONDITIONS DEVELOP WITHIN ONE YEAR OF PLANTING, ADDITIONAL WATERINGS MAY BE NECESSARY. CONSULTANT OR LANDSCAPE ARCHITECT WILL DETERMINE THIS AND CONTRACT PRICES MAY BE ADJUSTED TO ACCOMMODATE THIS ACTION.
10. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, HEALTHY, FREE OF DISEASE AND INSECTS AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL ALSO BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT VIGOROUS GROWTH.
11. ALL PROPOSED PLANTS SHALL BE LOCATED AS SHOWN ON PLANS. ALL TREES TO BE PLANTED A MINIMUM DISTANCE OF 5 FEET FROM PAVEMENTS AND 6 FEET FROM ALL HYDRANTS.
12. CONTRACTOR IS RESPONSIBLE FOR PLANTS AWAITING INSTALLATION AND SHALL PROTECT THEM FROM INJURY AND THEFT.
13. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
14. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
15. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
16. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS.
17. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. IF IRRIGATION IS INCLUDED, COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.

19. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12".
20. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION PER RATE IDENTIFIED BY A SOIL TEST.
21. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
22. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
23. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
24. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
25. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
26. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
27. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
28. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
29. WHEN PLANTER POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVEING PRIOR TO PLACEMENT OF PAVEMENT.
30. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
31. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
32. ALL TREES PLANTED WITHIN RIGHT-OF-WAY WILL INCLUDE CITY APPROVED ROOT BARRIERS.

LANDSCAPE REGULATIONS

OPEN SPACE REQUIREMENTS:
113,557 SF X 20% MIN. OPEN SPACE = 22,712 SF

PROVIDED: 47,225 SF

TREE LANDSCAPE REQUIREMENTS:
1 TREE PER 50 FEET OF FRONTAGE OR 1 TREE PER 6 PARKING SPACES (WHICHEVER IS GREATER)

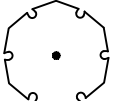
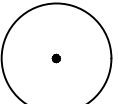
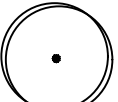
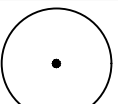
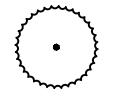
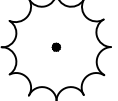
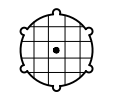
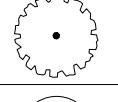
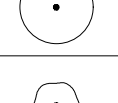
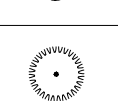
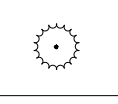
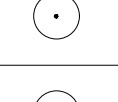
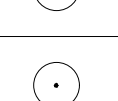
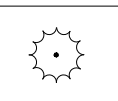
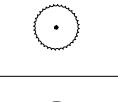
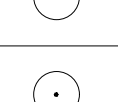
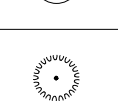
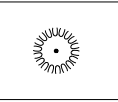
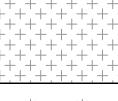
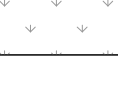
1,065 LF / 50 = 22 TREES (USED TO MEET REQUIREMENT)
OR
75 STALLS / 6 = 13 TREES

PROVIDED: 23 TREES

PARKING LOT REQUIREMENTS:
1 TREE FOR EVERY 18 PARKING SPACES.
75 STALLS / 18 = 5 TREES

PROVIDED: 7 TREES

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BN	4	Betula nigra	River Birch Multi-Trunk	1.75" Cal.	B&B
	CB	3	Catalpa bignonioides	Southern Catalpa	1.75" Cal.	B&B
	CO	3	Celtis occidentalis	Common Hackberry	1.75" Cal.	B&B
	GB	3	Ginkgo biloba	Maidenhair Tree	1.75" Cal.	B&B
	GS	2	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.75" Cal.	B&B
	GD2	5	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	1.75" Cal.	B&B
	QB	7	Quercus bicolor	Swamp White Oak	1.75" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	JS	5	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	5' Ht.	B&B
	PP	3	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	5' Ht.	B&B
	TT	6	Thuja occidentalis 'Techny'	Techny Arborvitae	5' Ht.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AG2	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	#7	Pot
	CS	1	Cornus alba 'Sibirica'	Redbark Dogwood	3 gal.	Pot
	CF	4	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	3 gal.	Pot
	JH2	19	Juniperus horizontalis	Creeping Juniper	3 gal.	Pot
	JB	9	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	3 gal.	Pot
	PL	18	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	3 gal.	Pot
	PO	18	Physocarpus opulifolius 'Donna May' TM	Little Devil Dwarf Ninebark	3 gal.	Pot
	PK	5	Physocarpus opulifolius 'UMNHarpell' TM	Fireside Ninebark	3 gal.	Pot
	PP2	11	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	3 gal.	Pot
	PW	13	Pinus mugo 'White Bud'	White Bud Mugo Pine	3 gal.	Pot
	SB	44	Spiraea betulifolia 'Tor Gold' TM	Glow Girl Birchleaf Spirea	3 gal.	Pot
	VC	3	Viburnum carlesii	Koreanspice Viburnum	3 gal.	Pot
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	AS	39	Andropogon scoparius	Little Bluestem	1 gal.	Pot
	CK	12	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot
	PS	47	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot
	SP	100	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	TD	38,278 sf	Turf Seed Drought Tolerant Dwarf Fescue Blend	Turf Seed	seed	
	TS	6,478 sf	Turf Sod	Drought Tolerant Fescue Blend	---	

THE CROSSING

LANDSCAPE NOTES

BONDURANT, POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC. |



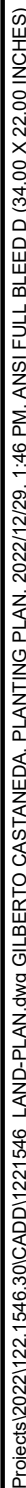
Project No: 122.1546.30

Sheet L100

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

Sheet L100

Project No: 122.1546.30



GRASSES	COMMON NAME
AS	Little Bluestem
CK	Karl Foerster Feather Reed Grass
PS	Shenandoah Switch Grass
SP	Prairie Dropseed

Turf Seed

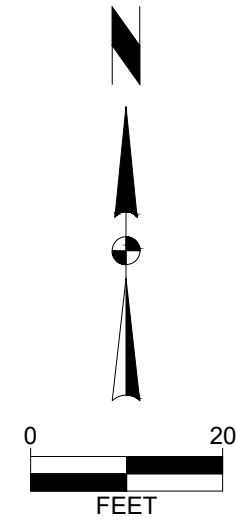
METAL LANDSCAPE EDGER, RE: DETAIL 3/L300

LANDSCAPE BOULDERS, RE: DETAIL 4/L300



SNYDER
& ASSOCIATES

Sheet L200

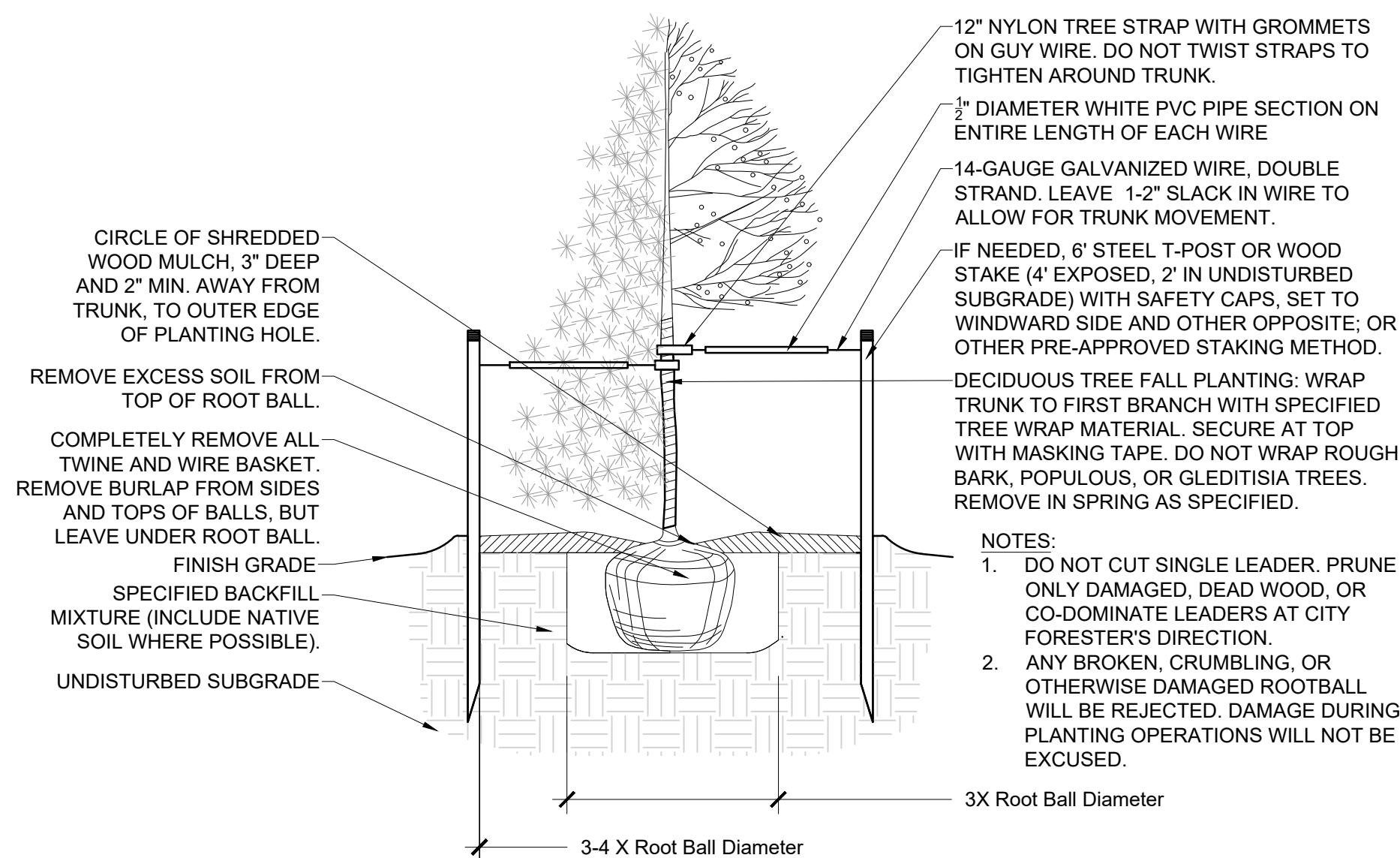


GRASSES	COMMON NAME
AS	Little Bluestem
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PS	Shenandoah Switch Grass
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LANDSCAPE BOULDERS, RE: DETAIL 4/L300

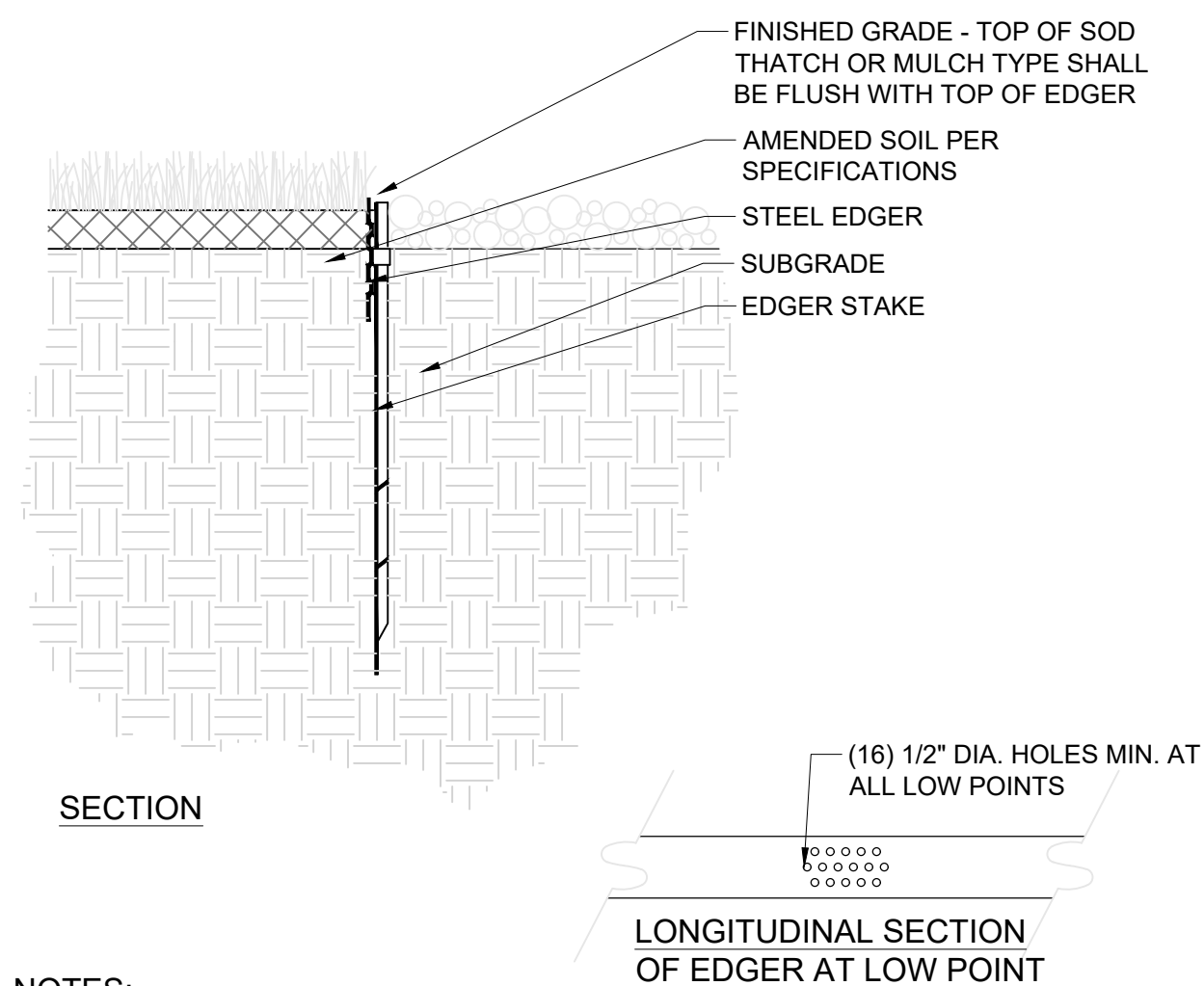


SNYDER
& ASSOCIATES



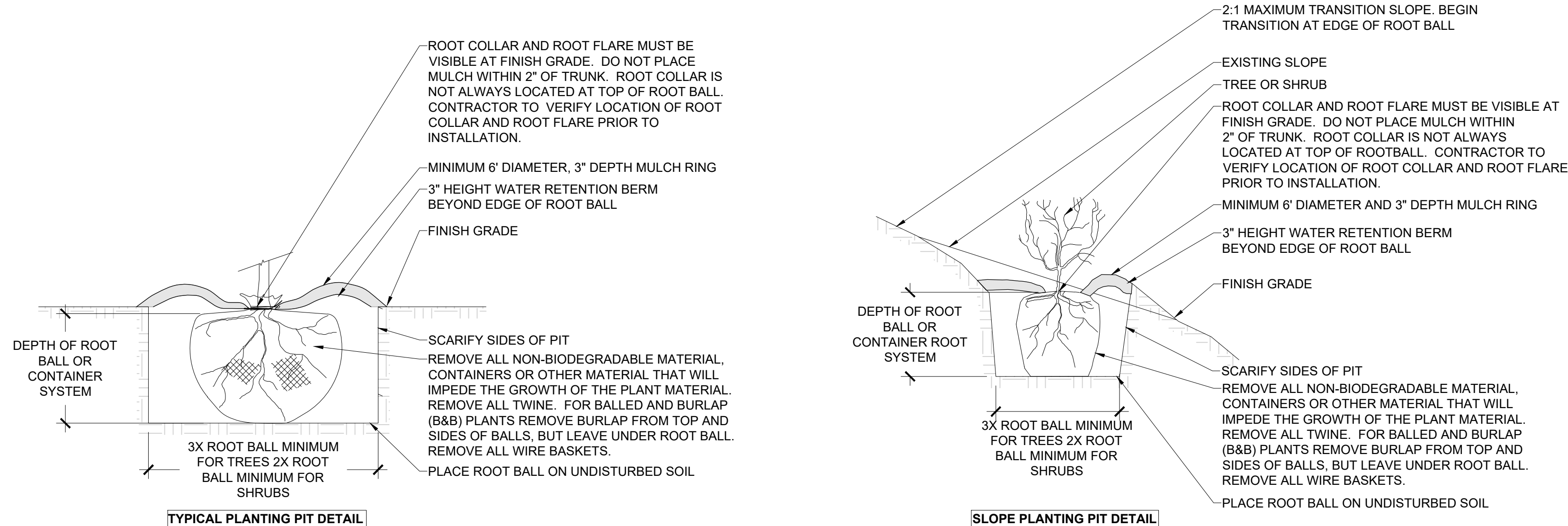
1 TREE PLANTING

SCALE: 1/2" = 1'-0'



3 STEEL EDGER

SCALE: 1" = 1'-0'



4 BOULDER - FREE STANDING

SCALE: 3/4" = 1'-0"

The Crossing
Bondurant, Iowa

Lighting Construction Notes:

1. Provide traffic control in accordance with the MUTCD. Submit a Lane Closure, Layout, and Traffic Control Plan to the City of Bondurant Public Works Department at least 48 hours prior to closing any traffic lanes.
2. Contact the City of Bondurant Public Works Department at least 48 hours prior to starting any utility work for City sanitary and storm locate information.
3. Construction to be in compliance with City of Bondurant Guidelines for Public Improvements.

Standard Specifications for Utility Placement,

General

1. Maintain six feet (6') of clearance from back of curb.
2. Do not place beneath sidewalk or trails except to cross.

Sewers

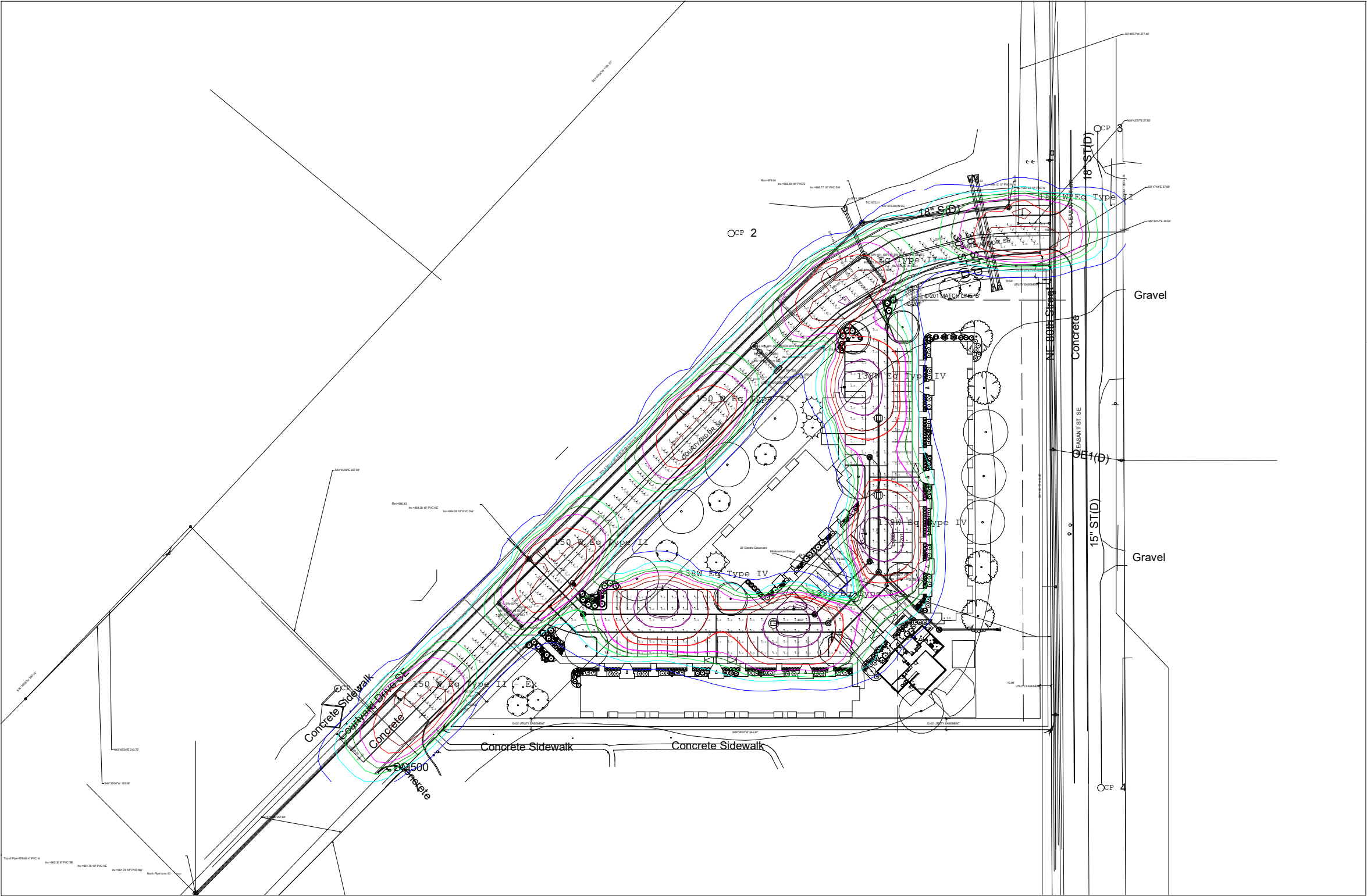
- 3a. Maintain five foot (5') of horizontal clearance from storm sewer pipes and structures.
- 3b. Maintain five feet (5') of horizontal clearance from sanitary sewer pipes and structures.
- 3c. Cross both storm and sanitary sewers at an angle of 90 degrees wherever possible.

Water

- 4a. Maintain five feet (5') of horizontal clearance from water mains.
- 4b. Do not cross above a fire hydrant branch within four feet (4') of a hydrant.
- 4c. Maintain eighteen inches (18") of horizontal clearance behind hydrants.
- 4d. Cross water mains at an angle of 90 degrees wherever possible.

Traffic

- 5a. Maintain five feet (5') of horizontal clearance from signal poles and traffic cabinets. Do not exceed 5 feet (5') deep within 10 feet.
- 5b. Maintain one foot (1') vertical clearance from signal conduit.
- 5c. Maintain two feet (2') horizontal clearance from fiber and interconnect lines and two feet (2') vertical clearance when crossing.
- 5d. Maintain one foot (1') horizontal clearance from handholes.
- 5e. Cross fiber optic and interconnect lines at an angle of 90 degrees wherever possible.



Scale: 1 inch= 100 Ft. Snyder & Associates, Inc. #122.1546.30 12-20-2022

Isoline Legend

Value (Fc)	Color	Value (Fc)	Color	Value (Fc)	Color
0.01	Black	0.4	Green	1.5	Purple
0.1	Blue	0.5	Magenta	2	Dark Purple
0.2	Cyan	0.75	Red		
0.3	Bright Green	1	Brown		

Illumination Calculation Summary					
Label	Units	Avg	Max	Min	Avg/Min
Courtyard Dr SE	Fc	0.74	1.7	0.2	3.70
Parking Lot	Fc	1.02	2.8	0.1	10.20

- Assumptions:
- Proposed LED 150W Equivalent, Type II Distribution
 - Cooper Lighting Solutions Type - 323-332797
 - 6' Luminaire Arm. Offset from back of curb equal to arm length unless utility conflicts
 - 4 Proposed Type II Fixture Locations, 30' mounting height
 - 1 Existing Type II Fixture Locations, 30' mounting height
- Proposed LED 138W, Type IV Distribution
- Lithonia Lighting Type - DSX1 LED
 - 33" Luminaire Arm.
 - 4 Proposed Type IV Fixture Locations, 25' mounting height



D-Series Size 1

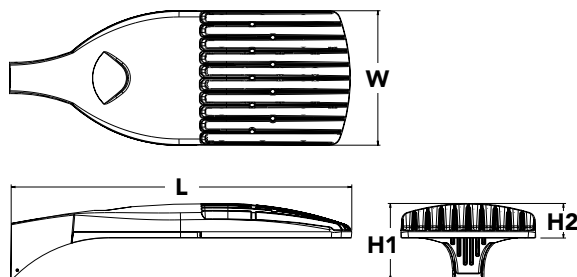
LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Catalog

Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED							
Series	LEDs	Color temperature		Distribution		Voltage	Mounting
DSX1 LED	Forward optics	30K	3000 K	T1S	Type I short (Automotive)	MVOLT ⁴	Shipped included
	P1 P4 P7	40K	4000 K	T2S	Type II short		SPA Square pole mounting
	P2 P5 P8	50K	5000 K	T2M	Type II medium		RPA Round pole mounting
	P3 P6 P9			T3S	Type III short		WBA Wall bracket ²
	Rotated optics			T3M	Type III medium		SPUMBA Square pole universal mounting adaptor ⁶
	P10 ¹ P12 ¹			T4M	Type IV medium		RPUMBA Round pole universal mounting adaptor ⁶
	P11 ¹ P13 ¹			TFTM	Forward throw medium		Shipped separately
							KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁷
Control options						Other options	Finish (required)
Shipped installed						Shipped installed	DDBXD Dark bronze
NLTAIR2 nLight AIR generation 2 enabled ⁸						HS House-side shield ¹⁸	DBLXD Black
PIRHN Network, high/low motion/ambient sensor ⁹						SF Single fuse (120, 277, 347V) ⁵	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁰						DF Double fuse (208, 240, 480V) ⁵	DWHXD White
PER5 Five-pin receptacle only (controls ordered separate) ^{10,11}						L90 Left rotated optics ¹	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separate) ^{10,11}						R90 Right rotated optics ¹	DBLBXD Textured black
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹³						Shipped separately	DNATXD Textured natural aluminum
DS Dual switching ^{13,14,15}						BS Bird spikes ¹⁹	DWHGXD Textured white
						EGS External glare shield	
PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{16,17}							
PIRHN High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{16,17}							
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{16,17}							
PIRHN1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{16,17}							
FAO Field adjustable output ¹⁵							

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁰
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁰
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁰
DSHORT SBK U	Shorting cap ²⁰
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ¹⁸
DSX1HS 40C U	House-side shield for P6 and P7 ¹⁸
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ¹⁸
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²¹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷
DSX1EGS (FINISH) U	External glare shield

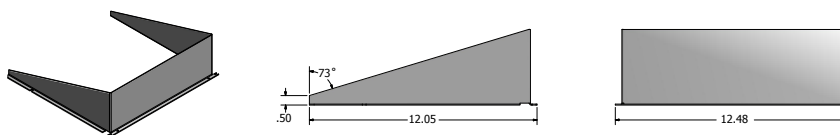
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral. See Outdoor Control Technical Guide for details.
- Reference Motion Sensor table on page 4.
- Reference controls options table on page 4 to see functionality.
- Not available with other dimming controls options
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

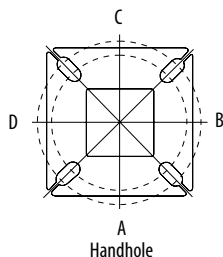
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION



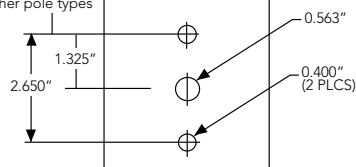
Tenon Mounting Slipfitter**

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
2-3/8"	SPA/RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
	SPUMBA	AS3-5 190	AS3-5 280	AS4-5 290	AS3-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS3-5 280		AS3-5 320		
2-7/8"	SPA/RPA	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
	SPUMBA	AST25-190	AST25-280		AST25-320		
	RUPUMBA	AST25-190	AST25-280		AST25-320		
4"	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-320		

Template #8

Top of Pole

1.75" for aluminum poles
2.75" for other pole types



Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

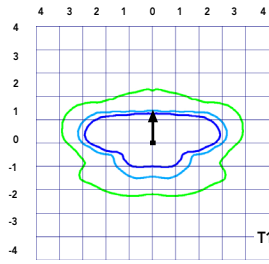
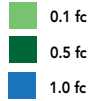
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RUPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

Photometric Diagrams

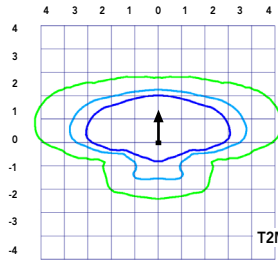
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

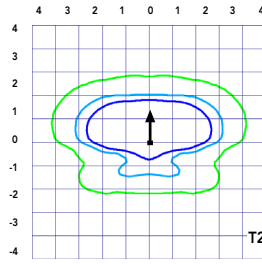
LEGEND



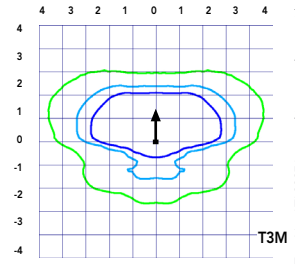
Test No. LTL23211 tested in accordance with IESNA LM-79-08.



