

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL NOVEMBER 20, 2023

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on November 20, 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 November 6, 2023 City Council Meeting Minutes
 - b. Claims List & Treasurer's Report
 - c. Applications for Council Approval
 - d. - Resolution authorizing the Tax Increment Financing (TIF) Indebtedness Certification to the County Auditor for Fiscal Year 2025
 - e. - Resolution ordering approving 28E maintenance agreement with Polk County Public Works
 - f. O-231017-223 - (Third Reading) Ordinance amending the City Code of Bondurant, Iowa, by amending the following Section 177.07 of the Zoning Code regarding Setback Requirements for Public Parks
 - g. - Resolution approving pay request no. 7 to KLC Construction, LLC for the 15th Street and NE 88th Street/32nd Street, SE and Jorie Way Water Main Project in the amount of \$229,185.60
 - h. - Resolution approving a plat of survey for 9790 NE 64th Street
 - i. - Resolution approving the Dollar Tree First Addition Final Plat and waiving the Preliminary Plat
 - j. - Resolution approving the Campus Industrial Park Preliminary Plat
 - k. - Resolution approving the Annual Finance Report to the State of IA for FY23 and receiving and filing for Audit

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.

- I. - Resolution approving the professional services agreement with Veenstra & Kimm, Inc. for the design of the DMWW Feeder Water Main Project
 - m. - Resolution to amend City of Bondurant Snow and Ice Control Policy (that was first adopted on May 7th, 2018)
 - n. - Resolution approving supplement to 2023 Senior Bond Issuance Certificate of Des Moines Metropolitan Wastewater Reclamation Authority Participating Community
 - o. - Resolution adopting the Stormwater Master Plan
 - p. - Resolution approving Urban Renewal Amendment (Admin Program)
6. Guests requesting to address the City Council
 - a. Downtown Landus Redevelopment Master Plan Presentation by ISG Inc.
7. **Public Hearing**
8. Action Items
 - a. - Resolution approving the Dollar Tree Site Plan at 801 Dee Street SE
 - b. - Resolution authorizing and approving a Loan Agreement, providing for the sale and issuance of General Obligation Corporate Purpose Bonds, Series 2023A, and providing for the levy of taxes to pay the same
 - c. - Resolution authorizing and approving a Loan Agreement, providing for the sale and issuance of General Obligation Urban Renewal Bonds, Series 2023B, and providing for the levy of taxes to pay the same
9. Discussion Items -
 - a. Council Board & Committee Assignments
10. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
12. Adjournment

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

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BONDURANT CITY COUNCIL

Minutes

November 6, 2023

Bondurant City Council

1. Roll Call

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

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

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:00 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Cox, seconded by Pepper, to amend the agenda to reflect the appropriate completion date for the City Park Project changing it to 2024. Vote on Motion 4-0. Motion carried.

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

5. Guests requesting to address the City Council

Lieutenant Shane Grego, Polk County Sheriff's Office, reported 580 calls of service in the month of October.

Council Member Sillanpaa arrived at 06:02 PM.

- a. Update from the Metropolitan Planning Organization
Dylan Mullenix, MPO, presented an update.

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 October 16, 2023 City Council Meeting Minutes

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

- b. Claims List & Treasurer's Report
- c. Receive & File - Library Board Meeting Minutes of September 6, 2023 and October 4, 2023 & Director's Reports
- d. O-231017-223 - (Second Reading) Ordinance amending the City Code of Bondurant, Iowa, by amending the following Section 177.07 of the Zoning Code regarding Setback Requirements for Public Parks
- e. R-231106-218- Resolution approving Change Order No. 1 for the Sankey Summit Trail Extension in the amount of \$11,350
- f. R-231106-219- Resolution approving pay request no. 6 to KLC Construction, LLC for the 15th Street and NE 88th Street/32nd St SE and Jorie Way Water Main Project in the amount of \$211,010.20
- g. R-231106-220- Resolution approving Certificate of Completion for the BRSC Parking Lot Project (Sandstone Management)
- h. R-231106-221- Resolution approving an amendment to the agreement with Shive-Hattery for the Professional Services Agreement for Parkside to CVT Trail Connection Project for the amount of \$7,300
- i. R-231106-222- Resolution awarding a bid for the Asbestos Mitigation for Property at 7525 NE 80th St. to Mid-Iowa Environmental in the amount of \$44,500
- j. R-231106-223- Resolution awarding work for the Demolition of Property at 7525 NE 80th St. J. Petticord Inc. in the amount of \$91,425.00
- k. R-231106-224- Resolution approving the Special Census Memorandum of Agreement for a 2024 Special Census
- l. R-231106-225- Resolution approving a professional services agreement with Veenstra & Kimm in the amount of \$79,870 for the professional engineering services related to the 2nd Street, NW street widening project for the stretch of 2nd Street, NW from Franklin Street, NW to Fireside Drive, NW
- m. R-231106-226- Resolution of endorsement for the City of Bondurant's application request to the Iowa DOT's Iowa Statewide Transportation

Alternatives Set-Aside Program for funding to assist with installing the proposed trail system along the realigned Grant Street South corridor in the Central District Stormwater Improvements Area

- n. R-231106-227- Resolution Approving Purchase of New Snowplow Truck for FY25
- o. R-231106-228- Resolution approving an amendment to the agreement with Shive-Hattery for the Professional Services Agreement for Bondurant Civic Campus Project in the amount of \$6,200
- p. R-231106-229- Resolution approving a contract to provide Weather Forecasting Services to the City of Bondurant from BAM Weather Council Member McKenzie questioned the timing of item #6l. Mayor Elrod questioned the cost of item #6j. Council Member Sillanpaa questioned item #6g.

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

7. **Public Hearing**

- a. Public hearing on bids for bids package 1 for City Park
Mayor Elrod opened the public hearing at 06:30 PM.

City Administrator Oliver presented the bids for the City Park Project Bid Package 1.

Mayor Elrod closed the public hearing at 06:34 PM.

- b. Public hearing on proposal to enter into a Trail Improvements Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$375,000
Mayor Elrod opened the public hearing at 06:34 PM.

City Administrator Oliver presented the proposal related to the Trail Improvements Loan Agreement.

Mayor Elrod closed the public hearing at 06:36 PM.

8. Action Items

- a. R-231106-230- Resolution awarding contract for bid package 1 for City Park

Motion by Driscoll, seconded by Pepper, to Approve R-231106-230. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- b. R-231106-231- Resolution taking additional action on proposal to enter into a Trail Improvements Loan Agreement, combining Loan Agreements, setting date for the sale of Series 2023A Bonds and authorizing the use of a preliminary official statement in connection therewith

Motion by Driscoll, seconded by McKenzie, to Approve R-231106-231. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- c. R-231106-232- Resolution setting the date for the sale of General Obligation Urban Renewal Bonds, Series 2023B and authorizing the use of a Preliminary Official Statement in connection therewith

Motion by Cox, seconded by Sillanpaa, to Approve R-231106-232. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- d. R-231106-233- Resolution appointing representatives to the Arts, Culture & Wayfinding Master Plan's Artist Selection Committee

Motion by Driscoll, seconded by Cox, to Approve R-231106-233 appointing Council Member Driscoll and Council Member Cox. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

- a. Street Pavement Management Program
Larry Stevens, HR Green, presented the Street Pavement Management Program to the council and the public.
- b. Bondurant Emergency Services Facility Planning Update
Mayor Elrod provided an update on the Bondurant Emergency Services Facility.
- c. City Park Schematic Design - Additional Discussion
City Administrator Oliver presented an update on the City Park Schematic Design.

Jeff Cook, 706 Jefferson Avenue, SE, expressed his thoughts on the basketball court location.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Election Day is tomorrow.
- b. Council Members

Driscoll - BDI Conference comments, WRA and BRAVO update
McKenzie - CVB update.
Peffer - BDI Conference comments.
Sillanpaa - Upcoming P&Z meeting, Library Board meeting update.
Cox - Coffee & Conversation this Thursday, DART meeting tomorrow,
EPIC meeting next month.

- c. Administrator
Certified Site visit tomorrow.
- d. Directors
Murray - None.
Kreuder - Grateful for the BES Facility discussion, department update.
Horton - None.
Sanders - 261 guests at the Halloween party. The State report was submitted.
Jess - None.

11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Public Works Director Horton discussed DMWW. City Engineer Veenstra provided an update regarding DMWW.

Motion by Driscoll, seconded by McKenzie, to Move into Closed Session at 09:31 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 10:06 PM.

12. Adjournment
Motion by Peffer, seconded by Driscoll, to adjourn at 10:07 PM. Vote on Motion 5-0. 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 November 6, 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

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

for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor



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

Submitted for your review is the Treasurer's Report for October of the Fiscal Year Ending 2024. Following this letter is the year-to-date Fund Balance Report, Balance Sheet, Bank Reconciliation Spreadsheet, and Detail Report.

The City's checking account had a beginning balance on October 1, 2023, of \$3,556,986.14. The ending balance as of October 31, 2023, was \$1,644,638.81. This account is in ideal financial condition.

The City's IPAIT accounts had a beginning balance on October 1, 2023, of \$17,110,923.06. The ending balance as of October 31, 2023, was \$21,088,583.95. These accounts earned a total of \$80,712.74 of interest. Contributions totaled \$4,672,664.69. The purpose of contributions is to gain higher interest rates. Withdrawals included \$775,057.36 from the LOSST account and \$659.18 from the City Campus account. These withdrawals were to cover current expenses. The City's IPAIT accounts are in ideal financial condition.

This month's significant expenditures include payments for water main construction (\$402,075.86), Lake Petocka trail resurfacing (\$166,928.37), payroll (\$150,134.24), boom truck (\$118,200.00), engineering from Shive-Hattery (\$115,877.27), WRA Des Moines Water Works (\$81,642.47), (\$75,065.00), and law enforcement (\$70,272.25).

The utility bill autopay collected \$186,682.25 from 1520 accounts. Last year at this time, the City collected \$166,229.96 from 1388 accounts.

The City received 37 payments for Emergency Medical Services rescue charges totaling \$17,788.77. Last year at this time, the city received 37 payments for \$18,764.04.

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

Respectfully,

A handwritten signature in black ink, appearing to read 'Jené Jess'.

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



Fund Balance Report

As Of 10/31/2023

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
001 - GENERAL FUND	4,055,227.01	2,726,302.64	1,691,136.98	5,090,392.67
110 - ROAD USE TAX	564,386.07	370,559.93	528,342.42	406,603.58
112 - EMPLOYEE BENEFIT	81,224.80	1,104,956.64	535,036.76	651,144.68
121 - LOCAL OPTION SALES & SERVICE TAX	660,818.98	485,302.20	1,236,745.00	-90,623.82
125 - TIF	0.67	1,137,436.72	2,338,406.07	-1,200,968.68
167 - LIBRARY GRANT	12,083.77	24,599.67	4,491.98	32,191.46
169 - PARK & REC	0.00	6,055.00	0.00	6,055.00
170 - DISASTER - EMERGENCY MANAGEMENT	31,547.43	25,000.00	0.00	56,547.43
172 - TREE FUND	21,522.35	28,370.00	23,941.00	25,951.35
200 - DEBT SERVICE	95,544.55	2,579,571.41	0.00	2,675,115.96
306 - CIVIC CAMPUS	5,730,872.98	97,769.09	92,571.11	5,736,070.96
316 - PAINE HTS DRAINAGE	-10,363.69	0.00	0.00	-10,363.69
320 - WASHINGTON STREET	-49,078.51	0.00	0.00	-49,078.51
324 - BRSC IMPROVEMENTS	69,457.71	185,000.00	509,187.53	-254,729.82
325 - STREETS MASTER PLAN	171,909.50	290,000.00	23,094.79	438,814.71
327 - GRANT ST S/COMMUTER LOOP	165,997.14	2,460.14	0.00	168,457.28
333 - DITCH 2 IMPROV	51.34	1.23	0.00	52.57
335 - PARK IMPROVEMENTS	-5,360.20	130,000.00	293,452.59	-168,812.79
337 - THE CROSSING	300,000.00	160,000.00	0.00	460,000.00
338 - MAIN STREET STORMWATER	-14,758.85	0.00	0.00	-14,758.85
340 - UNDERPASS-HWY 65/330	-860,809.68	0.00	275,398.93	-1,136,208.61
341 - TIF-PARK LAND PURCHASE	-1,657.07	1,657.07	0.00	0.00
342 - TIF-1ST&MAIN ECONOMIC DVL	22,869.67	792.00	0.00	23,661.67
343 - TIF-DOWNTOWN PARKING	-9,467.47	5,767.00	0.00	-3,700.47
344 - 16TH ST NE - GRANT TO HUBBELL	-37,849.75	36,681.00	610.00	-1,778.75
346 - CITY HALL RECONSTRUCTION	44,926.24	0.00	3,944.00	40,982.24
347 - BRIDGE/INTERSECTION	266,137.32	4,502.86	0.00	270,640.18
348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY	3.24	0.00	960.00	-956.76
349 - PLEASANT GROVE	-193,274.42	0.00	16,810.00	-210,084.42
351 - LIBRARY CAPITAL	73,015.78	0.00	0.00	73,015.78
352 - WATER FACILITIES	234,331.21	548,617.54	824,293.42	-41,344.67
355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS	118,096.10	0.00	227,389.59	-109,293.49
356 - CERTIFIED SITE IMPROVEMENTS	5,023,816.38	66,661.98	34,578.40	5,055,899.96
500 - CEMETERY PERPETUAL CARE	28,772.69	739.17	0.00	29,511.86
600 - WATER	1,175,802.29	924,478.74	738,692.62	1,361,588.41
610 - SEWER	2,122,811.06	859,935.98	808,116.45	2,174,630.59
670 - GARBAGE	158,088.94	189,317.45	175,665.25	171,741.14
741 - STORM WATER	357,887.67	154,239.04	147,820.15	364,306.56
820 - SELF-FUNDED INSURANCE	1,162.83	500.00	483.00	1,179.83
999 - POOLED CASH	0.00	0.00	0.00	0.00
Report Total:	20,405,746.08	12,147,274.50	10,531,168.04	22,021,852.54



Balance Sheet

Account Summary

As Of 10/31/2023

Account	Name	Balance
Fund: 001 - GENERAL FUND		
Assets		
001-000-1101	CLAIM ON POOLED CASH	828,983.24
001-000-1115	PETTY CASH - GENERAL	100.00
001-000-1116	PETTY CASH - LIBRARY	200.00
001-000-1117	CHANGE FUND - LIBRARY	20.00
001-000-1150	IPAIT - GENERAL FUND 11763 MM	4,282,891.21
	Total :	5,112,194.45
	Total Assets:	5,112,194.45
		5,112,194.45
Liability		
001-050-2011	PENDING POOLED PAYABLES	21,810.09
001-050-2120	FEDERAL WITHHOLDING	-4.97
001-050-2122	STATE WITHHOLDING	-3.34
	Total :	21,801.78
	Total Liability:	21,801.78
Equity		
001-050-3950	FUND BALANCE	4,055,227.01
	Total :	4,055,227.01
	Total Beginning Equity:	4,055,227.01
Total Revenue		2,726,302.64
Total Expense		1,691,136.98
Revenues Over/Under Expenses		1,035,165.66
	Total Equity and Current Surplus (Deficit):	5,090,392.67
	Total Liabilities, Equity and Current Surplus (Deficit):	5,112,194.45

Balance Sheet**As Of 10/31/2023**

Account	Name	Balance
Fund: 110 - ROAD USE TAX		
Assets		
110-000-1101	CLAIM ON POOLED CASH	-5,509.49
110-000-1159	IPAIT - ROAD FUND 125	440,934.48
	Total :	435,424.99
	Total Assets:	435,424.99
		435,424.99
Liability		
110-050-2011	PENDING POOLED PAYABLES	28,821.41
	Total :	28,821.41
	Total Liability:	28,821.41
Equity		
110-050-3950	FUND BALANCE	564,386.07
	Total :	564,386.07
	Total Beginning Equity:	564,386.07
Total Revenue		370,559.93
Total Expense		528,342.42
Revenues Over/Under Expenses		-157,782.49
	Total Equity and Current Surplus (Deficit):	406,603.58
	Total Liabilities, Equity and Current Surplus (Deficit):	435,424.99

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 112 - EMPLOYEE BENEFIT			
Assets			
112-000-1101	CLAIM ON POOLED CASH	702,153.12	
	Total :	702,153.12	
	Total Assets:	702,153.12	702,153.12
Liability			
112-050-2011	PENDING POOLED PAYABLES	50,081.54	
112-050-2121	FICA/MEDICARE WITHHOLDING	4.97	
112-050-2122	STATE WITHHOLDING	41.18	
112-050-2123	IPERS WITHHOLDING	553.16	
112-050-2124	HEALTH INSURANCE WITHHOLDING	296.28	
112-050-2125	DENTAL INSURANCE	31.31	
	Total :	51,008.44	
	Total Liability:	51,008.44	
Equity			
112-050-3950	FUND BALANCE	81,224.80	
	Total :	81,224.80	
	Total Beginning Equity:	81,224.80	
Total Revenue		1,104,956.64	
Total Expense		535,036.76	
Revenues Over/Under Expenses		569,919.88	
	Total Equity and Current Surplus (Deficit):	651,144.68	
	Total Liabilities, Equity and Current Surplus (Deficit):	702,153.12	

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 121 - LOCAL OPTION SALES & SERVICE TAX			
Assets			
121-000-1101	CLAIM ON POOLED CASH	-92,679.74	
121-000-1150	IPAIT - LOSST 128	2,055.92	
	Total :	-90,623.82	
	Total Assets:	-90,623.82	-90,623.82
Liability			
	Total Liability:	0.00	
Equity			
121-050-3950	FUND BALANCE	660,818.98	
	Total :	660,818.98	
	Total Beginning Equity:	660,818.98	
Total Revenue		485,302.20	
Total Expense		1,236,745.00	
Revenues Over/Under Expenses		-751,442.80	
	Total Equity and Current Surplus (Deficit):	-90,623.82	
	Total Liabilities, Equity and Current Surplus (Deficit):		-90,623.82

Balance Sheet**As Of 10/31/2023**

Account	Name	Balance	
Fund: 125 - TIF			
Assets			
125-000-1101	CLAIM ON POOLED CASH	-1,200,968.68	
	Total :	-1,200,968.68	
	Total Assets:	-1,200,968.68	-1,200,968.68
Liability			
	Total Liability:	0.00	
Equity			
125-050-3950	FUND BALANCE	0.67	
	Total :	0.67	
	Total Beginning Equity:	0.67	
Total Revenue		1,137,436.72	
Total Expense		2,338,406.07	
Revenues Over/Under Expenses		-1,200,969.35	
	Total Equity and Current Surplus (Deficit):	-1,200,968.68	
	Total Liabilities, Equity and Current Surplus (Deficit):		-1,200,968.68

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 167 - LIBRARY GRANT			
Assets			
167-000-1101	CLAIM ON POOLED CASH	24,811.13	
167-000-1150	IPAIT - LIBRARY T&A MM 110	7,380.33	
	Total :	32,191.46	
	Total Assets:	32,191.46	32,191.46
Liability			
	Total Liability:	0.00	
Equity			
167-050-3950	BEGINNING BALANCE	12,083.77	
	Total :	12,083.77	
	Total Beginning Equity:	12,083.77	
Total Revenue		24,599.67	
Total Expense		4,491.98	
Revenues Over/Under Expenses		20,107.69	
	Total Equity and Current Surplus (Deficit):	32,191.46	
	Total Liabilities, Equity and Current Surplus (Deficit):		32,191.46

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 169 - PARK & REC			
Assets			
169-000-1101	CLAIM ON POOLED CASH	6,055.00	
	Total :	<u>6,055.00</u>	
	Total Assets:	<u>6,055.00</u>	<u><u>6,055.00</u></u>
Liability			
	Total Liability:	<u>0.00</u>	
Total Revenue		6,055.00	
Total Expense		<u>0.00</u>	
Revenues Over/Under Expenses		<u>6,055.00</u>	
	Total Equity and Current Surplus (Deficit):	6,055.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u><u>6,055.00</u></u>

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 170 - DISASTER - EMERGENCY MANAGEMENT			
Assets			
170-000-1101	CLAIM ON POOLED CASH	56,547.43	
	Total :	56,547.43	
	Total Assets:	56,547.43	56,547.43
Liability			
	Total Liability:	0.00	
Equity			
170-050-3950	FUND BALANCE	31,547.43	
	Total :	31,547.43	
	Total Beginning Equity:	31,547.43	
Total Revenue		25,000.00	
Total Expense		0.00	
Revenues Over/Under Expenses		25,000.00	
	Total Equity and Current Surplus (Deficit):	56,547.43	
	Total Liabilities, Equity and Current Surplus (Deficit):		56,547.43

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 172 - TREE FUND			
Assets			
172-000-1101	CLAIM ON POOLED CASH	25,951.35	
	Total :	25,951.35	
	Total Assets:	25,951.35	25,951.35
Liability			
	Total Liability:	0.00	
Equity			
172-050-3950	BEGINNING BALANCE	21,522.35	
	Total :	21,522.35	
	Total Beginning Equity:	21,522.35	
Total Revenue		28,370.00	
Total Expense		23,941.00	
Revenues Over/Under Expenses		4,429.00	
	Total Equity and Current Surplus (Deficit):	25,951.35	
	Total Liabilities, Equity and Current Surplus (Deficit):		25,951.35

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 200 - DEBT SERVICE			
Assets			
200-000-1162	IPAIT - DEBT SERVICE 124	2,675,115.96	
	Total :	2,675,115.96	
	Total Assets:	2,675,115.96	2,675,115.96
Liability			
	Total Liability:	0.00	
Equity			
200-050-3950	FUND BALANCE	95,544.55	
	Total :	95,544.55	
	Total Beginning Equity:	95,544.55	
Total Revenue		2,579,571.41	
Total Expense		0.00	
Revenues Over/Under Expenses		2,579,571.41	
	Total Equity and Current Surplus (Deficit):	2,675,115.96	
	Total Liabilities, Equity and Current Surplus (Deficit):		2,675,115.96

Balance Sheet

As Of 10/31/2023

Account	Name	Balance
Fund: 306 - CIVIC CAMPUS		
Assets		
306-000-1101	CLAIM ON POOLED CASH	-3,943.75
306-000-1150	IPAIT CITY CAMPUS 131	5,821,070.03
	Total :	5,817,126.28
	Total Assets:	5,817,126.28
		5,817,126.28
Liability		
306-050-2011	PENDING POOLED PAYABLES	81,055.32
	Total :	81,055.32
	Total Liability:	81,055.32
Equity		
306-050-3950	FUND BALANCE	5,730,872.98
	Total :	5,730,872.98
	Total Beginning Equity:	5,730,872.98
Total Revenue		97,769.09
Total Expense		92,571.11
Revenues Over/Under Expenses		5,197.98
	Total Equity and Current Surplus (Deficit):	5,736,070.96
	Total Liabilities, Equity and Current Surplus (Deficit):	5,817,126.28

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 316 - PAINE HTS DRAINAGE			
Assets			
316-000-1101	CLAIM ON POOLED CASH	-10,363.69	
	Total :	-10,363.69	
	Total Assets:	-10,363.69	-10,363.69
Liability			
	Total Liability:	0.00	
Equity			
316-050-3950	FUND BALANCE	-10,363.69	
	Total :	-10,363.69	
	Total Beginning Equity:	-10,363.69	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	-10,363.69	
	Total Liabilities, Equity and Current Surplus (Deficit):	-10,363.69	

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 320 - WASHINGTON STREET			
Assets			
320-000-1101	CLAIM ON POOLED CASH	-49,078.51	
	Total :	-49,078.51	
	Total Assets:	-49,078.51	-49,078.51
Liability			
	Total Liability:	0.00	
Equity			
320-050-3950	FUND BALANCE	-49,078.51	
	Total :	-49,078.51	
	Total Beginning Equity:	-49,078.51	
Total Revenue		0.00	
Total Expense		0.00	
Revenues Over/Under Expenses		0.00	
	Total Equity and Current Surplus (Deficit):	-49,078.51	
	Total Liabilities, Equity and Current Surplus (Deficit):		-49,078.51

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 324 - BRSC IMPROVEMENTS			
Assets			
324-000-1101	CLAIM ON POOLED CASH	-254,509.82	
	Total :	-254,509.82	
	Total Assets:	-254,509.82	-254,509.82
Liability			
324-050-2011	PENDING POOLED PAYABLES	220.00	
	Total :	220.00	
	Total Liability:	220.00	
Equity			
324-050-3950	BEGINNING BALANCE	69,457.71	
	Total :	69,457.71	
	Total Beginning Equity:	69,457.71	
Total Revenue		185,000.00	
Total Expense		509,187.53	
Revenues Over/Under Expenses		-324,187.53	
	Total Equity and Current Surplus (Deficit):	-254,729.82	
	Total Liabilities, Equity and Current Surplus (Deficit):		-254,509.82

