

**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/85088119691>*

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

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on March 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. 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 February 21, 2023 City Council Meeting Minutes
 - b. Claims List
 - c. - Resolution approving the amendment to the Professional Services Agreement with Veenstra & Kimm, Inc. for the design of the Water Tower Project
 - d. - Resolution releasing Request for Proposals for Landscaping Installation & Maintenance Services along Main Street in Downtown Bondurant
 - e. - Resolution of endorsement for the City of Bondurant's application to the Iowa Department of Transportation's Traffic Engineering & Assistance Program
 - f. - Resolution affixing a date for a public hearing to consider a rezoning from the Agricultural (A-1) District to the Low-Density Residential (R-1) District on Parcel 230/00469-002-000 and a rezoning from the Agricultural (A-1) District to the High-Density Residential (R-3) District on Parcel 230/00478-001-000, pending annexation finalization
 - g. - Resolution approving Pay Request No. 8 to Jenco Construction Inc. For the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$53,880.36
 - h. - Resolution directing the advertisement for Tufts Acres Plats 1 & 2 Sewer Lining Project

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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- i. O-230222-210 - (Second Reading) Ordinance approving a request for rezoning from the Agricultural (A-1) District to the Light Industrial (M-1) District on land at Parcels 231/00214-004-000 and 231/00214-002-000
 - j. - Resolution Approving New Purchase Price for Combination Sewer Jet-Vac Equipment in the total amount of \$492,573.08
 - k. - Resolution appointing Jeremy Sisk to the Tree Board
 - l. - Resolution releasing Request for Proposals for an Arts, Culture & Wayfinding Master Plan
 - m. O-230206-207 - Third (Final) Reading Ordinance Amending Chapter 92, Water Rates
 - n. O-230206-208 - (Third Reading) Ordinance regarding Chapters 105 & 106, Garbage and Recycling Rates
 - o. O-230222-211 - (Second Reading) Ordinance amending Chapter 115, Cemetery
 - p. - Resolution on Acquisition or Development for Outdoor Recreation (CVT Extension)
6. Guests requesting to address the City Council
7. **Public Hearing**
 - a. Public Hearing regarding rezoning property from the Medium Density Residential (R-2) District to the Transitional Commercial (C-1) District on 5.89 acres at 8383 NE 72nd Street.
8. Action Items
 - a. - (First Reading) Ordinance approving rezoning from the Medium Density Residential (R-2) District to the Transitional Commercial (C-1) District on 5.89 acres at 8383 NE 72nd Street
 - b. - Resolution affixing date of public hearing for FY23/24 City of Bondurant Budget
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

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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11. Adjournment

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

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BONDURANT CITY COUNCIL

Minutes

February 21, 2023

Bondurant City Council

1. Roll Call

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

Absent: Council Member Matt Sillanpaa

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

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Pepper, seconded by Cox, to amend the agenda by striking
items #6p and #6q. Vote on Motion 4-0. Motion carried. Motion by
Pepper, seconded by Cox, to approve the agenda as amended. Vote
on Motion 4-0. Motion carried.

5. Guests requesting to address the City Council

a. Greg Edwards, Convention & Visitors Bureau (Catch Des
Moines) Greg Edwards and Brock Konrad, Convention &
Visitors Bureau, presented an update to the Council and public.

b. Presentation of FY22 Audit

Ryan Roof, Faller, Kinchloe & Co, PLC, presented the FY22 Audit to
the Council and public. He mentioned the City received the highest
modified opinion, which is the highest you can receive.

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 February 6, 2022, City Council Meeting Minutes

b. Claims List and Treasurer's Report

- c. Applications for Council Approval
- d. Receive & File - FY22 Audit
- e. Receive & File - January 4, 2023, Library Board Meeting Minutes & Director's Report
- f. O-230206-207 - (Second Reading) Ordinance Amending Chapter 92, Water Rates
- g. O-230206-208 - (Second Reading) Ordinance regarding Chapters 105 & 106, Garbage and Recycling Rates
- h. O-230117-205 - (Third - and Final - 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))
- i. R-230221-29- Resolution affixing a date for a public hearing for March 20, 2023, to consider a 100% voluntary annexation within two miles of the City of Mitchellville's city limits
- j. R-230221-30- Resolution affixing a date for a public hearing to consider a request for rezoning from the Medium Density Residential (R-2) District to the Transitional Commercial (C-1) District on 5.89 acres at 8383 NE 72nd Street
- k. R-230221-31- Resolution reappointing Cody Case and Kristi Walmsley to the Tree Board
- l. O-230117-206 - (Third Reading) Ordinance amending the Code of Ordinance of Bondurant, Iowa by amending Chapter 23, Planning and Zoning Commission
- m. R-230221-32- Resolution approving a contract to provide GIS Mapping Services to the City of Bondurant from SAM Surveying and Mapping, LLC in an amount not to exceed \$40,000
- n. R-230221-33- Resolution approving a certificate of substantial completion to Synergy Contracting for the Eagle Park Restoration and Ditch #2 Bid Pack #2
- o. R-230221-34- Resolution endorsing the City of Bondurant's grant application request to the Iowa DNR's Community

Forestry Grant Program

- p. R-230221-35- Resolution affixing date of public hearing for FY23/24 City of Bondurant Budget
- q. R-230221-36- Resolution levying assessment for costs of delinquent water for 305 Main Street, Bondurant
- r. R-230221-37- Resolution levying assessment for costs of delinquent water for 103 3rd St SE, Bondurant
- s. R-230221-39- Consideration of Resolution adopting 2023-2024 Strategic Priorities
Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

7. **Public Hearing**

- a. Public Hearing regarding Rezoning of Parcels 231/00214-004-000 and 231/00214-002-000 from the Agricultural (A-1) District to the Limited Industrial (M-District (GHolds and Bondurant Land Parcels)

Mayor Elrod opened the public hearing at 06:30 PM.

Planning & Community Development Director Murray explained the rezoning and the comments received. Council Member Driscoll questioned the 10th Street, SE extension.

Mayor Elrod closed the public hearing at 06:32 PM.

8. Action Items

- a. R-230221-38- Resolution repealing the July 1, 2023, expiration date language included as part of Section 4 of Ordinance No. 220418-203
Motion by Cox, seconded by Driscoll, to Approve R-230221-38. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.
- b. O-230221-210 - (First Reading) Ordinance approving a request for rezoning from the Agricultural (A-1) District to the Light Industrial (M-1) District on land at Parcels 231/00214-004-000 and 231/00214-002-000 Motion by Pepper, seconded by Cox, to Approve the first reading of O- 230221-210. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.
- c. O-230221-211 - (First Reading) Ordinance amending Chapter

115, Cemetery

City Administrator Oliver explained the amendment to the Council and the public regarding some language referring to the opening and closing of the interment space.

Motion by Pfeffer, seconded by Driscoll, to Approve the first reading of O- 230221-211. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

9. Discussion Items -

a. -Budget and Legislative Issue Discussion

City Administrator Oliver presented the budget to the Council, and the latest legislative issue was discussed.

10. Reports / Comments and appropriate action thereon:

a. Mayor

Meta representative update, MPO update.

b. Council Members

Cox - DART update, EPIC update. Pfeffer - None.

McKenzie - ICON update. Driscoll - WRA update.

c. Administrator

Upcoming Chamber Dinner, Chamber update, BDI update, Tree Board Member update.

d. Directors

Jess -

None.

Murray - None.

Horton - RFQ update, staff update.

Sanders - Upcoming Library Board meeting.

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

Motion by Driscoll, seconded by Pfeffer, to Move into Closed Session at 08:35 PM. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

Mayor Elrod closed the Closed Session at 08:47 PM.

12. Adjournment

Motion by Pfeffer, seconded by Cox, to adjourn the meeting at 08:47 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 February 21, 2023, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor



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

Item No. 5.b.
For Meeting of 3/6/2023
Motion

TITLE: Claims List

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Claims List



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00729 - PYPKT00392 - 02/13-02/26/2023 PAID
03/03/2023

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total		
Payable Description	Bank Code				On Hold							
Vendor: 0106 - COLLECTION SERVICES CENTER									Vendor Total:	91.38		
INV0002780	Invoice	3/3/2023	3/3/2023	3/3/2023	3/3/2023	91.38	0.00	0.00	0.00	91.38		
CASE # 652464	AP Bank Code - AP Bank				No	Payment Date: 3/3/2023		Bank Draft:	DFT0002150			
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
CASE # 652464	NA	0.00	0.00	91.38	0.00	0.00	0.00	91.38				
Distributions												
Account Number	Account Name	Project Account Key			Amount	Percent						
600-050-2127	CHILD SUPPORT WITHHOLDING				18.27	0%						
741-050-2127	CHILD SUPPORT WITHHOLDING				9.16	0%						
610-050-2127	CHILD SUPPORT WITHHOLDING				18.27	0%						
110-050-2127	CHILD SUPPORT WITHHOLDING				41.11	0%						
001-050-2127	CHILD SUPPORT WITHHOLDING				4.57	0%						
Vendor: 2304 - EBS											Vendor Total:	23,153.82
INV0002768	Invoice	3/3/2023	3/3/2023	4/1/2023	3/3/2023	1,554.02	0.00	0.00	0.00	1,554.02		
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 4/1/2023		Bank Draft:	DFT0002138			
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%						
INV0002773											Vendor Total:	16,800.78
HEALTH INSURANCE WELLMARK	Invoice	3/3/2023	3/3/2023	4/1/2023	3/3/2023	16,800.78	0.00	0.00	0.00	16,800.78		
	AP Bank Code - AP Bank				No	Payment Date: 4/1/2023		Bank Draft:	DFT0002143			
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%						
INV0002774											Vendor Total:	960.88
EBS ADMIN COST	Invoice	3/3/2023	3/3/2023	4/1/2023	3/3/2023	960.88	0.00	0.00	0.00	960.88		
	AP Bank Code - AP Bank				No	Payment Date: 4/1/2023		Bank Draft:	DFT0002144			
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
EBS ADMIN COST	Service	0.00	0.00	960.88	0.00	0.00	0.00	960.88				
Distributions												
Account Number	Account Name	Project Account Key			Amount	Percent						
112-050-2124	HEALTH INSURANCE WITHHOLDIN				960.88	0%						
INV0002776											Vendor Total:	1,048.49
LIFE & DIS PRINCIPAL	Invoice	3/3/2023	3/3/2023	4/1/2023	3/3/2023	1,048.49	0.00	0.00	0.00	1,048.49		
	AP Bank Code - AP Bank				No	Payment Date: 4/1/2023		Bank Draft:	DFT0002146			
Items												
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total				
LIFE & DIS PRINCIPAL	Service	0.00	0.00	1,048.49	0.00	0.00	0.00	1,048.49				
Distributions												
Account Number	Account Name	Project Account Key			Amount	Percent						
112-050-2124	HEALTH INSURANCE WITHHOLDIN				1,048.49	0%						
INV0002777											Vendor Total:	2,530.00
SELF FUNDED DEDUCTABLE INSURANCE	Invoice	3/3/2023	3/3/2023	4/1/2023	3/3/2023	2,530.00	0.00	0.00	0.00	2,530.00		
	AP Bank Code - AP Bank				No	Payment Date: 4/1/2023		Bank Draft:	DFT0002147			

Payable Register

Packet: APPKT00729 - PYPKT00392 - 02/13-02/26/2023 PAID 03/03/2023

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	2,530.00	0.00	0.00	0.00	2,530.00	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2124	HEALTH INSURANCE WITHHOLDIN		2,530.00	0%						
INV0002778	Invoice	3/3/2023	3/3/2023	4/1/2023	3/3/2023	259.65	0.00	0.00	0.00	259.65
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 4/1/2023		Bank Draft:		DFT0002148
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: 1,381.98

INV0002771	Invoice	3/3/2023	3/3/2023	3/31/2023	3/3/2023	1,015.00	0.00	0.00	0.00	1,015.00
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 3/31/2023		Bank Draft:		DFT0002141
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Deduction	NA		0.00	0.00	1,015.00	0.00	0.00	0.00	1,015.00	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-050-2130	ICMA-RC		1,015.00	0%						
INV0002772	Invoice	3/3/2023	3/3/2023	3/31/2023	3/3/2023	366.98	0.00	0.00	0.00	366.98
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 3/31/2023		Bank Draft:		DFT0002142
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: 696.59

INV0002783	Invoice	3/3/2023	3/3/2023	3/31/2023	3/3/2023	696.59	0.00	0.00	0.00	696.59
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 3/31/2023		Bank Draft:		DFT0002153
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Unemployment Insurance	NA		0.00	0.00	696.59	0.00	0.00	0.00	696.59	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2122	STATE WITHHOLDING		696.59	100.00%						

Vendor: [0239 - IPERS](#)

Vendor Total: 15,944.92

INV0002775	Invoice	3/3/2023	3/3/2023	3/31/2023	3/3/2023	580.01	0.00	0.00	0.00	580.01
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 3/31/2023		Bank Draft:		DFT0002145
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	580.01	0.00	0.00	0.00	580.01	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2123	IPERS WITHHOLDING		580.01	0%						
INV0002779	Invoice	3/3/2023	3/3/2023	3/31/2023	3/3/2023	15,364.91	0.00	0.00	0.00	15,364.91
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 3/31/2023		Bank Draft:		DFT0002149

Payable Register

Packet: APPKT00729 - PYPKT00392 - 02/13-02/26/2023 PAID 03/03/2023

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	4,209.28	0.00	0.00	0.00	4,209.28	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				4,209.28	0%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	11,155.63	0.00	0.00	0.00	11,155.63	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				11,155.63	0%				

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 22,530.28

INV0002782	Invoice	3/3/2023	3/3/2023	3/3/2023	3/3/2023	22,530.28	0.00	0.00	0.00	22,530.28
Federal Tax Withheld	AP Bank Code - AP Bank		No	Payment Date: 3/3/2023		Bank Draft:		DFT0002152		

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	12,161.34	0.00	0.00	0.00	12,161.34
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			12,161.34	100.00%			
Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	2,844.24	0.00	0.00	0.00	2,844.24
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
112-050-2121	FICA/MEDICARE WITHHOLDING			2,844.24	100.00%			
Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	7,524.70	0.00	0.00	0.00	7,524.70
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
670-050-2120	FEDERAL WITHHOLDING			12.01	0.16%			
741-050-2120	FEDERAL WITHHOLDING			296.96	3.95%			
110-050-2120	FEDERAL WITHHOLDING			789.02	10.49%			
610-050-2120	FEDERAL WITHHOLDING			675.94	8.98%			
600-050-2120	FEDERAL WITHHOLDING			737.05	9.80%			
001-050-2120	FEDERAL WITHHOLDING			5,013.72	66.63%			

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

Vendor Total: 2,370.64

INV0002769	Invoice	3/3/2023	3/3/2023	3/3/2023	3/3/2023	2,323.30	0.00	0.00	0.00	2,323.30
Payroll Deduction	AP Bank Code - AP Bank		No	Payment Date: 3/3/2023		Bank Draft:		DFT0002139		

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%				

INV0002770	Invoice	3/3/2023	3/3/2023	4/6/2023	3/3/2023	47.34	0.00	0.00	0.00	47.34
FSA ADMIN FEE	AP Bank Code - AP Bank		No	Payment Date: 4/6/2023		Bank Draft:		DFT0002140		

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FLEX SPENDING ADMINISTRATION FEE	Service		0.00	0.00	47.34	0.00	0.00	0.00	47.34	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
820-050-2131	SELF-FUNDED WITHHOLDING				47.34	0%				

Payable Register

Packet: APPKT00729 - PYPKT00392 - 02/13-02/26/2023 PAID 03/03/2023

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

Vendor: 1832 - TREASURER - STATE OF IOWA								Vendor Total:	3,524.55	
INV0002781	Invoice	3/3/2023	3/3/2023	3/31/2023	3/3/2023	3,524.55	0.00	0.00	0.00	3,524.55
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 3/31/2023		Bank Draft:	DFT0002151	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding	NA	0.00	0.00	3,524.55	0.00	0.00	0.00	3,524.55

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
670-050-2122	STATE WITHHOLDING		12.46	0%
110-050-2122	STATE WITHHOLDING		359.87	0%
741-050-2122	STATE WITHHOLDING		138.18	0%
001-050-2122	STATE WITHHOLDING		2,367.57	0%
600-050-2122	STATE WITHHOLDING		337.94	0%
610-050-2122	STATE WITHHOLDING		308.53	0%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	16	69,694.16	0.00	0.00	0.00	69,694.16	69,694.16	0.00
Grand Total:		69,694.16	0.00	0.00	0.00	69,694.16	69,694.16	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	5,013.72
001-050-2122	STATE WITHHOLDING	2,367.57
001-050-2127	CHILD SUPPORT WITHHOLDING	4.57
001-050-2130	ICMA-RC	1,381.98
Total:		8,767.84

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	789.02
110-050-2122	STATE WITHHOLDING	359.87
110-050-2127	CHILD SUPPORT WITHHOLDING	41.11
Total:		1,190.00

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	15,005.58
112-050-2122	STATE WITHHOLDING	696.59
112-050-2123	IPERS WITHHOLDING	15,944.92
112-050-2124	HEALTH INSURANCE WITHHOLDING	21,340.15
112-050-2125	DENTAL INSURANCE	1,554.02
112-050-2132	VISION WITHHOLDING	259.65
Total:		54,800.91

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	737.05
600-050-2122	STATE WITHHOLDING	337.94
600-050-2127	CHILD SUPPORT WITHHOLDING	18.27
Total:		1,093.26

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	675.94
610-050-2122	STATE WITHHOLDING	308.53
610-050-2127	CHILD SUPPORT WITHHOLDING	18.27
Total:		1,002.74

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	12.01
670-050-2122	STATE WITHHOLDING	12.46
Total:		24.47

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	296.96
741-050-2122	STATE WITHHOLDING	138.18
741-050-2127	CHILD SUPPORT WITHHOLDING	9.16
Total:		444.30

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,370.64
Total:		2,370.64



Check Register

Packet: APPKT00720 - 2/17/23 FOR MEETING ON 3/6/23

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2600	AIRGAS USA, LLC	02/17/2023	Regular	0.00	57.66	61686
0020	ALTOONA ACE HARDWARE	02/17/2023	Regular	0.00	136.72	61687
1003	BONDURANT CHAMBER OF COMMERCE	02/17/2023	Regular	0.00	90.00	61688
1537	BOUND TREE MEDICAL LLC	02/17/2023	Regular	0.00	262.65	61689
2707	BRIARWOOD GOLF CLUB	02/17/2023	Regular	0.00	418.90	61690
1228	CINTAS CORPORATION #762	02/17/2023	Regular	0.00	35.00	61691
0145	DIAM PEST CONTROL	02/17/2023	Regular	0.00	75.00	61692
2525	DINGES FIRE COMPANY	02/17/2023	Regular	0.00	3,840.00	61693
0998	EMERGENCY APPARATUS MAINTENANCE	02/17/2023	Regular	0.00	840.90	61694
0180	GRIMES ASPHALT & PAVING	02/17/2023	Regular	0.00	864.00	61695
1062	IOWA PRISON INDUSTRIES	02/17/2023	Regular	0.00	268.95	61696
0251	MICROBAC LABORATORIES, INC	02/17/2023	Regular	0.00	331.50	61697
0842	MENARDS	02/17/2023	Regular	0.00	847.99	61698
	Void	02/17/2023	Regular	0.00	0.00	61699
2650	MIDWEST CRITICAL POWER LLC	02/17/2023	Regular	0.00	788.21	61700
0460	SAFETY COALITION OF CTRL IOWA	02/17/2023	Regular	0.00	100.00	61701
2254	TCM BANK NA	02/17/2023	Regular	0.00	576.59	61702
2310	TITAN MACHINERY	02/17/2023	Regular	0.00	4,010.00	61703
2231	VERIZON WIRELESS	02/17/2023	Regular	0.00	2,373.68	61704
0161	LEGACY BANK	02/10/2023	Bank Draft	0.00	32.00	DFT0002132

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	27	18	0.00	15,917.75
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	1	1	0.00	32.00
EFT's	0	0	0.00	0.00
	28	20	0.00	15,949.75

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	2/2023	15,949.75
			15,949.75



Check Register

Packet: APPKT00725 - PYPKT00388 - 1/30-2/12/23 PAID ON 2/17/23

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	02/17/2023	Regular	0.00	113.92	61705

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	113.92
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	113.92