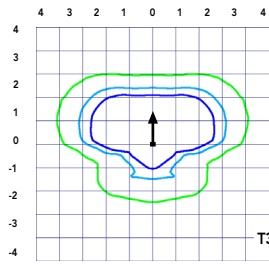
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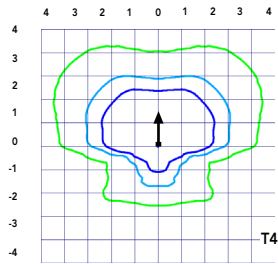
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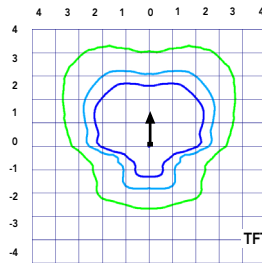
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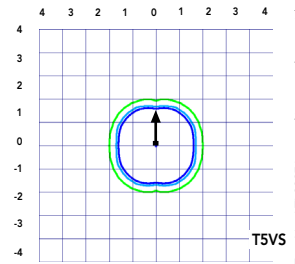
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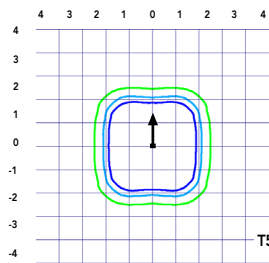
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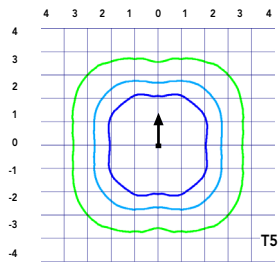
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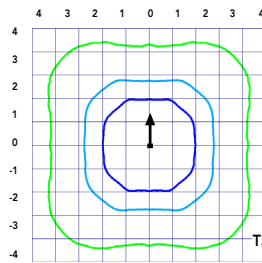
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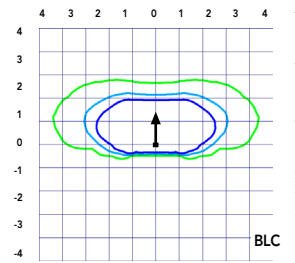
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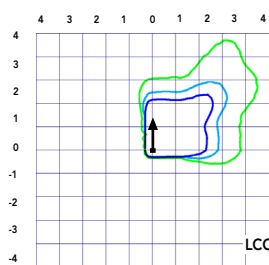
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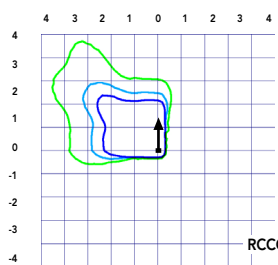
Test No. LTL23222 tested in accordance with IESNA LM-79-08.



Test No. LTL23271 tested in accordance with IESNA LM-79-08.



Test No. LTL23211 tested in accordance with IESNA LM-79-08.



Test No. LTL23164B tested in accordance with IESNA LM-79-08.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FA0	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FA0 device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight AIR rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.



COMMERCIAL OUTDOOR

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DSX1-LED

Rev. 02/05/20

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				TSS	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				TSM	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				TSS	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				TSM	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				TSM	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				TSS	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				TSM	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				TSM	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				TSM	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				TSM	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				TSW	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				TSM	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				TSW	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				TSS	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				TSM	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				TSW	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				TSVS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				TSS	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				TSM	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				TSW	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				TSS	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				TSVS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				TSS	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				TSM	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				TSW	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.

Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



COMMERCIAL OUTDOOR

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DSX1-LED

Rev. 02/05/20

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Memorandum

To: City of Bondurant

Date: 12/29/2022

From: Brian Arcand, P.E.

CC:

RE: The Crossing – Stormwater Management

Per discussions with Mr. Bob Veenstra, Snyder & Associates has prepared a memorandum pertaining to the stormwater management requirements for Outlot “V” and Outlot “Z” of the Hawthorne Crossing Final Plat. Mr. Veenstra referenced a 2006 stormwater management design, which is attached as Exhibit A of this memorandum. Outlot “V” and Outlot “Z” will outlet to the “Pond North” (see the recorded plat, Exhibit B). Per Exhibit A, this drainage area shall have a turf area of at least 5.21 acres and a surfaced area of 9.629 acres over the total drainage area of 14.839 acres. This is an impervious coverage area of 65%. Per Exhibit C, the proposed site plan of Outlot “V” and Outlot “Z” have an impervious area of 66,763 square feet out of a total area of 173,560 square feet which includes the existing portion of “Pond North” as impervious area at its Normal Water Level of 973 that is located on Outlot “V”. This is an impervious area of 38.5%, well below the 65% design constraint. Per the proposed grading plan included as Exhibit D, this development will not disturb the existing “Pond North” areas, therefore maintaining the design storage area of the pond.

Storm sewer is designed to carry the 5-year storm event without surcharging. Gutter spread within the roadway was verified by spacing intakes so that there is one 12-foot lane free of water in the 5-year storm event. In a 100-year storm event no water exceeds the curb height.

The following assumptions were used for storm sewer calculations:

1. Runoff Coefficient of 0.90
2. Minimum Time of Concentration used was 15 minutes
3. Five Year storm intensity used was 4.12 inches per hour
4. One-hundred Year storm intensity used was 7.44 inches per hour

Enclosures:

- Exhibit A – 2006 Stormwater Design Calculations
- Exhibit B – Hawthorne Crossing Final Plat
- Exhibit C – Impervious Area Map
- Exhibit D – Proposed Grading Plan
- Exhibit E – Storm Sewer Catchment Area Map
- Exhibit F – Storm Sewer Calculations

STORM WATER DETENTION CALCULATIONS**Project: Hawthorn Crossing - Bondurant Assisted Living Facility***Calculations completed May 26, 2006 by EBH***Pond North****Post-Construction Totals:**

RUN-OFF AREA	14.839 ACRES
SURFACED AREA (S)	9.629 ACRES
TURF AREA (A)	5.210 ACRES

Formulas (Rational Method)

$$C_S = 0.90$$

$$C_T = 0.25$$

$$CA = C_S (S) + C_T (A) = 9.969$$

$$Q = CIA = (1.55) * (5.28 \text{ in/hr}) * 0.25 = 2.046 \text{ cfs} = Q_{R \text{ (RELEASE)}}$$

Time (MIN)	Intensity (IN/HR)	CA	Q ₁₀₀	Q _{R (RELEASE)}	Q _S	Storage Ft. ³
5	9.48	9.969	94.502	2.046	92.456	27737
10	8.30	9.969	82.739	2.046	80.693	48416
15	7.12	9.969	70.976	2.046	68.930	62037
20	6.38	9.969	63.600	2.046	61.554	73864
30	4.90	9.969	48.846	2.046	46.800	84240
35	4.60	9.969	45.872	2.046	43.826	92035
40	4.30	9.969	42.898	2.046	40.852	98045
45	4.01	9.969	39.924	2.046	37.878	102271
50	3.71	9.969	36.950	2.046	34.904	104713
55	3.41	9.969	33.976	2.046	31.930	105370
60	3.11	9.969	31.002	2.046	28.956	104243
65	3.01	9.969	30.010	2.046	27.964	109058
70	2.91	9.969	29.017	2.046	26.971	113278
75	2.81	9.969	28.024	2.046	25.978	116902
80	2.71	9.969	27.032	2.046	24.986	119930
85	2.61	9.969	26.039	2.046	23.993	122363
90	2.51	9.969	25.046	2.046	23.000	124201
95	2.41	9.969	24.053	2.046	22.007	125442
100	2.31	9.969	23.061	2.046	21.015	126088
105	2.21	9.969	22.068	2.046	20.022	126139
110	2.11	9.969	21.075	2.046	19.029	125593
115	2.01	9.969	20.083	2.046	18.037	124452
120	1.92	9.969	19.090	2.046	17.044	122716

(Proposed Development) ==> Storage volume required (cu. ft.) 126139

STORM WATER DETENTION CALCULATIONS (CONT.)

Project: Hawthorn Crossing - Bondurant Assisted Living Facility

Calculations completed May 26, 2006 by EBH

ORIFICE SIZING

$$Q_R = C(2gh)^{1/2}A$$

$$Q_R = 2.046 \text{ c.f.s.}$$

$$C = 0.64$$

$$g = 32.20 \text{ ft}^2/\text{s}$$

$$h = 1.21 \text{ ft (depth reflects required storage volume)}$$

$$A = 0.362 \text{ ft}^2$$

$$= 52.15 \text{ in}^2$$

$$= 8.15 \text{ inch diameter orifice}$$

Use 12" R.C.P. with 8.15" orifice

STORAGE VOLUME OF PROPOSED DETENTION POND

ELEVATION	AREA SQ.FT.	AVERAGE AREA SQ.FT.	DEPTH FT.	VOLUME CU.FT.
975.00	114301			
		110590.50	1.00	110590.50
974.00	106880			
		103236.50	1.00	103236.50
973.00	99593			

100-YEAR POOL ELEVATION = 973.00 ft. (1.00 ft. FREEBOARD PROVIDED)

TOTAL 213827 cu. ft.

STORM WATER DETENTION CALCULATIONS

Project: Hawthorn Crossing - Bondurant Assisted Living Facility

Calculations completed May 26, 2006 by EBH

Pond South

Post-Construction Totals:

RUN-OFF AREA	14.954 ACRES
SURFACED AREA (S)	11.216 ACRES
TURF AREA (A)	3.738 ACRES

Formulas (Rational Method)

$$C_S = 0.90$$

$$C_T = 0.25$$

$$CA = C_S (S) + C_T (A) = 11.029$$

$$Q = CIA = (13.810) * (3.92 \text{ in/hr}) * 0.25 = 13.534 \text{ cfs} = Q_R (\text{RELEASE})$$

Time (MIN)	Intensity (IN/HR)	CA	Q ₁₀₀	Q _R (RELEASE)	Q _S	Storage Ft. ³
5	9.48	11.029	104.554	13.534	91.020	27306
10	8.30	11.029	91.540	13.534	78.006	46804
15	7.12	11.029	78.526	13.534	64.992	58493
20	6.38	11.029	70.364	13.534	56.830	68196
30	4.90	11.029	54.042	13.534	40.508	72914
35	4.60	11.029	50.751	13.534	37.217	78156
40	4.30	11.029	47.461	13.534	33.927	81425
45	4.01	11.029	44.171	13.534	30.637	82719
50	3.71	11.029	40.880	13.534	27.346	82039
55	3.41	11.029	37.590	13.534	24.056	79385
60	3.11	11.029	34.300	13.534	20.766	74757
65	3.01	11.029	33.202	13.534	19.668	76704
70	2.91	11.029	32.103	13.534	18.569	77991
75	2.81	11.029	31.005	13.534	17.471	78619
80	2.71	11.029	29.907	13.534	16.373	78589
85	2.61	11.029	28.808	13.534	15.274	77899
90	2.51	11.029	27.710	13.534	14.176	76551
95	2.41	11.029	26.612	13.534	13.078	74544
100	2.31	11.029	25.514	13.534	11.980	71877
105	2.21	11.029	24.415	13.534	10.881	68552
110	2.11	11.029	23.317	13.534	9.783	64567
115	2.01	11.029	22.219	13.534	8.685	59924
120	1.92	11.029	21.120	13.534	7.586	54622

(Proposed Development) ==> Storage volume required (cu. ft.) 82719

STORM WATER DETENTION CALCULATIONS (CONT.)

Project: Hawthorn Crossing - Bondurant Assisted Living Facility

Calculations completed May 26, 2006 by EBH

ORIFICE SIZING

$$Q_R = C(2gh)^{1/2}A$$

$$Q_R = 13.534 \text{ c.f.s.}$$

$$C = 0.64$$

$$g = 32.20 \text{ ft}^2/\text{s}$$

$$h = 0.92 \text{ ft (depth reflects required storage volume)}$$

$$A = 2.747 \text{ ft}^2$$

$$= 395.61 \text{ in}^2$$

$$= 22.44 \text{ inch diameter orifice}$$

Use 24" R.C.P. with 22.44" orifice

STORAGE VOLUME OF PROPOSED DETENTION POND

ELEVATION	AREA SQ.FT.	AVERAGE AREA SQ.FT.	DEPTH FT.	VOLUME CU.FT.
976.00	87256			
		83863.00	1.00	83863.00
975.00	80470			
		77108.00	1.00	77108.00
974.00	73746			

100-YEAR POOL ELEVATION = 974.00 ft. (1.00 ft. FREEBOARD PROVIDED)

TOTAL 160971 cu. ft.

THE PROPOSED STORMWATER CONTROL FOR THIS DEVELOPMENT MEETS THE REQUIREMENTS OF THE CHAPTER II, SECTION 8.4 OF THE URBAN DESIGN STANDARDS MANUAL.

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.

AIVARS LEO PELDS, P.E. & L.S. IA. LIC. NO. 4640 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): _____

File path: S:\Wil-Ron\storm water calcs 5-26-06

OWNER: PAINE HEIGHTS PLAT 3

OWNER: EDWARDS PROPERTIES INC

OWNER: C STONER ENTERPRISES INC

HWY 65 / HUBBELL AVENUE

OWNER-DEVELOPER:
WIL-RON PROPERTIES
3304 PARKVIEW DRIVE
URBANDALE, IOWA 50322
PH: (515) 229-8070
FAX: (515) 278-1103

SITE ADDRESS:
TO BE ASSIGNED BY CITY

ZONING NOTES:

1. EXISTING AND PROPOSED ZONING ==> R-3 "MULTI-FAMILY RESIDENTIAL"
2. BULK REGULATIONS:
MAX. HEIGHT 35 feet
FRONT YARD 50 feet
REAR YARD 50 feet
MIN. OPEN SPACE 20%

EROSION CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION AND POLLUTION CONTROL.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE CONTRACTOR SHALL INSPECT THE SITE AT A MINIMUM OF ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5 INCH OR GREATER RAINFALL. ALL DISTURBED AREAS OF THE SITE, MATERIAL STORAGE LOCATIONS, WHERE CONSTRUCTION VEHICLES ENTER/EXIT AND ANY CONTROL SYSTEMS SHALL BE INSPECTED.
4. THE CONTRACTOR SHALL TAKE NECESSARY ACTIONS TO CORRECT DEFICIENCIES FOUND DURING INSPECTIONS AS SOON AS PRACTICAL BUT NO LATER THAN A WEEK FROM THE INSPECTION IN WHICH THE DEFICIENCY WAS FOUND.
5. THE CONTRACTOR SHALL KEEP A LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE CITY OF BONDURANT AND A. LEO PELDS ENGINEERING COMPANY.
6. PERMANENT SEEDING SHALL BE DONE AFTER THE COMPLETION OF THE FINAL GRADING.
7. DISTURBED AREAS THAT DO NOT SHOW PROGRESS A WEEK AFTER SEEDING SHALL BE RESEED.
8. ANY SOIL OR DEBRIS SPILLED, WASHED, TRACKED OR DROPPED ON TO ADJACENT PROPERTIES OR R.O.W. SHALL BE REMOVED BY THE CONTRACTOR WITHIN 24 HOURS.

EARTHWORK NOTES:

1. THE EARTHWORK SHALL BE BALANCED ON SITE.
2. THE PAVEMENT SPOT ELEVATIONS SHOWN ARE TO THE TOP OF THE SLAB.

GRADING NOTES:

1. STRIP TOPSOIL (6") FROM ALL THE AREAS WHICH ARE TO BE FILLED OR CUT FOR BORROW.
2. ALL AREAS TO RECEIVE STRUCTURAL FILL SHALL BE BENCHMARKED.
3. PREPARE BOTTOM OF BENCH FOR FILL BY DISKING TO A DEPTH OF 4 INCHES AND COMPACT. ANY LOCALIZED AREAS WHICH CANNOT BE SATISFACTORILY COMPACTED OR WHICH SHOW EVIDENCE OF PUMPING ACTION SHALL BE UNDERCUT AND RECOMPACTED WITH ON-SITE FILL MATERIALS.
4. ALL STRUCTURAL FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
5. ALL AREAS WHICH ARE TO RECEIVE PAVING SHALL HAVE THE TOP 12 INCHES DISKED AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
6. MAINTAIN ALL CUT AND FILL AREAS TO ACCOMMODATE SURFACE DRAINAGE.
7. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND STRUCTURES. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER OF THE UTILITIES.
8. MAXIMUM ALLOWABLE GRADE ON ALL PROPOSED SLOPES IS 3:1.
9. TOPSOIL SHALL BE SPREAD TO A MINIMUM THICKNESS OF 6 INCHES ON ALL DISTURBED AREAS.
10. THE MOISTURE CONTENT SHALL NOT DEVIATE FROM THE OPTIMUM BY MORE THAN 2% IN STRUCTURAL FILL.
11. ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY OF BONDURANT.
12. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER.
13. EXISTING VEGETATION IS TO BE PRESERVED WHENEVER POSSIBLE. PERMANENT SEEDING AND/OR SODDING, AND VEGETATIVE BUFFER STRIPS ARE TO BE USED THROUGHOUT THE GRADING SITE.

MISCELLANEOUS NOTES:

1. THE CONTRACTOR SHALL CONTACT THE CITY PRIOR TO PERFORMING ANY WORK IN THE RIGHT-OF-WAYS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH "URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS."
3. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE CITY OF BONDURANT SIGN ORDINANCE.
4. IF A FIELD TILE IS CUT DURING CONSTRUCTION, IT SHALL BE REPAIRED OR TIED INTO THE SITE'S DRAINAGE SYSTEM.

PAVEMENT NOTES:

1. THE PROPOSED PAVING SHALL BE 6" H.M.A. IN THE DRIVES AND PARKING AREAS. THE PAVING AT THE SITE ENTRANCES SHALL BE 7" H.M.A.
2. THE REQUIRED PARKING IS 1-1/2 SPACE PER 1-BEDROOM UNIT AND 2 SPACE PER 2-BEDROOM UNITS = $[20 \times 1.5 = (30) + 20 \times 2 = (40)] ==> 30 + 40 = 70$. THE TOTAL REQUIRED IS 70 SPACES.
3. THERE ARE 28 PARKING SPACES PROVIDED, 28 - 9'x18' TYPICAL PARKING STALLS AND 4 HANDICAPPED STALLS.
4. ANY DEBRIS SPILLED ON TO ADJACENT PROPERTIES OR RIGHT-OF-WAYS SHALL BE PROMPTLY REMOVED.

BUILDING NOTES:

1. THE PROPOSED BUILDING WILL BE USED AS AN ASSISTED LIVING FACILITY.
2. THE PROPOSED BUILDING WILL BE ONE-STORY WITH A MAXIMUM ROOF HEIGHT OF 25ft. AND AN AREA OF 40,633 sq.ft.
3. THE LIGHTING SHALL BE DIRECTED SO AS TO NOT DIRECTLY ILLUMINATE ADJACENT PROPERTIES.

A. LEO PELDS ENGINEERING COMPANY

2323 DIXON STREET
DES MOINES, IOWA 50316
PHONE: (515) 265-8196



P.O. BOX 4626
DES MOINES, IOWA 50306
FAX: (515) 268-2259

Surveyors

Engineers

Planners

EXISTING UTILITIES NOTE:
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEY RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. IOWA ONE-CALL (1-800-252-5589).

NOTE:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELDS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT AN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:

STANDARD SYMBOLS:

- IRON ROD OR PIPE FOUND
- SET IRON ROD WITH #4640 CAP
- ▲ SECTION CORNER MONUMENT FOUND
- △ SECTION CORNER MONUMENT SET
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- FF FINISHED FLOOR

- +/- MORE OR LESS
- x-x-x- FENCE LINE
- ⊕ FIRE HYDRANT
- ⊕ MANHOLE
- VALVE
- 125x3 SPOT ELEVATION (⊕ x)
- N.T.S. NOT TO SCALE
- A.C.C./P.C.C. ASPHALTIC/PORTLAND CEMENT CONCRETE CATV

- xxx--- UTILITY LINE OR PIPE
- W WATER
- G GAS
- S SANITARY SEWER
- ST STORM SEWER
- UGE/T UNDERGROUND ELEC. / TEL.
- OHE/T OVERHEAD ELEC. / TEL.
- CATV CABLE TELEVISION

TITLE
Preliminary Plat/Site Plan
Hawthorn Crossing Plat
Bondurant, Iowa

BENCHMARK: Tied out to elevation on
Shelter House to the North

SCALE: NEW

FILE PATH: S:/Wil-Ron Properties/Site Plan 4-25-06

REVISIONS:

DATE: 4-28-06

BY: E. Hopkins

DRAWING NO: 10734



LEGAL DESCRIPTION:

A part of the Northeast 1/4 of SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST of the 5th PM, all being in and forming a part of the City of Bondurant, Polk County, Iowa, more particularly described as follows:

Commencing at the East 1/4 Corner of said SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST of the 5th PM, all being in and forming a part of the City of Bondurant, Polk County, Iowa, more particularly described as follows:

THENCE North 43°07'13" East along the Easterly Right-of-Way line of US Highway 65, a distance of 581.00 feet;

THENCE continuing along the Easterly Right-of-Way line of US Highway 65, North 44°45'16" East a distance of 350.14 feet;

THENCE continuing along the Easterly Right-of-Way line of US Highway 65, North 43°07'04" East a distance of 1,151.55 feet to a point on the Westerly Right-of-Way line of NE 80th Street;

THENCE South 00°08'36" East along the Westerly Right-of-Way line of NE 80th Street, a distance of 108.49 feet;

THENCE continuing along the Westerly Right-of-Way line of NE 80th Street, South 07°51'54" West a distance of 162.00 feet;

THENCE continuing along the Westerly Right-of-Way line of NE 80th Street, South 00°45'30" East a distance of 277.35 feet;

THENCE continuing along the Westerly Right-of-Way line of NE 80th Street, North 89°51'24" East a distance of 27.00 feet;

THENCE continuing along the Westerly Right-of-Way line of NE 80th Street, South 00°08'36" East a distance of 849.38 feet;

THENCE North 89°53'15" West a distance of 338.84 feet;

THENCE South 00°07'17" East a distance of 298.86 feet to the POINT OF BEGINNING, containing 29.635 acres, more or less.

SCALE IN FEET
-100 0 100 200

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.

ANARS LEO PELDS, P.E. & L.S. I.A. LIC. NO. 4640 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

ANARS LEO PELDS, P.E. & L.S. I.A. LIC. NO. 4640 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)

OWNER: EDWARDS PROPERTIES INC



A part of the Northeast 1/4 of SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST of the 5th PM, all being in and forming a part of the City of Bondurant, Polk County, Iowa, more particularly described as follows:

commencing at the East 1/4 Corner of said SECTION 31,
TOWNSHIP 80 NORTH, RANGE 22 WEST
THENCE South 89°59' 24" West along the South line of the
NE 1/4 of said SECTION 31, a distance of 371.96 feet to
the POINT OF BEGINNING;
THENCE continuing South 89°59' 24" West along the South line
of the NE 1/4 of said SECTION 31, a distance of
1,350.15 feet to a point on the Easterly Right-of-Way
line of US Highway 65 ;
THENCE North 43°08' 44" East along the Easterly Right-of-Way
line of US Highway 65, a distance of 580.98 feet;
THENCE continuing along the Easterly Right-of-Way line of
US Highway 65, North 54°35' 12" East a distance of 311.81 feet;
THENCE continuing along the Easterly Right-of-Way line of
US Highway 65, North 44°45' 16" East a distance of 350.14 feet;
THENCE continuing along the Easterly Right-of-Way line of
US Highway 65, North 44°45' 16" East a distance of 151.65 feet
to a point on the Westerly Right-of-Way line of NE 80th Street;
THENCE South 00°08' 36" East along the Westerly Right-of-Way
line of NE 80th Street, a distance of 108.49 feet;
THENCE continuing along the Westerly Right-of-Way line of
NE 80th Street, South 07°51' 54" West a distance of 162.00 feet;
THENCE continuing along the Westerly Right-of-Way line of
NE 80th Street, South 00°45' 30" West a distance of 277.35 feet;
THENCE continuing along the Westerly Right-of-Way line of
NE 80th Street, North 89°51' 24" East a distance of 27.00 feet;
THENCE continuing along the Westerly Right-of-Way line of
NE 80th Street, South 00°08' 36" East a distance of 849.38 feet;
THENCE continuing along the Westerly Right-of-Way line of
NE 80th Street, South 00°07' 17" East a distance of 298.86 feet to the
POINT OF BEGINNING, containing 29.633 acres, more or less.

CLOSURE TABLE

Point #	Point #	Bearing	Distance	Closure Report
16050	→	12591: S 89°59' 24" W	1350.15'	Total area of closed parcel = 1290824.47 sq.ft. (29.63325 acres)
12591	→	5076: N 43°06' 44" E	580.98'	Starting point number: 12591
5076	→	5086: N 54°35' 12" E	311.81'	Ending point number: 12591
5086	→	5087: N 44°45' 16" E	350.14'	Starting North: 7558.25007373 Ending North: 7558.24830214
5087	→	4172: N 43°07' 04" E	1151.55'	Starting East: 3609.44792590 Ending East: 3609.45262001
4172	→	5088: S 00°08' 36" E	108.49'	Error North: 0.00177159
5088	→	5081: S 07°51' 54" W	162.00'	Error East: -0.00469411 (West: 0.00469411)
5081	→	19444: S 00°45' 30" W	277.35'	Linear error: 0.00501729
19444	→	114202: N 89°51' 24" E	27.00'	Precision: 1 foot in 1157308.27975264
114202	→	16051: S 00°08' 36" E	849.38'	=====
16051	→	15889: N 89°53' 15" W	338.84'	Total area of all parcels: 1290824.47 sq.ft. (29.63325 acres)
15889	→	16050: S 00°07' 17" E	298.86'	

EXISTING UTILITIES NOTE:
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN
HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED
FROM AVAILABLE SURVEYS AND/OR RECORDS. THE
CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY
EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE
NOT DAMAGED DURING CONSTRUCTION: IOWA ONE-
CALL (1-800-292-8989).