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 325 - STREETS MASTER PLAN			
Assets			
325-000-1101	CLAIM ON POOLED CASH	438,814.71	
	Total :	438,814.71	
	Total Assets:	438,814.71	438,814.71
Liability			
	Total Liability:	0.00	
Equity			
325-050-3950	BEGINNING BALANCE	171,909.50	
	Total :	171,909.50	
	Total Beginning Equity:	171,909.50	
Total Revenue		290,000.00	
Total Expense		23,094.79	
Revenues Over/Under Expenses		266,905.21	
	Total Equity and Current Surplus (Deficit):	438,814.71	
	Total Liabilities, Equity and Current Surplus (Deficit):		438,814.71

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 327 - GRANT ST S/COMMUTER LOOP			
Assets			
327-000-1101	CLAIM ON POOLED CASH	21,570.40	
327-000-1150	IPAIT GRANT ST S/COMMUTER LOOP 126	146,886.88	
	Total :	168,457.28	
	Total Assets:	168,457.28	168,457.28
Liability			
	Total Liability:	0.00	
Equity			
327-050-3950	BEGINNING BALANCE	165,997.14	
	Total :	165,997.14	
	Total Beginning Equity:	165,997.14	
Total Revenue		2,460.14	
Total Expense		0.00	
Revenues Over/Under Expenses		2,460.14	
	Total Equity and Current Surplus (Deficit):	168,457.28	
	Total Liabilities, Equity and Current Surplus (Deficit):		168,457.28

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 333 - DITCH 2 IMPROV			
Assets			
333-000-1150	IPAIT - DITCH 2 CREEK IMPROVEMENT 112	52.57	
	Total :	52.57	
	Total Assets:	52.57	52.57
Liability			
	Total Liability:	0.00	
Equity			
333-050-3950	BEGINNING BALANCE	51.34	
	Total :	51.34	
	Total Beginning Equity:	51.34	
Total Revenue		1.23	
Total Expense		0.00	
Revenues Over/Under Expenses		1.23	
	Total Equity and Current Surplus (Deficit):	52.57	
	Total Liabilities, Equity and Current Surplus (Deficit):		52.57

Balance Sheet**As Of 10/31/2023**

Account	Name	Balance	
Fund: 335 - PARK IMPROVEMENTS			
Assets			
335-000-1101	CLAIM ON POOLED CASH	-130,812.79	
	Total :	-130,812.79	
	Total Assets:	-130,812.79	-130,812.79
Liability			
335-050-2011	PENDING POOLED PAYABLES	38,000.00	
	Total :	38,000.00	
	Total Liability:	38,000.00	
Equity			
335-050-3950	BEGINNING BALANCE	-5,360.20	
	Total :	-5,360.20	
	Total Beginning Equity:	-5,360.20	
Total Revenue		130,000.00	
Total Expense		293,452.59	
Revenues Over/Under Expenses		-163,452.59	
	Total Equity and Current Surplus (Deficit):	-168,812.79	
	Total Liabilities, Equity and Current Surplus (Deficit):		-130,812.79

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 337 - THE CROSSING			
Assets			
337-000-1101	CLAIM ON POOLED CASH	460,000.00	
	Total :	460,000.00	
	Total Assets:	460,000.00	460,000.00
Liability			
	Total Liability:	0.00	
Equity			
337-050-3950	BEGINNING BALANCE	300,000.00	
	Total :	300,000.00	
	Total Beginning Equity:	300,000.00	
Total Revenue		160,000.00	
Total Expense		0.00	
Revenues Over/Under Expenses		160,000.00	
	Total Equity and Current Surplus (Deficit):	460,000.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		460,000.00

Balance Sheet

As Of 10/31/2023

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

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 340 - UNDERPASS-HWY 65/330			
Assets			
340-000-1101	CLAIM ON POOLED CASH	-1,136,208.61	
	Total :	-1,136,208.61	
	Total Assets:	-1,136,208.61	-1,136,208.61
Liability			
	Total Liability:	0.00	
Equity			
340-050-3950	BEGINNING BALANCE	-860,809.68	
	Total :	-860,809.68	
	Total Beginning Equity:	-860,809.68	
Total Revenue		0.00	
Total Expense		275,398.93	
Revenues Over/Under Expenses		-275,398.93	
	Total Equity and Current Surplus (Deficit):	-1,136,208.61	
	Total Liabilities, Equity and Current Surplus (Deficit):		-1,136,208.61

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 341 - TIF-PARK LAND PURCHASE			
Assets			
	Total Assets:	0.00	<u>0.00</u>
Liability			
	Total Liability:	0.00	
Equity			
341-050-3950	BEGINNING BALANCE	-1,657.07	
	Total :	-1,657.07	
	Total Beginning Equity:	-1,657.07	
Total Revenue		1,657.07	
Total Expense		0.00	
Revenues Over/Under Expenses		1,657.07	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>0.00</u>

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 342 - TIF-1ST&MAIN ECONOMIC DVL			
Assets			
342-000-1101	CLAIM ON POOLED CASH	23,661.67	
	Total :	<u>23,661.67</u>	
	Total Assets:	<u>23,661.67</u>	<u>23,661.67</u>
Liability			
	Total Liability:	<u>0.00</u>	
Equity			
342-050-3950	BEGINNING BALANCE	22,869.67	
	Total :	<u>22,869.67</u>	
	Total Beginning Equity:	<u>22,869.67</u>	
Total Revenue		792.00	
Total Expense		<u>0.00</u>	
Revenues Over/Under Expenses		<u>792.00</u>	
	Total Equity and Current Surplus (Deficit):	<u>23,661.67</u>	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>23,661.67</u>

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 343 - TIF-DOWNTOWN PARKING			
Assets			
343-000-1101	CLAIM ON POOLED CASH	-3,700.47	
	Total :	-3,700.47	
	Total Assets:	-3,700.47	-3,700.47
Liability			
	Total Liability:	0.00	
Equity			
343-050-3950	BEGINNING BALANCE	-9,467.47	
	Total :	-9,467.47	
	Total Beginning Equity:	-9,467.47	
Total Revenue		5,767.00	
Total Expense		0.00	
Revenues Over/Under Expenses		5,767.00	
	Total Equity and Current Surplus (Deficit):	-3,700.47	
	Total Liabilities, Equity and Current Surplus (Deficit):		-3,700.47

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 344 - 16TH ST NE - GRANT TO HUBBELL			
Assets			
344-000-1101	CLAIM ON POOLED CASH	-1,778.75	
	Total :	-1,778.75	
	Total Assets:	-1,778.75	-1,778.75
Liability			
	Total Liability:	0.00	
Equity			
344-050-3950	BEGINNING BALANCE	-37,849.75	
	Total :	-37,849.75	
	Total Beginning Equity:	-37,849.75	
Total Revenue		36,681.00	
Total Expense		610.00	
Revenues Over/Under Expenses		36,071.00	
	Total Equity and Current Surplus (Deficit):	-1,778.75	
	Total Liabilities, Equity and Current Surplus (Deficit):		-1,778.75

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 346 - CITY HALL RECONSTRUCTION			
Assets			
346-000-1101	CLAIM ON POOLED CASH	40,982.24	
	Total :	40,982.24	
	Total Assets:	40,982.24	40,982.24
Liability			
	Total Liability:	0.00	
Equity			
346-050-3950	BEGINNING BALANCE	44,926.24	
	Total :	44,926.24	
	Total Beginning Equity:	44,926.24	
Total Revenue		0.00	
Total Expense		3,944.00	
Revenues Over/Under Expenses		-3,944.00	
	Total Equity and Current Surplus (Deficit):	40,982.24	
	Total Liabilities, Equity and Current Surplus (Deficit):		40,982.24

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 347 - BRIDGE/INTERSECTION			
Assets			
347-000-1101	CLAIM ON POOLED CASH	1,782.00	
347-000-1150	IPAIT BRIDGE INTERSECTION 121	268,858.18	
	Total :	270,640.18	
	Total Assets:	270,640.18	270,640.18
Liability			
	Total Liability:	0.00	
Equity			
347-050-3950	BEGINNING BALANCE	266,137.32	
	Total :	266,137.32	
	Total Beginning Equity:	266,137.32	
Total Revenue		4,502.86	
Total Expense		0.00	
Revenues Over/Under Expenses		4,502.86	
	Total Equity and Current Surplus (Deficit):	270,640.18	
	Total Liabilities, Equity and Current Surplus (Deficit):		270,640.18

Balance Sheet

As Of 10/31/2023

Account	Name	Balance
Fund: 348 - NE STORMWATER EXPANSION/DOWNSTREAM SW CAPACITY		
Assets		
348-000-1101	CLAIM ON POOLED CASH	-956.76
	Total :	-956.76
	Total Assets:	-956.76
		-956.76
Liability		
	Total Liability:	0.00
Equity		
348-050-3950	BEGINNING BALANCE	3.24
	Total :	3.24
	Total Beginning Equity:	3.24
Total Revenue		0.00
Total Expense		960.00
Revenues Over/Under Expenses		-960.00
	Total Equity and Current Surplus (Deficit):	-956.76
	Total Liabilities, Equity and Current Surplus (Deficit):	-956.76

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 349 - PLEASANT GROVE			
Assets			
349-000-1101	CLAIM ON POOLED CASH	-210,084.42	
	Total :	-210,084.42	
	Total Assets:	-210,084.42	-210,084.42
Liability			
	Total Liability:	0.00	
Equity			
349-050-3950	BEGINNING BALANCE	-193,274.42	
	Total :	-193,274.42	
	Total Beginning Equity:	-193,274.42	
Total Revenue		0.00	
Total Expense		16,810.00	
Revenues Over/Under Expenses		-16,810.00	
	Total Equity and Current Surplus (Deficit):	-210,084.42	
	Total Liabilities, Equity and Current Surplus (Deficit):		-210,084.42

Balance Sheet

As Of 10/31/2023

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

Balance Sheet**As Of 10/31/2023**

Account	Name	Balance	
Fund: 352 - WATER FACILITIES			
Assets			
352-000-1101	CLAIM ON POOLED CASH	-41,344.67	
	Total :	-41,344.67	
	Total Assets:	-41,344.67	-41,344.67
Liability			
	Total Liability:	0.00	
Equity			
352-050-3950	FUND BALANCE	234,331.21	
	Total :	234,331.21	
	Total Beginning Equity:	234,331.21	
Total Revenue		548,617.54	
Total Expense		824,293.42	
Revenues Over/Under Expenses		-275,675.88	
	Total Equity and Current Surplus (Deficit):	-41,344.67	
	Total Liabilities, Equity and Current Surplus (Deficit):		-41,344.67

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 355 - CENTRAL DISTRICT STORMWATER IMPROVEMENTS			
Assets			
355-000-1101	CLAIM ON POOLED CASH	-109,293.49	
	Total :	-109,293.49	
	Total Assets:	-109,293.49	-109,293.49
Liability			
	Total Liability:	0.00	
Equity			
355-050-3950	BEGINNING BALANCE	118,096.10	
	Total :	118,096.10	
	Total Beginning Equity:	118,096.10	
Total Revenue		0.00	
Total Expense		227,389.59	
Revenues Over/Under Expenses		-227,389.59	
	Total Equity and Current Surplus (Deficit):	-109,293.49	
	Total Liabilities, Equity and Current Surplus (Deficit):		-109,293.49

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 356 - CERTIFIED SITE IMPROVEMENTS			
Assets			
356-000-1101	CLAIM ON POOLED CASH	749,097.20	
356-000-1150	IPAIT - CERTIFIED SITE IMPROVEMENTS 13	4,306,802.76	
	Total :	5,055,899.96	
	Total Assets:	5,055,899.96	5,055,899.96
Liability			
	Total Liability:	0.00	
Equity			
356-050-3950	FUND BALANCE	5,023,816.38	
	Total :	5,023,816.38	
	Total Beginning Equity:	5,023,816.38	
Total Revenue		66,661.98	
Total Expense		34,578.40	
Revenues Over/Under Expenses		32,083.58	
	Total Equity and Current Surplus (Deficit):	5,055,899.96	
	Total Liabilities, Equity and Current Surplus (Deficit):		5,055,899.96

Balance Sheet**As Of 10/31/2023**

Account	Name	Balance	
Fund: 500 - CEMETERY PERPETUAL CARE			
Assets			
500-000-1101	CLAIM ON POOLED CASH	280.00	
500-000-1111	SAVINGS - CEMETERY XXX1037	1,813.69	
500-000-1150	IPAIT - CEMETERY T/A 108	27,418.17	
	Total :	29,511.86	
	Total Assets:	29,511.86	29,511.86
Liability			
	Total Liability:	0.00	
Equity			
500-050-3950	FUND BALANCE	28,772.69	
	Total :	28,772.69	
	Total Beginning Equity:	28,772.69	
Total Revenue		739.17	
Total Expense		0.00	
Revenues Over/Under Expenses		739.17	
	Total Equity and Current Surplus (Deficit):	29,511.86	
	Total Liabilities, Equity and Current Surplus (Deficit):		29,511.86

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 600 - WATER			
Assets			
600-000-1101	CLAIM ON POOLED CASH	187,004.78	
600-000-1113	CHECKING - WATER SINKING	6,824.43	
600-000-1114	CHANGE FUND - WATER	200.00	
600-000-1151	IPAIT - WATER OPERAT 104	797,448.76	
600-000-1159	IPAIT UTILITY DEPOSITS-111	358,283.62	
600-000-1170	CHECKING - WATER DEPOSITS	59,457.47	
	Total :	1,409,219.06	
	Total Assets:	1,409,219.06	1,409,219.06
Liability			
600-050-2011	PENDING POOLED PAYABLES	13,263.16	
600-050-2141	APPLIED CREDITS	34,367.49	
	Total :	47,630.65	
	Total Liability:	47,630.65	
Equity			
600-050-3950	FUND BALANCE	1,175,802.29	
	Total :	1,175,802.29	
	Total Beginning Equity:	1,175,802.29	
Total Revenue		924,478.74	
Total Expense		738,692.62	
Revenues Over/Under Expenses		185,786.12	
	Total Equity and Current Surplus (Deficit):	1,361,588.41	
	Total Liabilities, Equity and Current Surplus (Deficit):	1,409,219.06	

Balance Sheet**As Of 10/31/2023**

Account	Name	Balance
Fund: 610 - SEWER		
Assets		
610-000-1101	CLAIM ON POOLED CASH	96,752.40
610-000-1113	CHECKING - SEWER SINKING	277,526.54
610-000-1151	IPAIT - SEWER OPERAT 103	1,647,182.15
610-000-1153	IPAIT - NW TRK SEWR EXT 117	38,365.57
610-000-1154	IPAIT - SEWER RESERVE 201	116,298.63
	Total :	2,176,125.29
	Total Assets:	2,176,125.29
		<u>2,176,125.29</u>
Liability		
610-050-2011	PENDING POOLED PAYABLES	1,494.70
	Total :	1,494.70
	Total Liability:	1,494.70
Equity		
610-050-3950	FUND BALANCE	2,122,811.06
	Total :	2,122,811.06
	Total Beginning Equity:	2,122,811.06
Total Revenue		859,935.98
Total Expense		808,116.45
Revenues Over/Under Expenses		51,819.53
	Total Equity and Current Surplus (Deficit):	2,174,630.59
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>2,176,125.29</u>

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 670 - GARBAGE			
Assets			
670-000-1101	CLAIM ON POOLED CASH	171,671.14	
670-000-1114	CHANGE FUND - GARBAGE	70.00	
	Total :	171,741.14	
	Total Assets:	171,741.14	171,741.14
Liability			
	Total Liability:	0.00	
Equity			
670-050-3950	FUND BALANCE	158,088.94	
	Total :	158,088.94	
	Total Beginning Equity:	158,088.94	
Total Revenue		189,317.45	
Total Expense		175,665.25	
Revenues Over/Under Expenses		13,652.20	
	Total Equity and Current Surplus (Deficit):	171,741.14	
	Total Liabilities, Equity and Current Surplus (Deficit):		171,741.14

Balance Sheet

As Of 10/31/2023

Account	Name	Balance	
Fund: 741 - STORM WATER			
Assets			
741-000-1101	CLAIM ON POOLED CASH	33,657.73	
741-000-1111	CHECKING-STORMWATER SINKING	179,150.10	
741-000-1150	IPAIT - STORM WATER RESERVE 2020E 130	151,538.73	
	Total :	364,346.56	
	Total Assets:	364,346.56	364,346.56
Liability			
741-050-2011	PENDING POOLED PAYABLES	40.00	
	Total :	40.00	
	Total Liability:	40.00	
Equity			
741-050-3950	FUND BALANCE	357,887.67	
	Total :	357,887.67	
	Total Beginning Equity:	357,887.67	
Total Revenue		154,239.04	
Total Expense		147,820.15	
Revenues Over/Under Expenses		6,418.89	
	Total Equity and Current Surplus (Deficit):	364,306.56	
	Total Liabilities, Equity and Current Surplus (Deficit):	364,346.56	

Balance Sheet**As Of 10/31/2023**

Account	Name	Balance
Fund: 820 - SELF-FUNDED INSURANCE		
Assets		
820-000-1101	CLAIM ON POOLED CASH	1,279.58
	Total :	1,279.58
	Total Assets:	1,279.58
		1,279.58
Liability		
820-050-2011	PENDING POOLED PAYABLES	94.50
820-050-2131	SELF-FUNDED WITHHOLDING	5.25
	Total :	99.75
	Total Liability:	99.75
Equity		
820-050-3950	BEGINNING BALANCE	1,162.83
	Total :	1,162.83
	Total Beginning Equity:	1,162.83
Total Revenue		500.00
Total Expense		483.00
Revenues Over/Under Expenses		17.00
	Total Equity and Current Surplus (Deficit):	1,179.83
	Total Liabilities, Equity and Current Surplus (Deficit):	1,279.58

Balance Sheet**As Of 10/31/2023**

Account	Name	Balance	
Fund: 999 - POOLED CASH			
Assets			
999-000-1100	POOLED CASH	678,078.41	
999-000-1300	DUE FROM GENERAL FUND	22,311.19	
999-000-1310	DUE FROM ROAD USE TAX	28,821.41	
999-000-1315	DUE FROM SIDEWALK ESCROW	50,081.54	
999-000-1406	DUE FROM PUBLIC SAFETY BUILDING	81,055.32	
999-000-1424	DUE FROM BRSC IMPROVEMENTS	220.00	
999-000-1435	DUE FROM PARK IMPROVEMENTS	38,000.00	
999-000-1460	DUE FROM WATER	13,263.16	
999-000-1461	DUE FROM SEWER	1,494.70	
999-000-1471	DUE FROM STORM WATER	40.00	
999-000-1482	DUE FROM SELF-FUNDED INSURANCE	-265.50	
	Total :	913,100.23	
	Total Assets:	913,100.23	913,100.23
Liability			
999-050-2010	POOLED PAYABLES	235,021.82	
999-050-2300	DUE TO OTHER FUNDS	678,078.41	
	Total :	913,100.23	
	Total Liability:	913,100.23	
	Total Equity and Current Surplus (Deficit):	0.00	
	Total Liabilities, Equity and Current Surplus (Deficit):		913,100.23

BANK RECONCILIATION

NOTES:

Bank Statement Balance:	\$ 1,644,638.81
IPAIT balance	\$ 21,088,583.95
Cemetery Vision	\$ 1,813.69
Library Vision	\$ -
Petty Cash	\$ 590.00

Less:	
Outstanding Checks:	\$ 443,601.86
(See listing next page)	

Calculated Book Balance:	\$ 22,292,024.59
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Actual Incode10 Balance:	\$ 22,292,024.59
Fund Balances	\$ 22,021,852.54

Liabilities	270172.05
DIFFERENCE:	\$ (0.00)

DIFFERENCE:	\$ -
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Detail Report

Account Summary

Date Range: 10/01/2023 - 10/31/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
Function: 10 - PUBLIC SAFETY				
001-110-6050	POLK CO SHERIFF PAYMENT	200,812.33	70,272.25	271,084.58
001-150-6010	SALARIES	127,215.23	33,077.31	160,292.54
001-150-6181	UNIFORMS	516.39	147.49	663.88
001-150-6230	TRAINING	5,299.61	300.00	5,599.61
001-150-6310	BUILDING MAINTENANCE & REPAIR	1,556.13	1,054.40	2,610.53
001-150-6331	VEHICLE OPERATIONS	1,757.53	381.23	2,138.76
001-150-6332	VEHICLE REPAIRS	2,931.05	4,212.09	7,143.14
001-150-6371	ELECTRIC / GAS	992.13	342.60	1,334.73
001-150-6373	TELECOMMUNICATION EXPENSE	1,315.37	634.72	1,950.09
001-150-6413	PAYMENT TO OTHER AGENCIES	0.00	448.50	448.50
001-150-6419	COMPUTER SUPPORT	2,034.59	160.27	2,194.86
001-150-6430	ANNUAL TESTING	2,061.26	2,849.45	4,910.71
001-150-6506	OFFICE SUPPLIES	235.40	87.70	323.10
001-150-6507	OPERATING SUPPLIES	349.92	186.36	536.28
001-150-6727	CAPITAL EQUIPMENT	2,726.00	17,785.00	20,511.00
001-160-6010	SALARIES	127,214.43	33,077.12	160,291.55
001-160-6310	BUILDING MAINTENANCE & REPAIR	1,481.13	634.75	2,115.88
001-160-6331	VEHICLE OPERATIONS	2,668.20	946.13	3,614.33
001-160-6332	VEHICLE REPAIRS	1,431.50	3,509.06	4,940.56
001-160-6371	ELECTRIC / GAS	992.11	342.59	1,334.70
001-160-6373	TELECOMMUNICATION EXPENSE	1,315.36	634.70	1,950.06
001-160-6413	PAYMENT TO OTHER AGENCIES	3,221.59	1,842.90	5,064.49
001-160-6419	COMPUTER SUPPORT	2,034.59	160.28	2,194.87
001-160-6499	CONTRACT SERVICES	13,165.60	50.00	13,215.60
001-160-6506	OFFICE SUPPLIES	372.25	87.71	459.96
001-160-6507	OPERATING SUPPLIES	4,353.94	957.81	5,311.75
001-170-6010	SALARIES	5,186.27	1,627.94	6,814.21
001-170-6240	MEETINGS & CONFERENCES	51.73	12.69	64.42
001-170-6419	TECHNOLOGY SERVICES SUPPORT	1,401.80	251.18	1,652.98
001-170-6490	PROFESSIONAL SERVICES	58,887.24	8,901.60	67,788.84
001-180-6010	CROSSING GUARD WAGES	756.00	684.00	1,440.00
112-150-6110	FICA	7,772.57	2,017.57	9,790.14
112-150-6120	MEDICARE	1,818.21	471.94	2,290.15
112-150-6130	IPERS - FIRE	11,697.22	3,315.58	15,012.80
112-150-6150	GROUP INSURANCE	12,947.78	4,566.19	17,513.97
112-150-6160	WORKER'S COMP	14,489.28	4,850.14	19,339.42

Detail Report

Date Range: 10/01/2023 - 10/31/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-150-6170	UNEMPLOYMENT - FIRE	57.58	12.14	69.72
112-150-6488	PHYSICALS & TESTING	384.88	331.00	715.88
112-160-6110	FICA	7,771.38	2,017.35	9,788.73
112-160-6120	MEDICARE	1,817.08	471.70	2,288.78
112-160-6130	IPERS - EMS	11,695.68	3,315.23	15,010.91
112-160-6150	GROUP INSURANCE	12,946.04	4,565.80	17,511.84
112-160-6160	WORKER'S COMP	14,489.28	4,850.14	19,339.42
112-160-6170	UNEMPLOYMENT - EMS	56.90	12.01	68.91
112-160-6488	PHYSICALS & TESTING	384.88	331.00	715.88
112-170-6110	FICA	312.10	97.85	409.95
112-170-6120	MEDICARE	72.98	22.88	95.86
112-170-6130	IPERS	546.58	172.49	719.07
112-170-6150	GROUP INSURANCE	1,161.16	664.82	1,825.98
112-170-6160	WORKER'S COMP	85.06	26.53	111.59
112-180-6110	FICA	46.88	42.41	89.29
112-180-6120	MEDICARE	10.97	9.92	20.89
112-180-6130	IPERS	71.38	64.57	135.95
112-180-6160	WORKERS COMP	28.22	10.61	38.83
112-180-6170	UNEMPLOYMENT	0.75	0.68	1.43
Total Function: 10 - PUBLIC SAFETY:		675,001.52	217,900.38	892,901.90
Function: 20 - PUBLIC WORKS				
110-210-6010	SALARIES	73,821.00	19,438.38	93,259.38
110-210-6030	SALARIES-SEASONAL	1,352.18	386.35	1,738.53
110-210-6142	DEFFERED COMPENSATION	541.83	155.37	697.20
110-210-6181	UNIFORMS	421.11	158.79	579.90
110-210-6182	VEHICLE ALLOWANCE	195.00	65.00	260.00
110-210-6230	TRAINING	3,470.27	10.00	3,480.27
110-210-6240	MEETINGS & CONFERENCES	3,867.40	208.93	4,076.33
110-210-6310	BUILDING & GROUND MAINTENANCE	603.16	506.82	1,109.98
110-210-6331	VEHICLE OPERATIONS	3,766.42	3,228.20	6,994.62
110-210-6350	OPERATIONAL EQUIPMENT REPAIR	2,339.21	10,583.32	12,922.53
110-210-6373	TELECOMMUNICATION EXPENSE	1,889.29	94.75	1,984.04
110-210-6407	ENGINEERING EXPENSE	3,325.75	11,432.85	14,758.60
110-210-6415	EQUIPMENT & VEHICLE RENTAL	337.00	1,009.40	1,346.40
110-210-6417	STREET MAINTENANCE	29,161.50	26,412.07	55,573.57
110-210-6419	COMPUTER SUPPORT & SOFTWARE	1,749.91	891.61	2,641.52
110-210-6499	CONTRACT SERVICES	3,135.94	47.99	3,183.93
110-210-6504	MINOR EQUIPMENT	0.00	419.62	419.62
110-210-6507	OPERATING SUPPLIES	248.79	143.50	392.29
110-210-6710	VEHICLE REPLACEMENT	0.00	122,306.91	122,306.91
110-210-6762	SIGNALS	537.16	51.60	588.76
110-230-6372	STREET LIGHTS ELECTRICITY	16,372.30	5,464.11	21,836.41
110-240-6371	ELECTRIC / GAS	1,710.72	578.15	2,288.87