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	2/2023	113.92
			113.92



Check Register

Packet: APPKT00727 - 2/24/23 FOR MEETING ON 3/6/23

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0020	ALTOONA ACE HARDWARE	02/24/2023	Regular	0.00	4.80	61706
2687	AT&T MOBILITY	02/24/2023	Regular	0.00	626.88	61707
2671	AWARDS PROGRAM SERVICES, INC.	02/24/2023	Regular	0.00	31.26	61708
2459	BAXTER COMFORT SOLUTIONS	02/24/2023	Regular	0.00	62.00	61709
1525	DES MOINES REGISTER	02/24/2023	Regular	0.00	923.27	61710
1022	DORSEY & WHITNEY LLP	02/24/2023	Regular	0.00	263.10	61711
2567	ENVIRONMENTAL SYSTEMS RESEARCH	02/24/2023	Regular	0.00	6,050.00	61712
0780	FIRE SERVICE TRAINING BUREAU	02/24/2023	Regular	0.00	50.00	61713
0783	GREATER DES MOINES PARTNERSHIP	02/24/2023	Regular	0.00	1,500.00	61714
1062	IOWA PRISON INDUSTRIES	02/24/2023	Regular	0.00	426.14	61715
1340	KONICA MINOLTA	02/24/2023	Regular	0.00	865.84	61716
2513	LETTERMAN CREATIVE	02/24/2023	Regular	0.00	315.00	61717
0308	MUNICIPAL SUPPLY	02/24/2023	Regular	0.00	4,942.57	61718
1457	O'REILLY AUTO PARTS	02/24/2023	Regular	0.00	9.88	61719
0332	PLUMB SUPPLY	02/24/2023	Regular	0.00	88.97	61720
0759	POLK COUNTY EMERGENCY MGMT	02/24/2023	Regular	0.00	3,682.50	61721
0619	RACOM CORPORATION	02/24/2023	Regular	0.00	119.85	61722
2708	TAMI RIESBERG	02/24/2023	Regular	0.00	100.00	61723
0291	MIDAMERICAN ENERGY	03/09/2023	Bank Draft	0.00	12,489.48	DFT0002133
0772	FRANCOTYP-POSTALIA INC	02/21/2023	Bank Draft	0.00	500.00	DFT0002134
0050	UMB BANK	02/22/2023	Bank Draft	0.00	600.00	DFT0002135
0050	UMB BANK	02/22/2023	Bank Draft	0.00	600.00	DFT0002136
0050	UMB BANK	02/22/2023	Bank Draft	0.00	600.00	DFT0002137

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	21	18	0.00	20,062.06
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	5	5	0.00	14,789.48
EFT's	0	0	0.00	0.00
	26	23	0.00	34,851.54

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	2/2023	22,362.06
999	POOLED CASH	3/2023	12,489.48
			34,851.54



Payroll Check Register

Checks

Pay Period: 2/13/2023-2/26/2023

Packet: PYPKT00392 - 02/13-02/26/2023 PAID 03/03/2023

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: PYPKT00392 - 02/13-02/26/2023 PAID 03/03/2023
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	03/03/2023	213.13	103488
BAILEY, BOYCE E	7104	03/03/2023	1,462.35	103489
BERGESON, JOHN W	7121	03/03/2023	1,791.66	103490
BRIGGS, ASHTON S	1511	03/03/2023	852.87	103491
BRUCE, EMMA	3141	03/03/2023	722.95	103492
BUCKLIN, JEFFERY D	1562	03/03/2023	492.31	103493
CARPENTER, JOHN C	5129	03/03/2023	1,550.41	103494
CHAPA, DAISY Y	1584	03/03/2023	740.20	103495
COLLISON, PATRICK F	5103	03/03/2023	2,284.69	103496
CORY, JOHN P	7120	03/03/2023	1,816.87	103497
CRITTENDEN, MATTHEW	1567	03/03/2023	860.61	103498
DOMINGUEZ, MATTHEW P	1513	03/03/2023	802.64	103499
EHLE, AANNA N	1575	03/03/2023	1,922.80	103500
GERDNER, RONALD L	7122	03/03/2023	1,526.48	103501
GILSON, DUSTY ALAN	7124	03/03/2023	1,305.90	103502
HAGAN, SHELBY L	5118	03/03/2023	2,432.47	103503
HARMISON, TROY G	1503	03/03/2023	1,681.87	103504
HIGGINS, DAVID P.	7105	03/03/2023	1,534.21	103505
HORTON, JOHN C	7112	03/03/2023	100.00	103506
HORTON, JOHN C	7112	03/03/2023	3,274.83	103506
HUFF, TIMOTHY J	1559	03/03/2023	1,958.04	103507
HURST, MORGHAN	1570	03/03/2023	360.32	103508
JESS, JENE' N	5123	03/03/2023	3,265.18	103509
JOHNSON, ANNASTASHA	5130	03/03/2023	1,316.30	103510
KING, CHRISTINA M	3143	03/03/2023	436.72	103511
KLINKER-FELD, MICHELL M	3135	03/03/2023	2,110.96	103512
KOOIKER, ASHTON BRENT	7123	03/03/2023	1,430.80	103513
KREUDER, AARON M	1441	03/03/2023	3,457.46	103514
LUING, TIFFANY A	5133	03/03/2023	1,836.07	103515
LUNDQUIST, BRADLEY D	1555	03/03/2023	471.87	103516
MANGUM, MEGAN SUSANNA	3142	03/03/2023	1,669.09	103517
MARSHMAN, CRAIG A	5125	03/03/2023	1,517.81	103518
MERRILL, SARAH J	1590	03/03/2023	2,084.41	103519
MILLER, BRODY E	1582	03/03/2023	290.07	103520
MORRIS, REBECCA L	1504	03/03/2023	2,594.32	103521
MURRAY, MARGARET	5126	03/03/2023	2,891.24	103522
OLIVER, MARKETA S	8403	03/03/2023	300.00	103523
OLIVER, MARKETA S	8403	03/03/2023	3,348.62	103523
PEZLEY, ISAAC J	5132	03/03/2023	2,171.61	103524
PHIPPS-BUCKLIN, CHANTEL E	4145	03/03/2023	500.94	103525
REYNOLDS, RAY A	1537	03/03/2023	973.13	103526
SANDERS, JILL C	3128	03/03/2023	3,018.50	103527
SCHINCKE, MEGAN	3137	03/03/2023	483.50	103528
SCHINCKE, MEGAN	3137	03/03/2023	1,128.18	103528
SPOERRY, DANIELLE M	1527	03/03/2023	1,555.35	103529
SUMMERS, ALAN C	1534	03/03/2023	1,240.27	103530
VAN HOUTEN, NICOLE M	5121	03/03/2023	1,526.27	103531



Payroll Check Register

Report Summary

Packet: PYPKT00392 - 02/13-02/26/2023 PAID 03/03/2023
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	71,306.28
Total	47	71,306.28



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

Item No. 5.c.
For Meeting of 3/6/2023
Resolution

TITLE: - Resolution approving the amendment to the Professional Services Agreement with Veenstra & Kimm, Inc. for the design of the Water Tower Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The city entered into an agreement with Veenstra & Kim on April 20th, 2020 for the design and construction phase services for the Water Tower Project. At the time of the initial agreement, a construction timeline was not set. Therefore, a maximum not to exceed the amount for the construction phase services was not established.

Now that we have design completed and are nearing the bidding phase of this project it appears appropriate to consider the amendment to establish the maximum fee for the bidding and construction phase service to be provided by Veenstra & Kim during the project.

Staff would recommend approval of the Amendment to Professional Services Agreement to Veenstra & Kim in a not to exceed amount of \$93,000 for the construction phase services through final review of this project.

As a reminder, all engineering services were included in the IUP application for the Water Tower Project and will be funded from the SRF loan that will fund this project. That loan application will be submitted after bids are received so that the loan reflects the appropriate costs for the project.

FUNDING SOURCE: SRF Loan

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230306-40
2. Amendment to Agreement Document February 2023

CITY OF BONDURANT
RESOLUTION NO. 230306-40

RESOLUTION APPROVING AMENDMENT TO PROFESSIONAL SERVICES
AGREEMENT TO VEENSTRA & KIMM, INC. FOR THE DESIGN OF WATER TOWER
PROJECT NOT TO EXCEED \$93,000

WHEREAS, on February 15th, 2023, the City of Bondurant received the amendment to the professional services agreement for the Water Tower Project; AND

WHEREAS, the City has determined that timing is appropriate to accept the amendment to set a maximum not to exceed amount for the construction phases services for the Water Tower Project; AND

WHEREAS, it is agreed by and between the parties hereto that the Agreement dated April 20th, 2020 be amended by the following additions, deletions and modifications to wit:

1. Under **18. COMPLETION**, add the following:

"b. Construction Engineering Services: December 31, 2024, unless the completion date for the construction contract is later than December 31, 2024. In that event the time of completion will be the completion date in the construction contract."

2. Under **19. COMPENSATION**, delete b. in its entirety and substitute the following:

"b. The fee for services for bidding, construction administration and construction observation services as set forth in **12. BIDDING SERVICES** through **16. FINAL REVIEW** shall be on the basis of the engineers' standard hourly fees, plus reimbursement of direct out of pocket expenses, with a maximum not to exceed fee of Ninety-three Thousand Dollars (\$93,000).

3. Except as modified herein, the terms and conditions of the Agreement dated April 20, 2020, shall remain in full force and effect.

WHEREAS, the undersigned do hereby covenant and state this Amendment to the Agreement is executed in duplicate as though each were an original and that there are no oral agreements that have not been reduced to writing in this instrument; AND

WHEREAS, it is further covenanted and stated the there are no other considerations or monies contingent upon or resulting from the execution of this Amendment to the

Agreement nor have any of the above been implied by or for any party to this Amendment to the Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the amendment to the professional service agreement with Veenstra & Kimm, Inc. for the Water Tower Project is hereby approved as presented.

Passed this 6th day of March 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				

AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

CITY OF BONDURANT, IOWA WATER TOWER BIDDING AND CONSTRUCTION ENGINEERING SERVICES

THIS AMENDMENT TO AGREEMENT, made this _____ day of _____, 2023 by and between the **CITY OF BONDURANT, IOWA**, hereinafter referred to as the **CITY**, party of the first part, and **VEENSTRA & KIMM, INC.** of West Des Moines, Iowa, a corporation organized and existing under the laws of the State of Iowa, hereinafter referred to as the **ENGINEERS**,

WITNESSETH, THAT WHEREAS, in an Agreement dated April 20, 2020, the City retained the services of the Engineers for the new Water Tower project, and

WHEREAS, the Agreement dated April 20, 2020 included the scope of services for bidding services and engineering services during construction, and

WHEREAS, the Agreement dated April 20, 2020 provided the maximum fee for bidding services and engineering services during construction would be established by a subsequent Amendment to Agreement to be approved prior to the start of construction of the project, and

WHEREAS, the City anticipates starting the bidding phase of the project in the spring of 2023, and

WHEREAS, the City has determined it appropriate to amend the Agreement dated April 20, 2020 to establish the maximum fee for engineering services during construction.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto that the Agreement dated April 20, 2020 is amended by the following additions and modifications to wit:

1. Under **18. COMPLETION**, add the following:

“b. Construction Engineering Services: December 31, 2024 unless the completion date for the construction contract is later than December 31, 2024. In that event the time of completion will be the completion date in the construction contract.”

2. Under **19. COMPENSATION**, delete b. in its entirety and substitute the following:

“b. The fee for services for bidding, construction administration and construction observation services as set forth in **12. BIDDING SERVICES** through **16. FINAL REVIEW** shall be on the basis of the engineers standard hourly fees, plus reimbursement of direct out of pocket expenses, with a maximum not to exceed fee of Ninety-three Thousand Dollars (\$93,000).

3. Except as modified herein, the terms and conditions of the Agreement dated April 20, 2020 shall remain in full force and effect.

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

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

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

CITY OF BONDURANT, IOWA

ATTEST:

By _____
Mayor

By _____
City Clerk

VEENSTRA & KIMM, INC.

ATTEST:

By  _____
Project Manager

By  _____

VEENSTRA & KIMM, INC.
HOURLY RATES BY EMPLOYEE CLASSIFICATION
2022 - 2023

Management I.....	\$199.00
Management II.....	193.00
Process Engineer I.....	215.00
Client Services I	193.00
Client Services II	125.00
Client Services III.....	100.00
Client Services IV.....	85.00
Client Services V	75.00
IT I.....	165.00
IT II.....	110.00
IT III.....	75.00
Funding Specialist I.....	118.00
Funding Specialist II	99.00
Engineer I-A.....	199.00
Engineer I-B.....	189.00
Engineer I-C.....	179.00
Engineer I-D.....	171.00
Engineer II-A.....	163.00
Engineer II-B.....	153.00
Engineer III-A.....	144.00
Engineer III-B.....	137.00
Engineer III-C.....	134.00
Engineer IV	129.00
Engineer V.....	121.00
Engineer VI.....	113.00
Engineer VII.....	108.00
Engineer VIII	105.00
Engineer IX	97.00
Engineer X.....	90.00
Engineer XI	82.00
Engineer XII	73.00
Design Technician I	115.00
Design Technician II	103.00
Design Technician III	90.00
Architect I.....	165.00
Architect II.....	145.00
Architect III.....	122.00
Planner I	126.00
Planner II.....	83.00
Planner III	77.00
Drafter IA.....	114.00
Drafter IB.....	107.00
Drafter II.....	100.00
Drafter III.....	95.00
Drafter IV.....	85.00

Drafter V.....	75.00
Drafter VI.....	68.00
Drafter VII.....	61.00
Clerical I.....	85.00
Clerical II.....	76.00
Clerical III.....	65.00
Clerical IV	57.00
Clerical V	49.00
Construction Engineer I	199.00
Construction Engineer II	121.00
Construction Engineer III	108.00
Construction Engineer IV	92.00
Surveyor I	138.00
Surveyor II	120.00
Technician I	101.00
Technician II	92.00
Technician III	84.00
Technician IV.....	81.00
Technician V	76.00
Technician VI.....	70.00
Technician VII	58.00
Technician VIII.....	51.00
Technician IX.....	43.00
Building Inspector I	190.00
Building Inspector I-A.....	129.00
Building Inspector II	101.00
Building Inspector III	80.00
Accounting I	165.00
Accounting II	125.00
Accounting III	110.00
Accounting IV	85.00
Accounting V	75.00

REIMBURSABLES AND EQUIPMENT RATES

GPS / Robotics.....	35.00
Tablet	45.00
Fluoroscope.....	50.00
4-Wheeler	50.00
Drone	75.00
Mileage	IRS Rate



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

Item No. 5.d.
For Meeting of 3/6/2023
Resolution

TITLE: - Resolution releasing Request for Proposals for Landscaping Installation & Maintenance Services along Main Street in Downtown Bondurant

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution releases the City's attached Request for Proposals for Landscaping Installation & Maintenance Services along Main Street in Downtown Bondurant. There are currently eight landscaped islands along Main Street SE between Railroad Street and 2nd Street SE that were originally planted when Main Street SE was reconstructed in 2009. These areas are shown in yellow below.



Some of the original types of plantings installed have caused ongoing landscaping maintenance and overgrowth issues in the area, especially during the summer months. Public Works has indicated the need to replant just natural grasses in the ground within these island areas, as natural grasses are easier to maintain. All existing established trees within the landscaped islands will remain. In order to introduce back some color within the landscaping islands, planter boxes will also be installed where the plantings within the planter boxes will be switched out seasonally.

Staff feels it is necessary to hire a professional landscaping company to perform the duties as listed in the attached RFP.

Confluence created the attached Downtown Planting Plan and Downtown Planting and Planter Booklet documents that the landscaping companies will need to reference when putting together their RFP response materials.

Implementation of this proposed planting project is consistent with the following plans:

- Objective 6.3 of the 2022 Community Visioning Plan, which reads: Implement a cohesive downtown landscaping plan.
- Policy 13C of the 2022 Building Bondurant Comprehensive Plan, which reads: Encourage unique and recognizable commercial/mixed use districts specific to Bondurant.

FUNDING SOURCE: 001-520-6490

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230306-41
2. Bondurant Downtown Planting Plan
3. Bondurant Downtown Planting and Planter Booklet
4. Draft RFP

CITY OF BONDURANT
RESOLUTION NO. 230306-41

RESOLUTION RELEASING REQUEST FOR PROPOSALS FOR LANDSCAPING
INSTALLATION & MAINTENANCE SERVICES ALONG MAIN STREET IN
DOWNTOWN BONDURANT

WHEREAS, the landscaped islands along Main Street that were originally planted when the street was reconstructed in 2009 are in need of replanting; AND

WHEREAS, as part of planning for this replanting process, Confluence has prepared a Bondurant Downtown Planting Plan and a Downtown Planting and Planter Booklet; AND

WHEREAS, it necessary to hire out services to have the island areas professionally planted and maintained in accordance with the Downtown Planting Plan and Downtown Planting and Planter Booklet; AND

WHEREAS, this downtown planting and maintenance project is consistent with the following plans; AND:

1. Objective 6.3 of the 2022 Community Visioning Plan notes the following: Implement a cohesive downtown landscaping plan.
2. Policy 13C of the 2022 Building Bondurant Comprehensive Plan notes the following: Encourage unique and recognizable commercial/mixed use districts specific to Bondurant.

WHEREAS, the Downtown Landscaping RFP will be released on March 7, 2023 and responses are due by March 29, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council authorizes city staff to release the Request for Proposals for Landscaping Installation & Maintenance Services along Main Street in Downtown Bondurant.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 6th day of March 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				

Bondurant
Downtown Plantings
City of Bondurant
Bondurant, IA

ISSUE SCHEDULE

ISSUE	DATE	DESCRIPTION

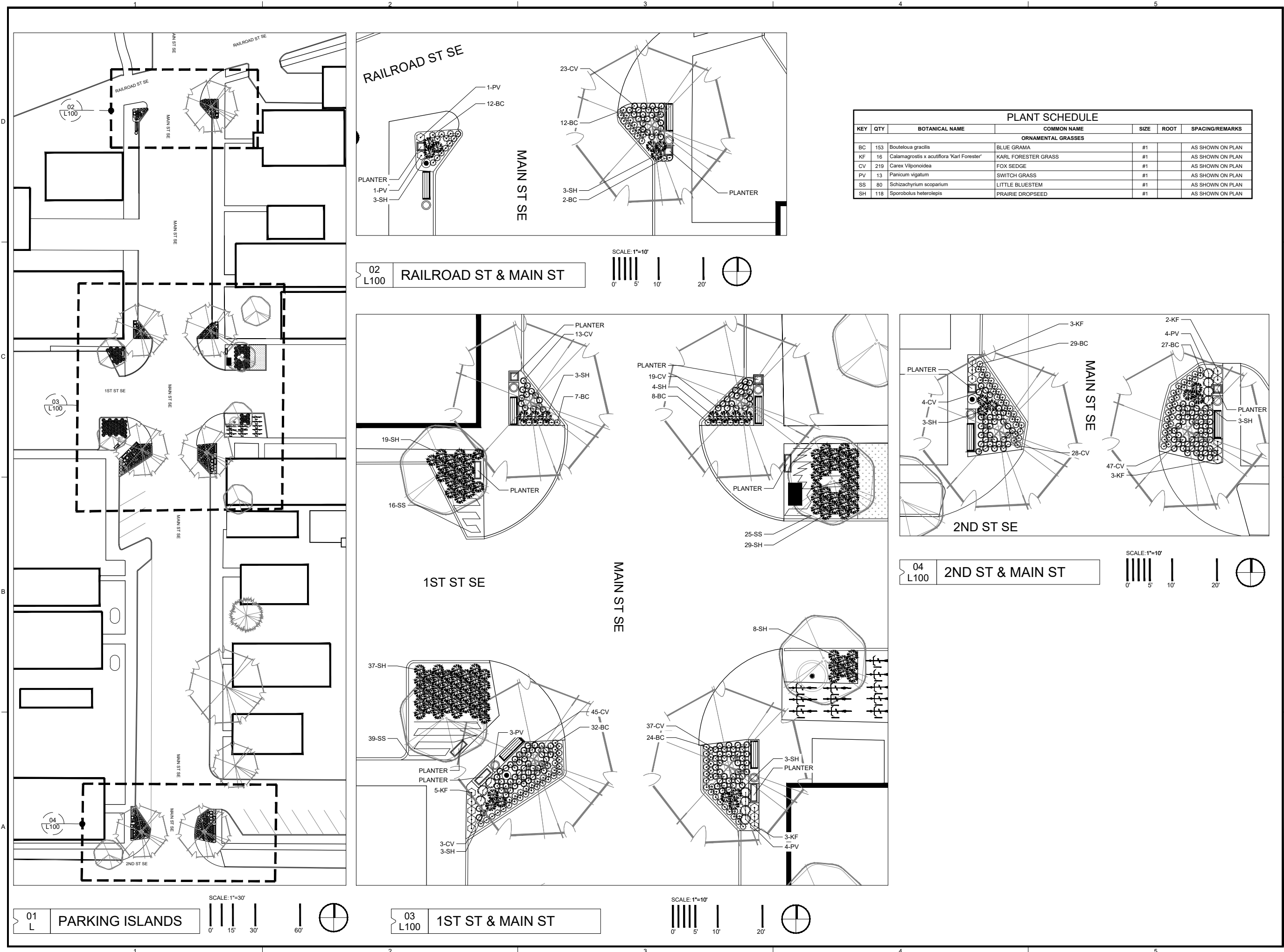
ISSUED FOR
SCHEMATIC
DESIGN

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PROHIBITED.