NOTE:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO FELDS ENGINEERING COMPANY
(A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'s
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LEGEND:

STANDARD SYMBOLS:

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- ⊖ POWER POLE
- ⊕ LIGHT POLE
- F.F. FINISHED FLOOR

- | | |
|---|------------------------------------|
|  | MORE OR LESS
FENCE LINE |
|  | FIRE HYDRANT |
|  | MANHOLE |
|  | VALVE |
| 125 x 3 | SPOT ELEVATION (@ x) |
| N.T.S. | NOT TO SCALE |
| A.C.C./P.C.C. | ASPHALTIC/PORTLAND CEMENT CONCRETE |

- | | |
|--------|--------------------------|
| XXX | UTILITY LINE OR PIPE |
| W | WATER |
| G | GAS |
| S | SANITARY SEWER |
| ST | STORM SEWER |
| UGE/T | UNDERGROUND ELEC. / TEL. |
| OHE/T | OVERHEAD ELEC. / TEL. |
| E CATV | CABLE TELEVISION |

State of Iowa, Polk County ss
I certify that the attached plat name has been
approved as being unique to Polk County and
the plat has been entered of record in the
office of the Polk County Auditor
this 6th day of August, 2013
JAMIE FITZGERALD, County Auditor
By 

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

Leo Pelds 8-2-2013

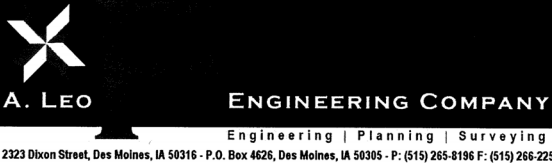
AVARS LEO PELDS, P.E. & L.S. IA. LIC. NO.4640 DATE

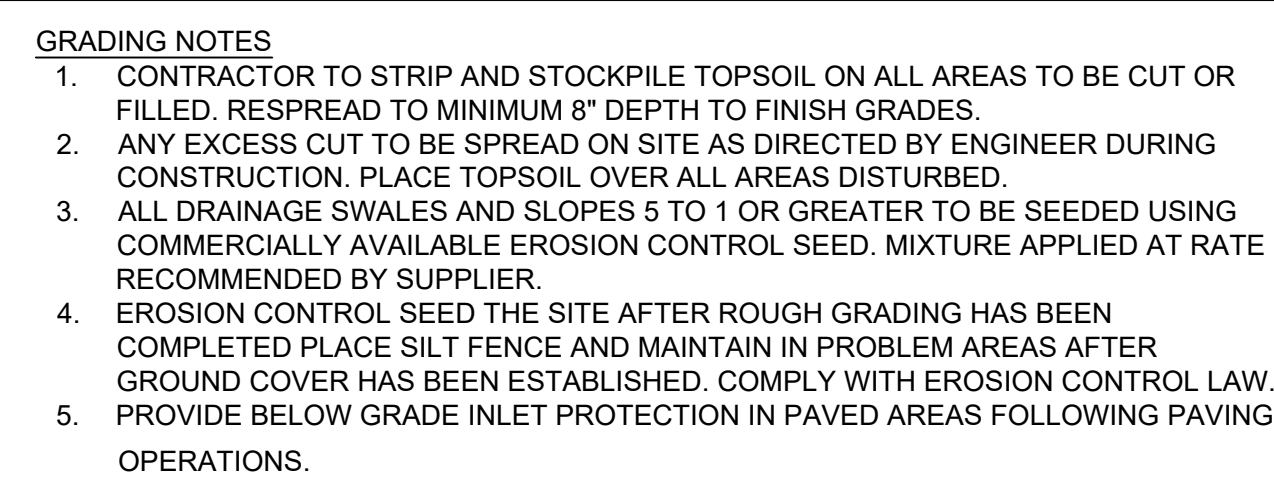
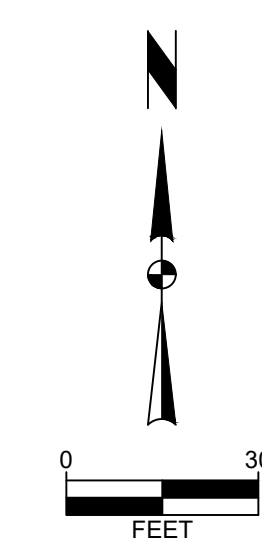
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

TITLE: Final Plat for
Hawthorne Crossing
Bondurant, Iowa

BENCHMARK: Tied out to elevation on Shelter House to the North		REVIEWS: 6-26-08 - Per City of Bondurant - EBJ 1-31-11 Per City of Bondurant - EBJ 08-01-2013 - Polk Co Auditor - EBJ	
SCALE: 1" = 100'	COPYRIGHT DATE: 11-1-07	DRAWN BY: E. Jondle	DRAWING NO: 10734-1
FILE PATH: S:/Wil-Ron Properties/Final Plat.Site Plan 7-8-08			



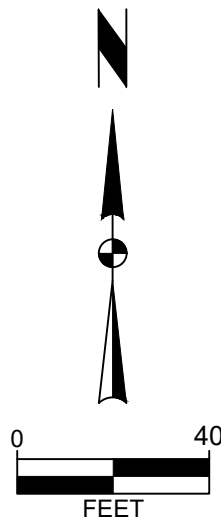
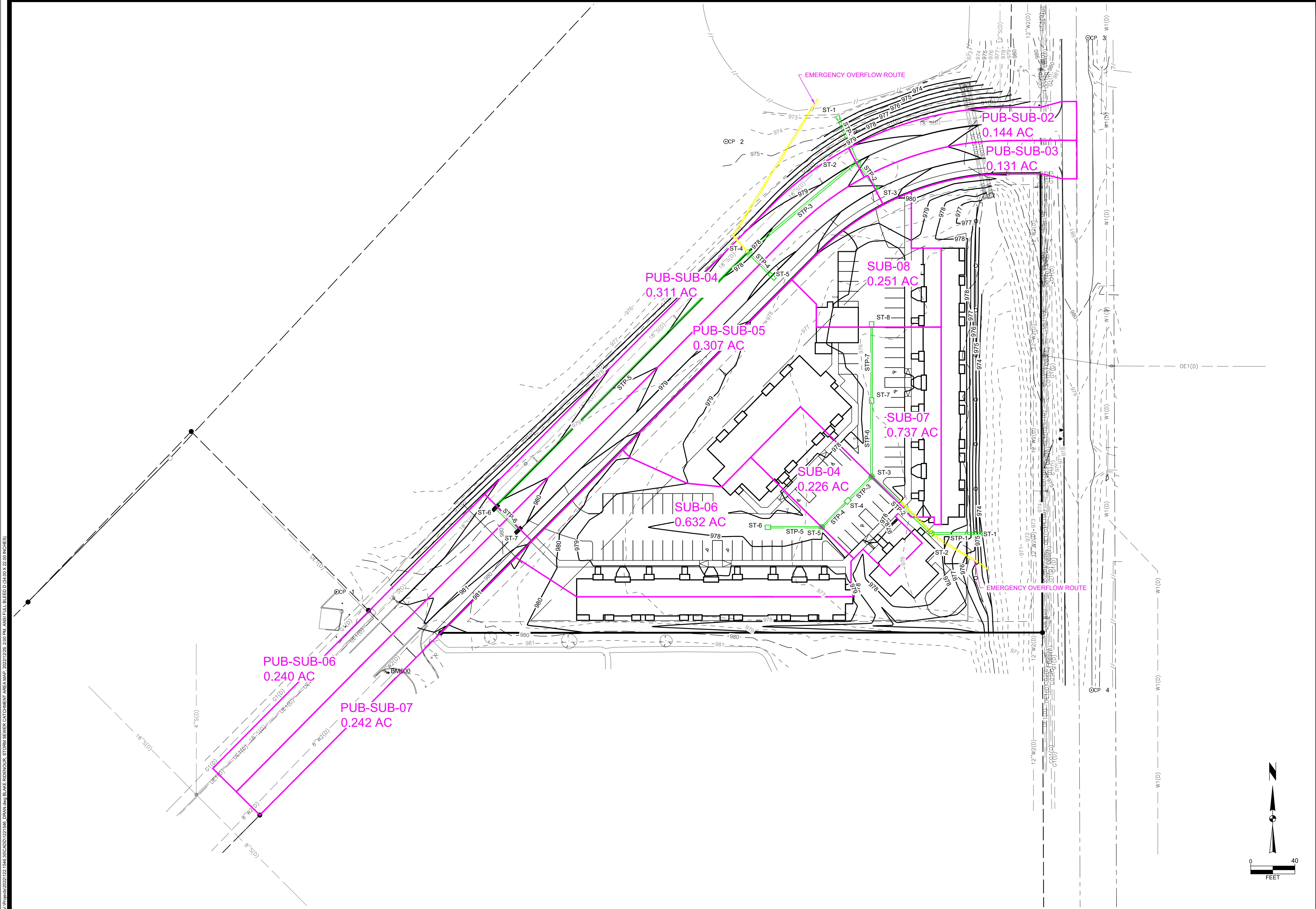


**SNYDER
& ASSOCIATES**

Project No: 122.1546.30

Sheet C400

V:\Projects\2021\122.1546.30\ADD\122.1546.30.dwg, PLANE BONDURANT, STORM SEWER CATCHMENT AREA MAP, 2021.12.29, 2:00 PM, ANSI FULL BLEED D (34.00 X 22.00 INCHES)



Project No: 122.1546.30
Sheet EXBT

THE CROSSING ROAD EXTENSION

STORM SEWER CATCHMENT AREA MAP

BONDURANT, POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

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

MARK	REVISION	DATE	BY
Engineer: BCA	Checked By: MLC	Scale: 1" = 40'	
Technician: GCB	Date: 12-22-22	T-R-S: TTN-RRW-SS	
Project No: 122.1546.30			Sheet EXBT

PROJECT: BONDURANT, IA - THE CROSSING STORM SEWER

SUBJECT: DRAINAGE AREA SUMMARY & RUNOFF FACTOR COMPUTATIONS

NO: 122.1546.30

DATE: December 21, 2022

BY: BMR CK: BCA

PAGE: 1 OF: 5



Drainage Area ID See Map	Location On-site Off-site	Total Area (sf)	Total Area (acres)	Pervious				Impervious - Roof Drainage Area				Impervious - Other Drainage Area				Runoff Coeff., C	Sub-area (sf)	Sub-area (acres)	% Total Area	Total Area (acres)	Composite Runoff Coeff., C	Comment
				Runoff Coeff., C	Sub-area (sf)	Sub-area (acres)	% Total Area	Runoff Coeff., C	Sub-area (sf)	Sub-area (acres)	% Total Area	Runoff Coeff., C	Sub-area (sf)	Sub-area (acres)	% Total Area							
-	-	-	-	0.98	-	-	-	0.55	-	-	-	0.98	-	-	-	0.9	-	-	-	-	-	
PUB-SUB-02	On	6280	0.144	0.98		0.000	0%	0.55		0.000	0%	0.98		0.000	0%	0.9	6280	0.144	100%	0.144	0.90	
PUB-SUB-03	On	5726	0.131	0.98		0.000	0%	0.55		0.000	0%	0.98		0.000	0%	0.9	5726	0.131	100%	0.131	0.90	
PUB-SUB-04	On	13537	0.311	0.98		0.000	0%	0.55		0.000	0%	0.98		0.000	0%	0.9	13537	0.311	100%	0.311	0.90	
PUB-SUB-05	On	13380	0.307	0.98		0.000	0%	0.55		0.000	0%	0.98		0.000	0%	0.9	13380	0.307	100%	0.307	0.90	
PUB-SUB-06	On	10435	0.240	0.98		0.000	0%	0.55		0.000	0%	0.98		0.000	0%	0.9	10435	0.240	100%	0.240	0.90	
PUB-SUB-07	On	10543	0.242	0.98		0.000	0%	0.55		0.000	0%	0.98		0.000	0%	0.9	10543	0.242	100%	0.242	0.90	
						0.000				0.000				0.000			0	0.000				
SUB-04	On	9828	0.226	0.98		0.000	0%	0.55		0.000	0%	0.98		0.000	0%	0.9	9828	0.226	100%	0.226	0.90	
SUB-06	On	27550	0.632	0.98		0.000	0%	0.55		0.000	0%	0.98		0.000	0%	0.9	27550	0.632	100%	0.632	0.90	
SUB-07	On	32111	0.737	0.98		0.000	0%	0.55		0.000	0%	0.98		0.000	0%	0.9	32111	0.737	100%	0.737	0.90	
SUB-08	On	10915	0.251	0.98		0.000	0%	0.55		0.000	0%	0.98		0.000	0%	0.9	10915	0.251	100%	0.251	0.90	
						0.000				0.000				0.000			0	0.000				
						0.000				0.000				0.000			0	0.000				
						0.000				0.000				0.000			0	0.000				
						0.000				0.000				0.000			0	0.000				
						0.000				0.000				0.000			0	0.000				
Total (All Areas)			3.22	0.98		0.00	0%	0.55		0.00	0%	0.98		0.00	0%	0.90		3.22	100%	3.22	0.86	
Total (on-site only)			3.22	0.98		0.00	0%	0.55		0.00	0%	0.98		0.00	0%	0.9		3.22	100%	3.22	0.90	

Comments:

1. Any drainage area, storm structure, or pipe that has "PUB" in it's name is the public storm sewer utilities. This is the storm sewer within the roadway.

NO: 122.1546.30

DATE: December 21, 2022

SUBJECT: STORM SEWER DESIGN - 5YR

BY: BMR CK: BCA

PAGE: 2 OF: 5



Iowa Climatic Section:

5 - Central

* Refer to SUDAS Design Manual, Chapter 2 - Stormwater, Section 2B-2 Rainfall and Runoff Periods (2015 Edition)

Storm Recurrence Interval:

5-year

[illegible]

Comments:

1. Any drainage area, storm structure, or pipe that has "PUB" in it's name is the public storm sewer utilities. This is the storm sewer within the roadway.
2. Design calculations based on Rational Method peak runoff flows and Manning's full flow pipe capacity.

PROJECT: BONDURANT, IA - THE CROSSING STORM SEWER

NO: 122.1546.30

SUBJECT: STORM SEWER DESIGN CHECK - 100YR

DATE: December 21, 2022

BY: BMR CK: BCA

PAGE: 3 OF: 5

Iowa Climatic Section:
Storm Recurrence Interval:

5 - Central

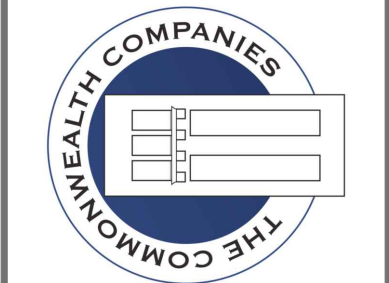
* Refer to SUDAS Design Manual, Chapter 2 - Stormwater, Section 2B-2 Rainfall and Runoff Periods (2015 Edition)

100-year

SECTION See Map for Location	Pipe Name	Drainage Area (acres) A	Runoff Coeff. C	Equiv. Area (acres) CA	Time of Concen. (min) T	Rainfall Intensity (in/hr) I	Other Flow (cfs)	TOTAL RUNOFF (cfs) Q=(ΣCA)I	Pipe Length (ft) L	Pipe Slope (ft/ft) S	Req'd Pipe Size (in)	PIPE SIZE (in) D	Full Flow Velocity (fps) V _{full}	Full Flow Capacity (cfs) Q _{full}	Time in Section (min) t	Type of Pipe	Comment
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PUB-SUB-07	PUB-STP-6	0.24	0.90	0.22	15	7.44		1.62	31.0	0.0100	8.9	15	5.28	6.48	0.10	RCP	
PUB-SUB-06	PUB-STP-5	0.24	0.90	0.22	15	7.44	1.62	3.23	325.0	0.0054	13.0	15	3.88	4.76	1.40	RCP	
PUB-SUB-05	PUB-STP-4	0.31	0.90	0.28	15	7.44		2.06	31.0	0.0100	9.8	15	5.28	6.48	0.10	RCP	
PUB-SUB-04	PUB-STP-3	0.31	0.90	0.28	15	7.44	5.28	7.37	128.0	0.0048	18.1	15	3.66	4.49	0.58	RCP	
PUB-SUB-03	PUB-STP-2	0.13	0.90	0.12	15	7.44		0.88	31.4	0.0631	5.0	15	13.26	16.27	0.04	RCP	
PUB-SUB-02	PUB-STP-1	0.14	0.90	0.13	15	7.44	8.24	9.21	45.1	0.0044	20.0	18	3.95	6.99	0.19	RCP	
		#N/A	0.00	0.00													
SUB-08	STP-7	0.25	0.90	0.23	15	7.44		1.68	68.9	0.0045	10.5	12	3.05	2.40	0.38	RCP	
SUB-07	STP-6	0.74	0.90	0.66	15	7.44	1.68	6.62	68.9	0.0033	18.6	15	3.03	3.72	0.38	RCP	
SUB-06	STP-5	0.63	0.90	0.57	15	7.44		4.23	48.9	0.0045	14.9	12	3.05	2.40	0.27	RCP	
	STP-4	#N/A	0.00	0.00	15	7.44	4.23	4.23	33.4	0.0045	14.9	12	3.05	2.40	0.18	RCP	
SUB-04	STP-3	0.23	0.90	0.20	15	7.44	4.23	5.75	30.8	0.0036	17.4	15	3.17	3.89	0.16	RCP	
	STP-2	#N/A	0.00	0.00	15	7.44	12.36	12.36	74.8	0.0047	22.0	18	4.09	7.22	0.31	RCP	
	STP-1	#N/A	0.00	0.00	15	7.44	12.36	12.36	55.0	0.0049	21.8	18	4.17	7.37	0.22	RCP	
		#N/A	0.00	0.00			0.00										
		#N/A	0.00	0.00			0.00										
		#N/A	0.00	0.00			0.00										
							0.00										
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							0.00										
							0.00										

Comments:

1. Any drainage area, storm structure, or pipe that has "PUB" in it's name is the public storm sewer utilities. This is the storm sewer within the roadway.
2. Design calculations based on Rational Method peak runoff flows and Manning's full flow pipe capacity.



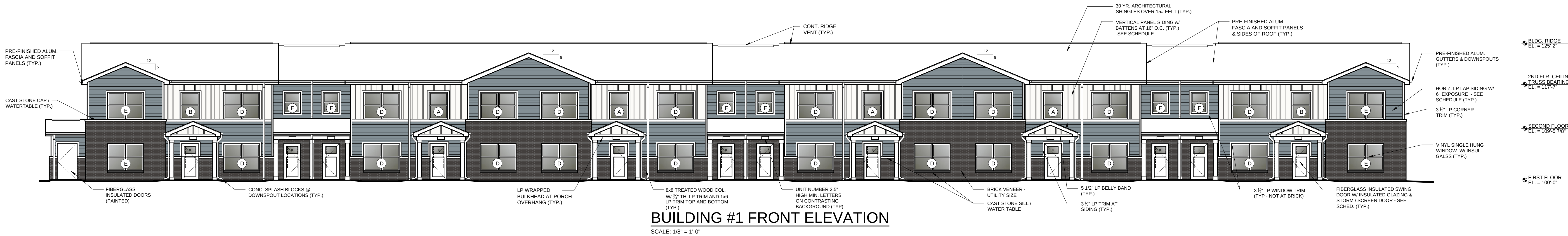
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

WINDOW SCHEDULE			
MARK	MAT'L	DESCRIPTION	NOM. UNIT SIZE (W x H)
(A)*	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-6" x 5'-0"
(B)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-6" x 5'-0"
(C)	VINYL	FIXED WINDOW	UNIT: (2) 3'-4" x 2'-6"
(D)*	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(E)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(F)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-0" x 4'-0"

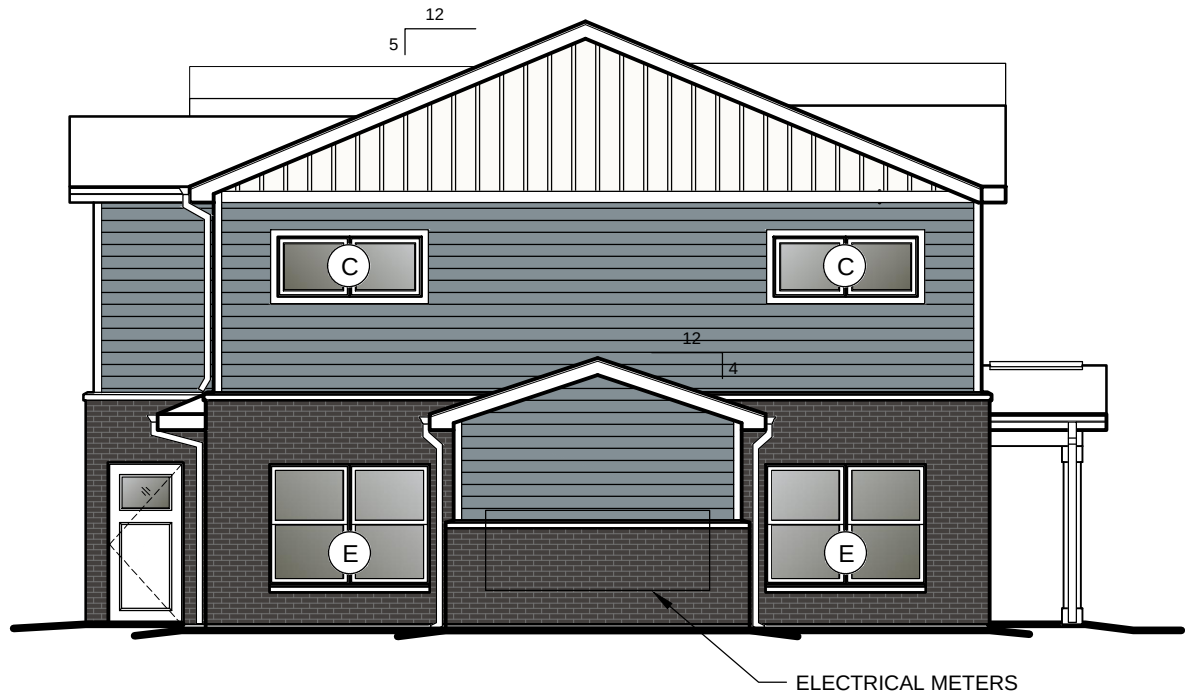
- GENERAL WINDOW NOTES:
- ENERGY STAR WINDOWS
 - ASTERISK (*) INDICATES WINDOWS SHALL MEET MIN. EGRESS SIZE REQUIREMENTS IN SLEEPING ROOMS PER IBC.
 - 20" CLEAR WIDTH
 - 24" CLEAR HEIGHT
 - 5.7 S.F. (MIN.)
 - PER SPS 321.05 (3) SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
 - WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24
 - SEE TYP UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS - REFER TO DETAIL 1304.0 FOR ADA WINDOW SASH REQUIREMENTS. (PROVIDE ADA LIFT HANDLE @ BOTTOM SASH)
 - PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE		
MAT'L	MFR.	COLOR
HORIZ. ENGINEERED WOOD LAP SIDING 6" EXPOSURE (SMOOTH)	LP SMARTSIDE	SUMMIT BLUE
ENGINEERED WOOD PANEL SIDING W/ BOARD & BATTEN @ 16" O.C. (SMOOTH)	LP SMARTSIDE	SNOWSCAPE WHITE
BRICK VENEER - 4" UTILITY	INTERSTATE BRICK	COAL
DOOR, WINDOW TRIM & BELLY BAND	LP SMARTSIDE	SNOWSCAPE WHITE
PORCH COLUMN & BULKHEAD	LP SMARTSIDE	SNOWSCAPE WHITE
UNIT ENTRY DOORS	THERMA TRU	SW 7076 CYBERSPACE
ALUMINUM ENTRY DOORS & STOREFRONTS	KAWNEER	CLEAR ANODIZED ALUMINUM
UTILITY DOORS	THERMA TRU	SW 7076 CYBERSPACE
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	TAMCO	PEWTER
MISC. GRILLES, EXHAUST VENTS, ETC.	PAINTED	MATCH ADJ. MATERIAL
CMU SPLIT-FACE	COUNTY MATERIALS	COCOA BEANS
ALUM. CAP	ALCOA	GRAY
DUMPSTER FENCE GATE	TBD	VINYL SLATED CHAIN LINK - GRAY

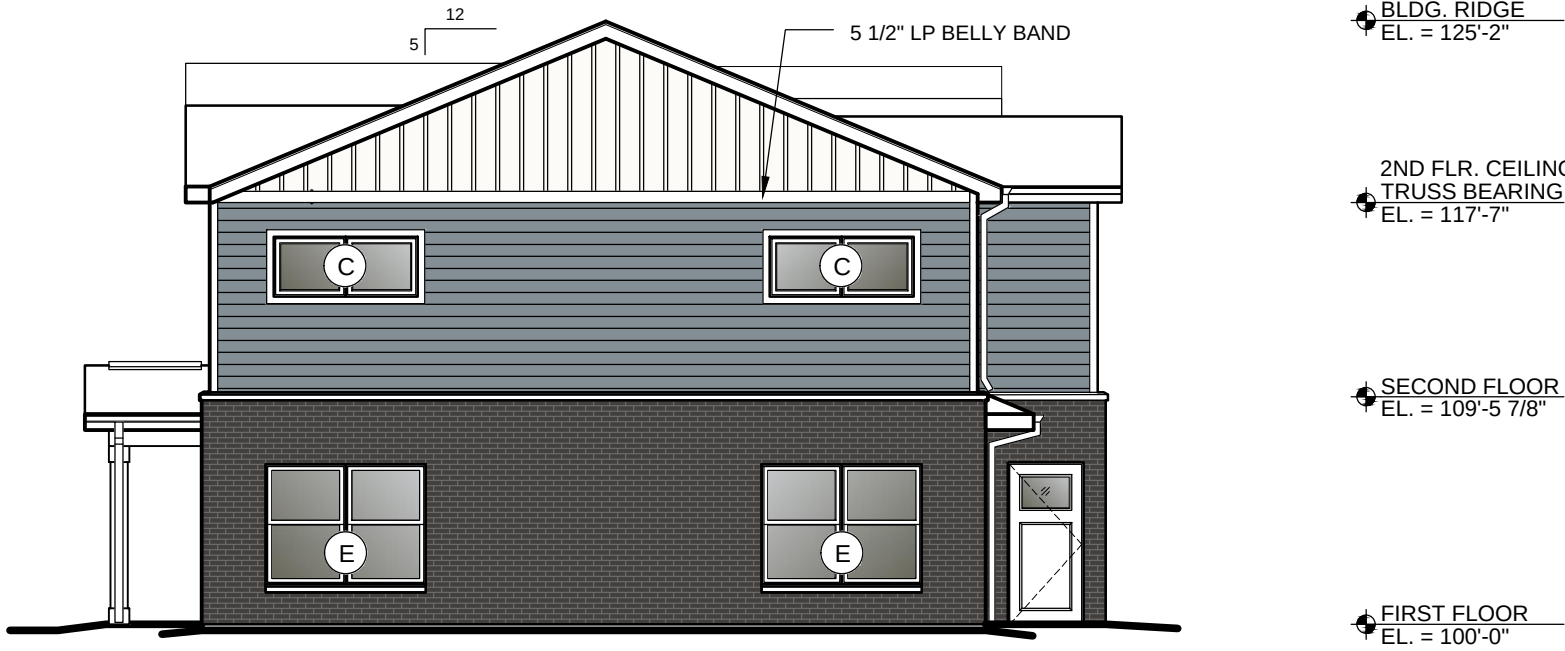
- EXTERIOR COLOR NOTES:
- VERIFY COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING
 - ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
 - ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION



BUILDING #1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING #1 ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING #1 ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL BUILDING #1 SF:	8,009 SF
TOTAL BUILDING #1 BRICK SF:	3,476 SF
TOTAL PERCENTAGE BRICK PROVIDED:	43%
PERCENTAGE OF BRICK REQ:	40%



BUILDING #1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

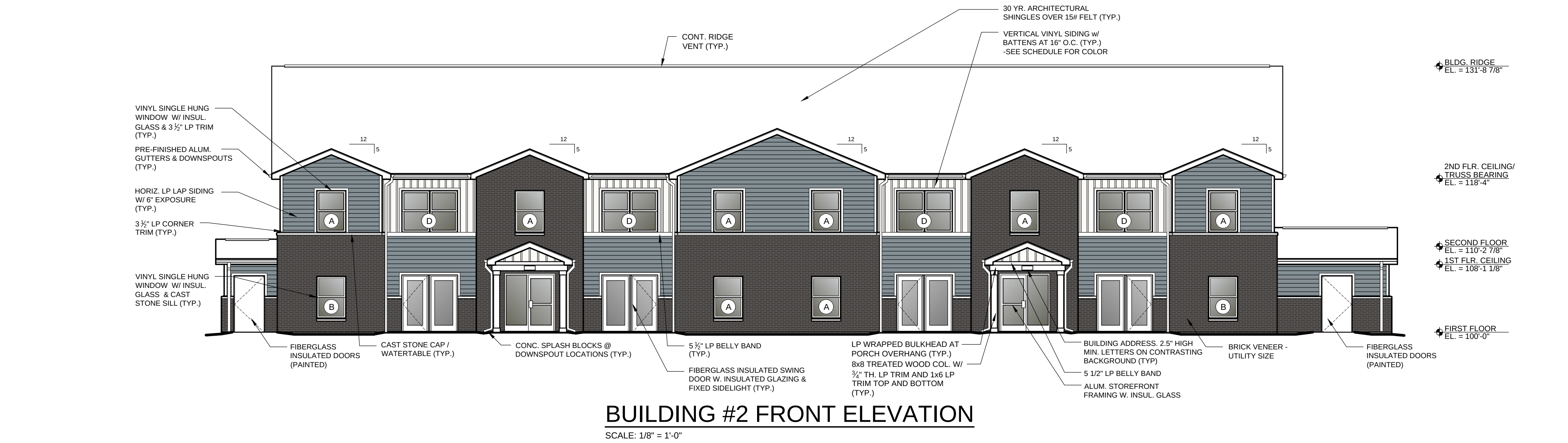
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