Detail Report

Date Range: 10/01/2023 - 10/31/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
112-210-6110	FICA	4,533.84	1,181.83	5,715.67
112-210-6120	MEDICARE	1,060.32	276.32	1,336.64
112-210-6130	IPERS	6,176.16	1,871.41	8,047.57
112-210-6150	GROUP INSURANCE	15,311.65	6,214.09	21,525.74
112-210-6160	WORKER'S COMP	546.26	106.13	652.39
112-210-6170	UNEMPLOYMENT	17.76	2.25	20.01
112-210-6488	PHYSICALS & TESTING	65.74	331.00	396.74
112-840-6110	FICA	156.80	44.30	201.10
112-840-6120	MEDICARE	36.66	10.36	47.02
112-840-6130	IPERS	255.00	72.84	327.84
112-840-6150	GROUP INSURANCE	854.87	562.57	1,417.44
670-840-6010	SALARIES	2,701.24	771.78	3,473.02
670-840-6160	WORKER'S COMP	106.18	53.09	159.27
670-840-6230	TRAINING	87.59	2.17	89.76
670-840-6240	MEETINGS & CONFERENCES	11.32	5.16	16.48
670-840-6310	BUILDING MAINTENANCE & REPAIR	0.00	48.30	48.30
670-840-6419	COMPUTER SUPPORT & SOFTWARE	1,374.59	140.83	1,515.42
670-840-6435	RECYCLING/CURB IT	23,288.18	23,853.16	47,141.34
670-840-6499	CONTRACT SERVICES	59,515.17	60,818.42	120,333.59
670-840-6508	POSTAGE	475.80	149.38	625.18
670-840-6580	STICKER INVENTORY FOR PICK UPS	1,741.50	300.00	2,041.50
Total Function: 20 - PUBLIC WORKS:		267,162.57	300,409.11	567,571.68
Function: 30 - HEALTH & SOCIAL SERVICES				
001-310-6413	PYMT TO OTHER AGENCIES-SECT 8	0.00	18,707.00	18,707.00
001-350-6230	MOSQUITO SPRAY TRAINING	0.00	150.00	150.00
Total Function: 30 - HEALTH & SOCIAL SERVICES:		0.00	18,857.00	18,857.00
Function: 40 - CULTURE & RECREATION				
001-410-6010	SALARIES	86,304.89	24,687.16	110,992.05
001-410-6020	SALARIES-PART-TIME	21,696.95	5,662.01	27,358.96
001-410-6240	MEETINGS & CONFERENCES	618.73	567.46	1,186.19
001-410-6310	BUILDING & GROUND MAINTENANCE	3,432.70	1,459.47	4,892.17
001-410-6371	ELECTRIC / GAS	5,985.00	1,995.00	7,980.00
001-410-6373	TELECOMMUNICATION EXPENSE	11,472.36	2,876.47	14,348.83
001-410-6419	COMPUTER SUPPORT	1,718.71	2,213.44	3,932.15
001-410-6499	CONTRACT SERVICES	4,102.82	4,721.68	8,824.50
001-410-6502	PRINTED MATERIALS	9,652.71	5,703.48	15,356.19
001-410-6503	DIGITAL MATERIALS	5,563.45	3,844.30	9,407.75
001-410-6506	OFFICE SUPPLIES	1,616.40	341.70	1,958.10
001-410-6507	OPERATING SUPPLIES	309.56	224.40	533.96
001-410-6508	POSTAGE-SHIPING	409.57	127.28	536.85
001-410-6599	LIBRARY PROGRAMS	1,422.54	465.11	1,887.65
001-430-6010	SALARIES - FT	12,160.43	3,269.88	15,430.31
001-430-6181	UNIFORMS	112.65	40.00	152.65

Detail Report

Date Range: 10/01/2023 - 10/31/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
001-430-6240	MEETINGS & CONFERENCES	509.38	33.48	542.86
001-430-6320	GROUNDS MAINTENANCE & REPAIR	5,273.42	9,862.49	15,135.91
001-430-6331	VEHICLE OPERATIONS	2,378.69	759.16	3,137.85
001-430-6350	EQUIPMENT REPAIR	497.62	1,434.37	1,931.99
001-430-6371	ELECTRIC / GAS	1,252.31	358.20	1,610.51
001-430-6373	TELECOMMUNICATION EXPENSE	297.36	94.75	392.11
001-430-6419	COMPUTER SUPORT & SOFTWARE	1,601.51	641.59	2,243.10
001-430-6507	OPERATING SUPPLIES	156.00	319.83	475.83
001-430-6727	CAPITAL EQUIPMENT	0.00	2,359.93	2,359.93
001-440-6010	SALARIES	8,395.86	2,604.56	11,000.42
001-440-6240	MEETINGS & CONFERENCES	955.61	83.70	1,039.31
001-440-6371	ELECTRIC / GAS	536.50	144.20	680.70
001-440-6419	COMPUTER SUPPORT & SOFTWARE	2,099.99	1,017.77	3,117.76
001-440-6499	CONTRACT SERVICES	694.48	26.81	721.29
001-440-6507	OPERATING SUPPLIES	3,185.20	479.99	3,665.19
001-450-6030	SALARIES-SEASONAL	6,659.01	2,019.03	8,678.04
001-450-6240	MEETINGS & CONFERENCES	194.10	16.74	210.84
001-450-6419	COMP-WEBSITE	914.52	188.25	1,102.77
001-499-6413	PAYMENT TO OTHER AGENCIES	7,735.00	1,500.00	9,235.00
112-410-6110	FICA	6,631.56	1,860.11	8,491.67
112-410-6120	MEDICARE	1,550.91	435.01	1,985.92
112-410-6130	IPERS	10,850.97	3,143.49	13,994.46
112-410-6150	GROUP INSURANCE	15,576.06	5,469.80	21,045.86
112-410-6160	WORKER'S COMP	85.06	26.53	111.59
112-410-6170	UNEMPLOYMENT	43.61	6.79	50.40
112-430-6110	FICA	1,211.90	191.59	1,403.49
112-430-6120	MEDICARE	283.50	44.81	328.31
112-430-6130	IPERS	1,163.37	343.47	1,506.84
112-430-6150	GROUP INSURANCE	2,941.94	1,258.36	4,200.30
112-430-6160	WORKER'S COMP	82.06	26.53	108.59
112-430-6170	UNEMPLOYMENT	11.56	0.11	11.67
112-440-6110	FICA	493.28	152.41	645.69
112-440-6120	MEDICARE	115.45	35.69	151.14
112-440-6130	IPERS	876.74	273.95	1,150.69
112-440-6150	GROUP INSURANCE	2,655.19	1,162.91	3,818.10
112-440-6160	WORKER'S COMP	85.06	26.53	111.59
112-450-6110	FICA	394.37	118.48	512.85
112-450-6120	MEDICARE	92.24	27.74	119.98
112-450-6130	IPERS	686.53	215.89	902.42
112-450-6150	GROUP INSURANCE	2,005.38	1,036.04	3,041.42
112-450-6170	UNEMPLOYMENT-CEM	3.25	0.38	3.63
167-410-6506	TRUST & AGENCY LIBRARY EXPENSE	4,414.05	77.93	4,491.98
172-430-6504	TREE EXPENSES	5,116.00	18,825.00	23,941.00

Detail Report

Date Range: 10/01/2023 - 10/31/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
Total Function: 40 - CULTURE & RECREATION:		267,286.07	116,903.24	384,189.31
Function: 50 - COMMUNITY & ECONOMIC DEVELOPMENT				
001-520-6010	SALARIES	19,522.89	5,577.96	25,100.85
001-520-6210	ASSOCIATION DUES	0.00	1,000.00	1,000.00
001-520-6240	MEETINGS & CONFERENCES	1,424.47	499.13	1,923.60
001-520-6419	COMPUTER SUPPORT & SOFTWARE	1,657.19	474.01	2,131.20
001-520-6490	PROFESSIONAL SERVICES	77,119.75	12,772.20	89,891.95
001-520-6507	OPERATING SUPPLIES	206.85	33.67	240.52
001-540-6010	SALARIES	56,855.33	16,079.00	72,934.33
001-540-6142	DEFERRED COMPENSATION	541.83	155.37	697.20
001-540-6182	VEHICLE ALLOWANCE	195.00	65.00	260.00
001-540-6230	TRAINING	4,910.11	23.17	4,933.28
001-540-6240	MEETINGS & CONFERENCES	1,460.43	369.41	1,829.84
001-540-6419	COMPUTER SUPPORT & SOFTWARE	2,117.21	1,806.73	3,923.94
001-540-6490	PROFFESIONAL SERVICES	13,546.25	200.00	13,746.25
001-540-6499	CONTRACT SERVICES	168.84	50.52	219.36
112-520-6110	FICA	1,125.54	317.54	1,443.08
112-520-6120	MEDICARE	263.22	74.26	337.48
112-520-6130	IPERS	2,033.64	590.12	2,623.76
112-520-6150	GROUP INSURANCE	2,399.55	1,077.63	3,477.18
112-520-6160	WORKERS COMP	85.06	26.53	111.59
112-540-6110	FICA	3,455.22	974.14	4,429.36
112-540-6120	MEDICARE	808.06	227.80	1,035.86
112-540-6130	IPERS	5,405.94	1,689.16	7,095.10
112-540-6150	GROUP INSURANCE	9,585.25	3,472.83	13,058.08
112-540-6160	WORKER'S COMP	85.06	26.53	111.59
112-540-6170	UNEMPLOYMENT	6.40	1.40	7.80
Total Function: 50 - COMMUNITY & ECONOMIC DEVELOPMENT:		204,979.09	47,584.11	252,563.20
Function: 60 - GENERAL GOVERNMENT				
001-620-6010	SALARIES	24,153.94	6,962.85	31,116.79
001-620-6240	MEETINGS & CONFERENCES	1,811.43	704.73	2,516.16
001-620-6373	TELECOMMUNICATION EXPENSE	133.11	140.00	273.11
001-620-6419	COMPUTER SUPPORT & SOFTWARE	1,846.16	2,415.56	4,261.72
001-621-6010	SALARIES	62,791.78	16,502.77	79,294.55
001-621-6142	DEFERRED COMPENSATION	541.83	155.37	697.20
001-621-6182	VEHICLE ALLOWANCE	195.00	65.00	260.00
001-621-6230	TRAINING	5,094.93	106.05	5,200.98
001-621-6240	MEETINGS & CONFERENCES	3,712.43	2,226.75	5,939.18
001-621-6419	COMPUTER SUPPORT	2,289.70	1,281.34	3,571.04
001-621-6499	CONTRACT SERVICES	168.84	50.52	219.36
001-621-6507	OPERATING SUPPLIES	333.82	32.00	365.82
001-640-6411	LEGAL EXPENSE	2,675.00	507.50	3,182.50
001-650-6310	BUILDING MAINTENANCE & REPAIR	1,663.00	550.00	2,213.00

Detail Report

Date Range: 10/01/2023 - 10/31/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
001-650-6331	VEHICLE OPERATIONS	243.92	49.85	293.77
001-650-6371	ELECTRIC / GAS	1,612.54	563.74	2,176.28
001-650-6499	CONTRACT SERVICES	168.84	50.52	219.36
001-650-6506	OFFICE SUPPLIES	181.76	13.78	195.54
001-650-6507	OPERATING SUPPLIES	0.00	32.00	32.00
112-620-6110	FICA	1,381.12	392.88	1,774.00
112-620-6120	MEDICARE	322.97	91.90	414.87
112-620-6130	IPERS	2,503.88	731.87	3,235.75
112-620-6150	GROUP INSURANCE	5,033.10	1,955.49	6,988.59
112-620-6160	WORKER'S COMP	85.06	26.53	111.59
112-621-6110	FICA	3,714.25	963.56	4,677.81
112-621-6120	MEDICARE	868.70	225.34	1,094.04
112-621-6130	IPERS	5,960.96	1,726.17	7,687.13
112-621-6150	GROUP INSURANCE	12,065.73	4,299.96	16,365.69
112-621-6160	WORKER'S COMP	85.06	26.53	111.59
820-931-6580	MISCELLANEOUS	388.50	94.50	483.00
Total Function: 60 - GENERAL GOVERNMENT:		142,027.36	42,945.06	184,972.42
Function: 75 - CAPITAL PROJECTS				
306-150-6402	ADVERTISING-PUBLICATIONS	39.59	87.50	127.09
306-150-6411	LEGAL EXPENSE	1,190.00	1,531.25	2,721.25
306-150-6413	PAYMENT TO OTHER AGENCIES	1,617.66	68.00	1,685.66
306-150-6490	PROFESSIONAL SERVICES	0.00	83,380.32	83,380.32
324-440-6499	CONTRACT SERVICES	6,705.00	2,040.00	8,745.00
324-440-6799	OTHER CAPITAL OUTLAY	452,207.69	48,234.84	500,442.53
325-210-6407	ENGINEERING EXPENSE	0.00	23,094.79	23,094.79
335-430-6791	SANKEY SUMMIT TRAIL	564.38	38,000.00	38,564.38
335-430-6795	PARK SIDE TRAIL CONNECTION	40,975.00	11,270.00	52,245.00
335-430-6796	CITY PARK-200 LINCOLN SE	14,947.81	19,753.44	34,701.25
335-430-6797	LAKE PETOCKA	0.00	166,928.37	166,928.37
340-210-6407	ENGINEERING EXPENSE	112,782.64	12,014.31	124,796.95
340-210-6799	OTHER CAPITAL OUTLAY	60,903.18	89,698.80	150,601.98
349-865-6411	LEGAL	10,196.25	6,613.75	16,810.00
352-810-6407	ENGINEERING EXPENSE	22,078.52	24,889.05	46,967.57
352-810-6780	UTILITY SYSTEMS & STRUCTURES	347,923.35	402,075.86	749,999.21
355-210-6407	ENGINEERING EXPENSE	92,086.36	102,787.27	194,873.63
356-520-6407	ENGINEERING EXPENSE	31,845.90	2,732.50	34,578.40
Total Function: 75 - CAPITAL PROJECTS:		1,196,063.33	1,035,200.05	2,231,263.38
Function: 80 - BUSINESS TYPE ACTIVITIES				
600-811-6010	SALARIES	40,461.50	11,397.06	51,858.56
600-811-6110	FICA	2,431.87	678.77	3,110.64
600-811-6120	MEDICARE	568.85	158.76	727.61
600-811-6130	IPERS	3,602.05	1,075.87	4,677.92
600-811-6150	GROUP INSURANCE	8,918.91	3,620.73	12,539.64

Detail Report

Date Range: 10/01/2023 - 10/31/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
600-811-6160	WORKERS COMP	286.26	106.13	392.39
600-811-6170	UNEMPLOYMENT	10.81	1.76	12.57
600-811-6181	UNIFORMS	234.14	260.99	495.13
600-811-6331	VEHICLE OPERATIONS	2,615.27	566.49	3,181.76
600-811-6350	MAINTENANCE/EQUIPMENT REPAIR	150.00	17.99	167.99
600-811-6373	TELECOMMUNICATION EXPENSE	262.00	94.75	356.75
600-811-6375	WATER MAIN MAINTENANCE	23,345.10	1,089.13	24,434.23
600-811-6389	TESTING & ANALYSIS	858.50	652.00	1,510.50
600-811-6419	COMPUTER SUPPORT & SOFTWARE	1,111.50	188.56	1,300.06
600-811-6507	OPERATING SUPPLIES	271.85	8.17	280.02
600-811-6727	CAPITAL OUTLAY	22,701.12	12,364.40	35,065.52
600-812-6010	SALARIES	30,892.07	7,534.72	38,426.79
600-812-6110	FICA	1,892.73	459.69	2,352.42
600-812-6120	MEDICARE	442.74	107.53	550.27
600-812-6130	IPERS	2,441.17	711.29	3,152.46
600-812-6142	DEFERRED COMPENSATION	541.83	155.37	697.20
600-812-6150	GROUP INSURANCE	4,301.44	1,711.42	6,012.86
600-812-6160	WORKERS COMP	286.26	106.13	392.39
600-812-6182	VEHICLE ALLOWANCE	195.00	65.00	260.00
600-812-6210	ASSOCIATION DUES	52.50	455.00	507.50
600-812-6220	SUBSCRIPTIONS & ED MATERIALS	0.00	32.49	32.49
600-812-6230	TRAINING	1,654.18	22.95	1,677.13
600-812-6240	MEETINGS & CONFERENCES	1,355.06	901.87	2,256.93
600-812-6413	DSM WATER WORKS	266,755.39	81,492.47	348,247.86
600-812-6419	COMPUTER SUPPORT & SOFTWARE	1,745.51	709.44	2,454.95
600-812-6420	WATER EXCISE TAX	31,057.32	10,755.28	41,812.60
600-812-6450	UTILITY REFUNDS	0.00	193.38	193.38
600-812-6499	CONTRACT SERVICES	3,194.13	481.09	3,675.22
600-812-6508	POSTAGE-SHIPING	743.42	149.38	892.80
610-815-6160	WORKER'S COMP	286.26	106.13	392.39
610-815-6419	COMPUTER SUPPORT	1,111.50	188.56	1,300.06
610-815-6727	CAPITAL OUTLAY	0.00	69,465.60	69,465.60
610-816-6010	SALARIES	33,521.32	9,699.41	43,220.73
610-816-6110	FICA	2,017.51	578.85	2,596.36
610-816-6120	MEDICARE	471.81	135.36	607.17
610-816-6130	IPERS	3,035.69	915.60	3,951.29
610-816-6150	GROUP INSURANCE	7,519.10	3,154.17	10,673.27
610-816-6160	WORKERS COMP	286.26	106.13	392.39
610-816-6170	UNEMPLOYMENT	9.61	1.77	11.38
610-816-6181	UNIFORMS	112.65	40.00	152.65
610-816-6230	TRAINING	2,186.05	3.21	2,189.26
610-816-6240	MEETINGS & CONFERENCES	230.11	413.50	643.61
610-816-6310	BUILDING MAINTENANCE & REPAIR	163.00	174.94	337.94

Detail Report

Date Range: 10/01/2023 - 10/31/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
610-816-6331	VEHICLE OPERATIONS	0.00	112.86	112.86
610-816-6371	ELECTRIC / GAS	1,165.25	409.95	1,575.20
610-816-6373	TELECOMMUNICATION EXPENSE	332.28	94.75	427.03
610-816-6407	ENGINEERING EXPENSE	11,874.98	880.00	12,754.98
610-816-6419	COMPUTER SUPPORT	1,750.90	648.84	2,399.74
610-816-6504	MINOR EQUIPMENT	0.00	65.00	65.00
610-816-6767	SANITARY SEWER	0.00	1,454.70	1,454.70
610-817-6010	SALARIES	31,633.22	7,746.42	39,379.64
610-817-6110	FICA	1,939.21	472.90	2,412.11
610-817-6120	MEDICARE	453.35	110.63	563.98
610-817-6130	IPERS	2,511.15	731.25	3,242.40
610-817-6142	DEFERRED COMPENSATION	541.80	155.34	697.14
610-817-6150	GROUP INSURANCE	4,424.51	1,752.37	6,176.88
610-817-6182	VEHICLE ALLOWANCE	195.00	65.00	260.00
610-817-6230	TRAINING	209.88	19.67	229.55
610-817-6240	MEETINGS & CONFERENCES	1,124.74	163.22	1,287.96
610-817-6413	PAYMENT TO OTHER AGENCIES	300,260.00	75,065.00	375,325.00
610-817-6418	SALES TAX EXPENSE	3,137.18	1,063.78	4,200.96
610-817-6419	COMPUTER SUPPORT & SOFTWARE	12.28	66.21	78.49
610-817-6499	CONTRACT SERVICES	569.18	170.30	739.48
610-817-6508	POSTAGE-SHIPPING	856.61	149.38	1,005.99
741-865-6010	SALARIES	28,600.28	7,776.63	36,376.91
741-865-6110	FICA	1,705.71	458.52	2,164.23
741-865-6120	MEDICARE	398.78	107.19	505.97
741-865-6130	IPERS	2,502.39	734.17	3,236.56
741-865-6150	GROUP INSURANCE	7,356.20	2,914.70	10,270.90
741-865-6160	WORKERS COMP	286.26	106.13	392.39
741-865-6170	UNEMPLOYMENT	12.18	1.88	14.06
741-865-6181	UNIFORMS	112.65	40.00	152.65
741-865-6373	TELECOMMUNICATIONS EXPENSE	277.82	94.75	372.57
741-865-6407	ENGINEERING EXPENSE	33,852.50	4,523.57	38,376.07
741-865-6418	SALES TAX EXPENSE	2,872.17	991.67	3,863.84
741-865-6419	COMPUTER SUPPORT & SOFTWARE	1,559.47	281.35	1,840.82
741-865-6508	POSTAGE	574.22	149.38	723.60
Total Function: 80 - BUSINESS TYPE ACTIVITIES:		949,433.50	332,886.80	1,282,320.30
Function: 90 - OTHER ACTIVITIES				
110-910-6910	TRANSFER OUT	0.00	164,133.00	164,133.00
112-910-6910	TRANSFER OUT	0.00	222,394.00	222,394.00
121-910-6910	TRANSFER OUT	0.00	1,236,745.00	1,236,745.00
125-910-6911	TIF TRANSFER OUT	0.00	2,338,406.07	2,338,406.07
600-910-6910	TRANSFER OUT	0.00	139,841.00	139,841.00
610-910-6910	TRANSFER OUT	0.00	214,744.00	214,744.00
741-910-6910	TRANSFER OUT	0.00	43,209.00	43,209.00

Detail Report

Date Range: 10/01/2023 - 10/31/2023

Account	Name	Beginning Balance	Total Activity	Ending Balance
Total Function: 90 - OTHER ACTIVITIES:		0.00	4,359,472.07	4,359,472.07
Grand Totals:		3,701,953.44	6,472,157.82	10,174,111.26

Fund	Beginning Balance	Total Activity	Ending Balance
001 - GENERAL FUND	1,073,596.89	358,177.02	1,431,773.91
110 - ROAD USE TAX	148,845.94	367,726.72	516,572.66
112 - EMPLOYEE BENEFIT	234,793.66	300,082.44	534,876.10
121 - LOCAL OPTION SALES & SERVICE TAX	0.00	1,236,745.00	1,236,745.00
125 - TIF	0.00	2,338,406.07	2,338,406.07
167 - LIBRARY GRANT	4,414.05	77.93	4,491.98
172 - TREE FUND	5,116.00	18,825.00	23,941.00
306 - CIVIC CAMPUS	2,847.25	85,067.07	87,914.32
324 - BRSC IMPROVEMENTS	458,912.69	50,274.84	509,187.53
325 - STREETS MASTER PLAN	0.00	23,094.79	23,094.79
335 - PARK IMPROVEMENTS	56,487.19	235,951.81	292,439.00
340 - UNDERPASS-HWY 65/330	173,685.82	101,713.11	275,398.93
349 - PLEASANT GROVE	10,196.25	6,613.75	16,810.00
352 - WATER FACILITIES	370,001.87	426,964.91	796,966.78
355 - CENTRAL DISTRICT STORMWATER INFRASTRUCTURE	92,086.36	102,787.27	194,873.63
356 - CERTIFIED SITE IMPROVEMENTS	31,845.90	2,732.50	34,578.40
600 - WATER	455,380.48	278,167.06	733,547.54
610 - SEWER	413,942.39	391,124.80	805,067.19
670 - GARBAGE	89,301.57	86,142.29	175,443.86
741 - STORM WATER	80,110.63	61,388.94	141,499.57
820 - SELF-FUNDED INSURANCE	388.50	94.50	483.00
Grand Total:	3,701,953.44	6,472,157.82	10,174,111.26