PLANTING PLAN

CONFLUENCE PROJECT # 23006

L100



PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
ORNAMENTAL GRASSES						
BC	153	Bouteloua gracilis	BLUE GRAMA	#1		AS SHOWN ON PLAN
KF	16	Calamagrostis x acutiflora 'Karl Forester'	KARL FORESTER GRASS	#1		AS SHOWN ON PLAN
CV	219	Carex Vilpionidea	FOX SEDGE	#1		AS SHOWN ON PLAN
PV	13	Panicum vigatum	SWITCH GRASS	#1		AS SHOWN ON PLAN
SS	80	Schizachyrium scoparium	LITTLE BLUESTEM	#1		AS SHOWN ON PLAN
SH	118	Sporobolus heterolepis	PRAIRIE DROPSEED	#1		AS SHOWN ON PLAN

Grasses



Annual Arrangements: Spring

Flowering



Flaming Feather Celosa
Celosa 'Flamingo Feather'



Cosmos
Cosmos bipinnatus



Larkspur
Delphinium consolida



Delta™ Premium True
Blue Pansy
Viola x wittrockiana
'Delta Premium True Blue'

Color Palette



Non-Flowering



Dusty Miller
Jacobaea maritima



ColorBlaze® Lime Time®
Coleus
Solenostemon



Sweet Potato Vine
Ipomoea batatas



Caladium
Caladium bicolor



Lemon Coral® Sedum
Sedum mexicanum 'Lemon
Coral'



Annual Arrangements: Summer

Flowering



Fresh Look Celosia
Celosia pulmosa 'Fresh Look'



Rockapulco® White
Impatiens
Impatiens walleriana 'Balfiewite'



Supertunia® Bordeaux™
Petunia
Petunia 'Supertunia Bordeaux'



Lanai® White Verbena
hybrid
Verbena hybrida 'Lanai White'



Twinny Peach™
Snapdragon
Antirrhinum majus 'Twinny Peach'



Vista Purple Salvia
Salvia splendens 'Vista Purple'



Snowtopia® Bacopia
Sutera cordata 'snowtopia'

Color Palette



Non-Flowering



Licorice Plant
Helichrysum petiolate



Asparagus Fern
Asparagus densiflorus 'sprenger'



Sweet Caroline Sweetheart Jet Black™ Sweet Potato Vine
Ipomoea batatas 'Sweetheart Jet Black'



Sweet Potato Vine
Ipomoea batatas



Escargot Begonia
Begonia 'Escargot'



Annual Arrangements

Fall



Bedazzled Bronze Mum
Chrysanthemum
'Bedazzled Bronze'



Sheffield Pink Mum
Chrysanthemum
'Hillside Sheffield Pink'



Matchsticks Mum
Chrysanthemum
'Matchsticks'



SunSparkler®
Lime Twister Sedum
Sedum 'Lime Twister'



Ornamental Kale
Brassica oleracea

Color Palette



Winter



Juniper Clippings
Assorted



Evergreen Garland
Assorted



Holly
Illex x attenuata 'Fosteri'



Birch Sticks
Assorted



Pine Cones
Assorted



Planters - Tournesol

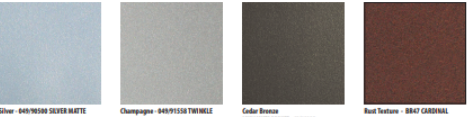


Powder-Coat Finishes

Standard Colors
Our Powder-Coated finishes are available in standard colors. Steel, aluminum, and other products made of metal are typically powder-coated. All metal products go through white blast cleaning before coating, then a zinc-rich primer is applied (for superior resistance to weathering and rust), then the metal is coated with a high-quality polyester powder-coat. Brackets (VTG, WB, WOI) and VertiGreen 3D trellis, unless otherwise specified, are delivered in Pitch, Semi-Gloss. Custom and RAL match colors are also available – minimum order required – ask your salesperson for details.



Metallics and Special Finishes



FRP Fiberglass

One reason our customers love FRP Fiberglass is for the range of fantastic finishes that can be achieved on a lightweight pot. Combine a color with the right texture to find the perfect look and durability for your project. Our Smooth texture fiberglass products come in a satin finish.

Standard Colors

Our standard colors are applied acrylic enamel paints. Print and digital colors may vary slightly, please order a sample for actual color match so you know what you are getting. We can also match nearly any color – ask your salesperson for details.



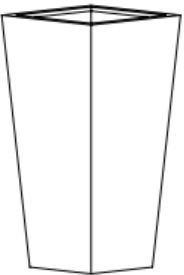
Note: Actual color should be based upon painted samples provided by Tournesol. Do not rely on the colors printed in this catalog, on our website, or online.



4

Tall Squares

Part. No.	Material	Exterior Size (top x bottom x ht)	Interior Size (top x bottom x ht)	Weight (lbs.)	Soil Volume (cubic ft.)	Matching Irrigation
URT-1800	FRP	18" x 13.5" x 30"	14" x 13" x 29.5"	30	3.8	CWM-R1114-MS
URT-2400	FRP	24" x 16.5" x 48"	20" x 16" x 47.5"	65	11	CWC-R1850
URT-3000	FRP	30" x 21.5" x 54"	26" x 21" x 53.5"	80	19	CWM-R2020-MS
UCRT-1800	GFRC	18" x 11.5" x 29"	14" x 11.5" x 29"	200	3.8	CWM-R1114-MS
UCRT-2400	GFRC	24" x 15" x 47"	20" x 15" x 47"	300	12	CWC-R1850
UCRT-3000	GFRC	30 x 20" x 53"	26" x 20" x 53"	450	18	CWM-R2020-MS



URT-2400



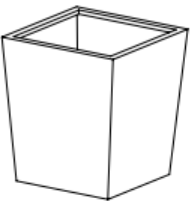
UST-2400



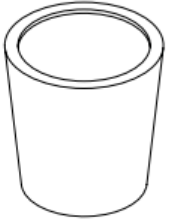
*Plantings based on URT-2400

Rectangles

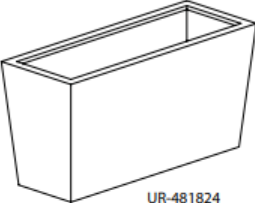
Part. No.	Material	Exterior (top)	(bottom)	(ht)	Interior (top)	(bottom)	(ht)	Weight (lbs.)	Soil Volume (cubic ft.)	Matching Irrigation
UR-241824	FRP	24" x 18"	20.5" x 13.5"	24"	20" x 14"	20" x 13"	23.5"	17	4.75	CWM-R1114-MS
UR-361824	FRP	36" x 18"	32.5" x 13.5"	24"	32" x 14"	32" x 13"	23.5"	33	7.3	CWM-R1114-2K
UR-481824	FRP	48" x 18"	44.5" x 13.5"	24"	44" x 14"	44" x 13"	23.5"	40	10	CWM-R1614-2K
UR-601824	FRP	60" x 18"	56.5" x 13.5"	24"	56" x 14"	56" x 13"	23.5"	50	12.5	CWM-R2014-2K
UR-362424	FRP	36" x 24"	32" x 20"	24"	32" x 20"	32" x 20"	23.5"	35	9.5	CWM-R1614-2K
UR-482424	FRP	48" x 24"	44" x 20"	24"	44" x 20"	44" x 20"	23.5"	45	13	CWM-R1614-2K
UR-602424	FRP	60" x 24"	56" x 20"	24"	56" x 20"	56" x 20"	23.5"	55	16	CWM-R2014-2K
KUR-363030	FRP	36" x 30"	38" x 25"	30"	32" x 26"	31" x 25"	29.5"	46	15	CWM-R1614-2K
UR-483030	FRP	48" x 30"	43" x 25"	30"	44" x 25"	43" x 25"	29.5"	55	20	CWM-R1620-2K
UR-603030	FRP	60" x 30"	56" x 25"	30"	56" x 26"	56" x 20"	29.5"	67	25.5	CWM-R2020-2K
UCR-241824	GFRC	24" x 18"	20.5" x 13.5"	24"	20" x 14"	18.5" x 11.5"	23"	190	4.2	CWM-R1114-MS
UCR-361824	GFRC	36" x 18"	32.5" x 13.5"	24"	32" x 14"	30.5" x 11.5"	23"	250	6.6	CWM-R1114-2K
UCR-481824	GFRC	48" x 18"	44.5" x 13.5"	24"	44" x 14"	42.5" x 11.5"	23"	315	9	CWM-R1614-2K
UCR-601824	GFRC	60" x 18"	56.5" x 13.5"	24"	56" x 14"	54.5" x 11.5"	23"	375	11	CWM-R2014-2K



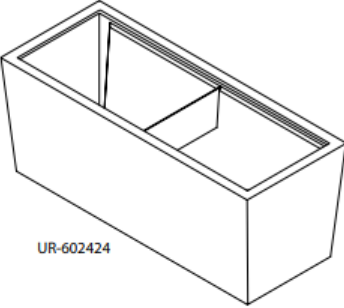
UR-2400



US-2400



UR-481824



UR-602424



2930 Faber Street, Union City, CA 94587 800-542-2282 tournesol.com

*Plantings based on UR-481824

City Precedent



Spring

Non-Flowering



Caladium
Caladium bicolor



Colorblaze® Lime Time® coleus
Solenostemon scutellarioides



Dusty Miller
Jacobaea maritima



Sweet Potato Vine
Ipomoea batatas



Lemon Coral® Sedum
Sedum mexicanum 'Lemon Coral'

Flowering



Flaming Feather Celosia
Celosia 'Flamingo Feather'



Larkspur
Delphinium consolida

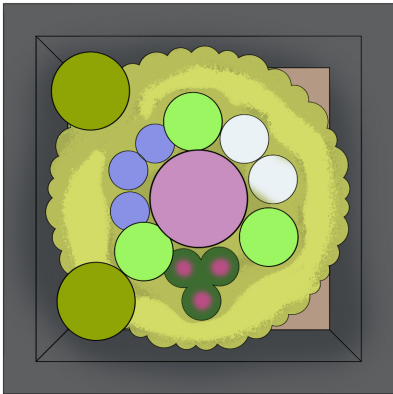


Delta™ Premium True
Blue Pansy
Viola x wittrockiana
'Delta Premium True Blue'



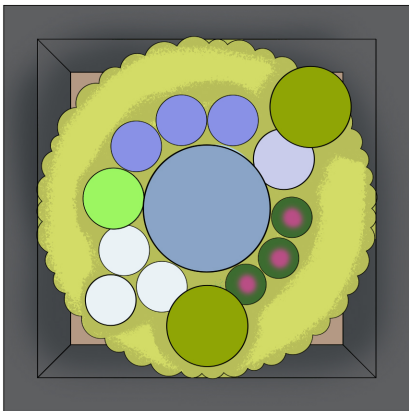
Cosmos
Cosmos bipinnatus

Small Option 1 - 23 Annuals
(URT-2400)



- (1) Flamingo Feather Celosia
Celosia argentea var. *spicata* 'flamingo feather'
- (3) Delta™ Premium True Blue pansy
Viola x wittrockiana 'Premium True Blue'
- (2) Dusty Miller
Jacobaea maritima
- (3) Colorblaze® Lime Time® Coleus
Plectranthus scutellarioides 'Colorblaze Lime Time'
- (3) Caladium
Caladium bicolor
- (2) Sweet Potato Vine
Ipomoea batatas
- (9) Lemon Coral® Sedum
Sedum mexicanum 'Lemon Coral'

Small Option 2 - 23 Annuals
(URT-2400)



- (1) Larkspur
Delphinium consolida
- (1) Cosmos
Cosmos bipinnatus
- (3) Delta™ Premium True Blue pansy
Viola x wittrockiana 'Premium True Blue'
- (1) Colorblaze® Lime Time® coleus
Plectranthus scutellarioides 'Colorblaze Lime Time'
- (3) Dusty Miller
Jacobaea maritima
- (2) Sweet Potato Vine
Ipomoea batatas
- (3) Caladium
Caladium bicolor
- (9) Lemon Coral® Sedum
Sedum mexicanum 'Lemon Coral'

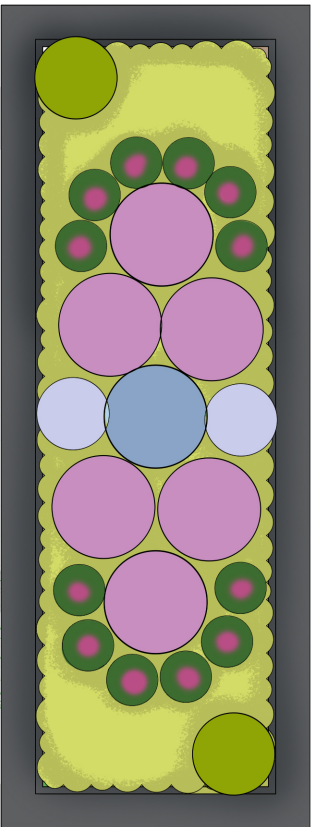
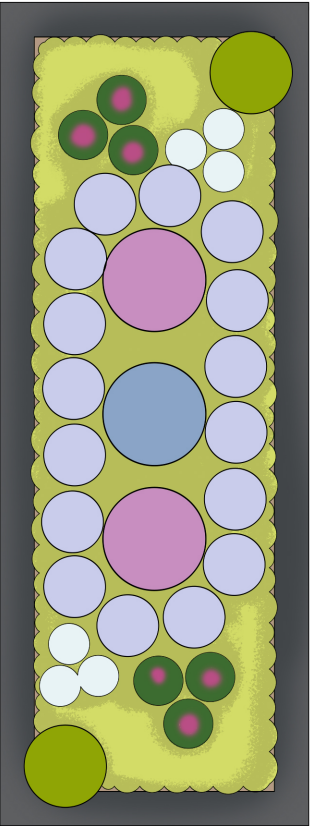
Large Option 1 - 47 Annuals
(UR-481824)

- (1) Larkspur
Delphinium consolida
- (2) Flamingo Feather Celosia
Celosia argentea var. *spicata* 'flamingo feather'
- (16) Cosmos
Cosmos bipinnatus
- (6) Dusty Miller
Jacobaea maritima
- (6) Caladium
Caladium bicolor
- (2) Sweet Potato Vine
Ipomoea batatas
- (14) Lemon Coral® Sedum
Sedum mexicanum 'Lemon Coral'

Annual Total:

Large Option 2 - 35 Annuals
(UR-481824)

- (1) Larkspur
Delphinium consolida
- (6) Flamingo Feather Celosia
Celosia argentea var. *spicata* 'flamingo feather'
- (1) Cosmos
Cosmos bipinnatus
- (12) Caladium
Caladium bicolor
- (2) Sweet Potato Vine
Ipomoea batatas
- (13) Lemon Coral® Sedum
Sedum mexicanum 'Lemon Coral'



Summer

Non-Flowering



Asparagus Fern
Asparagus densiflorus 'sprengeri'



Sweet Caroline Sweetheart
Jet Black™ Sweet Potato
Vine
Ipomoea batatas
'Sweetheart Jet Black'



Sweet Potato Vine
Ipomoea batatas



Escargot Begonia
Begonia 'Escargot'



Licorice Plant
Helichrysum petolale

Flowering



Fresh Look Celosia
Celosia plumosa 'Fresh
Look'



Rockapulco® White
Impatiens
Impatiens walleriana
'Balfiewite'



Supertunia® Bordeaux™
Petunia
Petunia 'Supertunia
Bordeaux'



Lanai® White Verbena
hybrid
Verbena hybrida
'Lanai White'



Twinny Peach™
Snapdragon
Antirrhinum majus
'Twinny Peach'

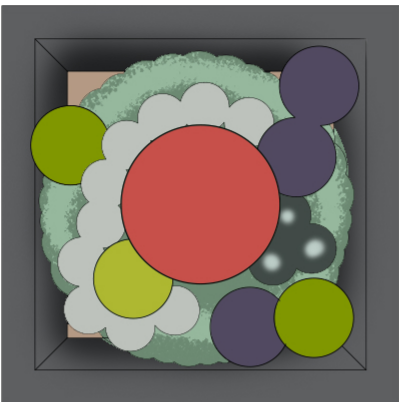


Vista Purple Salvia
Salvia splendens
'Vista Purple'



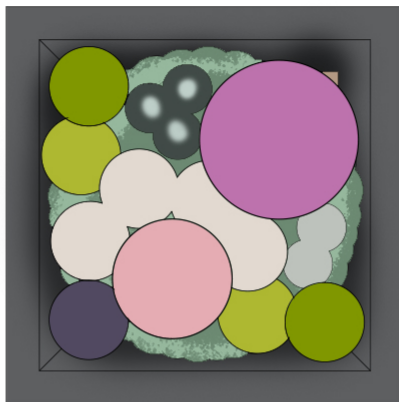
Snowtopia® Bacopa
Sutera cordata 'snowtopia'

Small Option 1 - 26 Annuals
(URT-2400)



- (1) Fresh Look Celosia
Celosia plumosa 'Fresh Look'
- (10) Snowtopia® Bacopa
Sutera cordata 'Snowtopia'
- (3) Escargot Begonia
Begonia 'Escargot'
- (1) Asparagus fern
Asparagus densiflorus 'sprengeri'
- (3) Sweet Caroline Sweetheart Jet Black™ Sweet Potato Vine
Ipomoea batatas 'Sweetheart Jet Black'
- (2) Sweet Potato Vine
Ipomoea batatas
- (6) Licorice Plant
Helichrysum petolare

Small Option 2 - 19 Annuals
(URT-2400)



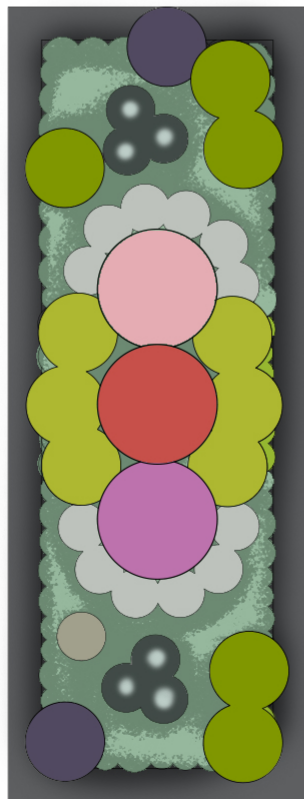
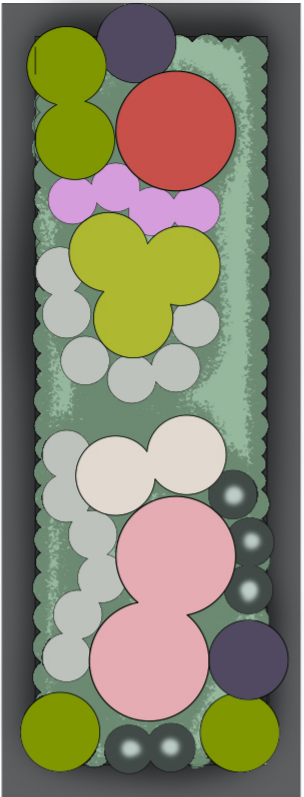
- (1) Vista Purple Salvia
Salvia splendens 'Vista Purple'
- (1) Twinny Peach™ Snapdragon
Antirrhinum majus 'Twinny Peach'
- (4) Rockapulco® White Impatiens
Impatiens walleriana 'Balfiewite'
- (1) Asparagus fern
Asparagus densiflorus 'sprengeri'
- (2) Snowtopia® Bacopa
Sutera cordata 'Snowtopia'
- (1) Sweet Caroline Sweetheart Jet Black™ Sweet Potato Vine
Ipomoea batatas 'Sweetheart Jet Black'
- (2) Sweet Potato Vine
Ipomoea batatas
- (3) Escargot Begonia
Begonia 'Escargot'
- (4) Licorice Plant
Helichrysum petolare

Large Option 1 - 51 Annuals
(UR-481824)

- (1) Fresh Look Celosia
Celosia plumosa 'Fresh Look'
- (2) Twinny Peach™ Snapdragon
Antirrhinum majus 'Twinny Peach'
- (4) Supertunia® Bordeaux™ Petunia
Petunia 'Supertunia Bprdeaux'
- (2) Rockapulco® White Imaptiens
Impatiens walleriana 'Balfiewite'
- (12) Snowtopia® Bacopa
Sutera cordata 'Snowtopia'
- (3) Asparagus fern
Asparagus densiflorus 'sprengeri'
- (2) Sweet Caroline Sweetheart Jet Black™ Sweet Potato Vine
Ipomoea batatas 'Sweetheart Jet Black'
- (4) Sweet Potato Vine
Ipomoea batatas
- (5) Escargot Begonia
Begonia 'Escargot'
- (16) Licorice Plant
Helichrysum petolare