WINDOW SCHEDULE			
MARK	MAT'L	DESCRIPTION	NOM. UNIT SIZE (W x H)
(A)*	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-6" x 5'-0"
(B)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-6" x 5'-0"
(C)	VINYL	FIXED WINDOW	UNIT: (2) 3'-4" x 2'-6"
(D)*	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(E)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(F)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-0" x 4'-0"

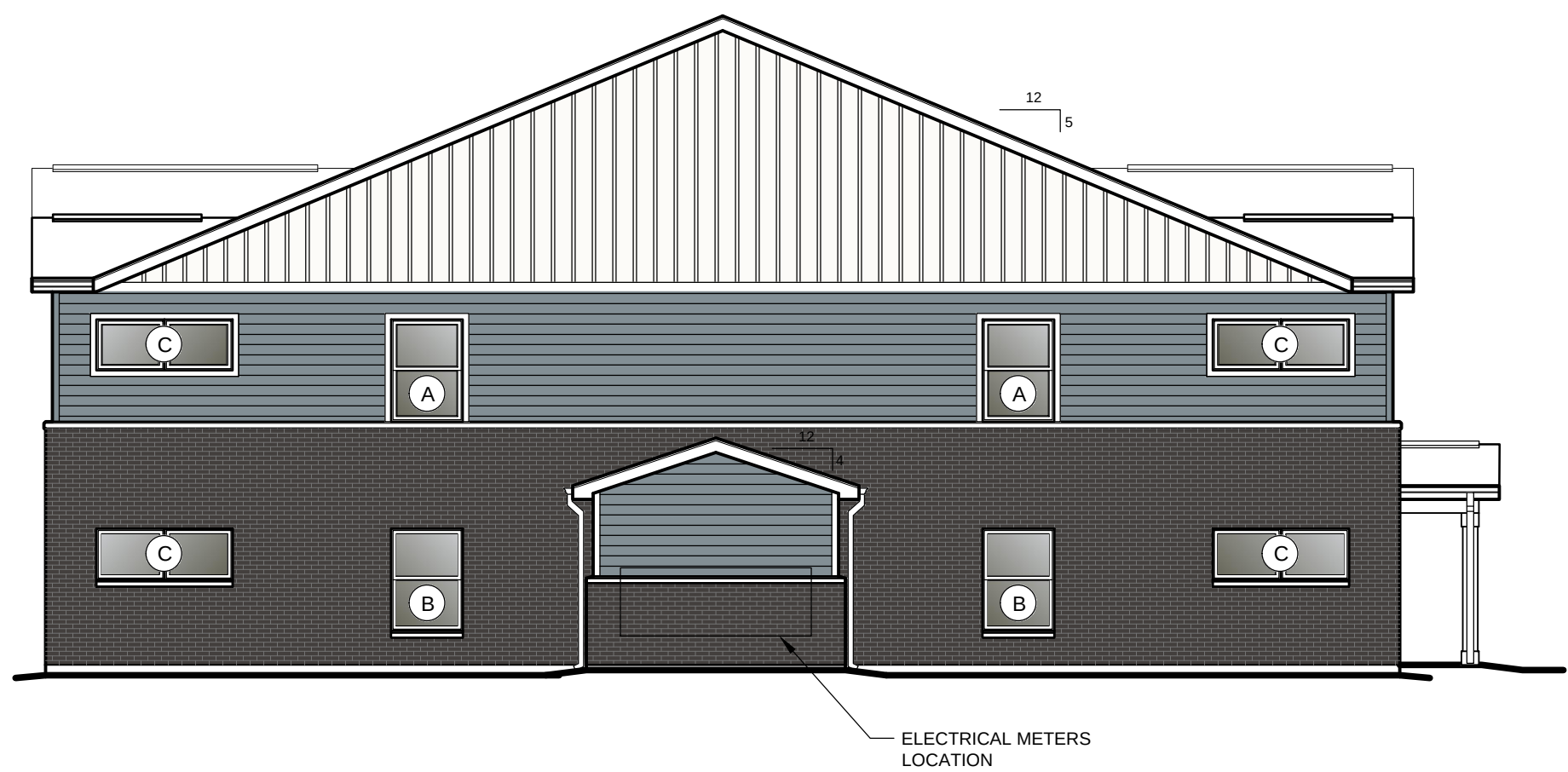
- GENERAL WINDOW NOTES:
- ENERGY STAR WINDOWS
 - ASTERISK (*) INDICATES WINDOWS SHALL MEET MIN. EGRESS SIZE REQUIREMENTS IN SLEEPING ROOMS PER IBC.
 - 20" CLEAR WIDTH
24" CLEAR HEIGHT
5.7 S.F. (MIN.)
 - PER SPS 321.05 (3) SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
 - WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24
 - SEE TYP UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS - REFER TO DETAIL 100A.0 FOR ADA WINDOW SASH REQUIREMENTS. (PROVIDE ADA LIFT HANDLE @ BOTTOM SASH)
 - PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE		
MAT'L	MFR.	COLOR
HORIZ. ENGINEERED WOOD LAP SIDING 6" EXPOSURE (SMOOTH)	LP SMARTSIDE	SUMMIT BLUE
ENGINEERED WOOD PANEL SIDING W/ BOARD & BATTEN @ 16" O.C. (SMOOTH)	LP SMARTSIDE	SNOWSCAPE WHITE
BRICK VENEER - 4" UTILITY	INTERSTATE BRICK	COAL
DOOR, WINDOW TRIM & BELLY BAND	LP SMARTSIDE	SNOWSCAPE WHITE
PORCH COLUMN & BULKHEAD	LP SMARTSIDE	SNOWSCAPE WHITE
UNIT ENTRY DOORS	THERMA TRU	SW 7076 CYBERSPACE
ALUMINUM ENTRY DOORS & STOREFRONTS	KAWNEER	CLEAR ANODIZED ALUMINUM
UTILITY DOORS	THERMA TRU	SW 7076 CYBERSPACE
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	TAMKO	PEWTER
MISC. GRILLES, EXHAUST VENTS, ETC.	PAINTED	MATCH ADJ. MATERIAL
CMU SPLIT-FACE	COUNTY MATERIALS	COCOA BEANS
ALUM. CAP	ALCOA	GRAY
DUMPSTER FENCE GATE	TBD	VINYL SLATED CHAIN LINK - GRAY

- EXTERIOR COLOR NOTES:
- VERIFY COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING
 - ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
 - ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION

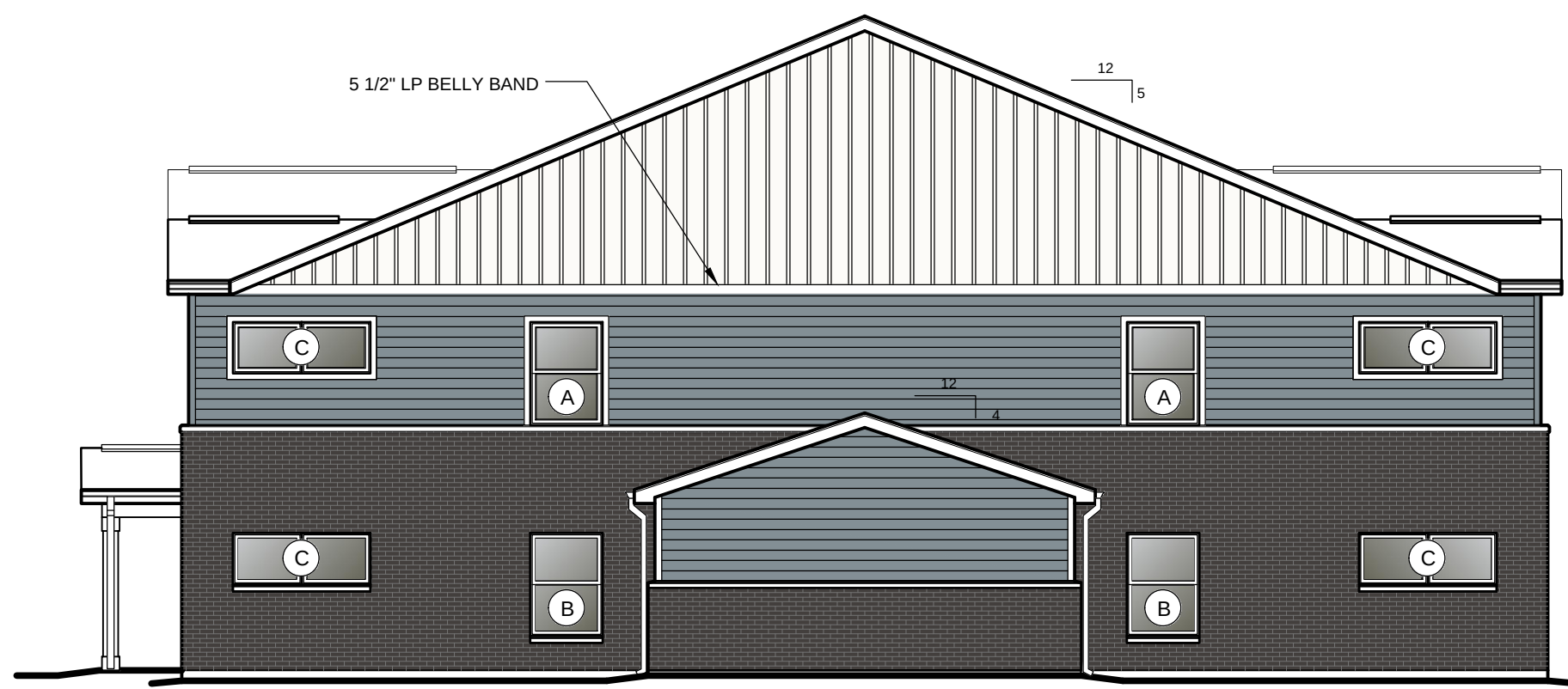


BUILDING #2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING #2 ELEVATIONS
SCALE: 1/8" = 1'-0"

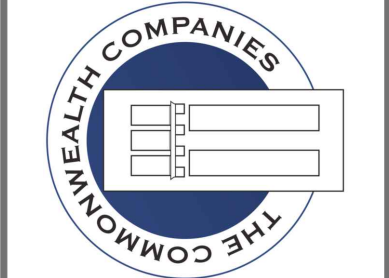
TOTAL BUILDING #2 SF:	6,741 SF
TOTAL BUILDING #2 BRICK SF:	3,323 SF
TOTAL PERCENTAGE BRICK PROVIDED:	49%
PERCENTAGE OF BRICK REQ:	40%



BUILDING #2 ELEVATIONS
SCALE: 1/8" = 1'-0"



BUILDING #2 ELEVATIONS
SCALE: 1/8" = 1'-0"



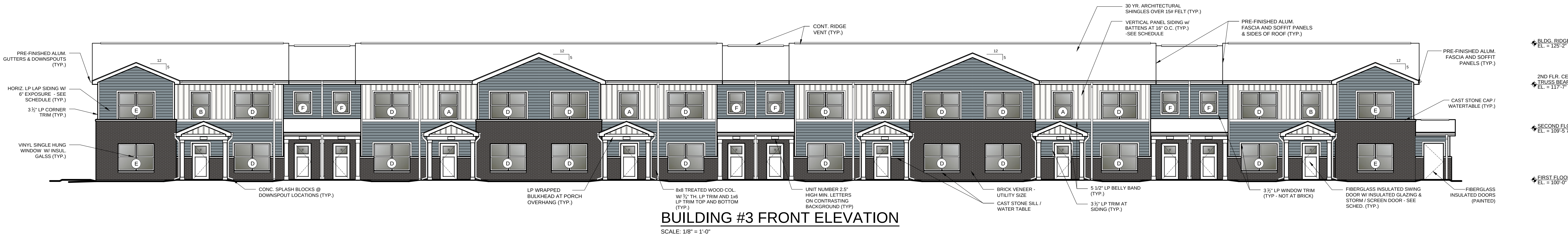
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

WINDOW SCHEDULE			
MARK	MAT'L	DESCRIPTION	NOM. UNIT SIZE (W x H)
(A)*	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-6" x 5'-0"
(B)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-6" x 5'-0"
(C)	VINYL	FIXED WINDOW	UNIT: (2) 3'-4" x 2'-6"
(D)*	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(E)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(F)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-0" x 4'-0"

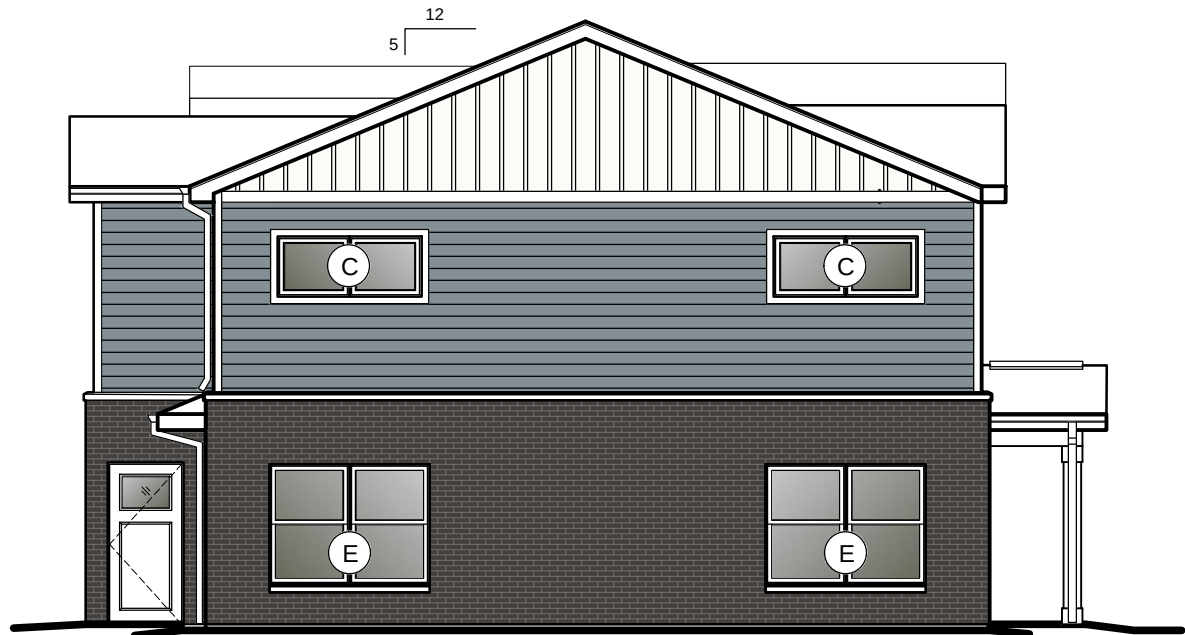
- GENERAL WINDOW NOTES:
- ENERGY STAR WINDOWS
 - ASTERIK (*) INDICATES WINDOWS SHALL MEET MIN. EGRESS SIZE REQUIREMENTS IN SLEEPING ROOMS PER IBC.
 - 20" CLEAR WIDTH
 - 24" CLEAR HEIGHT
 - 5.7 S.F. (MIN.)
 - PER SPS 321.05 (3) SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
 - WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24
 - SEE TYP UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS - REFER TO DETAIL 100A.0 FOR ADA WINDOW SASH REQUIREMENTS. (PROVIDE ADA LIFT HANDLE @ BOTTOM SASH)
 - PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE		
MAT'L	MFR.	COLOR
HORIZ. ENGINEERED WOOD LAP SIDING 6" EXPOSURE (SMOOTH)	LP SMARTSIDE	SUMMIT BLUE
ENGINEERED WOOD PANEL SIDING W/ BOARD & BATTEN @ 16" O.C. (SMOOTH)	LP SMARTSIDE	SNOWSCAPE WHITE
BRICK VENEER - 4" UTILITY	INTERSTATE BRICK	COAL
DOOR, WINDOW TRIM & BELLY BAND	LP SMARTSIDE	SNOWSCAPE WHITE
PORCH COLUMN & BULKHEAD	LP SMARTSIDE	SNOWSCAPE WHITE
UNIT ENTRY DOORS	THERMA TRU	SW 7076 CYBERSPACE
ALUMINUM ENTRY DOORS & STOREFRONTS	KAWNEER	CLEAR ANODIZED ALUMINUM
UTILITY DOORS	THERMA TRU	SW 7076 CYBERSPACE
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	TAMKO	PEWTER
MISC. GRILLES, EXHAUST VENTS, ETC.	PAINTED	MATCH ADJ. MATERIAL
CMU SPLIT-FACE	COUNTY MATERIALS	COCOA BEANS
ALUM. CAP	ALCOA	GRAY
DUMPSTER FENCE GATE	TBD	VINYL SLATED CHAIN LINK - GRAY

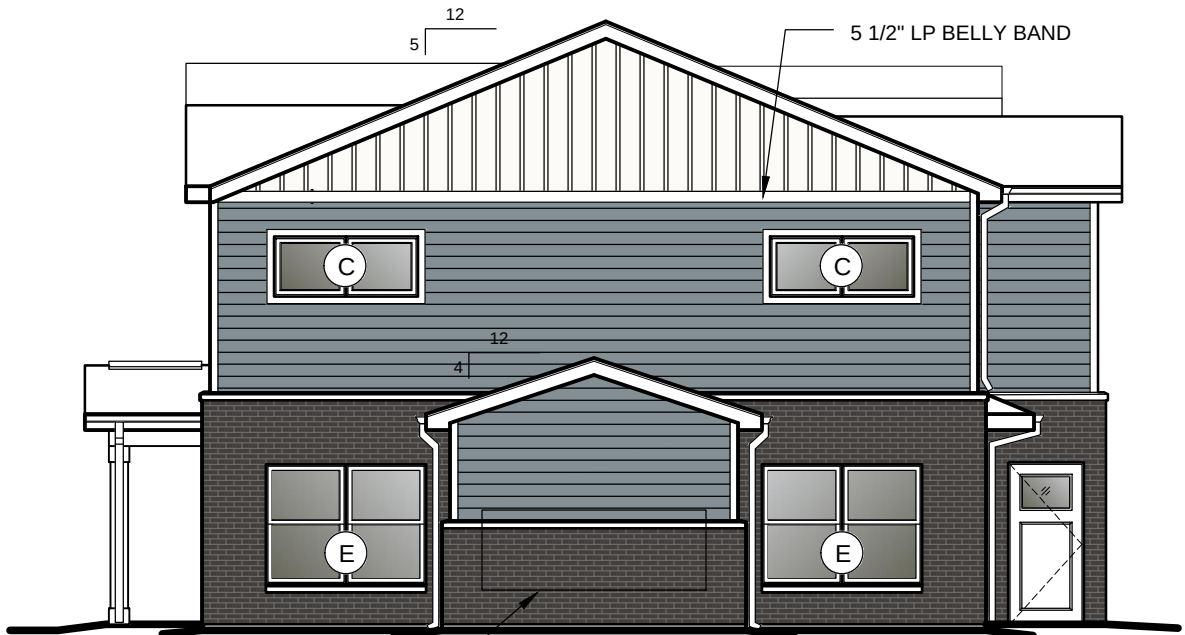
- EXTERIOR COLOR NOTES:
- VERIFY COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING
 - ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
 - ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION



BUILDING #3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING #3 ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING #3 ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL BUILDING #3 SF:	8,009 SF
TOTAL BUILDING #3 BRICK SF:	3,476 SF
TOTAL PERCENTAGE BRICK PROVIDED:	43%
PERCENTAGE OF BRICK REQ:	40%



BUILDING #3 REAR ELEVATION
SCALE: 1/8" = 1'-0"

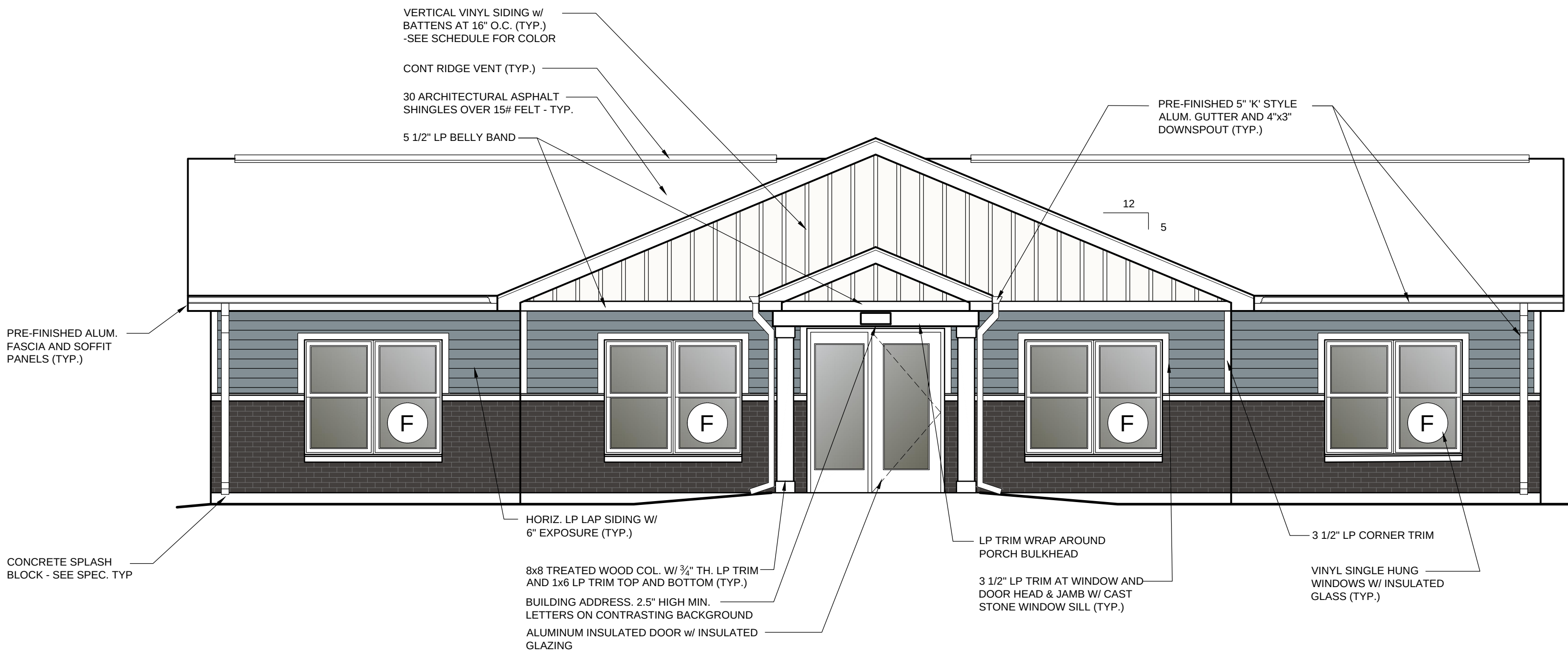
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

CLUBHOUSE WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	NOM. UNIT SIZE W.X.H.
(B)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-6" x 5'-0"
(F)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-0" x 5'-0"
(J)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (3) 3'-0" x 5'-0"

- GENERAL WINDOW NOTES:
- ENERGY STAR WINDOWS
 - PER SPS 321.05 (3) SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
 - WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24
 - SEE TYP UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS-
 - REFER TO DETAIL 18/A.0 FOR ADA WINDOW SASH REQUIREMENTS. (PROVIDE ADA LIFT HANDLE @ BOTTOM SASH)
 - PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

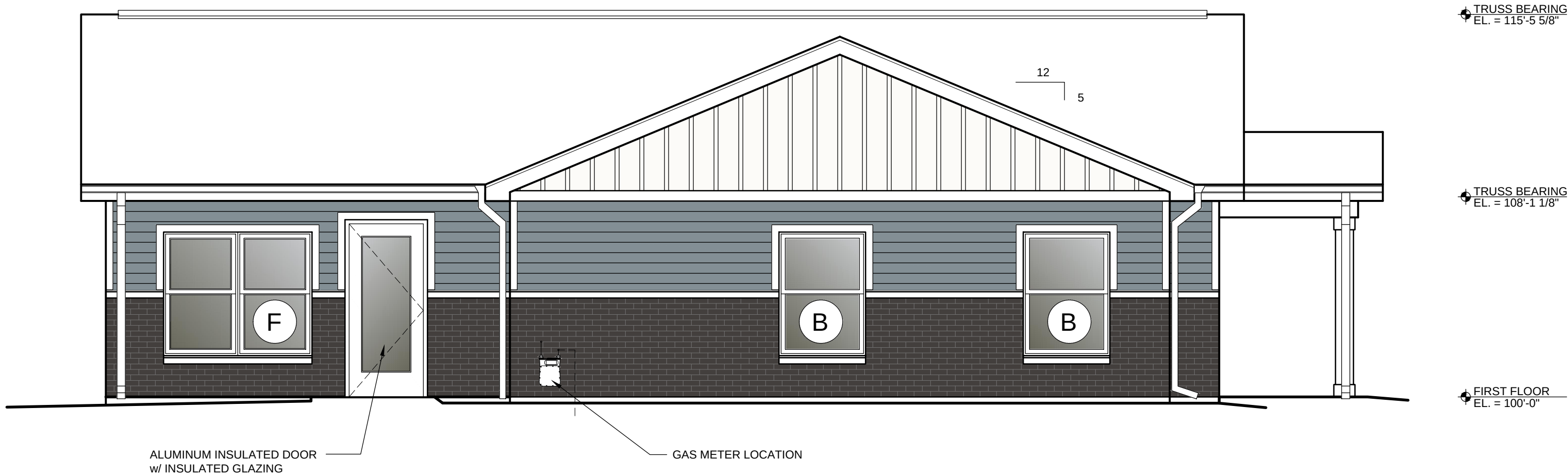
EXTERIOR COLOR SCHEDULE		
MAT'L	MFR.	COLOR
HORIZ. ENGINEERED WOOD LAP SIDING 6" EXPOSURE (SMOOTH)	LP SMARTSIDE	SUMMIT BLUE
ENGINEERED WOOD PANEL SIDING W/ BOARD & BATTEN @ 16" O.C. (SMOOTH)	LP SMARTSIDE	SNOWSCAPE WHITE
BRICK VENEER - 4" UTILITY	INTERSTATE BRICK	COAL
DOOR, WINDOW TRIM & BELLY BAND	LP SMARTSIDE	SNOWSCAPE WHITE
PORCH COLUMN & BULKHEAD	LP SMARTSIDE	SNOWSCAPE WHITE
UNIT ENTRY DOORS	THERMA TRU	SW 7076 CYBERSPACE
ALUMINUM ENTRY DOORS & STOREFRONTS	KAWNEER	CLEAR ANODIZED ALUMINUM
UTILITY DOORS	THERMA TRU	SW 7076 CYBERSPACE
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	TAMKO	PEWTER
MISC. GRILLES, EXHAUST VENTS, ETC.	PAINTED	MATCH ADJ. MATERIAL
CMU SPLIT-FACE	COUNTY MATERIALS	COCOA BEANS
ALUM. CAP	ALCOA	GRAY
DUMPSTER FENCE GATE	TBD	VINYL SLATED CHAIN LINK - GRAY

- EXTERIOR COLOR NOTES:
- VERIFY COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING
 - ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
 - ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION

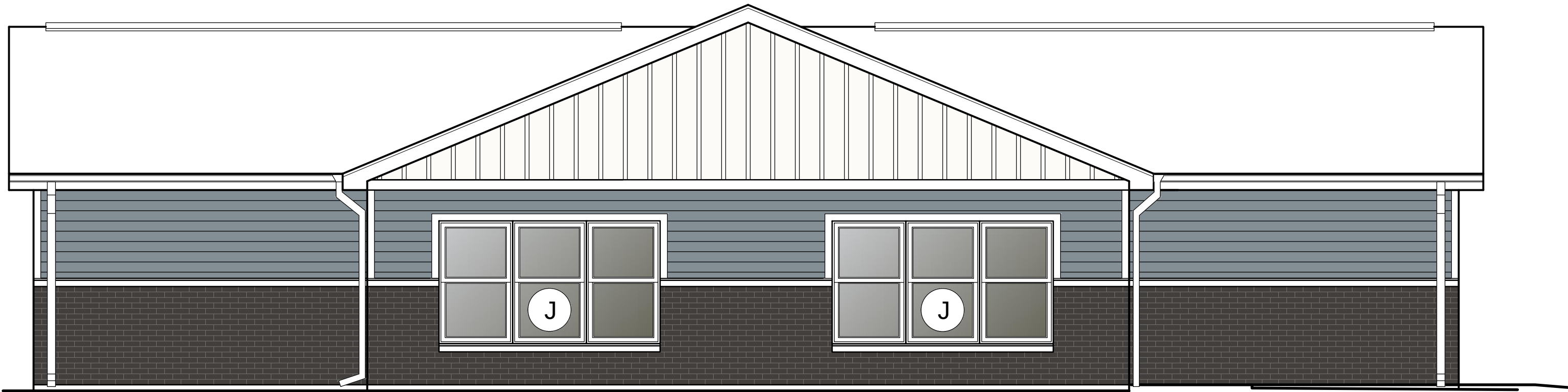


BUILDING #4
ELEVATION CLUBHOUSE
SCALE: 1/4" = 1'-0"

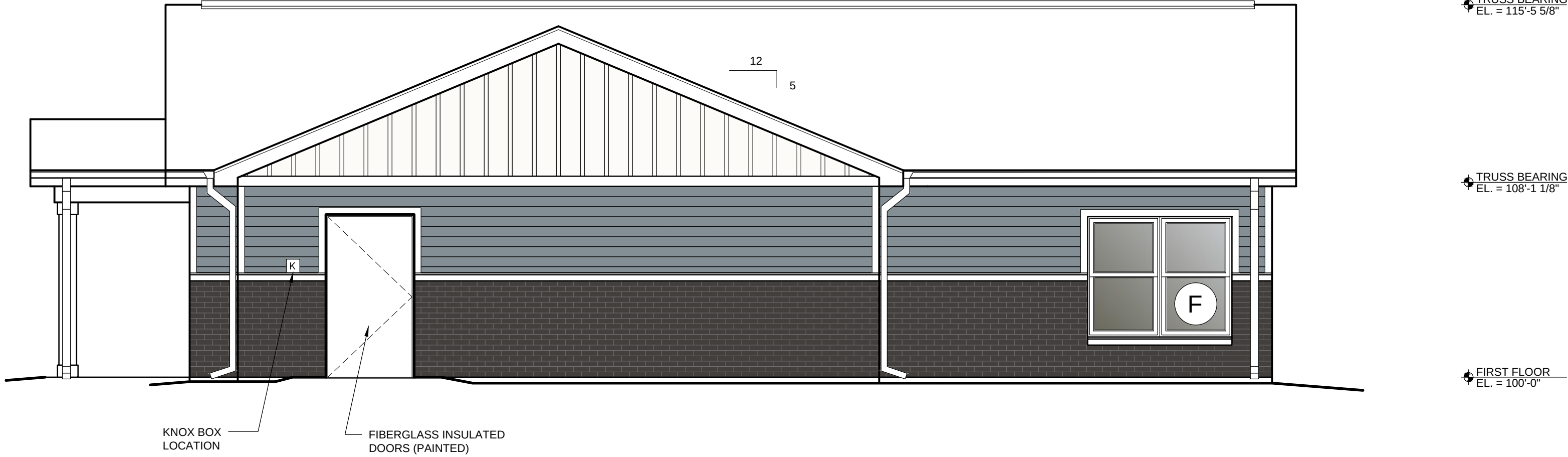
TOTAL BUILDING #4 SF:	1,674 SF
TOTAL BUILDING #4 BRICK SF:	673 SF
TOTAL PERCENTAGE BRICK PROVIDED:	40%
PERCENTAGE OF BRICK REQ:	40%



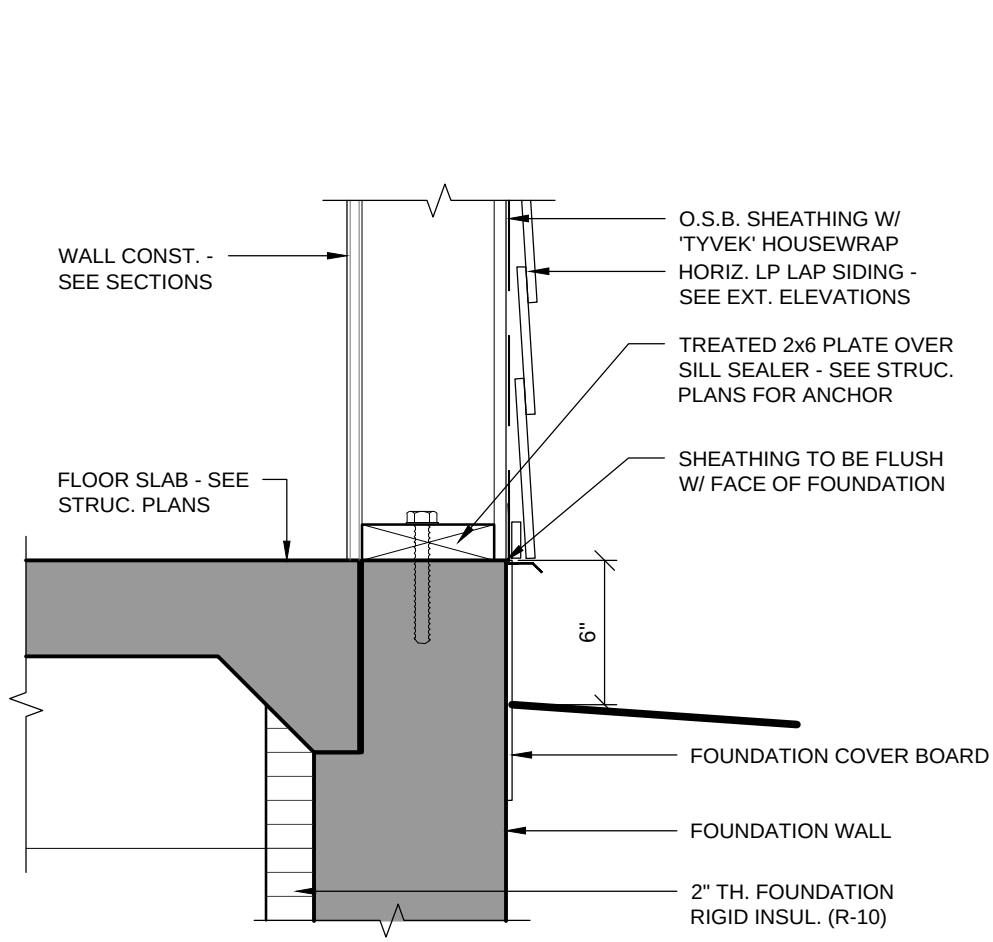
BUILDING #4
ELEVATION CLUBHOUSE
SCALE: 1/4" = 1'-0"



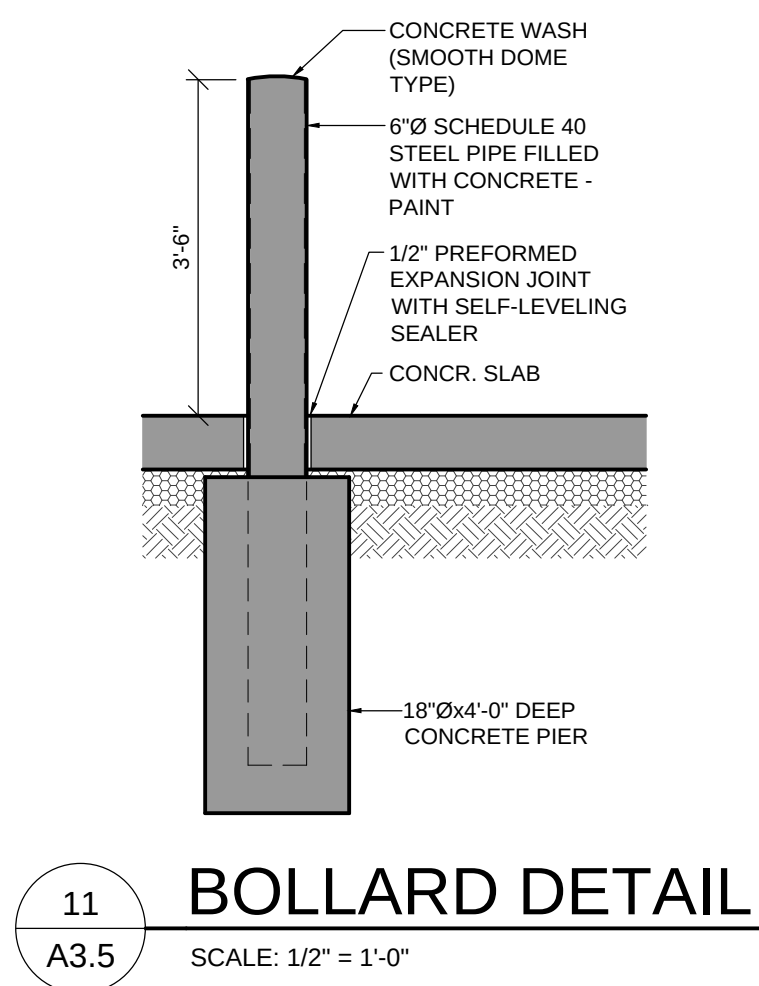
BUILDING #4
ELEVATION CLUBHOUSE
SCALE: 1/4" = 1'-0"



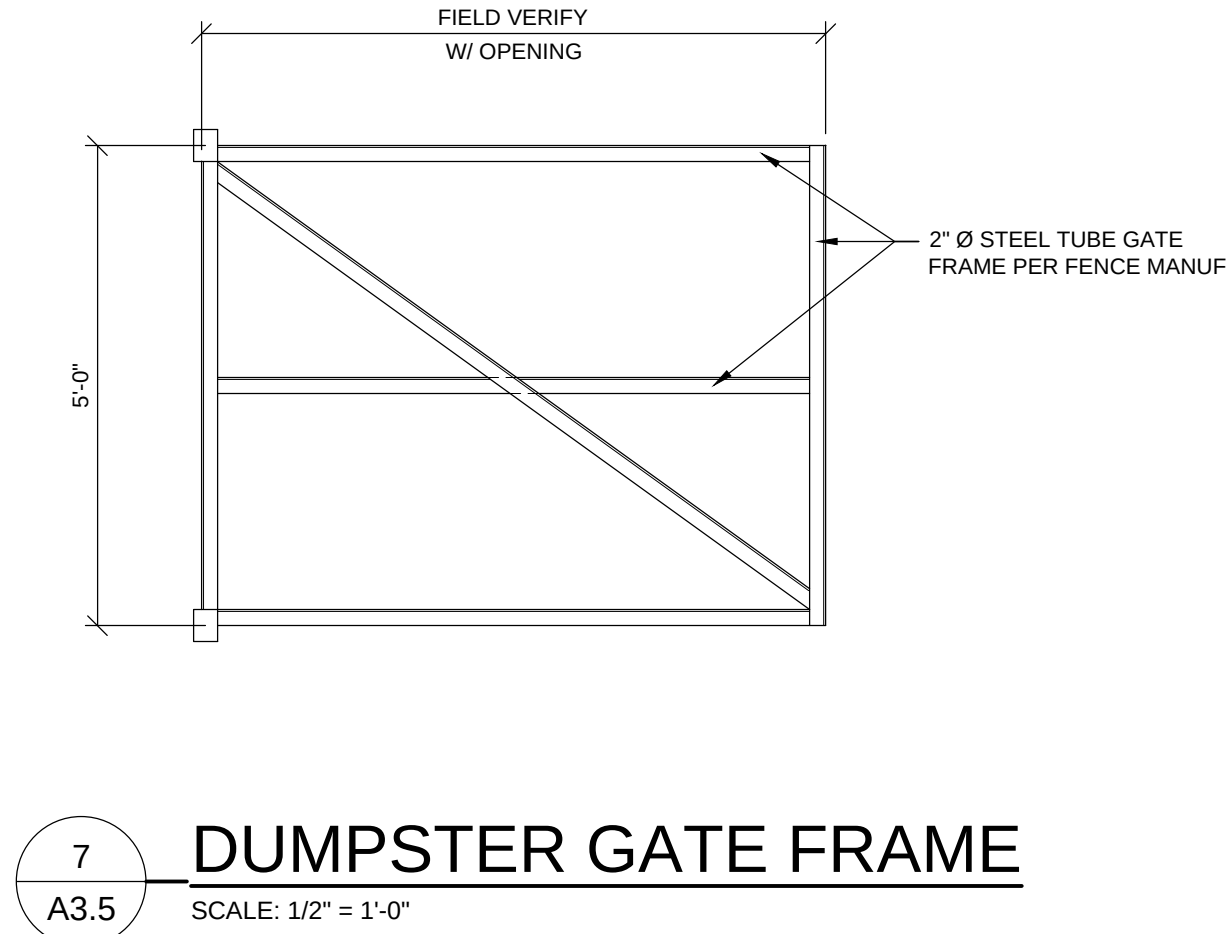
BUILDING #4
ELEVATION CLUBHOUSE
SCALE: 1/4" = 1'-0"



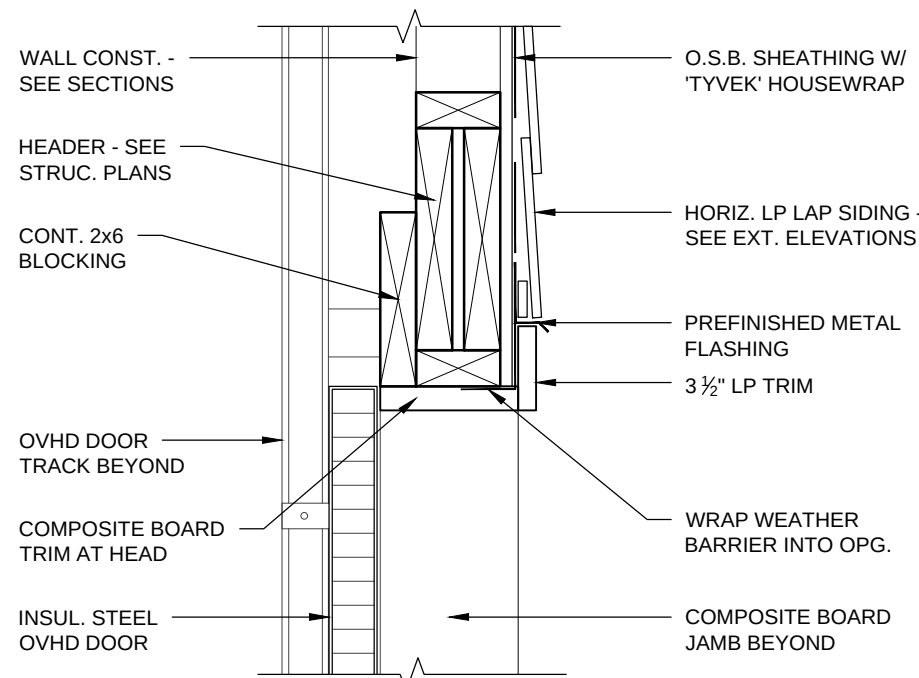
15 GARAGE WALL BASE
A3.5 SCALE: 1 1/2" = 1'-0"
TYPICAL AT GARAGE WALLS



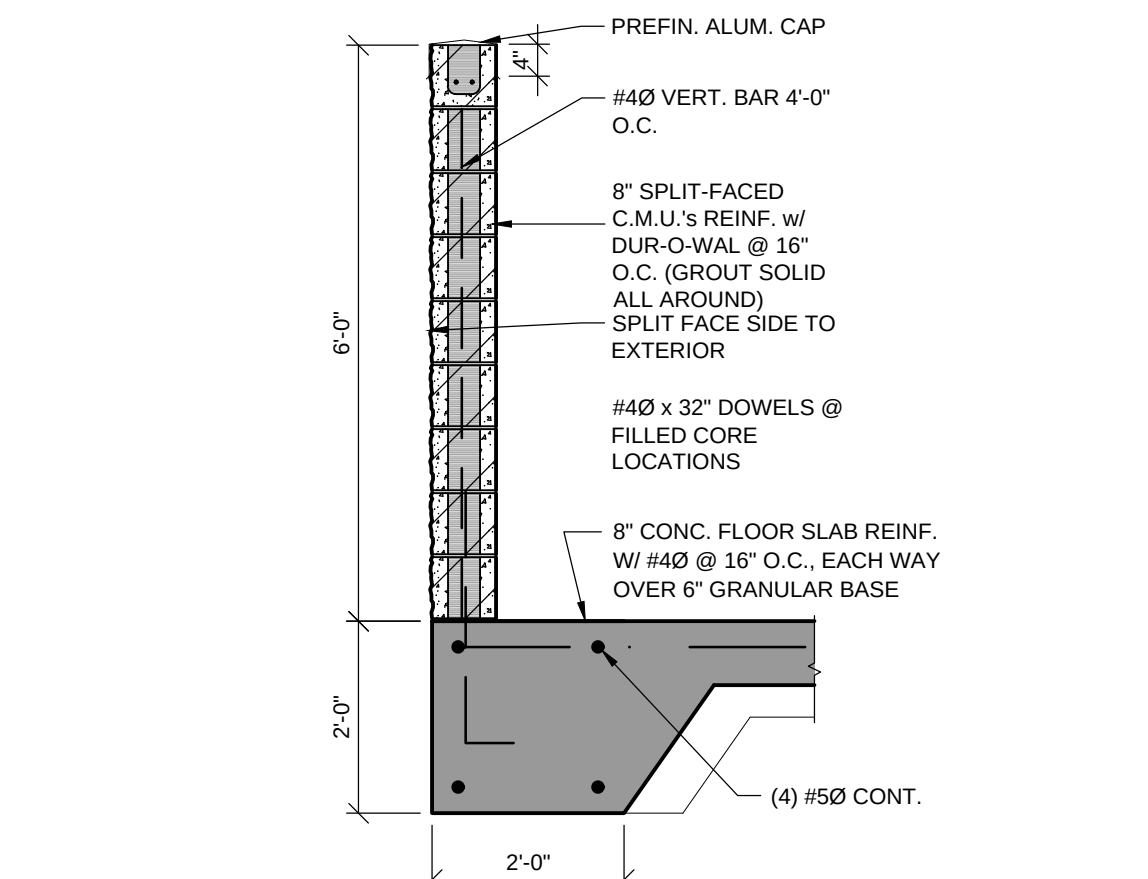
11 BOLLARD DETAIL
A3.5 SCALE: 1/2" = 1'-0"



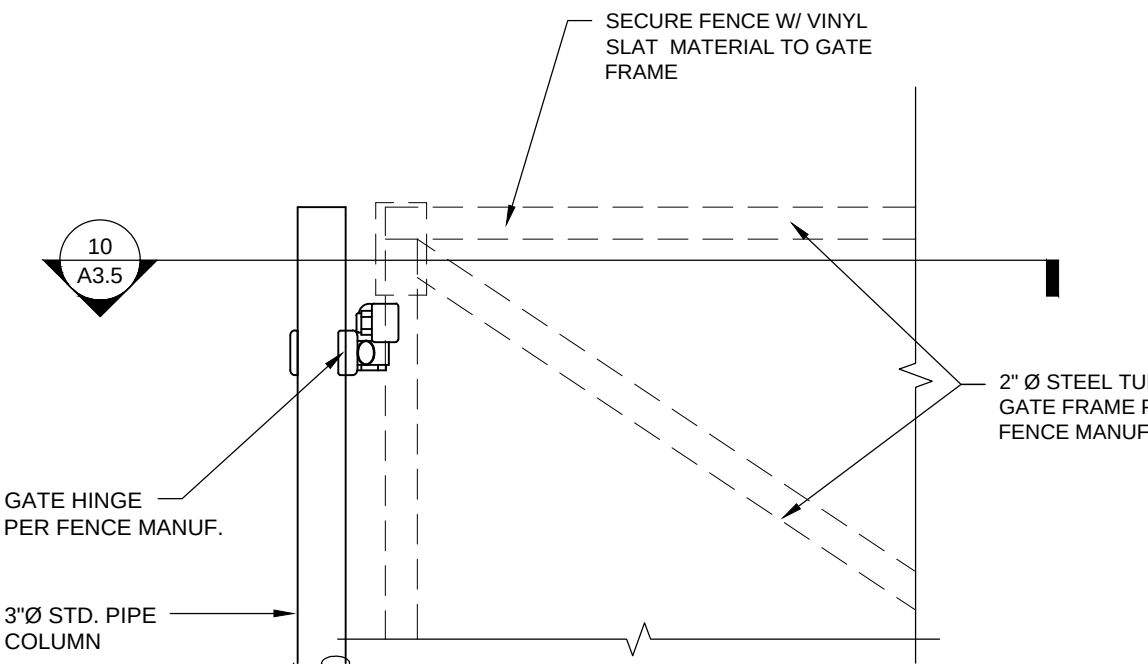
7 DUMPSTER GATE FRAME
A3.5 SCALE: 1/2" = 1'-0"



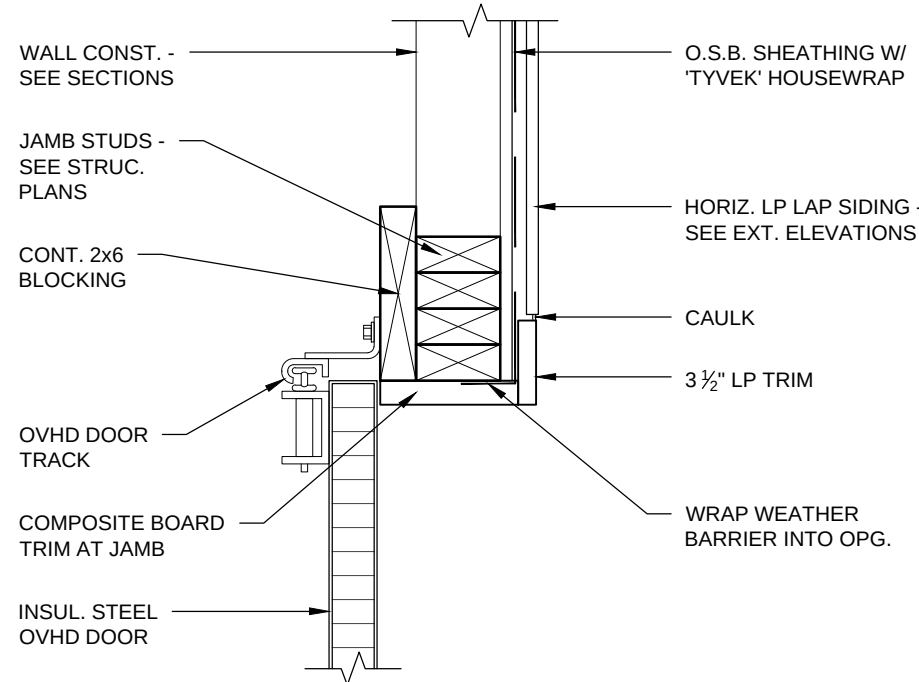
12 OVHD DOOR HEAD
A3.5 SCALE: 1 1/2" = 1'-0"
TYPICAL OVERHEAD DOOR



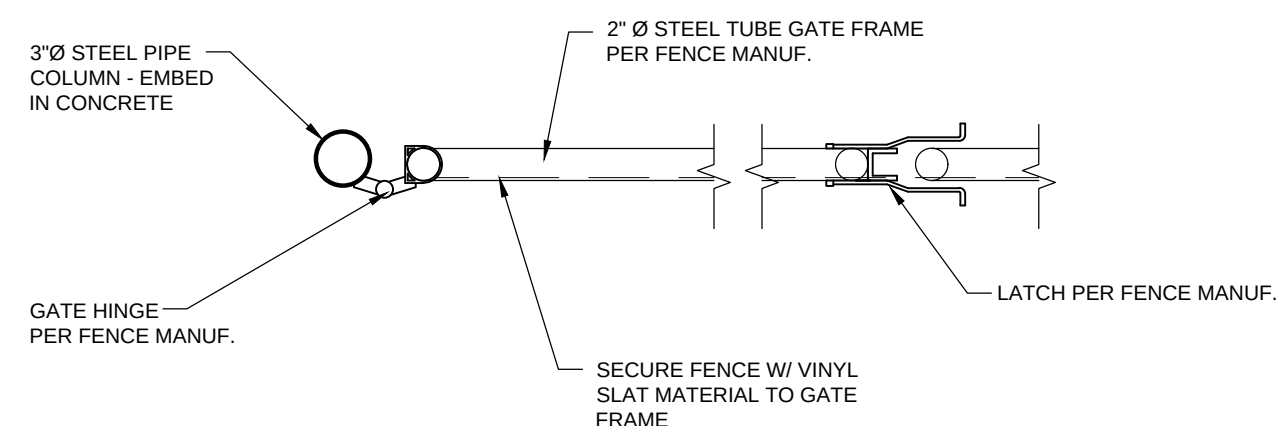
8 DUMPSTER WALL SECTION
A3.5 SCALE: 1/2" = 1'-0"



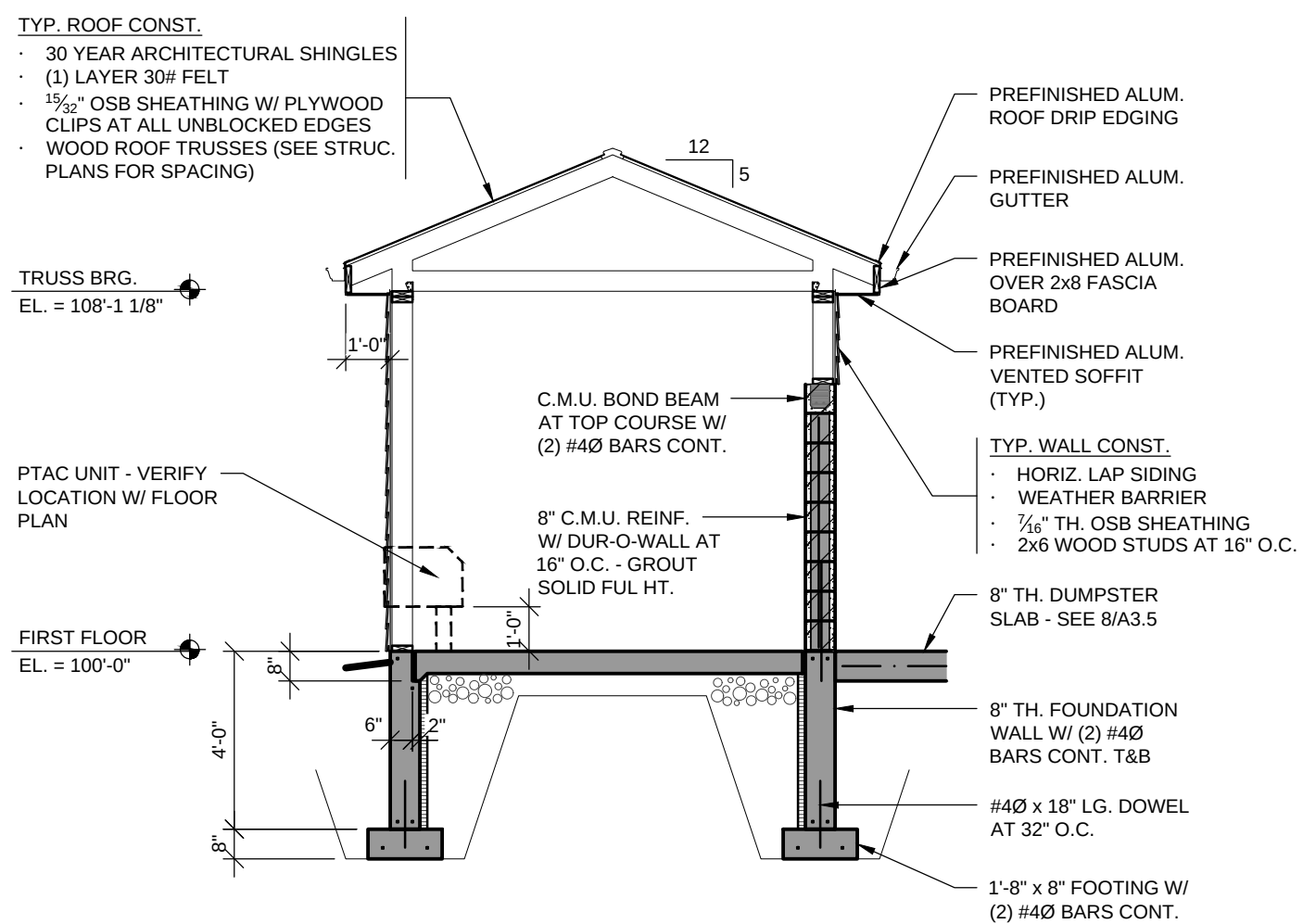
9 GATE HINGE ELEVATION
A3.5 SCALE: 1" = 1'-0"