Check Register

Packet: APPKT00849 - 11/2/23 EARNEST MONEY 401 2ND STREET
NE, LLC

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank 2767	HUBBARD LAW FIRM, P.C. TRUST AC	11/02/2023	Regular	0.00	10,000.00	62806

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	10,000.00
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	10,000.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	11/2023	10,000.00
			<u>10,000.00</u>



Check Register

Packet: APPKT00847 - 11/6/23 FOR MEETING ON 11/20/23

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	11/06/2023	Regular	0.00	8.17	62826
2705	AMAZON CAPITAL SERVICES	11/06/2023	Regular	0.00	1,146.10	62827
0048	BAKER & TAYLOR	11/06/2023	Regular	0.00	1,065.74	62828
1742	BAUER BUILT TIRE	11/06/2023	Regular	0.00	1,647.24	62829
1003	BONDURANT CHAMBER OF COMME	11/06/2023	Regular	0.00	100.00	62830
2454	BOOT BARN	11/06/2023	Regular	0.00	160.00	62831
1537	BOUND TREE MEDICAL LLC	11/06/2023	Regular	0.00	453.06	62832
0577	CAPITAL CITY EQUIPMENT	11/06/2023	Regular	0.00	275.00	62833
0095	CFI SALES INC.	11/06/2023	Regular	0.00	3,001.33	62834
1580	D & K PRODUCTS	11/06/2023	Regular	0.00	206.00	62835
0134	DEMCO	11/06/2023	Regular	0.00	131.85	62836
1525	DES MOINES REGISTER	11/06/2023	Regular	0.00	1,114.56	62837
0145	DIAM PEST CONTROL	11/06/2023	Regular	0.00	75.00	62838
2525	DINGES FIRE COMPANY	11/06/2023	Regular	0.00	15,200.00	62839
1627	ECHO GROUP, INC.	11/06/2023	Regular	0.00	24.64	62840
2326	EMBARK IT, INC	11/06/2023	Regular	0.00	115.00	62841
2246	ETECH	11/06/2023	Regular	0.00	2,969.25	62842
	Void	11/06/2023	Regular	0.00	0.00	62843
	Void	11/06/2023	Regular	0.00	0.00	62844
	Void	11/06/2023	Regular	0.00	0.00	62845
1766	CONRAD FENTON	11/06/2023	Regular	0.00	2,446.00	62846
2770	FLASHBAY INC.	11/06/2023	Regular	0.00	601.00	62847
0459	GALLS LLC	11/06/2023	Regular	0.00	136.97	62848
2362	GOVERNMENT FINANCE OFFICERS A	11/06/2023	Regular	0.00	150.00	62849
0783	GREATER DES MOINES PARTNERSHIP	11/06/2023	Regular	0.00	10,000.00	62850
1927	HARTER CONCRETE LLC	11/06/2023	Regular	0.00	45,413.00	62851
2754	HR GREEN, INC.	11/06/2023	Regular	0.00	11,432.85	62852
0230	IOWA ONE CALL	11/06/2023	Regular	0.00	174.60	62853
1573	IOWA PUMP WORKS	11/06/2023	Regular	0.00	1,454.70	62854
0233	IOWA RURAL WATER ASSOCIATION	11/06/2023	Regular	0.00	455.00	62855
2272	IAFC LOCKBOX #791544	11/06/2023	Regular	0.00	215.00	62856
0210	IMWCA	11/06/2023	Regular	0.00	10,613.00	62857
	Void	11/06/2023	Regular	0.00	0.00	62858
1944	J PETTIECORD	11/06/2023	Regular	0.00	56,750.00	62859
2699	JOHN CORY	11/06/2023	Regular	0.00	260.99	62860
2713	JOSHUA BRYANT	11/06/2023	Regular	0.00	9.83	62861
2078	KADETH INC	11/06/2023	Regular	0.00	375.00	62862
1995	MICHELL KLINKER-FELD	11/06/2023	Regular	0.00	10.00	62863
1340	KONICA MINOLTA	11/06/2023	Regular	0.00	545.59	62864
2642	KONICA MINOLTA BUSINESS SOLUTI	11/06/2023	Regular	0.00	304.41	62865
2619	KONICA MINOLTA PREMIER FINANCI	11/06/2023	Regular	0.00	242.35	62866
0842	MENARDS - ALTOONA	11/06/2023	Regular	0.00	433.55	62867
	Void	11/06/2023	Regular	0.00	0.00	62868
0599	MICROMARKETING LLC	11/06/2023	Regular	0.00	124.63	62869
0291	MIDAMERICAN ENERGY	11/06/2023	Regular	0.00	21.82	62870
2650	MIDWEST CRITICAL POWER LLC	11/06/2023	Regular	0.00	3,001.37	62871
	Void	11/06/2023	Regular	0.00	0.00	62872
2100	MIDWEST TAPE, LLC	11/06/2023	Regular	0.00	708.54	62873
0308	MUNICIPAL SUPPLY, INC.	11/06/2023	Regular	0.00	12,364.40	62874
0286	METRO WASTE AUTHORITY	11/06/2023	Regular	0.00	43,509.65	62875
0979	NAPA AUTO PARTS	11/06/2023	Regular	0.00	18.00	62876
2629	OPN ARCHITECTS	11/06/2023	Regular	0.00	81,055.32	62877
1457	O'REILLY AUTO PARTS	11/06/2023	Regular	0.00	50.03	62878
1134	PETTY CASH	11/06/2023	Regular	0.00	111.54	62879

Check Register

Packet: APPKT00847-11/6/23 FOR MEETING ON 11/20/23

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2712	PLAYAWAY PRODUCTS LLC	11/06/2023	Regular	0.00	62.19	62880
0619	RACOM CORPORATION	11/06/2023	Regular	0.00	936.00	62881
2768	RILEIGHS OUTDOOR, LLC	11/06/2023	Regular	0.00	14,341.00	62882
1701	JILL SANDERS	11/06/2023	Regular	0.00	26.86	62883
1666	SANDRY FIRE SUPPLY LLC	11/06/2023	Regular	0.00	2,849.45	62884
1504	SHIVE-HATTERY INC	11/06/2023	Regular	0.00	220.00	62885
1534	STRATUS BUILDNG SOLUTIONS IOW	11/06/2023	Regular	0.00	1,326.56	62886
2769	TAMMY M SMITH	11/06/2023	Regular	0.00	150.00	62887
2661	THE REINALT - THOMAS CORPORATI	11/06/2023	Regular	0.00	914.00	62888
2406	UNIQUE	11/06/2023	Regular	0.00	34.95	62889
1161	VEENSTRA & KIMM, INC.	11/06/2023	Regular	0.00	100,964.22	62890
	Void	11/06/2023	Regular	0.00	0.00	62891
0991	ZIEGLER INC.	11/06/2023	Regular	0.00	6,207.68	62892
0387	TREASURER - STATE OF IOWA	10/27/2023	Bank Draft	0.00	193.38	DFT0002670
0161	VISION BANK	10/20/2023	Bank Draft	0.00	32.00	DFT0002671
2254	TCM BANK NA	10/04/2023	Bank Draft	0.00	2,528.04	DFT0002672
0416	POSTMASTER	11/02/2023	Bank Draft	0.00	596.30	DFT0002673
2433	WEX BANK	11/02/2023	Bank Draft	0.00	4,015.86	DFT0002674
2433	WEX BANK	11/02/2023	Bank Draft	0.00	-13.69	DFT0002675
0144	DES MOINES WATER WORKS	11/27/2023	Bank Draft	0.00	42,942.51	DFT0002676
0144	DES MOINES WATER WORKS	11/27/2023	Bank Draft	0.00	22.00	DFT0002677
0144	DES MOINES WATER WORKS	11/27/2023	Bank Draft	0.00	23,065.56	DFT0002678

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	90	60	0.00	438,714.99
Manual Checks	0	0	0.00	0.00
Voided Checks	0	7	0.00	0.00
Bank Drafts	9	9	0.00	73,381.96
EFT's	0	0	0.00	0.00
	99	76	0.00	512,096.95

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	10/2023	2,753.42
999	POOLED CASH	11/2023	509,370.91
			512,124.33



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00845 - PYPKT00490 - 10/09-10/22/2023 PAID ON 10/27/2023

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										
INV0003379	Invoice	10/27/2023	10/27/2023	10/27/2023	10/27/2023	91.38	0.00	0.00	0.00	91.38										
CASE # 652464	AP Bank Code - AP Bank				No	Payment Date: 10/27/2023		Bank Draft:		DFT0002659										
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														
001-050-2127	CHILD SUPPORT WITHHOLDING				4.57	5.00%														
110-050-2127	CHILD SUPPORT WITHHOLDING				41.13	45.01%														
741-050-2127	CHILD SUPPORT WITHHOLDING				9.14	10.00%														
600-050-2127	CHILD SUPPORT WITHHOLDING				18.27	19.99%														
610-050-2127	CHILD SUPPORT WITHHOLDING				18.27	19.99%														
Vendor: 2304 - EBS											Vendor Total:	25,056.28								
INV0003367	Invoice	10/27/2023	10/27/2023	11/1/2023	10/27/2023	1,674.62	0.00	0.00	0.00	1,674.62										
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 11/1/2023		Bank Draft:		DFT0002647										
Items																				
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total										
DELTA DENTAL PAYMENT	Service		0.00	0.00	1,674.62	0.00	0.00	0.00		1,674.62										
Distributions																				
Account Number	Account Name	Project Account Key			Amount	Percent														
112-050-2125	DENTAL INSURANCE				1,674.62	0%														
INV0003372											Invoice	10/27/2023	10/27/2023	11/1/2023	10/27/2023	18,242.42	0.00	0.00	0.00	18,242.42
HEALTH INSURANCE WELLMARK											AP Bank Code - AP Bank				No	Payment Date: 11/1/2023		Bank Draft:		DFT0002652
Items																				
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total										
HEALTH INSURANCE WELLMARK	Service		0.00	0.00	18,242.42	0.00	0.00	0.00		18,242.42										
Distributions																				
Account Number	Account Name	Project Account Key			Amount	Percent														
112-050-2124	HEALTH INSURANCE WITHHOLDING				18,242.42	0%														
INV0003373											Invoice	10/27/2023	10/27/2023	11/1/2023	10/27/2023	999.60	0.00	0.00	0.00	999.60
EBS ADMIN COST											AP Bank Code - AP Bank				No	Payment Date: 11/1/2023		Bank Draft:		DFT0002653
Items																				
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total										
EBS ADMIN COST	Service		0.00	0.00	999.60	0.00	0.00	0.00		999.60										
Distributions																				
Account Number	Account Name	Project Account Key			Amount	Percent														
112-050-2124	HEALTH INSURANCE WITHHOLDING				999.60	0%														
INV0003375											Invoice	10/27/2023	10/27/2023	11/1/2023	10/27/2023	1,298.12	0.00	0.00	0.00	1,298.12
LIFE & DIS PRINCIPAL											AP Bank Code - AP Bank				No	Payment Date: 11/1/2023		Bank Draft:		DFT0002655
Items																				
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total										
LIFE & DIS PRINCIPAL	Service		0.00	0.00	1,298.12	0.00	0.00	0.00		1,298.12										
Distributions																				
Account Number	Account Name	Project Account Key			Amount	Percent														
112-050-2124	HEALTH INSURANCE WITHHOLDING				1,298.12	0%														
INV0003376											Invoice	10/27/2023	10/27/2023	11/1/2023	10/27/2023	2,640.00	0.00	0.00	0.00	2,640.00
SELF FUNDED DEDUCTABLE INSURANCE											AP Bank Code - AP Bank				No	Payment Date: 11/1/2023		Bank Draft:		DFT0002656

Payable Register

Packet: APPKT00845 - PYPKT00490 - 10/09-10/22/2023 PAID ON 10/27/2023

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code	On Hold								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
SELF FUNDED DEDUCTABLE INSURANCE Distributions	Service	0.00	0.00	2,640.00	0.00	0.00	0.00	2,640.00		
Account Number 112-050-2124	Account Name HEALTH INSURANCE WITHHOLDING	Project Account Key			Amount 2,640.00	Percent 0%				
INV0003377	Invoice	10/27/2023	10/27/2023	11/1/2023	10/27/2023	201.52	0.00	0.00	0.00	201.52
VISION AVISES	AP Bank Code - AP Bank			No	Payment Date: 11/1/2023			Bank Draft:	DFT0002657	
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total		
VISION AVISES Distributions	Service	0.00	0.00	201.52	0.00	0.00	0.00	201.52		
Account Number 112-050-2132	Account Name VISION WITHHOLDING	Project Account Key			Amount 201.52	Percent 0%				

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

INV0003382	Invoice	12/22/2023	12/22/2023	12/22/2023	12/22/2023	20.69	0.00	0.00	0.00	20.69
Unemployment Insurance	AP Bank Code - AP Bank		No	Payment Date: 12/22/2023			Bank Draft:		DFT0002662	
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Unemployment Insurance	NA		0.00	0.00	20.69	0.00	0.00	0.00	20.69	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2122	STATE WITHHOLDING				20.69	100.00%				

Vendor: [0239 - IPERS](#)

INV0003374	Invoice	10/27/2023	10/27/2023	10/27/2023	10/27/2023	609.01	0.00	0.00	0.00	609.01
Payroll Contribution	AP Bank Code - AP Bank			No	Payment Date: 10/27/2023			Bank Draft:	DFT0002654	
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution Distributions	NA		0.00	0.00	609.01	0.00	0.00	0.00	609.01	
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				609.01	100.00%				
INV0003378	Invoice	10/27/2023	10/27/2023	10/27/2023	10/27/2023	16,494.99	0.00	0.00	0.00	16,494.99
Payroll Contribution	AP Bank Code - AP Bank			No	Payment Date: 10/27/2023			Bank Draft:	DFT0002658	
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution Distributions	NA		0.00	0.00	4,532.09	0.00	0.00	0.00	4,532.09	
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				4,532.09	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution Distributions	NA		0.00	0.00	11,962.90	0.00	0.00	0.00	11,962.90	
Account Number	Account Name		Project Account Key		Amount	Percent				
112-050-2123	IPERS WITHHOLDING				11,962.90	100.00%				

Vendor: [1512 - IRS USATAXPYMT](#)

INV0003381	Invoice	10/27/2023	10/27/2023	10/27/2023	10/27/2023	24,718.92	0.00	0.00	0.00	24,718.92
Federal Tax Withheld	AP Bank Code - AP Bank			No	Payment Date: 10/27/2023				Bank Draft:	DFT0002661

Payable Register

Packet: APPKT00845 - PYPKT00490 - 10/09-10/22/2023 PAID ON 10/27/2023

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Social Security Withholding Distributions	NA		0.00	0.00	13,130.64	0.00	0.00	0.00	13,130.64	
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				13,130.64	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Medicare Withholding Distributions	NA		0.00	0.00	3,070.82	0.00	0.00	0.00	3,070.82	
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2121	FICA/MEDICARE WITHHOLDING				3,070.82	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Federal Tax Withheld Distributions	NA		0.00	0.00	8,517.46	0.00	0.00	0.00	8,517.46	
Account Number	Account Name	Project Account Key			Amount	Percent				
741-050-2120	FEDERAL WITHHOLDING				279.89	3.29%				
110-050-2120	FEDERAL WITHHOLDING				789.00	9.26%				
670-050-2120	FEDERAL WITHHOLDING				15.02	0.18%				
610-050-2120	FEDERAL WITHHOLDING				734.08	8.62%				
600-050-2120	FEDERAL WITHHOLDING				799.46	9.39%				
001-050-2120	FEDERAL WITHHOLDING				5,900.01	69.27%				

Vendor: [2249 - ISOLVED BENEFIT SERVICES](#)

Vendor Total: 2,303.38

INV0003368	Invoice	10/27/2023	10/27/2023	10/27/2023	10/27/2023	2,256.22	0.00	0.00	0.00	2,256.22
Payroll Deduction	AP Bank Code - AP Bank	No			Payment Date: 10/27/2023	Bank Draft: DFT0002648				

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction Distributions	NA	0.00	0.00	2,256.22	0.00	0.00	0.00	2,256.22
Account Number	Account Name	Project Account Key		Amount	Percent			
820-050-2131	SELF-FUNDED WITHHOLDING			2,256.22	0%			

INV0003369	Invoice	10/27/2023	10/27/2023	11/6/2023	10/27/2023	47.16	0.00	0.00	0.00	47.16
FSA ADMIN FEE	AP Bank Code - AP Bank	No			Payment Date: 11/6/2023	Bank Draft: DFT0002649				

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
FLEX SPENDING ADMINISTRATION FEE	Service	0.00	0.00	47.16	0.00	0.00	0.00	47.16
Distributions								
Account Number	Account Name	Project Account Key		Amount	Percent			
820-050-2131	SELF-FUNDED WITHHOLDING			47.16	0%			

Vendor: [1274 - MISSION SQUARE](#)

Vendor Total: 2,213.41

INV0003370	Invoice	10/27/2023	10/27/2023	10/27/2023	10/27/2023	1,825.00	0.00	0.00	0.00	1,825.00
Payroll Deduction	AP Bank Code - AP Bank	No			Payment Date: 10/27/2023	Bank Draft: DFT0002650				

Items								
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction Distributions	NA	0.00	0.00	1,825.00	0.00	0.00	0.00	1,825.00
Account Number	Account Name	Project Account Key		Amount	Percent			
001-050-2130	ICMA-RC			1,825.00	100.00%			

INV0003371	Invoice	10/27/2023	10/27/2023	10/27/2023	10/27/2023	388.41	0.00	0.00	0.00	388.41
DEFFERED COMPENSATION	AP Bank Code - AP Bank	No			Payment Date: 10/27/2023	Bank Draft: DFT0002651				

Payable Register

Packet: APPKT00845 - PYPKT00490 - 10/09-10/22/2023 PAID ON 10/27/2023

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		
DEFERRED COMPENSATION Distributions	Service	0.00	0.00	388.41	0.00	0.00	0.00	388.41		
Account Number	Account Name	Project Account Key			Amount	Percent				
001-050-2130	ICMA-RC				388.41	100.00%				

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

Vendor Total: 3,808.99

INV0003380	Invoice	10/27/2023	10/27/2023	10/27/2023	10/27/2023	3,808.99	0.00	0.00	0.00	3,808.99
State Tax Withholding	AP Bank Code - AP Bank	No				Payment Date: 10/27/2023	Bank Draft:		DFT0002660	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding Distributions	NA	0.00	0.00	3,808.99	0.00	0.00	0.00	3,808.99
Account Number	Account Name	Project Account Key			Amount	Percent		
610-050-2122	STATE WITHHOLDING				332.26	8.72%		
670-050-2122	STATE WITHHOLDING				13.72	0.36%		
741-050-2122	STATE WITHHOLDING				138.26	3.63%		
001-050-2122	STATE WITHHOLDING				2,587.78	67.94%		
110-050-2122	STATE WITHHOLDING				375.32	9.85%		
600-050-2122	STATE WITHHOLDING				361.65	9.49%		

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	16	75,317.05	0.00	0.00	0.00	75,317.05	75,317.05	0.00
Grand Total:		75,317.05	0.00	0.00	0.00	75,317.05	75,317.05	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	5,900.01
001-050-2122	STATE WITHHOLDING	2,587.78
001-050-2127	CHILD SUPPORT WITHHOLDING	4.57
001-050-2130	ICMA-RC	2,213.41
Total:		10,705.77

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	789.00
110-050-2122	STATE WITHHOLDING	375.32
110-050-2127	CHILD SUPPORT WITHHOLDING	41.13
Total:		1,205.45

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	16,201.46
112-050-2122	STATE WITHHOLDING	20.69
112-050-2123	IPERS WITHHOLDING	17,104.00
112-050-2124	HEALTH INSURANCE WITHHOLDING	23,180.14
112-050-2125	DENTAL INSURANCE	1,674.62
112-050-2132	VISION WITHHOLDING	201.52
Total:		58,382.43

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	799.46
600-050-2122	STATE WITHHOLDING	361.65
600-050-2127	CHILD SUPPORT WITHHOLDING	18.27
Total:		1,179.38

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	734.08
610-050-2122	STATE WITHHOLDING	332.26
610-050-2127	CHILD SUPPORT WITHHOLDING	18.27
Total:		1,084.61

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	15.02
670-050-2122	STATE WITHHOLDING	13.72
Total:		28.74

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	279.89
741-050-2122	STATE WITHHOLDING	138.26
741-050-2127	CHILD SUPPORT WITHHOLDING	9.14
Total:		427.29

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,303.38
Total:		2,303.38



Payroll Check Register

Checks

Pay Period: 10/23/2023-11/5/2023

Packet: PYPKT00496 - 10/23-11/05/2023 PAID 11/10/2023

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: PYPKT00496 - 10/23-11/05/2023 PAID 11/10/2023
Payroll Set: CITY OF BONDURANT, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	11/10/2023	275.10	104321
BAILEY, BOYCE E	7104	11/10/2023	1,333.47	104322
BERGESON, JOHN W	7121	11/10/2023	1,964.35	104323
BRIGGS, ASHTON S	1511	11/10/2023	825.34	104324
BRUCE, EMMA	3141	11/10/2023	762.65	104325
CARPENTER, JOHN C	5129	11/10/2023	1,610.77	104326
CHAPA, DAISY Y	1584	11/10/2023	653.17	104327
COLLISON, PATRICK F	5103	11/10/2023	2,307.94	104328
CORY, JOHN P	7120	11/10/2023	1,754.60	104329
CRITTENDEN, MATTHEW	1567	11/10/2023	930.88	104330
DOMINGUEZ, MATTHEW P	1513	11/10/2023	872.84	104331
EHRLER, AANNA N	1575	11/10/2023	1,645.81	104332
GILSON, DUSTY ALAN	7124	11/10/2023	1,449.82	104333
HAGAN, SHELBY L	5118	11/10/2023	2,555.41	104334
HARMISON, TROY G	1503	11/10/2023	1,749.64	104335
HIGGINS, DAVID P.	7105	11/10/2023	1,456.95	104336
HILL, EVAN L	7126	11/10/2023	566.16	104337
HORTON, JOHN C	7112	11/10/2023	100.00	104338
HORTON, JOHN C	7112	11/10/2023	3,412.80	104338
HOWIESON, DANIEL	1572	11/10/2023	884.04	104339
HUFF, TIMOTHY J	1559	11/10/2023	1,808.24	104340
JESS, JENE' N	5123	11/10/2023	3,454.55	104341
JOHNSON, ANNASTASHA	5130	11/10/2023	1,387.05	104342
KING, CHRISTINA M	3143	11/10/2023	687.56	104343
KLINKER-FELD, MICHELL M	3135	11/10/2023	2,426.68	104344
KREUDER, AARON M	1441	11/10/2023	3,588.45	104345
KRUSE, OSCAR	1586	11/10/2023	759.80	104346
LUING, TIFFANY A	5133	11/10/2023	1,888.05	104347
LUNDQUIST, BRADLEY D	1555	11/10/2023	720.85	104348
MANGUM, MEGAN SUSANNA	3142	11/10/2023	1,752.33	104349
MARSHMAN, CRAIG A	5125	11/10/2023	1,634.26	104350
MILLER, BRODY E	1582	11/10/2023	1,638.38	104351
MORRIS, REBECCA L	1504	11/10/2023	2,311.40	104352
MULLIN, BRANDON	7127	11/10/2023	1,409.06	104353
MURRAY, MARGARET	5126	11/10/2023	2,883.34	104354
OLIVER, MARKETA S	8403	11/10/2023	300.00	104355
OLIVER, MARKETA S	8403	11/10/2023	3,912.15	104355
PEZLEY, ISAAC J	5132	11/10/2023	2,264.42	104356
PHIPPS-BUCKLIN, CHANTEL E	4145	11/10/2023	762.33	104357
REYNOLDS, RAY A	1537	11/10/2023	832.28	104358
RICCIO, ANTHONY F	1583	11/10/2023	803.00	104359
SANDERS, JILL C	3128	11/10/2023	3,152.53	104360
SCHINCKE, MEGAN	3137	11/10/2023	125.00	104361
SCHINCKE, MEGAN	3137	11/10/2023	1,081.27	104361
SCHINCKE, MEGAN	3137	11/10/2023	463.40	104361
SEXTON, WILLIAM M	7125	11/10/2023	952.45	104362
SEXTON, WILLIAM M	7125	11/10/2023	400.00	104362
SHARP, COLE P	1581	11/10/2023	597.94	104363
SPOERRY, DANIELLE M	1527	11/10/2023	1,419.07	104364
SUMMERS, ALAN C	1534	11/10/2023	1,787.75	104365
VAN HOUTEN, NICOLE M	5121	11/10/2023	1,712.08	104366



Payroll Check Register Report Summary

Packet: PYPKT00496 - 10/23-11/05/2023 PAID 11/10/2023
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	51	76,027.41
Total	51	76,027.41



Refund Check Register

Refund Check Detail

UBPKT04570 - 10/31/23 - REFUND 16-01944-00

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
16-01944-00	PINE GROVE NURSERY 13306 S 12TH AVE E KELLOGG, IA 50135	10/31/2023	62805	1,466.21			1466.21	Deposit
Total Refunds: 1			Total Refunded Amount:	1,466.21				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1466.21
Revenue Total:	1466.21