Large Option 2 - 47 Annuals
(UR-481824)

- (1) Fresh Look Celosia
Celosia plumosa 'Fresh Look'
- (1) Vista Purple Salvia
Salvia splendens 'Vista Purple'
- (1) Twinny Peach™ Snapdragon
Antirrhinum majus 'Twinny Peach'
- (6) Asparagus fern
Asparagus densiflorus 'sprengeri'
- (12) Snowtopia® Bacopa
Sutera cordata 'Snowtopia'
- (2) Sweet Caroline Sweetheart Jet Black™ Sweet Potato Vine
Ipomoea batatas 'Sweetheart Jet Black'
- (5) Sweet Potato Vine
Ipomoea batatas
- (6) Escargot Begonia
Begonia 'Escargot'
- (13) Licorice Plant
Helichrysum petolare



Fall

Non-Flowering



SunSparkler® Lime Twister Sedum
Sedum 'Lime Twister'



Ornamental Kale
Brassica oleracea

Flowering



Bedazzled Bronze Mum
Chrysanthemum 'Bedazzled Bronze'

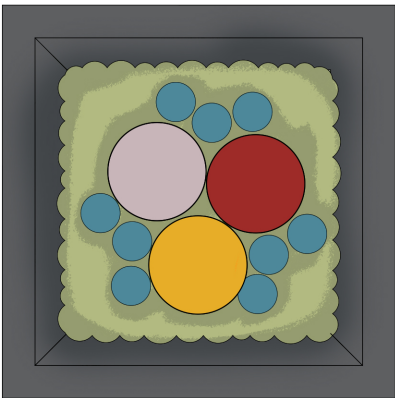


Sheffield Pink Mum
Chrysanthemum 'Hillside Sheffield Pink'



Matchsticks Mum
Chrysanthemum 'Matchsticks'

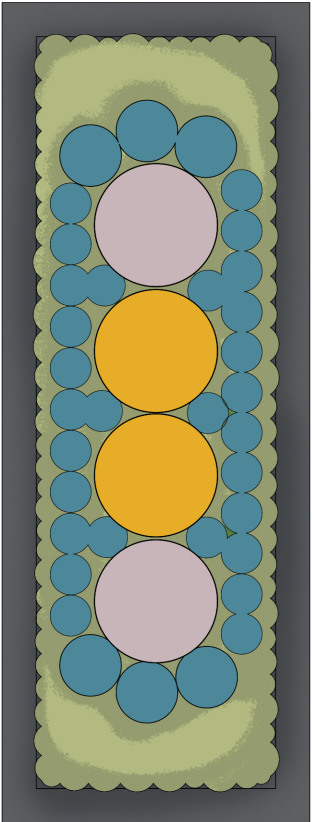
Small Option 1 - 22 Annuals
(URT-2400)



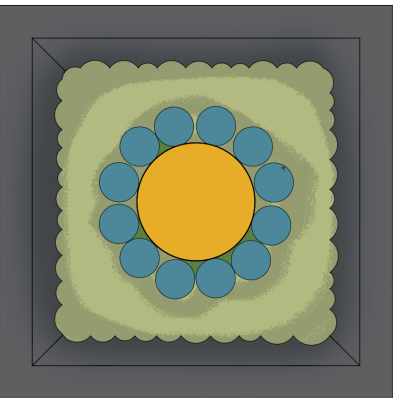
- (1) Blazing Bronze Mum
Chrysanthemum 'Blazing Bronze'
- (1) Matchsticks Mum
Chrysanthemum 'Matchsticks'
- (1) Hillside Sheffield Pink Mum
Chrysanthemum 'Hillside Sheffield Pink'
- (9) Ornamental Kale
Bracossa oleacea
- (10) SunSparkler® Lime Twister Sedum
Sedum 'Lime Twister'

Large Option 1 - 53 Annuals
(UR-481824)

- (2) Blazing Bronze Mum
Chrysanthemum 'Blazing Bronze'
- (2) Hillside Sheffield Pink Mum
Chrysanthemum 'Hillside Sheffield Pink'
- (35) Ornamental Kale
Bracossa oleacea
- (14) SunSparkler® Lime Twister Sedum
Sedum 'Lime Twister'



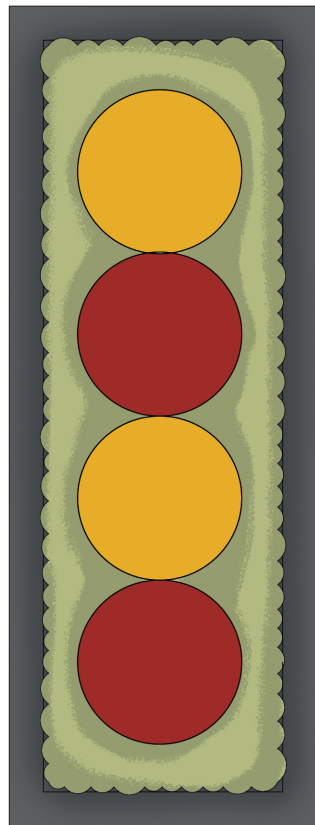
Small Option 2 - 23 Annuals
(URT-2400)



- (1) Blazing Bronze Mum
Chrysanthemum 'Blazing Bronze'
- (12) Ornamental Kale
Bracossa oleacea
- (10) SunSparkler® Lime Twister Sedum
Sedum 'Lime Twister'

Large Option 2 - 24 Annuals
(UR-481824)

- (2) Blazing Bronze Mum
Chrysanthemum 'Blazing Bronze'
- (2) Matchsticks Mum
Chrysanthemum 'Matchsticks'
- (20) SunSparkler® Lime Twister Sedum
Sedum 'Lime Twister'



Winter
Inspiration



Materials



Juniper Clippings
Assorted



Evergreen Garland
Assorted



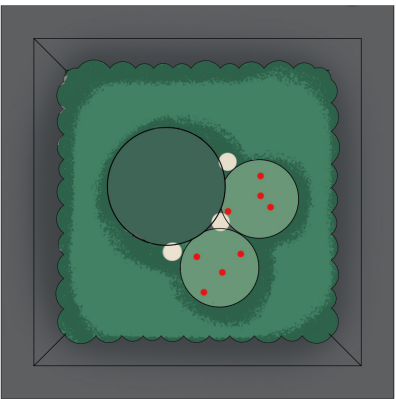
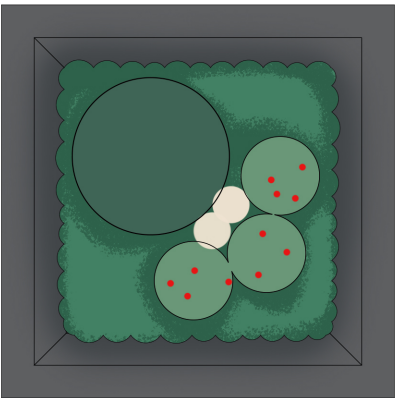
Holly
Illex x attenuata 'Fosteri'



Birch Sticks
Assorted



Pine Cones
Assorted

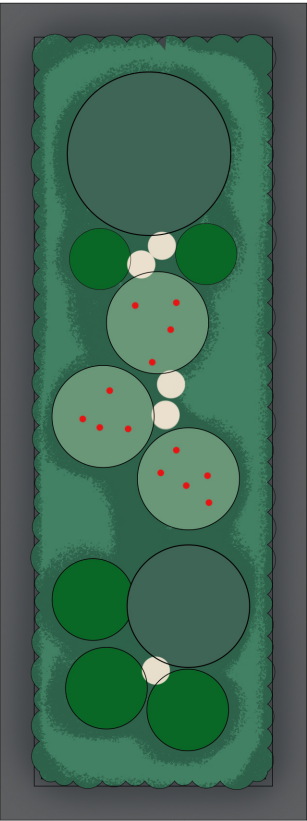


Small Option 1
(URT-2400)

- (1) Juniper clipping
- (3) Evergreen Garland
- (2) Holly clipping
- (2) Birch Sticks

Large Option 1
(UR-481824)

- (2) Juniper Clipping
- (5) Evergreen Garland
- (3) Holly Clipping
- (5) Birch Sticks

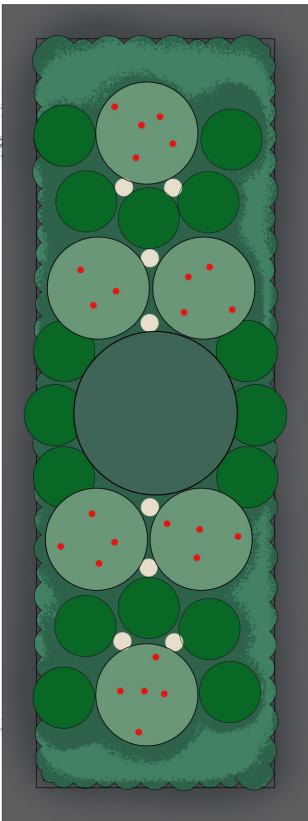


Small Option 2
(URT-2400)

- (1) Juniper Clipping
- (3) Evergreen Garland
- (2) Holly Clipping
- (3) Birch Sticks

Large Option 2
(UR-481824)

- (1) Juniper Clipping
- (16) Evergreen Garland
- (6) Holly Clipping
- (8) Birch Sticks



March 7, 2023



Request for Proposal for Landscaping Installation & Maintenance Services along Main Street in Downtown Bondurant

To Whom It May Concern:

The enclosed Request for Proposal (RFP) invites your company to review the Scope of Services for the City of Bondurant's Landscaping Installation & Maintenance Services along Main Street in Downtown Bondurant and submit your proposal by email for consideration.

Companies choosing to respond to the RFP must also complete and return the attached **Intention to Respond Form** by March 22, 2023.

All questions regarding the Request for Proposal must be submitted in writing via email, and answers will be distributed via email to the companies that submitted an **Intention to Respond** form.

Please direct all questions relative to the RFP to Maggie Murray, Planning & Community Development Director, at planning@cityofbondurant.com.

I look forward to receiving your proposal.

Sincerely,

A handwritten signature in blue ink that reads "Maggie Murray". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Maggie Murray, AICP
Planning & Community Development Director
City of Bondurant
planning@cityofbondurant.com



Intention to Respond

We plan to respond to the City of Bondurant's RFP for Landscaping Installation & Maintenance Services along Main Street in Downtown Bondurant. For the purpose of this submittal, our contact information is listed below.

Company's Name: _____

Contact Name: _____

Email Address: _____

Address: _____

Phone: _____

Website: _____

Please return this Intention to Respond form by email to planning@cityofbondurant.com no later than 4:00 p.m. on March 22, 2023.

Request for Proposals (RFP)

For

**Landscaping Installation & Maintenance Services
along Main Street in Downtown Bondurant**

Issue Date: March 7, 2023

Due Date: March 29, 2023 by 4:30 p.m.



Landscaping Installation & Maintenance Services along Main Street in Downtown Bondurant

Setion 1: Scope of Services

General Responsibilities and Duties:

The City of Bondurant is interested in receiving proposals from companies or agencies with the ability and interest in providing the following landscaping installation and maintenance services along Main Street in downtown Bondurant. The contract period will be for one year beginning on April 11, 2023 and terminating on April 11, 2024. At the time of the contract termination period in 2024, the City of Bondurant may consider extending the contract period for an additional one-year period.

Landscaping Installation & Maintenance Service duties shall include the following:

1. Remove the existing plantings within the eight general landscaping island areas as shown in the enclosed Bondurant Downtown Plantings Plan and prepare these same landscaping island beds. Preparation to include weed barrier installation work. These general landscaping bed areas are also shown in the aerial image below. The existing established trees within all landscaping islands will remain.



2. Replant the eight landscaping islands in accordance with the types of plants and quantities of plants as listed in the enclosed Bondurant Downtown Plantings Plan.
3. Plant the eleven planters in accordance with the enclosed Downtown Bondurant Annual Arrangements Booklet for each of the four listed seasons. The City of Bondurant will order the eleven planters and will have these available for the selected company.
4. Water the eight landscaping islands areas and eleven planters so all areas thrive.
5. Apply liquid weed control to the landscaping islands as needed.
 - *A copy of your business certification to apply weed control must be submitted with your response.
 - *John Horton, Public Works Director, should be notified a week before applications occur at jhorton@cityofbondurant.com.
6. Trim and prune the landscaping islands and planters as needed and remove and dispose of the trimming debris.
7. Respond to calls for non-routine maintenance due to vandalism or weather events (additional replacement plants to be billed separately).
8. Special Instructions. Several festivals/events are hosted along Main Street throughout the year, including the following listed in the table. Efforts should be made to ensure regular maintenance does not interfere with event setup/activities.

Event Name	Event Setup Starts	Event Times/Dates	Event Breakdown
Table to be completed prior to releasing RFP			

Section 2: Project Timeline

The contract period will be for one year beginning on April 11, 2023 and terminating on April 12, 2023. Responses should reflect this term. At the time of the contract termination period in 2024, the City of Bondurant may consider extending the contract period for an additional one-year period.

- Proposals: Must be submitted on or before 4:30 p.m. on March 29, 2023 by email to planning@cityofbondurant.com.
- Selection and contract execution will be completed by April 10, 2023.
- Services begin on April 11, 2023.

Section 3: Project Timeline & Scoring

A committee of City of Bondurant staff shall review submissions and will use the following criteria when evaluating proposals received. City Council will consider entering into a contract with the highest scoring proposal.

- Past experience in providing landscaping services and working within downtown districts.
- Proven success and quality performance.
- Reference background checks.
- Budget development.

Section 4: RFP Submission Content

1. Proposed Scope of Services.
2. Proposed Budget.
3. Information detailing past relevant experience.
4. References.
5. Response to confirm the following insurance requirements will be met: The selected firm must have a liability insurance policy covering casualty to persons and property for an amount no less than \$1 million and list the City of Bondurant as an additional insured party. A copy of the insurance policy must be provided to the City of Bondurant at the start of the contract period.

Section 4: Submission of Proposals

Submit proposals by email to planning@cityofbondurant.com by no later than 4:30 p.m. on March 29, 2023.



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

Item No. 5.e.
For Meeting of 3/6/2023
Resolution

TITLE: - Resolution of endorsement for the City of Bondurant's application to the Iowa Department of Transportation's Traffic Engineering & Assistance Program

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: In January 2023 the Bondurant City Council held its annual strategic planning session, where the topic of Grant Street South vehicular and pedestrian traffic, specifically along stretches of this street corridor adjacent to our elementary schools, was identified as one of the top priorities that must be addressed within the community. The attached resolution endorses the City of Bondurant's attached application to the Iowa Department of [Transportation's Traffic Engineering & Assistance Program \(TEAP\)](#) to help address this Grant Street South traffic/safety problem. TEAP provides traffic engineering expertise to local units of government that do not have in-house engineering services by funding up to 100 hours of consultant time. The purpose is to identify cost-effective traffic safety and operational improvements as well as potential funding sources to implement recommendations. Typical studies include high-crash locations, unique lane configurations, obsolete traffic control devices, school pedestrians, truck routes, parking issues, and other traffic studies. No local match is required. Successful applications are funded by the Iowa DOT in order of receipt until resources are exhausted.

FUNDING SOURCE: N/A to make a TEAP application

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230306-42
2. Traffic Engineering Assistance Program TEAP

CITY OF BONDURANT
RESOLUTION NO. 230306-42

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S
APPLICATION TO THE IOWA DEPARTMENT OF TRANSPORTATION'S TRAFFIC
ENGINEERING & ASSISTANCE PROGRAM (TEAP)

WHEREAS in January 2023 the Bondurant City Council held its annual strategic planning session, and the topic of Grant Street South vehicular and pedestrian traffic, specifically along stretches of this street corridor near the elementary schools, was identified as one of the top priorities that must be addressed within the community; AND

WHEREAS the City of Bondurant is eligible to make an application to the Iowa Department of Transportation's Traffic Engineering & Assistance Program to help address the Grant Street South traffic/safety problem; AND

WHEREAS if selected, TEAP will help to identify cost-effective traffic safety and operational improvements as well as potential funding sources to implement recommendations; AND

WHEREAS no local match is required to make an application; AND

WHEREAS the City of Bondurant is appreciative of the opportunity to apply to the Iowa DOT's TEAP.

NOW, StaffE, BE IT RESOLVED, that the Bondurant City Council authorizes City Staff to submit the City's TEAP application request to help address the Grant Street South traffic/safety problem.

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

Passed this 6th day of March 2023.

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk, City 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				

Funding

Iowa Traffic Engineering Assistance Program (TEAP)

TEAP provides traffic engineering expertise to local units of government.

Agency: Iowa Department of Transportation

Amount Available: \$125,000

Matching Requirement: None

Frequency: Ongoing until resources are exhausted.

Program Website: <https://iowadot.gov/traffic/traffic-and-safety-programs/traffic-engineering-assistance-program-teap>

Application Due: Ongoing

Funding Source: State

Type: Grant

Program Status: Existing

Eligibility

Eligible Applicants: Iowa cities and counties without the resources of a staff traffic engineer — typically cities with populations less than 35,000.

Eligible Project Types: Typical studies include high-crash locations, unique lane configurations, obsolete traffic control devices, school pedestrians, truck routes, parking issues, and other traffic studies.

Prerequisites: An Iowa DOT district staff recommendation and approval of the Office of Traffic and Safety is required.

Overview

The purpose is to identify cost-effective traffic safety and operational improvements as well as potential funding sources to implement the recommendations.

Special Project Requirements:

- The subject of the study must address an existing traffic/safety problem.
- This program is not intended for planning purposes.
- TEAP will fund up to 100 hours of consultant time.

No local match is required. However, the applicant will be required to assist the consultant with data collection if needed (as-built plans, traffic counts, street maps, crash reports, etc.).

Application Process

Successful applications are funded in order of receipt until resources are exhausted. Average length of time for acceptance decision is thirty days.

A letter of request explaining the problem must be sent to the appropriate district engineer. If the request involves K-8th grade school pedestrians or a potential roundabout, that information should be noted in the request.

