

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join:
<https://us02web.zoom.us/j/81045455842?pwd=SnhxbEpwbFBCK3Jndmd0UjZNGlRZz09>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL FEBRUARY 6, 2023

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on February 6, 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. Guests requesting to address the City Council
 - a. Presentation of the Parks and Recreation 2023 Annual Report (Nicole Van Houten, Communications and Events Coordinator)
6. 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 17, 2023 & January 30, 2023
 - b. Claims List
 - c. Applications for City Council Approval
 - d. Receive & File - Parks and Recreation's 2022 Annual Report
 - e. - Resolution approving a Professional Engineering Services Agreement with Veenstra & Kimm, Inc. in the amount of \$9,700 for the Myers 1 Traffic Impact Study (2nd/Hubbell & 94th/Hubbell area)
 - f. - Resolution approving Amended City Council Meeting Dates for Calendar Year 2023
 - g. O-230103-200 - (Third 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
 - h. O-230103-201 - (Third Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending

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

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

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- annexation finalization, on Parcel 170/00002-000-000
- i. O-230103-202 - (Third 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
 - j. O-230103-203 - (Third 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
 - k. O-230103-204 - (Third 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
 - l. O-230117-205 - (Second 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))
 - m. O-230117-206 - (Second Reading) Ordinance amending the Code of Ordinance of Bondurant, Iowa by amending Chapter 23, Planning and Zoning Commission
 - n. - Resolution approving Pay Request No. 3 to Thorpe Contracting LLC. for the Franklin Street Water Main Project in the amount of \$23,686.77
 - o. - Resolution of endorsement for the City of Bondurant's grant application request to the Prairie Meadows Community Betterment Grant for the Park Side to Bondurant Recreational Sports Complex Trail Connection
 - p. - Resolution of endorsement for the Bondurant Community Foundation's grant application request to the Polk County Community Betterment Program for funds to help install the water tower public art and decorative lighting project
 - q. - Resolution of endorsement for the City of Bondurant's application to the University of Iowa's Iowa Initiatives for Sustainable Communities Program
 - r. R-220207-28- Resolution of endorsement for the City of Bondurant's application to The Wellmark Foundation's Community Match Program for

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- the Park Side to Bondurant Recreational Sports Complex Trail
- s. - Resolution appointing Amber Flinn to the Library Board of Trustees
- t. - Resolution adopting a revised Procurement Policy
- 7. **Public Hearing**
 - a. Public hearing to review an application for a State Revolving Fund Loan for the Water Tower Project
 - b. Public Hearing regarding 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
 - c. Public Hearing regarding the Proposed Levy Rate (Max Levy)
- 8. **Action Items**
 - a. O-220307-201 - Discussion and possible Consideration of Ordinance Amending Chapter 92, Water Rates
 - b. - Discussion and possible Consideration of Ordinance regarding Garbage and Recycling Rates
 - c. - (First Reading) - Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the following section: 178.13 - M-1 Limited Industrial
 - d. R-220207-43- Resolution approving the Maximum Property Tax Dollars for Affected Tax Levies for FY24
 - e. - Resolution selecting Jennifer Leatherby's design for the public art to be installed on the water tower
- 9. **Reports / Comments and appropriate action thereon:**
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
- 10. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
- 11. **Adjournment**

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

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

Item No. 5.a.
For Meeting of 2/6/2023
Presentation

TITLE: Presentation of the Parks and Recreation 2023 Annual Report (Nicole Van Houten, Communications and Events Coordinator)

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

BONDURANT CITY COUNCIL

Minutes

January 17, 2023

Bondurant City Council

1. Roll Call

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

Absent: Council Member Angela McKenzie

City Officials Present: City Administrator Marketa Oliver, City Clerk
Shelby Hagan, Fire Chief Aaron Kreuder,
Planning & Community Development Director
Maggie Murray, Public Works Director John
Horton, Library Director Jill Sanders, Events &
Communication Coordinator Nicole VanHouten

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 Sillanpaa, seconded by Cox, to amend the agenda by moving
#5t to #8c. Vote on Motion 4-0. Motion carried. Motion by Driscoll,
seconded by Cox, to approve the agenda as amended. Vote on Motion
4-0. Motion carried.

5. Consent Agenda:

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

a. Approval of City Council Meeting Minutes of 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 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. R-230117-6- 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. R-230117-7- Resolution adopting the Annexation Policy included as part of the Building Bondurant Comprehensive Plan
- m. R-230117-8- Resolution approving RFQ for Grant Street Realignment/Central District Stormwater Improvements Design and Funding Project
- n. R-230117-9- 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

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- o. R-230117-10- 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. R-230117-11- 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. R-230117-12- 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. R-230117-13- 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. R-230117-14- 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
 - u. R-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
 - v. R-230117-17- 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.) Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda. Roll Call: Ayes: Cox, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
6. Guests requesting to address the City Council
- a. Presentation of check from Storey Kenworthy Foundation for the Bondurant Skate Park Project
Lincoln Dix, Storey Kenworthy, presented a check to the council in the amount of \$10,000 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))
Mayor Elrod opened the public hearing at 06:09 PM.

Planning & Community Development Director Murray explained the rezoning to the council.

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

8. Action Items

- a. O-230117-205 - (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))
Motion by Cox, seconded by Pepper, to Approve the first reading O-230117-205. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
- b. O-230117-206 - (First Reading) Ordinance amending the Code of Ordinance of Bondurant, Iowa by amending Chapter 23, Planning and Zoning Commission
Motion by Cox, seconded by Driscoll, to Approve the first reading of O-230117-206. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
- t. R-230117-15- Resolution considering approval of the Hawthorne Crossing 2 Site Plan/Preliminary Plat
Representatives from The Crossing Development, LLC presented the site plan to the council. Council Member Cox appreciated the horizontal and vertical siding added to the rear elevation. Planning & Community Development Director Murray explained the Planning & Zoning Commission's recommendations for approval specifically regarding sidewalks.

Motion by Driscoll, seconded by Sillanpaa, to Approve R-230117-15. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

9. Discussion Items -

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

- a. -Discussion regarding DMDC 2023 (Greater Des Moines Partnership) Trip
Mayor Elrod questioned the council about who is interested in attending the DC Trip this May.
10. Reports / Comments and appropriate action thereon:
 - a. Mayor
Upcoming meeting with Congressman Zach Nunn, annexation agreements update, MPO update.
 - b. Council Members
Peffer - Upcoming meetings.
Driscoll - Chamber & Library recognitions, DSM Partnership Legislative Kick-Off comments.
Cox - Upcoming Chamber, City & BDI meeting, upcoming February Chamber meeting, upcoming EPIC meeting, DART update.
Sillanpaa - P&Z update, Nicole Thomas Photography building inquiry.
 - c. Administrator
Mentioned moving the May 15th City Council meeting to May 22nd due to the DC Trip, the upcoming Snow Ordinance, property tax bill update, upcoming PFM meeting.
 - d. Directors
Kreuder - Fleet update.
Murray - Annexation update, upcoming Parks & Recreation Board meeting.
Horton - WRA update, upcoming winter weather.
Sanders - Library recognition, upcoming award ceremony next week.
11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Deleted.
12. Adjournment
Motion by Peffer, seconded by Cox, to adjourn at 06:59 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

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

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

on January 17, 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

BONDURANT CITY COUNCIL

Minutes

January 30, 2023

Bondurant City Council

1. Roll Call

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

Absent: Council Member Bob Pepper

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Fire Chief Aaron Kreuder, Finance Director Jene Jess, City Engineer Bob Veenstra, City Financial Advisor Suzanne Gerlach

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:05 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Discussion Items -

a. Strategic Planning with Drake Facilitators

Superintendent Rich Powers, Bondurant-Farrar Community Schools, presented school data to the council and staff, which included potential growth, the need for a new school, etc. A proposed cost sharing policy was discussed for arterial and collector streets. The council is in favor of the cost-sharing policy.

Jeff Kluever & Scott Raecker, Drake University, facilitated the strategic planning session with the council and staff. The council prioritized future projects and discussed the assessment for future staffing needs.

b. Discussion regarding Water Planning

City Administrator Oliver presented information regarding Central Iowa Water Works versus the city owning and operating their own water

treatment facility. Water availability, quality, costs, projected rates, etc. were discussed with City Engineer Bob Veenstra and Financial Advisor Suzanne Gerlach.

- c. Discussion of the Parks and Recreation Board recommendation related to Water Tower Art

City Administrator Oliver presented the Water Tower Art to the council and staff. There were three proposals, and the Parks & Recreation Board recommended one of the designs with a few minor modifications.

6. Adjournment

Motion by Driscoll, seconded by Cox, to adjourn at 09:09 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on January 30, 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. 6.b.
For Meeting of 2/6/2023
Motion

TITLE: Claims List

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Claims List



Payroll Check Register

Checks

Pay Period: 1/16/2023-1/29/2023

Packet: PYPKT00386 - 01/16-01/29/2023 PAID ON 02/03/2023

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: PYPKT00386 - 01/16-01/29/2023 PAID ON 02/03/2023
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	02/03/2023	185.89	103399
BAILEY, BOYCE E	7104	02/03/2023	1,429.13	103400
BERGESON, JOHN W	7121	02/03/2023	1,791.66	103401
BRIGGS, ASHTON S	1511	02/03/2023	815.61	103402
BRUCE, EMMA	3141	02/03/2023	631.34	103403
BUCKLIN, JEFFERY D	1562	02/03/2023	693.10	103404
CARPENTER, JOHN C	5129	02/03/2023	1,575.41	103405
CHAPA, DAISY Y	1584	02/03/2023	806.74	103406
COLLISON, PATRICK F	5103	02/03/2023	2,135.73	103407
CORY, JOHN P	7120	02/03/2023	1,666.79	103408
CRITTENDEN, MATTHEW	1567	02/03/2023	1,005.80	103409
DOMINGUEZ, MATTHEW P	1513	02/03/2023	737.15	103410
EHLE, AANNA N	1575	02/03/2023	1,819.58	103411
GERDNER, RONALD L	7122	02/03/2023	1,526.14	103412
GILSON, DUSTY ALAN	7124	02/03/2023	1,562.18	103413
HAGAN, SHELBY L	5118	02/03/2023	2,432.47	103414
HARMISON, TROY G	1503	02/03/2023	1,157.30	103415
HIGGINS, DAVID P.	7105	02/03/2023	1,419.66	103416
HORTON, JOHN C	7112	02/03/2023	100.00	103417
HORTON, JOHN C	7112	02/03/2023	3,274.83	103417
HUFF, TIMOTHY J	1559	02/03/2023	1,711.89	103418
HURST, MORGHAN	1570	02/03/2023	761.10	103419
JESS, JENE' N	5123	02/03/2023	3,425.38	103420
JOHNSON, ANNASTASHA	5130	02/03/2023	1,336.30	103421
KING, CHRISTINA M	3143	02/03/2023	623.36	103422
KLINKER-FELD, MICHELL M	3135	02/03/2023	2,208.48	103423
KOOIKER, ASHTON BRENT	7123	02/03/2023	1,888.73	103424
KREUDER, AARON M	1441	02/03/2023	3,457.46	103425
LUING, TIFFANY A	5133	02/03/2023	1,790.62	103426
LUNDQUIST, BRADLEY D	1555	02/03/2023	841.23	103427
MANGUM, MEGAN SUSANNA	3142	02/03/2023	1,669.09	103428
MARSHMAN, CRAIG A	5125	02/03/2023	1,517.80	103429
MERRILL, SARAH J	1590	02/03/2023	2,076.31	103430
MILLER, BRODY E	1582	02/03/2023	340.14	103431
MORRIS, REBECCA L	1504	02/03/2023	2,594.32	103432
MURRAY, MARGARET	5126	02/03/2023	2,891.24	103433
OLIVER, MARKETA S	8403	02/03/2023	300.00	103434
OLIVER, MARKETA S	8403	02/03/2023	3,348.62	103434
PEZLEY, ISAAC J	5132	02/03/2023	2,123.51	103435
PHIPPS-BUCKLIN, CHANTEL E	4145	02/03/2023	476.00	103436
REYNOLDS, RAY A	1537	02/03/2023	689.69	103437
SANDERS, JILL C	3128	02/03/2023	3,018.50	103438
SCHINCKE, MEGAN	3137	02/03/2023	1,128.18	103439
SCHINCKE, MEGAN	3137	02/03/2023	483.51	103439
SPOERRY, DANIELLE M	1527	02/03/2023	1,432.47	103440
SUMMERS, ALAN C	1534	02/03/2023	1,333.52	103441
VAN HOUTEN, NICOLE M	5121	02/03/2023	1,625.94	103442



Payroll Check Register Report Summary

Packet: PYPKT00386 - 01/16-01/29/2023 PAID ON 02/03/2023
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	71,859.90
Total	47	71,859.90



Check Register

Packet: APPKT00706 - 1/13/23 FOR MEETING ON 2/6/23

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1585	BIG GREEN UMBRELLA MEDIA INC	01/13/2023	Regular	0.00	726.00	61507
1537	BOUND TREE MEDICAL LLC	01/13/2023	Regular	0.00	139.91	61508
2696	BRICE GATHERCOLE	01/13/2023	Regular	0.00	283.00	61509
2510	CENTRAL IOWA MECHANICAL	01/13/2023	Regular	0.00	469.50	61510
0097	CITY OF DES MOINES	01/13/2023	Regular	0.00	67,070.60	61511
2553	CLEARGOV	01/13/2023	Regular	0.00	16,500.00	61512
	Void	01/13/2023	Regular	0.00	0.00	61513
2274	CRAIG MARSHMAN	01/13/2023	Regular	0.00	289.00	61514
2694	DENISE OPSAL	01/13/2023	Regular	0.00	37.00	61515
1525	DES MOINES REGISTER	01/13/2023	Regular	0.00	1,480.99	61516
0145	DIAM PEST CONTROL	01/13/2023	Regular	0.00	75.00	61517
2525	DINGES FIRE COMPANY	01/13/2023	Regular	0.00	370.00	61518
0142	DES MOINES STAMP MANUFACTURING	01/13/2023	Regular	0.00	207.00	61519
0144	DES MOINES WATER WORKS	01/13/2023	Regular	0.00	210.00	61520
2246	ETECH	01/13/2023	Regular	0.00	3,212.74	61521
	Void	01/13/2023	Regular	0.00	0.00	61522
	Void	01/13/2023	Regular	0.00	0.00	61523
	Void	01/13/2023	Regular	0.00	0.00	61524
1955	FALLER, KINCHELOE & CO, PLC	01/13/2023	Regular	0.00	7,000.00	61525
0780	FIRE SERVICE TRAINING BUREAU	01/13/2023	Regular	0.00	50.00	61526
2693	FIRST DAKOTA TITLE LTD PARTNERSHIP	01/13/2023	Regular	0.00	1,400.00	61527
0459	GALLS LLC	01/13/2023	Regular	0.00	163.44	61528
2593	GET SOME GUNS LLC	01/13/2023	Regular	0.00	1,997.42	61529
0193	HAWKEYE TRUCK EQUIPMENT	01/13/2023	Regular	0.00	645.00	61530
2440	HSI EMERGENCY CARE SOLUTIONS, INC	01/13/2023	Regular	0.00	35.00	61531
2125	IMS ALLIANCE	01/13/2023	Regular	0.00	164.55	61532
0210	IMWCA	01/13/2023	Regular	0.00	10,111.00	61533
	Void	01/13/2023	Regular	0.00	0.00	61534
2598	IOWA STATE UNIVERSITY	01/13/2023	Regular	0.00	64.00	61535
2233	JENE JESS	01/13/2023	Regular	0.00	607.96	61536
2699	JOHN CORY	01/13/2023	Regular	0.00	155.14	61537
1340	KONICA MINOLTA	01/13/2023	Regular	0.00	566.64	61538
2692	MARK DEYOUNG	01/13/2023	Regular	0.00	50.00	61539
0842	MENARDS	01/13/2023	Regular	0.00	162.19	61540
0291	MIDAMERICAN ENERGY	01/13/2023	Regular	0.00	196,181.96	61541
0308	MUNICIPAL SUPPLY	01/13/2023	Regular	0.00	1,846.36	61542
2192	OMNI EMS	01/13/2023	Regular	0.00	1,063.27	61543
0337	POLK COUNTY TREASURER	01/13/2023	Regular	0.00	60,267.83	61544
2700	SARAH MERRILL	01/13/2023	Regular	0.00	9.62	61545
2695	SCOTT WALLACE	01/13/2023	Regular	0.00	148.00	61546
2552	SMITHGROUP, INC	01/13/2023	Regular	0.00	1,674.49	61547
2164	SVPA ARCHITECTS	01/13/2023	Regular	0.00	5,367.50	61548
2254	TCM BANK NA	01/13/2023	Regular	0.00	2,028.04	61549
2341	T-MOBILE	01/13/2023	Regular	0.00	340.00	61550
2595	VENDNOVATION, LLC	01/13/2023	Regular	0.00	50.00	61551
2231	VERIZON WIRELESS	01/13/2023	Regular	0.00	1,217.85	61552
0433	WILLIAMSONS REPAIR	01/13/2023	Regular	0.00	84.55	61553
2312	WITMER PUBLIC SAFETY GROUP	01/13/2023	Regular	0.00	39.67	61554
0991	ZIEGLER INC.	01/13/2023	Regular	0.00	57.89	61555
0416	POSTMASTER	01/05/2023	Bank Draft	0.00	553.54	DFT0002046
0387	TREASURER - STATE OF IOWA	01/05/2023	Bank Draft	0.00	1,912.57	DFT0002047
0387	TREASURER - STATE OF IOWA	01/05/2023	Bank Draft	0.00	7,549.11	DFT0002048
0144	DES MOINES WATER WORKS	01/23/2023	Bank Draft	0.00	35,505.28	DFT0002049
0144	DES MOINES WATER WORKS	01/23/2023	Bank Draft	0.00	22.00	DFT0002050

Check Register

Packet: APPKT00706-1/13/23 FOR MEETING ON 2/6/23

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0144	DES MOINES WATER WORKS	01/23/2023	Bank Draft	0.00	68,543.52	DFT0002051
0050	UMB BANK	01/26/2023	Bank Draft	0.00	600.00	DFT0002052

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	56	44	0.00	384,620.11
Manual Checks	0	0	0.00	0.00
Voided Checks	0	5	0.00	0.00
Bank Drafts	7	7	0.00	114,686.02
EFT's	0	0	0.00	0.00
	63	56	0.00	499,306.13

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2023	499,306.13
			499,306.13



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00707 - PYPKT00384 - 01/02-01/15/2022 PAID
01/20/2022

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:	109.66		
INV0002698	Invoice	1/20/2023	1/20/2023	1/20/2023	1/20/2023	109.66	0.00	0.00	0.00	109.66		
CASE # 652464	AP Bank Code - AP Bank				No	Payment Date: 1/20/2023			Bank Draft:	DFT0002065		
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						
001-050-2127	CHILD SUPPORT WITHHOLDING				5.49	5.01%						
610-050-2127	CHILD SUPPORT WITHHOLDING				21.93	20.00%						
600-050-2127	CHILD SUPPORT WITHHOLDING				21.93	20.00%						
741-050-2127	CHILD SUPPORT WITHHOLDING				10.96	9.99%						
110-050-2127	CHILD SUPPORT WITHHOLDING				49.35	45.00%						
Vendor: 2304 - EBS											Vendor Total:	22,964.18
INV0002686	Invoice	1/20/2023	1/20/2023	2/1/2023	1/20/2023	1,554.02	0.00	0.00	0.00	1,554.02		
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 2/1/2023			Bank Draft:	DFT0002053		
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
DELTA DENTAL PAYMENT	Service	0.00	0.00	1,554.02	0.00	0.00	0.00	1,554.02				
Distributions												
Account Number	Account Name	Project Account Key			Amount	Percent						
112-050-2125	DENTAL INSURANCE				1,554.02	0%						
Vendor: 0106 - COLLECTION SERVICES CENTER											Vendor Total:	109.66
INV0002691	Invoice	1/20/2023	1/20/2023	2/1/2023	1/20/2023	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:	DFT0002058		
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
INV0002692	Invoice	1/20/2023	1/20/2023	2/1/2023	1/20/2023	989.09	0.00	0.00	0.00	989.09		
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 2/1/2023			Bank Draft:	DFT0002059		
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
EBS ADMIN COST	Service	0.00	0.00	989.09	0.00	0.00	0.00	989.09				
Distributions												
Account Number	Account Name	Project Account Key			Amount	Percent						
112-050-2124	HEALTH INSURANCE WITHHOLDIN				989.09	0%						
Vendor: 0106 - COLLECTION SERVICES CENTER											Vendor Total:	109.66
INV0002694	Invoice	1/20/2023	1/20/2023	2/1/2023	1/20/2023	786.64	0.00	0.00	0.00	786.64		
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 2/1/2023			Bank Draft:	DFT0002061		
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
LIFE & DIS PRINCIPAL	Service	0.00	0.00	786.64	0.00	0.00	0.00	786.64				
Distributions												
Account Number	Account Name	Project Account Key			Amount	Percent						
112-050-2124	HEALTH INSURANCE WITHHOLDIN				786.64	100.00%						
Vendor: 0106 - COLLECTION SERVICES CENTER											Vendor Total:	109.66
INV0002695	Invoice	1/20/2023	1/20/2023	2/1/2023	1/20/2023	2,574.00	0.00	0.00	0.00	2,574.00		
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 2/1/2023			Bank Draft:	DFT0002062		

Payable Register

Packet: APPKT00707 - PYPKT00384 - 01/02-01/15/2022 PAID 01/20/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	2,574.00	0.00	0.00	0.00	2,574.00	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				2,574.00	0%				
INV0002696	Invoice	1/20/2023	1/20/2023	2/1/2023	1/20/2023	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:		DFT0002063
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

INV0002689	Invoice	1/20/2023	1/20/2023	1/31/2023	1/20/2023	455.00	0.00	0.00	0.00	455.00
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 1/31/2023		Bank Draft:		DFT0002056
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	0%				
INV0002690	Invoice	1/20/2023	1/20/2023	1/31/2023	1/20/2023	366.98	0.00	0.00	0.00	366.98
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 1/31/2023		Bank Draft:		DFT0002057
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	0%				

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

Vendor Total: 688.99

INV0002702	Invoice	3/31/2023	3/31/2023	3/31/2023	3/31/2023	688.99	0.00	0.00	0.00	688.99
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 3/31/2023		Bank Draft:		DFT0002068
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Unemployment Insurance	NA		0.00	0.00	688.99	0.00	0.00	0.00	688.99	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
112-050-2122	STATE WITHHOLDING				688.99	100.00%				

Vendor: [0239 - IPERS](#)

Vendor Total: 15,646.07

INV0002693	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:		DFT0002060
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%				
INV0002697	Invoice	1/20/2023	1/20/2023	1/20/2023	1/20/2023	15,066.06	0.00	0.00	0.00	15,066.06
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 1/20/2023		Bank Draft:		DFT0002064

Payable Register

Packet: APPKT00707 - PYPKT00384 - 01/02-01/15/2022 PAID 01/20/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	4,144.43	0.00	0.00	0.00	4,144.43	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				4,144.43	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	10,921.63	0.00	0.00	0.00	10,921.63	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				10,921.63	100.00%				

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 21,918.76

INV0002701	Invoice	1/20/2023	1/20/2023	1/20/2023	1/20/2023	21,918.76	0.00	0.00	0.00	21,918.76
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 1/20/2023		Bank Draft:	DFT0002067	

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	11,925.12	0.00	0.00	0.00	11,925.12
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			11,925.12	100.00%			
Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	2,788.96	0.00	0.00	0.00	2,788.96
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			2,788.96	100.00%			
Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	7,204.68	0.00	0.00	0.00	7,204.68
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
670-050-2120	FEDERAL WITHHOLDING			10.76	0.15%			
741-050-2120	FEDERAL WITHHOLDING			283.86	3.94%			
600-050-2120	FEDERAL WITHHOLDING			696.46	9.67%			
610-050-2120	FEDERAL WITHHOLDING			636.67	8.84%			
001-050-2120	FEDERAL WITHHOLDING			4,809.29	66.75%			
110-050-2120	FEDERAL WITHHOLDING			767.64	10.65%			

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

Vendor Total: 2,370.47

INV0002687	Invoice	1/20/2023	1/20/2023	1/20/2023	1/20/2023	2,323.30	0.00	0.00	0.00	2,323.30
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 1/20/2023		Bank Draft:	DFT0002054	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Deduction	NA		0.00	0.00	2,323.30	0.00	0.00	0.00	2,323.30	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
820-050-2131	SELF-FUNDED WITHHOLDING				2,323.30	0%				

INV0002688	Invoice	1/20/2023	1/20/2023	2/6/2023	1/20/2023	47.17	0.00	0.00	0.00	47.17
FSA ADMIN FEE	AP Bank Code - AP Bank				No	Payment Date: 2/6/2023		Bank Draft:	DFT0002055	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FLEX SPENDING ADMINISTRATION FEE	Service		0.00	0.00	47.17	0.00	0.00	0.00	47.17	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
820-050-2131	SELF-FUNDED WITHHOLDING				47.17	0%				

Payable Register

Packet: APPKT00707 - PYPKT00384 - 01/02-01/15/2022 PAID 01/20/2022

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: 3,372.42

INV0002700	Invoice	1/20/2023	1/20/2023	1/31/2023	1/20/2023	3,372.42	0.00	0.00	0.00	3,372.42
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 1/31/2023		Bank Draft:		DFT0002066

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding	NA	0.00	0.00	3,372.42	0.00	0.00	0.00	3,372.42

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
670-050-2122	STATE WITHHOLDING		10.48	0%
741-050-2122	STATE WITHHOLDING		132.57	0%
600-050-2122	STATE WITHHOLDING		322.80	0%
610-050-2122	STATE WITHHOLDING		294.65	0%
110-050-2122	STATE WITHHOLDING		349.84	0%
001-050-2122	STATE WITHHOLDING		2,262.08	0%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	16	67,892.53	0.00	0.00	0.00	67,892.53	67,892.53	0.00
Grand Total:		67,892.53	0.00	0.00	0.00	67,892.53	67,892.53	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	4,809.29
001-050-2122	STATE WITHHOLDING	2,262.08
001-050-2127	CHILD SUPPORT WITHHOLDING	5.49
001-050-2130	ICMA-RC	821.98
Total:		7,898.84

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	767.64
110-050-2122	STATE WITHHOLDING	349.84
110-050-2127	CHILD SUPPORT WITHHOLDING	49.35
Total:		1,166.83

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	14,714.08
112-050-2122	STATE WITHHOLDING	688.99
112-050-2123	IPERS WITHHOLDING	15,646.07
112-050-2124	HEALTH INSURANCE WITHHOLDING	21,150.51
112-050-2125	DENTAL INSURANCE	1,554.02
112-050-2132	VISION WITHHOLDING	259.65
Total:		54,013.32

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	696.46
600-050-2122	STATE WITHHOLDING	322.80
600-050-2127	CHILD SUPPORT WITHHOLDING	21.93
Total:		1,041.19

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	636.67
610-050-2122	STATE WITHHOLDING	294.65
610-050-2127	CHILD SUPPORT WITHHOLDING	21.93
Total:		953.25

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	10.76
670-050-2122	STATE WITHHOLDING	10.48
Total:		21.24

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	283.86
741-050-2122	STATE WITHHOLDING	132.57
741-050-2127	CHILD SUPPORT WITHHOLDING	10.96
Total:		427.39

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,370.47
Total:		2,370.47



Check Register

Packet: APPKT00708 - PYPKT00384 - 01/02-01/15/2022 PAID
01/20/2022

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2691	POLK COUNTY SHERIFF'S OFFICE	01/20/2023	Regular	0.00	522.57	61556

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	522.57
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	522.57

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2023	522.57
			522.57



Check Register

Packet: APPKT00709 - 01/20/23 FOR MEETING ON 02/06/23

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2600	AIRGAS USA, LLC	01/20/2023	Regular	0.00	57.66	61557
0020	ALTOONA ACE HARDWARE	01/20/2023	Regular	0.00	11.99	61558
2188	AMAZON	01/20/2023	Regular	0.00	291.09	61559
2345	AMERICAN WATER WORKS ASSOCIATI	01/20/2023	Regular	0.00	418.00	61560
2687	AT&T MOBILITY	01/20/2023	Regular	0.00	1,371.66	61561
1585	BIG GREEN UMBRELLA MEDIA INC	01/20/2023	Regular	0.00	7,688.00	61562
1228	CINTAS CORPORATION #762	01/20/2023	Regular	0.00	5.37	61563
1062	IOWA PRISON INDUSTRIES	01/20/2023	Regular	0.00	341.60	61564
0228	IMFOA	01/20/2023	Regular	0.00	20.00	61565
0251	MICROBAC LABORATORIES, INC	01/20/2023	Regular	0.00	120.00	61566
2659	LAWSON PRODUCTS, INC.	01/20/2023	Regular	0.00	149.75	61567
0277	MARTIN MARIETTA MATERIALS	01/20/2023	Regular	0.00	1,422.60	61568
0842	MENARDS	01/20/2023	Regular	0.00	9.48	61569
2650	MIDWEST CRITICAL POWER LLC	01/20/2023	Regular	0.00	449.00	61570
1457	O'REILLY AUTO PARTS	01/20/2023	Regular	0.00	129.90	61571
2310	TITAN MACHINERY	01/20/2023	Regular	0.00	4,010.00	61572
2231	VERIZON WIRELESS	01/20/2023	Regular	0.00	2,509.21	61573
2249	Kabel Business Industries	01/06/2023	Bank Draft	0.00	210.00	DFT0002069
2254	TCM BANK NA	01/20/2023	Bank Draft	0.00	791.74	DFT0002070

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	28	17	0.00	19,005.31
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	2	2	0.00	1,001.74
EFT's	0	0	0.00	0.00
	30	19	0.00	20,007.05

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2023	20,007.05
			20,007.05



Check Register

Packet: APPKT00713 - REISSUE LOST CHECK FOR BRICK STREET

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1718	BRICK STREET MARKET	01/30/2023	Regular	0.00	23.94	61591

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	23.94
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	23.94

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2023	23.94
			23.94



Payment Reversal Register

APPKT00712 - 10/5/22 CANCEL CHECK AND REISSUE PAYABLE

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
1718	BRICK STREET MARKET			-23.94
Payment Type	Payment Number	Original Payment Date	Reversal Date	Payment Amount
Check	60973	10/05/2022	10/05/2022	-23.94
Payable Number:	Description	Payable Date	Due Date	Payable Amount
233136	WATER BOTTLES	09/27/2022	09/27/2022	23.94

Bank Code Summary

Bank Code	Canceled Payables	Payables Left To Pay Again	Total
AP Bank Code	0.00	-23.94	-23.94
Report Total:	0.00	-23.94	-23.94



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

Item No. 6.c.
For Meeting of 2/6/2023
Motion

TITLE: Applications for City Council Approval

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. May 13 Pony Express Riders of Iowa Donation Collection
2. Clover Barn Iowa Alcoholic Beverages Division Application
3. Tax Abatement Applications

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 Collection Point Date(s) of Event 5-13-22

Location INTERSECTION GRANT & 2ND ST NE
(Applicants must attach a map of the event layout that includes details like tent locations, portable restroom locations, sound stage, etc.)