General Ledger Distribution

Posting Date: 10/31/2023

	Account Number	Account Name	Posting Amount	IFT
Fund:	600 - WATER			
	600-000-1101	CLAIM ON POOLED CASH	-1,466.21	Yes
	600-050-2141	APPLIED CREDITS	1,466.21	
	600 Total:		0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-1,466.21	
	999-050-2300	DUE TO OTHER FUNDS	1,466.21	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	



Refund Check Register

Refund Check Detail

UBPKT04583 - Refunds 01 UBPKT04574 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01036-03	VISION ELECTRIC	11/3/2023	62807	79.54			79.54	Generated From Billing
01-01037-03	VISION ELECTRIC	11/3/2023	62808	78.67			78.67	Generated From Billing
01-01259-02	LINDSEY HOELSCHER	11/3/2023	62809	72.85			72.85	Generated From Billing
01-02370-07	CHILDS, TYLER J	11/3/2023	62810	86.97			86.97	Generated From Billing
01-02373-11	BREEDEN, JERRY L	11/3/2023	62811	95.55			95.55	Generated From Billing
01-02397-13	ROHLFING, NOAH S	11/3/2023	62812	129.44			129.44	Generated From Billing
01-02514-03	PHILIP PRICE	11/3/2023	62813	71.51			71.51	Generated From Billing
01-02866-03	STEPHANIE WILSON	11/3/2023	62814	121.99			121.99	Generated From Billing
01-03157-06	OVERTON, PATRICIA A	11/3/2023	62815	59.42			59.42	Generated From Billing
01-03209-10	ERYN MILLER	11/3/2023	62816	122.85			122.85	Generated From Billing
01-03578-01	RUSTIC CHIC 22 SALON	11/3/2023	62817	62.16			62.16	Generated From Billing
01-21035-02	VISION ELECTRIC	11/3/2023	62818	76.94			76.94	Generated From Billing
02-01208-01	JEROME BRISTOL	11/3/2023	62819	160.72			160.72	Generated From Billing
04-03409-03	ALEX SKIDMORE	11/3/2023	62820	66.79			66.79	Generated From Billing
06-02199-01	MICHAEL & ALEXIS CASKEY	11/3/2023	62821	54.33			54.33	Generated From Billing
11-03011-03	DAN GRIMES	11/3/2023	62822	155.53			155.53	Generated From Billing
16-01499-01	LAPPE, ALYSSA N	11/3/2023	62823	121.99			121.99	Generated From Billing
16-01569-01	MATHEWS, FAITH MARCELL	11/3/2023	62824	77.90			77.90	Generated From Billing
16-01841-02	SHARON HANSON	11/3/2023	62825	72.85			72.85	Generated From Billing
Total Refunds: 19				Total Refunded Amount:	1,768.00			

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	1768.00
Revenue Total:	1768.00

General Ledger Distribution

Posting Date: 11/01/2023

Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER			
600-000-1101	CLAIM ON POOLED CASH	-1,768.00	Yes
600-050-2141	APPLIED CREDITS	1,768.00	
600 Total:		0.00	

General Ledger Distribution

Posting Date: 11/01/2023

	Account Number	Account Name	Posting Amount	IFT
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-1,768.00	
	999-050-2300	DUE TO OTHER FUNDS	1,768.00	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	



Refund Check Register

Refund Check Detail

UBPKT04610 - 11/13/23 - REFUND 03-02092-02

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
03-02092-02	ROBERT FREDERICKSEN	11/13/2023	62893	95.05			95.05	Deposit
Total Refunds: 1				Total Refunded Amount:	95.05			

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	95.05
Revenue Total:	95.05

General Ledger Distribution

Posting Date: 11/13/2023

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER	600-000-1101	CLAIM ON POOLED CASH	-95.05	Yes
	600-050-2141	APPLIED CREDITS	95.05	
	600 Total:		0.00	
Fund: 999 - POOLED CASH	999-000-1100	POOLED CASH	-95.05	
	999-050-2300	DUE TO OTHER FUNDS	95.05	Yes
	999 Total:		0.00	
	Distribution Total:		0.00	

Tax Abatement Applications
November 20, 2023
City of Bondurant

Name	Address	Closing Date	Cost
Connita Weis	3421 Wolf Creek Road, SW	6/18/2021	\$249,650



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

Item No. 5.d.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution authorizing the Tax Increment Financing (TIF) Indebtedness Certification to the County Auditor for Fiscal Year 2025

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: Annually, by December 1st, the City must certify debt incurred by the City to the County for reimbursement or debt service payments in the next fiscal year. The Council of the City of Bondurant, Iowa, of the Fiscal Year 2025 TIF Certification is as presented, certifying \$17,485,779 in Urban Renewal Area Indebtedness not previously certified; decertifying a total of \$2,248, and requesting a total of \$3,585,813 in TIF funds for FY2025.

The attached resolution certifies the debt and directs the County to reserve the TIF revenue for FY2025.

UPDATE: Due to the sale of the bonds on Monday, November 20, 2023, the updated numbers of the Council of the City of Bondurant, Iowa, of the Fiscal Year 2025 TIF Certification is as presented, certifying \$17,431,549.95 in Urban Renewal Area Indebtedness not previously certified; decertifying a total of \$2,248; and requesting a total of \$3,546,711.89 in TIF funds for FY2025.

FUNDING SOURCE: TIF

STAFF RECOMMENDATION: Review and approve the resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-234
2. RESOLUTION NO. 231120-234 (Updated)

CITY OF BONDURANT
RESOLUTION NO. 231120-234

RESOLUTION AUTHORIZING THE TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO THE COUNTY AUDITOR FOR FISCAL YEAR 2025

WHEREAS the City of Bondurant, Iowa (the “City”), has established the Bondurant Urban Renewal Area (the “Urban Renewal Area”) and has created the Bondurant Urban Renewal Area Tax Increment Revenue Fund (the “Tax Increment Fund”) in connection therewith; AND

WHEREAS, the City annually certifies and requests funds, to the County Auditor, to satisfy the payment of scheduled indebtedness, or bonds, development rebate agreements and economic development expenses; AND

WHEREAS the City also decertified certain TIF outstanding debt due to certain collections throughout the year, such as the receipt of revenues from interest earned; AND

WHEREAS the County Auditor shall provide the available TIF increment tax in subsequent fiscal year for scheduled payments,

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Bondurant, Iowa, that the Fiscal Year 2025 TIF Certification is approved as presented, certifying \$17,485,779 in Urban Renewal Area Indebtedness not previously certified; decertifying a total of \$2,248; and requesting a total of \$3,585,813 in TIF funds for FY2025.

Passed this 20TH day of November 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				

CITY OF BONDURANT
RESOLUTION NO. 231120-234

RESOLUTION AUTHORIZING THE TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO THE COUNTY AUDITOR FOR FISCAL YEAR 2025

WHEREAS the City of Bondurant, Iowa (the "City"), has established the Bondurant Urban Renewal Area (the "Urban Renewal Area") and has created the Bondurant Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; AND

WHEREAS, the City annually certifies and requests funds, to the County Auditor, to satisfy the payment of scheduled indebtedness, or bonds, development rebate agreements and economic development expenses; AND

WHEREAS the City also decertified certain TIF outstanding debt due to certain collections throughout the year, such as the receipt of revenues from interest earned; AND

WHEREAS the County Auditor shall provide the available TIF increment tax in subsequent fiscal year for scheduled payments,

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Bondurant, Iowa, that the Fiscal Year 2025 TIF Certification is approved as presented, certifying \$17,431,549.95 in Urban Renewal Area Indebtedness not previously certified; decertifying a total of \$2,248; and requesting a total of \$3,546,711.89 in TIF funds for FY2025.

Passed this 20TH day of November 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.e.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution ordering approving 28E maintenance agreement with Polk County Public Works

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the updated 28E agreement with Polk County that defines the responsibilities of both Polk County and the City for City and County jurisdictional roadways and property that runs through our community.

This is an update to our current 28E agreement that is currently in place that reflects the changes that need to be made regarding the newly annexed areas into the City of Bondurant to balance out the maintenance responsibility between City and County.

FUNDING SOURCE: RUT/Employee Benefits

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-235
2. 2023 Bondurant RM CSA
3. Bondurant Attachment D

CITY OF BONDURANT
RESOLUTION NO. 231120-235

RESOLUTION APPROVING 28E MAINTENANCE AGREEMENT WITH POLK
COUNTY IOWA

WHEREAS, the 28E maintenance agreement was submitted on November 7th, 2023;
AND

WHEREAS, the maintenance agreement defines the responsibilities of both the POLK
COUNTY and the CITY OF BONDURANT; AND

WHEREAS City Staff has reviewed the agreement and found it to be acceptable; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant,
Iowa, that the 28E Maintenance agreement with POLK COUNTY is hereby approved.

Passed this 20th day of November 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				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				

AGREEMENT FOR COOPERATIVE PUBLIC SERVICE

BETWEEN

POLK COUNTY, IOWA

And

CITY OF BONDURANT, IOWA

THIS AGREEMENT is entered into by and between Polk County, Iowa, a governmental subdivision of the State of Iowa, hereinafter referred to as the "County", and the City of Bondurant, a municipal corporation within the County of Polk, State of Iowa, hereinafter referred to as the "City"

1. This agreement shall consist of six (6) pages and Attachments A, B, C, and D which shall be considered a part of this Agreement.
2. This Agreement shall become effective upon its execution by the parties, and shall remain in effect until terminated or amended by either party.
3. The purpose of this Agreement shall be listed in Attachment A.
4. Duties of the County shall be listed in Attachment B.
5. Duties of the City shall be listed in Attachment C.
6. Attachment D is a map showing the roads described in Attachments B and C.
7. "Routine Maintenance" shall be defined as the following on joint jurisdictional roadways; replenishment of granular material, surface blading and dragging, removal of snow and ice from not more than two traffic lanes and shoulders, frostboil repairs on granular surfaced roadways, replacement of pavement markings, street sweeping, mowing of shoulders and foreslopes, and other minor maintenance, usually performed on public roadways.
8. Unless the parties agree to complete Major Maintenance of a roadway by separate written

agreement, "Major Maintenance" shall be defined as the following and will remain the responsibility of the party having jurisdiction of the road and right-of-way; repair and installation of traffic control signs and devices, cutting of trees and brush, weed eradication, mowing, ditch cleaning, pavement patching and repair, dust control, maintenance or repair of tile lines, storm sewers, and entrance culverts, cross-road culverts, sanitary sewers or subsurface utilities, major bridge and culvert repair, repair of guardrails, pavement repair including potholes and patching, and edgerut and shoulder repairs.

9. "The party with maintenance responsibility" means the party which, because of this Agreement, is responsible for routine maintenance for roads or portions thereof as specified in this Agreement, regardless of the physical location of the road within or without the party's boundaries.
10. "Roads" and "streets" are synonymous terms as used in this Agreement.
11. No major maintenance shall be performed on the other party's roads by the party with maintenance responsibility until a separate written agreement for that work is executed by the parties.
12. Construction projects involving roads under the jurisdiction of more than one of the parties shall be agreed to by separate written agreement.
13. The party with maintenance responsibility shall perform routine maintenance in conformance with the terms of the Agreement on the roads designated in Attachments B and C.
14. All maintenance performed by the party with maintenance responsibility shall be performed in accordance with that party's normal maintenance practices and procedures for streets within its boundaries, except that the other party may request performance of routine maintenance functions at specific locations in response to maintenance needs which are brought to the attention of the party by the public. In the event that requests for routine maintenance are not completed within three days of the time an oral request is made, the requesting party, after giving at least two day written notice by registered mail to the party

with maintenance responsibility, shall perform the routine maintenance and bill the party with maintenance responsibility. Reimbursement shall be made upon receipt of an itemized billing.

15. Each party shall be responsible for the establishment, erection and maintenance of any and all traffic control devices, signs and markings of a regulatory or informative nature, on or near streets within the party's boundaries, except maintenance of pavement markings, or as detailed in this agreement. The party with maintenance responsibility shall promptly inform the other party of any known damage to any traffic control device.
16. This Agreement does not relieve the party within the boundaries of which a street lies from any liability due to or arising out of that party's design or construction of a road nor from the maintenance of a street prior to this Agreement.
17. Nothing in this Agreement shall be construed as prohibiting the party with maintenance responsibility from hiring a third party to perform any work associated with this Agreement. In such instances the party with maintenance responsibility shall obtain a written hold harmless agreement from the third party, for the benefit of both parties to this Agreement, covering the work performed by the third party. The hold harmless agreement shall also require the third party to carry adequate insurance to fulfill its obligations to hold harmless the parties and to provide proof of insurance.
18. Each party retains full responsibility for acquisition of right-of-way across land which lies within the boundaries of that party.
19. Each party retains responsibility for approval of new driveways or entrances which lie within the boundaries of that party.
20. The Polk County Public Works Director shall administer performance of this Agreement.
21. Either party may terminate this Agreement by sending written notice of termination, specifying the reasons for termination, at least sixty days prior to the effective date of termination. Notice shall be sent to the governing body of the other party at its principal place of doing business by registered mail.

22. In the event of a breach by the County or the City of this Agreement, said breach shall not be considered to affect any remaining terms or conditions of this Agreement. If any terms or conditions of this Agreement are held to be invalid or illegal, those remaining terms or conditions shall not be construed to be affected.
23. This is the entire Agreement between all parties and it may be amended only upon agreement of all parties and only in writing.
24. The parties shall approve the Agreement by resolution or motion of their respective Board or Council, which shall authorize the execution of the Agreement.

EXECUTION OF AGREEMENT

IN WITNESS THEREOF, the County has caused this Agreement to be executed in three (3) separate counterparts, each of which shall be considered an original, on the ____ day of _____, 20____

Polk County, Iowa
Board of Supervisors

Attest _____
Auditor

Chairperson

EXECUTION OF AGREEMENT

IN WITNESS THEREOF, the City of Bondurant has caused this Agreement to be executed in three (3) separate counterparts, each of which shall be considered an original, on the ____ day of _____, 20____

City of Bondurant, Iowa

Attest _____

Mayor

ATTACHMENT A

The purpose of this Agreement is to specify which party shall maintain which roads where the roads are on the boundaries of the parties or extend into the boundary of one of the parties.

ATTACHMENT B

Duties of the County

1. The County shall provide routine maintenance without reimbursement on the following sections of roads:

Duties of the County					
Road	FROM	TO	LENGTH (miles)	POLK COUNTY	Bondurant
NE 94th Ave	NE 72nd St	NE 80th St	1.00	0.75	0.25
NE Morgan Dr	NE 82nd Ave	NE Santiago Dr	1.30	1.12	0.18
NE 64th St	NE 78th Ave	NE 94th Ave	2.00	1.75	0.25
NE 88th St	NE 70th Ave	NE 78th Ave	1.00	0.75	0.25
NE 70th Ave	NE 80th St	NE 96th St	2.00	1.04	0.96
NE 80th St	NE Jorie Way	NE 70th Ave	1.00	0.75	0.25
TOTALS:			8.30	6.16	2.14

2. The County shall provide routine maintenance for reimbursement on the following sections of gravel roads:

Gravel Road Routine Maintenance for Cost					
Road	FROM	TO	LENGTH (miles)	POLK COUNTY	Bondurant
NE 86th Ave.	NE 72nd St.	NE 88th St	2.00	0.62	1.38
NE 70th Ave	West Corp Limit	NE 72nd St.	1.50	0.00	1.50
NE 88th St.	NE 70th Ave.	NE Jorie Way	0.86	0.00	0.86
NE Jorie Way	NE 88th St.	NE 80th St.	1.00	0.50	0.50
Totals:			5.36	1.12	4.24

3. The County will provide application of inhibited liquid CaCl or MgCl for reimbursement on following whenever the County makes application of these chemicals to its bridges:

Bridge Chemical Application for Cost		
#	Bridge Location	Jurisdiction
1	I-80 overpass on Grant St.	50/50
2	2nd St NW over tributary to Mud Creek	City
3	2nd St NW over Mud Creek	City

The County shall bill the City for applicable cost based on jurisdiction. Applicable costs include but are not limited to materials, equipment rental, labor, and third-party contracts.

The billing shall be based on actual costs billed annually in May for the previous 12 months.

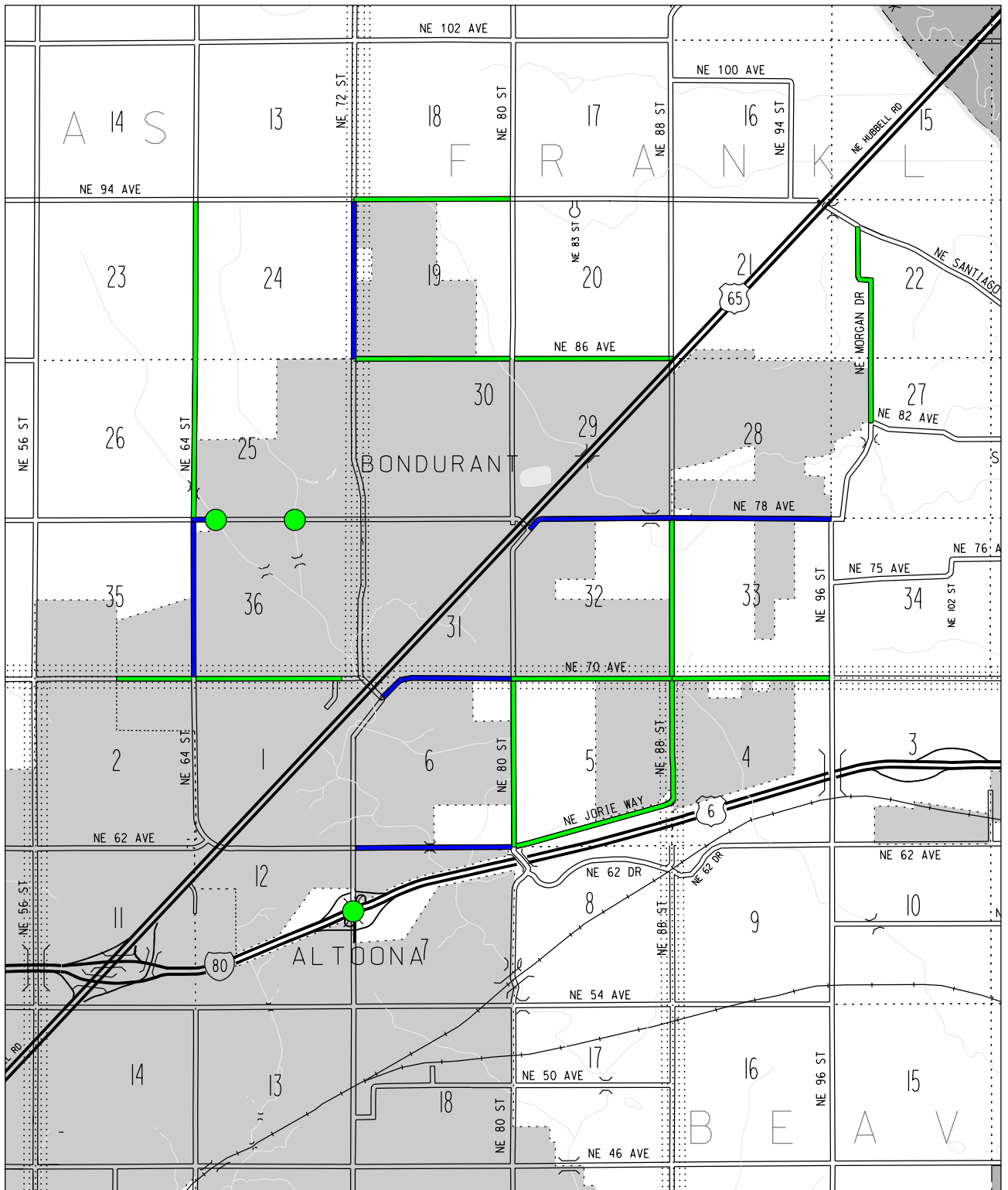
ATTACHMENT C

Duties of the City

The City shall provide routine maintenance without reimbursement on the following sections of paved roads:

Duties of the City					
Road	FROM	TO	LENGTH (miles)	POLK COUNTY	Bondurant
NE 72nd St	NE 86th Ave	NE 94th Ave	1.00	0.60	0.40
NE 78th Ave	NE 80th St	NE 96th St	1.88	0.67	1.21
NE 64th St	NE 70th Ave	NE 78th Ave	1.00	0.25	0.75
NE 70th Ave	NE 72nd St	NE 80th St	0.86	0.13	0.73
NE 62nd Ave	NE 72nd St	NE 80th St	1.00	0.25	0.75
TOTALS:			5.74	1.90	3.84

ATTACHMENT "D"



POLK COUNTY
BRIDGE CHEMICAL APPLICATION
CITY





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

Item No. 5.f.
For Meeting of 11/20/2023
Ordinance

TITLE: - (Third Reading) Ordinance amending the City Code of Bondurant, Iowa, by amending the following Section 177.07 of the Zoning Code regarding Setback Requirements for Public Parks

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant currently is undergoing multiple large City park related projects. Currently, City parks have no specific park related zoning district and are instead subject to whichever residential zoning district they are located within. This has created a situation where some City parks have park-related buildings that violate residential setback requirements. City staff would like guidance on resolving these issues. When looking at other communities in the Des Moines metropolitan area there seem to be four options the City could take.

1. Require parks to meet regulations of whichever Zoning District they are located in.
2. Create a Open Space/Park zoning district and create new bulk regulations for City parks and park related buildings.
3. Permit City parks through Special Conditional Use process.
4. Create zoning exemptions for City parks and park-related buildings

This topic was discussed at the August 10, 2023 Planning & Zoning Commission meeting and Commission members indicated they were in favor of Option 2. Staff indicated that Option 2 would like take place when a complete overhaul of the Zoning Code took place. Commission members agreed that Option 4 would be good in the meantime, until the Zoning Code could be completely updated.

The Planning & Zoning Commission recommended adoption at their October 12, 2023 meeting.

The Council has previously approved two readings of this ordinance. This is the third, and final, reading.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Staff recommends the third, and final, reading of the Ordinance.

The Planning & Zoning Commission voted 6-0 to recommend approval of the proposed text amendment at their October 12, 2023 regular meeting. The City Council has previously approved two readings of this ordinance.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 231016-223

CITY OF BONDURANT
ORDINANCE NO. 231016-223

**AN ORDINANCE AMENDING THE CITY CODE OF BONDURANT, IOWA, BY
AMENDING THE FOLLOWING SECTION SECTION 177.07 OF THE ZONING CODE
REGARDING SETBACK REQUIREMENTS FOR PUBLIC PARKS.**

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

Section 1. **SECTIONS AMENDED.** Section 177.07. of the Code of Ordinances of the City of Bondurant, Iowa, 2002, is amended to read as follows:

177.07 EXCEPTIONS, MODIFICATIONS AND INTERPRETATIONS.

1. Structures Permitted Above Height Limit. No permit will be issued for any structure above height limits, except as specifically approved by the [Board of Adjustment](#).
2. Double Frontage Lots. Buildings on through lots and extending through from street to street shall provide the required front yard on both streets.
3. Rear and Side Yards Adjacent to [Alleys](#) - How Computed. In computing the depth of a rear yard or the width of a side yard where the rear or side yard opens on an [alley](#), one-half (½) of the [alley](#) width may be included as a portion of the rear or side yard as the case may be.
4. Other Exceptions to Yard Requirements. Every part of a required yard shall be open to the sky unobstructed with any building or structure, except for a permitted [accessory building](#) in a rear yard, and except for ordinary projections not to exceed twenty-four (24) inches, including roof overhang.
5. Billboards. No permit will be issued for any billboards except as specifically approved by the Council.
6. Front Yard Exceptions. In areas where some lots are developed with a front yard that is less than the minimum required for the district by this Zoning Code or where some lots have been developed with a front yard greater than required by the Zoning Code, the following rule shall apply. Any new building or addition in front thereof shall not be closer to the street [right-of-way](#) than the average of the front yard of the first building on each side within a distance of two hundred (200) feet measured from building to building, except as follows:
 - A. Buildings located entirely on the rear half of a lot shall not be counted.

- B. No residential dwelling shall be required to have a front yard greater than fifty (50) feet.
 - C. If no building exists on one side of a lot within two hundred (200) feet of the lot in question, the minimum front yard shall be the same as the building on the other side.
 - D. Zoning of Annexed Areas. Any land annexed to the City after the effective date of the Zoning Code shall be zoned A-1 Agricultural until the Planning and Zoning Commission and Council shall have studied the area and adopted a final zoning plan for the area. Said final zoning plan shall be adopted within six (6) months of the date of annexation.
7. Single-family, Semi-attached. Single-family, semi-attached dwellings are permitted only under the following terms and conditions:
- A. A “single-family, semi-attached dwelling is a building designed for or occupied by one (1) family only and which is erected on a separate lot and is joined to another such residence on one (1) side only by a wall located on the lot line and has yards on the remaining sides.
 - B. Must have an “R-2” or “R-3” zoning.
 - C. Each unit must have its own water service, sewer service, and secondary storm sewer service.
 - D. The joining wall must be a party wall and must be a fire wall having a one-hour rating.
 - E. Covenants must be submitted which address all legal implications associated with shared walls.
8. Public Parkland Setback Requirements. All structures located on properties designated for public parkland are not subject to setback requirements except as listed below:
- A. No structure shall be constructed so as to impede visibility at intersections as described in Section 177.01.