Additional Resources

Bolton & Menk, Inc. Internal Resource: Madison Burke, Funding Specialist



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

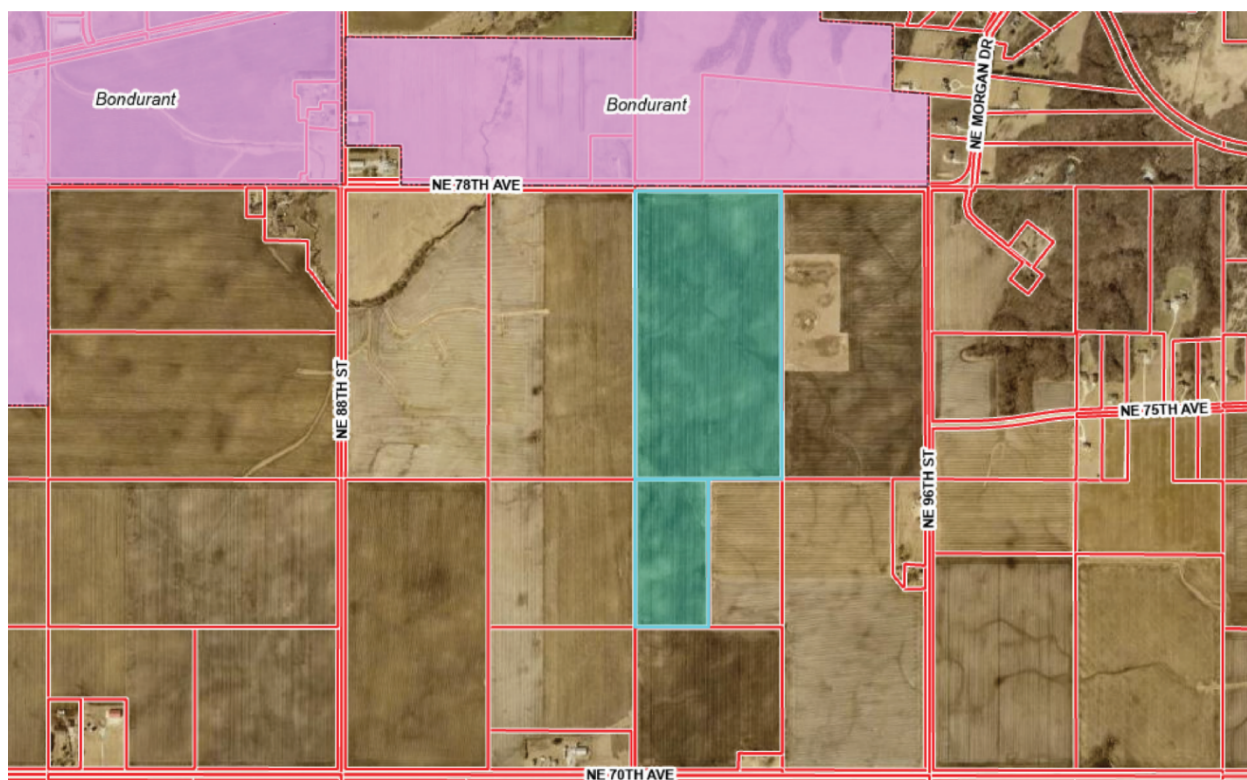
Item No. 5.f.
For Meeting of 3/6/2023
Resolution

TITLE: - Resolution affixing a date for a public hearing to consider a rezoning from the Agricultural (A-1) District to the Low-Density Residential (R-1) District on Parcel 230/00469-002-000 and a rezoning from the Agricultural (A-1) District to the High-Density Residential (R-3) District on Parcel 230/00478-001-000, pending annexation finalization

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

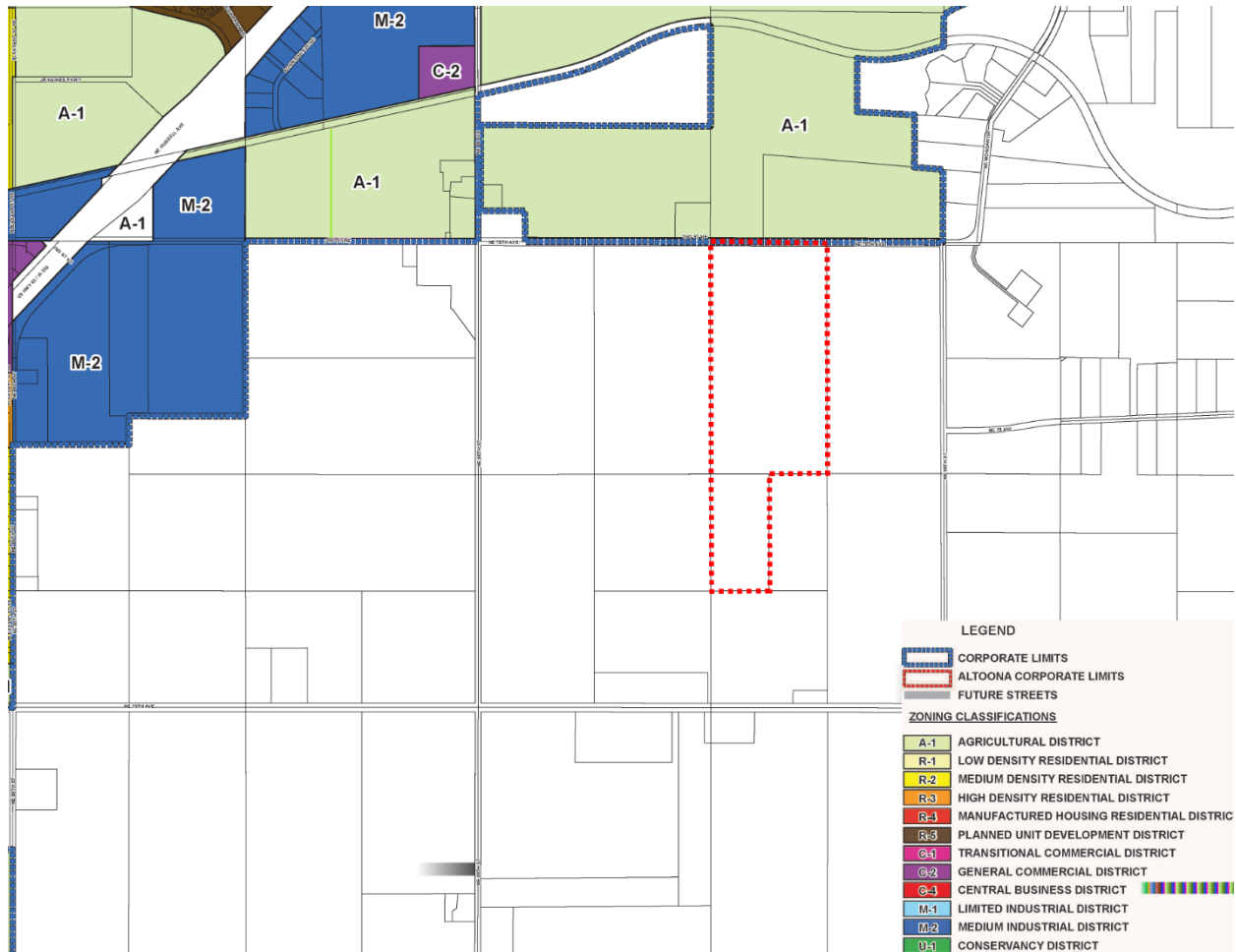
BRIEF HISTORY & ANALYSIS: The City has received a voluntary annexation request for [Parcel 230/00469-002-000](#) and [230/00478-001-000](#), both of which are owned by PRKG 2470 LLC. Parcel 230/00469-002-000 is the northern parcel and Parcel 230/00478-001-000 is the southern parcel. This annexation land, shown in blue below, is comprised of 100 acres and is located along 2nd Street NE/NE 78th Avenue between NE 88th Street and NE 96th Street.



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

- The City agrees to initiate a rezoning of Parcel 230/00469-002-000 from Agricultural (A-1) to Low Density Residential (R-1).
- The City agrees to initiate a rezoning of Parcel 230/00478-001-000 from Agricultural (A-1) to High Density Residential (R-3), subject to the Medium Density Residential density restrictions noted in the Building Bondurant Comprehensive Plan (up to 12 units per acre). *This condition related to up to 12 units per acre will be included as part of the eventual ordinance considered by City Council.*

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 Parcel 230/00469-002-000 be zoned Low Density Residential (R-1) and that Parcel 230/00478-001-000 be zoned High Density Residential (R-3). The zoning designations of R-1 and R-3 will not become effective until after the annexation has been finalized. The PRKG 2470 LLC property is outlined in red below.

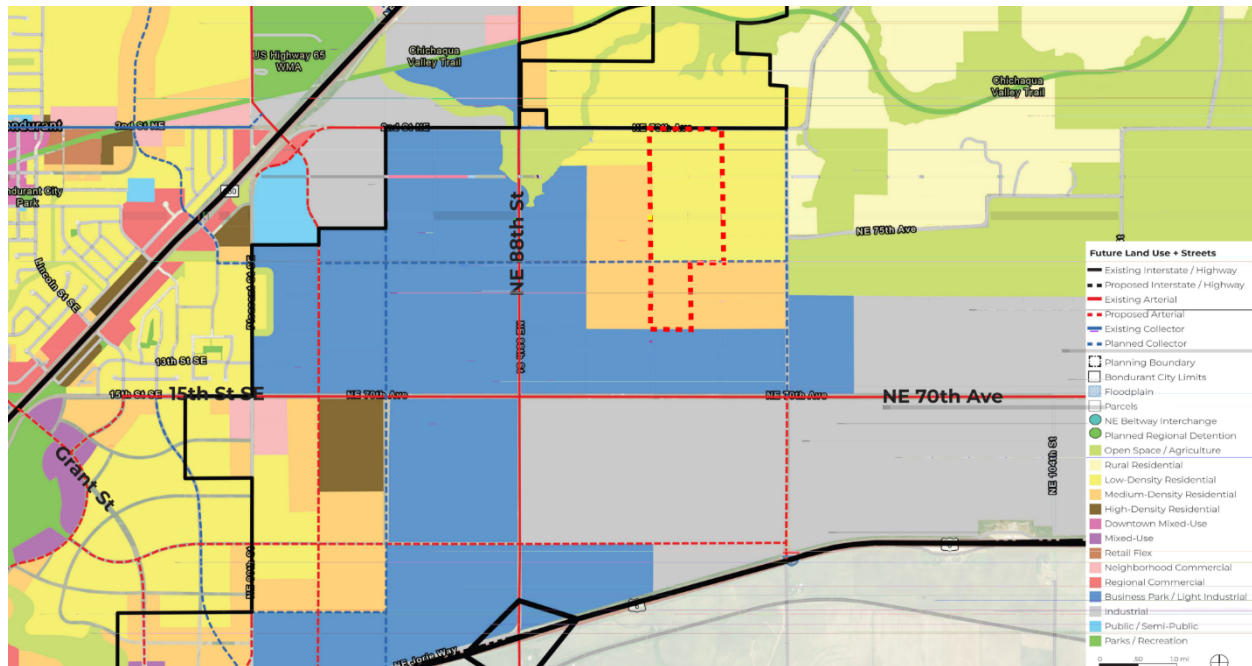


Analysis:

When considering rezoning requests, the 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. This requirement is met with the requested rezoning districts. The Future Land Use Map, which guides potential rezoning requests but is not the regulatory tool like the Zoning Ordinance/Map, currently guides the northern PRKG 2470 LLC parcel as Low Density Residential and the southern parcel as Medium Density Residential. The PRKG 2470 LLC property is outlined in red below. There are low- and medium-density residential future land use designations bordering three sides of the PRKG 2470 LLC properties.



Consistency with the Zoning Code

This item will be reviewed in detail if/when a preliminary plat and/or site plan application is received for the portion requested for R-1 or R-3 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)

Staff does not feel that spot zoning exists at this location. The requested rezoning districts are consistent with the Comprehensive Plan's Future Land Use Map. Further, objectives of the Comprehensive Plan support the transition of low density residential to high density residential located near properties identified as Light Industrial/Business Park. The Future Land Use Map currently guides for Light Industrial/Business Park development to the south of the proposed properties and a mix of low-density and medium density residential to the north, east and west of the proposed properties.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning and Zoning Commission will hold a public hearing regarding these rezoning requests at their regularly scheduled March 9, 2023 meeting. The March 20, 2023 City Council public hearing agenda statement will include

information on the Commission's recommendation.

Staff recommends approval of the resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230306-43

CITY OF BONDURANT
RESOLUTION NO. 230306-43

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING FOR MARCH 20, 2023, TO CONSIDER A REQUEST FOR REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE LOW DENSITY RESIDENTIAL (R-1) DISTRICT ON PARCEL 230/00469-002-000 AND A REQUEST FOR REZONING FROM THE AGRICULTURAL (A-1) DISTRICT TO THE HIGH DENSITY RESIDENTIAL (R-3) DISTRICT ON PARCEL 230/00478-001-000, PENDING ANNEXATION FINALIZATION.

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to change the zoning from Agricultural (A-1) to Low Density Residential (R-1), pending annexation finalization, on property described as follows:

THE WEST ½ OF THE NE ¼ OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.

AND

That the City Council of the City of Bondurant, Iowa, hereby proposes to change the zoning from Agricultural (A-1) to High Density Residential (R-3), pending annexation finalization, on property described as follows:

THE WEST ½ OF THE NW ¼ OF THE SE ¼ OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.

BE IT FURTHER RESOLVED THAT: A public hearing will be held on the 20th day of March, 2023 at 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa at which time the Council will hear public comments on the proposed change in rezoning of said property.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 6th day of March 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				
Sillanpaa				
McKenzie				
Peffer				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on March 6, 2023 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a request to rezone property from the Agricultural (A-1) District to the Single-Family Residential (R-1) District and High-Density Residential (R-3) District, subject to annexation finalization, on properties described as follows:

THE WEST $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.

AND

THE WEST $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



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

Item No. 5.g.
For Meeting of 3/6/2023
Resolution

TITLE: - Resolution approving Pay Request No. 8 to Jenco Construction Inc. For the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$53,880.36

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve pay app #8 in the amount of \$53,880.36 related to the Highway 65 Pedestrian Underpass Public Infrastructure Improvement Project.

This pay application has been reviewed by engineering staff at Veenstra & Kim and by City Staff for accuracy and is for stored materials that the contractor has purchased from their supplier to be installed once construction commences again when the weather allows. The project is approximately 80.1% completed.

FUNDING SOURCE: Bond Funding/Grant Funds

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230306-44
2. Pay Request No. 8

CITY OF BONDURANT
RESOLUTION NO. 230306-44

RESOLUTION APPROVING PAY REQUEST NO. 8 TO JENCO CONSTRUCTION INC.
FOR THE HIGHWAY 65 UNDERPASS PUBLIC IMPROVEMENT PROJECT TAP-T-
0747(613)-8V-77 IN THE AMOUNT OF \$53,880.36

WHEREAS the Highway 65 Underpass Public Improvements Project Pay Request No. 8 was submitted on February 28th, 2023; AND

WHEREAS the pay request no. 8 is for stored materials for the Highway 65 Underpass Public Improvement Project; AND

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 8 to Jenco Construction Inc. in the amount of \$53,880.36 hereby approved.

Passed this 6th day of March 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				

**VEENSTRA & KIMM INC.**3000 Westown Parkway
West Des Moines, Iowa 50266515.225.8000 // 800.241.8000
www.v-k.net**ESTIMATE OF CONSTRUCTION COMPLETED****PARTIAL PAYMENT NO. 8****PROJECT TITLE: RCB Culvert New- Single Box, Pedestrian/Bicycle Underpass at US 65 by Oleson Dr North of Grant St****Contractor: JENCO CONSTRUCTION, INC.****Date: February 28, 2023****Original Contract Amount: \$3,563,486.21****Project Number: TAP-T-0747(613)-8V-77****Pay Period: November 29, 2022 to February 28, 2023****Contract ID: 77-0747-613****Accounting ID: 38554****BID ITEMS**

ITEM NO.	DESCRIPTION	UNIT	QUANTITY			UNIT PRICE	VALUE COMPLETED TO DATE
			ESTIMATED (ORIG. CONT.)	AUTHORIZED (INCL. C.O.'S)	COMPLETED TO DATE		
0010	CLEARING AND GRUBBING	UNIT	58.20	58.20	50.70	\$100.00	\$5,070.00
0020	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	7562.00	7562.00	5,000.00	\$18.00	\$90,000.00
0030	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	2985.00	2985.00	1,750.00	\$18.00	\$31,500.00
0040	COMPACTING BACKFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY	145.00	145.00	145.00	\$35.00	\$5,075.00
0050	COMPACTION WITH MOISTURE AND DENSITY CONTROL	CY	1,570.00	1,570.00	0.00	\$54.00	\$0.00
0060	GRANULAR SHOULDERS, TYPE A	TON	175.00	175.00	171.25	\$45.00	\$7,706.25
0070	SHOULDER FINISHING, EARTH	STA	16.70	16.70	1.00	\$300.00	\$300.00
0080	DETOUR PAVEMENT (CO6)	SY	575.00	488.08	488.08	\$170.00	\$82,973.60
0090	FLOODED BACKFILL	CY	340.00	340.00	340.00	\$100.00	\$34,000.00
0100	COMPACTION WITH MOISTURE CONTROL (STRUCTURES)	CY	1,070.00	1,070.00	1,070.00	\$4.00	\$4,280.00
0110	EXCAVATION, CLASS 20, (CO2)	CY	5,300.00	5,478.00	4,693.00	\$15.00	\$70,395.00
0120	STRUCTURAL CONCRETE (MISCELLANEOUS)	CY	354.50	354.50	354.50	\$1,200.00	\$425,400.00
0130	STRUCTURAL CONCRETE (RCB CULVERT)	CY	337.90	337.90	337.90	\$1,100.00	\$371,690.00
0140	REINFORCING STEEL	LB	106,474.00	106,474.00	106,474.00	\$2.00	\$212,948.00
0150	APRONS, CONCRETE, 12 IN. DIA.	EACH	3.00	3.00	0.00	\$5,000.00	\$0.00
0160	APRONS, CONCRETE, 18 IN. DIA.	EACH	1.00	1.00	1.00	\$7,500.00	\$7,500.00
0170	APRONS, CONCRETE, 24 IN. DIA.	EACH	2.00	2.00	1.00	\$9,000.00	\$9,000.00
0180	APRONS, CONCRETE, 30 IN. DIA.	EACH	1.00	1.00	0.00	\$10,000.00	\$0.00
0190	APRONS, CONCRETE, 36 IN. DIA.	EACH	3.00	3.00	3.00	\$12,500.00	\$37,500.00
0200	APRONS, CONCRETE, 48 IN. DIA.	EACH	2.00	2.00	2.00	\$15,000.00	\$30,000.00
0210	BEVELED PIPE AND GUARD, 18INCH	EACH	1.00	1.00	0.00	\$10,000.00	\$0.00
0220	MANHOLE, STORM SEWER, SW-401, 48 IN.	EACH	2.00	2.00	0.00	\$8,500.00	\$0.00
0230	MANHOLE, STORM SEWER, SW-401, 60 IN.	EACH	3.00	3.00	3.00	\$11,500.00	\$34,500.00
0240	MANHOLE, STORM SEWER, SW-401, 72 IN.	EACH	2.00	2.00	2.00	\$13,500.00	\$27,000.00
0250	MANHOLE, STORM SEWER, SW-403 MODIFIED	EACH	1.00	1.00	0.00	\$10,000.00	\$0.00
0260	MANHOLE ADJUSTMENT, MINOR	EACH	1.00	1.00	0.00	\$2,500.00	\$0.00
0270	MANHOLE ADJUSTMENT, MAJOR	EACH	2.00	2.00	0.00	\$7,500.00	\$0.00
0280	TEMPORARY SHORING	LS	1.00	1.00	1.00	\$50,000.00	\$50,000.00
0290	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 12 IN.	LF	22.90	22.90	0.00	\$110.00	\$0.00
0300	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 18 IN.	LF	96.50	96.50	94.80	\$130.00	\$12,324.00
0310	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 24 IN.	LF	213.60	213.60	112.00	\$165.00	\$18,480.00
0320	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 30 IN.	LF	54.00	54.00	8.00	\$200.00	\$1,600.00
0330	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 36 IN.	LF	272.10	272.10	216.00	\$250.00	\$54,000.00
0340	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 48 IN.	LF	1,021.80	1,021.80	1,021.80	\$350.00	\$357,630.00
0350	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3000D (CLASS IV), 30 IN.	LF	197.20	197.20	197.20	\$250.00	\$49,300.00
0360	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 3750D (CLASS V), 12 IN.	LF	60.30	60.30	0.00	\$150.00	\$0.00
0370	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	LF	346.00	346.00	208.00	\$55.00	\$11,440.00
0380	ENGINEERING FABRIC	SY	405.00	405.00	100.00	\$7.00	\$700.00
0390	REVTMENT, CLASS C	TON	120.00	120.00	0.00	\$73.50	\$0.00
0400	REVTMENT, CLASS E	TON	360.00	360.00	117.24	\$73.25	\$8,587.83
0410	REMOVAL OF RECREATIONAL TRAIL	SY	32.00	32.00	0.00	\$20.00	\$0.00
0420	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 4 IN.	SY	312.00	312.00	0.00	\$93.00	\$0.00
0430	RECREATIONAL TRAIL, PORTLAND CEMENT CONCRETE, 6 IN.	SY	1,150.00	1,150.00	0.00	\$97.00	\$0.00

MATERIALS STORED SUMMARY					
Item No.	Description	Unit	Quantity	Unit Price	Extended Cost
1	Light Fixtures	LS	1	\$ 4,442.00	\$ 4,442.00
2	Ornamental Railing (Stored Off-Site)	LS	0.9	\$ 59,867.07	\$ 53,880.36
3					
4					
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21					
22					
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28					
29					
30					
31					
32					
33					
34					
Total Materials Stored					\$58,322.36

SUMMARY		
	Original Contract	Value Completed
Bid Item Subtotal	\$3,563,486.21	\$2,862,435.54
APPROVED CHANGE ORDERS		
Change Order No.	Description/Notes	Total Approved
1	Temporary Covering of Signals	\$2,600.97
2	RCBC Special Backfill	\$29,470.00
3	East Detour Route Signing	\$2,500.00
4	Emergency detour route traffic control	\$4,257.00
5	Increase electrical conduit and wire size	\$1,619.19
6	Detour Pavement, Extra Work	\$28,654.26
7	Triple Culvert Outlet Replacement	\$12,960.00
8		\$0.00
9		\$0.00
10		\$0.00
Total Change Orders		\$82,061.42
		Total Approved
Revised Contract Price		\$3,645,547.63
		Value Completed
Total Materials Stored		\$58,322.36
Value Completed Plus Total Materials Stored		\$2,920,757.90
Less Retainage Percentage (3%); \$30,000 Max		\$30,000.00
Total Earned Less Retainage		\$2,890,757.90
PREVIOUSLY APPROVED PARTIAL PAYMENTS		
Partial Payment No.	Period	Total Approved
1	July 18, 2022 to August 26, 2022	\$667,420.76
2	August 27, 2022 to September 16, 2022	\$492,623.58
3	September 17, 2022 to September 23, 2022	\$98,255.65
4	September 24, 2022 to October 7, 2022	\$346,441.49
5	October 8, 2022 to October 30, 2022	\$911,946.40
6	October 31, 2022 to November 12, 2022	\$225,236.00
7	November 13, 2022 to November 28, 2023	\$94,953.66
8		\$0.00
9		\$0.00
10		\$0.00
Less Total Previously Approved Partial Payments		\$2,836,877.54
Amount Due This Request		\$53,880.36
Note: The amount \$53,880.36 is recommended for approval for payment in accordance with the terms of the Contract.		
CONTRACT SUMMARY		
ORIGINAL CONTRACT AMOUNT		\$3,563,486.21
REVISED CONTRACT PRICE		\$3,645,547.63
AMOUNT DUE THIS REQUEST		\$53,880.36
VALUE COMPLETED		\$2,890,757.90
BALANCE		\$754,789.73
PERCENT COMPLETE		80.1%
Signatures applied through DocExpress		



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

Item No. 5.h.
For Meeting of 3/6/2023
Resolution

TITLE: - Resolution directing the advertisement for Tufts Acres Plats 1 & 2 Sewer Lining Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: This resolution directs Staff to advertise a Notice to Bidders for the Tufts Acres Plats 1 & 2 Sanitary Sewer Lining Maintenance Project.