Setup Time 8:30 Starting Time 9 AM Ending Time 1 PM

(Please Print)

Organization Hosting Event Pony Express Riders of Iowa

Contact Person MARLENE SCARLETT Day Phone 315-975-8525

Email mulexp5@gmail.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) _____ | | |

Describe the Event (please attach additional pages if necessary): We collect donations from vehicles as they stop at the intersection.

City Properties: Trailhead/The Depot | Lake Petocka | City Park | BRSC

Event Details:

(provide estimated counts)

Estimated Attendance
Trash Containers
Portable Toilets

VARIOUS
0
0

(circle what applies)

Open to the general public?
Tents
Inflatable Houses/Toys
Amplified Music
Alcoholic Beverages
Banners/Signs

YES / NO
YES / NO
YES / NO
YES / NO
YES / NO
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 2
• 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 require 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:

We pick up AFTER ourselves

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 Marlene Scarlett

Date Jan. 14, 2022

Printed Name MARLENE SCARLETT

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			

Special Event Packet



Bondurant

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.



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

H4 Enterprises, LLC

NAME OF BUSINESS(DBA)

Clover Barn Beverages

BUSINESS

(515) 202-1388

ADDRESS OF PREMISES

8382 NE 88th Street

PREMISES SUITE/APT NUMBER

CITY

Bondurant

COUNTY

Polk

ZIP

50035

MAILING ADDRESS

11534 NE 78th Ave

CITY

MITCHELLVILLE

STATE

Iowa

ZIP

50169

Contact Person

NAME

Lochlan McIntosh

PHONE

(515) 202-1388

EMAIL

mcintosh6@live.com

License Information

LICENSE NUMBER

LC0044164

LICENSE/PERMIT TYPE

Class C Retail Alcohol License

TERM

12 Month

STATUS

Submitted
to Local
Authority

TENTATIVE EFFECTIVE DATE

Mar 1, 2023

TENTATIVE EXPIRATION DATE

Feb 29, 2024

LAST DAY OF BUSINESS

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Catering, Outdoor Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Lochlan McIntosh	MITCHELLVILLE	Iowa	50169	owner	50.00	Yes
Dawn McIntosh	MITCHELLVILLE	Iowa	50169	owner	50.00	Yes

Insurance Company Information

INSURANCE COMPANY

Illinois Casualty Co

POLICY EFFECTIVE DATE

Mar 1, 2023

POLICY EXPIRATION DATE

Mar 1, 2024

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

Tax Abatement Applications
February 6, 2023
City of Bondurant

Name	Address	Closing Date	Cost
Nelson Hernandez Carrera	614 Elizabeth Lane, NW	12/16/2021	\$269,990
Travis Sisson	96 Paine Circle, SE	2022	New Construction
Kristen Essary	201 13 th Street, NW	1/31/2023	\$330,000



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

Item No. 6.d.
For Meeting of 2/6/2023
Receive and File

TITLE: Receive & File - Parks and Recreation's 2022 Annual Report

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS: Park enhancements in 2022 include Pawtocka Dog Park, City Park Master Planning, Ditch #2 Stream Restoration and Stabilization, Gay Lea Wilson Underpass, Central Park Planning, and the 27th year recognized as a Tree City USA community.

To help fund all of the improvements the City is undertaking in the parks, the City, as well as other civic organizations with common goals, has applied for funding or received funding from donors. Combined for FY22 and FY23, a total of \$920,774 in outside funding has been secured.

The number of shelter reservations this past year was slightly down, but the revenue was substantially higher. This means that people are reserving open-air shelters for longer periods of time.

It was a record-breaking year for Bondurant Little League and Bondurant Soccer Club, with above 500 registered participants.

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. 2022 Park Recreation Annual Report - Final



Park & Recreation 2022 Annual Report

January 1, 2022 – December 31, 2022



Content

Contact Information.....	4
Park & Recreation Team	5
Mission, Vision, and Goals	6
Mission:.....	6
Vision:.....	6
Goals:	6
Recreation Overview.....	8
Public Fishing	8
Events & Programming	9
B-Safe Kids Camp	9
Bags Tournaments	10
Chowder Winter Ride.....	11
Keep Bondu Beautiful	12
Touch-A-Truck.....	13
Live Healthy Iowa 5K/1K	14
Youth Fishing Derby	15
Bondu Blues and Brews Festival	16
Movies in the Park	18
Bondu Spooktacular	19
Christmas in Bondurant	20
Parks and Trails Overview	22
Park Enhancements in 2022.....	23
Pawtocka Dog Park	23
City Park Master Planning.....	23
Ditch #2 Stream Restoration and Stabilization	23
Gay Lea Wilson Underpass.....	23
Central Park Planning.....	24
27 th Year Recognized at a Tree City USA Community	24

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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Planned Enhancements in 2023.....	30
Outside Funding Sources	31
Bondurant Cemetery	32
Shelter Reservations	33
Other Organizations.....	36
Facility Use	37
On the Horizon.....	38
Summary	38

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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Contact Information

City of Bondurant - www.cityofbondurant.com

Parks and Recreation Department

200 2nd St NE

PO Box 37

Bondurant, IA 50035

Communications & Events Coordinator – Nicole Van Houten

515-630-6982

nvanhouten@cityofbondurant.com

City of Bondurant, Iowa (Official)	@CityofBondurant
	
cityofbondurant	City of Bondurant
	
City_of Bondurant	City of Bondurant
	

Also featured in:



The Bounce E-Newsletter

www.cityofbondurant.com

Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Park & Recreation Team

The Park & Recreation Team consist of:

- Public Works Department
- Communications & Events Coordinator
- Park and Recreation Board
- City Administration

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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Mission, Vision, and Goals

Mission:

Improve quality of **life** by **connecting** Bondurant residents to recreational activities, outstanding facilities, superior trails, and promoting healthy lifestyles.

Vision:

Offer parks, programming, and amenities that meet the community needs. To achieve this vision, the Parks and Recreation Board and City staff will:

- Learn from the new and upcoming City Comprehensive Plan and Park Master Plan to guide the Park & Recreation vision;
- Re-diversify programming to meet all demographics, including youth, teens, adults, and seniors; and
- Find funding for additional storage, an indoor facility, and more staff for event needs.

Goals:

The Park & Recreation Board has identified the following goals in the 2013 Park, Trail and Greenspace Master Plan:

1. *Maintain or enhance current neighborhood park amenities; open shelter with picnic tables, play equipment, sidewalks, benches, trash receptacles, drinking fountains, park sign and landscape.*
2. *Enhance Mallard Pointe Neighborhood Park; add an overlook to Eagle Park.*
3. *Develop Meadow Brook Neighborhood Park; current Park Master Plan proposes a trail system connecting to Gay Lea Wilson Trail along with native planting and park sign.*
4. *Update and enhance signage throughout the community; adding plantings to the 2nd St NE & Hwy 65 city welcome sign.*
5. *Continue to enhance Lake Petocka; canoe landing, bank stabilization, security lighting, fishing dock, relocate ball field to BRSC, and additional parking.*
6. *Continue to enhance Bondurant Recreational Sports Complex; Provide additional parking.*
7. *Evaluate the Park Site Dedication per city code.*

Updated Goals from the Park and Recreation Board include:

1. *Maintain or enhance annual programming.*
2. *Continue to enhance City Park; use the 2021 City Park Master Plan to guide the progress.*
3. *Continue efforts to connect Gay Lea Wilson Trail to existing trail.*

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515-630-6982

nvanhouten@cityofbondurant.com

4. *Find funding via Iowa Economic Development Funding Assistance, Iowa Department of Natural Resources, Iowa Department of Transportation, Iowa Department of Agriculture and Land Stewardship, Polk County, Prairie Meadows, and other sources.*
8. *Establish a plan for the following projects that may be incorporated into the new upcoming Park Masters Plan:*
 - a. *Increase Green Space;*
 - b. *Plant More Trees – enhance the tree canopy (The City’s Urban Forest Management Plan notes the community’s tree canopy should be expanded by 3% over the next 30 years.);*
 - c. *Incorporate an Ice Rink;*
 - d. *Incorporate a Pickleball Court;*
 - e. *Incorporate a Community Garden or pocket gardens; and*
 - f. *Storage and facility options for the Recreation Department.*

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Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Recreation Overview

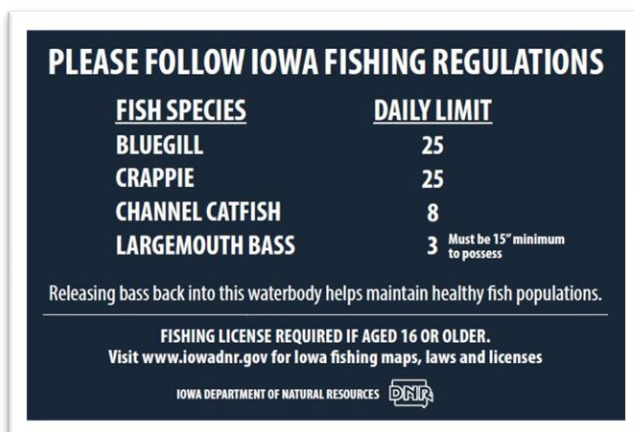
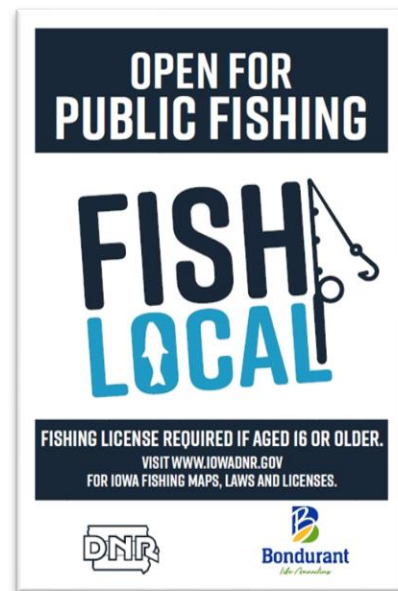
Public Fishing

Lake Petocka has been a longtime angler destination.

Iowa Department of Natural Resources (DNR) encourages public fishing at City owned retention ponds in Bondurant. Today Bondurant has a few public fishing options:

1. Lake Petocka;
2. Eagle Park Ponds;
3. Parkside Pond; and
4. Wolf Creek West Pond.

All public fishing areas have safe access points and Iowa DNR issued signs with public fishing regulations.



The Iowa Department of Natural Resources has stocked Lake Petocka with trout during the winter and fall seasons. In 2022, trout stock was done unannounced to not attract crowds due to the global pandemic. This is typically marketed to encourage family friendly outdoor recreational activities.

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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Events & Programming

B-Safe Kids Camp

Event Description: “B” Safe Kids Camp is a three-day comprehensive safety camp for children entering kindergarten in the Bondurant-Farrar school district. Students learn many safety aspects, including fire, poison, traffic, stranger safety, and much more. B-Safe Kids Camp includes instructors from Polk County Sherriff’s Office, Bondurant Emergency Services, Blank Children’s Hospital, the Greater Des Moines YMCA, and the Bondurant Community Library.

2022 Event Reflection: This is the sixth year offering a safety camp for preschoolers entering kindergarten. It began as a camp established by the Bondurant Emergency Services staff in partnership with Polk County Sherriff’s Office.

A program satisfaction survey is collected each year and the survey results have shown 100% satisfaction. The program is limited to 20 students due to limited volunteers. Parents have suggested that this program should be open up to allow more kids to sign up, but until a good volunteer stream is established or the right volunteer that specializes in teaching young children steps up, this program will remain limited to 20 children.



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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

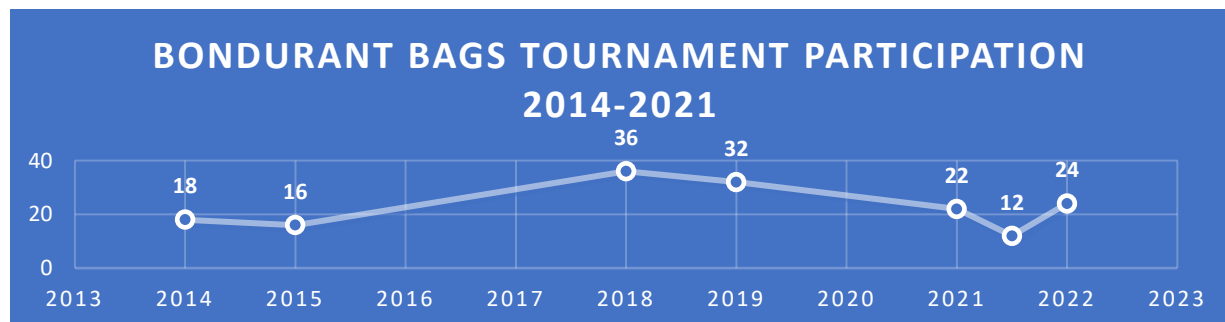
nvanhouten@cityofbondurant.com

Bags Tournaments

Event Description: The Bondurant Fall Bag's Tournament is the same day as the Reclaimed Rails Brewing Co. Oktoberfest. It may not be same as Munich, Bavaria, Germany but it will be very close. Cornhole players can pre-register their team to participate in a competitive double-elimination tournament in Bondurant's downtown district. The winner and runner-up are recognized and are given a portion of the proceeds from the registration fees.



2022 Event Reflection: Participation is volatile, but overall is a fun event to get adults outdoors to socialize, invest in Bondurant's downtown businesses, and stay active. The Scoreholio App was used, and it streamlined a lot of efforts. For example, pre-planning bracket details, announcing game play, writing bracket details on the white board, and keeping the game flowing. The app tracked which teams played, the players could keep track on their phones, and the event coordinator's only responsibility was to input scores as each team played. Most of the players were from outside of Bondurant and played professionally for SOCO Baggers or Central Iowa Baggers. The goal will be to continue to invite them back each year and host only one tournament a calendar year to grow and enhance this tournament.



www.cityofbondurant.com

Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Chowder Winter Ride

Event Description: Just show up! Bring your bicycle and winter gear, then look forward to a brisk winter ride on the Chichaqua Valley Trail. Some years riders experience frigid temperatures with wind chills while plowing through snow. Others enjoy uncommon spring-like temperatures. You never know! Stop at a warming station in Berwick and return to Bondurant. Finally, celebrate the achievement of riding in a winter bike ride by eating a bowl of chowder at Founder's Irish Pub and chili at Reclaimed Rails Brewing Company.

2022 Event Reflection: This year's ride was 32 degrees and cloudy... Freezing nose drips, but no snow. Despite the cold, we still had a wonderful turnout of riders from all across the Des Moines Metro! New this year, we offered t-shirts sponsored by Bondurant Chamber of Commerce. Also, the warming station at the halfway point was held at Mally Park in Berwick offering a gazebo and outdoor heater with refreshments. Needless to say, it was MUCH needed, but wasn't enough to keep the riders in one place too long! This ride could not go off without the partnerships with Reclaimed Rails Brewing Company and Founder's Irish Pub where riders enjoyed chili and chowder... Along with some adult beverages.



The Chowder Ride kicked-off in 2017 and averaged about 71 participants. It is a good way to get people outdoors and enjoy the regional Chichaqua Valley Trail system.



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Nicole Van Houten

Communications & Events Coordinator

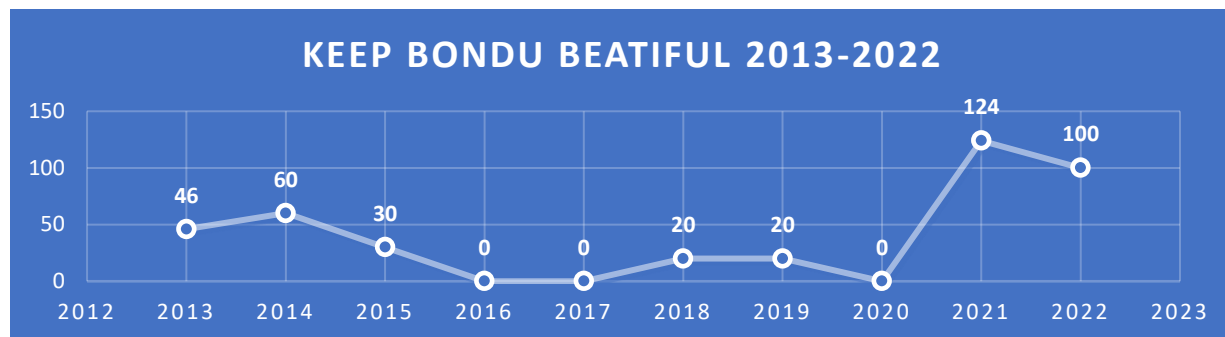
515-630-6982

nvanhouten@cityofbondurant.com

Keep Bondu Beautiful

Event Description: April is “Keep Bondu Beautiful” month, and we celebrate by getting our city tidy. Community projects during this month encourage lowans to build pride and respect in making their communities better placed to live and work through beautification, clean-up, and recycling activities. This event allows us to take pride in our community and beautify the City we all know and love. The community will “Team up to Clean Up” and celebrate Earth Day together. Prizes are awarded for several categories including: showing team spirit, the Big Buttowski, and the Ye Olde Bag recognition.

2022 Event Reflection: Keep Bondu Beautiful was hosted on Saturday, April 16 from 9 a.m. to 11 a.m. A total of 100 including the Bondurant-Farrar football teams, local cub/boy scout troop and girl scout troops, the Lutheran Church of Hope, First Family Church and community members volunteered in the efforts to clean up the community. It was well attended. Metro Waste Authority donated the use of litter grabbers and high-visibility vests. Several donations were made by Casey’s General Store, Reclaimed Rails Brewing Company, and Brick Street Market and Iowa Cubs. It was a great year!



Both public Works dumpsters were full, so we may need to contract a dumpster in the future just for this event.



www.cityofbondurant.com

Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Touch-A-Truck

Event Description: The Annual Bondurant Touch A Truck is an afternoon for children of all ages to touch, learn, and explore fire trucks, ambulances, police cars, tractors, dump trucks, bulldozers, race cars, and much more. This free family-centric event offers children a hands-on opportunity to explore working trucks of all types – all in one place. As well as meet the people who drive these cool trucks.

2022 Event Reflection: This was the ninth year to host a Touch-A-Truck event. There is no lack of cool vehicles to attract the crowds. This year staff reached out to the Iowa National Guards to bring in a helicopter, but they must have experienced an emergency and wasn't able to attend. Also, reached out to the Iowa Jeep group, soap box derby group, and Knoxville Speedway and weren't able to attract their cool vehicles, but will try again next year.

The number of participating vehicles was great for the number of visitors.



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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

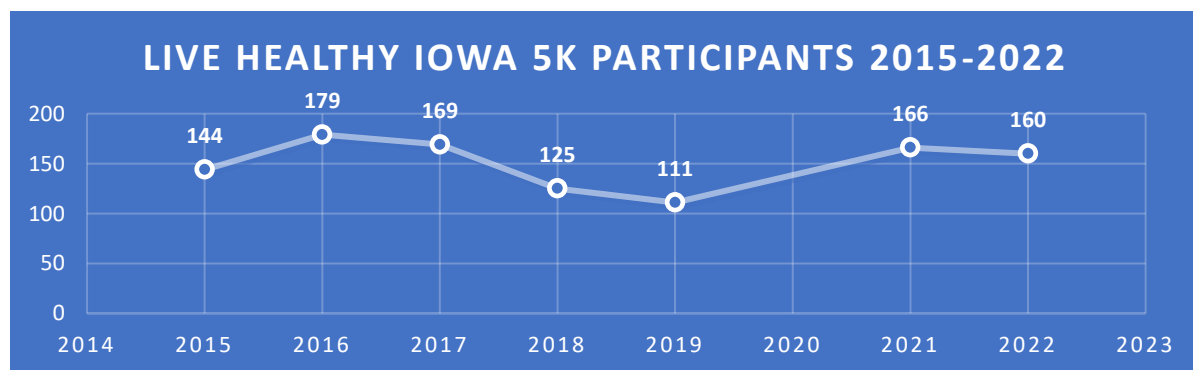
nvanhouten@cityofbondurant.com

Live Healthy Iowa 5K/1K

Event Description: The Live Healthy Iowa 5K events were created in 2013 as an opportunity to connect with Iowans locally, to support community wellness efforts, and to celebrate the completion of the 10 Week Wellness Challenge. The inaugural year garnered 1,838 participants in 10 Iowa communities. In 2019, 18 communities partnered to offer a local race event. COVID-19 has had a significant impact on the event in recent years with the 2020 races being canceled and 11 communities hosting in 2021. But 2022 had a strong comeback with 13 race sites. The Live Healthy Iowa 5K event includes a times 5K run/walk and a 1K kid's run that begins at the Bondurant Regionals Trailhead and takes off along the Chichaqua Valley Trail, then surrounds Lake Petocka heading back to the Bondurant Regional Trailhead. Participants can enjoy refreshments before and after the race, along with other entertainment. T-shirts and bibs are provided for all participants.



2022 Event Reflection: This year Bondurant Parks and Recreation Department facilitated the Live Healthy Iowa 5k/1k hosted by the Live Healthy Iowa Organization. This was Bondurant's 8th year facilitating. Bondurant is the only central Iowa site for the Live Healthy Iowa 5k/1K.



www.cityofbondurant.com

Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Youth Fishing Derby

Event Description: The Youth Fishing Derby is a beginner angler program for kids up to 15 years of age. To promote families to fish. As well as providing an opportunity for the youth to capture their first fish in Bondurant's local public fishing ponds – Lake Petocka, Wolf Creek West Pond, Parkside Pond, and Eagle Park Ponds. The Youth Fishing Derby is hosted at Lake Petocka, offering early morning refreshments, recognition certificates, Iowa DNR educational flyers, and raffled prizes for participation. Many things that fishing can teach the youth:

- Fishing teaches kids survival skills.
- Fishing teaches kids patience.
- Fishing teaches kids where food comes from.



2022 Event Reflection: This is a great activity for the youth and their families to get outdoors in one of Bondurant's largest parks. There were many prizes raffled off to the participants. This year there were 67 children and family members, bringing the total to 150 people. It was a good year for fishing, as there were several kids who caught their first fish.



www.cityofbondurant.com

Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Bondu Blues and Brews Festival

Event Description: This is a family-friendly event at the Bondurant's iconic regional trailhead in the heart of the Chichaqua Valley Trail system. The evening includes two Des Moines based blues bands and attendees are invited to bring their lawn chairs, blankets, friends, and family. After the opening act the homebrew competition judges reveal the homebrew winners. Bondurant's local Reclaimed Rails and Brewing Company collects homebrew submissions from all of Central Iowa – family entertainment at no charge, maybe a smiling face. Showcased along the Chichaqua Valley Trail is art from the Sidewalk Chalk Art Competition hosted by the Bondurant Community Foundation earlier in the day. The public is encouraged to participate in a people's choice vote of the art. The event includes food trucks, bounce houses, face painting, balloon animals, and ice-cold treats.

2022 Event Reflection: The Bondu Blues and Brews is in its fourth year being facilitated by the Bondurant Parks and Recreation Department. This year approximately 350 people came out to enjoy the festival. There were four vendors including, the Whimsical Wine Trailer, Egg Roll Ladies, Grandpa's Waffles, and Sweet Swirls. There were 12 homebrew entries.

The Bondu Blues and Brews Festival is presented at the iconic Bondurant Regional Trailhead, which showcases the heart of Bondurant. Under the open-air shelter Buckmiller Schwager opened the show and Bob Pace and the Dangerous Band finished out the night.

This event is the most sought event each year, as community members come together, enjoy the nice weather, and enjoy great music,



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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

food, and entertainment.

City staff partners this event with the Bondurant Community Foundation's Sidewalk Chalk Art Festival. Combining these events adds more interest and helps attract more participants and the City appreciates the partnership with the Foundation.

2023 Event Goals: Staff intends to pursue sponsorship funding from Polk County for the event. Also, Reclaimed Rails is working towards having Bondu Blues & Brew being a sanctioned home brew event.

www.cityofbondurant.com

Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Movies in the Park

Event Description: Movies are presented at the Regional Trailhead, located in the heart of Bondurant on Main Street, off the Chichaqua Valley Trail. The City hosts the movie and popcorn no charge.

2022 Event Reflection: The Movies in the Park series is free to attend, and popcorn is served at no charge. This is a program to encourage people to go outdoors and enjoy Bondurant parks and enjoy the open green space that Bondurant offers. It was moved from Lake Petocka to the City Park after 2015 because of a mosquito nuisance. New this year, the movies in the park series were moved to the Bondurant Regional Trailhead and hosted on Saturday evenings.

Movies were hosted the last Saturday of August and September, then ended the series on the first Saturday of October. Encanto was the first showing of the year, which attracted over 75 people. The most that have attended a movie in the park is approximately 100 people when it was hosted at Lake Petocka in 2014. Attendance had been on a decline, but the attendance during Encanto was impressive. The September movie showing of The Goonies was postponed a week due to inclement weather and attendance was approximately 35 people. The final movie showing was Hocus Pocus in early October, which attracted approximately 75 people. Many people from the audience were from outside of Bondurant and wore movie themed costumes.

Also, new for 2022 was a community survey that was published in early winter that asked the community members what they wanted to see during the public movie series. In 2023 the community survey will be published again; however, it will be released in early summer.

2023 Event Goals: The idea of adding movie-themed activities to each of the movies will be discussed.

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Nicole Van Houten

Communications & Events Coordinator

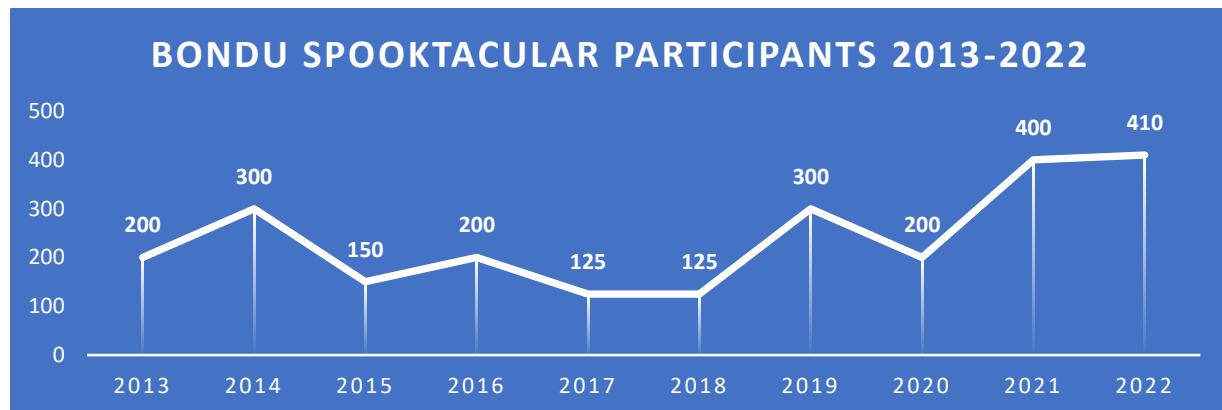
515-630-6982

nvanhouten@cityofbondurant.com

Bondu Spooktacular

Event Description: This is a safe Halloween event at the Bondurant community City Park with various games, contests, and youth activities. There is a Costume Contest, which recognizes winners from several categories, including 4 & under, 5-9, 10-12, 13-18, and groups/families. Multiple businesses and community organizations participate in this event.