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

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

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

PASSED AND APPROVED by the City Council this _____ day of _____, 2023

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION:
SECOND CONSIDERATION:
THIRD CONSIDERATION:

CLERK'S CERTIFICATE

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

Shelby Hagan
City Clerk



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

Item No. 5.g.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution approving pay request no. 7 to KLC Construction, LLC for the 15th Street and NE 88th Street/32nd Street, SE and Jorie Way Water Main Project in the amount of \$229,185.60

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay app #7 in the amount of \$229,185.60 related to the 15th Street and NE 88th Street/32nd St SE and Jorie Way Water Main Project.

This pay application has been reviewed by City Staff and Engineers from Veenstra & Kim for accuracy and is for work completed from October 26th through November 10th, 2023. As a reminder, this is the water main project that will serve the new water tower once constructed.

FUNDING SOURCE: SRF Loan repaid by Water Utility revenues

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-236
2. Pay Request No. 7

CITY OF BONDURANT
RESOLUTION NO. 231120-236

RESOLUTION APPROVING PAY REQUEST NO. 7 TO KLC CONSTRUCTION, LLC
FOR THE 15th STREET AND NE 88th STREET/32nd STREET, SE AND JORIE WAY
WATER MAIN PROJECT IN THE AMOUNT OF \$229,185.60

WHEREAS, the 15th Street and NE 88th Street/32nd Street, SE and Jorie Way Water Main Project Pay Request No. 7 was submitted on November 13th, 2023; AND

WHEREAS, the pay request no. 7 is for work completed from October 26th thru November 10th, 2023 on the 15th Street and NE 88th Street/32nd Street, SE and Jorie Way Water Main Project; AND

WHEREAS, City Staff and engineers from Veenstra & Kimm, Inc. have reviewed the pay application for accuracy; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the pay request no. 7 to KLC Construction, LLC in the amount of \$229,185.60 hereby approved.

Passed this 20th day of November 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				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				



VEENSTRA & KIMM INC.

3000 Westown Parkway
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

November 13, 2023

Marketa Oliver
City Administrator
City of Bondurant
200 Second Street NE
P.O. Box 37
Bondurant, Iowa 50035

BONDURANT, IOWA
15TH STREET SE & NE 88TH STREET WATER MAIN
32ND STREET SE & JORIE WAY WATER MAIN
PARTIAL PAYMENT ESTIMATE NO. 7

Enclosed is a copy of Partial Payment Estimate No. 7 for the 15th Street SE & NE 88th Street Water Main and 32nd Street SE & Jorie Way Water Main project under the contract between the City of Bondurant and KLC Construction, LLC. Partial Pay Estimate No. 7 is for the pay period ending November 10th and is in the amount of \$229,185.60.

If you have any questions or comments concerning the project, please contact the writer at 515-669-7768.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read 'Callin Hornsby'.

Callin Hornsby

CRH
428109
cc: Megan Loynachan – KLC Construction (electronic)

515.225.8000 // 800.241.8000
www.v-k.net

Date: November 12, 2023

PAY ESTIMATE NO. 7

Project Title	15th Street SE & NE 88th Street Water Main 32nd Street SE & Jorie Way Water Main		Contractor	KLC Construction 2235 Payton Road Corydon, IA 50060
Original Contract Amount & Date	\$1,995,059.00	May 22, 2023	Pay Period	October 26, 2023 to November 10, 2023

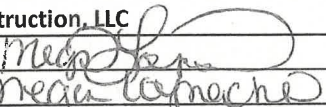
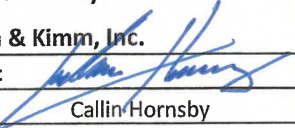
BID ITEMS

[illegible]

MATERIALS STORED SUMMARY			
Description	Number of Units	Unit Price	Extended Cost
12" C900 Pipe	0	\$ 44.25	\$ -
12" C900 Certalok	0	\$ 59.05	\$ -
Hydrant	0	\$ 3,926.62	\$ -
12" Valve	0	\$ 3,016.66	\$ -
6" Valve	0	\$ 959.91	\$ -
Misc. Water Main Items	0.0	\$ 20,006.67	\$ -
		\$ -	\$ -
		\$ -	\$ -
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TOTAL MATERIALS STORED			\$ -

SUMMARY			
		Contract Price	Value Completed
Original Contract Price		\$1,995,059.00	\$ 1,252,836.85
Approved Change Orders (list each)			
TOTAL ALL CHANGE ORDERS		\$ -	\$ -
Revised Contract Price		\$ 1,995,059.00	\$ 1,252,836.85
Materials Stored			\$ -
Value of Completed Work and Materials Stored			\$ 1,252,836.85
Less Retained Percentage (5%)			\$ 62,641.84
Net Amount Due This Estimate			\$ 1,190,195.01
Less Estimate(s) Previously Approved	No.1	\$ 237,508.32	
	No.2	\$ 52,527.10	
	No.3	\$ 57,887.93	
	No.4	\$ 129,750.79	
	No.5	\$ 272,325.07	
	No.6	\$ 211,010.20	
	No. 7		
	No. 8		
	No. 9		
	No. 10		
	No. 11		
	No. 12		
Less Total Pay Estimates Previously Approved			\$ 961,009.41
		Amount Due This Estimate	\$ 229,185.60

The amount \$ 229,185.60 is recommended for approval for payment in accordance with the terms of the contract.

Quantities Complete Submitted By:	Recommended By:	Approved By:
KLC Construction, LLC	Veenstra & Kimm, Inc.	City of Bondurant
Signature: 	Signature: 	Signature:
Name: <u>Megan Lafreché</u>	Name: <u>Callin Hornsby</u>	Name:
Title: <u>Manager</u>	Title: <u>Project Manager</u>	Title:
Date: <u>11/13/2023</u>	Date: <u>11/13/2023</u>	Date:



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

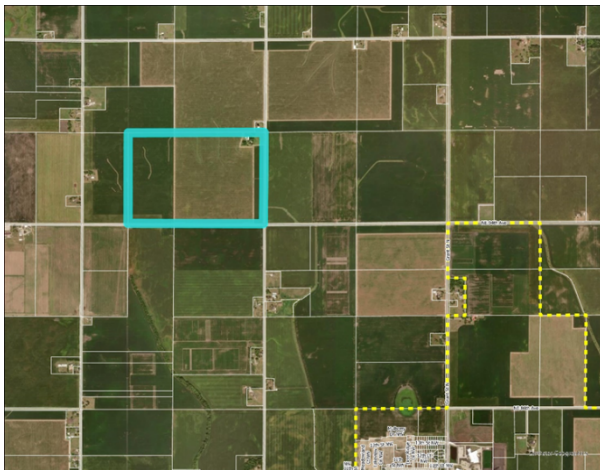
Item No. 5.h.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution approving a plat of survey for 9790 NE 64th Street

CONTACT PERSON:

Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is in receipt of a plat of survey request located in unincorporated Polk County within 2 miles of Bondurant's city limits. Polk County has zoning jurisdiction on this land - meaning that a permitted use review is conducted by Polk County and not the City of Bondurant. The subject property is located north of the Bondurant's corporate limit on the northwest corner of the intersection of NE 64th Street and NE 94th Avenue. The subject property currently contains an agricultural dwelling in the northeast corner of the property. The remainder of the property is currently used for agricultural purposes. The Plat of Survey is proposing to split the residence from the row crop-agricultural portion of the property. The highlighted area in yellow shows the location of the proposed split.



The City's Future Land Use Map as part of the 2022 Comprehensive Plan shows this area as Neighborhood Commercial, Medium-Density Residential and Low-Density Residential. The map below shows the property outlined in blue on the Future Land Use Map.

CITY OF BONDURANT
RESOLUTION NO. 231120-237

RESOLUTION REGARDING APPROVAL OF THE "RURAL SURVEY" PLAT OF
SURVEY, A PLAT OF SURVEY FOR 9790 NE 64TH STREET LOCATED IN
UNINCORPORATED POLK COUNTY WITHIN TWO MILES OF BONDURANT'S CITY
LIMITS

WHEREAS, Snyder & Associates has submitted a plat of survey on the behalf of the property owner, Thomas Towers, for 9790 NE 64th Street, which is described as follows:

A PART OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST $\frac{1}{4}$ CORNER OF SAID SECTION 14; THENCE SOUTH 89°44'07" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST $\frac{1}{4}$ OF SECTION 14, A DISTANCE OF 24.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF NE 64TH STREET AND TO THE POINT OF BEGINNING; THENCE SOUTH 0°29'03" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF NE 64TH STREET, 398.01 FEET; THENCE SOUTH 89°44'07" WEST 665.03 FEET; THENCE NORTH 0°20'28" EAST, 398.00 FEET TO SAID NORTH LINE; THENCE NORTH 89°44'07" EAST ALONG SAID NORTH LINE, 666.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.08 ACRES (264,865 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approve the submitted Plat of Survey,

Passed this 20th day of November 2023,

By: _____
Doug Elrod, Mayor

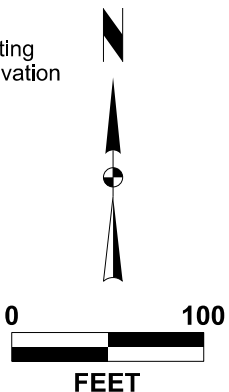
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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

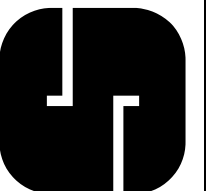
Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Default 11:00	V:\RefLib\ary-CADD\SLender da Bentley\Organization - Clin\SAM - Standard de No_22_02_40\Fin - Tables de date OGB\BWH\slWeightPdf_al.pdf	11/16/2023
OverRoadDesigner - SAM V:\Projects\2023\23_081010\CADD\POS_1231081.dgn		7/17/15



PLAT OF SURVEY - "RURAL SURVEY"



Sheet 2 of 2

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

Technician: JDP	Checked By: LLC
Project No: 123.1081	

Sheet 2 of 2



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

Item No. 5.i.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution approving the Dollar Tree First Addition Final Plat and waiving the Preliminary Plat

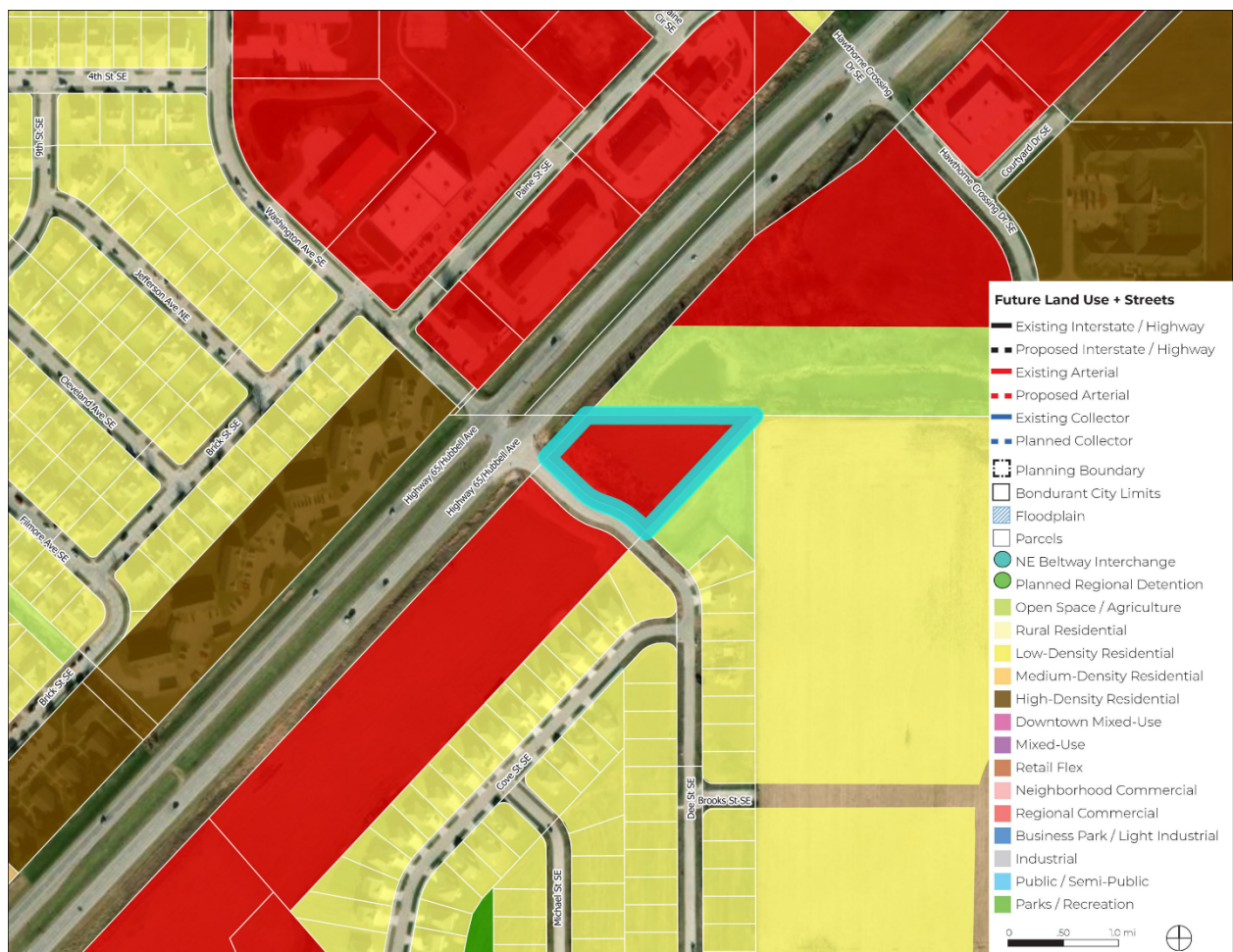
CONTACT PERSON:
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: For consideration by City Council is approval of the Dollar Tree First Addition Final Plat. This resolution also includes a waiver of review of the preliminary plat due to the limited scope of platting associated with this document. The final plat developer is CBC Real Estate Group, LLC. The final plat was submitted by Renaissance Infrastructure Consulting. The Dollar Tree First Addition Final Plat development proposes 1 commercial lot. This final plat area is located at the intersection of NE Hubbell Avenue and Dee Street SE. The Dollar Tree First Addition Final Plat development area is highlighted below.



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

Comprehensive Plan/Future Land Use Map - the proposed general commercial use is consistent with the 2022 Future Land Use Map. The Future Land Use Map guides for for Regional Commercial Use in this area which is shown in red on the Future Land Use Map below. The Dollar Tree First Addition Final Plat is outlined below on the 2022 Future Land Use Map.



Zoning – The Dollar Tree First Addition Final Plat area is currently zoned C-2 General Commercial and are subject to the following bulk regulations

- Minimum lot size – none
- Minimum front yard setback – 30 feet

- Minimum side yard setback – none
- imum rear yard setback – 25 feet
- Maximum building height of 80 feet, with an additional 12 feet (1 story) of heights permitted for every 10 feet of additional building setback for an overall maximum of no more than an average of 104 feet building height from finished floor.
- Maximum number of stories for principal building: 3 stories with up to an additional 5 with additional supplemental setback

These bulk regulations are reflected on the submitted preliminary plat. The Dollar Tree First Addition Final Plat is highlighted below on the City's Zoning Map.



Parkland Dedication – No parkland dedication is required for commercial subdivisions.

Streets – the Dollar Tree First Addition development area will be accessed from Dee Street SE. Staff has determined this development will require a traffic impact study to be completed. It is anticipated the traffic impact study will determine whether a

deacceleration lane on Hubbell Avenue will be required. The developer has been in contact with Veenstra & Kimm to complete this study. Any findings from the traffic impact study that require alterations to the plat will be reflected on the Final Plat.

Pedestrian Connections – the final plat does not show pedestrian connections along Dee Street SE. The submitted site plan for the proposed Dollar Tree does show sidewalk to be installed along Dee Street SE.

Utilities - the final plat shows a connection to an existing water main in the southeast corner of the site. The preliminary plat shows a connection into the existing sanitary sewer main along the northwest property line fronting Hubbell Avenue.

FEMA Floodplain – This property is not subject to FEMA Floodplain requirements.

Stream Buffer Ordinance – This property is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities - Below is a summary of comments received:

- City Engineering - Bob Veenstra, City Engineer, reviewed and provided his initial feedback on the final plat submitted.
- Public Works – John Horton, Public Works Director, reviewed and provided his initial feedback on the final plat submitted.
- Emergency Services – Troy Harmison, Fire Inspector, reviewed and provided his initial feedback on the final plat submitted.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed the Dollar Tree First Addition Final Plat during their meeting on November 9, 2023 and voted on recommended approval with a 6-0 vote.

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

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-238
2. 21-0176-32 SURV-FINAL PLAT-01

CITY OF BONDURANT
RESOLUTION NO. 231120-238

RESOLUTION REGARDING APPROVAL OF THE DOLLAR TREE FIRST ADDITION
FINAL PLAT AND WAIVING THE PRELIMINARY PLAT

WHEREAS, Renaissance Infrastructure Consulting has submitted the Dollar Tree First Addition Final Plat; AND

WHEREAS, the developer is CBC Real Estate Group, LLC; AND

WHEREAS, this Dollar Tree First Addition Final Plat is described as follows:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION THIRTY-ONE (S31), TOWNSHIP EIGHTY NORTH (T80N), RANGE TWENTY-TWO WEST (R22W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), ALL IN THE CITY OF BONDURANT, COUNTY OF POLK, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT OF BEGINNING ALSO BEING THE NORTHERLY MOST CORNER OF OUTLOT Z, PRAIRIE POINT VIEW PLAT 1, A SUBDIVISION IN SAID CITY OF BONDURANT AND RECORDED IN BOOK 18253, ON PAGES 331-343 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 43°16'37" WEST, ALONG THE WEST LINE OF SAID OUTLOT Z, 371.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DEE STREET SE; THENCE NORTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DEE STREET SE, ALONG THE FOLLOWING FIVE (5) COURSES; THENCE NORTH 46°34'42" WEST, 29.45 FEET; THENCE NORTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 78.54 FEET, A RADIUS OF 180.00 FEET, AND A CHORD THAT BEARS NORTH 59°04'42" WEST, 77.92 FEET; THENCE NORTH 71°34'42" WEST 18.20 FEET; THENCE NORTHWESTERLY ON A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 52.36 FEET, A RADIUS OF 120.00 FEET, AND A CHORD THAT BEARS NORTH 59°04'40" WEST, 51.95 FEET; THENCE NORTH 46°36'40" WEST, 116.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 65, AS NOW ESTABLISHED; THENCE NORTH 43°16'37" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 89°52'36" EAST, ALONG SAID NORTH LINE, 397.10 FEET TO THE POINT OF BEGINNING CONTAINING 74,174 SQUARE FEET OR 1.726 ACRES.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approves the submitted Dollar Tree First Addition Final Plat:

Passed this 20th day of November 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

INDEX LEGEND

Location:

W. 1/2, SE. 1/4,
Section 31, T80N, R22W, Polk County, Iowa

Proprietor: Eric Walter Lang and Nicole Schlinger Lang

Requestor: CBC Real Estate Group, LLC

Surveyor: Randy G. Zerr PLS 20907

Company: RLC, LLC dba: Renaissance Infrastructure Consulting

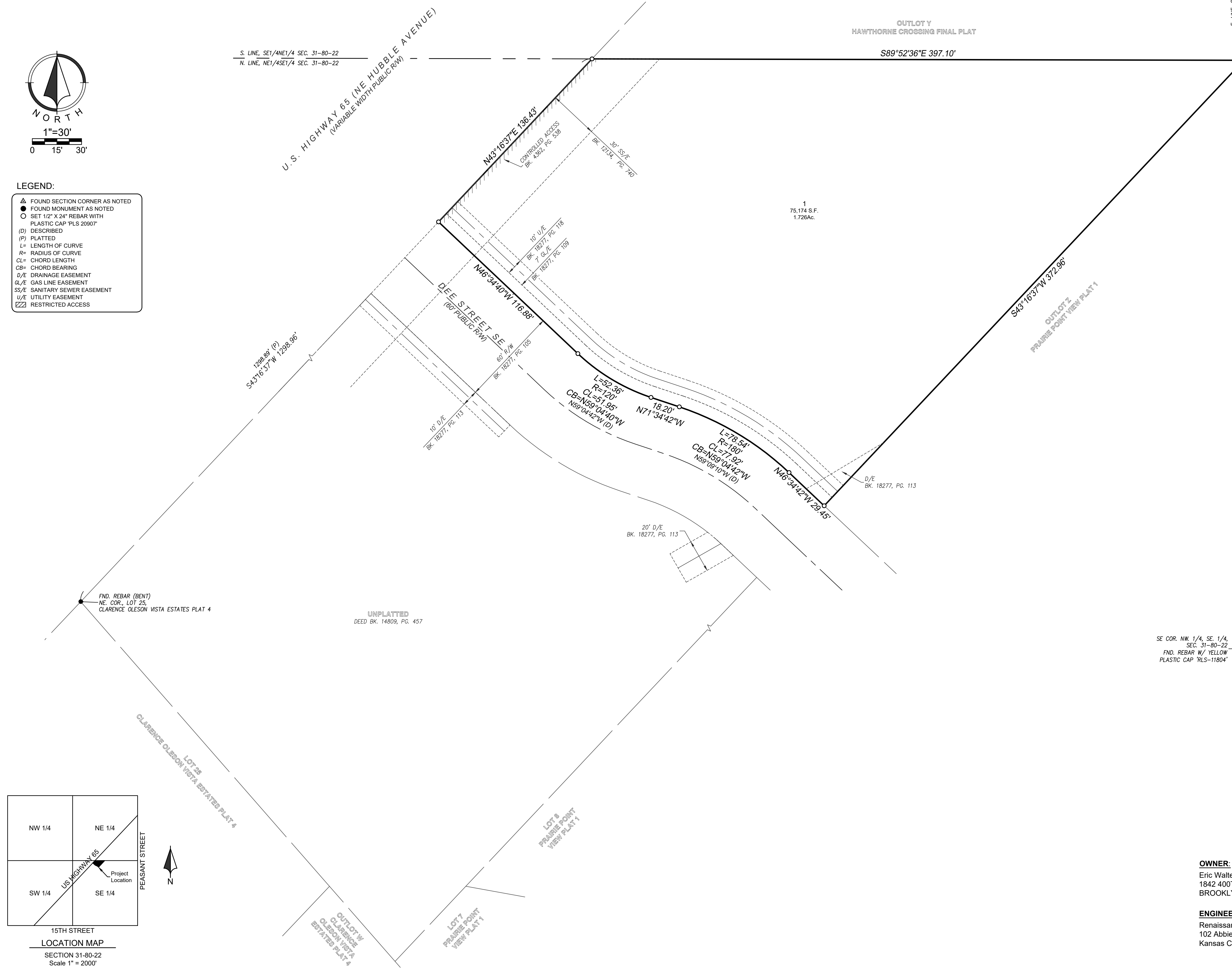
102 Abbie Avenue

Kansas City, KS 66103 913-317-9500

FINAL PLAT

DOLLAR TREE FIRST ADDITION

PART OF THE WEST HALF, SOUTHEAST QUARTER 1/4, SECTION 31, TOWNSHIP 80 NORTH,
CITY OF BONDURANT, COUNTY OF POLK STATE OF IOWA



Property Description:

A tract of land located in the Southeast Quarter of Section Thirty-one (S31), Township Eighty North (T80N), Range Twenty-two West (R22W) of the Fifth Principal Meridian (5thP.M.), all in the City of Bondurant, County of Polk, State of Iowa, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter, said Point of Beginning also being the northerly most corner of Outlot Z, PRAIRIE POINT VIEW PLAT 1, a subdivision in said City of Bondurant and recorded in Book 18253, on Pages 331-343 in the Polk County Recorder's Office; thence South 43°16'37" West, along the West line of said Outlot Z, 372.96 feet to the North right-of-way line of Dee Street SE; thence northwesterly along the North right-of-way line of said Dee Street SE, along the following five (5) courses; thence North 46°34'42" West, 29.45 feet; thence northwesterly on a non-tangent curve to the left having an arc length of 78.54 feet, a radius of 180.00 feet, and a chord that bears North 59°04'42" West, 77.92 feet; thence North 71°34'42" West, 18.20 feet; thence northwesterly on a tangent curve to the right having an arc length of 52.36 feet, a radius of 120.00 feet, and a chord that bears North 59°04'40" West, 51.95 feet; thence North 46°34'40" West, 116.88 feet to a point on the Easterly right-of-way line of U.S. Highway 65, as now established; thence North 43°16'37" East, along said Easterly right-of-way line, 136.43 feet to a point on the North line of said Southeast Quarter; thence departing said right-of-way line, South 89°52'36" East, along said North line, 397.10 feet to the Point of Beginning containing 74,174 square feet or 1.726 acres.