The sanitary sewer mains in the Tufts Acres Plats 1 & 2 neighborhood (3rd St. NE, 4th St. NE, and Lincoln St. NE from 4th to 2nd) have fallen to a condition rating that is unsatisfactory, allowing a significant amount of inflow and infiltration during rain events. There is also a considerable amount of root intrusion in this neighborhood as well. Therefore, as apart of the FY 2022-23 Budget, Public Works staff budgeted funds to be used for sanitary pipe rehabilitation work to be done.

This work will constitute using a cured in place product to reline the existing pipe network to eliminate the need for a costly replacement and extend the life of the pipe for many years to come. This proposal also included rehabilitation of the access manholes in this area to help mitigate the inflow and infiltration we see during rain events. The City has already seen significant inflow and infiltration reduction with past projects similar to this one.

Staff anticipate bringing a resolution to award the contract to Council on the April 17th, 2023 Council Agenda.

FUNDING SOURCE: Sewer Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230306-45

CITY OF BONDURANT
RESOLUTION NO. 230306-45

RESOLUTION DIRECTING STAFF TO PUBLISH NOTICE TO BIDDERS FOR THE
TUFTS ACRES PLATS 1 & 2 SANITARY SEWER LINING PROJECT.

WHEREAS, in the FY2022-23 budget staff budgeted funds for sanitary sewer rehabilitation work in the Tufts Acres neighborhood; AND

WHEREAS, the location of the work to and the kinds and sizes of materials proposed to be used as follows:

TUFTS ACRES PLATS 1 & 2 SEWER LINING PROJECT

Construct Tufts Acres Plats 1 & 2 Sewer Lining Project including all labor, materials, and equipment necessary to construct sanitary sewer point repairs, and CIPP lining on approximately 2267 liner feet of 8-inch clay piping, service reinstatement, and rehabilitation of 8 sanitary sewer manholes. Proposal to include any surface restoration, traffic control, and other miscellaneous associated work, including cleanup.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that Tufts Acres Plats 1 & 2 Sanitary Sewer Lining Project Notice to Bidders shall be published on March 7th, 2023.

Passed this 6th day of March 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				



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

Item No. 7.a.
For Meeting of 02/21/2023
Public Hearing

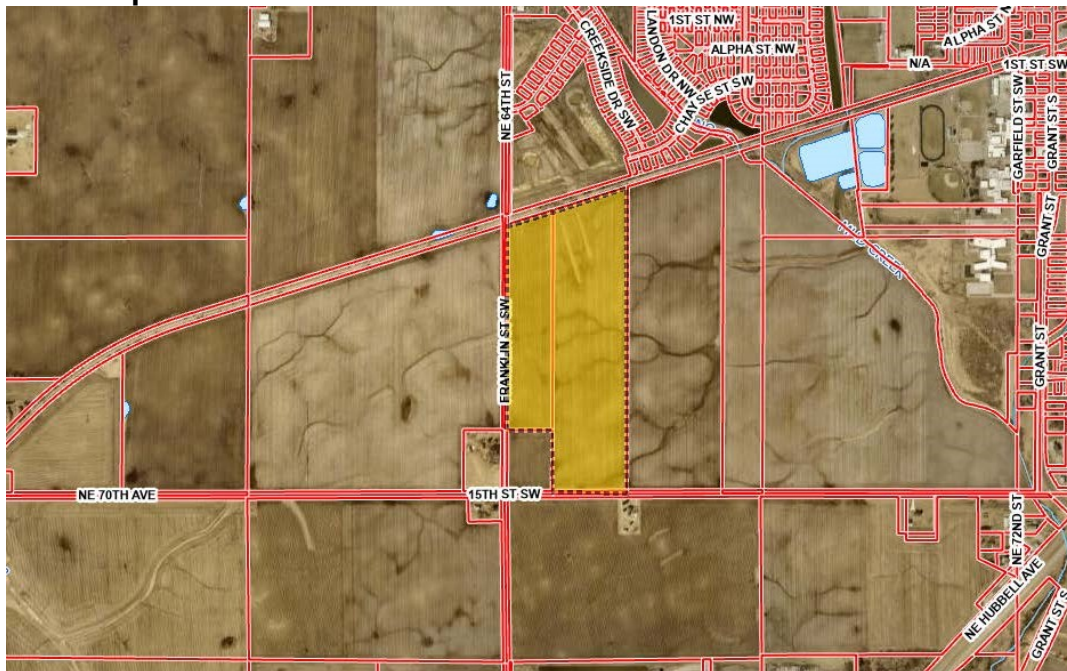
TITLE: PUBLIC HEARING AND FIRST READING - Request for rezoning from the Agricultural (A-1) District to the Light Industrial (M-1) District on land at Parcels 231/00214-004-000 and 231/00214-002-000.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

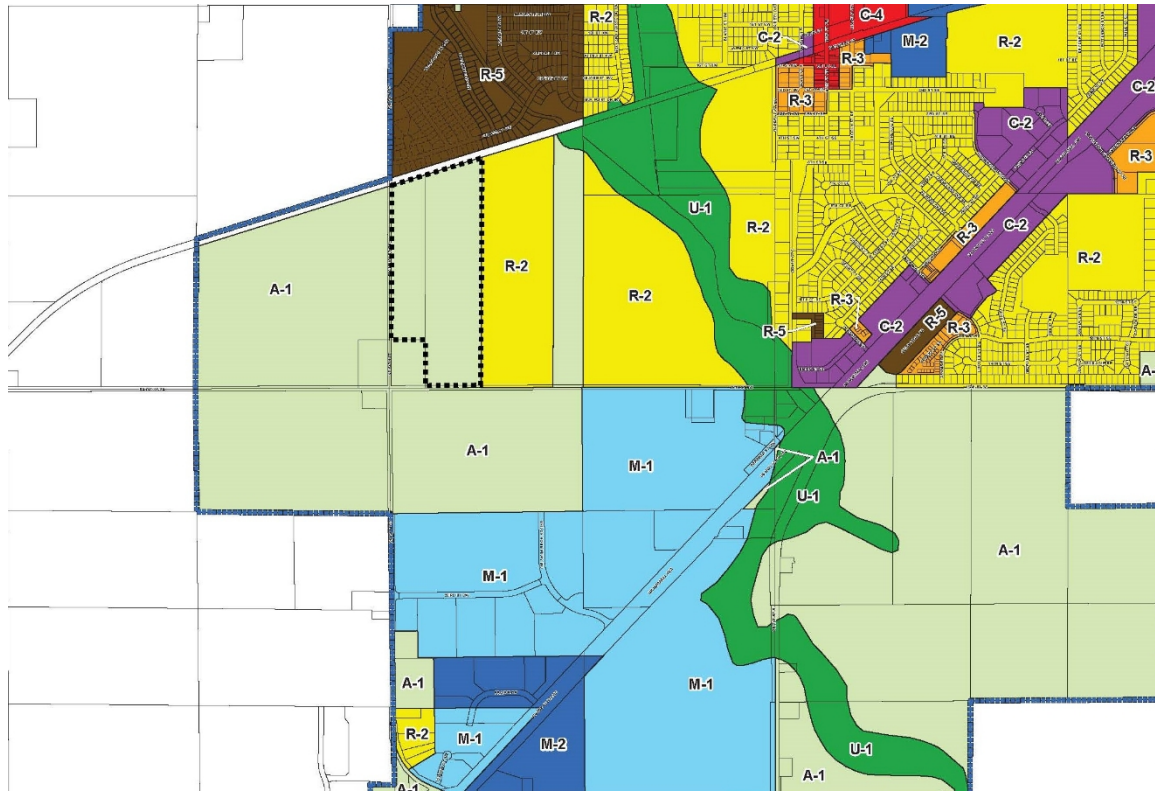
BRIEF HISTORY & ANALYSIS: The City of Bondurant is in receipt of a request to rezone property at Parcels 231/00214-004-000 and 231/00214-002-000 from the City's Agricultural (A-1) District to the Limited Industrial (M-1) District. These parcels are owned by the following titleholders: Bondurant Land LLC and Gholds LLC. The property owners are the rezoning applicant. Parcel 231/00214-004-000 and 231/00214-002-000 are currently undeveloped.

Area Map



Area Zoning Map

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



The current use of Parcels 231/00214-004-000 and 231/00214-002-000 is for row crop which is consistent with the Agricultural (A-1) District. The owner of the property approached the City to request the rezoning of these properties. There are no current plans to develop the property, any development of the properties would require further review and approval.

Analysis

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

Comprehensive Plan

The requested rezoning is consistent with the Building Bondurant Comprehensive Plan's Future Land Use Map. Below is an excerpt of the 2022 Future Land Use Map. This map guides for Business Park/Light Industrial in blue.

FUNDING SOURCE: N/A

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

1. Recommended approval of the Resolution.
2. Recommended approval of the Resolution, subject to rezoning conditions as allowed by Chapter 414 of the Iowa Code.
3. Recommended denial of the Resolution.
4. Table the Resolution, pending additional information.

The Planning and Zoning Commission at their February 9, 2023 regular meeting voted 5-0, with one member missing, to recommend approval of the rezoning request from Agricultural (A-1) to Light Industrial (M-1) on land at Parcel 231/00214-004-000 and 231/00214002-000.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Resolution
2. Quail Run II LLC (Vista) Comments

CITY OF BONDURANT
ORDINANCE NO. 230221-210

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING FROM
THE AGRICULTURAL (A-1) DISTRICT TO THE LIMITED INDUSTRIAL (M-1)
DISTRICT ON LAND AT PARCEL 231/00214-004-000 AND 231/00214-002-000.

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 Limited Industrial (M-1) on the following property located in Bondurant, Polk County, Iowa as described as follows:

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

AND;

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

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 February 9, 2023, 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 the Limited Industrial (M-1) 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:
SECOND CONSIDERATION:
THIRD CONSIDERATION:

CLERK'S CERTIFICATE

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

Shelby Hagan
City Clerk



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

Item No. 5.j.
For Meeting of 3/6/2023
Resolution

TITLE: - Resolution Approving New Purchase Price for Combination Sewer Jet-Vac Equipment in the total amount of \$492,573.08

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: On February 7th, 2022, Council approved the purchase of a new Sewer Jet-Vac Combo from Mid Iowa Solid Waste Equipment Co. to be added to the Public Works Department in the amount of \$461,045. Staff recently met with the representative from the manufacturer to discuss the build, and we were informed of a price increase for the unit.

There has been a major impact on the equipment industry due to raw material price increases, and labor shortages which has resulted in a trickledown effect on end user's pricing. Sewer Equipment Co., which is the manufacturer that we choose for this equipment, has worked hard to reduce the impact on their customers, but some aspects are out of their control, such as chassis manufacturing pricing increases, and raw material pricing.

With the unit that we have on order, they are asking for a price adjustment in the amount of \$31,528.08 which is right at a 7% increase from the original purchase price. This would make the new purchase price \$492,573.08. This is in comparison to reordering a truck on today's market, which would be approximately 19% higher than the original purchase price and delay the delivery of the unit another 18 to 24 months or more.

Staff always try to anticipate some pricing adjustments when budgeting for equipment. These numbers typically do not change after the order is made, but we are in unprecedented times in the equipment and vehicle markets.

As a part of the FY23, CIP Public Works staff have budgeted \$525,000 for the purchase of a new Sewer Jet-Vac Combo truck unit for sanitary sewer maintenance purposes. Those funds were being used from the American Rescue Plan Act (ARPA) funding. With the pricing increase, staff believes that this is still the best course to proceed with the order as placed and approve the price increase.

This equipment will enable the City to do work in house that it currently contracts to do each year.

FUNDING SOURCE: American Rescue Plan Act (ARPA) - Sewer Fund - Capital Equipment

STAFF RECOMMENDATION: Staff would recommend to Council to approve the pricing increase for the purchase of a Sewer Jet-Vac combo unit in the amount of \$31,528.08 from Mid-Iowa Solid Waste Equipment Co. from Johnston, Iowa.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230306-46
2. Price Increase Sales Order March 2023

CITY OF BONDURANT
RESOLUTION NO. 230306-46

RESOLUTION APPROVING NEW PURCHASE PRICE FOR COMBINATION SEWER
JET-VAC EQUIPMENT IN THE TOTAL AMOUNT OF \$492,573.08

WHEREAS on March 1st, 2023, the City of Bondurant received a pricing increase; AND

WHEREAS this now results in a total purchase price of \$492,573.08 which is 7% higher than the original purchase price of \$461,045.00.

WHEREAS City staff have a totaled budgeted amount of \$525,000 for the purchase of this unit staff believes it is best to accept the pricing increase; AND

WHEREAS Council accepts the pricing increase of \$31,528.08; AND

WHEREAS payments are to be made to Mid-Iowa Solid Waste Equipment Company.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pricing increase of \$31,528.08 for the 2022 Combination Sewer Jet-Vac Unit and related equipment purchase is awarded to Mid-Iowa Solid Waste Equipment Co. in the adjusted amount of \$492,573.08 and the purchase is hereby approved.

Passed this 6th day of March 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				
Peffer				
Sillanpaa				
McKenzie				
Driscoll				



Mid-Iowa Solid Waste
5105 NW Beaver Dr
Johnston, IA 50131
515-276-3352
Toll Free 800-733-8731

SALES ORDER

Quote # TEHO1226-01

Date 01/27/22

Sales Rep. Tom Hay

Helping you clean the Planet since 1975

Bill To:

Ship To:

City of Bondurant
200 2nd St. NE
Bondurant IA 50035

City of Bondurant
200 2nd St. NE
Bondurant IA 50035

Qty	Description	Unit Price	Ext. Price
1	Sewer Equipment 900-ECO 12 Yard Truck Mounted Combination Sewer Cleaner as per attached specification .	\$342,476.00	\$342,476.00
1	2022 Market Adjustment for Module	\$27,398.08	\$27,398.08
1	Factory Supplied Chassis - Freightliner 114-SD Tandem	\$114,442.00	\$114,442.00
1	2022 Market Adjustment for Chassis	\$4,130.00	\$4,130.00
		SubTotal	\$488,446.08
		Shipping	\$4,127.00
		Total	\$492,573.08

Above pricing does not include any state or local taxes if applicable.

Unless specified, the above prices do not include any taxes. Taxes will be calculated and included on the Invoice.

ORDERS..All orders are subject to acceptance by an officer or general manager of Mid-Iowa Solid Waste Equipment Co., Inc. PERFORMANCE..Mid-Iowa Solid Waste Equipment Co., Inc. shall not be liable for failure to complete the contract in accordance with its terms if failure is due to wars, strikes, fires, floods, accidents, delays in transportation or other causes beyond its reasonable control. CANCELLATION..Orders regularly entered cannot be cancelled except upon terms that will compensate Mid-Iowa Solid Waste Equipment Co., Inc. for any loss or damages sustained. PRICES..All orders are subject to current prices in effect at the time of shipment. F.O.B. POINT..Unless otherwise stated, all prices listed are F.O.B. point of manufacture. TAXES..Unless otherwise stated, prices do not include Federal, State, City or other Excise, Occupation Sales use or similar taxes which are extra and are to be added at rates in effect at time of shipment. If Federal Excise Taxes are included or listed above, they are stated at the rates and regulations in effect at the time this order is written, and are subject to revision in accordance with rates and regulations in effect at time of shipment. MOUNTING PRICES... Mounting prices assume normal factory installation on a truck chassis suitable for the unit purchased. Relocation of batteries, gas tanks, mufflers, air tanks, etc. will be an additional charge, billed our standard labor rate. Signature will constitute a binding order.

By:

Tom Hay

Mid-Iowa Solid Waste Equipment Co., Inc.

Ordered by:

Accepted by:



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

Item No. 5.k.
For Meeting of 3/6/2023
Resolution

TITLE: - Resolution appointing Jeremy Sisk to the Tree Board

CONTACT PERSON:

Jill Sanders, Library Director

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230306-47

CITY OF BONDURANT
RESOLUTION NO. 230306-47

RESOLUTION APPOINTING JEREMY SISK TO THE TREE BOARD

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

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

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

WHEREAS Jeremy Sisk has expressed interest in continuing to serve on the Tree Board;
AND

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

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

Passed and adopted this 6th day of March 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

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 5.I.
For Meeting of 3/6/2023
Resolution

TITLE: - Resolution releasing Request for Proposals for an Arts, Culture & Wayfinding Master Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution authorizes staff to release the Request for Proposals for an Arts, Culture & Wayfinding Master Plan. The need for this plan was identified through the following planning documents:

- 2022 [Building Bondurant Comprehensive Plan](#)
 - Goal 13: Preserve and strengthen Bondurant's hometown feel as the community continues to evolve.
 - Action Item 13A: Adopt and implement a Public Arts Master Plan (Implement within next 0-4 years).
 - Action Item 13C: Adopt and implement a Wayfinding Master Plan (Implement within next 0-4 years).
 - Policy 13E: Celebrate Bondurant's history through events and creative placemaking efforts (ongoing).
- 2022 [Community Visioning Plan](#)
 - Goal 4: Adopt and implement a Wayfinding Master Plan.
 - Goal 8: Expand public art and historical research opportunities.
 - Objective 8.3: Encourage the creation and implementation of a Public Arts Master Plan.

It is anticipated the Parks & Recreation Board will help to provide guidance to the selected consultant on the topics of arts, culture, and wayfinding.

This Arts, Culture, & Wayfinding Master Plan will be utilized/referenced when the City's 2013 Parks, Trail & Greenways Master Plan is completely updated. The need to completely update the Parks, Trails & Greenways Master Plan was also noted as a

need to implement within the next 0-4 years in the Building Bondurant Comprehensive Plan.

FUNDING SOURCE: General Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230306-49

CITY OF BONDURANT
RESOLUTION NO. 230306-49

RESOLUTION RELEASING REQUEST FOR PROPOSALS FOR ARTS, CULTURE &
WAYFINDING MASTER PLAN SERVICES

WHEREAS, the City feels it necessary to hire out services to have an Arts, Culture & Wayfinding Master Plan created to help provide guidance on implementation of projects related to arts, culture, and wayfinding; AND

WHEREAS, creation and adoption of an Arts, Culture & Wayfinding Master Plan is consistent with the following plans; AND:

1. Action Item 13A of the Building Bondurant Comprehensive Plan: Adopt and implement a Public Arts Master Plan.
2. Action Item 13C of the Building Bondurant Comprehensive Plan: Adopt and implement a Wayfinding Master Plan.
3. Policy 13E of the Building Bondurant Comprehensive Plan: Celebrate Bondurant's history through events and creative placemaking efforts.
4. Goal 4 of the Community Visioning Plan: Adopt and implement a Wayfinding Master Plan.
5. Objective 8.3 of the Community Visioning Plan: Encourage the creation and implementation of a Public Arts Master Plan.

WHEREAS, the Arts, Culture & Wayfinding Master Plan RFP will be released on March 7, 2023, and responses are due by March 29, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council authorizes city staff to release the Request for Proposals for and Arts, Culture & Wayfinding Master Plan.

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

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 5.m.
For Meeting of 3/6/2023
Ordinance

TITLE: - Third (Final) Reading Ordinance Amending Chapter 92, Water Rates

CONTACT PERSON:

Marketa Oliver, City Administrator
Jene Jess, Finance Director

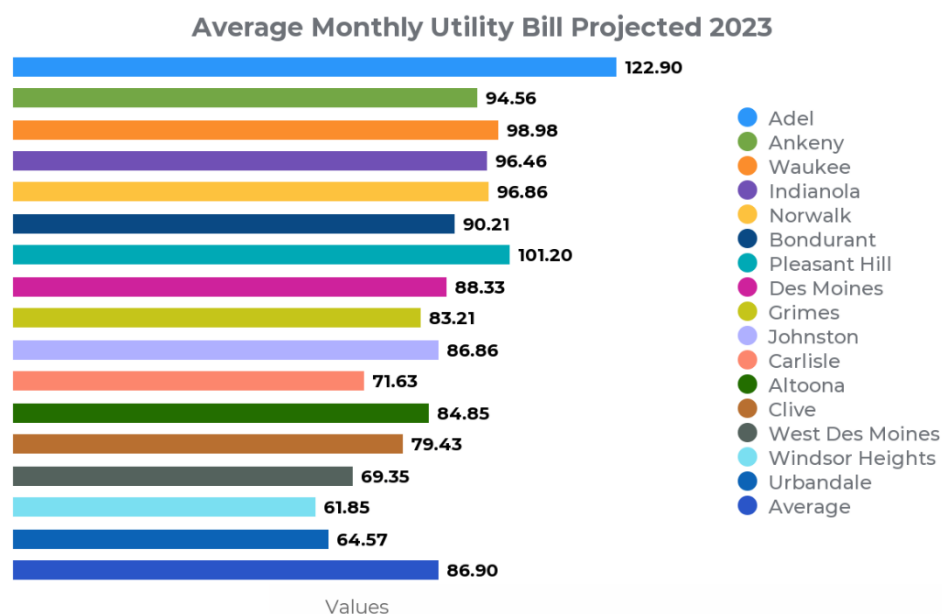
BRIEF HISTORY & ANALYSIS: The City of Bondurant has been in discussions related to a regional water utility or regional water governance. The City of Bondurant has also simultaneously been exploring the possibility of producing and treating water independently again. The City has conducted wellfield 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.