2022 Event Reflection: It was the 11th Annual Bondu Spooktacular, it is a great opportunity for community members to get outdoors and enjoy one of Bondurant's parks. It is a fun and safe Halloween celebration event for youth and families. The attendance shows how popular this event is - lines were long and booths were busy.



2023 Event Goals: Staff intends to host the event again this year, collaborating with community organizations.

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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Christmas in Bondurant

Event Description: Bondurant brings “Holiday cheer for all to hear” during this magical celebration that begins with the Merry & Bright parade. This is a family-friendly, kids-appropriate parade to kick off the holiday season. It is a night parade and, due to darkness, is a candy-free event. The parade is held in the Downtown Bondurant District. After the parade, families are encourage to stop by the City’s holiday tree outside the Bondurant Community Library and watch as the tree lighting. Following is a Santa Social in the Library with youth holiday crafts or Father Christmas (AKA Santa).

2022 Event Reflection: Christmas in Bondurant has evolved over the years. The first tree lighting ceremony was hosted in 2010. The first lighted holiday parade was in 2015. I don’t know when the Santa Social began but it was prior to 2010.

City staff coordinates the Santa Social event with the Bondurant Community Library. This year, there was record-breaking attendance. Combining these events adds more interest and helps attract more participants and the City appreciates the partnership with the library.

The Tree Lighting

Ceremony has been

organized several different ways: the past few years a video parody had been published in place of an actual in-person event. This year the crowd was sparce by the end of the evening and the tree lighting ceremony was canceled. In contrast, the Merry and Bright Parade has grown in popularity.



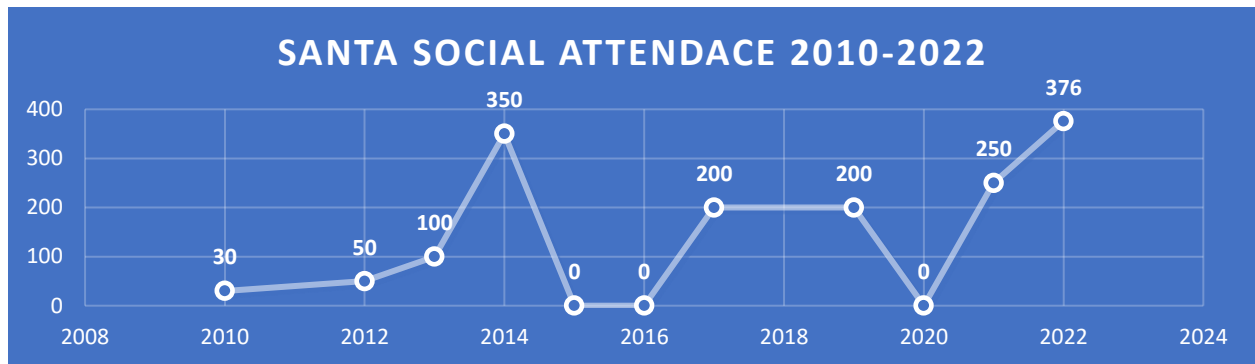
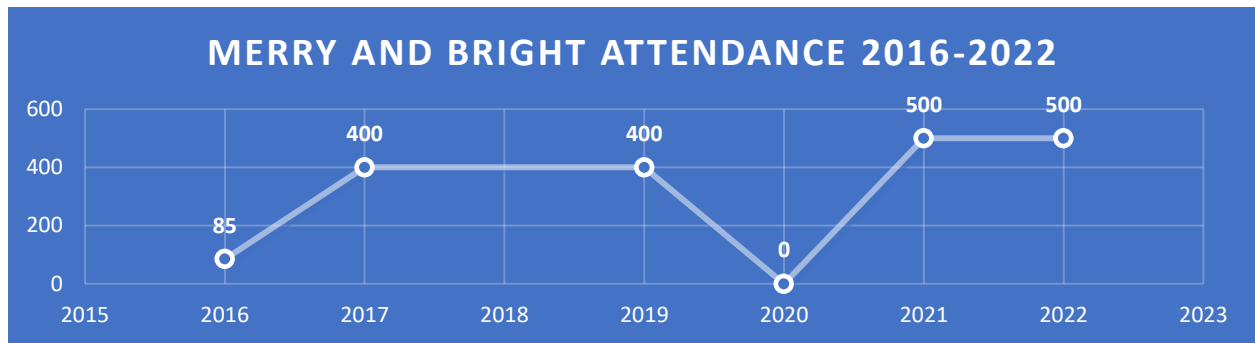
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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com



2023 Event Goals: Planning ahead to 2023, the tree lighting ceremony will begin directly after the parade and recorded or a virtual option will be offered.

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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Parks and Trails Overview

The Parks and Recreation Department focuses on improving the quality of life of Bondurant residents by connecting residents to recreational activities, outstanding facilities, superior trails, and promoting healthy lifestyles. Services include:

- Operation and management of the City's park system, which encompasses 163 acres of parkland, 14 neighborhood parks, four community parks, seven regional/special use parks, four open-air shelters, and 8.82 miles of trails;
- Operation and management of the Bondurant Cemetery, including lot sales and record maintenance;
- Programming and events for people of all ages and abilities, such as adult programs, youth programs, and special events;
- Providing learning opportunities, especially for children;
- Maintaining a volleyball and basketball court,
- Maintaining baseball/softball and soccer fields for lease at the Bondurant Recreational Sports Complex and Collison Soccer Park;
- Overseeing Park Shelters rentals for community use;
- Processing registrations, reservations, special event requests, and street closures; and
- Facilitating the activities of the Parks and Recreation Advisory Board, the Skate Park Committee, and the Tree Board.

www.cityofbondurant.com

Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Park Enhancements in 2022

Pawtocka Dog Park

Staff partnered with the School District to design dog park agility obstacles and secured the following grants/donations to construct the dog park:

- \$10,000+ in private donations from the Dog Park Committee;
- \$20,000 Rural Innovation Grant;
- \$2,000 Lowe's Hometown Grant;
- \$20,000 Prairie Meadow's Community Betterment Grant;
- donation of fire hydrants from Clow Hydrant;
- \$5,000 Polk County Community Betterment Grant

The Parks & Recreation Board recommended the name and the Council officially named the park "Pawtocka" Dog Park in 2022. A ribbon-cutting or "Bone Crunching" ceremony is planned for Spring 2023.

City Park Master Planning

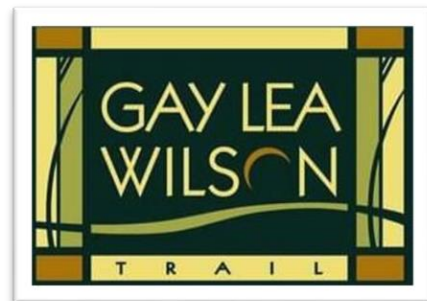
The Parks & Recreation Board and city staff worked with architects and engineers to finalize and realize schematic design plans for City Park. Early 2023, the schematic design process will be completed along with a phased construction plan.

Ditch #2 Stream Restoration and Stabilization

During the summer months, major restoration efforts were done on a portion of a stream including stabilizing the creeks banks and removing nuisance landscape, adding a trail extension from the Chichaqua Valley Trail through a residential development to 2nd Street NW including benches and water access.

Gay Lea Wilson Underpass

The Highway 65 Underpass is an essential project for the City of Bondurant and has been identified as a priority in the City's adopted capital improvement plan. The City worked for some time to secure funding, which will provide a safe way for bicyclists and pedestrians to traverse highway 65 and eventually connect the Gay Lea Wilson Trail in Bondurant and Altoona. The project is nearing the end of construction with minor landscaping and earthwork in the spring, as well as the final trail connection piece.



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Nicole Van Houten

Communications & Events Coordinator

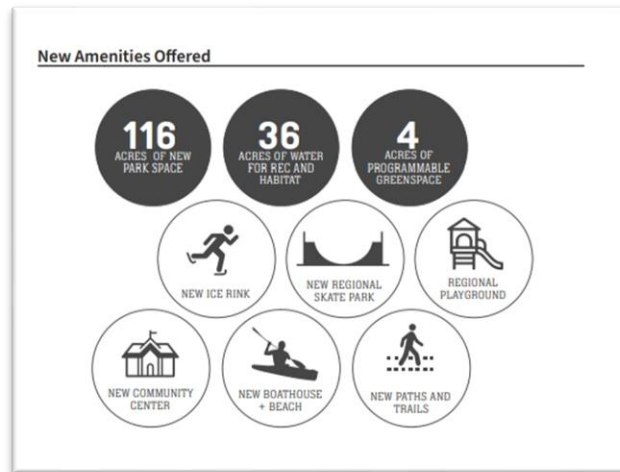
515-630-6982

nvanhouten@cityofbondurant.com

Central Park Planning

The City Council adopted the Central District Stormwater Improvements Master Plan on November 7, 2022. The plan features a 116-acre park with a 36-acre lake as its focal point. The lake will retain stormwater for the adjacent approximately 150 acres. The lake is designed not only to retain stormwater but to enhance water quality.

Central Park will be located on the southeastern corner of Highway 65 and Grant Street S. The body of water will give kayakers a fun experience navigating the lobed-shaped lake. Recreational flex spaces are nestled throughout the park, which also boasts a network of paths and trails, a community building with views over the water, playgrounds, a boathouse, and a beach.



27th Year Recognized as a Tree City USA Community

The City of Bondurant was awarded \$29,990 in grant funding through the Iowa DNR's Community Forestry Grant Program (CFGP) to implement three tree-planting projects. The three planting project areas include:

- 3rd Street SE,
- along the Chichaqua Valley Trail (CVT) along 2nd Street NE, and
- within the Bondurant Recreational Sports Complex (BRSC).

The City's 2020 Urban Forest Management Plan notes the community's tree canopy should be expanded by 3% over the next 30 years.

During 2022 the City of Bondurant spent approximately \$32,803 in tree purchases, labor and equipment for planting, planting materials, stakes, wrapping, watering, mulching, competition control, etc. Also, approximately \$8,625 was used for pruning, insect and disease management, fertilization, watering, etc. To manage disease control approximately \$12,075 was spent on the cost of equipment, supplies, labor, etc. for tree

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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

removal. Approximately 30 volunteer hours were committed to the annual tree sale by the Bondurant Tree Committee.

The Tree Board's annual tree sale included 37 trees sold to private property owners in the Bondurant community, totaling a tree value of \$4,563. The City published a two-month long social media campaign educating the residents on the different tree species.

Approximately 230 trees were planted by the City of Bondurant and 14 diseased trees were removed.

The Mayor of Bondurant proclaimed an Arbor Day Observance and Proclamation for April 29, 2022.

Trees are a truly beautiful part of the natural environment, but they are also amazingly efficient machines- constantly working to make Earth a healthier planet.

Many of the trees planted in Bondurant this past year are also being used to aid in traffic calming strategies. There are targeted areas of town from which complaints commonly arise. Another initiative that city leadership has is to incorporate more street trees for aesthetic appeal and to lower the radiating heat from the pavement which helps the road last longer. Trees lower air temperatures and humidity; they can also influence wind speed. The Bondurant Recreational Sports Complex is a windy area and the more trees that are planted the more wind block the park users experience. Trees in Bondurant enhance a community's sense of pride, and ownership.

The City Council adopted the new Comprehensive plan named Building Bondurant during the September 26, 2022 City Council meeting. Chapter 8 of the Comprehensive Plan included recommendations to continue to promote the addition of new urban tree cover within the existing and new growth areas of the community. The Plan indicates that grants and other funding opportunities should be sought to help assist with the canopy expansion goal. Additionally, the Plan notes that areas with significant tree cover within the planning boundary should be kept to open space to protect this important natural resource. The Plan recommends the City Tree Board review current tree policy and subdivision regulations to identify possible amendments that would better promote tree cover in Bondurant and that the city continue to incentivize tree preservation in all new developments.

www.cityofbondurant.com

Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Updated December 2022		
Project	Status	Construction Timeline
Eagle Park	City staff secured a \$150,000 Facebook/Meta grant, a \$100,000 REAP grant, and \$4,000 MidAmerican Trees Please! Grant along with City funding as the grant match for the project.	Eagle Park Master Plan approved and adopted by City Council on August 15, 2022. Summer of 2023 will be the ribbon cutting ceremony.
Underpass	Approvals secured from DOT. Funding agreement adopted by City Council. Design is complete. Right-of-way acquisition complete. Bids were complete spring 2022.	Construction began in spring 2022. Work is slated to be completed by spring 2023.
Hwy 65 & Grant, Down's Property, Acquired for future Central Park Concept (Regional Park)	Complete	Fall 2020
Dog Park (Specialty Park)	Donations have been accumulating from a local volunteer committee group. City staff secured a \$20,000 Rural Innovation Grant, \$2,000 Lowe's Hometown Grant, \$20,000 Prairie Meadow's Community Betterment Grant, and \$5,000 Polk County Community Betterment Grant for the dog park, along with the \$10,000 funding as the grant match.	Spring 2023 will be the ribbon cutting or "bone crunching" ceremony

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Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

City Park (Community Park)	Master Planning complete. Schematic Design in process.	Unknown. Once schematic design is completed, staff will work with consultant to recommend phasing of improvements to be incorporated into the capital plan.
Central Park (Regional Park)	The city council approved design contract in fall 2021. City Council adopted Central District Stormwater Improvements Master Plan on November 7, 2022.	The final design for Central Park and the realignment of Grant Street S is anticipated for FY24. Staff will establish a phased plan of improvements to be incorporated into the capital improvements plan. City staff is currently working on an RFQ for engineering firms for the next step of final design for the first phase of the Central District Stormwater Improvements Master Plan.
Lake Petocka Dock (Community Park)	\$50k – must obtain funding. Staff researching dock possibilities.	FY24
Skate Park (Specialty Park)	This specialty park was a part of the Central Park Master Planning process. The City Council adopted the Master Plan on November 7, 2022. City staff secured \$10,000 in grant funding, presented at the January 17, 2023 Council meeting.	Unknown. \$3.7M in funding must be obtained. A volunteer community group has formed to fundraise.

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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Pave Cemetery Road	\$30k – must find funding	Potentially FY26
BRSC Improvements (tentative) - Parking (Specialty Park)	\$15,000 secured by Little League through the Prairie Meadow's Youth Sports and Recreational Grant The City is providing additional funding – approximately \$250K	FY24
Additional trail and downtown/trailhead parking (expand on trail/parking currently in railroad right-of-way area)	TBD	Unknown
Additional parking for City Park (Community Park)	Land acquired in 2021. Demolition of the house on current property occurred in 2022.	Construction of parking lot timeline is unknown at this time.
Christmas Lights	Select and purchase new holiday lighting for the City.	FY24
Joint Sports Courts	Partner with Bondurant-Farrar Community School District to construct joint sports courts on School Property.	FY24 or FY25
Future Parks/Parks Improvements:		
Bluejay Landing (Specialty Park)	Pending planning	Unknown

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Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Harvest Meadows (Specialty Park)	Pending development	Unknown
Sankey Summit (Specialty Park)	Pending planning	Unknown
Prairie Point View Park (Neighborhood Park)	Pending development	Unknown
Parkside Park (Neighborhood Park)	Pending development. Parkside Pond was stocked with fish in 2022 and has a designated access trail.	Pending Parkside Trail to BRSC.
Top Farms Park (Neighborhood Park)	Pending planning	Unknown
Lake Petocka Trail	Repave trail	FY23/FY24
Lake Petocka Canoe Launch/Fishing Pier	Add fishing pier/canoe launch	FY24/FY25
ARTocka	Add interactive art installations around Lake Petocka	Pending funding (Staff is currently seeking grant funding)
Art, Culture, & Way Finding Master Plan	Pending planning	FY24
Ice Rink	Provide an ice rink	Staff collaborated with the Iowa Wild to have Bondurant on the list for ice rink development support

www.cityofbondurant.com

Nicole Van Houten

Communications & Events Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Planned Enhancements in 2023

The City's Building Bondurant Comprehensive Plan was adopted by City Council September 26, 2022. The Parks Master Planning process is anticipated to begin in 2023 and will likely start with an Arts, Culture, and Wayfinding Master Plan.

The Park and Recreation Board will continue the Schematic Design Planning of City Park, in order to establish a phased construction plan.

Eagle Park construction will be complete by summer 2023 with expectations of a Disc Golf Course installation to follow.

The expansion of future parks in Bondurant will need to include specific planning surrounding the basic amenities and unique elements in each neighborhood park to keep our parks appealing to all. Community surveys will be gaging what Bondurant residents want to see in the parks along with community public input meetings.

The Bondurant Dog Park Committee worked hard to raise the funds that provided the match for the various grants secured by city staff. An opening event is planned for 2023.

The highway 65 underpass will offer a safe pedestrian connection from the south to the rest of the community. This project will wrap up in 2023.

www.cityofbondurant.com

Nicole Van Houten

Communication & Event Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Outside Funding Sources

To help fund all of the improvements the City is undertaking in parks, the City, as well as other civic organizations with common goals, has applied for funding or received funding from donors. Below is a list of some of the secured resources for recent/upcoming projects.

FY22 & FY23 Funding Agency	Grant/Contribution	Project	Award Year	Amount/Value
Trees Forever	Trees	Fall Tree Sale	2021-September	\$5,000
DNR	Derecho Tree Grant Program	trees-Cemetery	2021-September	\$4,675
DNR	Derecho Tree Grant Program	trees-Lincoln St SE (south of Hwy 65)	2021-September	\$4,600
DNR	Derecho Tree Grant Program	trees-Deer Ridge Drive NW	2021-September	\$4,600
Facebook	Special Grant (Sustainability)	Eagle Park/Creek Access Project	2021-September	\$150,000
State of Iowa DNR	REAP	Eagle Park/Creek Access Project	2021-November	\$100,000
State of Iowa IEDA	Rural Innovation	Dog Park/joint with School	2022-January	\$20,000
IFA	Water Quality Grant	Ditch 2 Stream Stabilization project	2022-March	\$300,000
MidAmerican Energy	Regional Grant	Eagle Park	2022-March	\$125,000
MidAmerican Energy	Trees Please!	Eagle Park	2022-March	\$4,000
Land & Water Conservation Grant	Grant	Park Side Trail Connection	2022-May	\$100,000
Lowe's	Home Towns Grant	Dog Park	2022-June	\$2,000
Prairie Meadows	Community Grant	Dog Park	2022-June	\$20,000
Prairie Meadows	Community Grant (through the Chamber)	Block Party Kit	2022-June	\$15,000
Prairie Meadows	Community Grant (through BCF)	Lake Petocka Interpretive Signage	2022-June	\$1,326
Clow Valve	2 Fire Hydrants	Dog Park	2022-August	\$3,000
DNR	Tree Grant	BRSC	2022-September	\$10,000
DNR	Tree Grant	3rd St NE	2022-September	\$10,000
DNR	Tree Grant	CVT near 2nd St NE	2022-September	\$9,900
Men's Club	Bondurant Soccer Club	fencing at BRSC	2022-October	\$8,000
DNR	REAP	Park Side Trail Connection	2022-October	\$23,673
		Total:		\$920,774

www.cityofbondurant.com

Nicole Van Houten

Communication & Event Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Bondurant Cemetery

There was a total of 11 burials, five monuments placed, and two plots purchased.

There are still several plots available for sale. The red dots below indicate spaces that are for sale and there are several spaces not staked.



Feedback from the public is that they would like another access road, paved roads, and fencing at the Bondurant Cemetery. During 2021 trees were added to the Bondurant Cemetery through a grant as there is no funding available in that enterprise operation to support additional expenditures. Funding for engineering for the next round of creating cemetery plots has been tentatively included in the FY24 proposed budget.

www.cityofbondurant.com

Nicole Van Houten

Communication & Event Coordinator

515-630-6982

nvanhouten@cityofbondurant.com

Shelter Reservations

Bondurant has five open-air shelters. Four shelters are available for people to rent. The most popular shelters are the City Park Shelter and the Petocka South Shelter. The rental fee is \$25 per two-hour increments for residents and \$25 per two-hour increments for non-residents maxing at \$100 for the entire day. Shelter reservations are allowed from May through the end of October.

Shelter	Shelter Details
	The City Park Shelter was built in 2015 with a professional urban design. The shelter includes 6 picnic tables, electrical outlets, restroom facilities, one outdoor grill and drinking fountain -- all partially enclosed. It is in close proximity to playground equipment, a basketball court and open green space.
	The Petocka South Shelter has fresh siding updated in 2019. The shelter includes four picnic tables, three outdoor grills, electrical outlets, and public restrooms. Park equipment was installed in 2011 and public restrooms installed in 2016.
	The Petocka Volleyball Shelter near the sand volleyball court is a simple wooden shelter that includes an outdoor grill, two picnic tables, and electrical outlets.
	The Men's Club Shelter is nestled between the baseball fields and the beautiful Petocka lake view includes two grills and two picnic tables. Bondurant Recreational Sports Complex restrooms are available during baseball and softball season, otherwise there is no public restroom. In the distance, there is a picturesque pergola with a wooden swing, that's a perfect spot for relaxation.

www.cityofbondurant.com

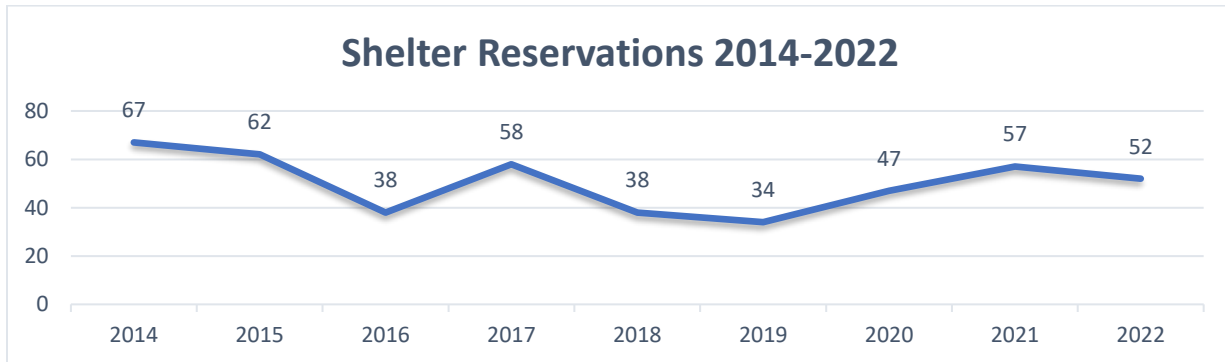
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Even though the number of shelter reservations declined the revenue increased. This means the shelters are being rented longer, but less frequently.



The 2022 Farmer’s Market was held in City Park weekly for 26 weeks. The Bondurant Farmer’s Market has 110 total vendors, including 15 community organizations/businesses, eight food/drink vendors, and four local musicians. They partnered with the Bondurant Parks and Recreation and Polk County Sherriff’s Office by opening the season with a “Springtime in the Village” event. The Bondurant Farmer’s Market also partnered with the Bondurant Men’s Club during Summerfest by facilitating a 3-day market during the carnival.

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The Bondurant Community Library hosted 7 Summer Reading programs at City Park attracting over 802 attendees. They also facilitated four booths at the local Farmer's Market in City Park and attracted 81 customers, which asked questions or checkout their limited selection of books. Finally, the Bondurant Community Library hosted story time at multiple parks this season:

- 9 story times at City Park attracting 243 attendees;
- Two story times at Mallard Point Park attracting 5 attendees;
- Two story times at Efnor Estates Park attracting 14 attendees;
- Two story times at Wolf Creek Park attracting 11 attendees; and
- Two story times at Lincoln Estates Park attracting 2 attendees.

www.cityofbondurant.com

Nicole Van Houten

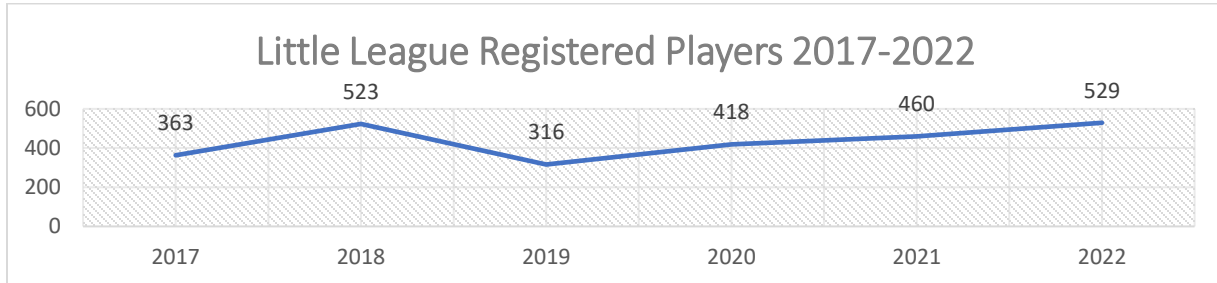
Communication & Event Coordinator

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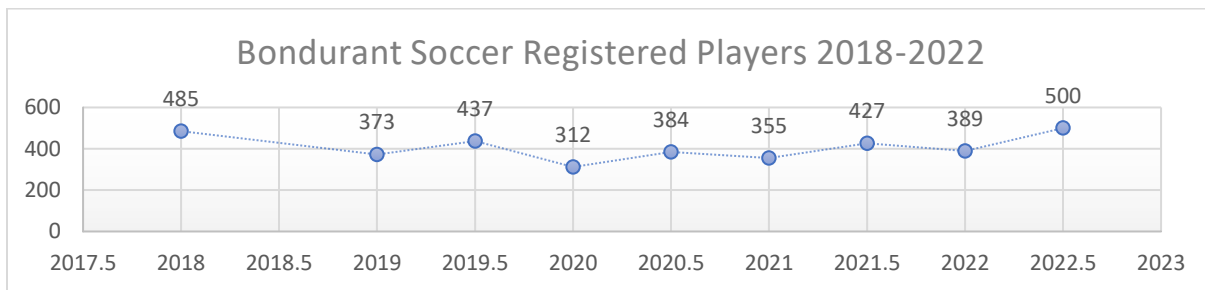
nvanhouten@cityofbondurant.com

Other Organizations

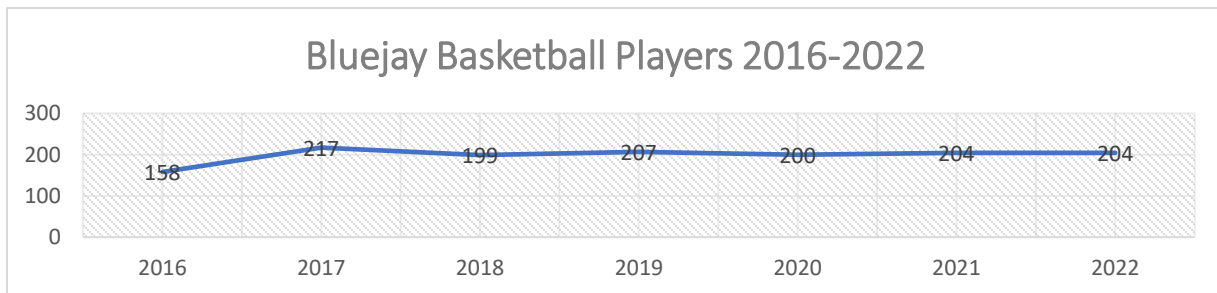
The Bondurant Little League leases the fields at Bondurant Recreational Sports Complex. Their Lease Agreement is set to expire October 31, 2023. Their registration numbers have been steady.



The Bondurant Soccer Club leases fields at the Bondurant Soccer Complex and at the Bondurant Recreational Sports Complex. Their Lease Agreement is set to expire October 31, 2026. The Bondurant Soccer Club spring season ended with 355 players registered and the fall season ended with 427 players registered.



Bluejay Basketball Club organizes a 3rd-6th grade Basketball League and leases gym space from the Bondurant-Farrar school district. This season 204 players registered which is consistent with past years.



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Facility Use

	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
Cemetery Plot Purchases	9	10	14	7	2	2
Shelter Reservations	58	38	34	47	57	52
Farmer's Market Vendors (in City Park)	N/A	N/A	N/A	N/A	75	110
Summer Reading Program Participants in City Park	N/A	N/A	N/A	N/A	TBD	802
Storytime Participants in City Park	N/A	N/A	N/A	N/A	TBD	243
Storytime Participants in Neighborhood Parks	N/A	N/A	N/A	N/A	N/A	32
Baseball/Softball Registered Players	363	523	316	418 (season canceled)	460	529
Soccer Club Registered Players		485 (fall season)	373 (spring season); 437 (fall season)	312 (canceled spring season); 384 (fall season)	355 (spring season); 427 (fall season)	389 (spring season); 500 (fall season)
Blue Jay Basketball Club (3 rd -6 th Grade) Registered Players	217	199	207	200	204	204

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On the Horizon

As Bondurant grows, it is essential to continue to develop our parks, trails, and greenspaces, as well as offer quality programming for all ages. As such, tentatively included in the FY24 budget are parks-related positions including a Director of Parks and Recreation and a Parks Operations Specialist. The Director of Parks and Recreation will be responsible for parks planning and maintenance and overseeing all parks and recreation-related activities. The Parks Operation Specialist is a maintenance-related position. These positions are in addition to the Events and Communications Coordinator position that currently exists. The Director will lead the department comprised of these positions. Please note that these are tentatively included as action to limit city funding is again under consideration in the Legislature and could impact staffing significantly.