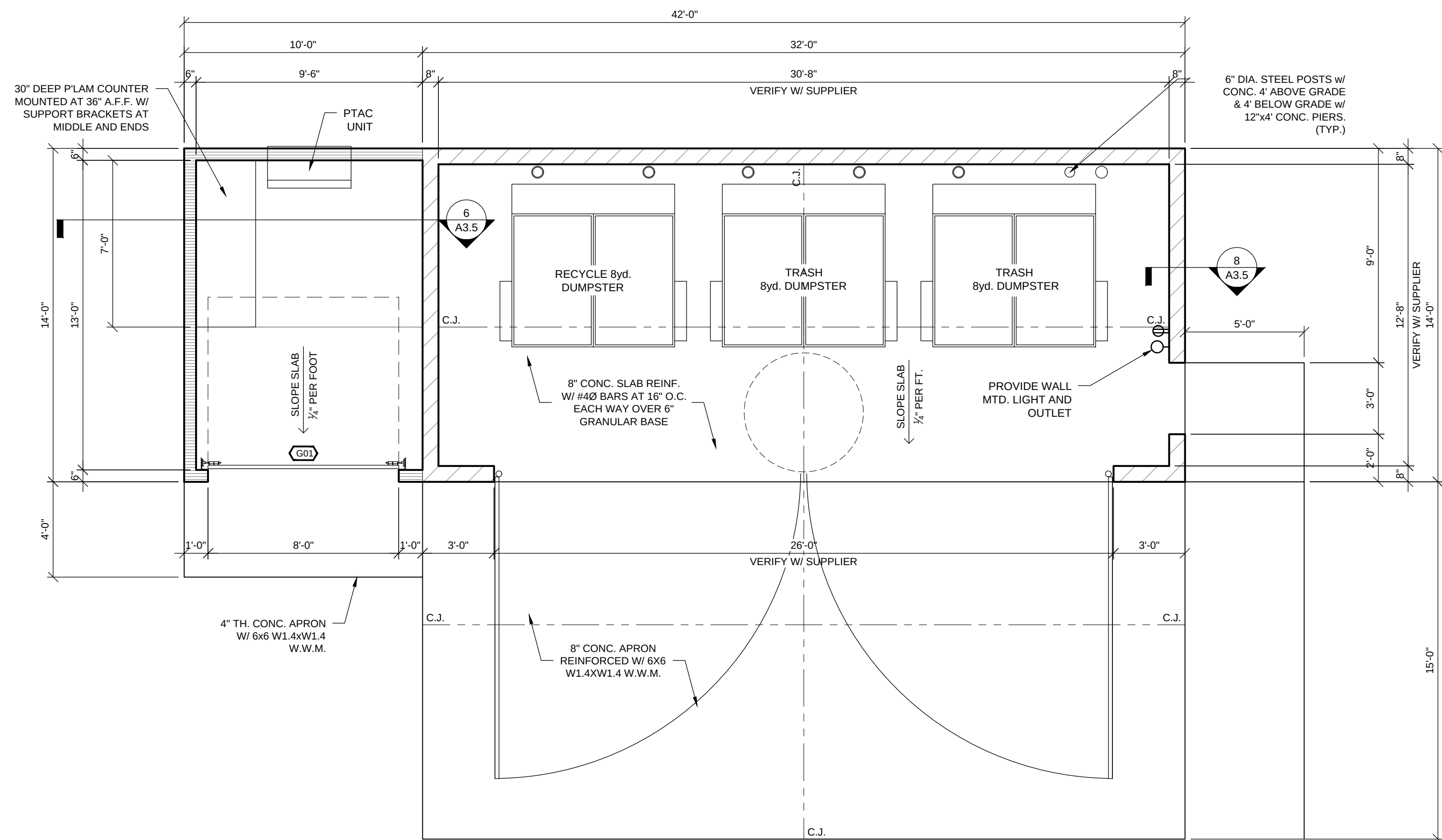
13 OVHD DOOR JAMB
A3.5 SCALE: 1 1/2" = 1'-0"
TYPICAL OVERHEAD DOOR



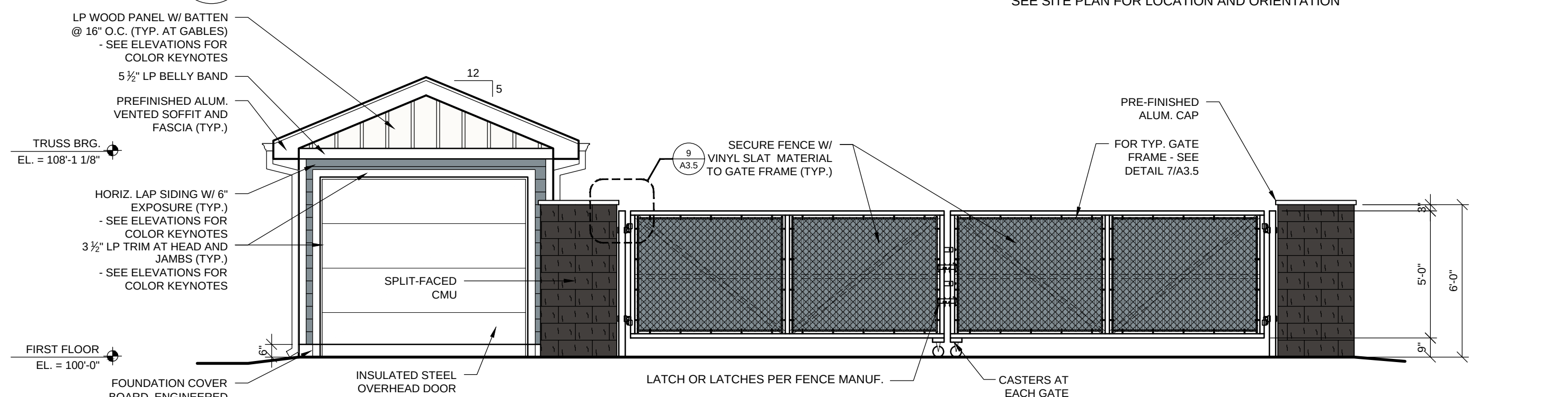
10 TRASH ENCLOSURE GATE
A3.5 SCALE: 1" = 1'-0"



6 MAINTENANCE SHED SECTION
A3.5 SCALE: 1/4" = 1'-0"
SEE SITE PLAN FOR LOCATION AND ORIENTATION



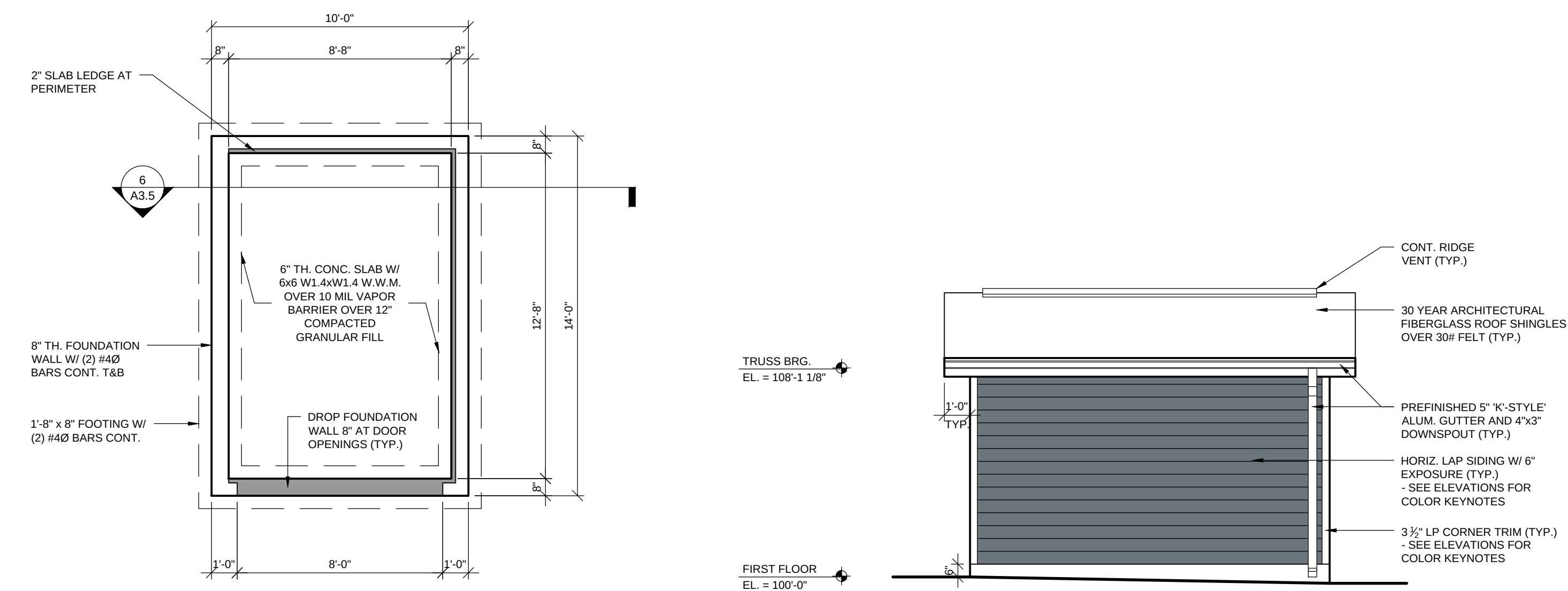
1 DUMPSTER ENCLOSURE / MAINTENANCE SHED FLOOR PLAN
A3.5 SCALE: 1/4" = 1'-0"
SEE SITE PLAN FOR LOCATION AND ORIENTATION



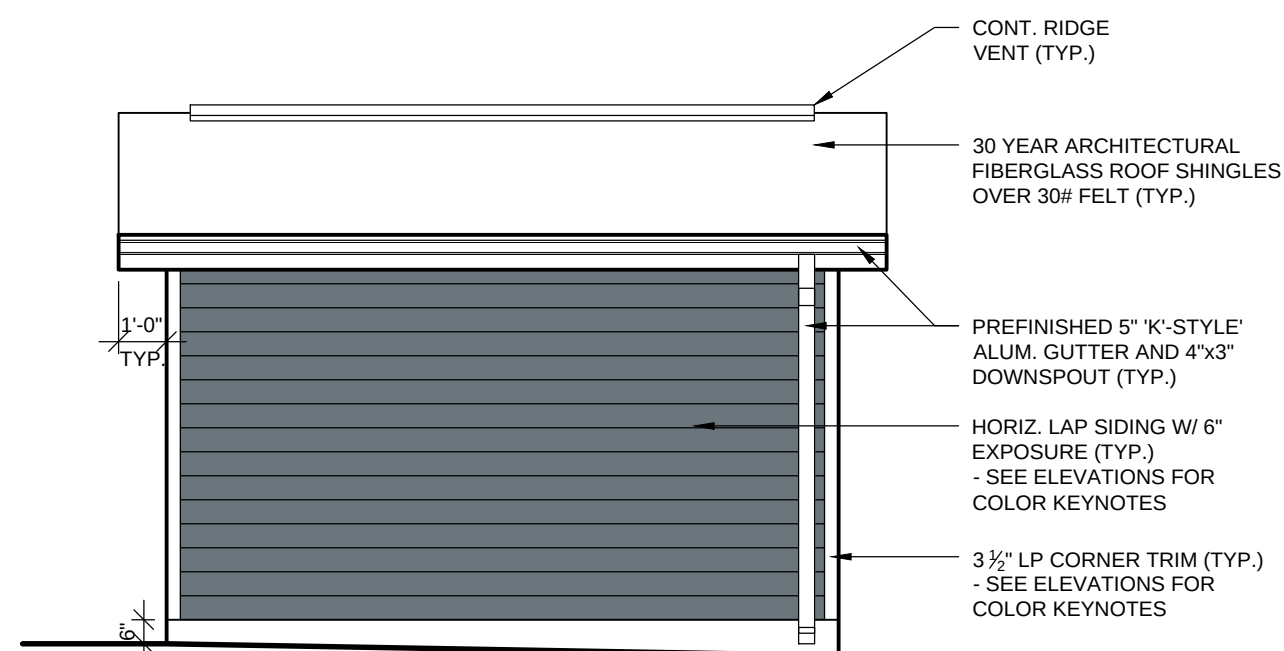
2 DUMPSTER ENCLOSURE / MAINTENANCE SHED FRONT ELEVATION
A3.5 SCALE: 1/4" = 1'-0"



3 DUMPSTER ENCLOSURE / MAINTENANCE SHED REAR ELEVATION
A3.5 SCALE: 1/4" = 1'-0"



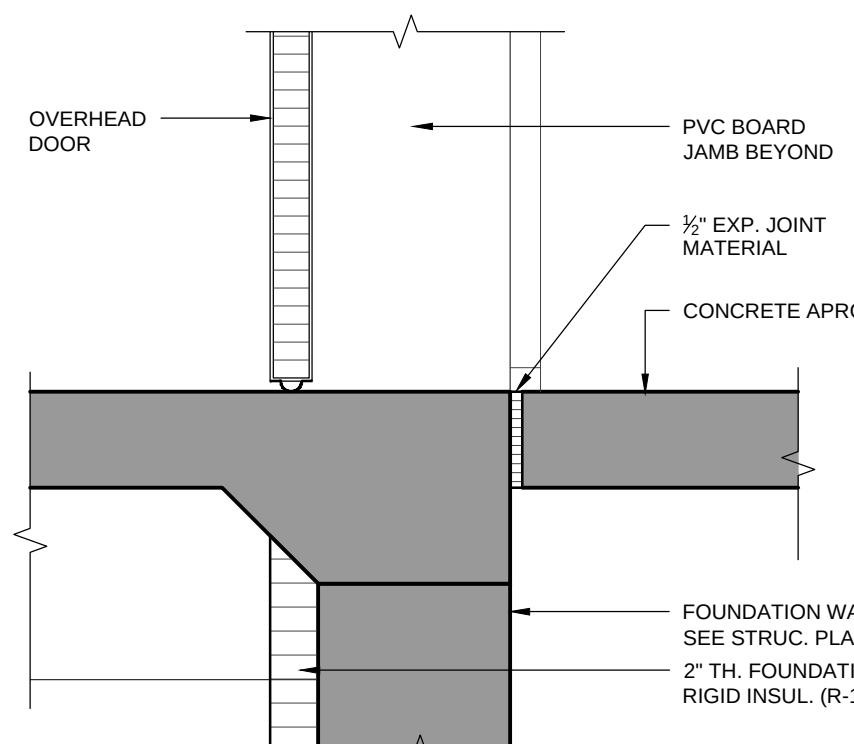
5 MAINTENANCE SHED FOUNDATION PLAN
A3.5 SCALE: 1/4" = 1'-0"
SEE SITE PLAN FOR LOCATION AND ORIENTATION



4 MAINTENANCE SHED SIDE ELEVATION
A3.5 SCALE: 1/4" = 1'-0"

EXTERIOR COLOR SCHEDULE		
MATL	MFR.	COLOR
HORIZ. ENGINEERED WOOD LAP SIDING 6" EXPOSURE (SMOOTH)	LP SMARTSIDE	SUMMIT BLUE
ENGINEERED WOOD PANEL SIDING W/ BOARD & BATTEN @ 16" O.C. (SMOOTH)	LP SMARTSIDE	SNOWSCAPE WHITE
BRICK VENEER - 4" UTILITY	INTERSTATE BRICK	COAL
DOOR, WINDOW TRIM & BELLY BAND	LP SMARTSIDE	SNOWSCAPE WHITE
PORCH COLUMN & BULKHEAD	LP SMARTSIDE	SNOWSCAPE WHITE
UNIT ENTRY DOORS	THERMA TRU	SW 7076 CYBERSPACE
ALUMINUM ENTRY DOORS & STOREFRONTS	KAWNEER	CLEAR ANODIZED ALUMINUM
UTILITY DOORS	THERMA TRU	SW 7076 CYBERSPACE
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	TAMKO	PEWTER
MISC. GRILLES, EXHAUST VENTS, ETC.	PAINTED	MATCH ADJ. MATERIAL
CMU SPLIT-FACE	COUNTY MATERIALS	COCOA BEANS
ALUM. CAP	ALCOA	GRAY
DUMPSTER FENCE GATE	TBD	VINYL SLATED CHAIN LINK - GRAY

EXTERIOR COLOR NOTES:
- VERIFY COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING
- ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
- ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION

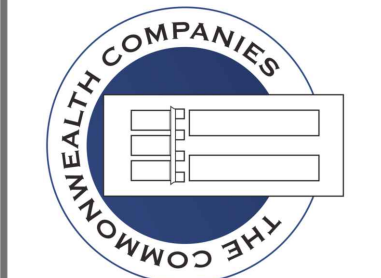


14 OVHD DOOR SILL
A3.5 SCALE: 1 1/2" = 1'-0"
TYPICAL OVERHEAD DOOR

PRELIMINARY SHEET DATES:	
12/29/2022	

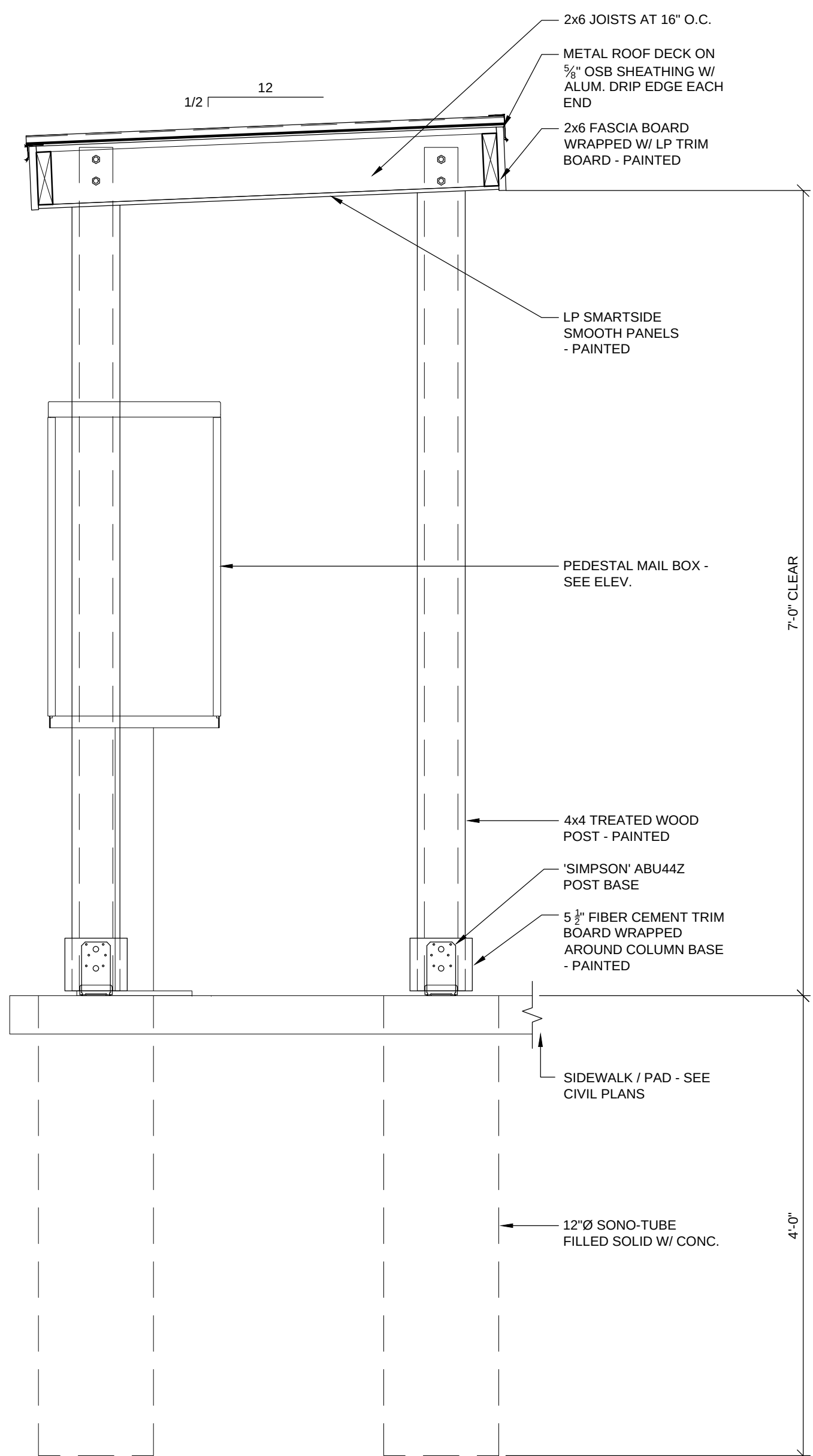
M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54937
m.tebeest@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND DU LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171



THE CROSSING
COURTYARD DRIVE SE
BONDURANT, IA 50035

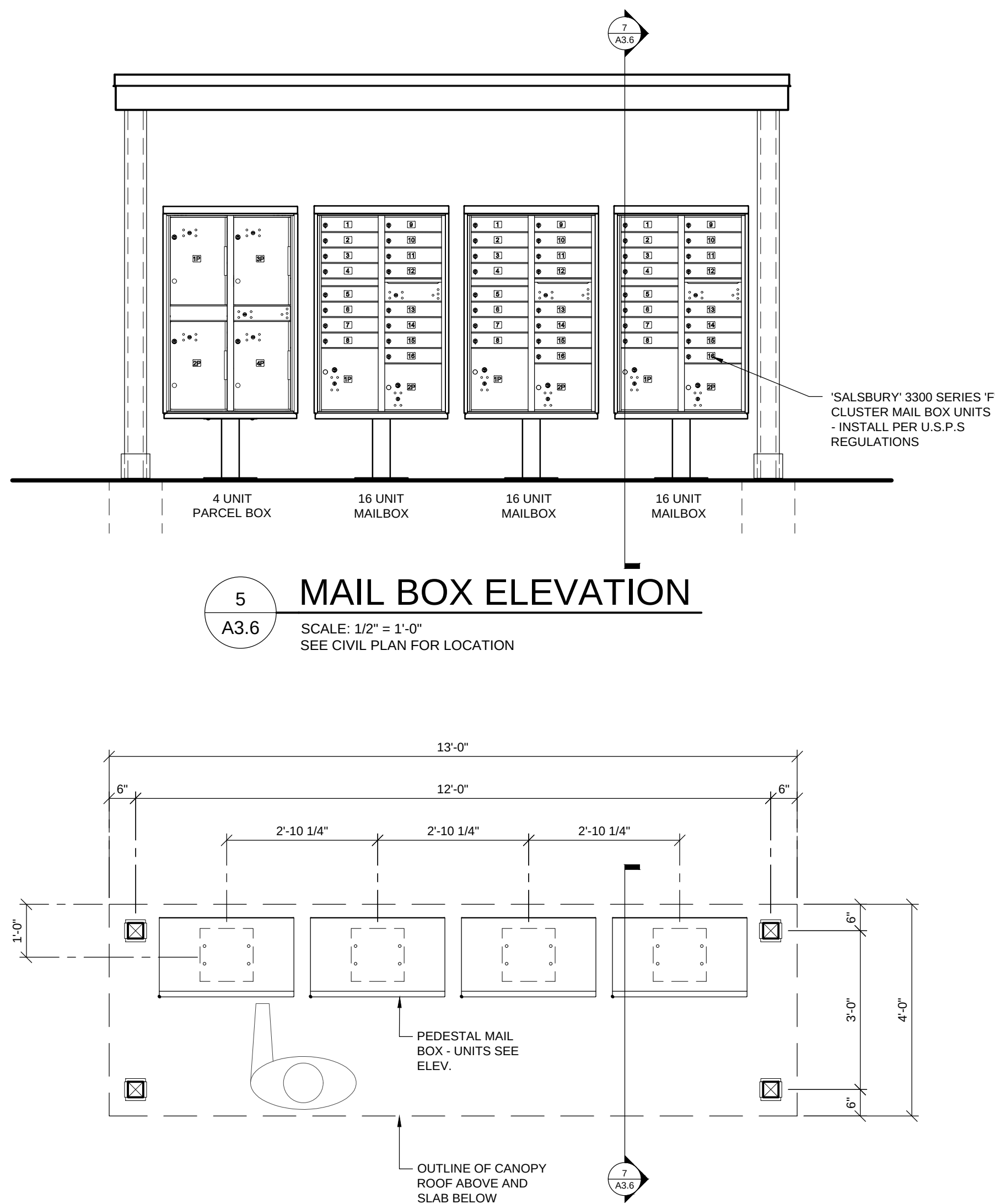
JOB NUMBER:	2021.07
SHEET	A3.5



7 MAIL BOX CANOPY SECTION
A3.6 SCALE: 1" = 1'-0"

MAILBOX CANOPY COLORS	
MATERIAL	COLOR
ALUM. COPING	TO MATCH LP TRIM
METAL ROOF	TO MATCH LP TRIM
LP SOFFIT/ FASCIA (SMOOTH PANEL)	SNOWSCAPE WHITE
LP COLUMN WRAP (SMOOTH PANEL)	SNOWSCAPE WHITE