The City Council approved the first reading at its February 6, 2023 meeting and the second reading at its February 21st meeting. Information about rate changes is on the City's website.

FUNDING SOURCE: Water Revenue

STAFF RECOMMENDATION: Approve third (final) reading 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. 5.n.
For Meeting of 3/6/2023
Ordinance

TITLE: - (Third Reading) Ordinance regarding Chapters 105 & 106, 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.

The City Council approved the first reading at its February 6, 2023 meeting and the second reading at its February 21st meeting.

FUNDING SOURCE: Garbage and Recycling Revenue

STAFF RECOMMENDATION: Approve third (final) reading of the 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 - ~~\$4.94~~ \$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. 5.o.
For Meeting of 3/6/2023
Ordinance

TITLE: - (Second Reading) Ordinance amending Chapter 115, Cemetery

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The City of Bondurant operates a municipal cemetery. Recently, it came to staff's attention that there is confusion related to some language in the Code. There is language that reads, "Opening and closing of the interment space is included in the purchase of interment rights." Recently, the purchaser of cemetery lots interpreted the language to mean that the City would pay for the gravedigger. This is inconsistent with past practices. The City has always intended that the language simply means the owner has the right to open or close the interment space, as long as the City is notified when that is going to happen. In earlier decades, it was also interpreted by some individuals that they could dig their own graves. The rules and regulations on the City's Cemetery website are clear that all grave openings and closing are to be made under the direction of the City and that the persons ordering the grave openings will be held responsible for payment.

In order to avoid confusion, staff recommend the elimination of this language from the City's Code. The attached ordinance removes this sentence from the Cemetery Chapter of the City Code.

Council approved the first reading of this ordinance at its February 21st meeting.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve second reading of the ordinance on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230221-211

CITY OF BONDURANT
ORDINANCE NO. 230213-211

ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
BONDURANT, IOWA, 2002, BY AMENDING CHAPTER 115, CEMETERY

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

Section 1. **SECTION AMENDED.** Chapter 115.04 “SALE OF INTERMENT RIGHTS” of the Code is amended to read as follows:

115.04 SALE OF INTERMENT RIGHTS. The sale or transfer of interment rights in the cemetery shall be evidenced by a certificate of interment rights agreement or other instrument, signed by the City Administrator, evidencing the conveyance of exclusive rights of interment agreement upon payment in full of the purchase price. The agreement for interment rights shall disclose all information required by the Iowa Cemetery Act, including the amount or percentage of money to be placed in the perpetual care cemetery fund.

The surviving spouse of the lot owner shall have the first right of interment.

The permanent placement of toys, boxes, ornaments, chairs, settees, and similar articles may ONLY be located on the foundation of the monument. Such items must be permanently attached to the foundation or placed in a permanent container on the foundation. The City is not responsible for these items and if items are placed in areas other than on the foundation of the monument, the City reserves the right to remove the items.

~~Opening and closing of the interment space is included in the purchase of the interment rights.~~

Only one item is permitted per cemetery plot. For example, one monument or one bench or one cement slab with two small monuments is permitted per plot. Monuments shall not exceed the width of the plot.

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 21st day of February 2023.

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

FIRST CONSIDERATION: February 21, 2023

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 February 2023.

Shelby Hagan
City Clerk



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

Item No. 5.p.
For Meeting of 3/6/2023
Resolution

TITLE: - Resolution on Acquisition or Development for Outdoor Recreation (CVT Extension)

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is applying for a Land and Water Conservation grant for land acquisition. The purpose of the acquisition is to extend the Chichaqua Valley trail through the downtown area and create an arboretum trail, as identified as a goal in the recently-adopted Building Bondurant Comprehensive Plan as well as the 2022 Community Visioning Plan. Additionally, the overarching goal is to establish a community gathering space and/or food truck park and/or business incubator, install public art along the trail connection, and implement branding/wayfinding efforts along Interstate 80 to better attract visitors to the downtown area.

FUNDING SOURCE: Grant/TIF/LOSST/Bond

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230306-50

CITY OF BONDURANT
RESOLUTION NO. 230306-50
RESOLUTION ON ACQUISITION OR DEVELOPMENT FOR OUTDOOR RECREATION

County: Polk

WHEREAS, the City Council of the City of Bondurant (City/County) is interested in acquiring lands or developing outdoor recreational facilities on the following described project for the enjoyment of the citizenry of

Site Name: Downtown Extension of the Chichaqua Valley Trail and the State Iowa.

Site Address: Parcels 231/00058-004-000 and 231/00037-500-000

Project Title: Acquisition of Land for Downtown extension of the Chichaqua Valley Trail

Total Estimated Cost: \$ 300,592.50 (acquisition only)

Brief Description of Project: The City of Bondurant is seeking grant funds to be used for acquisition of two former railroad right-of-way pieces at Parcels 231/00058-004-000 and 231/00037-500-000. The 2022 Building Bondurant Comprehensive Plan envisions that a downtown extension of the regional Chichaqua Valley Trail be established on this former railroad property. The Comprehensive Plan also envisions that an arboretum be established along this Chichaqua Valley Trail extension.

AND, Land and Water Conservation Fund financial assistance is being sought for the acquisition or development of said outdoor recreational facilities,

NOW THEREFORE, be it resolved by the City Council of the City of Bondurant that the project described above be authorized,

AND, be it further resolved that said City Council of the City of Bondurant make application to the Iowa Department of Natural Resources to seek Land and Water Conservation Fund financial assistance from the National Park Service in the amount of 50 % of the actual cost of the project,

AND, be it further resolved that said City Council of the City of Bondurant certifies to the following:

1. That it will accept the terms and conditions set forth in the NPS Grants-in-Aid Manual and which will be a part of the Project Agreement for any grant awarded under the attached proposal.
2. That it is in complete accord with the attached proposal and that it will carry out the acquisition and/or development in the manner described in the proposal and any plans and specifications attached thereto unless prior approval for any change has been received from the Iowa Department of Natural Resources.
3. That it has the ability and intention to finance its share of the cost of the project and that the project will be operated and maintained at the expense of said City of Bondurant for public outdoor recreational use.
4. That no financial assistance has been given or promised under any other federal program or activity with regard to the proposed project.
5. That it will not discriminate against any person on the basis of race, color, or natural origin in the use of any property or failure acquired or developed pursuant to this proposal, and shall comply with the terms and intent of the Title VI of the Civil Rights Act of 1964, P.L. 88-352 (1964), and of the regulations promulgated pursuant to such Act by the Secretary of the Interior and contained in 43 CFR 17.
6. That it will maintain adequate financial records on the proposed project to substantiate claims for cost-sharing.

THIS IS TO CERTIFY that the foregoing is a true and correct copy of a resolution duly and legally adopted by the

City Council of the City of Bondurant at a legal meeting held on this 6th Day
of March, 20 23.

(signature)

(signature)

(title)

(title)



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

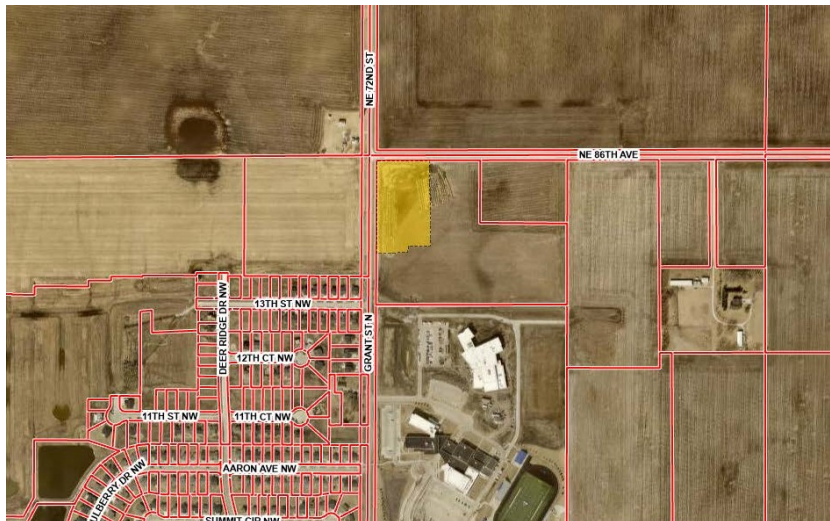
Item No. 7.a.
For Meeting of 3/6/2023
Public Hearing

TITLE: Public Hearing regarding rezoning property from the Medium Density Residential (R-2) District to the Transitional Commercial (C-1) District on 5.89 acres at 8383 NE 72nd Street.

CONTACT PERSON:

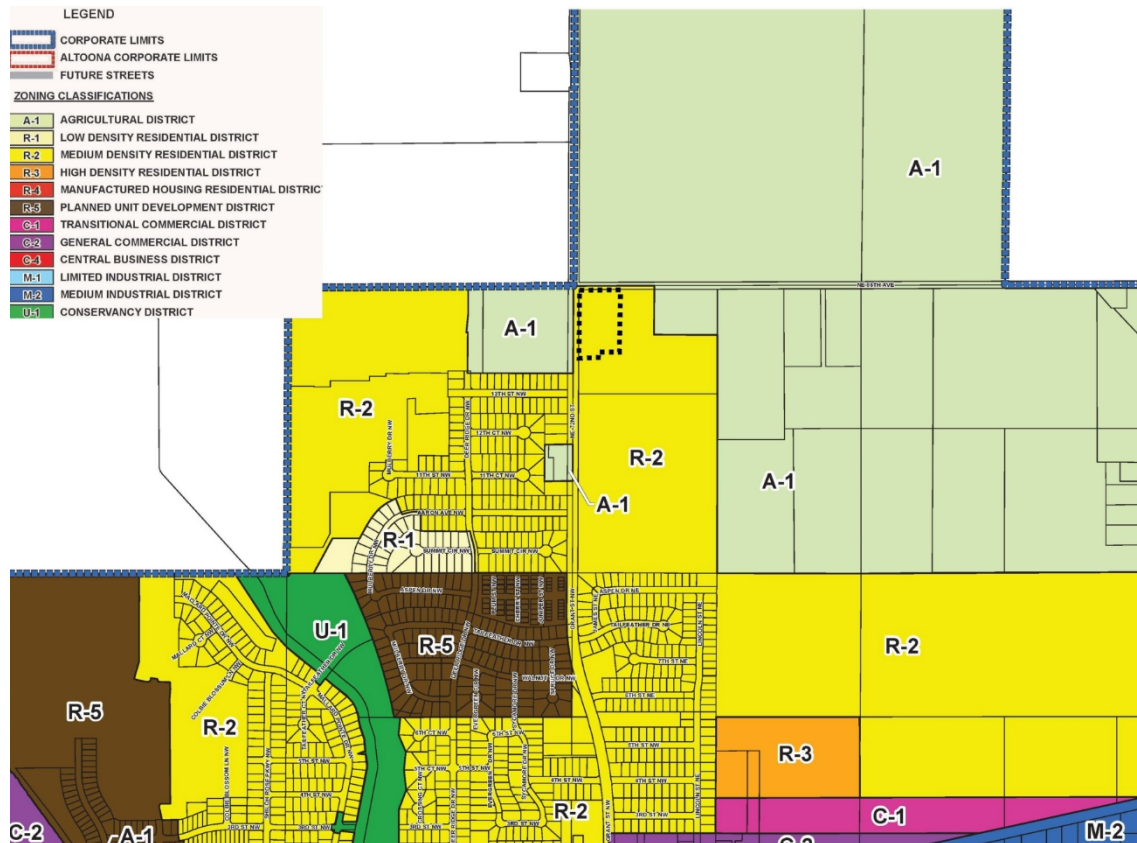
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is in receipt of a request to rezone a 5.89-acre portion of the property at 8383 NE 72nd Street from the City's Medium Density (R-2) District to the Transitional Commercial (C-1) District. Per Section 178.07 of the Zoning Code, this zoning district is, "intended and designed to provide space for limited professional, retail, civic, and service activities which serve adjacent residential areas with reasonable proximity of daily consumer needs". The rezoning request was submitted by Stubbs Engineering on behalf of the owner, Classic Holdings LLC.



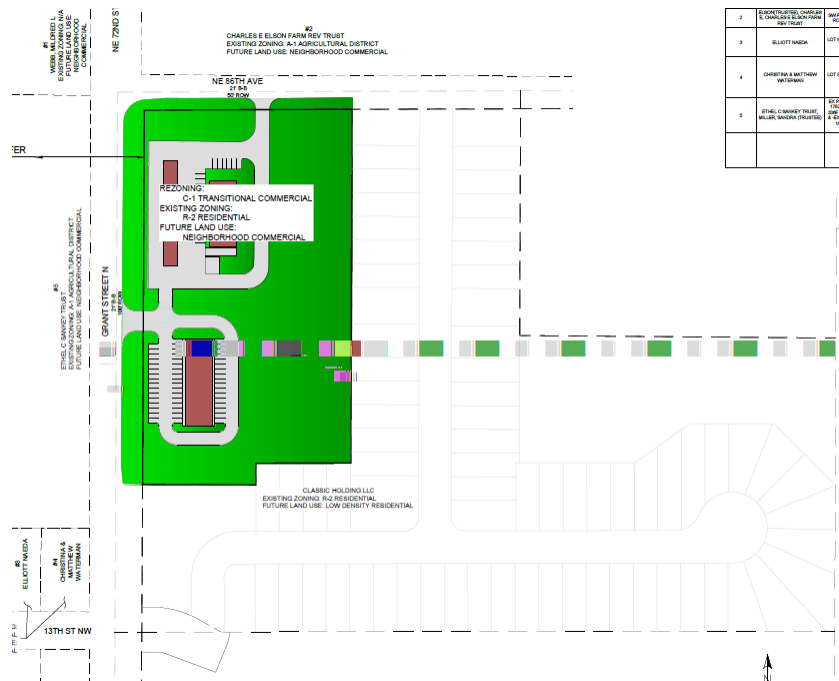
Area Zoning Map

Below is an area Zoning Map which shows the requested R-2 to C-1 rezoning area outlined in black.



The current use of 8383 NE 72nd Street is for row crop which is allowable in the R-2 District. The owner of the property approached the City to request the rezoning of a portion of this property.

The owner of the property has previously submitted preliminary site plans showing plans to develop commercial areas in the northwest portion of the property with the remainder of the property being developed as R-2 residential. At this time no official site plan has been received or approved by the City. The below preliminary development concept was submitted as part of the rezoning application. Staff would like to clarify that this is a potential development concept only, and that a site plan for the requested C-1 District area would be reviewed at a later date after the rezoning has been approved. It should also be noted that a gas station use is not a permitted use of the C-1 District.



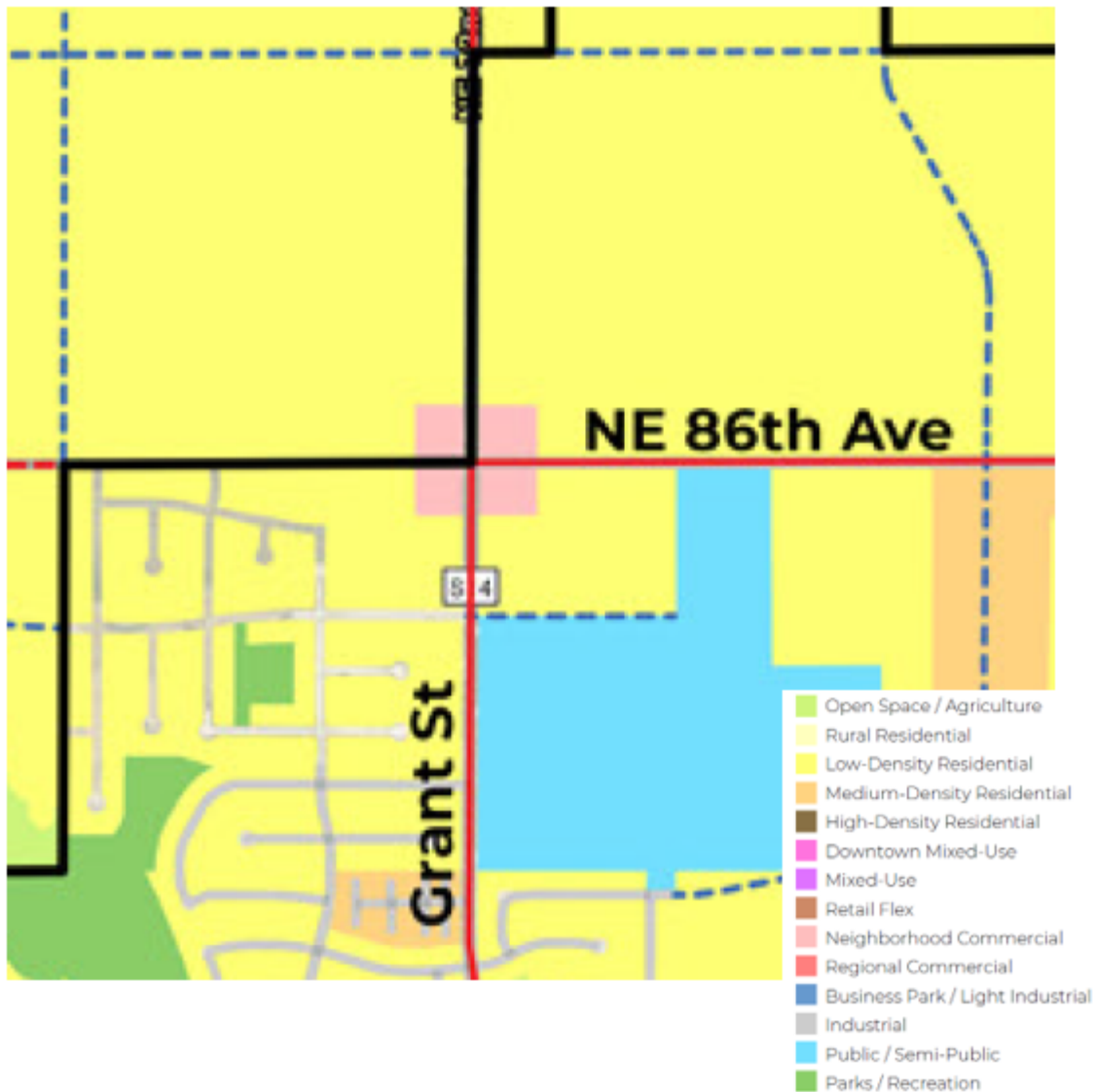
Analysis

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

Comprehensive Plan

The requested Transitional Commercial (C-1) District use is consistent with the 2022 Future Land Use Map. Below is an excerpt from the 2022 Future Land Use Map – this map guides for a future use designation of Neighborhood Commercial near the intersection of Grant Street South and NE 86th Avenue/16th Street NE. Neighborhood Commercial is described in the Building Bondurant Comprehensive Plan as being: a combination of small retail, office spaces, and medical uses for readily accessible services to residents and the traveling public. This category is located at major nodes throughout the planning boundary.

The C-1 District is consistent with this Neighborhood Transitional future land use designation. While the requested C-1 District rezoning area appears to extend a bit further south than the Future Land Use Plan's boundary of Neighborhood Commercial, the requested rezoning area aligns with the overall intended scale of the Neighborhood Commercial future land use designation (up to 10 acres) and also the intended location of Neighborhood Commercial developments (along collector or arterial roadways).



Consistency with the Zoning Code

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

- Any future construction at this location requires a site plan to be reviewed and approved by the Planning & Zoning Commission. This site plan review will require that a Type B screen be established on the C-1 District land to help provide a buffer between the C-1 development land and the R-2 land to the east and south.

Spot Zoning

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

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

Staff does not feel spot zoning will exist as a result of this rezoning request. The 2022 Future Land Use Map is supportive of C-1 Transitional Commercial District at this location.