Summary

On April 1, 2022, the City of Bondurant achieved redesignation as an Iowa Great Place. This designation has a great deal to do with quality of life, which is in large part driven by the work done by the Parks and Recreation Board. One of the goals of the 2022 Bondurant Community Visioning Plan is to “Continue making improvements to existing parks and expand community’s park system...” To that end, the City Secured \$379,000 in outside funding towards Eagle Park improvements (construction currently underway), including native plantings as identified in the Community Visioning Plan; Finalized City Park Master Plan; Adopted Central District Stormwater Improvements Master Plan, which includes master plan for Central Park and the Bondurant Skate Park; and the City of Bondurant collaborated with the Bondurant Chamber of Commerce to secure a \$15,000 Prairie Meadows grant and a \$5,250 Polk County Community Betterment grant for a block party kit, which includes everything in a trailer needed for a block party, such as games, chairs, tents, PA system, etc. The “Rec-n-Roll Trailer” will also be used in the parks system for public events.

As we move into 2023, the City is poised to undertake multiple park enhancements, cultivating even greater excitement and participation throughout the community. Staff is excited to continue the momentum gained over the past several months.

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Nicole Van Houten

Communication & Event Coordinator

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nvanhouten@cityofbondurant.com



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

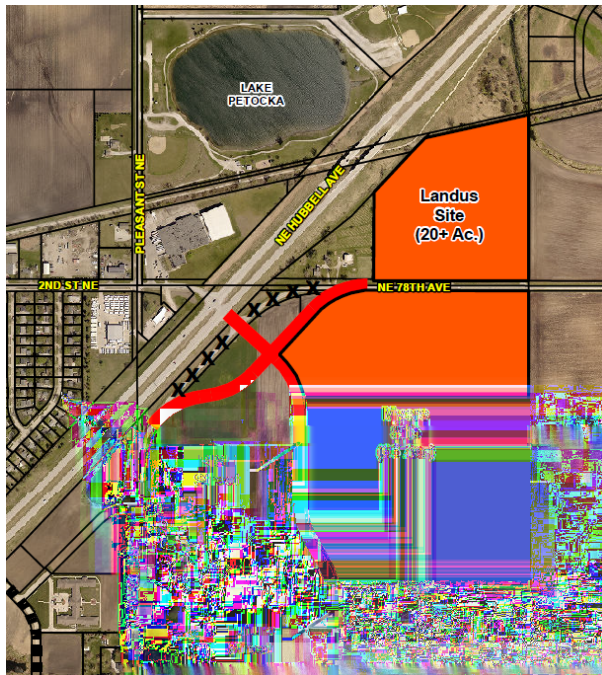
Item No. 6.e.
For Meeting of 2/6/2023
Resolution

TITLE: - Resolution approving a Professional Engineering Services Agreement with Veenstra & Kimm, Inc. in the amount of \$9,700 for the Myers 1 Traffic Impact Study (2nd/Hubbell & 94th/Hubbell area)

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The City filed for a Local Development RISE grant in September 2022 for road work in the area of 2nd St NE/HWY 65. The infrastructure improvements are necessary to open up industrial land in the area and will also serve the Civic Campus. (The City is currently in the master planning process for the 46 acres recently purchased for future public facilities, the first of which is planned to be a new facility for Bondurant Emergency Services.) Below is an exhibit from the City's original RISE grant application.



Recently, the City was notified by the Department of Transportation that a traffic impact

study of the area is needed prior to DOT staff being able to analyze the application and provide a funding recommendation. The attached resolution approves a contract with Veenstra & Kimm to conduct the study. The contract is for \$9,700.

Staff is hopeful to move this project forward and do a bid letting for improvements, with construction to begin yet this year.

FUNDING SOURCE: Capital Projects/Bonds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230206-18
2. Traffic Impact Study Professional Engineering Services Agreement

CITY OF BONDURANT
RESOLUTION NO. 230206-18

RESOLUTION APPROVING A PROFESSIONAL ENGINEERING SERVICES
AGREEMENT WITH VEENSTRA & KIMM, INC. IN THE AMOUNT \$9,700 FOR THE
MYERS 1 TRAFFIC IMPACT STUDY

WHEREAS, in 2022 the City of Bondurant submitted a RISE application to the Iowa Department of Transportation; AND

WHEREAS, the Iowa Department of Transportation has mandated the City to make an auxiliary submittal of a Traffic Impact Study to address concerns over local street alignments; AND

WHEREAS, the City is required to complete a traffic impact study to identify transportation system and area impacts associated with the proposed RISE project and the traffic generated thereby as well as the surrounding area redevelopments; AND

WHEREAS, the City desires to proceed with the engineering services to complete a traffic impact study related to the above project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the professional services agreement with Veenstra & Kimm, Inc. for the Myers 1 Traffic Impact Study in the amount of \$9,700 is hereby approved.

Passed this 6th day of February 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				

AGREEMENT

BONDURANT, IOWA MYERS I RISE GRANT TRAFFIC IMPACT STUDY PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT, made and entered into this _____ day of _____, 2023, by and between the **CITY OF BONDURANT, IOWA**, hereinafter referred to as the **Owner** or **City**, party of the first part, and **VEENSTRA & KIMM, INC.**, a corporation organized and existing under the laws of the State of Iowa, party of the second part, hereinafter referred to as the **Engineers**,

WITNESSETH, THAT WHEREAS, the City has submitted a RISE Grant application to the Iowa Department of Transportation, and

WHEREAS, the Iowa Department of Transportation has mandated the City to make an auxiliary submittal of a Traffic Impact Study to address concerns over local street realignments and

WHEREAS, the City is required to complete a traffic impact study to identify transportation system and area impacts associated with the proposed RISE project and the traffic generated thereby as well as the surrounding area redevelopments and

WHEREAS, the City desires to proceed with the engineering services to complete a traffic impact study related to the above, or **Project**, and

NOW, THEREFORE, it is hereby agreed by and between the parties hereto that the City does hereby retain the Engineers to act for and represent it in engineering matters on the Project. Such agreement shall be subject to the following terms, conditions, and stipulations, to wit:

- 1. SCOPE OF PROJECT.** It is understood and agreed the Project shall include the following improvements:

Traffic Impact Study

- a. Prepare a Traffic Impact Study, (TIS), with vital information regarding the potential impacts associated with the Myers I site and RISE project and anticipated developments near the intersection of US 65/Hubbell Avenue and 2nd Street NE.
- b. The TIS will incorporate traffic engineering principles and standards as stated in IDOT Guidelines for Traffic Impact Analysis, including the following:
 1. Study description and map.
 2. Description of site and development.
 3. Utilize/collect traffic data for a maximum three (3) intersections
 4. Review accident information from the Iowa Crash Analysis Tool.
 5. Develop Traffic Forecast for existing condition (2022), full build out facility, and Future Growth (2042).
 6. Make use of the City's community wide traffic model that has been developed by the Engineers.

- c. The TIS will be submitted to City and the IDOT Systems Planning in electronic (PDF) format.
2. **PROJECT MEETINGS.** The Engineers shall attend such review meetings with the City and the Iowa Department of Transportation as may be necessary to make decisions as to the details of the Project.
3. **COMPENSATION.** The City shall compensate the Engineers for their services by payment of the following fees:
 - a. For services under this Agreement, a fee on the basis of the standard hourly fees for the time the Engineers' personnel are actually engaged in the performance of the work, plus direct out-of-pocket costs incurred by personnel who are actually engaged in the work, plus direct costs incurred by the Engineers for work associated with the Project.
 - b. The total estimated fee for engineering services to complete the tasks as set forth in **1. SCOPE OF PROJECT** shall not exceed the sum of Nine Thousand Seven Hundred Dollars (\$9,700) without justification and written authorization from the City.
4. **PAYMENT.** The fees for engineering services on the Project shall be due and payable monthly.
5. **LEGAL SERVICES.** The City shall provide the services of the City Attorney in legal matters pertaining to the Project.
6. **CHANGES AND EXTRA WORK.** The above-stated fees cover the specific services as outlined in this Agreement. If the City requires additional services of the Engineers in connection with the Project, the Engineers shall receive additional compensation for changes which shall be based upon the standard hourly fees plus expenses of the personnel engaged in the performance of the work. The method of compensation for authorized Extra Work shall be mutually agreed upon between the City and Engineers at the time the work shall be authorized.
7. **TIME OF COMPLETION.** The Engineers shall complete the work outlined in this Agreement within a time mutually agreed upon by the City and Engineers.
8. **SERVICES NOT INCLUDED.** Services under this Agreement shall not include preparation of any working drawings or contract documents, preparation of plans and specifications, or the taking of bids for any project conceived in this report.
9. **TERMINATION.** Should the City abandon the Project, or any element of the Project before the Engineers have completed their work, the Engineers shall be paid for the work and services performed to the date of termination of that portion of the Project.

10. **ASSISTANTS.** It is understood and agreed that the employment of the Engineers by the City for the purposes aforesaid shall be exclusive, but the Engineers shall have the right to employ such assistants as they may deem proper in the performance of the work.
11. **ASSIGNMENT.** This Agreement and each and every portion thereof shall be binding upon the successors and the assigns of the parties hereto.

The undersigned do hereby covenant and state this Agreement is executed in duplicate as though each were an original and there are no oral agreements that have not been reduced to writing in this instrument.

It is further covenanted and stated there are no other considerations or monies contingent upon or resulting from the execution of this Agreement, nor have any of the above been implied by or for any party to this Agreement.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names on the date first written above.

CITY OF BONDURANT, IOWA

ATTEST:

By _____
Mayor

By _____
City Clerk

VEENSTRA & KIMM, INC.

By  _____



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

Item No. 6.f.
For Meeting of 2/6/2023
Resolution

TITLE: - Resolution approving Amended City Council Meeting Dates for Calendar Year 2023

CONTACT PERSON:

Shelby Hagan, City Clerk
Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The attached resolution adjusts two council meeting dates and corrects Parks & Recreation Board meeting dates for calendar year 2023. As previously discussed, there is a need to reschedule the second council meeting in May to May 22nd (from the 15th) due to the timing of the Greater Des Moines Partnership DC Trip. The trip conflicts with the agenda production for the meeting on the 15th. Additionally, the first meeting in April conflicts with training that involves key staff members. Please note this schedule conflict was identified after the most recent council meeting and has not been previously discussed. The attached resolution makes these modifications to the official Council meeting schedule and corrects the Parks & Recreation Board meeting dates.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230206-19

CITY OF BONDURANT
RESOLUTION NO. 230206-19

RESOLUTION APPROVING AMENDED CITY COUNCIL MEETING DATES FOR
CALENDAR YEAR 2023

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

WHEREAS some meetings fall on holidays throughout the CY 2023; AND

WHEREAS City Code states that Council meetings are moved to the next day when the meeting falls on a holiday; AND

WHEREAS the Council also approved meeting dates for the Parks and Recreation Board, Planning and Zoning Commission, and the Board of Adjustment; AND

WHEREAS there are a few adjustments that need to be made to the calendar due to conflicts with other meetings and trainings; AND

WHEREAS the following are the changes to the CY 2023 City Council Meeting dates that were originally adopted:

<u>Original Date</u>	<u>Reason</u>	<u>New Date</u>
Monday, May 15	conflict with Greater Des Moines Partnership DC Trip	Monday, May 22
Monday, April 3	conflict with staff training	Monday, April 10

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

BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the other meeting dates as attached are also approved.

Passed and adopted this 6th day of February 2023,

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.

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

CY2023 City Council Meeting Dates

Tuesday, January 3
Tuesday, January 17
Monday, February 6
Tuesday, February 21
Monday, March 6
Monday, March 20
Monday, ~~April 3~~ April 10
Monday, April 17
Monday, May 1
Monday, ~~May 15~~ May 22
Monday, June 5
Monday, June 19
Monday, July 3
Monday, July 17
Monday, August 7
Monday, August 21
Tuesday, September 5
Monday, September 18
Monday, October 2
Monday, October 16
Monday, November 6
Monday, November 20
Monday, December 4

Monday, December 18

CY2023 City Council Special Meeting Dates

Monday, January 30

Monday, July 31

CY2023 Planning & Zoning Commission Meeting Dates

Thursday, January 12

Thursday, February 9

Thursday, March 9

Thursday, April 13

Thursday, May 11

Thursday, June 8

Thursday, July 13

Thursday, August 10

Thursday, September 14

Thursday, October 12

Thursday, November 9

Thursday, December 14

CY2023 Parks & Recreation Board Meeting Dates

Thursday, January 19

Thursday, February 16

Thursday, March 16

Thursday, April 20

Thursday, May 18

Thursday, June 22 June 15

Thursday, July 20

Thursday, August 24 August 17

Thursday, September 21

Thursday, October 26 October 19

Thursday, November 16

Thursday, December 21

CY2023 Board of Adjustment Meeting Dates

Tuesday, January 10

Tuesday, February 14

Tuesday, March 7

Tuesday, April 11

Tuesday, May 9

Tuesday, June 13

Tuesday, July 11

Tuesday, August 8

Tuesday, September 12

Tuesday, October 10

Tuesday, November 14
Tuesday, December 12



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

Item No. 6.g.
For Meeting of 2/6/2023
Ordinance

TITLE: - (Third 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

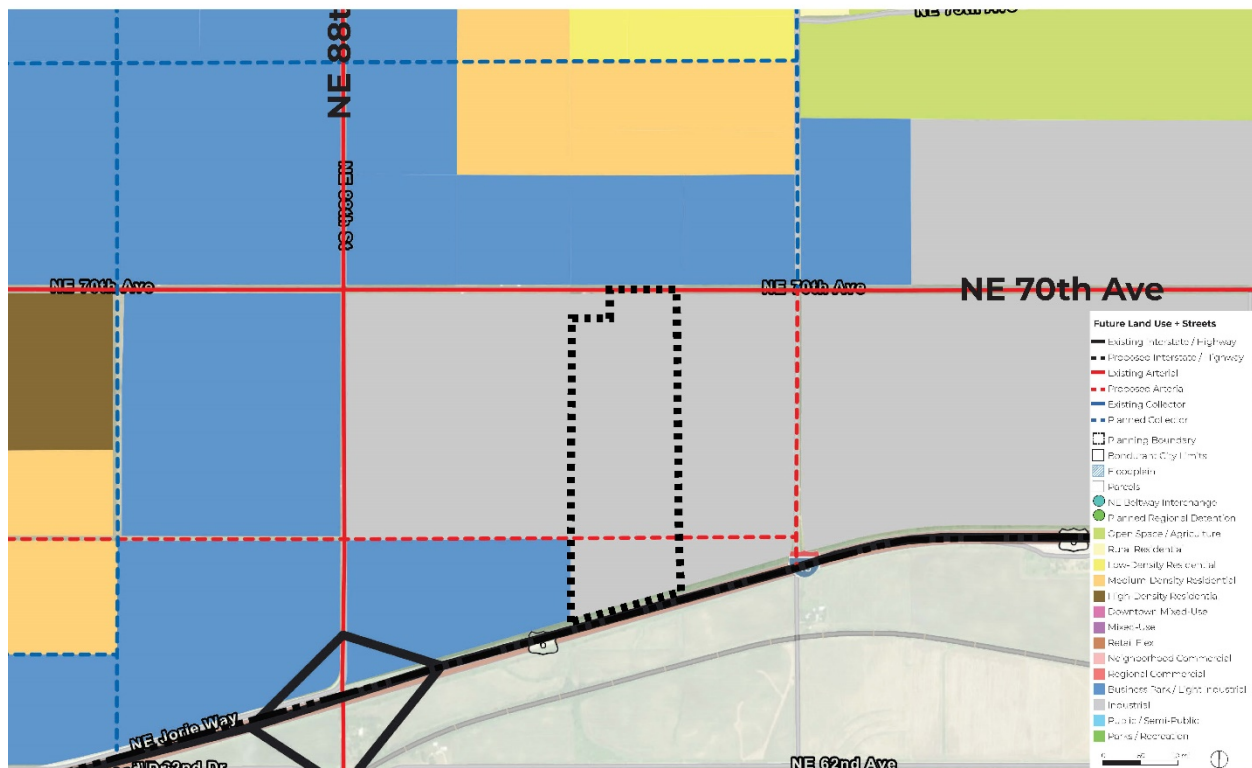
BRIEF HISTORY & ANALYSIS: The City has received a voluntary annexation request for the two parcels of land owned by David Ross, Stephen Ross and Jorene King shown in yellow below. These two parcels are [140/00062-000-000](#) and [140/00050-002-000](#).



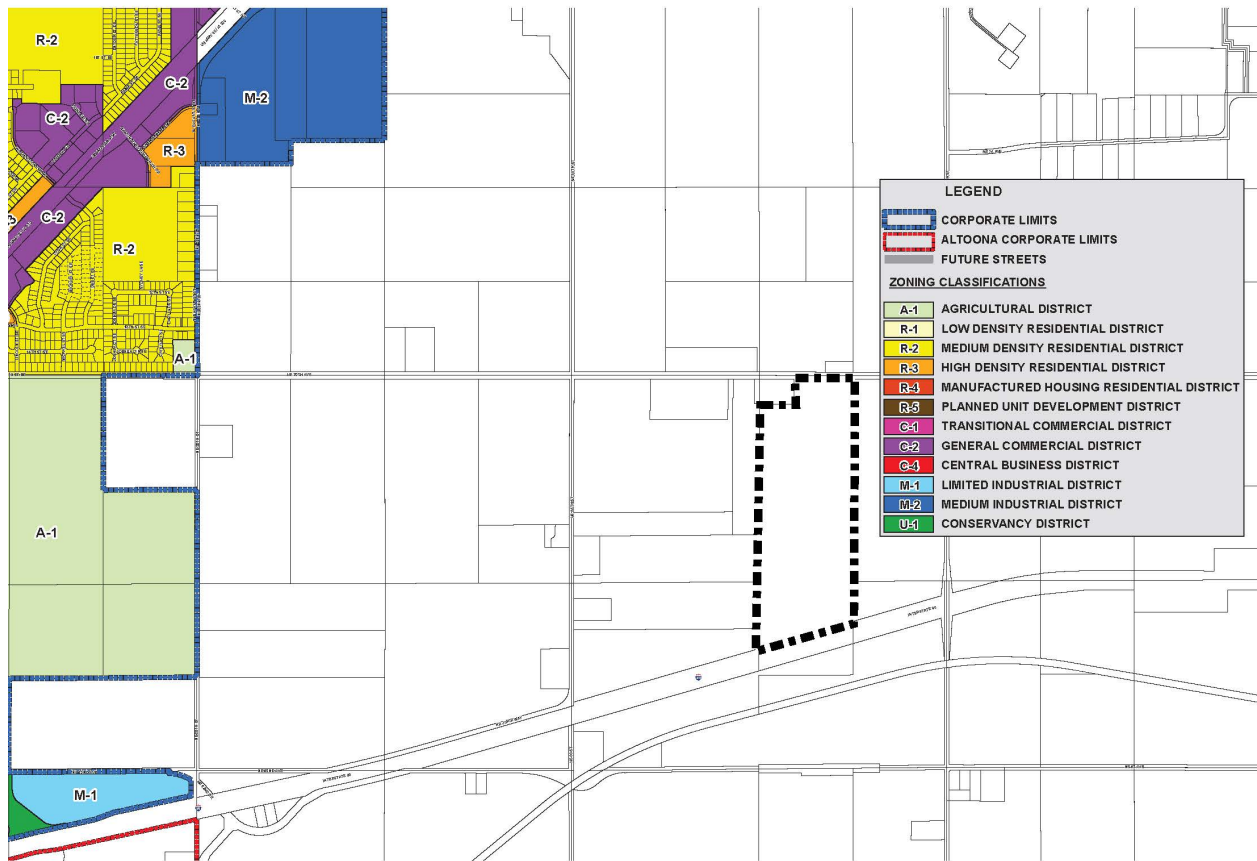
As conditions of the owner in signing the annexation petition, the following is noted on the annexation petition:

- 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 third (and final) 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. 6.h.
For Meeting of 2/6/2023
Ordinance

TITLE: - (Third 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

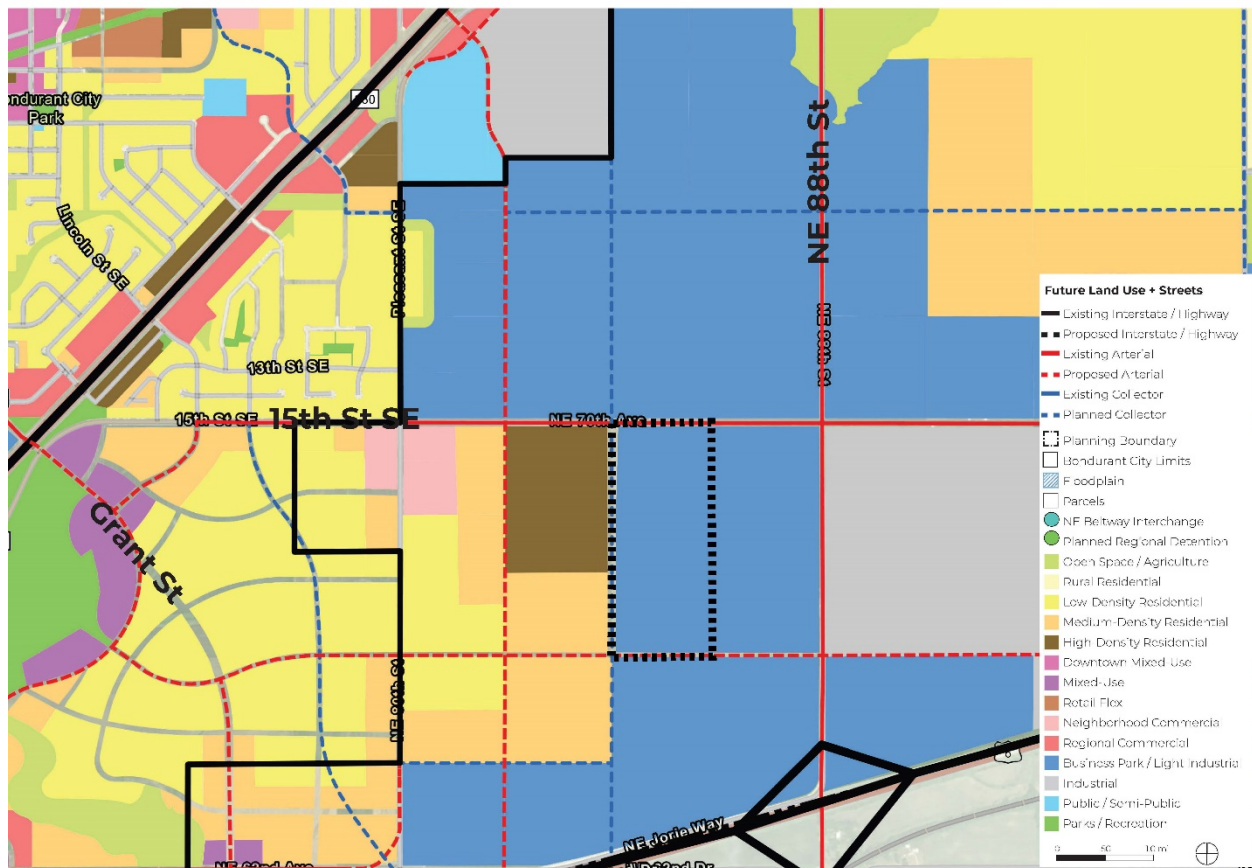
BRIEF HISTORY & ANALYSIS: The City has received a voluntary annexation request for the parcel of land owned by CEG Land LLC shown in yellow below. This is Parcel [170/00002-000-000](#).



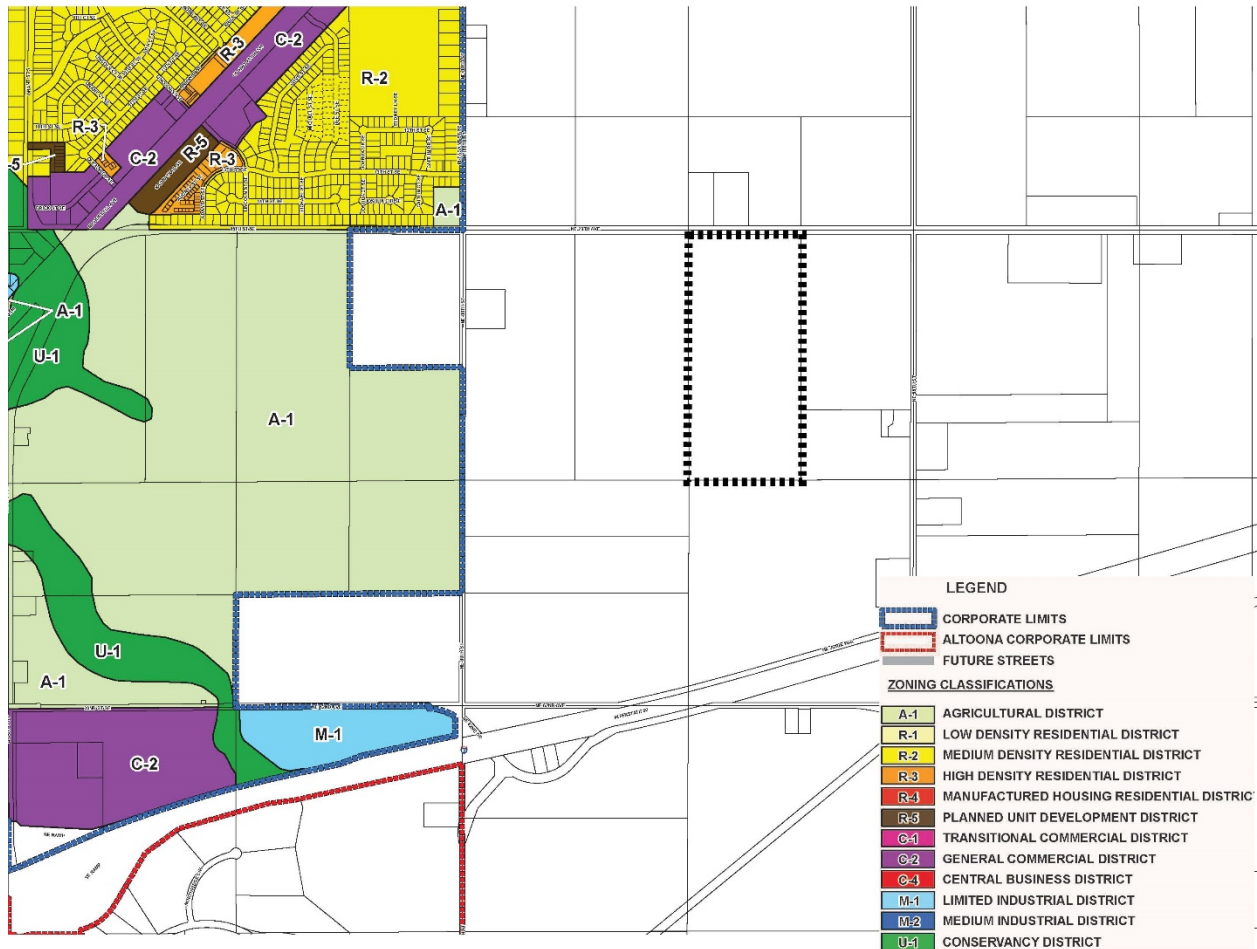
As a condition of the owner in signing the annexation petition, the following was noted on the annexation petition:

- 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 CEG Land LLC parcel as Business Park/Light Industrial. The CEG Land LLC property is outlined in black below. There is Business Park/Light Industrial located north, east and south of the CEG Land LLC property. West of the CEG Land LLC property the Future Land Use map has identified High Density Residential and Medium Density Residential 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 CEG Land LLC 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 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 third (and final) 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. 6.i.
For Meeting of 2/6/2023
Ordinance

TITLE: - (Third 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

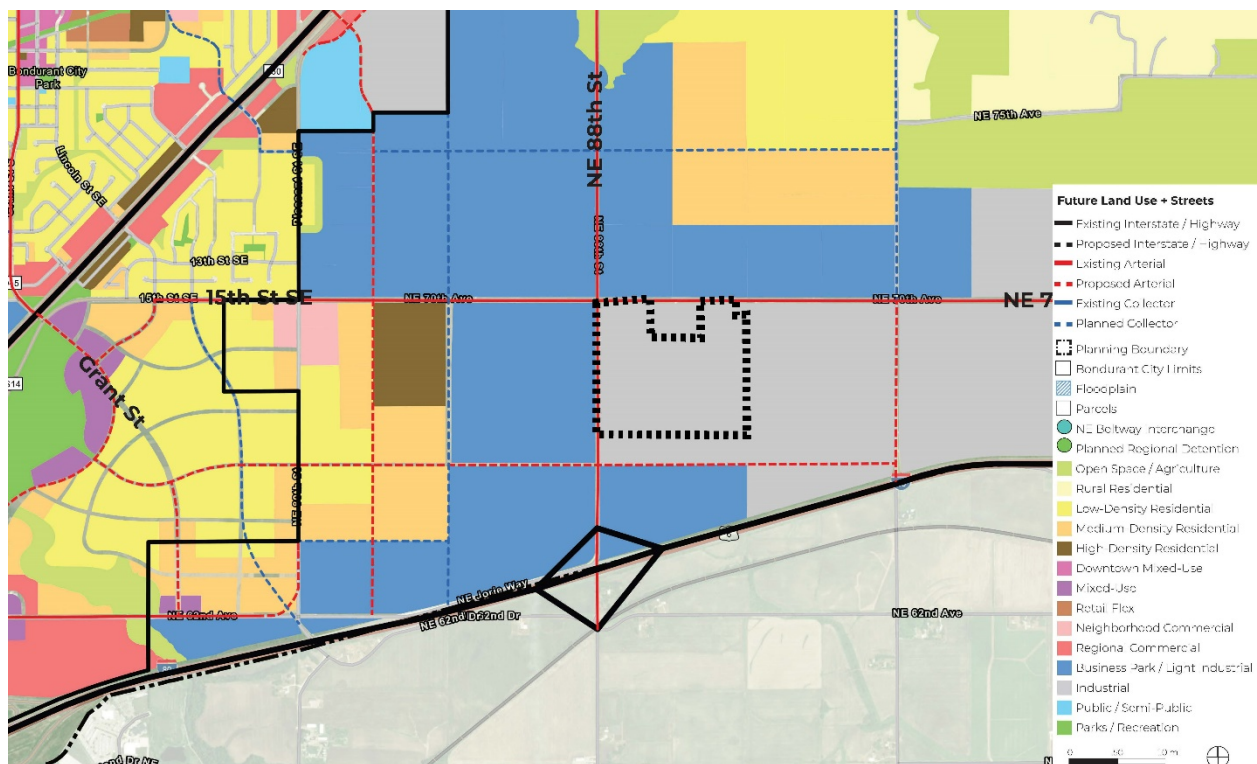
BRIEF HISTORY & ANALYSIS: The City has received a voluntary annexation request for the parcels of land owned by CEG Land LLC shown in yellow below. These are parcels [140/00052-005-000](#), 140/00053-000-000, and [140/00054-001-000](#).