- NOTES:
- Basis of Bearings: As determined by GPS observations, referenced to the Iowa State Plane Coordinate System, South Zone (NAD 83).
 - Error of Closure: 1 part in: 94873.02"
 - All bearings and distances shown on this plat are platted and measured unless otherwise noted.
 - Flood Plain Note: According to the F.E.M.A. Flood Insurance Rate Map Number 19153C0230F, revised February 1, 2019, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.
 - Zoning: C-2 General Commercial per City of Bondurant Zoning Map; Map Date: 7/26/2023; Last Revision: Ord #230522-216.
 - Bulk Regulations, per Chapter 178, Code of Ordinances, City of Bondurant Code:
Setbacks:
Minimum Front Yard: 30 feet
Minimum Rear Yard: 25 feet
Minimum Side Yard: None except where side yard is adjacent to an "R" District, in which case a buffer yard shall be provided. See subsection 5, Performance Standards.
Maximum Height: 80 feet, with an additional 12 feet (1 story) of heights permitted for every 10 feet of additional building setback for an overall maximum of no more than an average of 104 feet building height from finished floor.
Maximum Number of Stories: 3 with up to an additional 5 with supplemental setback.

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

RANDY G. ZERR, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1 of 1

OWNER:
Eric Walter Lang and Nicole Schlinger Lang
1842 400TH AVE
BROOKLYN, IA 52211-8701

ENGINEER:
Renaissance Infrastructure Consulting
102 Abbie Avenue
Kansas City, KS 66103

DOLLAR TREE FIRST ADDITION

Prepared For:
Mike Belew
CBC Real Estate Group, LLC

PRELIMINARY
FINAL PLAT UNDER REVIEW

913.317.9500
www.ric-consult.com

Date of Preparation:
September 25, 2023

Kansas City, Kansas 66103
Certificates of Authorization:
Missouri CLS-2011003572; Kansas CLS-234



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

Item No. 5.j.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution approving the Campus Industrial Park Preliminary Plat

CONTACT PERSON:

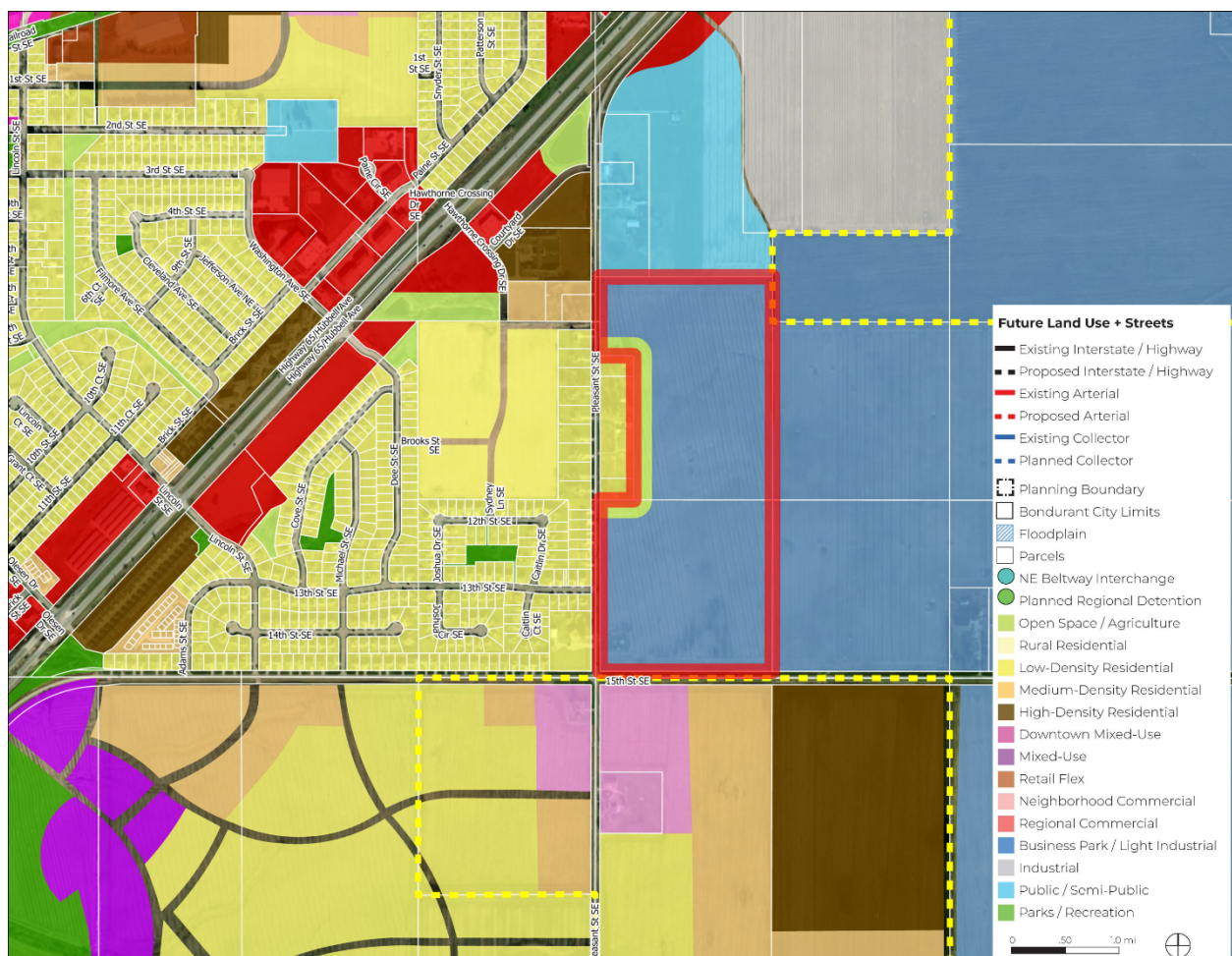
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: For consideration by City Council is approval of the of the Campus Industrial Park Preliminary Plat. The preliminary plat developer is James Myers. The preliminary plat was submitted by Pelds Design Services. The preliminary plat area is owned by David Ross. The Campus Industrial Park Preliminary Plat development proposes 5 industrial lots. This preliminary plat area is located north of 15th Street SE, to the east of Pleasant Street SE and to the west of the future Campus Drive SE. The City is currently in the process of having this site certified through the Iowa Economic Development Authority's Certified Sites Program. The Campus Industrial Park area will be called the Myers 2 Certified Site. The Campus Industrial Park Preliminary Plat development area is highlighted below.



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

Comprehensive Plan/Future Land Use Map - the proposed limited industrial use is consistent with the 2022 Future Land Use Map. The Future Land Use Map shows Limited Industrial Use in dark blue on the map below. The Campus Industrial Park Preliminary Plat is outlined below on the 2022 Future Land Use Map.

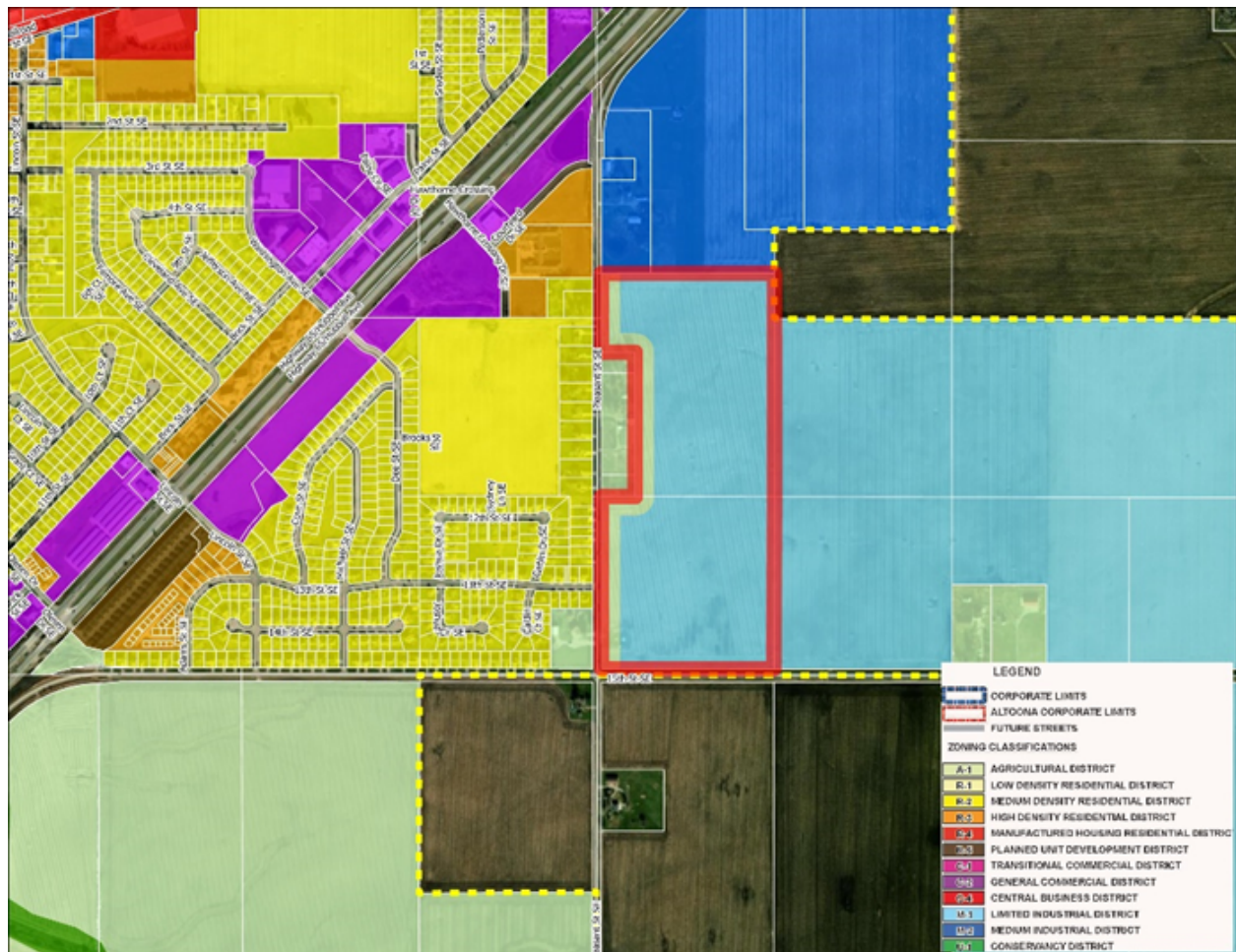


Zoning – The Campus Industrial Park Preliminary Plat area is currently zoned M-1 Limited Industrial and are subject to the following bulk regulations

- Minimum lot size – 10,000 square feet

- Minimum front yard setback – 50 feet
- Minimum side yard setback – 20 feet; 25 feet if adjacent to street, “R”, or “C-1” district
- Minimum rear yard setback – 50 feet
- Maximum building height of 80 feet, with an additional 12 feet (1 story) of heights permitted for every 10 feet of additional building setback for an overall maximum of no more than an average of 104 feet building height from finished floor.

These bulk regulations are reflected on the submitted preliminary plat. The plat shows a 140' buffer area between the industrial lots and Pleasant Street SE and/or the residential properties adjacent to Pleasant Street SE. The 140' buffer area is zoned A-1 Agricultural which is reflected in green on the Zoning Map below. M-1 Limited Industrial is shown in light blue on the Zoning Map below. The Campus Industrial Park Preliminary Plat is highlighted below on the City's Zoning Map.



Parkland Dedication – No parkland dedication is required for industrial subdivisions. A

public trail will be placed in the 140' buffer area.

Streets – the Campus Industrial Park will be accessed from the future Campus Drive SE. The City's Future Land Use Map shows Campus Drive SE as being a future arterial street. A portion of Campus Drive SE to the north will be constructed in 2024/2025 to provide access to the Bondurant Emergency Services/Myers 1 Certified Site area. This stretch of Campus Drive SE adjacent to the Campus Industrial Park will be extended by the City at a later date as certified site development occurs within this subdivision area. It should be noted the City will not make a connection of Campus Drive SE all the way south to 15th Street SE until plans are in place to extend Campus Drive SE south of 15th Street SE toward Interstate 80; the reasoning for not making this Campus Drive SE to 15th Street SE connection until this road extended further south is to prevent increased truck traffic along the 15th Street SE corridor. Lots 1-4 are not buildable until they front the improved Campus Drive SE. Staff has determined no traffic impact study is required for this development.

Pedestrian Connections – the Preliminary Plat shows a public trail located in the 140' buffer area located on the western property lines of the industrial lots. The developer will construct the pedestrian trail and be reimbursed by the City for a portion of it. Pedestrian connectivity along Lot 5 will be reviewed at the time a site plan is submitted.

Utilities - further clarification has been requested by City Engineering and Public Works regarding area utility connections. The attached resolution factors in that all outstanding questions related to area utilities must be addressed as part of a resubmitted preliminary plat. It should also be noted that it is anticipated this Campus Industrial Park Preliminary Plat area may fall within several utility connection fee districts, but that this agenda statement does not include a detailed analysis of area connection fee districts.

FEMA Floodplain – This property is not subject to FEMA Floodplain requirements.

Stream Buffer Ordinance – This property is not subject to the City's Stream Buffer Ordinance.

Comments from City Officials and Utilities - Below is a summary of comments received:

- City Engineering - Bob Veenstra, City Engineer, is still reviewing the Campus Industrial Park Preliminary Plat; this has been factored in as part of the attached resolution.
- Public Works – John Horton, Public Works Director, reviewed and provided feedback noting that further clarification is needed on area utilities, specifically area sanitary sewer and storm sewer; this has been factored in as part of the attached resolution.
- Emergency Services – Troy Harmison, Fire Inspector, reviewed and provided his initial feedback on the preliminary plat submitted.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this preliminary plat on November 9, 2023 and voted on recommended approval with a 6-0 vote.

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

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-239
2. 22-090 Pre-Plat

CITY OF BONDURANT
RESOLUTION NO. 231120-239

RESOLUTION REGARDING APPROVAL THE CAMPUS INDUSTRIAL PARK
PRELIMINARY PLAT

WHEREAS, Pelds Design Services has submitted the Campus Industrial Park Preliminary Plat; AND

WHEREAS, the developer is James Myers and Paramount Land; AND

WHEREAS, this Campus Industrial Park Preliminary Plat is described as follows:

PER DEED: BOOK 13803, PAGE 169-171

THE SOUTHWEST QUARTER (SW1/4) OF THE SW ¼ AND THE NORTHWEST QUARTER (NW1/4) OF THE SW ¼ (EXCEPT THE WEST 283.50 FEET OF THE SOUTH 1071.65 FEET); ALL IN SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;

AND THE SOUTH 10 ACRES OF LOAT 2 OF THE OFFICIAL PLAT OF THE SW ¼ OF THE NW ¼ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED IN NAD83 (2011) IOWA STATE PLAN COORDINATES – SOUTH ZONE, US SURVEY FOOT.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, hereby approves the submitted Campus Industrial Park Preliminary Plat subject to the following code clarification/conditions:

1. That Lots 1, 2, 3, and 4 are not buildable until Campus Drive SE is constructed and each lot has frontage along Campus Drive SE;
2. That no curb cuts will be allowed west to Pleasant Street SE and that all sites shall be accessed from Campus Drive SE or 15th Street, SE;
3. That an updated preliminary plat shall be submitted for administrative review addressing all outstanding review comments of City Engineering and Public Works.
4. That an updated stormwater management report shall be submitted for administrative review addressing all outstanding review comments of City Engineering and Public Works.
5. That installation of the berming within the 140'-wide no build buffer by the developer will be reviewed at the time each lot is proposed for development within the Campus Industrial Park Preliminary Plat area.

6. That private development within the Campus Industrial Park Preliminary Plat will rely on a public stormwater connection fee district construction project.

Passed this 20th day of November 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

SITE ADDRESS
NE CORNER OF 15TH ST AND PLEASANT ST
BONDURANT, IA 50035

SITE AREA
82.8 ACRES (3,605,979 SQ.FT.)

ZONING
EXISTING: M-1
ADJACENT ZONING:
NORTH: M-2
EAST: M-1
SOUTH: POLK COUNTY
WEST: A-1
WEST 140' OF CAMPUS INDUSTRIAL PARK: A-1

SETBACKS
FRONT SETBACK: 75'
INTERIOR SIDE SETBACK: 20'
REAR SETBACK: 50'

BUILDINGS
EXISTING: NONE

SIGNS
NO SIGNS ARE PROPOSED AT THIS TIME

DISTURBED AREAS
ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED.
THE DISTURBED AREA FOR THIS SITE IS GREATER THAN 1 ACRE, THEREFORE A NPDES PERMIT IS REQUIRED.

GEOTECHNICAL REPORT
A GEOTECHNICAL REPORT IS UNAVAILABLE AT THIS TIME

LEAKING UNDERGROUND STORAGE TANKS
THIS SITE IS NOT A LUST SITE

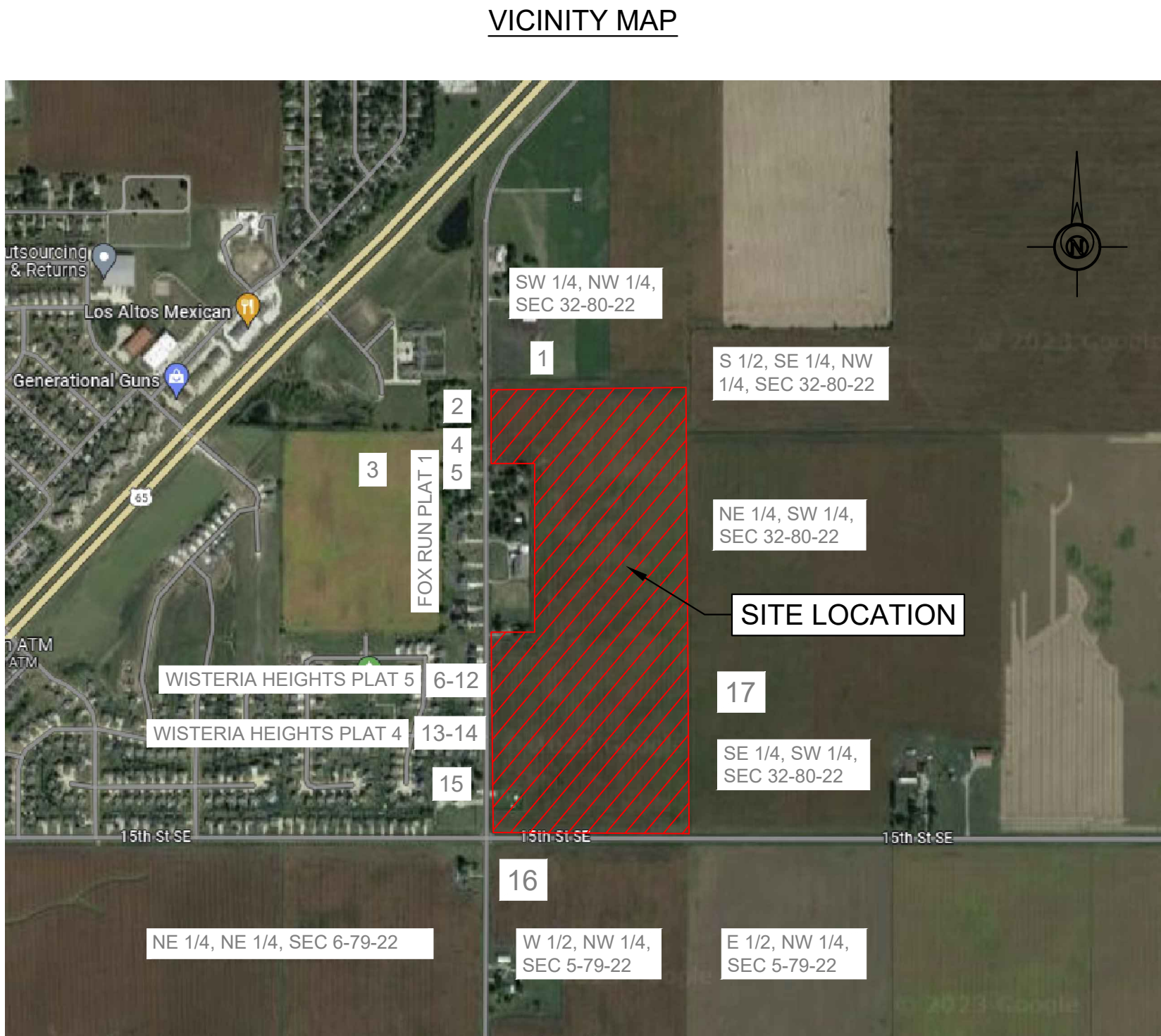
FLOODPLAIN
PER FEMA MAP #19153C0230F, THE SITE IS LOCATED IN ZONE X, WHICH DESCRIBES AREAS OF MINIMAL FLOOD HAZARD

FAA
PER FAA NOTICE CRITERIA TOOL, SITE DOES NOT EXCEED NOTICE CRITERIA UP TO 100 FT HEIGHT (FOR POSSIBLE CRANE HEIGHT) AND THEREFORE FILING WITH THE FAA IS NOT REQUIRED

DETENTION BASINS
THE DETENTION BASINS SHALL BE PRIVATELY OWNED AND MAINTAINED

TRAIL
10' PUBLIC TRAIL TO BE INSTALLED BY DEVELOPER. CITY SHALL REIMBURSE DEVELOPER 1/2 OF CONSTRUCTION COST

- ADJACENT PROPERTY OWNERS:**
- 1) ALAN C KNUTH
7525 NE 80TH ST
 - 2) ANGIE RENE APPELGATE
700 PLEASANT ST SE
 - 3) MOORE INVESTMENTS INC
4) MATTHEW J FARVER
706 PLEASANT ST SE
 - 5) FERNANDO GOMEZ VAZQUEZ
800 PLEASANT ST SE
 - 6) KAIREE B MULLEN
1008 PLEASANT ST SE
 - 7) DARCI JO SCALF
1104 PLEASANT ST SE
 - 8) MAGGIE MARIE HALSTEAD
1108 PLEASANT ST SE
 - 9) ANDREW J PIERCE
1112 PLEASANT ST SE
 - 10) HEIDI HOMMER
1200 PLEASANT ST SE
 - 11) MANKAPUE MAMIE SEGRAIN
1204 PLEASANT ST SE
 - 12) ADAM M VENHUIZEN
1208 PLEASANT ST SE
 - 13) CHAD M BENSON
1416 13TH ST SE
 - 14) KAYLEY MARTIN
1417 13TH ST SE
 - 15) MARLYS R VON STEIN
1306 PLEASANT ST SE
 - 16) DOROTHY L MCCLEARY
PROPERTY MANAGEMENT TRUST
 - 17) NETRIX LLC



LEGAL DESCRIPTION:
PER DEED: BOOK 13803, PAGE 169-171

THE SOUTHWEST QUARTER (SW1/4) OF THE SW1/4 AND THE NORTHWEST QUARTER (NW1/4) OF THE SW1/4 (EXCEPT THE WEST 283.50 FEET OF THE SOUTH 1071.65 FEET); ALL IN SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;

AND THE SOUTH 10 ACRES OF LOT 2 OF THE OFFICIAL PLAT OF THE SW1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED IN NAD83 (2011) IOWA STATE PLANE COORDINATES - SOUTH ZONE, US SURVEY FOOT.