* VERIFY COLORS AND MATERIALS WITH ARCHITECT

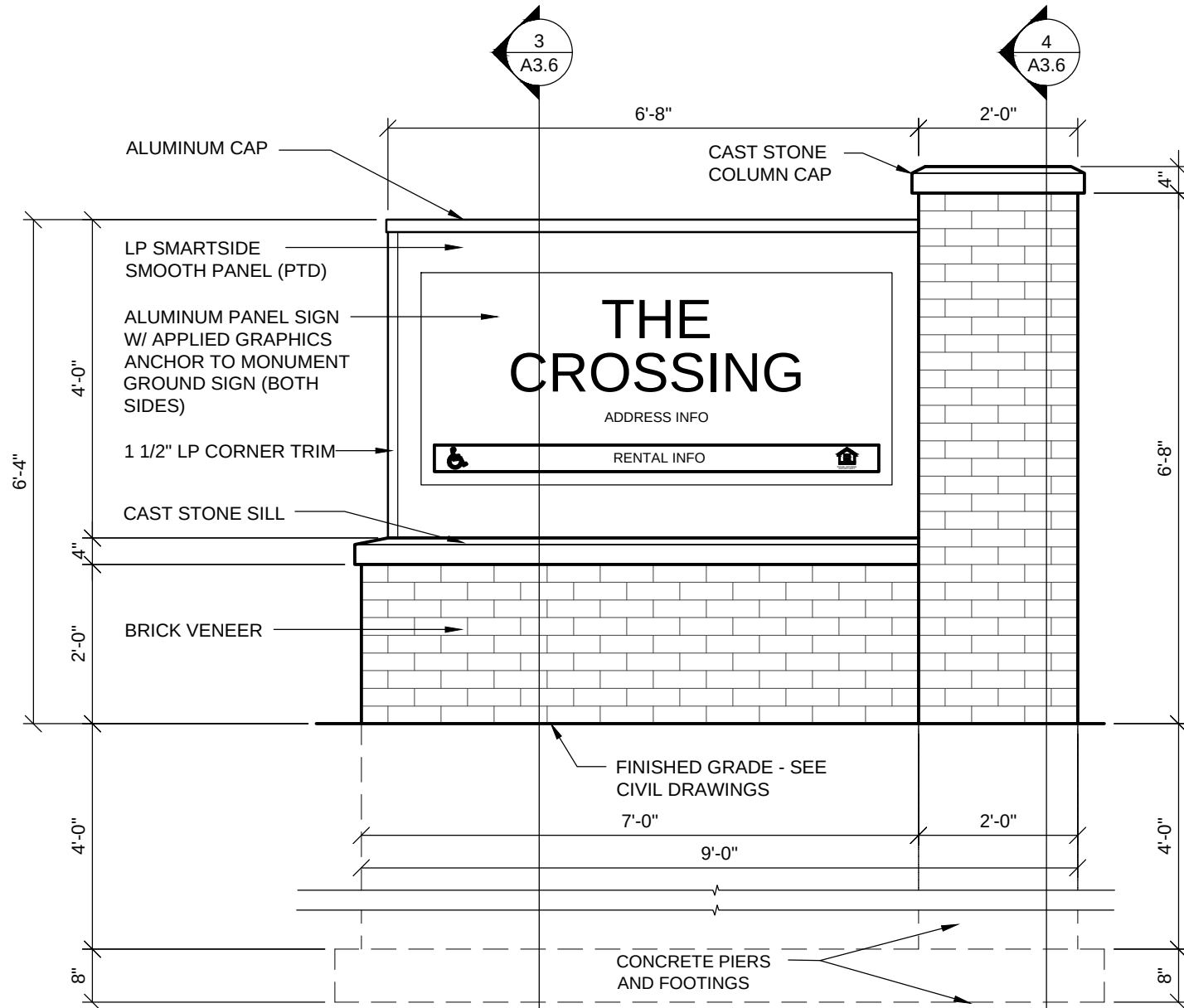


5 MAIL BOX ELEVATION
A3.6 SCALE: 1/2" = 1'-0"
SEE CIVIL PLAN FOR LOCATION

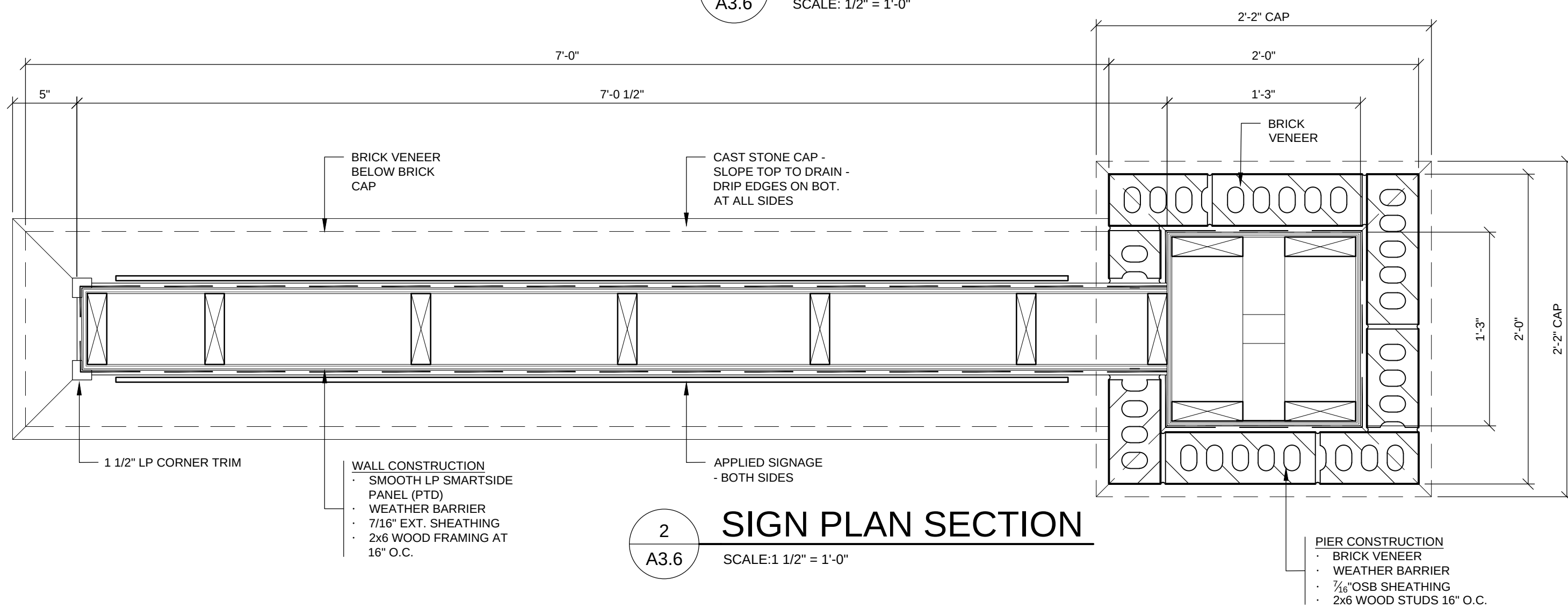
6 EXTERIOR MAILBOX PLAN
A3.6 SCALE: 1/2" = 1'-0"
SEE CIVIL PLAN FOR LOCATION

SIGNAGE COLORS	
MATERIAL	COLOR
BRICK VENEER	MATCH BUILDING
CAST STONE	GREY
ENGINEERED WOOD PANEL	LP SMARTSIDE - SUMMIT BLUE
ALUMINUM CAP	GREY
ALUMINUM SIGN PANEL	DESIGNED BY OWNER - SUPPLIED AND INSTALLED BY G.C.

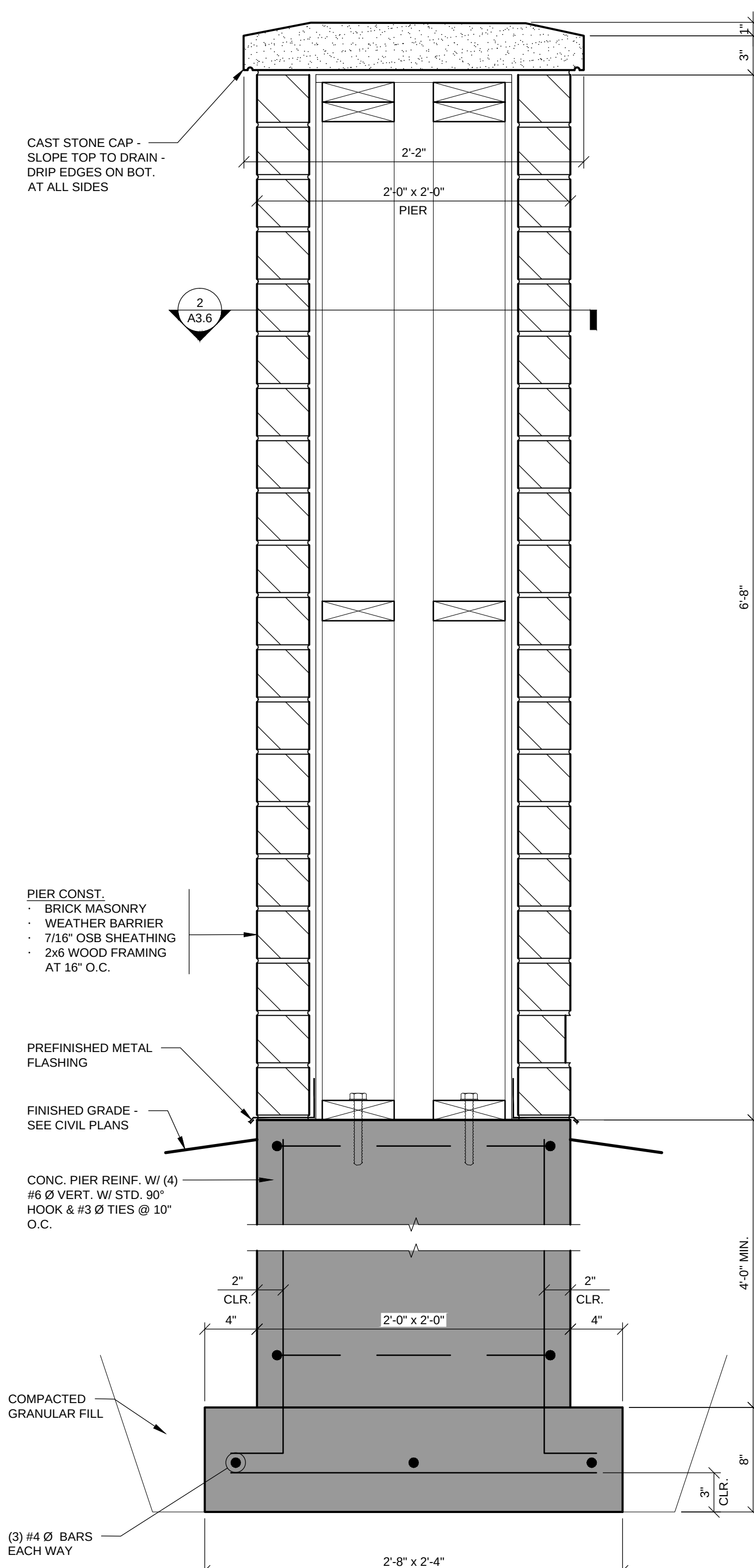
- VERIFY COLORS AND MATERIALS WITH ARCHITECT
- SIGNAGE LETTERING AND INFORMATION ON BOTH SIDES OF MONUMENT STRUCTURE
- SIGNAGE IS NOT ILLUMINATED
- ALL PERMITS BY SIGNAGE SUPPLIER - MODIFY THESE DRAWINGS AS REQUIRED TO ACCOMMODATE LOCAL SIGN CODE



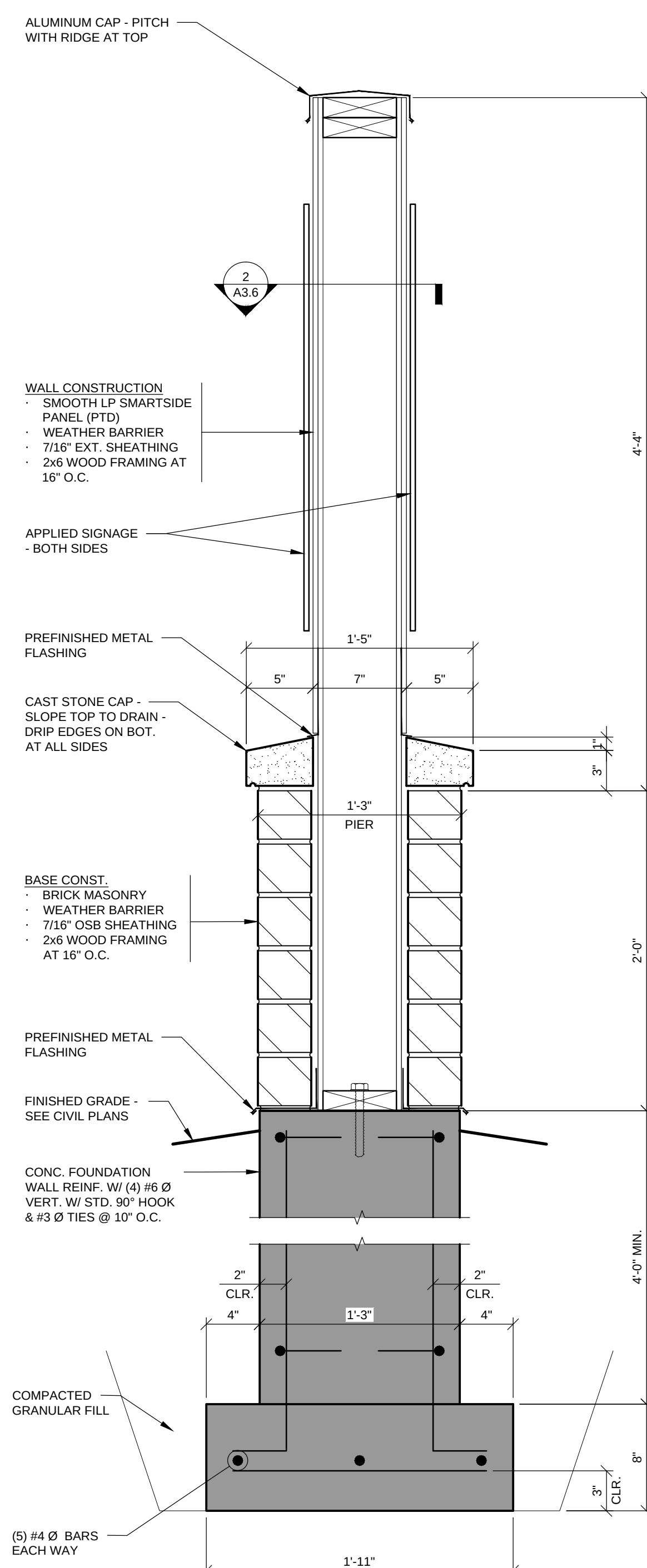
1 MONUMENT SIGN ELEVATION
A3.6 SCALE: 1/2" = 1'-0"



2 SIGN PLAN SECTION
A3.6 SCALE: 1/2" = 1'-0"



4 SIGN END PIER SECTION
A3.6 SCALE: 1 1/2" = 1'-0"



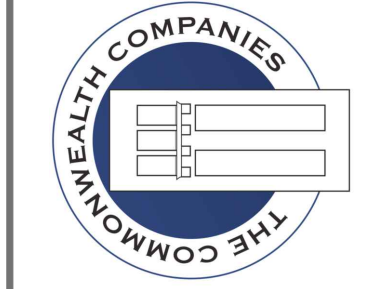
3 SIGN PANEL SECTION
A3.6 SCALE: 1 1/2" = 1'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:
12/29/2022

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54937
m.tebeest@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND DU LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171



THE CROSSING
COURTYARD DRIVE SE
BONDURANT, IA 50035

JOB NUMBER:
2021.07
SHEET
A3.6

2022 © M+A DESIGN, INC.



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

Item No. 5.u.
For Meeting of 1/17/2023
Resolution

TITLE: - Resolution repealing Resolution #07-60 and instead adopting residential street light standards as set forth by the Statewide Urban Design and Specifications' Design Manual, Chapter 11 - Street Lighting

CONTACT PERSON:

Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: In April 2007 the City of Bondurant adopted residential street light standards set at 50% of Statewide Urban Design and Specifications' recommended amount. This 50% reduction requirement creates the opportunity for large areas of residential streets having zero light levels, particularly given that many streetlights have switched over to LED lights, which have a more focused lighting effect. In order to avoid large areas of zero light levels, staff has administratively allowed the 50% reduction to be increased for more consistency with current SUDAS guidance, however, a resolution should be adopted to formally eliminate the 50% reduction requirement. Staff recommends repealing the 2007 resolution and instead adopting the recommended language as set for in Chapter 11, titled Street Lighting, of the Statewide Urban Design and Specifications' Design Manual.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230117-16

CITY OF BONDURANT
RESOLUTION NO. 230117-16

RESOLUTION REPEALING RESOLUTION #07-60 AND INSTEAD ADOPTING
RESIDENTIAL STREET LIGHT STANDARDS AS SET FORTH BY THE STATEWIDE
URBAN DESIGN AND SPECIFICATIONS' DESIGN MANUAL, CHAPTER 11 –
STREET LIGHTING

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

WHEREAS in 2007 the Bondurant City Council approved Resolution #07-60 setting residential street light standards at 50% of the Urban Design Standards Manual recommended amount; AND

WHEREAS this 2007 standard requiring a 50% reduction in allowable residential street light levels creates the potential for areas of large zero lighting; AND

WHEREAS eliminating this 50% reduction requirement will help to avoid large areas of zero lighting in residential areas; AND

WHEREAS this current resolution will repeal Resolution #07-60 and will instead adopt the residential street light standards as set forth by the Statewide Urban Design and Specifications' Design Manual, Chapter 11 – Lighting.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council appeals Resolution #07-60 and instead adopts residential street light standards as set forth by the Statewide Urban Design and Specifications' Design Manual, Chapter 11 – Street Lighting.

Passed this 17th day of January 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 5.v.
For Meeting of 1/17/2023
Resolution

TITLE: - Resolution setting a public hearing for February 6, 2023, to hear public comment on the Proposed Property Tax Levy (Please note this is NOT the rate the City is proposing for the final property tax rate. (This is the Max Levy Rate hearing required by State Law.))

CONTACT PERSON:

Marketa Oliver, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for the City's Maximum Levy Rate. The City of Bondurant will conduct a public hearing on the "Proposed Fiscal Year 2023 City Property Tax Levy" on February 6, 2023 at 6:00 p.m. both virtually (via zoom at: <https://us02web.zoom.us/j/81045455842?pwd=SnhxbEpwbFBCK3Jndmd0UjlZNGlrZz09>) or in person at City Hall, 200 Second Street NE, Bondurant.

The City is required by State Law to publish this notice in advance of the final proposed budget hearing notice. The rate notice prescribed by the State can be confusing referencing this as a hearing on the "Proposed Property Tax Levy" as this is neither the property tax levy the City is proposing nor the full levy rate. This hearing is on the maximum amount of revenue the City can collect from **certain** tax levies. For the City of Bondurant, the maximum amount of revenue that **could potentially** be collected from the levies included in this hearing notice **IF** the City chose to fully utilize each of the levies, is \$5,084,870, significantly higher than the FY23 number of \$3,372,382. (Please note the City does not intend to use all of these levies, nor does it intend to use the levies in the amount listed in the notice.) The amount of revenue that **could be** collected is greater than the prior fiscal year based on the City's valuation growth. This **does not mean an increase in individual homeowners' property taxes and it does not mean that the City is proposing to collect all of these revenues.** The City is proposing to lower its levy rate for the 17th year in a row. The increase in revenue shown in the notice is driven primarily by new construction and significant new industrial and commercial valuation. Taxable growth is also driven by the increase in the rollback percentage from 54.1302% in FY23 to 56.4919% in FY24, meaning that a greater percentage of the valuation of a residential property is taxable. A factor contributing to the increase in residential valuation is the action taken by the State Legislature in 2021

with the passage of HF418. That bill combined Residential and Multiresidential Property Classes. The Legislative Services Agency confirmed that combining the property classes increased the rollback for residential properties; thereby increasing the amount of valuation on single-family properties subject to taxation.

The final property tax levy rate in Bondurant will also again be reduced by the use of Local Option Sales and Services Tax, which is not reflected in the Max Levy information. The City has used LOSST to reduce property tax levy rates since FY21, after Bondurant residents overwhelmingly approved a sales tax measure. (The hearing on the full budget and final proposed levy rate will be held in March.) The City is required by State Law to publish the “Max Levy” notice in advance of the final proposed budget hearing notice.

FUNDING SOURCE: The City pays for this publication from the City's general fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230117-17
2. 2024 Bondurant Max Levy Notice

CITY OF BONDURANT
RESOLUTION NO. 230117-17

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE PROPOSED
PROPERTY TAX LEVY

WHEREAS, the City Council of the City of Bondurant, Iowa, hereby collects certain revenues from property tax levies as allowed by law; and

WHEREAS, the valuation for the City of Bondurant has grown significantly, leading to an increase in the revenues collected, necessary to support the maintenance, operations, and capital projects of a developing community; and

WHEREAS, the State of Iowa compels the City to publish and hold a hearing on what is commonly referred to as the “Max Levy” rate, representing what revenues the City could collect IF it used the levies to the extent identified in the attached notice; and

WHEREAS, the City Council for the City of Bondurant anticipates lowering the property tax levy rate for the 17th year in a row for Fiscal Year 23/24.

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

That the City Council of the City of Bondurant, Iowa, hereby sets the date of a public hearing on the proposed Fiscal Year City Property Tax Levy for Monday, February 6, 2023 at 6:00 p.m. at the Bondurant City Hall, 200 2nd Street NE, Bondurant, Iowa 50035 or via Zoom
at <https://us02web.zoom.us/j/81045455842?pwd=SnhxbEpwbFBCK3Jndmd0UjlZNGlrZz09>.

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

That the City Council encourages any resident or taxpayer to participate in the hearing and learn about the City’s budget and budgeting process.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 17th day of January 2023.

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 - CITY OF BONDURANT - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2023 - June 30, 2024

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/6/2023 **Meeting Time:** 06:00 PM **Meeting Location:** City of Bondurant City Hall at 200 Second Street NE, Bondurant, IA 50035 or at <https://us02web.zoom.us/j/81045455842?pwd=ShxbEpbwFBCK3Jndmd0UjZlNGhZz09>. Please contact Shelby Hagan, City Clerk, at 515.967.2418 for any disability-related accommodation or language assistance needed to participate in the meeting.

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.cityofbondurant.com

City Telephone Number
 (515) 967-2418

	Current Year Certified Property Tax 2022 - 2023	Budget Year Effective Property Tax 2023 - 2024	Budget Year Proposed Maximum Property Tax 2023 - 2024	Annual % CHG
Regular Taxable Valuation	363,998,792	423,283,601	423,283,601	
Tax Levies:				
Regular General	2,948,390	2,948,390	3,428,597	
Contract for Use of Bridge			0	0
Opr & Maint Publicly Owned Transit			0	0
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	0
Opr & Maint of City-Owned Civic Center			0	0
Planning a Sanitary Disposal Project			0	0
Liability, Property & Self-Insurance Costs	60,350	60,350	95,000	
Support of Local Emer. Mgmt. Commission	7,365	7,365	7,365	
Emergency			114,287	
Police & Fire Retirement			0	0
FICA & IPERS	0	0	643,189	
Other Employee Benefits	356,277	356,277	796,432	
Total Tax Levy	3,372,382	3,372,382	5,084,870	50.77
Tax Rate	9.26482	7.96719	12.01292	

Explanation of significant increases in the budget:

The Max Levy numbers DO NOT represent an actual tax increase projected in the upcoming fiscal year to individual property owners. These numbers simply show the amount of revenue the City could collect IF it utilized all of the levies at the maximum amounts available to the City. Actual increases in revenues stem from increases in valuation growth. THE CITY ANTICIPATES LOWERING ITS LEVY RATE AGAIN THIS YEAR. The City is required to post and publish this notice pursuant to State Law, and this notice is not intended to show the complete budget strategy. For more transparent information about the full City budget, please visit the Finance Page of the City website.

If applicable, the above notice also available online at:

www.cityofbondurant.com

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

NOTICE OF PUBLIC HEARING - CITY OF BONDURANT - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2023 - June 30, 2024

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/6/2023 **Meeting Time:** 06:00 PM **Meeting Location:** City of Bondurant City Hall at 200 Second Street NE, Bondurant, IA 50035 or at <https://us02web.zoom.us/j/81045455842?pwd=SnhxbEpwbFBCK3Jndmd0UjZNGlRZz09>. Please contact Shelby Hagan, City Clerk, at 515.967.2418 for any disability-related accommodation or language assistance needed to participate in the meeting.

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City Website (if available)
www.cityofbondurant.com

City Telephone Number
 (515) 967-2418

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Regular Taxable Valuation	363,998,792	423,283,601	423,283,601	
Tax Levies:				
Regular General	2,948,390	2,948,390	3,428,597	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center			0	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	60,350	60,350	95,000	
Support of Local Emer. Mgmt. Commission	7,365	7,365	7,365	
Emergency			114,287	
Police & Fire Retirement			0	
FICA & IPERS	0	0	643,189	
Other Employee Benefits	356,277	356,277	796,432	
Total Tax Levy	3,372,382	3,372,382	5,084,870	50.77
Tax Rate	9.26482	7.96719	12.01292	

Explanation of significant increases in the budget:

The Max Levy numbers DO NOT represent an actual tax increase projected in the upcoming fiscal year to individual property owners. These numbers simply show the amount of revenue the City could collect IF it utilized all of the levies at the maximum amounts available to the City. Actual increases in revenues stem from increases in valuation growth. THE CITY ANTICIPATES LOWERING ITS LEVY RATE AGAIN THIS YEAR. The City is required to post and publish this notice pursuant to State Law, and this notice is not intended to show the complete budget strategy. For more transparent information about the full City budget, please visit the Finance Page of the City website.

If applicable, the above notice also available online at:
www.cityofbondurant.com

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year



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

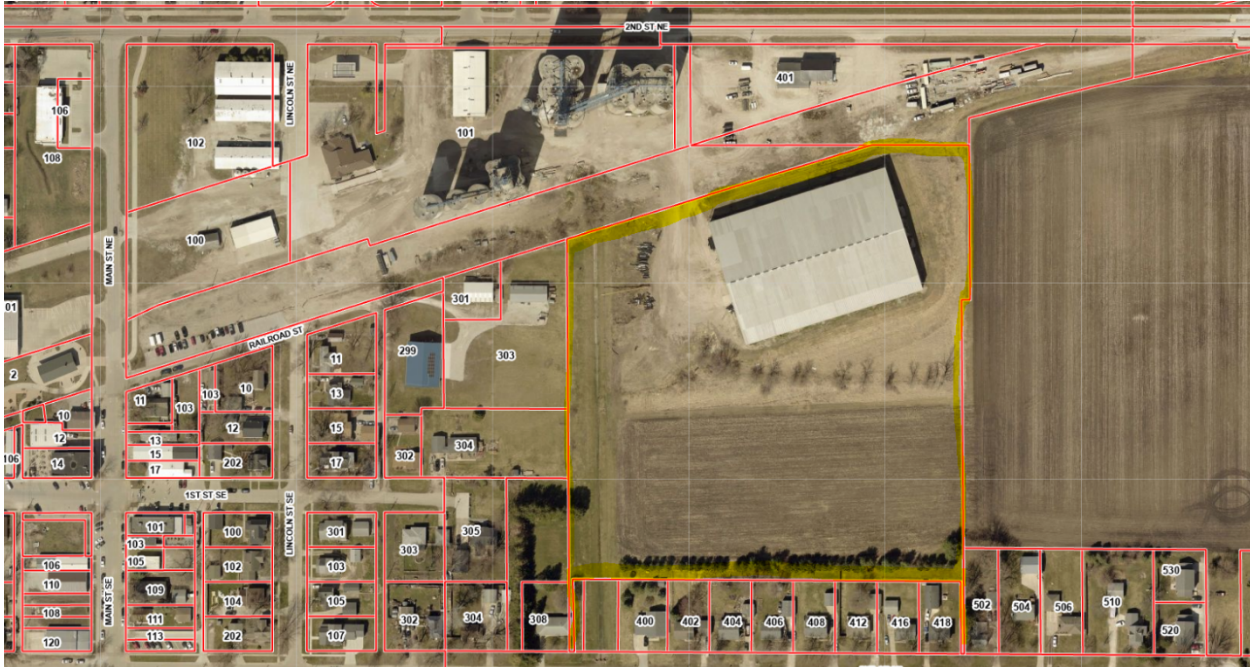
Item No. 7.a.
For Meeting of 1/17/2023
Public Hearing

TITLE: PUBLIC HEARING - regarding a rezoning from the Medium Industrial (M-2) District to the Central Business (C-4) District and the High Density Residential (R-3) District at Parcel 231/00220-017-000 (excluding the southern portions of this parcel that front 2nd Street SE and are currently zoned Medium Density Residential (R-2))

CONTACT PERSON:

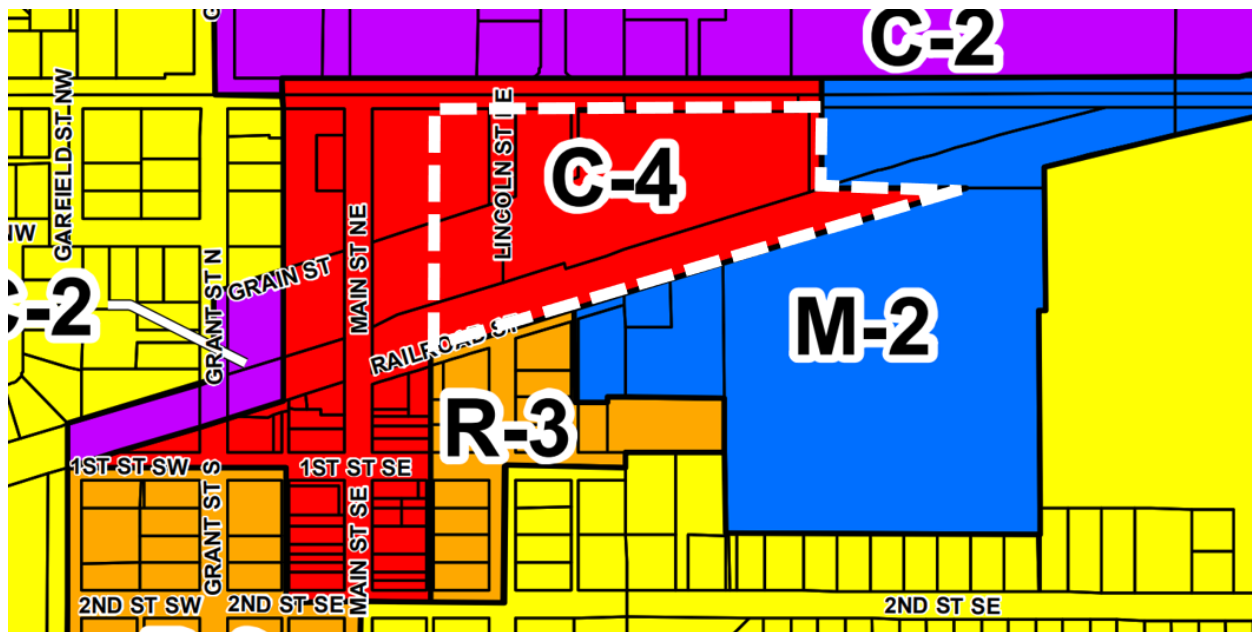
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For consideration by the Council is a rezoning from the Medium Industrial (M-2) District to the Central Business (C-4) District and the High Density Residential (R-3) District at [Parcel 231/00220-017-000](#) excluding the southern portions of this parcel fronting 2nd Street SE currently zoned Medium Density Residential (R-2). The Polk County Assessor's Office lists this 13.29-acre parcel as being owned by Farmers Cooperative Co (Landus Cooperative). This parcel is highlighted in yellow below. As noted in Section 179.04.1 of the Zoning Code, a rezoning may be initiated by a property owner, the Commission, or the City Council. This is considered a Commission and Council-initiated rezoning.