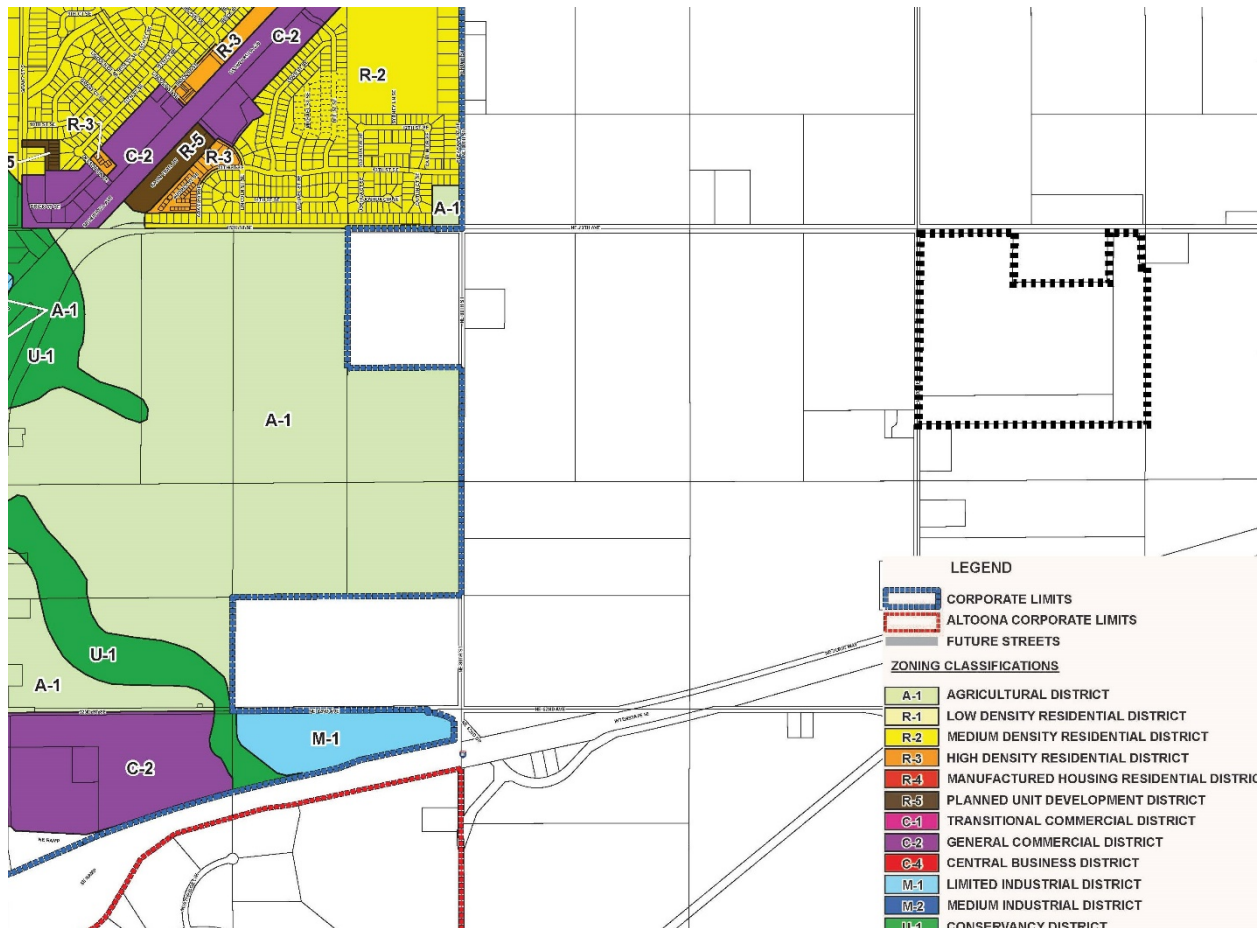
As a condition of the owner in signing the annexation petition, the following is noted on the annexation petition:

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

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 CEG Land LLC parcel as Industrial. The CEG Land LLC property is outlined in black below. There is Business Park/Light Industrial located north, west and south of the CEG Land LLC property. East of the CEG Land LLC property the Future Land Use map has identified additional Industrial properties.



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 CEG Land LLC 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 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 third (and final) 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. 6.j.
For Meeting of 2/6/2023
Ordinance

TITLE: - (Third 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](#).

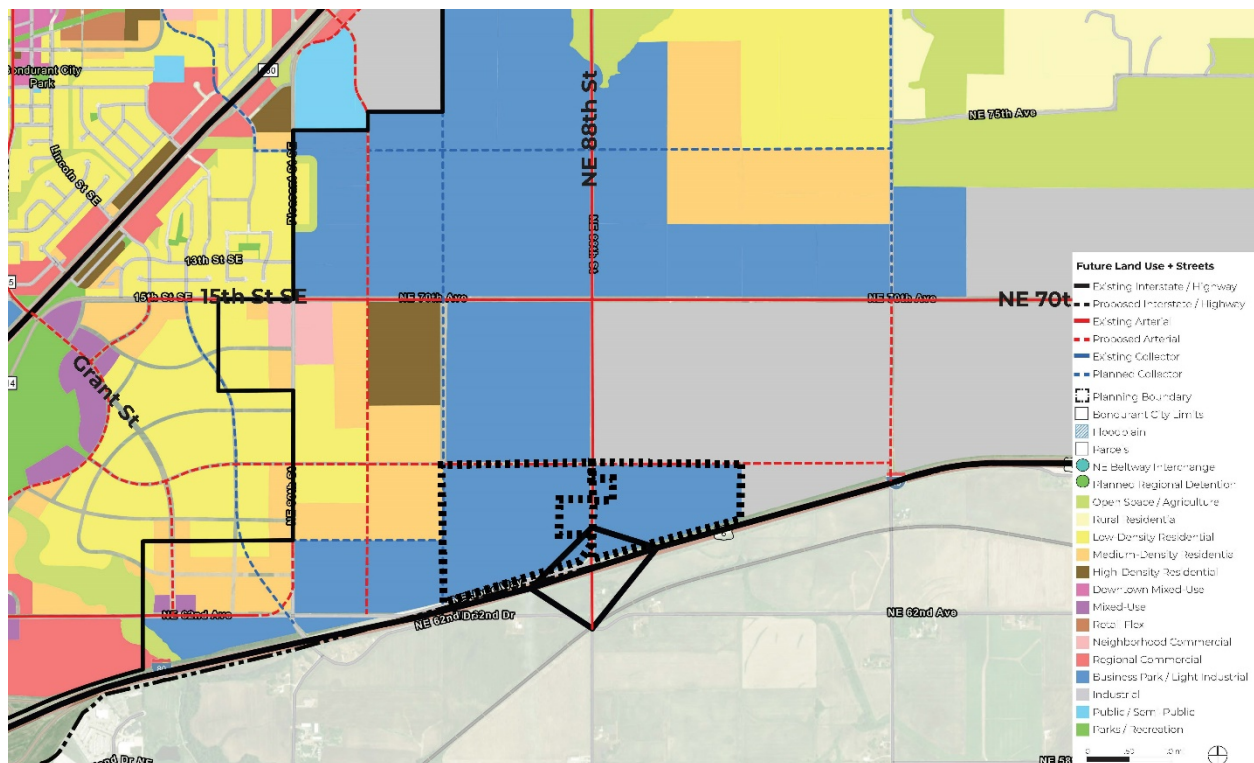


As conditions of the owners in signing the annexation petition, the following is noted on the annexation petition:

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

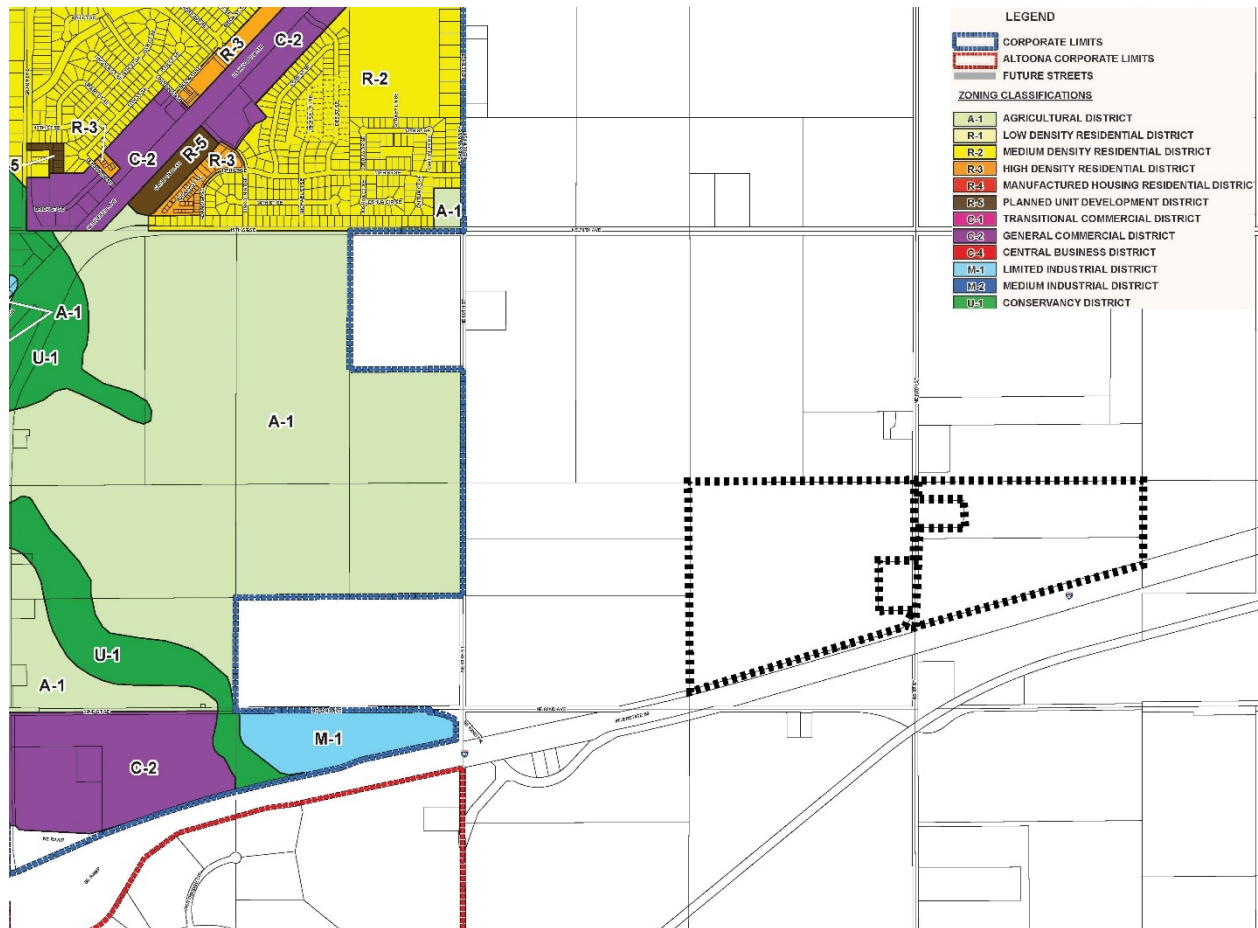
The City of Bondurant has recently purchased 2.27 acres from Timmins in the northeast corner of the property located on the west side of NE 88th Street. The City of Bondurant has plans of placing a new water tower on this property.

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 third (and final) 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. 6.k.
For Meeting of 2/6/2023
Ordinance

TITLE: - (Third 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:

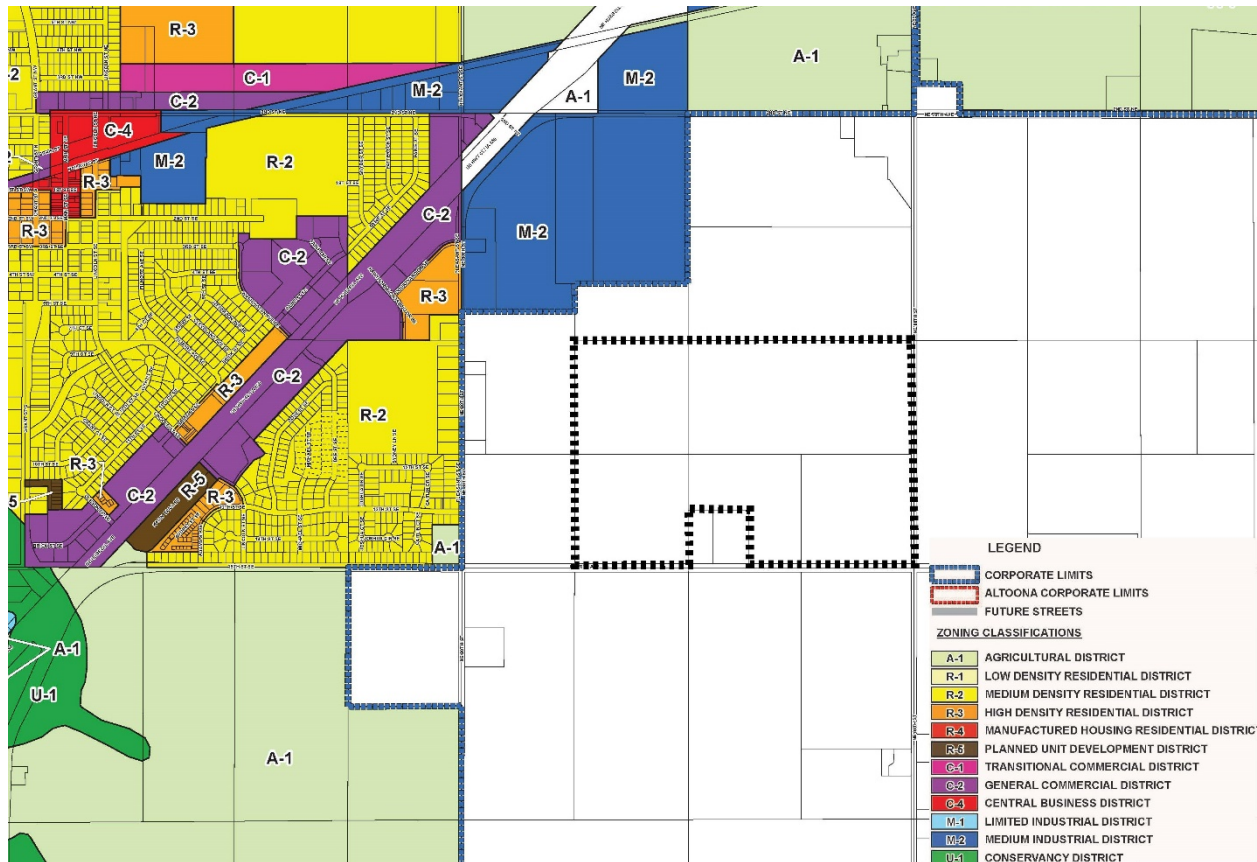
Maggie Murray, Planning & Community Development Director

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 124 of 216



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 third (and final) 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**

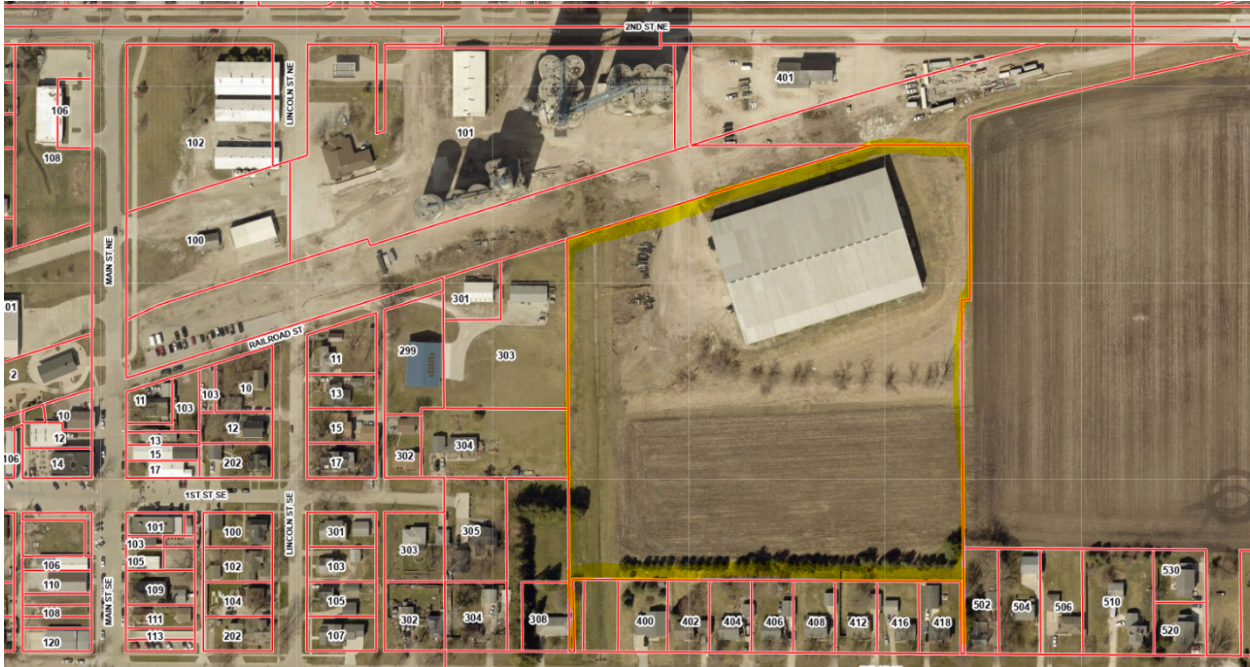
Item No. 6.I.
For Meeting of 2/6/2023
Ordinance

TITLE: - (Second 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:

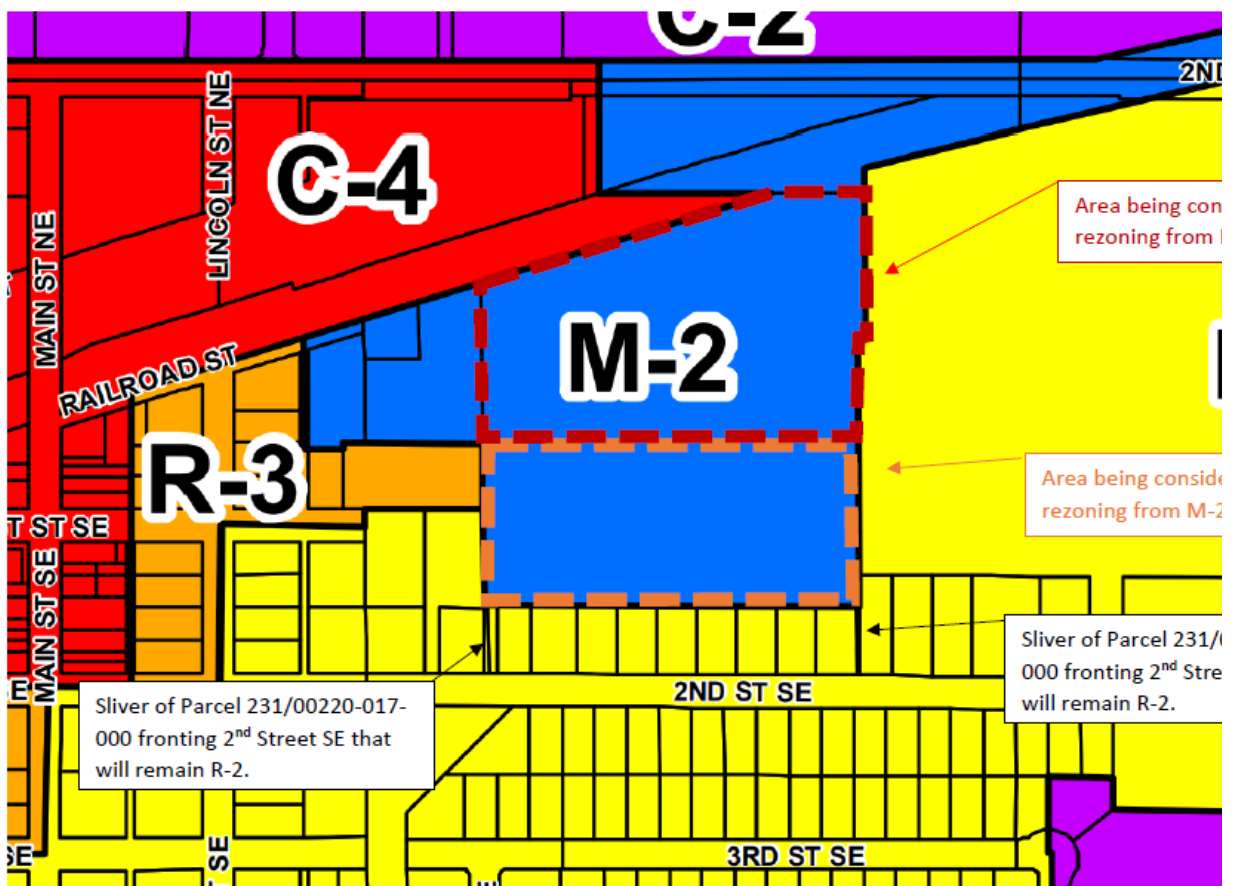
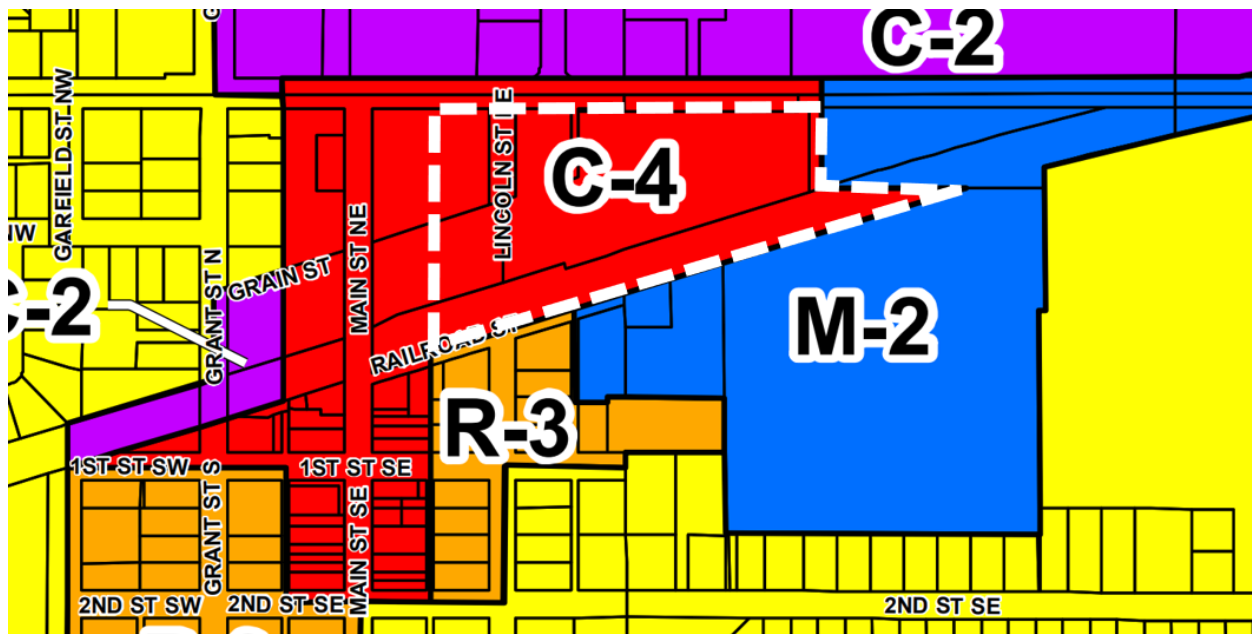
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: For 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.