Public Comment

Notices were mailed to owners within 200' of the requested rezoning area. No public comment has been received to date.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: On February 9, 2023 the Planning & Zoning Commission voted 5-0 with one member absent to recommend approval of the rezoning request subject to the following condition:

- The owner must establish the right-of-way for 13th Street NE prior to City Council's final ordinance reading.

Staff recommends approval of the first ordinance reading, which includes the Commission's recommendation.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

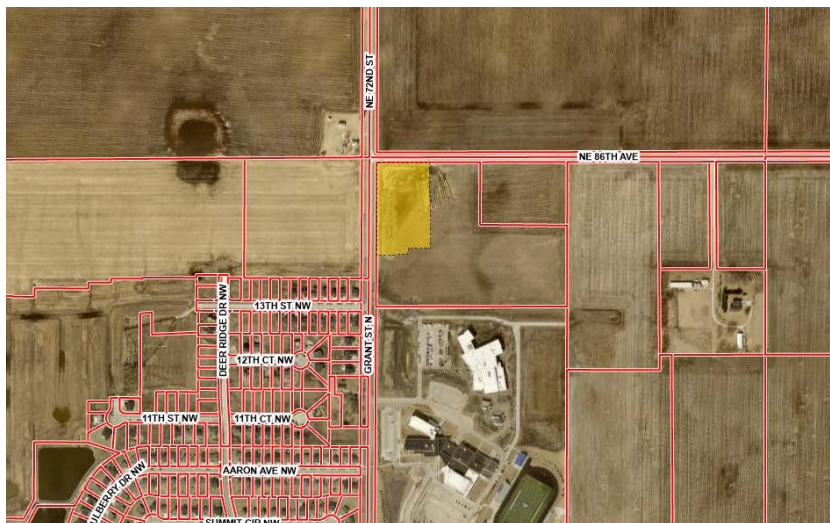
Item No. 8.a.
For Meeting of 3/6/2023
Ordinance

TITLE: - (First Reading) Ordinance approving rezoning from the Medium Density Residential (R-2) District to the Transitional Commercial (C-1) District on 5.89 acres at 8383 NE 72nd Street

CONTACT PERSON:

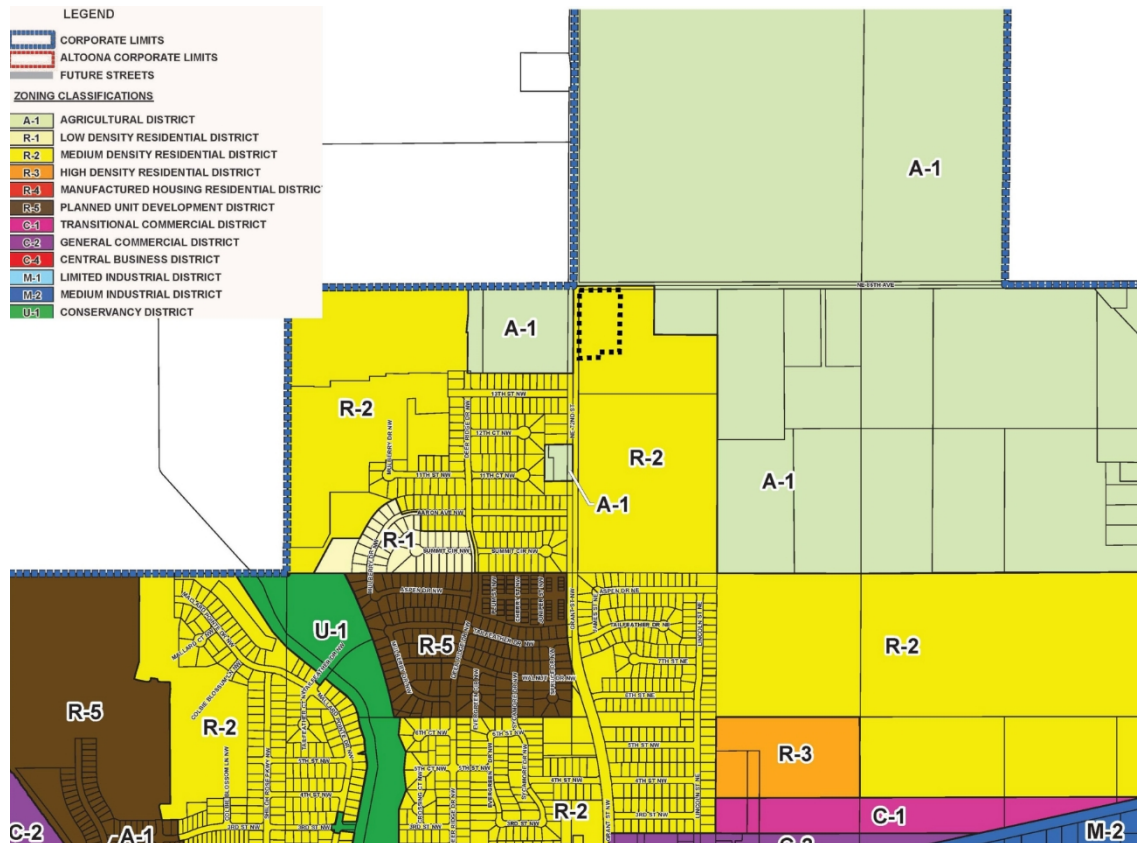
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is in receipt of a request to rezone a 5.89-acre portion of the property at 8383 NE 72nd Street from the City's Medium Density (R-2) District to the Transitional Commercial (C-1) District. Per Section 178.07 of the Zoning Code, this zoning district is, "intended and designed to provide space for limited professional, retail, civic, and service activities which serve adjacent residential areas with reasonable proximity of daily consumer needs". The rezoning request was submitted by Stubbs Engineering on behalf of the owner, Classic Holdings LLC.



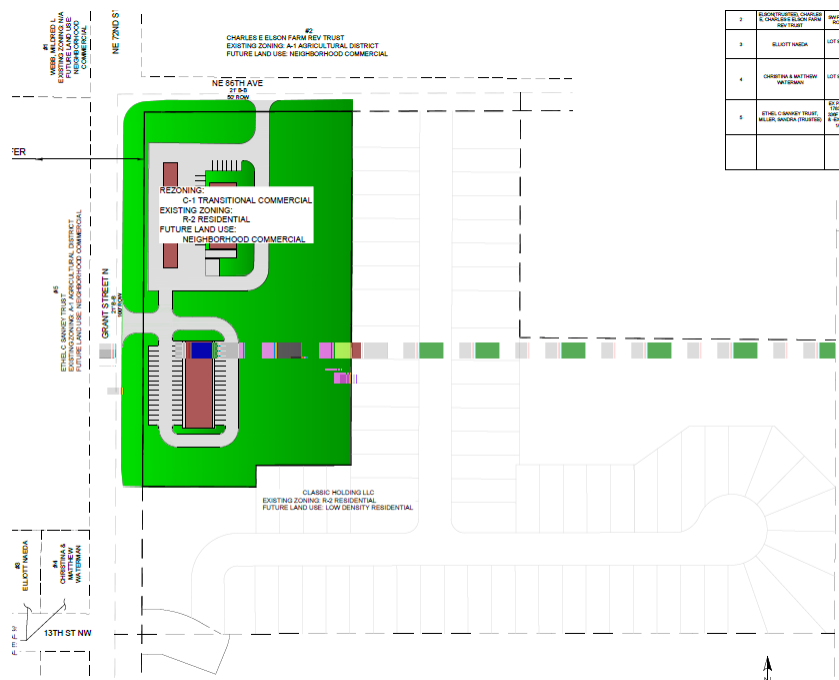
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The owner of the property has previously submitted preliminary site plans showing plans to develop commercial areas in the northwest portion of the property with the remainder of the property being developed as R-2 residential. At this time no official site plan has been received or approved by the City. The below preliminary development concept was submitted as part of the rezoning application. Staff would like to clarify that this is a potential development concept only, and that a site plan for the requested C-1 District area would be reviewed at a later date after the rezoning has been approved. It should also be noted that a gas station use is not a permitted use of the C-1 District.



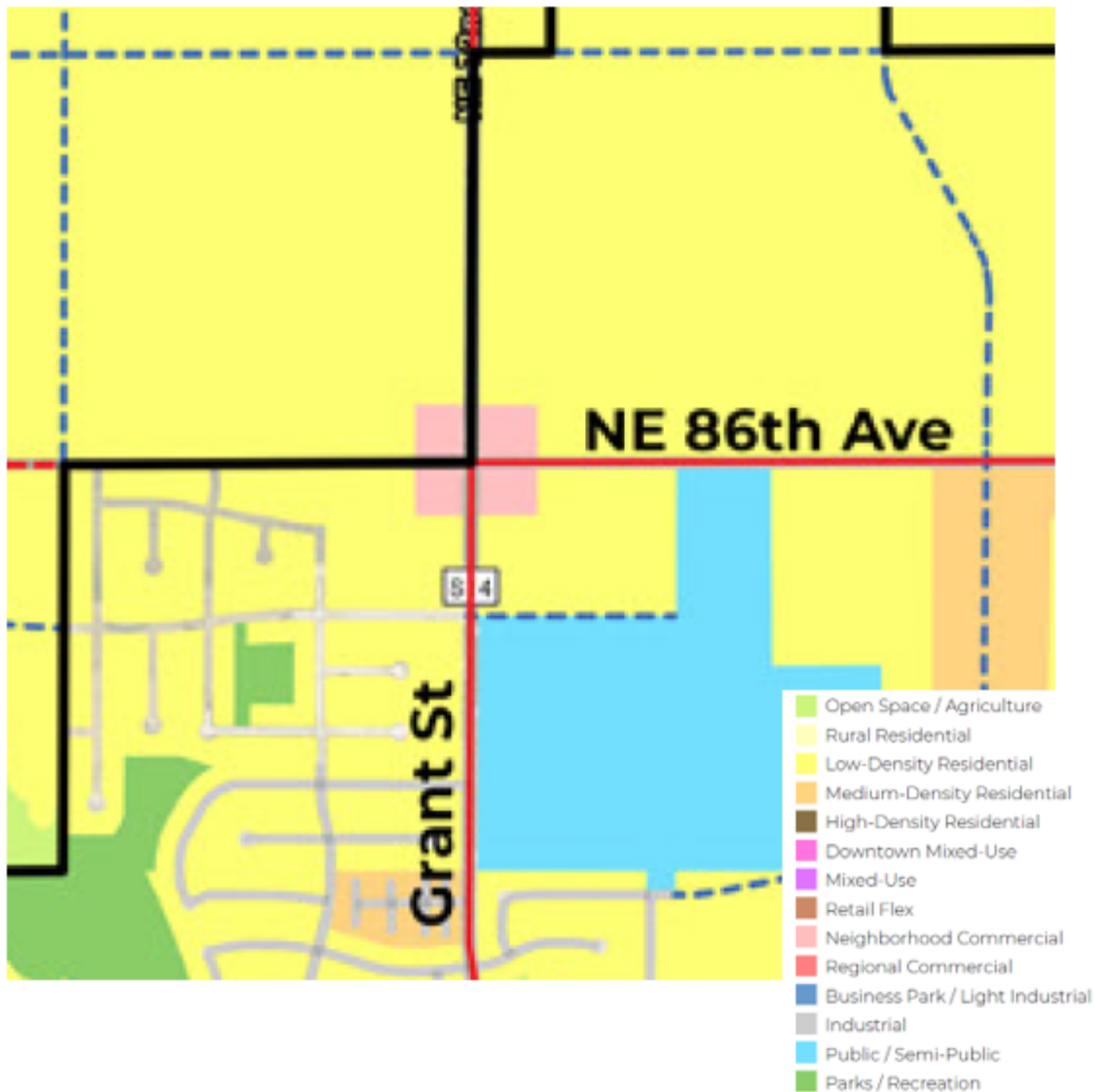
Analysis

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

Comprehensive Plan

The requested Transitional Commercial (C-1) District use is consistent with the 2022 Future Land Use Map. Below is an excerpt from the 2022 Future Land Use Map – this map guides for a future use designation of Neighborhood Commercial near the intersection of Grant Street South and NE 86th Avenue/16th Street NE. Neighborhood Commercial is described in the Building Bondurant Comprehensive Plan as being: a combination of small retail, office spaces, and medical uses for readily accessible services to residents and the traveling public. This category is located at major nodes throughout the planning boundary.

The C-1 District is consistent with this Neighborhood Transitional future land use designation. While the requested C-1 District rezoning area appears to extend a bit further south than the Future Land Use Plan's boundary of Neighborhood Commercial, the requested rezoning area aligns with the overall intended scale of the Neighborhood Commercial future land use designation (up to 10 acres) and also the intended location of Neighborhood Commercial developments (along collector or arterial roadways).



Consistency with the Zoning Code

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

- Any future construction at this location requires a site plan to be reviewed and approved by the Planning & Zoning Commission. This site plan review will require that a Type B screen be established on the C-1 District land to help provide a buffer between the C-1 development land and the R-2 land to the east and south.

Spot Zoning

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

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

Staff does not feel spot zoning will exist as a result of this rezoning request. The 2022 Future Land Use Map is supportive of C-1 Transitional Commercial District at this location.

Public Comment

Notices were mailed to owners within 200' of the requested rezoning area. No public comment has been received to date.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: On February 9, 2023 the Planning & Zoning Commission voted 5-0 with one member absent to recommend approval of the rezoning request subject to the following condition:

- The owner must establish the right-of-way for 13th Street NE prior to City Council's final ordinance reading.

Staff recommends approval of the first ordinance reading, which includes the Commission's recommendation.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 230306-212

CITY OF BONDURANT
ORDINANCE NO. 230306-212

ORDINANCE REGARDING APPROVAL OF THE REQUEST FOR REZONING FROM
THE MEDIUM DENSITY RESIDENTIAL (R-2) DISTRICT TO THE TRANSITIONAL
COMMERCIAL (C-1) DISTRICT ON 5.89 ACRES AT 8383 NE 72ND STREET.

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 Density (R-2) to Transitional Commercial (C-1) on the following property located in Bondurant, Polk County, Iowa as described as follows:

AN IRREGULAR SHAPED PORTION OF PARCEL O OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD WITH YELLOW PLASTIC CAP #19710, SAID IRON ROD BEING THE NW CORNER OF SAID SECTION 30, THENCE N89°49'11" E ALONG THE NORTH LINE OF SAID NW ¼, NW ¼, A DISTANCE OF 49.50 FEET TO THE EXTENDED EAST RIGHT-OF-WAY LINE OF GRANT STREET NORTH; THENCE S00°16'34"W ALONG A LINE PARALLEL TO, AND 49.50 FEET EASTERLY OF THE WEST LINE OF SAID NW ¼, NW ¼, A DISTANCE OF 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NE 86TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°49'11"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 382.10 FEET; THENCE S00°11'55"W, A DISTANCE OF 649.95 FEET; THENCE S89°53'47"W, A DISTANCE OF 174.66 FEET; THENCE S00°06'10"E, A DISTANCE OF 39.85 FEET; THENCE N89°43'06"W, A DISTANCE OF 208.58 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRANT STREET NORTH; THENCE N00°16'34"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 687.89 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 256,689 SQUARE FEET, OR 5.89 ACRES MORE OR LESS.

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 February 9, 2023, 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 the Transitional Commercial (C-1) 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: March 6, 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. 8.b.
For Meeting of 3/6/2023
Resolution

TITLE: - Resolution affixing date of public hearing for FY23/24 City of Bondurant Budget

CONTACT PERSON:

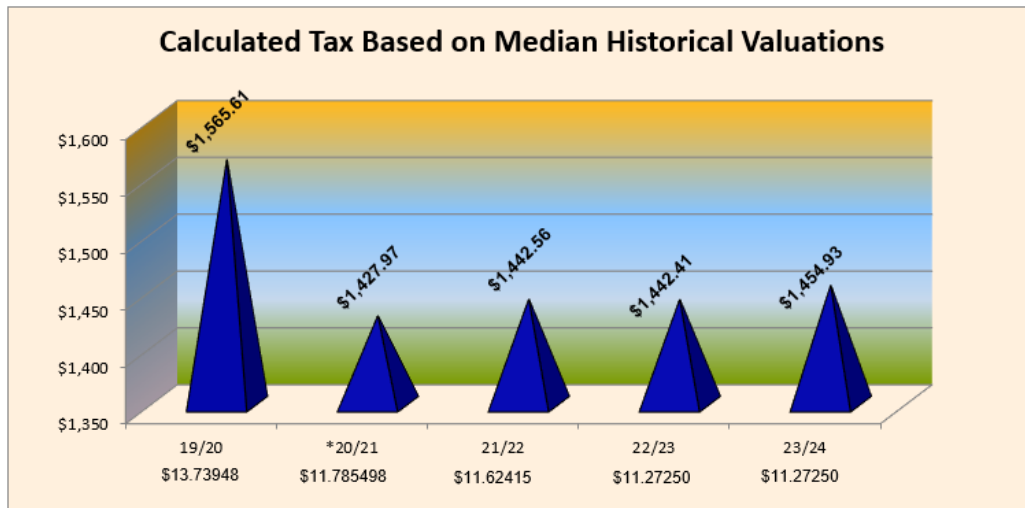
Marketa Oliver, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The Council is required to set a time and place for a public hearing on the budget before the final certification date and shall publish notice of the hearing not less than ten nor more than twenty days before the hearing in a newspaper published at least once weekly and having general circulation in the city. The attached resolution sets the hearing date for March 20, 2023 at 6:00 p.m. and indicates that the proposed levy rate is \$11.26219, or \$0.010281 less than last year. The reduction is possible through continued collection of the Local Option Sales and Services Tax and valuation growth throughout the community. The reduction means that a property owner with a home assessed at the median valuation will pay roughly the same in city property taxes in FY24 as they did in FY23.

Below is a five year overview of calculated City property taxes, with the first year of the LOSST collections highlighted to show the impact it has had on the City levy rate. Under the original taxable valuations, the City had intended to lower the levy rate further; however the recent passage of SF181, which altered taxable valuations mid budget process, and with other legislation that has been introduced to limit future valuation growth, the prudent recommendation is to lower the rate by approximately one cent.

Five-Year Overview Calculated City Property Tax Based on Annual Median Home Valuations

Fiscal Year	19/20	*20/21	21/22	22/23	23/24
Assessed Value (as of January 1 year prior to start of the FY)	\$200,200	\$220,000	\$220,000	\$236,390	\$236,390
Rollback Percentage	56.918	55.0743	56.4094	54.1302	54.65010
Taxable Value	\$113,950	\$121,163	\$124,101	\$127,958	\$129,187
Tax Rate per \$1000	\$13.73948	\$11.78549	\$11.62415	\$11.27250	\$11.26219
Calculated Tax	\$1,565.61	\$1,427.97	\$1,442.56	\$1,442.41	\$1,454.93
Percentage Increase/Decrease		-8.79%	1.02%	-0.01%	0.87%



*First year with Local Option Sales and Service Tax revenues abating levy rate.

The City's budget includes funding for multiple capital initiatives, as well as the daily operations of a full-service, local government.

Attached is the Notice of Public Hearing - Proposed Budget, which details expenditures and revenues for FY24, as well as actual numbers for FY22 and re-estimated information for the year-end of the current fiscal year (FY2023). The revised budget includes an additional fire/EMS position and a part-time Utility Operations Specialist. The addition of Parks & Recreation Director and Parks Operations Specialist positions has been delayed, prospectively to FY25. The addition of power shifts in law enforcement has been delayed prospectively to FY27, at which time population is projected to reach the benchmark originally envisioned for the expansion.

The average levy rate for the metropolitan area is anticipated to be \$12.6067, or \$1.34451 more than the \$11.26219 proposed rate for Bondurant. The original goal was to reduce the levy by another \$0.05; however, the passage of recent state legislation (SF181) makes that an imprudent fiscal action.

FUNDING SOURCE: All

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 230306-48

CITY OF BONDURANT
RESOLUTION NO. 230306-48

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING FOR FY23 CITY OF
BONDURANT BUDGET

WHEREAS, the City has completed the City of Bondurant Budget Estimate for Fiscal Year beginning July 1, 2023 ending June 30, 2024; AND

WHEREAS, the Budget Estimate Summary of proposed receipts and expenditures is attached and copies of the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk and at the Library; AND

WHEREAS, the proposed levy rate is \$11.26219, a reduction of \$0.010281 from the FY23 rate; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, as follows:

Section 1: The City Council shall meet March 20, 2022, at the City Center, Bondurant, Iowa, 200 2nd Street, NE, at six o'clock p.m. or virtually at <https://us02web.zoom.us/j/84425411499> at which time and place to receive public comment on the proposed City of Bondurant Municipal Budget.

Section 2: The City Clerk is hereby directed to give notice of the proposed action on the Public Hearing setting forth the time when and place where said meeting will be held by publication at least once and not less than 10 nor more than 20 days before the date selected for the meeting, in a legal newspaper which has a general circulation in the City.

Passed this 6th day of March 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				