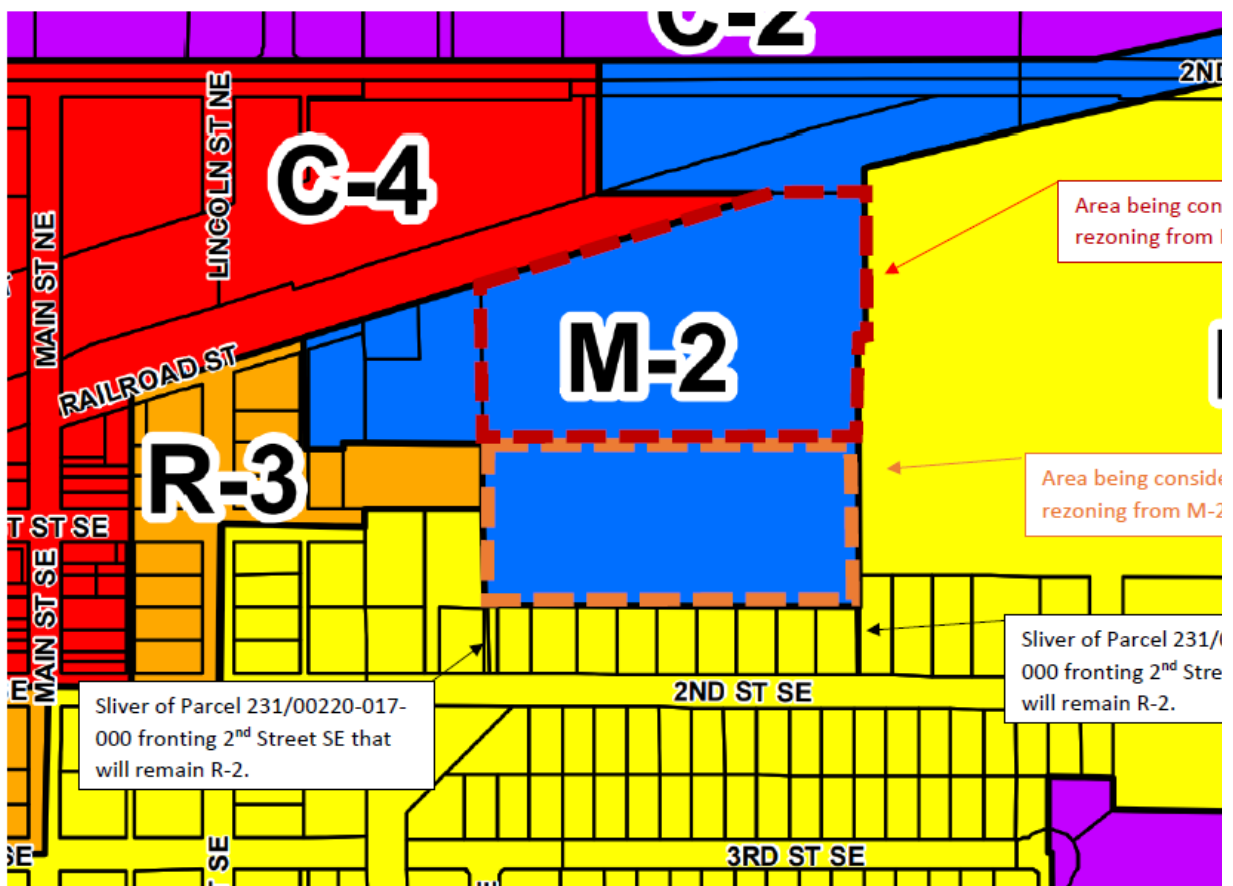


In 2021 the Council previously reviewed and approved another Commission/Council-initiated rezoning from the Medium Industrial (M-2) District to the Central Business (C-4) District on the other remaining portions of the Landus land shown in the map below. This 13.29-acre Landus area currently being considered this evening was not included as part of the 2021 review process because at the time, there was a potential developer interested in adaptively reusing the existing 84,000 SF warehouse structure where some incidental light manufacturing relative to potential brewery manufacturing use may have required alternative zoning, such as the Planned Unit Development (R-5) District.

2021 Previous Rezoning Review Area - from M-2 to C-4 - Landus Land (Dashed White Outline Area)

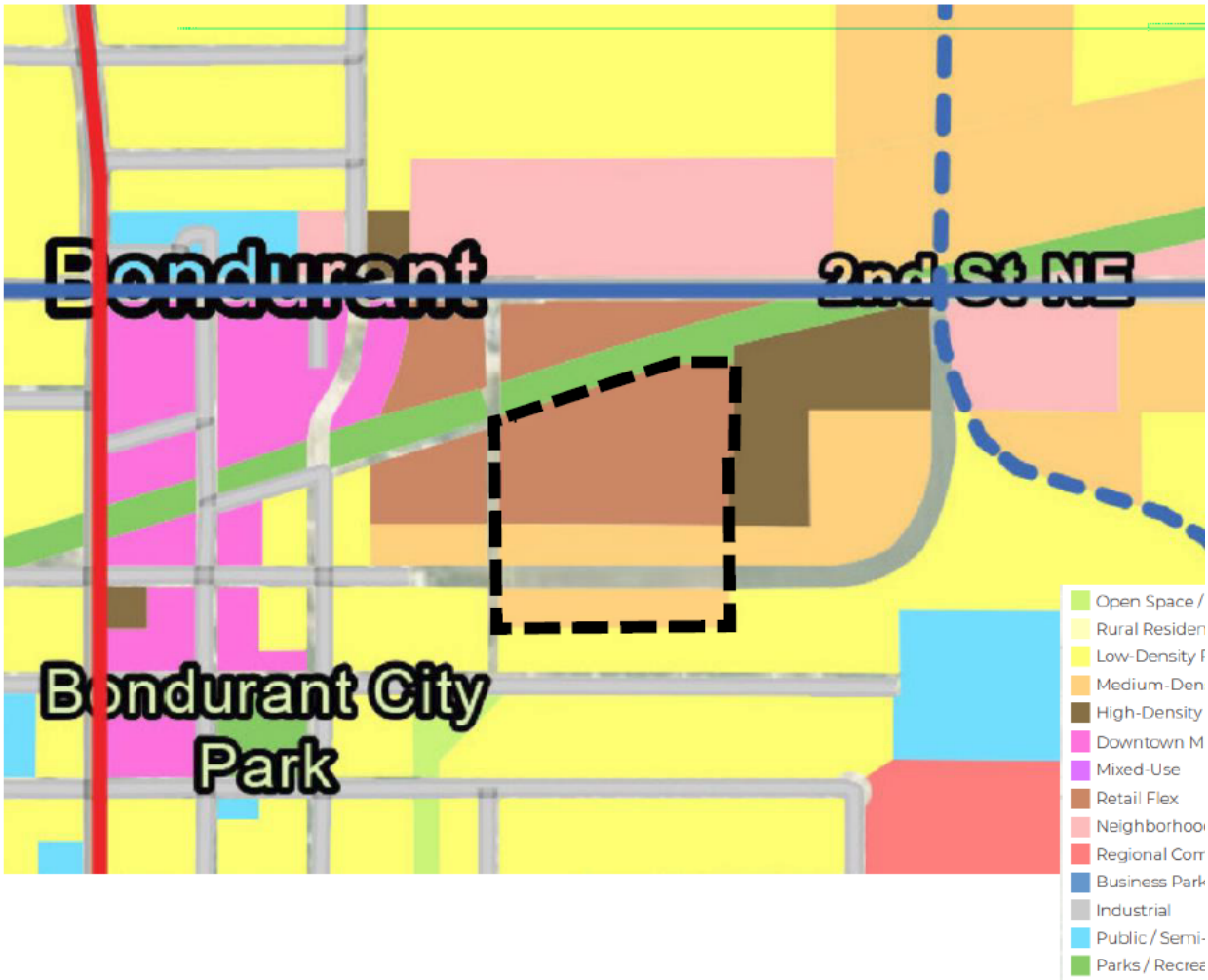


2023 Current Rezoning Review Parcel - from M-2 to C-4 & R-3 - Landus Land



The City's Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Map/Ordinance, currently guides this 13.29-acre Landus parcel for Retail Flex and Medium Density-Residential future land uses as shown in the following map. The Building Bondurant Comprehensive Plan describes Retail Flex as being *"intended for a mixture of residential uses (Medium-Density to High-Density Residential) and Commercial uses established within a planned development. This category is primarily located directly adjacent to the Downtown Mixed Use land use category and should complement the development that occurs here"*. The Building Bondurant Comprehensive Plan describes the Medium Density Residential land use category as *"including townhomes, rowhouses, and cottage homes will be included in this land use category. Medium-Density Residential experiences a variety of densities from 7 to 12 dwelling units per acre. Development within this category may also include religious, educational, institutional uses, child daycare centers, and public and private recreational areas. This land use category can serve as a transitional land use from low-density residential to more intense uses such as high-density residential and commercial"*.

Building Bondurant Comprehensive Plan - Future Land Use Map



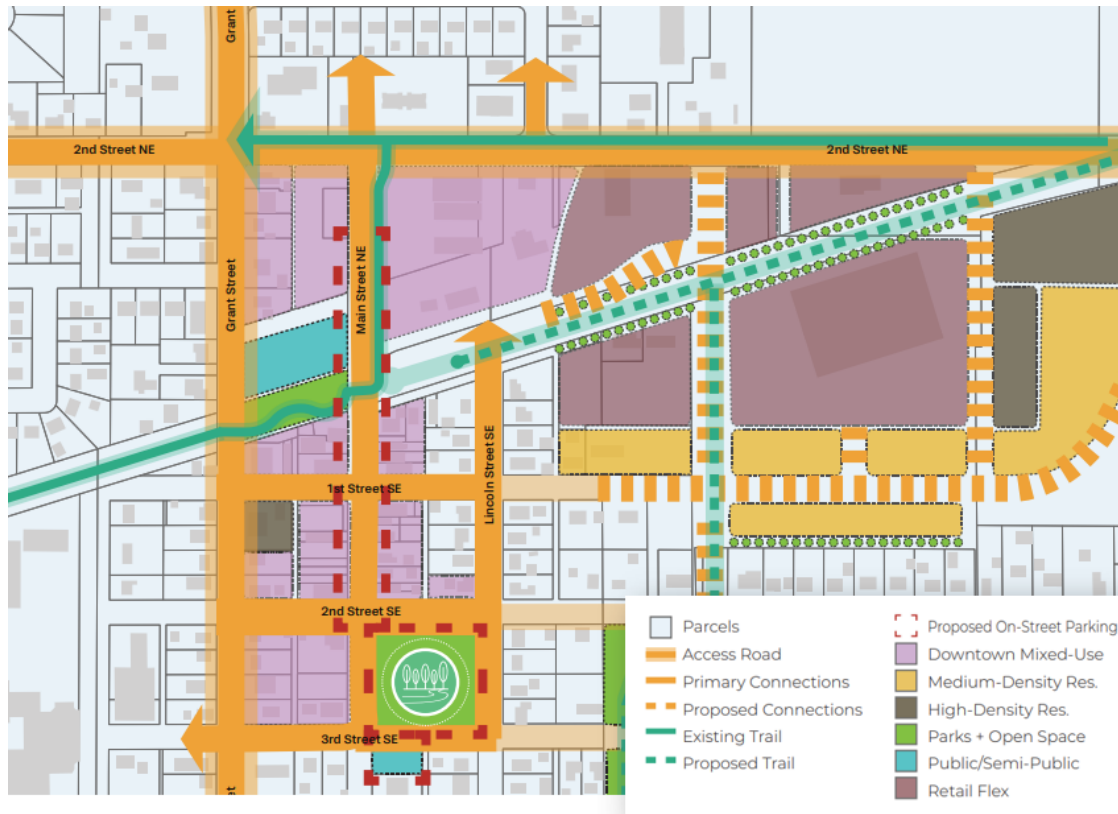
Analysis:

When considering rezoning reviews, the Planning & Zoning Commission and City Council should take into account the following: Comprehensive Plan, Consistency with the Zoning Code, Spot Zoning, and Public Input.

Comprehensive Plan

When a City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. The rezoning proposed as part of this agenda statement mimics the future land uses identified in the Building Bondurant Comprehensive Plan's Future Land Use Map.

Chapter 7 of the Building Bondurant Comprehensive Plan, titled Community Character + Downtown, includes the following Strategic Opportunities Map. The rezoning is consistent with what is shown in this map.



Further, this rezoning is consistent with the following goals/policies/action items of the Building Bondurant Comprehensive Plan:

Goal 16: Foster a vibrant and diverse downtown so that the area serves as a unique destination for residents and visitors.

Policy 16A: Promote private infill development, including redevelopment of the Landus site.

Policy 16B: Support expansion of downtown uses in appropriate areas identified in the Future Land Use Chapter.

Goal 17: Support redevelopment of the Landus site.

Policy 17A: Utilize the site's unique characteristics as an opportunity for implementing creative pacemaking projects.

Policy 17B: Ensure that future development of the Landus redevelopment area is a cohesive extension of downtown.

Action Item 17A: Help to guide redevelopment of the Landus site by referencing the strategic opportunities map to identify potential land uses and development patterns for the site.

Consistency with the Zoning Code

This item will be reviewed in detail if/when a site plan application is received for this parcel.

It should be noted that while the City's High Density Residential (R-3) District allows for

rowhouses and townhomes, it also allows for apartment units so long as such housing does not exceed 20 units per acre. The R-3 District's 20 units per acre is more dense than what the Medium Density Residential land use category of the Building Bondurant Comprehensive Plan is at up to 12 units per acre; a condition of rezoning approval has been included as part of the ordinance to place a limit on any residential development within the R-3 rezoning area so that the dwellings are not apartments and do not exceed 12 units per acre and so that any use within the R-3 District area is consistent with the Medium Density Residential future land use category of the Building Bondurant Comprehensive Plan.

Once this current rezoning is finalized, any Landus Cooperative use at this location will be subject to Section 176 of the City Code, titled Nonconforming Lots, Uses, and Structures. Some requirements of this Section 176 include: *"no existing structure devoted to a use not permitted by the Zoning Code in the district in which it is located shall be enlarged, extended, constructed, reconstructed, or structurally altered except in changing the use to a use permitted in the district in which it is located" AND "when a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six (6) months, the structure, or structure and premises in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located"*.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the rezoning takes into account 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 this rezoning is considered spot zoning, as the rezoning area is consistent with the City's Future Land Use Map and goals and policies of the Building Bondurant Comprehensive Plan.

Public Input

As is required by the City's Zoning Code, letters were sent to property owners within 200' of the rezoning area. No official petitions against the rezoning have been received by the City. There was some public input received during the December 8, 2022 Planning & Zoning Commission meeting; a summary of these comments can be found [here](#).

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this rezoning during their meeting on December 8, 2022 and voted on recommended approval, subject to the following rezoning condition to be included as part of the ordinance:

1. That the area having a High Density Residential (R-3) zoning designation shall not exceed the following residential use/densities noted in the Building Bondurant Comprehensive Plan: townhomes, rowhouses, and cottage homes and the occasional single-family detached homes with a maximum dwelling density of 12 units per acre.

Staff recommends approval of the first ordinance reading on a roll call vote.

It should be noted that due to the uniqueness of the future land use category of Retail Flex where it accommodates for a mix of both commercial and residential uses, it is possible that if/when a developer is attracted to this 13.29-acre site, the site's zoning designation may need to be re-evaluated to see if a Planned Unit Development (R-5) District designation would be more suitable. This is something that can be considered in the future. Staff feels it necessary to begin the rezoning as proposed as part of this agenda statement to ultimately help achieve the City's long-term vision of this area and to also put into effect regulations of Section 176 of the City Code for this location.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 8.a.
For Meeting of 1/17/2023
Ordinance

TITLE: - (First Reading) - Ordinance rezoning property from the Medium Industrial (M-2) District to the Central Business (C-4) District and the High Density Residential (R-3) District at Parcel 231/00220-017-000 (excluding the southern portions of this parcel that front 2nd Street SE and are currently zoned Medium Density Residential (R-2))

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 rezoning during their meeting on December 8, 2022 and voted on recommended approval, subject to the following rezoning condition to be included as part of the ordinance:

1. That the area having a High Density Residential (R-3) zoning designation shall not exceed the following residential use/densities noted in the Building Bondurant Comprehensive Plan: townhomes, rowhouses, and cottage homes and the occasional single-family detached homes with a maximum dwelling density of 12 units per acre.

Staff recommends approval of the first ordinance reading on a roll call vote.

It should be noted that due to the uniqueness of the future land use category of Retail Flex where it accommodates for a mix of both commercial and residential uses, it is possible that if/when a developer is attracted to this 13.29-acre site, the site's zoning designation may need to be re-evaluated to see if a Planned Unit Development (R-5) District designation would be more suitable. This is something that can be considered in the future. Staff feels it necessary to begin the rezoning as proposed as part of this agenda statement to ultimately help achieve the City's long-term vision of this area and to also put into effect regulations of Section 176 of the City Code for this location.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230117-205

CITY OF BONDURANT
ORDINANCE NO. 221205-205

ORDINANCE REGARDING APPROVAL OF THE REZONING FROM THE MEDIUM INDUSTRIAL (M-2) DISTRICT TO THE CENTRAL BUSINESS (C-4) DISTRICT AND THE HIGH DENSITY RESIDENTIAL (R-3) DISTRICT AT PARCEL 231/00220-017-000 (EXCLUDING THE SOUTHERN PORTIONS OF THIS PARCEL THAT FRONT 2ND STREET SE AND ARE CURRENTLY ZONED MEDIUM DENSITY RESIDENTIAL (R-2))

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

Section 1. PURPOSE. The purpose of this ordinance is to change the zoning from Medium Industrial (M-2) to Central Business (C-4) on the following property located in Bondurant, Polk County, Iowa as described as follows:

LOT 7, BONDURANT HEIGHTS, BONDURANT, POLK COUNTY, IOWA, EXCLUDING THOSE PORTIONS OF LOT 7 CURRENTLY ZONED AS MEDIUM DENSITY RESIDENTIAL (R-2) AND ALSO EXCLUDING THOSE PORTIONS OF LOT 7 WHERE THE FUTURE LAND USE PLAN DESIGNATES A MEDIUM-DENSITY RESIDENTIAL CATEGORY.

The purpose of this ordinance is to also change the zoning from Medium Industrial (M-2) to High Density Residential (R-3) on the following property located in Bondurant, Polk County, Iowa as described as follows:

LOT 7, BONDURANT HEIGHTS, BONDURANT, POLK COUNTY, IOWA, EXCLUDING THOSE PORTIONS OF LOT 7 CURRENTLY ZONED AS MEDIUM DENSITY RESIDENTIAL (R-2) AND ALSO EXCLUDING THOSE PORTIONS OF LOT 7 WHERE THE FUTURE LAND USE PLAN DESIGNATES A RETAIL FLEX CATEGORY.

Section 2. FINDINGS. The City Council of the City of Bondurant, hereby makes the following findings:

1. That the Planning & Zoning Commission held a public hearing on December 8, 2022 and voted on recommended approval.
2. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map
3. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
4. That the public notice of this intended change has been published as required by law.
5. That as allowed by Section 414.5 of the Iowa Code and as recommended by the Planning and Zoning Commission, that the following condition of rezoning approval be included as part of this rezoning ordinance:
 - That the area having a High Density Residential (R-3) zoning designation shall not exceed the following residential use/densities noted in the Building Bondurant Comprehensive Plan: townhomes,

rowhouses, and cottage homes and the occasional single-family detached homes with a maximum dwelling density of 12 units per acre.

Section 3. **HEREBY REZONED.** The property, above described, is hereby rezoned to the Central Business (C-4) District and the High Density Residential (R-3) District.

Section 4. **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2023.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: January 17, 2023

SECOND CONSIDERATION:

THIRD CONSIDERATION:



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

Item No. 8.b.
For Meeting of 1/17/2023
Ordinance

TITLE: - (First Reading) Ordinance amending the Code of Ordinance of Bondurant, Iowa by amending Chapter 23, Planning and Zoning Commission

CONTACT PERSON:

Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: Chapter 23 regulates the Planning and Zoning Commission and their duties.

Staff has reviewed and proposed amendments to Chapter 23 to remove sections of the Planning and Zoning Commission's powers and duties that do not apply. These sections include the following:

- Section 23.05.4. Recommendations of Improvements. This section requires that any public art must be reviewed and approved by the Planning and Zoning Commission.
- Section 23.05.6. Review and Comment of Street and Park Improvements. This section requires any improvement to streets, parks, parkways, boulevards, etc. must first be reviewed and approved by the Commission. The Commission reviews proposed streets and parks as established in new plats and as described in Section 23.05.5. Improvements to existing streets, parks, parkways, boulevards, etc. are reviewed by appropriate staff and presented to the City Council for approval.
- Section 23.05.8. Limitation on Entering Contracts. This section states the Commission has no power to contract debts unless approved by the City Council.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of at least the first ordinance reading of the attached ordinance.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230117-206

CITY OF BONDURANT
ORDINANCE NO. 230117-206

ORDINANCE AMENDING THE CITY CODE OF BONDURANT, IOWA, BY AMENDING
THE FOLLOWING SECTIONS OF THE CITY CODE: CHAPTER 23.

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

Section 1. **SECTIONS AMENDED.** Chapter 23 of the Code of Ordinances of the City of Bondurant, Iowa, 2002, is amended to read as follows:

**CHAPTER 23
PLANNING AND ZONING COMMISSION**

23.01 Planning and Zoning Commission	23.04 Compensation
23.02 Term of Office	23.05 Powers and Duties
23.03 Vacancies	

23.01 PLANNING AND ZONING COMMISSION. There shall be appointed by the Council a City Planning and Zoning Commission, hereinafter referred to as the Commission, consisting of seven (7) members, who shall be residents of the City and qualified by knowledge or experience to act in matters pertaining to the development of a City plan and who shall not hold any elective office in the City government.

(Code of Iowa, Sec. 414.6 & 392.1)

23.02 TERM OF OFFICE. The term of office of the members of the Commission shall be five (5) years. The terms of not more than one-third of the members will expire in any one year.

(Code of Iowa, Sec. 392.1)

23.03 VACANCIES. If any vacancy exists on the Commission caused by resignation, or otherwise, a successor for the residue of the term shall be appointed in the same manner as the original appointee.

(Code of Iowa, Sec. 392.1)

23.04 COMPENSATION. All members of the Commission shall serve without compensation, except their actual expenses, which shall be subject to the approval of the Council.

(Code of Iowa, Sec. 392.1)

23.05 POWERS AND DUTIES. The Commission shall have and exercise the following powers and duties:

1. **Selection of Officers.** The Commission shall choose annually at its first regular meeting one of its members to act as Chairperson and another as Vice Chairperson, who shall perform all the duties of the Chairperson during the Chairperson's absence or disability.

(Code of Iowa, Sec. 392.1)

2. **Adopt Rules and Regulations.** The Commission shall adopt such rules and regulations governing its organization and procedure as it may deem necessary.

(Code of Iowa, Sec. 392.1)

3. **Zoning.** The Commission shall have and exercise all the powers and duties and privileges in establishing the City zoning regulations and other related matters and may from time to time

recommend to the Council amendments, supplements, changes or modifications, all as provided by Chapter 414 of the Code of Iowa.

(Code of Iowa, Sec. 414.6)

~~4. — Recommendations of Improvements. No statutory, memorial or work of art in a public place, and no public building, bridge, viaduct, street fixtures, public structure or appurtenances, shall be located or erected, or site therefore obtained, nor shall any permit be issued by any department of the City for the erection or location thereof until and unless the design and proposed location of any such improvement shall have been submitted to the Commission and its recommendations thereon obtained, except such requirements and recommendations shall not act as a stay upon action for any such improvement when the Commission after thirty (30) days' written notice requesting such recommendations, shall have failed to file same.~~

~~(Code of Iowa, Sec. 392.1)~~

5.4. Review and Comment on Plats. All plans, plats, or re-plats of subdivision or re-subdivisions of land embraced in the City or adjacent thereto, laid out in lots or plats with the streets, alleys, or other portions of the same intended to be dedicated to the public in the City, shall first be submitted to the Commission and its recommendations obtained before approval by the Council, except Final Plats. Final Plats shall not be submitted to the Commission for recommendation to the Council. City Staff shall review and provide recommendations to the Council for Final Plats.

(Code of Iowa, Sec. 392.1)

(Ordinance No. 190805-212)

~~6. — Review and Comment of Street and Park Improvements. No plan for any street, park, parkway, boulevard, traffic way, river front, or other public improvement affecting the City plan shall be finally approved by the City or the character or location thereof determined, unless such proposal shall first have been submitted to the Commission and the Commission shall have had thirty (30) days within which to file its recommendations thereon.~~

~~(Code of Iowa, Sec. 392.1)~~

7.5. Fiscal Responsibilities. The Commission shall have full, complete and exclusive authority to expend for and on behalf of the City all sums of money appropriated to it, and to use and expend all gifts, donations or payments whatsoever which are received by the City for City planning and zoning purposes.

(Code of Iowa, Sec. 392.1)

~~8. — Limitation on Entering Contracts. The Commission shall have no power to contract debts beyond the amount of its original or amended appropriation as approved by the Council for the present year.~~

~~(Code of Iowa, Sec. 392.1)~~

9.6. Annual Report. The Commission shall each year make a report to the Mayor and Council of its proceedings, with a full statement of its receipts, disbursements and the progress of its work during the preceding fiscal year.

(Code of Iowa, Sec. 392.1)

23.06 MEETING ATTENDANCE. Commission members are expected to attend all regular and special meetings of the Commission. If a member has a valid reason for nonattendance, the member shall notify the Commission chairperson or City Clerk before the meeting. A Commission member will be asked to resign if at any time the member has three unexcused absences within a six-month period from a regular, special, or subcommittee meeting, or if total absences (whether

excused or not) exceed forty percent (40%) of the total meetings in a calendar year. A review of attendance will be made at the end of each year.

(Ordinance No. 18-200)

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 _____, 2023

CITY OF BONDURANT, POLK COUNTY, IOWA

Doug Elrod, Mayor

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: January 17, 2023

SECOND CONSIDERATION:

THIRD CONSIDERATION:



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

Item No. 9.a.
For Meeting of 1/17/2023
Discussion Item

TITLE: -Discussion regarding DMDC 2023 (Greater Des Moines Partnership) Trip

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Each year in May, nearly 200 Greater Des Moines' businesses, civic, and regional community leaders travel to Washington D.C. to advocate for the region. This is a unique opportunity to promote local economic development plans to Iowa's Congressional delegation, the Administration, and their staffs and advocate for key issues. The trip also includes training sessions and workshops, as well as multiple opportunities to confer with government and industry leaders. The trip dates are May 10 - 12, 2023 and registration opens for the trip on February 2, 2023. The purpose of this discussion is to determine which council members are interested in representing the City on the trip and able to attend. Funding is budgeted for all members to attend.

FUNDING SOURCE: General Fund reimbursed by TIF for Economic Development Efforts

STAFF RECOMMENDATION: This is a discussion item.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None