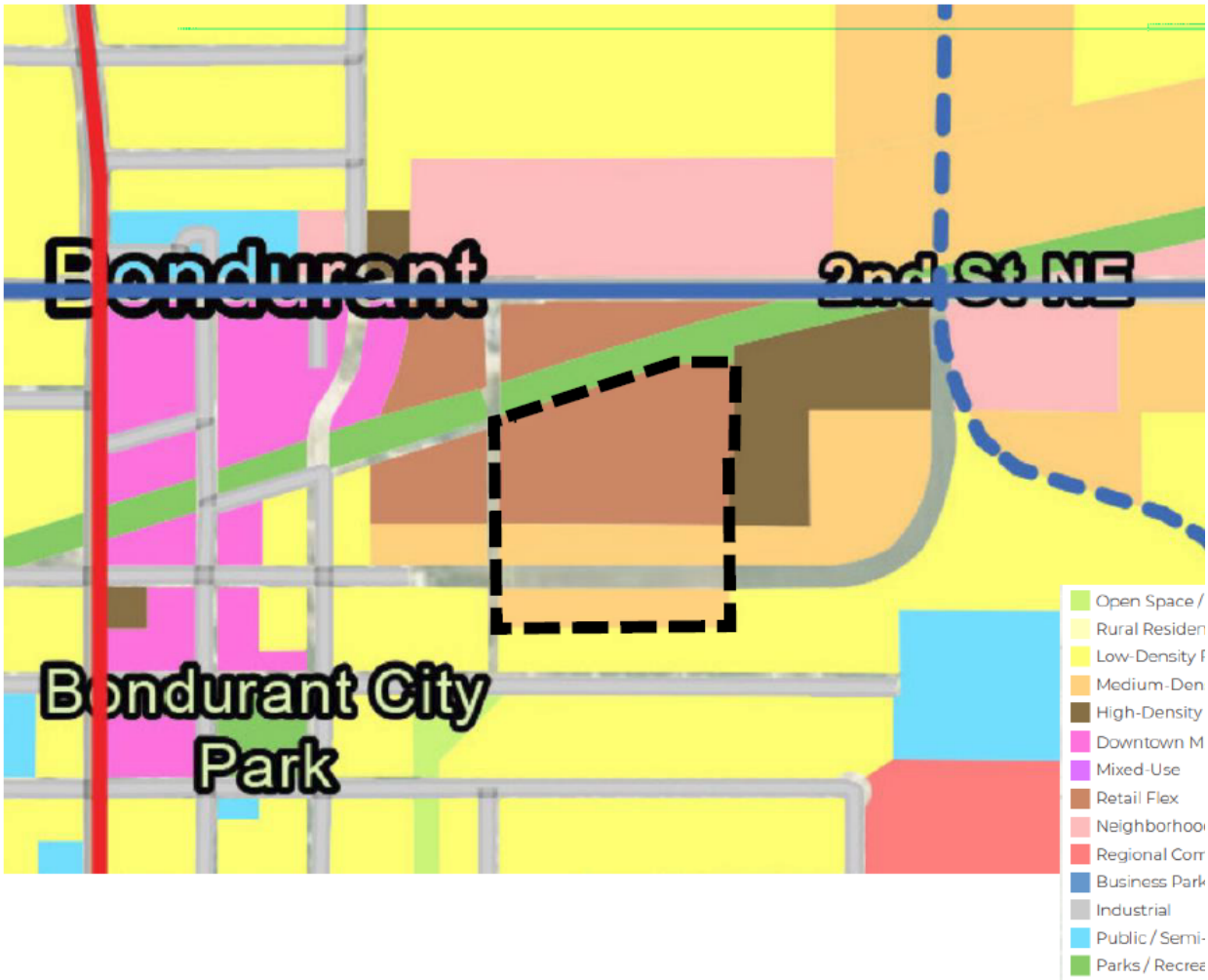
In 2021 the Council previously reviewed and approved another Commission/Council-initiated rezoning from the Medium Industrial (M-2) District to the Central Business (C-4) District on the other remaining portions of the Landus land shown in the map below. This 13.29-acre Landus area currently being considered 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)



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



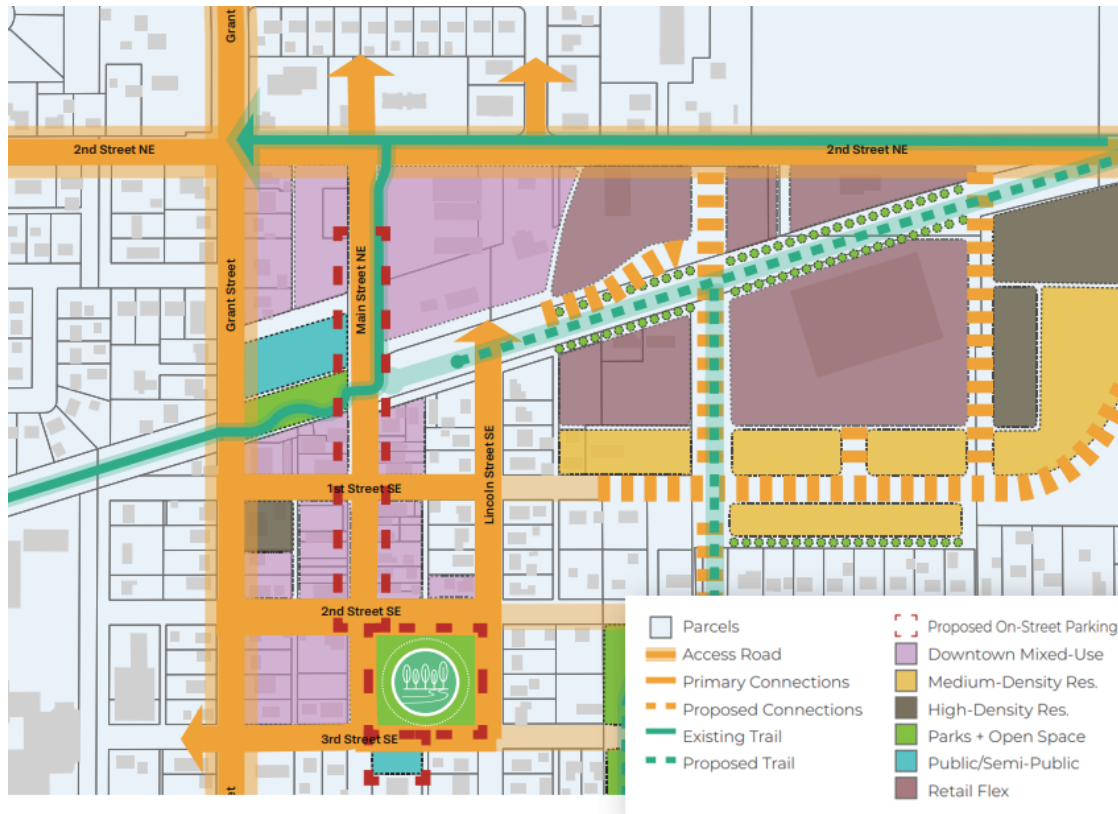
Analysis:

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 placemaking 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 second 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. 6.m.
For Meeting of 2/6/2023
Ordinance

TITLE: - (Second 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 the second reading of the attached ordinance. This is not a time sensitive amendment.

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. 6.n.
For Meeting of 2/6/2023
Resolution

TITLE: - Resolution approving Pay Request No. 3 to Thorpe Contracting LLC. for the Franklin Street Water Main Project in the amount of \$23,686.77

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommend the attached resolution to approve pay app #3 in the amount of \$23,686.77 related to the Franklin Street Water Main Public Infrastructure Improvement Project.

This pay application has been reviewed by City Staff for accuracy and is for work completed from December 15th ,2022 to January 24th, 2023.

All work is substantially completed. There is restoration work and the installation of a sampling station that we are awaiting delivery of to be completed in the spring as soon as weather allows.

FUNDING SOURCE: Water Utility Fund/Connection Fee District

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230206-20
2. Pay Request No. 3

CITY OF BONDURANT
RESOLUTION NO. 230206-20

RESOLUTION APPROVING PAY REQUEST NO. 3 TO THORPE CONTRACTING
LLC. FOR THE FRANKLIN STREET WATER MAIN PUBLIC IMPROVEMENT
PROJECT IN THE AMOUNT OF \$23,686.77

WHEREAS the Franklin Street Water Main Public Improvements Project Pay Application #3 was submitted on January 24th, 2023; AND

WHEREAS, the pay request no. 3 is for work completed on Franklin Street Water Main Public Improvement Project from December 15th, 2022, thru January 24th, 2023; AND

WHEREAS, City Staff have reviewed the pay application for accuracy.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 3 to Thorpe Contracting LLC. in the amount of \$23,686.77 hereby approved.

Passed this 6th day of February 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				



ENGINEERS JOINT CONTRACT
DOCUMENTS COMMITTEE

Contractor's Application for Payment No.

3

Application Period: 1/24/2023		Application Date: 1/24/2023	
To (Owner): City of Bondurant	From (Contractor): Thorpe Contracting, LLC	Via (Engineer): V & K	
Project: Franklin St Watermain Extension	Contract:		
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.:	

Application For Payment

Change Order Summary

Approved Change Orders			1. ORIGINAL CONTRACT PRICE.....	\$	\$417,550.00
Number	Additions	Deductions	2. Net change by Change Orders.....	\$	\$35,319.12
1	\$6,020.00		3. Current Contract Price (Line 1 ± 2).....	\$	\$452,869.12
2	\$2,858.00		4. TOTAL COMPLETED AND STORED TO DATE		
3	\$722.60		(Column F total on Progress Estimates).....	\$	\$437,919.45
4	\$785.41		5. RETAINAGE:		
5	\$16,114.11		a. 5% X \$437,919.45 Work Completed.....	\$	\$21,895.97
6	\$8,819.00		b. 5% X \$0.00 Stored Material.....	\$	\$0.00
			c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$21,895.97
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$416,023.48
TOTALS	\$35,319.12	\$0.00	7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$392,336.71
NET CHANGE BY	\$35,319.12		8. AMOUNT DUE THIS APPLICATION.....	\$	\$23,686.77
CHANGE ORDERS			9. BALANCE TO FINISH, PLUS RETAINAGE		
			(Column G total on Progress Estimates + Line 5.c above).....	\$	\$36,845.64

Contractor's Certification
The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Payment of: \$

(Line 8 or other - attach explanation of the other amount)

is recommended by:

John Horton
Public Works Director

01-24-2023

(Date)

Contractor's Application

EJCDC® C-620 Contractor's Application for Payment
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Page 3 of 13

Contractor's Application

EJCDC® C-620 Contractor's Application for Payment
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Page 4 of 13

Contractor's Application

EJCDC® C-620 Contractor's Application for Payment
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Page 5 of 13



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

Item No. 6.o.
For Meeting of 2/6/2023
Resolution

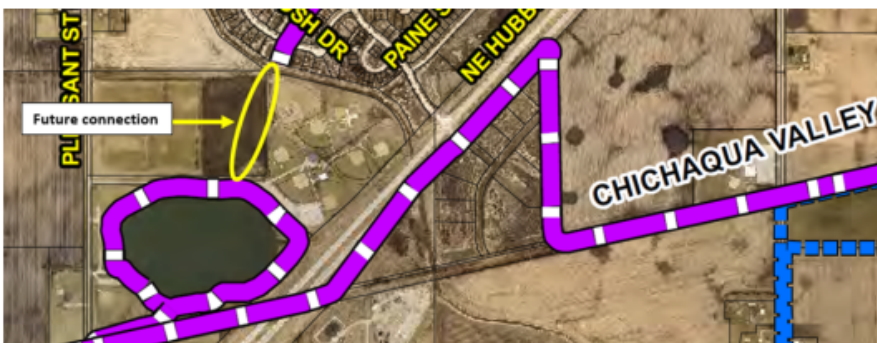
TITLE: - Resolution of endorsement for the City of Bondurant's grant application request to the Prairie Meadows Community Betterment Grant for the Park Side to Bondurant Recreational Sports Complex Trail Connection

CONTACT PERSON:

Tiffany Luing, Economic Development Coordinator

BRIEF HISTORY & ANALYSIS: Prairie Meadows is now accepting grant applications under the Prairie Meadows Community Betterment Grant Program. The attached resolution is a resolution of endorsement for the City of Bondurant's grant application to Community Betterment Grant Program for the Park Side to Bondurant Recreational Sports Complex trail connection. The City is currently seeking grant funding through multiple grant programs to help implement a trail connection between the Lake Petocka/BRSC area and the housing complexes to the north. The City is requesting \$50,000 from this Community Betterment Grant Program.

Below is an area map. The purple represents existing trails. The yellow represents the general trail area of the proposed trail connection being requested under this grant program. The yellow circle is generalized only.



The City anticipates this trail connection project will cost approximately \$450,000. The reason this project cost is so high is that a pedestrian crossing will need to be incorporated as part of the Santiago Creek Crossing. The City of Bondurant has already

been awarded approximately \$123,000 in grant funding to help implement this trail connection project.

FUNDING SOURCE: Grants, General Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230206-21

CITY OF BONDURANT
RESOLUTION NO. 230206-21

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S GRANT
APPLICATION REQUEST TO THE PRAIRE MEADOWS COMMUNITY BETTERMENT
GRANT PROGRAM FOR THE PARK SIDE TO BONDURANT RECREATIONAL
SPORTS COMPLEX TRAIL CONNECTION

WHEREAS, the Building Bondurant Comprehensive Plan includes the following Policies and Action Item; AND

- Policy 19D: Strive to have most Bondurant residents live within a reasonable 5-to-10-minute walk to a park.
- Action Item 19A: Continue to activate and expand access to Lake Petocka for recreation and educational uses.
- Policy 21A: Expand trails in Bondurant in accordance with the Future Trails Plan.
- Policy 21C: Connect new and older parks with trail or sidewalk connections.

WHEREAS, the 2022 Community Visioning Plan includes the following Objective: Construct a trail linking the new Park Side and Top Farms residential developments to the Lake Petocka/BRSC area via a paved trail and connection over Santiago Creek; AND

WHEREAS, the existing Park Side neighborhood and future Featherstone neighborhood are currently not connected to the trail network and are not connected to the Bondurant Recreational Sports Complex and Lake Petocka area; AND

WHEREAS, a trail connection is proposed to connect the existing Park Side neighborhood and future Featherstone neighborhood to the Bondurant Recreational Sports Complex and Lake Petocka area to allow for safe pedestrian and biking access to this area; AND

WHEREAS, the City of Bondurant is appreciative of the opportunity to apply for funds through the Prairie Meadow Community Betterment Grant Program to assist with the implementation of this critical trail connection.

WHEREAS, the City of Bondurant acknowledges that this grant funding request, if awarded, will only fund a portion of this project and that additional City of Bondurant and other grant funding will be necessary to complete this project.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council authorizes City Staff to submit the City's application grant request in the amount of \$50,000 to the Prairie Meadows Community Betterment grant program.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 6th day of February 2023.

Passed this 6th day of February 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. 6.p.
For Meeting of 2/6/2023
Resolution

TITLE: - Resolution of endorsement for the Bondurant Community Foundation's grant application request to the Polk County Community Betterment Program for funds to help install the water tower public art and decorative lighting project

CONTACT PERSON:

Tiffany Luing, Economic Development Coordinator

BRIEF HISTORY & ANALYSIS: The attached resolution is a resolution of endorsement of the Bondurant Community Foundation's grant application to Polk County under their Community Betterment Grant Program for funding to help implement the water tower public art mural installation as well as the decorative lighting installation. This project will be completed as part of the water tower construction process.

The project is support by both the Building Bondurant Comprehensive Plan and the 2022 Community Vision Plan, which was the basis for Bondurant's redesignation as an Iowa Great Place.

The City is excited to collaborate with the Bondurant Community Foundation on this project.

FUNDING SOURCE: Water Tower fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230206-22

CITY OF BONDURANT
RESOLUTION NO. 230206-22

RESOLUTION OF ENDORSEMENT FOR THE BONDURANT COMMUNITY
FOUNDATION'S GRANT APPLICATION REQUEST TO THE POLK COUNTY
COMMUNITY BETTERMENT PROGRAM FOR FUNDS TO HELP INSTALL THE
WATER TOWER PUBLIC ART AND DECORATIVE LIGHTING PROJECT

WHEREAS, the City will have constructed a water tower along NE 88th Street in an area north of Interstate 80; AND

WHEREAS, the City desires to have a unique design painted on the water tower bowl where such artist design will creatively communicate Bondurant's branding to the public, including vehicles along the Interstate 80 corridor; AND

WHEREAS, the City also desires to have decorative lighting installed on the water tower the help showcase the unique design that gets painted on the water tower bowl; AND

WHEREAS, such public art and decorative lighting installation is consistent with Policy 13E of the Building Bondurant Comprehensive Plan, which reads: Celebrate Bondurant's history through events and creative placemaking efforts; AND

WHEREAS, such public art and decorative lighting installation is consistent with the 2022 Community Visioning Plan, which was a key component in Bondurant being redesignated as an Iowa Great Place; AND

WHEREAS, the City is appreciative of the Bondurant Community Foundation's efforts in seeking grant funds to help make this water tower public art and decorative lighting installation project a reality.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council endorses the Bondurant Community Foundation's grant request to the Polk County Community Betterment grant program for funds to help install the water tower public art and decorative lighting project.

Passed this 6th day of February 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. 6.q.
For Meeting of 2/6/2023
Resolution

TITLE: - Resolution of endorsement for the City of Bondurant's application to the University of Iowa's Iowa Initiatives for Sustainable Communities Program

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant has been invited to submit a full application to the University of Iowa's Iowa Initiatives for Sustainable Communities (IISC) Program. This program brings University of Iowa students to communities across the state to collaborate with local leaders on real-world projects. Each year, one or two Iowa communities are selected to participate in this program. If Bondurant is selected, IISC will coordinate with the City to identify 15+ projects for students to work on across a variety of disciplines and topic areas; potential project topic could include any of the following: planning, engineering, law, marketing and branding, GIS, public art, film, public affairs, and environmental sustainability and resilience. Bondurant is currently being considered for potential IISC Program selection for either the academic year beginning in August 2023 or the academic year beginning in August 2024.

Following are the project ideas staff submitted for the application.

What are ideas for PLANNING projects in your community? 3-4 ideas are recommended.

- Arts, Culture, & Wayfinding Master Plan
- Downtown Co-op Redevelopment Master Plan
- Brownfields Inventory & Prioritization
- Climate Adaptation Plan

What are ideas for ENGINEERING projects in your community? 5-6 ideas are recommended.

- Adaptive reuse of grain silos
- Adaptive reuse of Fire Station
- Safe Routes to School (design out sidewalk connections)
- Downtown Parking lot(s)
- Site Plan for Entertainment Plaza/Business Incubator/Arboretum Trail
- Project from Stormwater Master Plan

What are ideas for LAW projects in your community? 1-2 ideas are recommended.
Draft legislation to reintroduce the Investment District
City Code evaluation (from DEI/ADA perspective)

What are ideas for LIBRARY & INFORMATION SCIENCE projects in your community?
1-2 ideas recommended.
Bondurant Historical Society – Museum Feasibility Study
Farmers' Cooperative Historical Documentation/Storytelling

What are ideas for GIS projects in your community? 1-2 ideas recommended.
Stream buffer mapping
ESRI Story Maps
Tree canopy

What are ideas for PUBLIC ART projects in your community? 1-2 ideas recommended.
ARTocka
Mural at Underpass
Placemaking art along the CVT Trail Extension
Mural facing the Depot Park on the south side of the Fire Station

What are ideas for FILM projects in your community? 2-3 ideas recommended.
Downtown Recruitment Video
General Bondurant Community/Quality of Life Video
General Bondurant Development-focused Video
Marketing farmers' cooperative redevelopment opportunity

What are ideas for PUBLIC AFFAIRS projects in your community? 2-3 ideas recommended.
How to engage with your city - video/marketing piece
How property taxes work - video/marketing piece

What are ideas for ENVIRONMENTAL SUSTAINABILITY AND RESILIENCE projects in your community? 1-2 ideas recommended.
Implementing green infrastructure on existing community facilities
Building trail extensions with permeable asphalt

What are ideas for DIVERSITY, EQUITY, AND INCLUSION projects in your community? 1-2 ideas recommended.
Collaborate with community leaders to develop a robust DEI plan

What other ideas do have for projects that might not fit into any of those disciplines?

These are our ideas for Marketing & Branding

Interstate 80 Branding (Marketing our community from I-80 corridor)

Marketing the farmers' cooperative redevelopment opportunity downtown

Marketing industrial development sites

Targeted Business Attraction Marketing

The attached resolution acknowledges there is a \$50,000 IISC partnership fee that would be due if Bondurant were to be selected.

FUNDING SOURCE: Planning Department and Economic Development Department
Professional Services

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230206-23

CITY OF BONDURANT
RESOLUTION NO. 230206-23

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S
APPLICATION TO THE UNIVERSITY OF IOWA'S IOWA INITIATIVES FOR
SUSTAINABLE COMMUNITIES PROGRAM

WHEREAS, the City is appreciative of the opportunity to make an application to the University of Iowa's Iowa Initiatives for Sustainable Communities (IISC) Program; AND

WHEREAS, the City recognizes this is an exciting and appealing opportunity because it brings together various sectors of the community through intense and focused work throughout the IISC partnership year; AND

WHEREAS, the City is excited to partner with the University of Iowa to identify 15 projects that may cover any of the following topics: planning, engineering, law, marketing and branding, GIS, public art, film, public affairs, and environmental sustainability and resilience; AND

WHEREAS, the City of Bondurant's participation in the IISC Program will help to advance the following goals of the Building Bondurant Comprehensive Plan:

- Goal 13: Preserve and strengthen Bondurant's hometown feel as the community continues to evolve.
- Goal 14: Remain a strategic partner for local organizations, businesses, and residents.

WHEREAS, the City acknowledges there is a required \$50,000 program participation fee should the City of Bondurant be selected to participate in the IISC Program.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council endorses the City's application to the University of Iowa's Iowa Initiatives for Sustainable Communities Program.

Passed this 6th day of February 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. 6.r.
For Meeting of 2/6/2023
Resolution

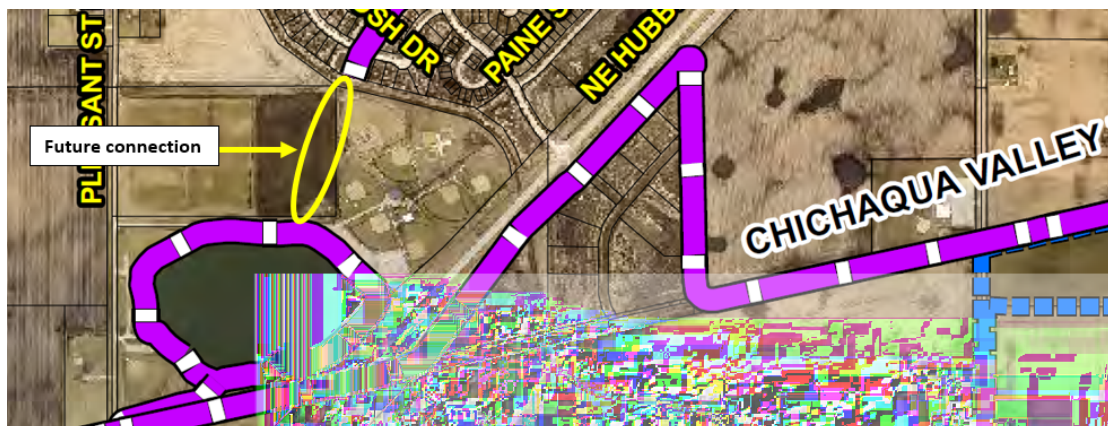
TITLE: - Resolution of endorsement for the City of Bondurant's application to The Wellmark Foundation's Community Match Program for the Park Side to Bondurant Recreational Sports Complex Trail

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution endorses the City of Bondurant's application to the Wellmark Foundation's Built Environment Grant. The City will be applying for funds to help implement the trail connection from the existing Park Side development to the Bondurant Recreational Sports Complex/Lake Petocka area. Santiago Creek currently acts as a barrier within this area. Once this trail connection has been established, residents of Park Side and Feathersone can safely bike/walk to these park areas. These trail users will also be able to link up to the regional Chichaqua Valley Trail.

Below is an area map. The purple represents existing trails. The yellow represents the general area of the proposed trail connection being requested under this grant program. This yellow circle is generalized only and does not represent the actual location of the proposed trail connection.



The City anticipates this trail connection project will cost approximately \$450,000. The reason this project cost is so high is that a pedestrian crossing will need to be incorporated as part of the Santiago Creek Crossing. The City of Bondurant has already been awarded approximately \$123,000 in grant funding to help implement this trail connection project.

FUNDING SOURCE: N/A for submitting grant application

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230206-25

CITY OF BONDURANT
RESOLUTION NO. 230206-25

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S GRANT
APPLICATION REQUEST TO THE WELLMARK FOUNDATION'S BUILT
ENVIRONMENT GRANT

WHEREAS, the Building Bondurant Comprehensive Plan includes the following Policies and Action Item; AND

- Policy 19D: Strive to have most Bondurant residents live within a reasonable 5 to 10 minute walk to a park.
- Action Item 19A: Continue to activate and expand access to Lake Petocka for recreation and educational uses.
- Policy 21A: Expand trails in Bondurant in accordance with the Future Trails Plan.
- Policy 21C: Connect new and older parks with trail or sidewalk connections.

WHEREAS, the 2022 Community Visioning Plan includes the following Objective: Construct a trail linking the new Park Side and Top Farms residential developments to the Lake Petocka/BRSC area via a paved trail and connection over Santiago Creek; AND

WHEREAS, the existing Park Side neighborhood and future Featherstone neighborhood are currently not connected to the trail network and are not connected to the Bondurant Recreational Sports Complex and Lake Petocka area; AND

WHEREAS, a trail connection is proposed to connect the existing Park Side neighborhood and future Featherstone neighborhood to the Bondurant Recreational Sports Complex and Lake Petocka area to allow for safe pedestrian and biking access to this area; AND

WHEREAS, the City of Bondurant is appreciative of the opportunity to apply for funds through The Wellmark Foundation's Built Environment Grant to assist with the implementation of this critical trail connection; AND

WHEREAS, the City of Bondurant acknowledges that this grant funding request, if awarded, will only fund a portion of this project and that additional City of Bondurant and other grant funding will be necessary to complete this project.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council authorizes City Staff to submit the City's application grant request in the amount of \$100,000 to The Wellmark Foundation's Built Environment Grant Program.

Passed and approved by the City Council of the City of Bondurant, Iowa, on the 6th day of February 2023.

Passed this 6th day of February 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. 6.s.
For Meeting of 2/6/2023
Resolution

TITLE: - Resolution appointing Amber Flinn to the Library Board of Trustees

CONTACT PERSON:

Jill Sanders, Library Director

BRIEF HISTORY & ANALYSIS: The Library Board voted and recommended Amber Flinn to serve on the board filling Pat Kaura's seat that will expire on January 1, 2024.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve item on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230206-26

CITY OF BONDURANT
RESOLUTION NO. 230206-26

RESOLUTION APPOINTING AMBER FLINN TO THE LIBRARY BOARD OF
TRUSTEES

WHEREAS, the Board of Trustees consists of six (6) resident members and one (1) nonresident member; AND

WHEREAS, all resident members are to be appointed by the Mayor with the approval of the Council; AND

WHEREAS, Amber Flinn has expressed interest to serve on the Board filling former Board Member Pat Kaura's seat which expires January 1, 2024; AND

WHEREAS, the current Board of Trustees recommends the City Council to appoint Amber Flinn to the Bondurant Community Library's Board of Trustees,

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

Passed this 6th day of February 2022,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 6.t.
For Meeting of 2/6/2023
Resolution

TITLE: - Resolution adopting a revised Procurement Policy

CONTACT PERSON:

Marketa Oliver, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The attached resolution adopts a revised procurement policy. The reason that revisions are necessary is related to the City's BRIC grant application, which is a Federal grant program. As part of the program, the City must have certain elements included in its procurement policy. The City has previously adopted Federal requirements into the procurement policy; however, between the most recent update and the pending grant application, some of the Federal guidelines have changed, necessitating the update.

FUNDING SOURCE: Grant

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230206-28

CITY OF BONDURANT
RESOLUTION 230206-28

RESOLUTION ADOPTING A REVISED PROCUREMENT POLICY

WHEREAS, the Procurement Policy sets guidelines for purchases made in order to conduct business, stating authorized individuals and the process for purchases of increasing value should be in writing; AND

WHEREAS, the Procurement Policy is a tool to ensure the City observes State and Federal regulations and laws related to the procurement of certain goods and services; AND

WHEREAS, the City desired to revise its procurement policy to add a Reporting and a Conflict of Interest Policy, in compliance with Federal regulations; AND

WHEREAS, the policy titled "City of Bondurant Procurement Policy" is attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA, hereby adopts the revised Procurement Policy identified as Exhibit A.

PASSED AND APPROVED THIS 6th day of February 2023.

Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

City of Bondurant
PROCUREMENT POLICY

5-19. PROCUREMENT POLICY

PURPOSE

The purpose of this procurement policy is to ensure that sound business judgement is utilized in all procurement transactions and that supplies, equipment, construction and services are obtained efficiently and economically and in compliance with applicable federal and state law and executive orders and to ensure that all procurement transactions will be conducted in a manner that provides full and open competition. These procedures will ensure that all solicitations incorporate clear and accurate descriptions of the technical requirements for the goods or services being procured. Chapter 26 and Chapter 73 of the Iowa Code will be followed on all applicable purchases. All other appropriate sections of the Iowa Code shall also apply. Additionally, the purpose of this policy is to ensure that the City of Bondurant complies with Code of Federal Regulations, 2 CFR Section 200.113 that requires reporting of violations of federal criminal law involving fraud, bribery, or gratuity potentially affecting a federal grant. Finally, this policy is intended to ensure the efficient, fair, and professional administration of federal grant funds in compliance with 2 CFR Part 200.112 and other applicable federal and state standards, regulations, and laws.

APPLICATION

This policy applies to the procurement of all supplies, equipment, and construction and services of 50 and for the City of Bondurant that include any federal program funding. In regard to any such federal programs, all procurement will be done in accordance with 2 CFR Part 200. Chapter 26 and Chapter 73 of the Iowa Code will be followed on all applicable purchases. All other appropriate sections of the Iowa Code shall also apply. When federal requirements conflict with local or state requirements, the federal requirement, or most restrictive requirement will be followed.

REPORTING

The City of Bondurant departments and/or employees are required to disclose, in writing and in a timely manner, all violations of federal criminal law involving fraud, bribery, or gratuity potentially affecting a federal award. This requirement applies to violations involving the City of Bondurant, its employees, and any sub-recipients of a federal grant. If a City of Bondurant department or employee learns of a violation of federal criminal law involving fraud, bribery, or gratuity potentially affecting a federal grant, the department or employee must report the violation to the City of Bondurant Auditor or Finance Director. Reportable violations include not only those violations concerning the City of Bondurant or its employees, but also include violations relating to sub-recipients of award monies. The City of Bondurant Auditor and Finance Director are responsible for reporting the violation to the relevant federal agency in writing and in a timely manner.

CONFLICT OF INTEREST

This Code of Conduct applies to all officers, employees, or agents of the City of Bondurant engaged in an award or administration of contracts supported by federal grant funds or any other public funds. No officer, employee, or agent of the City of Bondurant shall participate in the selection, award, or administration of a contract supported by federal grant funds or any

other public funds, if a conflict of interest, real or apparent, is involved. Such a conflict would arise when any of the following has a financial or other interest in the firm selected for award.

1. The employee, officer, or agent;
2. Any member of his/her immediate family;
3. His/her partner; or
4. An organization which employs or is about to employ any of the above.

The City of Bondurant officers, employees, or agents shall neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, potential contractors, or subcontractors. To the extent permitted by federal, state, or local laws or regulations, violation of these standards may cause penalties, sanctions, or other disciplinary actions to be taken against the City of Bondurant's officers, employees, or agents.

METHODS OF PROCUREMENT

Procurement under federal grants or any other public funds shall be made by one of the following methods, as described herein: (a) micro-purchases; (b) small purchase procedures; (c) sealed bids (formal advertising); (d) competitive proposals; (e) noncompetitive proposals:

A. Micro-Purchase Procedures

1. The acquisition of supplies or services, the aggregate dollar amount of which does not exceed
2. the micro-purchase threshold - \$15,000.
3. To the extent practicable, we must distribute micro-purchases equitably among qualified
4. suppliers.
5. May be awarded without soliciting competitive quotations if the City of Bondurant considers
6. the price to be reasonable.

B. Small Purchase Procedures

1. Are those relatively simple and informal procurement methods for securing services, supplies, or other property that does not cost more than the simplified acquisition threshold - \$250,000.
2. Price or rate quotations are to be obtained from an "adequate number" of qualified sources.

C. Sealed Bidding (formal advertising)

1. Lowest priced, responsive, responsible, bidder WINS.
2. The preferred method for construction when sealed bidding is "feasible", which is when
 - a. certain conditions are present.
3. Bids must be solicited from an "adequate number of known suppliers", providing them with sufficient response time before the date for the opening of bids.
4. Bids will be opened at the time and place prescribed in the invitation for bids.
5. Must publicly advertise the invitation for bids.
6. Bids must be opened publicly.

D. Competitive Proposals

1. Used when conditions are not appropriate for the use of sealed bids.
2. The appropriate method when more than one source is expected to submit an offer and either a fixed-price or cost-reimbursement type contract is awarded.

3. Awards will be made to the responsible firm whose proposal is most advantageous to the program, with **price** and other factors considered.
4. Requests for proposals **must be publicized** and identify all evaluation factors and their relative importance.
5. Proposals must be solicited from an adequate number of qualified sources.
6. Must have written method for conducting technical evaluations of the proposals received and for selection of the contract.

E. Noncompetitive Proposals

Procurement through solicitation of a proposal from only one source and may be used only when one or more of the following circumstances apply:

1. **One Source**: the item is available only from a single source.
2. **Exigency/Emergency**: an exigency or emergency will not permit a delay resulting from competitive solicitation.
3. **Awarding Agency Approval**: the federal awarding agency or pass-through entity expressly authorizes noncompetitive proposals in response to a written request from the City of Bondurant.
4. **Inadequate Competition**: after the solicitation of a number of sources, competition is determined inadequate.

CONTRACTING WITH SMALL AND MINORITY BUSINESSES, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources:

1. Placing qualified small and minority businesses and women's business enterprises on solicitation lists.
2. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises.
3. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises.
4. Using the services and assistance, as appropriate, of such organizations as the Small Business Administration and the Minority Business Development Agency of the Department of Commerce.

DOMESTIC PREFERENCES FOR PROCUREMENT

1. As appropriate provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products).
2. For purposes of this section:
 - a. *"Produced in the United States"* means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States.
 - b. *"Manufactured products"* means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

PROCUREMENT OF RECOVERED MATERIALS

Exhibit A

Comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

CONTRACT PRICING

1. The cost plus a percentage of cost and percentage of construction cost method of contracting shall not be used.
2. The City of Bondurant shall perform some form of cost/price analysis for every procurement action, including contract modifications, amendments, or change orders. The City of Bondurant shall make an independent estimate prior to receiving a bid or proposal.
3. The City of Bondurant shall negotiate profit as a separate element of the price for each contract in which there is no price competition and, in all cases, where cost analysis is performed. In determining a fair and reasonable profit, the City of Bondurant must consider the complexity of the work to be performed, the risk borne by the contractor, the contractor's investment, the amount of subcontracting, the quality of its record of past performance and the industry profit rates in the surrounding geographical area.

BONDING REQUIREMENTS

For construction or facility improvement contracts or subcontracts exceeding the Simplified Acquisition Threshold, the Federal awarding agency or pass-through entity may accept the bonding policy and requirements of the non-Federal entity provided that the Federal awarding agency or pass-through entity has made a determination that the Federal interest is adequately protected. If such a determination has not been made, the minimum requirements must be as follows:

1. A bid guarantee from each bidder equivalent to five percent of the bid price. The "bid guarantee" must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.
2. A performance bond on the part of the contractor for 100 percent of the contract price. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the contractor's requirements under such contract.
3. A payment bond on the part of the contractor for 100 percent of the contract price. A "payment bond" is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

PROCUREMENT RECORDS

1. The City of Bondurant shall maintain records sufficient to detail the significant history of a procurement, including the rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price.
2. The City of Bondurant must make available, upon request of a federal awarding agency or pass-through entity, technical specifications on proposed procurements where the

Exhibit A

federal awarding agency or pass-through entity believes such review is needed to ensure that the item or service specified is the one being proposed for acquisition.

3. The City of Bondurant must make available upon request, for a federal awarding agency or pass-through entity pre-procurement review, procurement documents, such as requests for proposals or invitations for bids, or independent cost estimates, when:
 - a. The City of Bondurant's procurement procedures or operation fails to comply with the procurement standards in this part.
 - b. The procurement is expected to exceed the Simplified Acquisition Threshold and is to be awarded without competition or only one bid or offer is received in response to a solicitation.
 - c. The procurement, which is expected to exceed the Simplified Acquisition Threshold, specifies a "brand name" product.
 - d. The proposed contract is more than the Simplified Acquisition Threshold and is to be awarded to other than the apparent low bidder under a sealed bid procurement, or
 - e. A proposed contract modification changes the scope of a contract or increases the contract amount by more than the Simplified Acquisition Threshold, OR
 - f. The City of Bondurant is exempt from the pre-procurement review in paragraph (b) of this section if the Federal awarding agency or pass-through entity determines that its procurement systems comply with the standards of this Part.
4. The City of Bondurant may request that its procurement system be reviewed by a federal awarding agency or pass-through entity to determine whether its system meets these standards in order for its system to be certified. Generally, these reviews must occur where there is continuous high-dollar funding, and third party contracts are awarded on a regular basis;
5. The City of Bondurant may self-certify its procurement system. Such self-certification must not limit a federal awarding agency's right to survey the system. Under a self-certification procedure, a federal awarding agency may rely on written assurances from City of Bondurant that it is complying with these standards. The City of Bondurant must cite specific policies, procedures, regulations, or standards as being in compliance with these requirements and have its system available for review.

AWARDED CONTRACTS

When the contract is funded by a federal awarding agency or pass-through entity

1. The City of Bondurant will not award a contract to a party listed as debarred, suspended, or otherwise excluded in the System for Award Management (SAM). www.sam.gov .
2. Contracts awarded shall contain the applicable contract provisions described in 2 CFR 200.326 and Appendix II to Part 200.
3. The City of Bondurant will maintain written standards of conduct covering conflicts of interest and must provide for disciplinary action to be applied for violations of such standards defined in 2 CFR 200.318 (c) (1).

MICROPURCHASING POLICY IN DETAIL

General Practices

1. Whenever possible, purchases shall be requested to allow for ample time for processing and delivering the order.
2. Supplies shall be of a quality to suit the intended purpose at the least expense.
3. Every purchase must have a source document such as a receipt, invoice, or order confirmation.

Exhibit A

4. All purchases will be initialed and coded to an expense line by the appropriate Department Head or authorized individual on the source document.
3. Every effort shall be made to purchase supplies and services from vendors who have businesses within the City of Bondurant/metro area. Exceptions to this policy may include:
 - a. When supplies or services are not available from local vendors or the prices of local vendors exceed the prices of vendors located outside the corporate limits.
 - b. When supplies or services are available locally but have to be ordered or scheduled, requiring inordinate delay in the department's work, project or activity.
 - c. In emergency situations when local businesses are closed or personnel are outside the City.

Department Heads and Authorized Individuals

The department head of the requesting department must first approve any request for purchase with source documents. The department head may appoint an individual in writing within the department to maintain inventories and prepare requests for the department. Notification of such an appointment shall be made to the Finance Director and/or the City Administrator. With respect to this policy, the Finance Director may act on behalf of the City Administrator in his/her absence.

City Administrator

Any order over the amount of \$5,000 once approved by the department head or authorized individual and reviewed by the Finance Director, shall be forwarded to the City Administrator for approval. The City Administrator may approve up to \$5,000 for unbudgeted items, and up to \$15,000 for budgeted items. Any item over these amounts will go before the City Council.

Finance Director

The Finance Director will ensure that, for accounting purposes, necessary records are kept and made available for reference.

City Council

City Council approval will be necessary for applicable purchases over \$15,000.

Petty Cash

Petty cash may be used to make purchases of under 50.00. Approval is required by the department head and must be signed out from the petty cash custodian. A receipt is required for all petty cash purchases. The City Finance Director's Office must authorize any increases or decreases to a department's petty cash. The petty cash drawer, under no circumstances, is to be used for one's own personal use. Starting cash drawer money is not considered petty cash and should not be used to make any purchases.

City employees may be allowed, with approval from the City Administrator or Finance Director, to use an amount of Petty Cash for a City event. Any employee that is given this authorization will adhere to the procedures set in place for cash handling, record retention, and regulations.

1. Cash must be counted in front of another employee to the amount of use and their signature must be logged on a voucher that will be placed in the cash drawer until the cash is replenished.
2. Cash will remain in a secure locked box, under the supervision of the authorized employee.

Exhibit A

3. Receipts must be issued at the time of a cash transaction for both the customer and the City.
4. Upon completion of the event, the authorized employee shall return cash to the drawer in front of another employee who must sign the voucher.
5. All sales that occur during the event must be entered into the accounting software by the authorized employee.
6. Any payouts for contests or donations may be approved by council and a check will be cut by the Finance Department upon receipt of the warrant request.
7. All paper records utilized during and for the event regarding handling of cash and this policy must be scanned into the appropriate electronic file.

On-Going Purchases

Any item or service which is used by the City on an on-going basis and which, by the nature of the item or service, is not subject to comparative buying, is available only through one vendor, accordingly billed at regular, consistent, and predictable intervals, or is an on-going purchase. Under any of those circumstances, payment will be made with an interim warrant.

List of On-Going Purchases

Only those items, services, and/or vendors listed in this section are on-going purchases. Any changes or additions to the following list must be made with the approval of the City Council.

1. Publication of city proceedings, as required by law.
2. Postal services, including routine postage fees including: utility bills, postage meter, newsletter and postage stamps.
3. Printing of monthly city newsletter.
4. Contractual purchases and maintenance agreements. Those items or services which are provided as a result of the City entering into a binding and legal agreement with the vendor are contractual purchases. Maintenance agreements for equipment initially purchased according to the purchasing policy. Such expenditures shall be processed in accordance with the established financial policy and, as determined by the Finance Director and City Administrator.
5. Payroll and payroll related expenses to include: federal/state, FICA, IPERS, health and dental premiums, payroll deductions per pay period, and flexible spending.
6. Utility bills.
7. Education and training up to \$1,500 per person.
8. Bonds and lease payments including interest due.
9. Approved Library Board expenditures as set forth in the Bondurant Municipal Code.
10. Sales tax due from utility billing and applicable parks and recreation programs.
11. Routine replenishing of petty cash.
12. Refunds due to residents or program participants to include: utility deposits and park and recreation classes, events or programs.
13. Fuel purchases.
14. Business credit card payments.
15. Immediate payment of amounts due, which if not paid promptly would result in loss of discount.



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

Item No. 7.a.
For Meeting of 2/6/2023
Public Hearing

TITLE: Public hearing to review an application for a State Revolving Fund Loan for the Water Tower Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As Bondurant has grown, the need for water storage has become more pressing.

The City's water distribution system was originally constructed in the older portion of the City of Bondurant near the existing downtown area. The original water supply, water treatment, and storage facilities were all located in this area. Since 2001, the City has purchased all water for its system from the Des Moines Water Works (DMWW). The City of Bondurant no longer owns and operates its own water supply system or water treatment facility. The City purchases water through two connections.

The City's water distribution system does not currently have water storage. The City's water system is limited to the capacity that can be supplied by the connections to the DMWW. The maximum capacity that can be achieved from the connections is in the range of 900 to 1000 gpm when the non-City demands on their mains are considered. However, that capacity will vary from time to time depending on the water level in the DMWW's tower located northwest of the City. The Bondurant water distribution system operates on the system pressure of the DWMM system. This pressure is established by a booster station on one of the connections between the Bondurant and DMWW systems. When the City first connected to DMWW system in 2001, the peak demand in the City was significantly less than the maximum capacity available from the two connections. The City's average daily demand has since quadrupled. While this can still be met by the DMWW system, the peak day demand is now reaching the maximum capacity that can be supplied from the two connections. Peak hour demands are at or slightly above the capacity of the connections and are met by backfill from the DMWW water tower located northwest of the City.

The City must manage any planned peak usages as those could easily exceed the available capacity of the DWMM system and result in widespread reductions in

pressure in the Bondurant water distribution system. While those pressure decreases to date have always been minor and adequate pressure has been maintained, the impact of the increasing growth and demand has become more apparent.

The purpose of this project is to make improvements to the drinking water infrastructure to enhance its reliability and increase capacity to safely and reliably operate the City of Bondurant's water system for the next 20 years. The proposed project includes the construction of a 1,000,000-gallon elevated storage tank. The foundation of the storage tank will be approximately 50 ft in diameter. The site will require minor grading and construction of an access road. The project will also include construction of approximately 26,500 LF of water main to connect to the City's existing water infrastructure at two points. The construction of the water main will require a trench approximately 5ft wide by 6 ft deep located between the existing roadways and edge of right-of-way.

The storage component is one piece of the municipal water system conversation. As discussions proceed related to a regional water utility or regional water governance, the City of Bondurant is also simultaneously exploring the possibility of producing and treating water independently again. The City has conducted wellfield exploration and created financial models. Currently, it is critical to have final information on the rate impact and a regional entity's production and distribution capability before making a final determination as to whether or not to join the regional effort or reestablish Bondurant Municipal Water. Regardless of where the regional versus municipal water operations decision lands, the City will need to build a water tower to create storage.

FUNDING SOURCE: Water Tower Capital Fund/Water Rates

STAFF RECOMMENDATION: Hold public hearing, sharing the attached information with the public and documenting any testimony.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. FS-77-23-DWSRF-011_EID for mayor signature

Why You Should Read This: The document below reviews the environmental impact likely from a project. This project is planned to be federally funded through your tax dollars; therefore, you are entitled to take part in its review. If you have concerns about the environmental impact of this project, raise them now. We encourage public input in this decision making process.



IOWA STATE REVOLVING FUND
ENVIRONMENTAL INFORMATION DOCUMENT

PROJECT IDENTIFICATION

Applicant: City of Bondurant
County: Polk

SRF Number: FS-77-23-DWSRF-011
Iowa DNR Project Number: W2022-0488

State: Iowa

COMMUNITY DESCRIPTION

Location: The City of Bondurant is located in Polk County, Iowa approximately 11 miles northeast of Des Moines, Iowa and 36 miles southwest of Marshalltown, Iowa.

Population: The population of Bondurant according to the 2020 US Census was 7,365. The design population equivalent for the year 2025 is 19,500.

Current Distribution System: The City's water distribution system was originally constructed in the older portion of the City of Bondurant near the existing downtown area. The original water supply, water treatment, and storage facilities were all located in this area.

Since 2001, the City has purchased all water for its system from the Des Moines Water Works (DMWW). The City of Bondurant no longer owns and operates its own water supply system or water treatment facility. The City purchases water through two connections.

The City's water distribution system does not currently have water storage. The City's water system is limited to the capacity that can be supplied by the connections to the DMWW. The maximum capacity that can be achieved from the connections is in the range of 900 to 1000 gpm when the non-City demands on their mains are considered. However, that capacity will vary from time to time depending on the water level in the DMWW's tower located northwest of the City. The Bondurant water distribution system operates on the system pressure of the DWMM system. This pressure is established by a booster station on one of the connections between the Bondurant and DMWW systems.

When the City first connected to DMWW system in 2001, the peak demand in the City was significantly less than the maximum capacity available from the two connections. The City's

average daily demand has since quadrupled. While this can still be met by the DMWW system, the peak day demand is now reaching the maximum capacity that can be supplied from the two connections. Peak hour demands are at or slightly above the capacity of the connections and are met by backfill from the DMWW water tower located northwest of the City.

The City must manage any planned peak usages as those could easily exceed the available capacity of the DWMM system and result in widespread reductions in pressure in the Bondurant water distribution system. While those pressure decreases to date have always been minor and adequate pressure has been maintained, the impact of the increasing growth and demand has become more apparent.

PROJECT DESCRIPTION

Purpose: The purpose of this project is to make improvements to the drinking water infrastructure to enhance its reliability and increase capacity to safely and reliably operate the City of Bondurant's water system for the next 20 years.

Proposed Improvements: The proposed project includes the construction of a 1,000,000-gallon elevated storage tank. The foundation of the storage tank will be approximately 50 ft in diameter. The site will require minor grading and construction of an access road. The project will also include construction of approximately 26,500 LF of water main to connect to the City's existing water infrastructure at two points. The construction of the water main will require a trench approximately 5ft wide by 6 ft deep located between the existing roadways and edge of right-of-way.

ALTERNATIVES CONSIDERED

Alternatives Considered: Alternatives considered to address the community's need for maintaining adequate pressure during all flow conditions include: Constructing a composite 1,000,000-gallon elevated storage tank, construction a steel 1,000,000-gallon elevated storage tank, or no action.

Reasons for Selection of Proposed Alternative: The No-Action alternative is not viable due to the increasing demand on the City of Bondurant's water distribution system and the need to maintain safe, effective pressure within the system.

A composite tower is proposed due to the recent increase in steel prices. Historically, composite elevated storage tanks were costlier to construct than a steel tower, but composite towers were considered cost effective due to the lower long-term maintenance costs. Recently, the cost relationship of steel and composite towers has shifted. Composite towers are currently less costly to construct than steel towers. The recent towers constructed in the Des Moines area such as the City of Grimes, the West Des Moines Water Works, and the City of Altoona have been composite style due to its lower construction cost and lower long-term maintenance cost.

If the cost of the two styles is closer to equivalent at the time the City bids the project, the City may consider the steel fluted tower to minimize project costs. This is not likely given the recent trend.

The City evaluated several sites for the proposed tower. The City's preference from an operational perspective is to locate the tower on the opposite end of the distribution system from the water supply. The project site was selected for the availability of land, as well as minimization of the impacts to the environment.

MEASURES TAKEN TO ASSESS IMPACT

Coordination and Documentation with Other Agencies and Special Interest Groups:

The following Federal, state and local agencies were asked to comment on the proposed project to better assess the potential impact to the environment:

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- Natural Resources Conservation Service
- State Historical Society of Iowa (State Historical Preservation Office)
- Iowa DNR Conservation and Recreation Division
- Iowa DNR Flood Plain Management Section
- Citizen Band Potawatomi Indian Tribe
- Flandreau Santee Sioux
- Ho-Chunk Nation
- Iowa Tribe of Kansas and Nebraska
- Iowa Tribe of Oklahoma
- Kickapoo Tribe in Kansas
- Kickapoo Tribe of Oklahoma
- Lower Sioux Indian Community Council
- Miami Tribe of Oklahoma
- Omaha Tribal Council
- Osage Tribal Council
- Otoe-Missouria Tribe
- Pawnee Nation of Oklahoma
- Peoria Tribe of Indians of Oklahoma
- Ponca Tribe of Indians of Oklahoma
- Ponca Tribe of Nebraska
- Prairie Band Potawatomi Nation
- Prairie Island Indian Community
- Sac & Fox Nation of Mississippi in Iowa
- Sac & Fox Nation of Missouri
- Sac & Fox Nation of Oklahoma
- Santee Sioux Nation
- Shakopee Mdewakanton Sioux Community
- Sisseton-Wahpeton Oyate
- Spirit Lake Tribal Council
- Three Affiliated Tribes Mandan, Hidatsa & Arikara Nations
- Upper Sioux Tribe

Winnebago Tribal Council
Yankton Sioux Tribal Business and Claims Committee

No adverse comments were received from any agencies or general public. Conditions placed on the applicant by the above agencies in order to assure no significant impact are included in the Summary of Reasons for Concluding No Significant Impact section.

ENVIRONMENTAL IMPACT SUMMARY

Construction: Traffic patterns within the community may be disrupted and above normal noise levels in the vicinity of the construction equipment can be anticipated during construction and should be a temporary problem. Adverse environmental impacts on noise quality will be handled by limited hours of contractor work time during the day. Other adverse environmental effects from construction activities will be minimized by proper construction practices, inspection, prompt cleanup, and other appropriate measures. Areas temporarily disturbed by the construction will be restored. Solid wastes resulting from the construction project will be regularly cleared away with substantial efforts made to minimize inconvenience to area residents.

Care will be taken to maintain dirt to avoid erosion and runoff. The proposed project will disturb soils over an area greater than one acre; therefore, the applicant is required to obtain an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) and abide by its terms. Provided that this permit is obtained and the terms of which are abided by, no significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected.

Temporary air quality degradation may occur due to dust and fumes from construction equipment. The applicant shall take reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 Iowa Administrative Code IAC 23.3(2)“c”).

Historical/Archaeological: Various Native American tribes with an interest in the area and the Certified Local Government were provided information regarding the project. A Phase I Archeological investigation of the proposed project area has been conducted. Results from this investigation have been submitted to the State Historical Preservation Office (SHPO) for review. The project will only proceed as planned if a determination of either “no historic properties affected” or “no adverse affect on historic properties” can be appropriately reached with or without mitigation. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior’s professional qualifications standards (36 CFR Part 61).

Environmental: According to the Iowa DNR Conservation and Recreation Division, the proposed project will not interfere with any State-owned parks, recreational areas or open spaces. The U.S. Army Corps of Engineers concurs that the project will not impact

wetlands. The project will not impact any wild and scenic rivers as none exist within the State of Iowa. The U.S. Fish & Wildlife Service Section 7 Technical Assistance website consultation determined, and Iowa DNR Conservation and Recreation Division agree, that the project will not impact protected species or their habitats. However, if any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required. According to the Iowa DNR Flood Plain Management Section, this project will not impact the 100-year floodplain. No adverse impacts are expected to result from this project, such as those to surface water quantity, or groundwater quality or quantity. No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected.

Land Use and Trends: The project will not displace population nor will it alter the character of existing residential areas. The proposed project is within the present corporate limits of Bondurant in areas zoned residential, commercial, or industrial. No significant farmlands will be impacted. An analysis of the farmland conversion impact was completed. Removing this area from production should not have a significant impact on corn or soybean production in the area, nor should it have a significant impact on the agricultural industry in the area. This project should not impact population trends as the presence or absence of existing water/sewer infrastructure is unlikely to induce significant alterations in the population growth or distribution given the myriad of factors that influence development in this region. Similarly, this project is unlikely to induce significant alterations in the pattern and type of land use.

Irreversible and Irretrievable Commitment of Resources: Fuels, materials, and various forms of energy will be utilized during construction

Nondiscrimination: All programs, projects, and activities undertaken by DNR in the SRF programs are subject to federal anti-discrimination laws, including the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and section 13 of the Federal Water Pollution Control Amendments of 1972. These laws prohibit discrimination on the basis of race, color, national origin, sex, disability, or age.

POSITIVE ENVIRONMENTAL EFFECTS TO BE REALIZED FROM THE PROPOSED PROJECT

Positive environmental effects will be maintained water quality in Bondurant. The new elevated storage tank will allow the City of Bondurant to maintain compliance with department requirements and will better assist in the prevention of water supply contamination associated with inadequate pressures within the distribution system.

SUMMARY OF REASONS FOR CONCLUDING NO SIGNIFICANT IMPACT

- The project will not significantly affect the pattern and type of land use (industrial, commercial, agricultural, recreational, residential) or growth and distribution of population.
- The project will not conflict with local, regional or State land use plans or policies.
- The project will not impact wetlands.

- The project will not affect threatened and endangered species or their habitats. If any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required.
- The project will not displace population, alter the character of existing residential areas, or convert significant farmlands to non-agricultural purposes.
- The project will not affect the 100-year flood plain.
- The project will not have effect on parklands, preserves, other public lands, or areas of recognized scenic or recreational value.
- A Phase I Archeological investigation of the proposed project area was conducted. Results from this investigation have been submitted to the State Historical Preservation Office for review. The project will only proceed as planned if a determination of either “no historic properties affected” or “no adverse affect on historic properties” can be appropriately reached with or without mitigation.
- The project will not have a significant adverse effect upon local ambient air quality provided the applicant takes reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 IAC 23.3(2)“c”).
- The project will not have a significant adverse effect upon local ambient noise levels, surface water quantity, groundwater quality or quantity, or water supply.
- No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected provided that an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) is obtained and the terms of which are abided by.

The project description, scope, and anticipated environmental impacts detailed above are accurate and complete to the best to my knowledge.

Signature of the Mayor, City of Bondurant

Doug Elrod

Printed Name of the Mayor, City of Bondurant

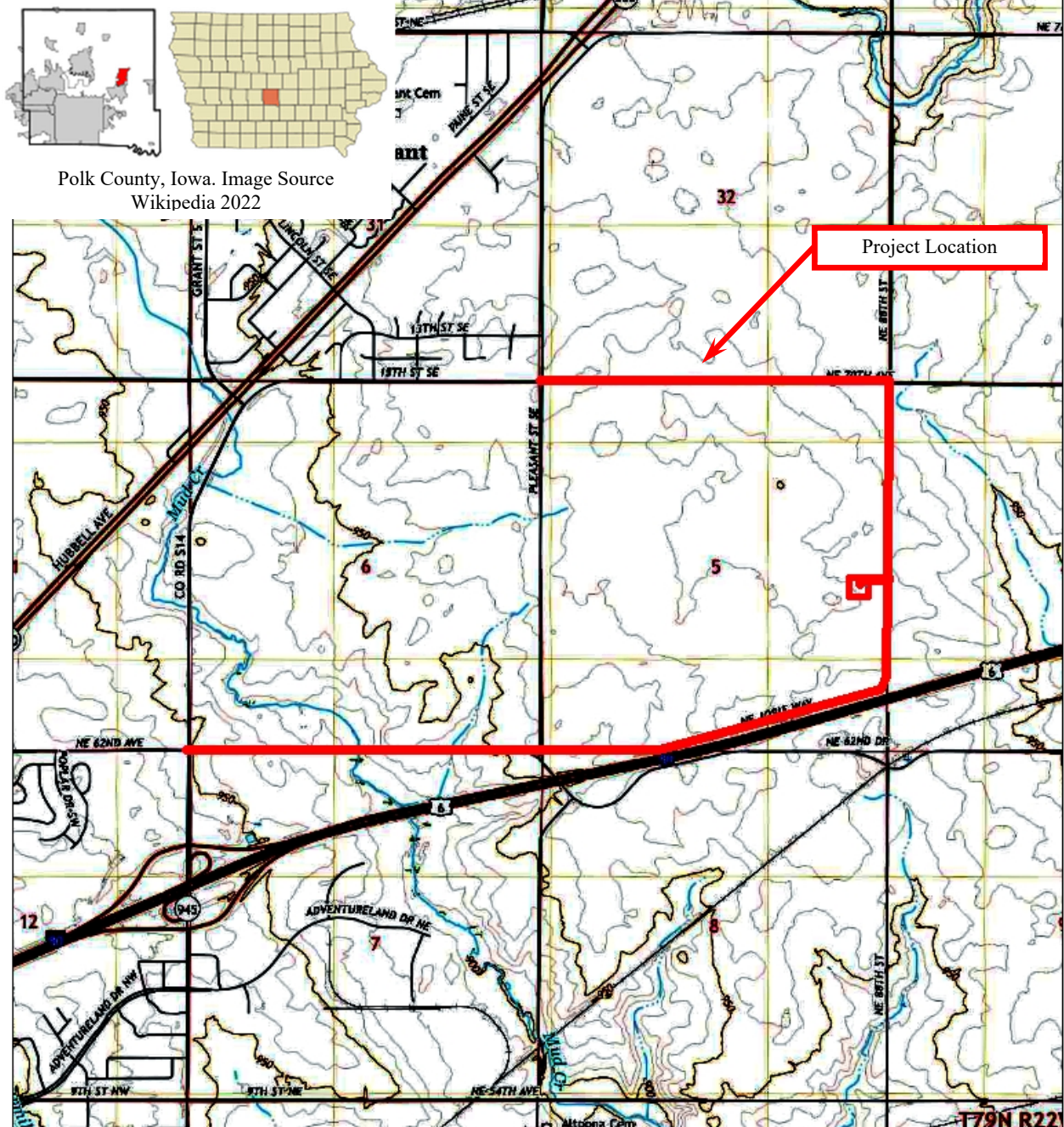
February 6, 2023

Date

USGS 7.5 Minute Quadrangle: Altoona
 Sections: SE ¼ of 01 Township: 79 N, Range: 23 W
 Sections: 04, 05, 06, Township: 79 N, Range: 22 W
 Sections: 32, Township: 80 N, Range: 22 W
 Date: 1972
 Scale: 1 Inch = 2,000 Feet



North



USGS Topographic Map

Elevated Storage Tank New Construction
 Bondurant, IA



State Revolving Fund
 502 East 9th Street
 Des Moines, IA 50319-0034

Location information provided by Veenstra & Kimm, Inc.



North



Aerial Photograph

Elevated Storage Tank New Construction
Bondurant, IA



State Revolving Fund
502 East 9th Street
Des Moines, IA 50319-0034



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

Item No. 7.b.
For Meeting of 2/6/2023
Public Hearing

TITLE: Public Hearing regarding 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

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 ordinance includes the above two uses within the M-1 (and M-2) Districts, which was the original intent of Ordinance #221107-23.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends waiver of the first two ordinance readings and approval of the third ordinance reading, as the only intent of this current ordinance being considered is to correct the information that was inadvertently excluded from Ordinance #221107-23.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Previous Ordinance - #221107-213

CITY OF BONDURANT
ORDINANCE NO. 221107-213

**AN ORDINANCE AMENDING THE CITY CODE OF BONDURANT, IOWA, BY
AMENDING THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE: 175.02 –
DEFINITIONS, 177.09 – OFF-STREET PARKING AREA REQUIREMENTS, AND 178.13
– LIMITED INDUSTRIAL (M-1) DISTRICT**

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

Section 1. **SECTIONS AMENDED.** Section 175.02 of the Code of Ordinances of the City of Bondurant, Iowa, 2002, is amended to include the following definition:

“Fitness Center” means an establishment providing physical fitness facilities and services to the public for a fee, including but not limited to: game courts, exercise equipment, exercise areas, running tracks, swimming pools, physical fitness maintenance and weight control services and instructors, locker rooms, saunas, and associated retail shop intended for members of club only.

Section 177.09 of the Code of Ordinances of the City of Bondurant, Iowa, 2002, is amended to read as follows:

6. Dance halls, assembly halls: one (1) space for each ~~100~~ 200 square feet of floor area used for dancing or assembly.

27. Fitness Center: one (1) space per 200 square feet of gross floor area.

28. If a building contains two or more differing uses, the parking requirement shall be determined by the addition of the parking requirements for each use.

Section 178.13 of the Code of Ordinances of the City of Bondurant, Iowa, 2002, is amended to read as follows:

1. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the “M-1” District, provided, however, that all manufacturing, assembling, compounding, processing, packaging or other comparable treatment, including storage of any and all materials and equipment shall take place within completely enclosed buildings, except those allowable outdoor use exclusions listed in the definition of Outdoor Storage ~~and except for Temporary Fireworks Sales Facilities~~. All open areas not used for off-street parking or loading shall be planted with grass, shrubs and trees, properly maintained, and kept free from refuse and debris

~~HH. — Fireworks sales facilities, providing that they are located more than 500 feet from any residential areas, school, child care facility or elderly residential~~

~~facility. If the facility is a Temporary Fireworks Sales Facility, only one per lot is permitted.~~

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

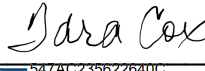
Section 3. SEVERABILITY. If any section, provisions, sentence, clause, phrase or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section, subsection, sentence clause, phrase or part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

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

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

CITY OF BONDURANT, POLK COUNTY, IOWA

DocuSigned by:

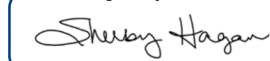


547AC235622640C...

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. 7.c.
For Meeting of 2/6/2023
Public Hearing

TITLE: Public Hearing regarding the Proposed Levy Rate (Max Levy)

CONTACT PERSON:

Marketa Oliver, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: 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.

1/5/23, 1:40 PM

Local Government Property Valuation System

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 a <https://us02web.zoom.us/j/8104545842?pwd=SnhxbEpwbFBCK3Jndmd0UjZlZNGlRZz09>. 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 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-XXXX

	Current Year Certified Property Tax 2022 - 2023	Budget Year Effective Property Tax 2023 - 2024	Budget Year Proposed Maximum Property Tax 2023 - 2024	Annual CH
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	
Tax Rate	9.26482	7.96719	12.01292	

Explanation of significant increases in the budget:

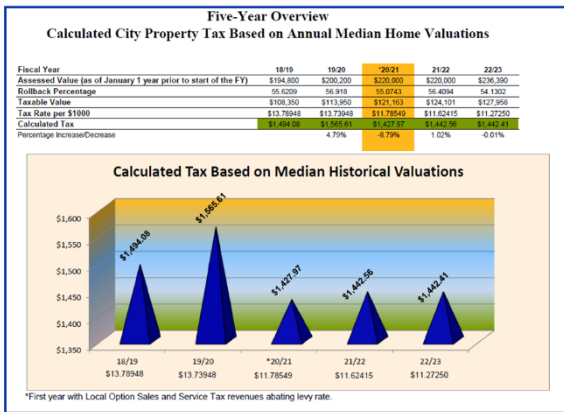
The Max Levy numbers DO NOT represent an actual tax increase projected in the upcoming fiscal year to individual property owners. These numbers simply show the amount of revenue the City could collect IF it utilized all of the levies at the maximum amounts available to the City. Actual increases in revenues 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 on 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

To better illustrate what an average homeowner has historically paid in City property taxes, attached is a five-year overview. The calculation is based on a home of median value.



FUNDING SOURCE: All

STAFF RECOMMENDATION: Hold Public Hearing as required by State Law.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

Item No. 8.a.
For Meeting of 2/6/2023
Ordinance

TITLE: - Discussion and possible Consideration of Ordinance Amending Chapter 92, Water Rates

CONTACT PERSON:

Marketa Oliver, City Administrator
Jene Jess, Finance Director

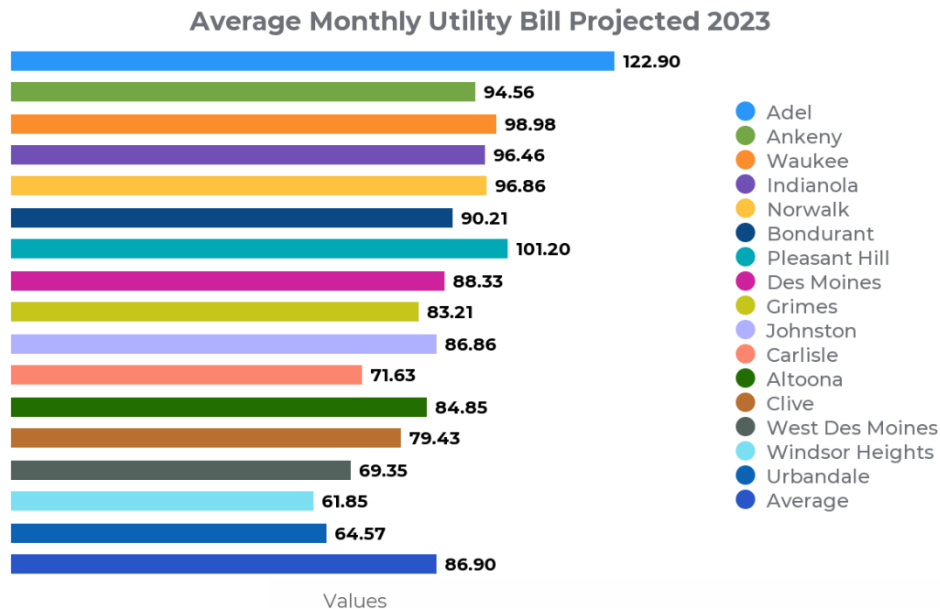
BRIEF HISTORY & ANALYSIS: The City of Bondurant has been in discussions related to a regional water utility or regional water governance. The City of Bondurant has also simultaneously been exploring the possibility of producing and treating water independently again. The City has conducted wellfield exploration and created financial models. Currently, it is critical to have final information on the rate impact and a regional entity's production and distribution capability before making a final determination as to whether or not to join the regional effort or reestablish Bondurant Municipal Water.

In the interim, the City has been notified that the wholesale water rate from Des Moines Water Works is increasing by \$0.31 per 1,000 gallons. Additionally, while conducting financial modeling and engaging in the regional discussion, it became clear that the City should create a four-year rate plan. The four-year rate plan creates stability of expectations. The attached ordinance adjusts water rates pursuant to financial model that has been created in collaboration with the City's financial advisor, incorporating the expected 10% annual increases from Des Moines Water Works. The attached ordinance adjusts water rates for both regular water and bulk water.

Below is a graph showing communities' projected utility rates in the metropolitan area and including the City's future, post-increase rate. Because various communities have a wide range of fees and charges that affect utilities, in addition to rates (such as base rates, availability charges, minimum charges, etc.), the best way to compare rates is to calculate what an average monthly bill would be. The below calculation was based on the average consumption of a residential class customer over the past year at 3216.6666667 gallons per month.

The utilities that were surveyed were water, sewer, stormwater, garbage, and recycling. (Please note that Ankeny and Indianola do not provide garbage. The residents are required to set up services with a provider of their choosing and an average of \$15 per month was used for the calculation.) Additionally, there are some

communities that do not fully administer sewer services. In these cases, the area has a sewer district that levies taxes to support the sewer services. As you can see, Bondurant is towards the middle of the group, with an average monthly bill of \$90.21. The average for the metropolitan area is \$86.90 per month and the median for the metropolitan area is \$87.56. While it is difficult to make a full apples-to-apples comparison given the use of taxing authority sewer districts, it is still a reasonably close comparison.



Please note that the reason the City is pursuing a water facilities study is to determine the feasibility of producing our own water, which could give the City as much direct control over costs as possible. Preliminary results are proving to be very encouraging. Staff also continually look for ways to maximize efficiency to keep rates as low as possible through automation and strategic operations management.

FUNDING SOURCE: Water Revenue

STAFF RECOMMENDATION: Approve one or more readings on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230117-207

CITY OF BONDURANT
ORDINANCE NO. 230206-207

ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
BONDURANT, IOWA, 2002, BY AMENDING CHAPTER 92, WATER RATES

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

Section 1. **SECTION AMENDED.** Applied to all bills issued on and after **4/1/2023**, Chapter 92.02 Rates for Service of the Code is amended as follows:

92.02 RATES FOR SERVICE. Water service shall be furnished at the following rates and charges_within the City: (Code of Iowa, Sec. 384.84)

1. A service availability charge of ~~\$7.20~~ \$8.17 per month.
2. In addition to the service availability charge, a usage charge of ~~\$7.20~~ \$8.17 for each 1,000 gallons of water used per month.
3. A usage charge of ~~\$10.25~~ \$11.63 for each 1,000 gallons of water withdrawn from a hydrant as an approved metered withdrawal. No service availability charge is required.
4. A usage charge of ~~\$11.33~~ \$12.75 for each 1,000 gallons of withdrawn water from a hydrant under an approved withdrawal not qualifying for the metered withdrawal. No service availability charge is required.
5. A usage surcharge of ~~\$15.89~~ \$18.03 per 1,000 gallons of water withdrawn from a hydrant for flushing will be added to the usage charge for any withdrawal not in conformance with the requirements of 92.13. The surcharge shall apply to all water volume used for flushing. The surcharge would not be applied to other usage if a portion of the withdrawal is for a purpose other than flushing.
6. A bulk usage charge for construction water of ~~\$562.00~~ \$637.71 will be added to applicable building permits for new construction as determined by the Building Inspector or Permit Clerk.

Section 2. **SECTION AMENDED.** Applied to all bills issued on and after **7/1/2024**, Chapter 92.02 Rates for Service of the Code is amended as follows:

92.03 RATES FOR SERVICE. Water service shall be furnished at the following rates and charges_within the City: (Code of Iowa, Sec. 384.84)

1. A service availability charge of ~~\$8.17~~ \$9.19 per month.
2. In addition to the service availability charge, a usage charge of ~~\$8.17~~ \$9.19 for each 1,000 gallons of water used per month.

3. A usage charge of ~~\$11.63~~ \$13.09 for each 1,000 gallons of water withdrawn from a hydrant as an approved metered withdrawal. No service availability charge is required.
4. A usage charge of ~~\$12.75~~ \$14.35 for each 1,000 gallons of withdrawn water from a hydrant under an approved withdrawal not qualifying for the metered withdrawal. No service availability charge is required.
5. A usage surcharge of ~~\$18.03~~ \$20.29 per 1,000 gallons of water withdrawn from a hydrant for flushing will be added to the usage charge for any withdrawal not in conformance with the requirements of 92.13. The surcharge shall apply to all water volume used for flushing. The surcharge would not be applied to other usage if a portion of the withdrawal is for a purpose other than flushing.
6. A bulk usage charge for construction water of ~~\$637.74~~ \$717.43 will be added to applicable building permits for new construction as determined by the Building Inspector or Permit Clerk.

Section 3. **SECTION AMENDED.** Applied to all bills issued on and after **7/1/2025**, Chapter 92.02 Rates for Service of the Code is amended as follows:

92.04 RATES FOR SERVICE. Water service shall be furnished at the following rates and charges within the City: (Code of Iowa, Sec. 384.84)

1. A service availability charge of ~~\$9.19~~ \$10.34 per month.
2. In addition to the service availability charge, a usage charge of ~~\$9.19~~ \$10.34 for each 1,000 gallons of water used per month.
3. A usage charge of ~~\$13.09~~ \$14.73 for each 1,000 gallons of water withdrawn from a hydrant as an approved metered withdrawal. No service availability charge is required.
4. A usage charge of ~~\$14.35~~ \$16.15 for each 1,000 gallons of withdrawn water from a hydrant under an approved withdrawal not qualifying for the metered withdrawal. No service availability charge is required.
5. A usage surcharge of ~~\$20.29~~ \$22.83 per 1,000 gallons of water withdrawn from a hydrant for flushing will be added to the usage charge for any withdrawal not in conformance with the requirements of 92.13. The surcharge shall apply to all water volume used for flushing. The surcharge would not be applied to other usage if a portion of the withdrawal is for a purpose other than flushing.
6. A bulk usage charge for construction water of ~~\$717.43~~ \$807.11 will be added to applicable building permits for new construction as determined by the Building Inspector or Permit Clerk.

Section 4. **SECTION AMENDED.** Applied to all bills issued on and after **7/1/2026**, Chapter 92.02 Rates for Service of the Code is amended as follows:

92.05 RATES FOR SERVICE. Water service shall be furnished at the following rates and charges within the City: (Code of Iowa, Sec. 384.84)

1. A service availability charge of ~~\$10.34~~ \$11.63 per month.
2. In addition to the service availability charge, a usage charge of ~~\$10.34~~ \$11.63 for each 1,000 gallons of water used per month.
3. A usage charge of ~~\$14.73~~ \$16.58 for each 1,000 gallons of water withdrawn from a hydrant as an approved metered withdrawal. No service availability charge is required.
4. A usage charge of ~~\$16.15~~ \$18.17 for each 1,000 gallons of withdrawn water from a hydrant under an approved withdrawal not qualifying for the metered withdrawal. No service availability charge is required.
5. A usage surcharge of ~~\$22.83~~ \$25.69 per 1,000 gallons of water withdrawn from a hydrant for flushing will be added to the usage charge for any withdrawal not in conformance with the requirements of 92.13. The surcharge shall apply to all water volume used for flushing. The surcharge would not be applied to other usage if a portion of the withdrawal is for a purpose other than flushing.
6. A bulk usage charge for construction water of ~~\$807.11~~ \$908.00 will be added to applicable building permits for new construction as determined by the Building Inspector or Permit Clerk.

Section 5. **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.

PASSED AND APPROVED by the City Council this XXX day of XXXX 2023.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

FIRST CONSIDERATION:

SECOND CONSIDERATION:

THIRD CONSIDERATION:



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

Item No. 8.b.
For Meeting of 2/6/2023
Ordinance

TITLE: - Discussion and possible Consideration of Ordinance regarding Garbage and Recycling Rates

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The City has been notified by Metro Waste Authority that the recycling fee of \$0.22 per resident per month will be adjusted. The rate is calculated based on nationally published CPI and the compressed natural gas index that are provisions of the MWA contract with Waste Management for collection services. This increase covers the cost of collection for recycled materials.

Additionally, MWA notified the City of an increase of \$0.40 in the cost of solid waste rates.

The attached ordinance makes the rate changes. Please note that the ordinance simply passes through the rate adjustment the City is receiving from the provider.

FUNDING SOURCE: Garbage and Recycling Revenue

STAFF RECOMMENDATION: Approve ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230206-208

CITY OF BONDURANT
ORDINANCE NO. 230206-208

ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
BONDURANT, IOWA, 2002, BY AMENDING CHAPTER 106, COLLECTION OF SOLID
WASTE

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

Section 1. **SECTION AMENDED.** Chapter 106.09 Rates for Service of the Code is amended as follows:

106.09 COLLECTION FEES. The collection and disposal of solid waste as provided by this chapter are declared to be beneficial to the property served or eligible to be served and there shall be levied and collected fees therefore in accordance with the following:

(Goreham vs. Des Moines, 1970, 179 NW 2nd, 449)

1. Schedule of Fees. The fees for solid waste collection and disposal service, used or available, are:

A. For each residential premises and for each dwelling unit of a multiple-family dwelling for either a 96-gallon toter - ~~\$11.32~~ \$11.72 per month, per toter

B. For each residential premises and for each dwelling of a multi-family dwelling for a 48 gallon toter - ~~\$11.32~~ \$11.72 per month, per toter

C. Recycling Fee - ~~\$4.91~~ \$5.13 per month

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 applied to all bills issued on and after 4/1/2023.

PASSED AND APPROVED by the City Council this XXX day of XXXX 2023.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

FIRST CONSIDERATION:

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CLERK'S CERTIFICATE

I, Shelby Hagan, hereby certify that the foregoing Ordinance No. XX was published as required by law on the XXth day of March 2022.

Shelby Hagan
City Clerk



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

Item No. 8.c.
For Meeting of 2/6/2023
Ordinance

TITLE: - (First Reading) - Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the following section: 178.13 - M-1 Limited Industrial

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: See corresponding public hearing agenda statement for Brief History & Analysis.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends waiver of the first two ordinance readings and approval of the third ordinance reading, as the only intent of this current ordinance being considered is to correct the information that was inadvertently excluded from Ordinance #221107-23.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230206-209

CITY OF BONDURANT
ORDINANCE NO. 230206-209

**AN ORDINANCE AMENDING THE CITY CODE OF BONDURANT, IOWA, BY
AMENDING SECTION 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 178.13.1 of the Code of Ordinances of the City of Bondurant, Iowa, 2002, is amended to include the following additional Principal Permitted Uses:

HH. Fitness center, or like business.

II. Dance studio, or like business.

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:
SECOND CONSIDERATION:
THIRD CONSIDERATION:



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

Item No. 8.d.
For Meeting of 2/6/2023
Resolution

TITLE: - Resolution approving the Maximum Property Tax Dollars for Affected Tax Levies for FY24

CONTACT PERSON:
Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Please see information under Public Hearing earlier on this agenda.

FUNDING SOURCE: The budget encompasses all funding sources.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 230206-27

CITY OF BONDURANT
RESOLUTION NO. 230206-27

RESOLUTION APPROVING THE MAXIMUM PROPERTY TAX DOLLARS FOR
AFFECTED TAX LEVIES FOR FY24

WHEREAS, the City Council of the City of Bondurant, Iowa, hereby proposes to collect 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 growing community; 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; and

WHEREAS, the City Council of the City of Bondurant, Iowa has considered the proposed FY2024 city maximum property tax dollars for the affected levy total; and

WHEREAS, a notice concerning the proposed city maximum property tax dollars was published as required and posted on city web site with a link to such posting made on social media accounts; and

WHEREAS, the public hearing notice indicated the maximum property tax dollars that could be collected under affected levies would be \$5,084,870; and

WHEREAS, the City Council encourages any resident or taxpayer to participate in the hearing and learn about the City's budget and budgeting process; and

WHEREAS, in FY 24 the City of Bondurant is anticipating collecting greater than 102% of the dollars collected under affected levies in FY23 due to the City's growth.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA that the maximum property tax dollars for the affected tax levies for FY24 shall not exceed \$5,084,870 with a total maximum levy for affected property tax levies of \$12.01292.

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

The Maximum Property Tax dollars requested in the total maximum levy for affected property tax levies for FY24 represents an increase of greater than 102% from the Maximum Property Tax dollars requested for FY23, due to growth; and

That the City Council of the City of Bondurant, Iowa, duly held a public hearing on the proposed Fiscal Year City Property Tax Levy on Monday, February 6, 2023 at 6:00 p.m. via Zoom and at the Bondurant City Center/City Hall, 200 2nd Street NE, Bondurant, Iowa 50035 and _____ persons spoke about the proposal.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 6th day of February 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, Interim City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

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=SnlxhEpwvFBk3Jmnd0UjZNGhZz09>. 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 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	
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	

The maximum 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.

www.cityofbondurant.com

*Total city tax rate will also include voted general fund levv, debt service levv, and capital improvement reserve levv.

****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. Total City tax rate will also include voice general fund levy, debt service levy, and capital improvement reserve levy.**



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

Item No. 8.e.
For Meeting of 2/6/2023
Resolution

TITLE: - Resolution selecting Jennifer Leatherby's design for the public art to be installed on the water tower

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: In December 2022 the Bondurant City Council hired Group Creative Services to solicit the design of three artists for a water tower public art project. The artist will only generate the design, as the water tower contractor will be painting the design from a large stencil that gets created. The design will incorporate the City's branding colors. The design may also incorporate black or white, but the focus should be on the three Bondurant-branded colors.

The water tower will be located along NE 88th Street. Construction of the water tower will begin in 2023.

The Parks & Recreation Board met on January 19, 2023 to review the three proposed artist designs. The Parks & Recreation Board voted on recommended City Council approval of the design submitted by Jennifer Leatherby. The Parks & Recreation Board requested that a few minor changes be made to Jennifer's original design relative to scale of some of the Bondurant branding.

The Bondurant City Council conducted a preliminary review of Jennifer's updated design during their public work session on January 30, 2023. The only minor change requested was that Jennifer update the design so that the B logo is in all blue. By making this update, this will help to make the B logo more easily viewable from the ground.

The attached resolution selects Jennifer Leatherby's design for incorporation as part of the water tower construction plan documents.

FUNDING SOURCE:

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230206-24
2. Water Tower Design

CITY OF BONDURANT
RESOLUTION NO. 230206-24

RESOLUTION SELECTING JENNIFER LEATHERBY'S DESIGN FOR THE PUBLIC
ART TO BE INSTALLED ON THE WATER TOWER

WHEREAS, Group Creative Services was hired by the City to create and oversee the Water Tower Public Art Request for Proposals process; AND

WHEREAS, in response to the Water Tower Public Art Request for Proposals, three artist designs were presented to the Parks & Recreation Board during their meeting on January 19, 2023;

WHEREAS, the Parks & Recreation Board voted on recommended approval of the design presented by Jennifer Leatherby; AND

WHEREAS, Jennifer's design will creatively communicate Bondurant's branding to the public, including vehicles looking at the tower from the Interstate 80 corridor; AND

WHEREAS, such water tower public art installation is consistent with Policy 13E of the Building Bondurant Comprehensive Plan, which reads: Celebrate Bondurant's history through events and creative placemaking efforts; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa that Jennifer Leatherby's design is selected for the public art to be installed on the water tower project.

Passed this 6th day of February 2023,

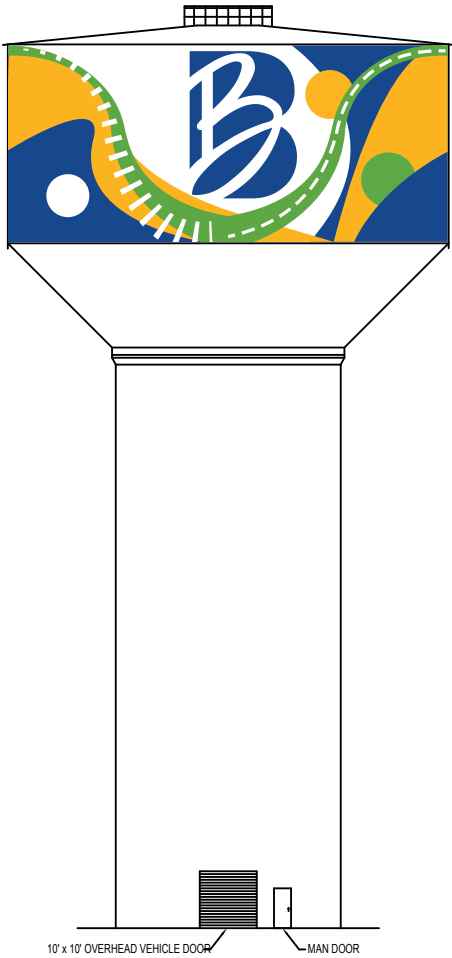
By: _____
Doug Elrod, Mayor

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.

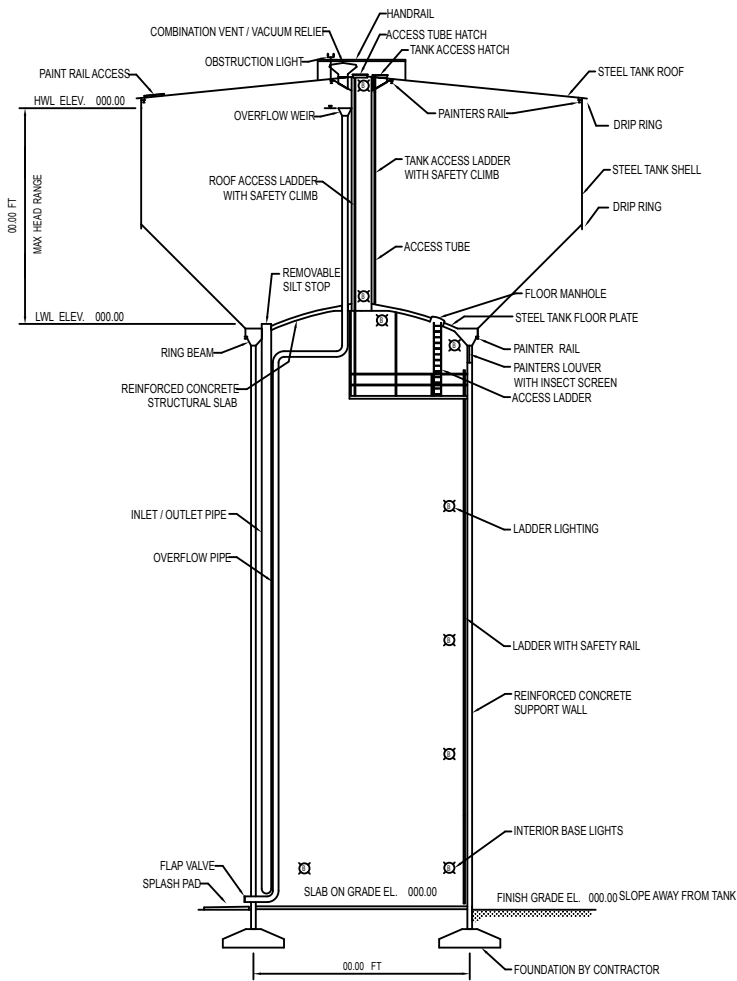
IN WITNESS WHEREOF, I have hereunto set my hand the day and year above written.

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



ELEVATION
N.T.S.



SECTION
N.T.S.

NOTES:

GENERAL:

1. SEE CONTRACT SPECIFICATIONS FOR DESIGN CRITERIA AND DETAILS. APPLICABLE ELEVATED TANK SPECIFICATIONS ARE AWWA D100-05 AND ACI 318, MOST RECENT VERSION.
2. STEEL TANK FLOOR WITHIN THE PERIMETER OF THE CONCRETE SUPPORT PEDESTAL SHALL BE SUPPORTED BY A STRUCTURAL CONCRETE SLAB.
3. PROVIDE ADEQUATE FREEBOARD TO ENSURE ROOF PROJECTIONS AND PAINTER RAIL REMAIN ABOVE THE HIGH WATER LEVEL.
4. CONCRETE PEDESTAL EXTERIOR SHALL INCORPORATE HORIZONTAL AND VERTICAL RUSTICATIONS TO CREATE A SYMMETRICAL ARCHITECTURAL PATTERN. SEE CONTRACT SPECIFICATIONS.
5. SEE CONTRACT SPECIFICATIONS FOR STEEL TANK COATING REQUIREMENTS.
6. TANK APPURTENANCES ARE ROTATED FOR CLARITY.

FOUNDATION:

1. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS REGARDING ALLOWABLE BEARING CAPACITY.
2. DESIGN LOADS IN ACCORDANCE WITH AWWA D100 (LATEST VERSION).
3. DESIGN CONCRETE FOUNDATION IN ACCORDANCE WITH ACI 318 (LATEST VERSION).

MECHANICAL:

1. INLET / OUTLET AND OVERFLOW PIPING WITHIN THE CONCRETE PEDESTAL SHALL BE TYPE 304L STAINLESS STEEL.
2. PROVIDE HANGERS, BRACKETS, AND THRUST RESTRAINT AS REQUIRED.
3. OVERFLOW SYSTEM SHALL BE DESIGNED TO ACCOMMODATE MAXIMUM FILL RATE. SEE CONTRACT SPECIFICATION.
4. REMOVABLE SILT STOP SHALL BE 6 INCHES ABOVE TANK FLOOR.

MISCELLANEOUS IRON:

1. ALL LADDERS AND LANDINGS SHALL BE GALVANIZED.
2. PROVIDE ALUMINUM SAFETY RAILS ON ALL LADDERS.
3. ROOF ACCESS TUBE AND TANK ACCESS HATCHES SHALL BE 30" SQUARE.
4. A REMOVABLE ALUMINUM LOUVER SHALL BE INSTALLED AT THE UPPER LANDING FOR ACCESS TO THE EXTERIOR PAINTER RAIL.

ELECTRICAL:

1. MOUNT BASE LIGHTS 10 FEET ABOVE SLAB ON GRADE.
2. LADDER LIGHTS SHALL BE AT 25 FEET MAXIMUM SPACING.
3. OBSTRUCTION LIGHT TO BE LOCATED 12 INCHES ABOVE HIGHEST POINT ON TANK.