APPLICANT

JAMES M MYERS
PHONE: (515) 333-1954
EMAIL: SASI@PARAMOUNTLANDIA.COM

PROPERTY OWNER

DAVID ROSS
8564 NE SANTIAGO DR
BONDURANT, IA 50035-1251

CITY PLANNER

CITY OF BONDURANT
200 2ND ST NE BOX 37
BONDURANT, IOWA 5050035
PROJECT CONTACT: ISAAC PEZLEY
PHONE: (515) 967-2418
EMAIL: IPEZLEY@CITYOFBONDURANT.COM

CITY CONTACT

CITY OF BONDURANT
200 2ND ST NE BOX 37
BONDURANT, IOWA 5050035
PROJECT CONTACT: MAGGIE MURRAY
PHONE: 515-630-6985
EMAIL: PLANNING@CITYOFBONDURANT.COM

ENGINEER/ LAND SURVEYOR

PELDS DESIGN SERVICES
2323 DIXON ST
DES MOINES, IOWA 50316
PROJECT CONTACT: ELARA JONDLE
PHONE: (515) 265-8196
EMAIL: ELARA@PELDS.COM

IOWA ONECALL CONTACT LIST:

TICKET #: 552306492

(M52G) MIDAMER-GAS
Contact Name : Jaime Neer
Contact Phone: 5152526972
Contact Email: MECDSDMDesignLocates@midamerican.com

(BON) BONDURANT, CITY OF
Contact Name : Patrick Collison
Contact Phone: 5159716856
Contact Email: pcollison@cityofbondurant.com

(CTUA01) CENTURYLINK
Contact Name : SADIE HULL
Contact Phone: 9185470147
Contact Email: sadie.hull@lumen.com

(M52E) MIDAMER-ELEC
Contact Name : Jaime Neer
Contact Phone: 5152526972
Contact Email: MECDSDMDesignLocates@midamerican.com

(MIFI) MI-FIBER
Contact Name : JUSTIN MILLER
Contact Phone: 5158978802
Contact Email: jmiller@mi-fiber.net

(POLKIA1) MEDIACOM
Contact Name : JERRY BROUGHTON
Contact Phone: 8455872521
Contact Email: JBROUGHTON@MEDIACOMCC.COM

(SPR) SOUTHEAST POLK RURAL WATER DIS
Contact Name : Ed Clark
Contact Phone: 5153236244
Contact Email: onecallmaps@dmww.com

(INS) AUREON NETWORK SERVICES
Contact Name : Jeff Klocko
Contact Phone: 5158300445
Contact Email: jeff.klocko@aureon.com

SHEET INDEX

- C-1 - COVER SHEET
C-2 - SITE SHEET
C-3 - UTILITY SHEET

LEGEND:

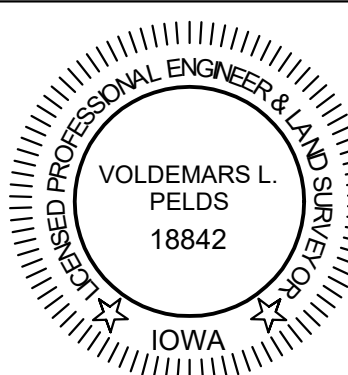
F.F. FINISHED FLOOR
+/- MORE OR LESS
123.45G GUTTER ELEVATION
123.45TC TOP OF CURB ELEVATION
123.45/ 123.45 EXISTING/ PROPOSED ELEVATION
FL FLOWLINE ELEVATION
CONTROL POINT
CALCULATED CORNER
FOUND CORNER

▲ CALCULATED SECTION CORNER
▽ FOUND SECTION CORNER
□ PARKING SPACE
SIGN
STREET LIGHT
POWER POLE
LIGHT POLE
AREA LIGHT
ELEC. TRANSFORMER
ELEC. METER
ELEC. BOX

⊙ ELEC. MANHOLE
⊙ ELEC. VAULT
⊙ GUY ANCHOR
⊙ UTILITY PEDESTAL
⊙ CABLE TV JUNCTION BOX
⊙ GAS VALVE
⊙ GAS METER
⊙ SANITARY SEWER MANHOLE
⊙ STORM SEWER MANHOLE
⊙ CLEANOUT
⊙ DOWNSPOUT

⊙ SINGLE INTAKE
⊙ AREA INTAKE
⊙ THROAT INTAKE
⊙ FLARED END SECTION
⊙ VALVE
⊙ FIRE HYDRANT
⊙ WATER METER
⊙ WATER VALVE
⊙ WATER TEE
— P XX — PROPOSED UTILITY LINE
— E XX — EXISTING UTILITY LINE

— CATV — CABLE TELEVISION
— FO — FIBER OPTIC
— G — GAS LINE
— OHE — OVERHEAD ELEC.
— OHT — OVERHEAD TEL.
— SAN — SANITARY SEWER
— ST — STORM SEWER
— UGE — UNDERGROUND ELEC.
— UGT — UNDERGROUND TEL.
— W — WATER
— — FENCE LINE



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

VOLDEMARS L. PELDS, P.E. IA, LIC. NO. 18842 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE): C1 - C3

PELDS DESIGN SERVICES

Architecture | Engineering | Surveying

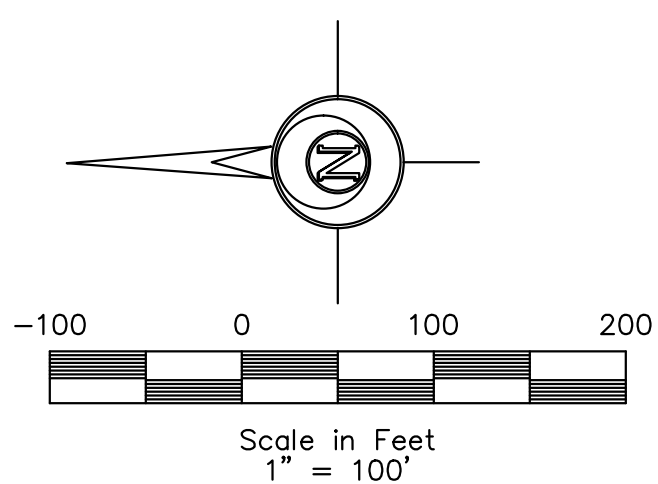
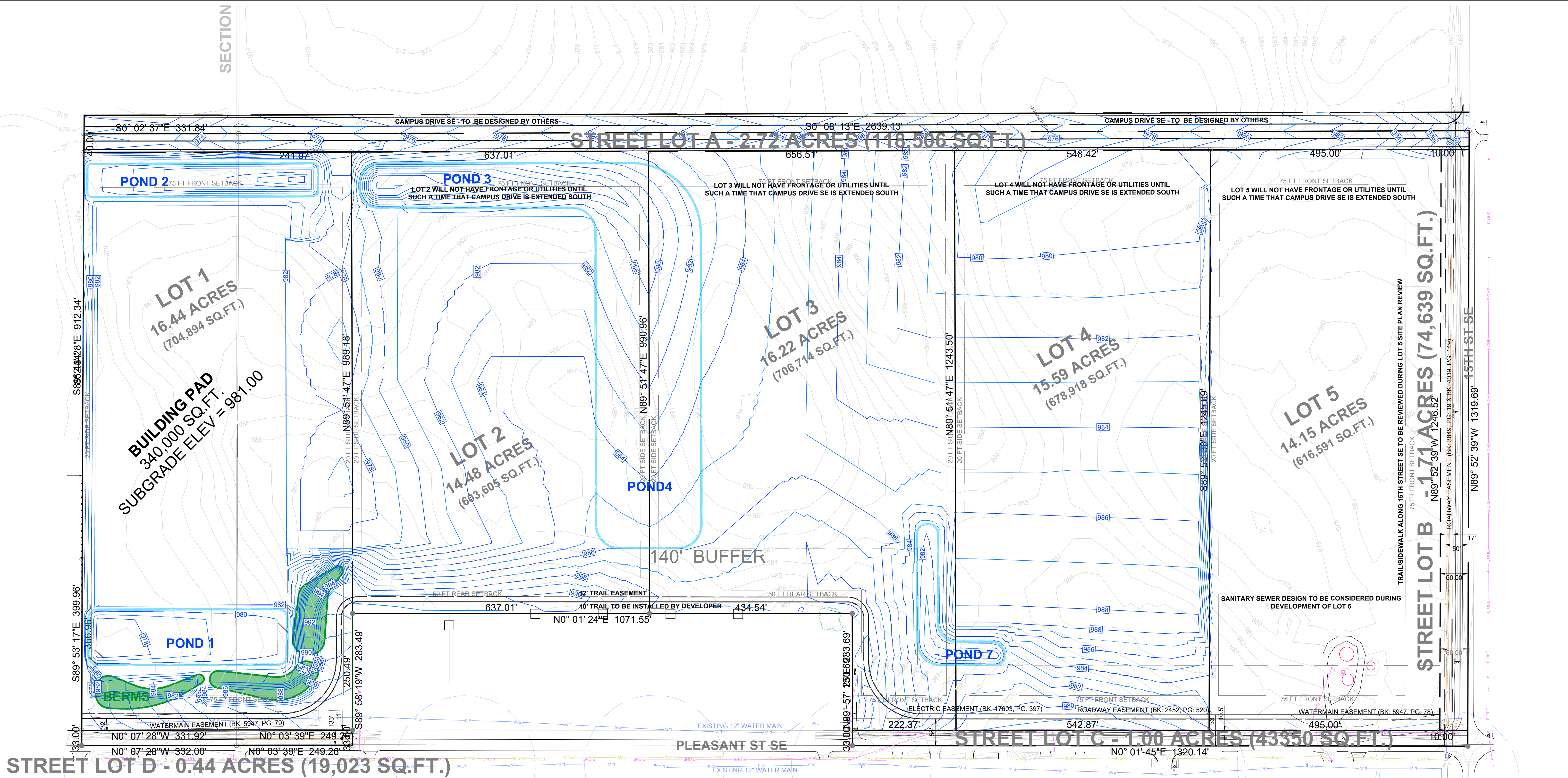
2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE: **CAMPUS INDUSTRIAL PARK
NE CORNER OF 15TH ST AND PLEASANT ST
BONDURANT, IA**

BENCHMARK: **PRELIMINARY**

COPYRIGHT DATE: N. DAY SCALE: 11.07.2023 22-090

FILE PATH: J:\2022 Projects\22-090 Bondurant Rose Annexation\Engineering\Sheet Set C-1 - Cover Sheet



LEGEND:

- +/- MORE OR LESS
- F.F. FINISHED FLOOR
- 123.45G GUTTER ELEVATION
- 123.45TC TOP OF CURB ELEVATION
- 123.45/123.45 EXISTING/PROPOSED ELEVATION
- FL FLOWLINE ELEVATION
- CONTROL POINT
- CALCULATED CORNER
- FOUND CORNER

- ▲ CALCULATED SECTION CORNER
- ▲ FOUND SECTION CORNER
- PARKING SPACE
- SIGN
- STREET LIGHT
- POWER POLE
- LIGHT POLE
- AREA LIGHT
- GUY ANCHOR
- UTILITY PEDESTAL
- ELEC. TRANSFORMER

- EM ELEC. METER
- EB ELEC. BOX
- EV ELEC. VAULT
- FOV FIBER OPTIC VAULT
- GM GAS METER
- CBT CABLE TV JUNCTION BOX
- WM WATER METER
- EMH ELEC. MANHOLE
- SSM SANITARY SEWER MANHOLE
- SSMH STORM SEWER MANHOLE
- TM TRAFFIC MANHOLE

- CLEANOUT
- DOWNSPOUT
- AREA INTAKE
- SINGLE INTAKE
- THROAT INTAKE
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- SAN — SANITARY SEWER
- ST — STORM SEWER
- UGE — UNDERGROUND ELEC.
- UGT — UNDERGROUND TEL.
- W — WATER
- FENCE LINE



ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

CAMPUS INDUSTRIAL PARK

NE CORNER OF 15TH ST AND PLEASANT ST

BONDURANT, IA

PRELIMINARY

DATE: 11.07.2023

DRAWN BY: N. DAY

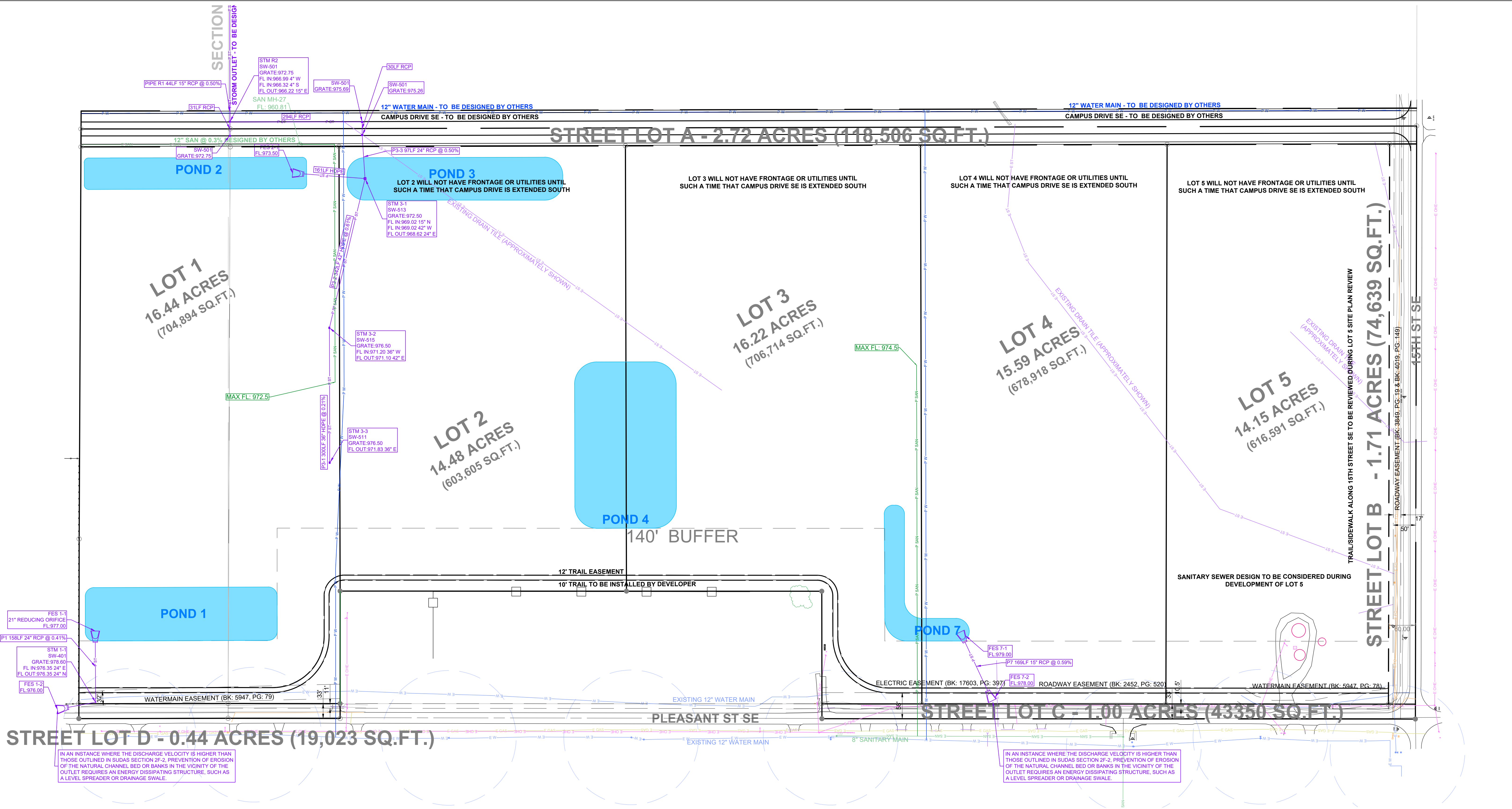
SCALE: 1"=50'

LATEST REVISION: 11.07.2023

DRAWING NO: 22-090

FILE PATH: J:\2022 Projects\22-090 Bondurant Ross Annexation\Engineering\Sheet Set

C-2 - Site Sheet





ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515 265 8196

TITLE:

CAMPUS INDUSTRIAL PARK
NE CORNER OF 15TH ST AND PLEASANT ST
BONDURANT, IA

REVISIONS:

PRELIMINARY

COPYRIGHT DATE:

11.07.2023

DRAWN BY:

N. DAY

SCALE:

1"=50'

DATE REVISION:

11.07.2023

DRAWING NO.:

22-090

FILE PATH:

J:\2022 Projects\22-090 Bondurant Ross Annexation\Engineering\Sheet Set

C-3 - Utility Sheet

LEGEND:									
+/-	MORE OR LESS		CALCULATED SECTION CORNER		ELEC. METER		CLEANOUT	— CATV —	CABLE TELEVISION
F.F.	FINISHED FLOOR		FOUND SECTION CORNER		ELEC. BOX		DOWNSPOUT	— FO —	FIBER OPTIC
123.45G	GUTTER ELEVATION		PARKING SPACE		ELEC. VAULT		AREA INTAKE	— GAS —	GAS LINE
123.45TC	TOP OF CURB ELEVATION		SIGN		FIBER OPTIC VAULT		SINGLE INTAKE	— OHE —	OVERHEAD ELEC.
123.45/123.45	EXISTING/ PROPOSED ELEVATION		STREET LIGHT		GAS METER		THROAT INTAKE	— OHT —	OVERHEAD TEL.
FL	FLOWLINE ELEVATION		POWER POLE		CABLE TV JUNCTION BOX		FLARED END SECTION	— SAN —	SANITARY SEWER
	CONTROL POINT		LIGHT POLE		WATER METER		GAS VALVE	— ST —	STORM SEWER
	CALCULATED CORNER		AREA LIGHT		ELEC. MANHOLE		FIRE HYDRANT	— UGE —	UNDERGROUND ELEC.
	FOUND CORNER		GUY ANCHOR		SANITARY SEWER MANHOLE		WATER VALVE	— UGT —	UNDERGROUND TEL.
			UTILITY PEDESTAL		STORM SEWER MANHOLE		— P XX —	—	WATER
			ELEC. TRANSFORMER		TRAFFIC MANHOLE		— E XX —	—	EXISTING UTILITY LINE
									FENCE LINE



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

Item No. 5.k.
For Meeting of 11/20/2023
Receive and File

TITLE: - Resolution approving the Annual Finance Report to the State of IA for FY23 and receiving and filing for Audit

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The Code of Iowa requires all Iowa cities to publish and file an Annual Finance Report. Attached is the report that was published and submitted to the state. The purpose of this agenda item is to receive and file the report.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-240
2. Annual Finance Report FY23

CITY OF BONDURANT
RESOLUTION NO. 231120-240

RESOLUTION APPROVING THE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR
2023

WHEREAS, Chapter 384.22 of the Code of Iowa requires all Iowa cities to publish and file and Annual Financial Report no later than December 1 of each year; AND

WHEREAS, the Finance Director of the City of Bondurant has completed the Annual Financial Report and recommends its submission upon review of the City of Bondurant City Council,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Annual Financial Report for Fiscal Year 2023, is hereby approved as presented.

Passed this 20th day of November 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

STATE OF IOWA 2023 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2023 CITY OF BONDURANT, IOWA DUE: December 1, 2023	
	16207700300000
	CITY OF BONDURANT
	PO Box 37
	BONDURANT IA 50035-0037
	POPULATION: 7365

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	4,217,012		4,217,012	4,189,941
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	4,217,012		4,217,012	4,189,941
Delinquent Property Taxes	0		0	0
TIF Revenues	1,636,678		1,636,678	1,643,949
Other City Taxes	1,481,508	0	1,481,508	1,226,814
Licenses and Permits	391,118	0	391,118	318,194
Use of Money and Property	599,671	118,128	717,799	336,849
Intergovernmental	3,409,353	520,190	3,929,543	4,150,840
Charges for Fees and Service	758,283	4,225,096	4,983,379	5,112,149
Special Assessments	4,781	0	4,781	5,529
Miscellaneous	724,266	25,930	750,196	701,615
Other Financing Sources	188,261	0	188,261	3,401,867
Transfers In	4,737,249	0	4,737,249	4,766,733
Total Revenues and Other Sources	18,148,180	4,889,344	23,037,524	25,854,480
Expenditures and Other Financing Uses				
Public Safety	2,464,115		2,464,115	2,593,598
Public Works	1,556,884		1,556,884	1,686,344
Health and Social Services	28,469		28,469	36,250
Culture and Recreation	1,270,298		1,270,298	1,295,317
Community and Economic Development	784,008		784,008	928,050
General Government	693,338		693,338	758,458
Debt Service	2,918,316		2,918,316	2,918,317
Capital Projects	9,099,003		9,099,003	10,520,064
Total Governmental Activities Expenditures	18,814,431	0	18,814,431	20,736,398
BUSINESS TYPE ACTIVITIES		4,393,110	4,393,110	4,981,596
Total All Expenditures	18,814,431	4,393,110	23,207,541	25,717,994
Other Financing Uses	0	0	0	
Transfers Out	4,396,346	340,903	4,737,249	4,766,733
Total All Expenditures/and Other Financing Uses	23,210,777	4,734,013	27,944,790	30,484,727
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	-5,062,597	155,331	-4,907,266	-4,630,247
Beginning Fund Balance July 1, 2022	21,811,844	3,501,169	25,313,013	25,312,654
Ending Fund Balance June 30, 2023	16,749,247	3,656,500	20,405,747	20,682,407

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds

Pension Trust Funds

Private Purpose Trust Funds

Agency Funds

Indebtedness at June 30, 2023	Amount	Indebtedness at June 30, 2023	Amount
General Obligation Debt	34,430,000	Other Long-Term Debt	546,211
Revenue Debt	4,205,000	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	33,973,340

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

		Publication 11/15/2023
Signature of Preparer		Phone Number 5156306984
Printed name of Preparer Craig Marshman		
		Date Signed
Signature of Mayor or other City official (Name and Title)		

PLEASE PUBLISH THIS PAGE ONLY

PLEASE PUBLISH THIS PAGE ONLY

REVENUE P2

CITY OF BONDURANT

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2023

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (a) through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section A - Taxes	1									1
Taxes levied on property	2	3,021,905	355,495	839,612			4,217,012		4,217,012	2
Less: Uncollected Property Taxes - Levy Year	3						0		0	3
Net Current Property Taxes	4	3,021,905	355,495	839,612	0	0	4,217,012		4,217,012	4
Delinquent Property Taxes	5						0		0	5
Total Property Tax	6	3,021,905	355,495	839,612	0	0	4,217,012		4,217,012	6
TIF Revenues	7		1,636,678				1,636,678		1,636,678	7
Other City Taxes										
Utility Tax Replacement Excise Taxes	8	4,392	519	1,064			5,975		5,975	8
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9						0		0	9
Parimutuel Wager Tax	10						0		0	10
Gaming Wager Tax	11						0		0	11
Mobile Home Tax	12						0		0	12
Hotel / Motel Tax	13	4,815					4,815		4,815	13
Other Local Option Taxes	14	13,985	1,456,733				1,470,718		1,470,718	14
Total Other City Taxes	15	23,192	1,457,252	1,064	0	0	1,481,508	0	1,481,508	15
Section B - Licenses and Permits	16	391,118					391,118		391,118	16
Section C - Use of Money and Property	17									17
Interest	18	111,584	49,532	8,749	411,166	899	584,178	118,128	702,306	18
Rents and Royalties	19	15,493					15,493		15,493	19
Other Miscellaneous Use of Money and Property	20						0		0	20
	21						0		0	21
Total Use of Money and Property	22	127,077	49,532	8,749	411,166	899	599,671	118,128	717,799	22
Section D - Intergovernmental	24									24
Federal Grants and Reimbursements	26									26
Federal Grants	27	105,060			1,572,143		1,677,203		1,677,203	27
Community Development Block Grants	28						0		0	28
Housing and Urban Development	29						0		0	29
Public Assistance Grants	30						0	520,190	520,190	30
Payment in Lieu of Taxes	31						0		0	31
	32						0		0	32
Total Federal Grants and Reimbursements	33	105,060	0	0	1,572,143	0	1,677,203	520,190	2,197,393	33

REVENUE P3

CITY OF BONDURANT

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2023

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (a) through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section D - Intergovernmental - Continued	41									41
State Shared Revenues	43									43
Road Use Taxes	44	1,014,490					1,014,490		1,014,490	44
Other state grants and reimbursements	48									48
State grants	49	22,721	5,954		300,000		328,675		328,675	49
Iowa Department of Transportation	50				190,000		190,000		190,000	50
Iowa Department of Natural Resources	51						0		0	51
Iowa Economic Development Authority	52						0		0	52
CEBA grants	53						0		0	53
Commercial & Industrial Replacement Claim	54	51,860	6,101	14,404			72,365		72,365	54
	55						0		0	55
	56						0		0	56
	57						0		0	57
	58						0		0	58
	59						0		0	59
Total State	60	74,581	1,026,545	14,404	490,000	0	1,605,530	0	1,605,530	60
Local Grants and Reimbursements										
County Contributions	63	48,967			2,500		51,467		51,467	63
Library Service	64						0		0	64
Township Contributions	65	55,153					55,153		55,153	65
Fire/EMT Service	66						0		0	66
PRAIRE MEADOWS COMMUNITY BETTERMENT	67	20,000					20,000		20,000	67
	68						0		0	68
	69						0		0	69
Total Local Grants and Reimbursements	70	124,120	0	0	2,500	0	126,620	0	126,620	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	303,761	1,026,545	0	14,404	0	3,409,353	520,190	3,929,543	71
Section E - Charges for Fees and Service	72									72
Water	73						0	2,007,633	2,007,633	73
Sewer	74						0	1,792,582	1,792,582	74
Electric	75						0		0	75
Gas	76						0		0	76
Parking	77						0		0	77
Airport	78						0		0	78
Landfill/garbage	79	535,602					535,602		535,602	79
Hospital	80						0		0	80

REVENUE P4

CITY OF

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (a) through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section E - Charges for Fees and Service - Continued	81								81
Transit	82						0		0 82
Cable TV	83						0		0 83
Internet	84						0		0 84
Telephone	85						0		0 85
Housing Authority	86						0		0 86
Storm Water	87						0	424,881	424,881 87
Other:	88								88
Nursing Home	89						0		0 89
Police Service Fees	90						0		0 90
Prisoner Care	91						0		0 91
Fire Service Charges	92						0		0 92
Ambulance Charges	93	179,650					179,650		179,650 93
Sidewalk Street Repair Charges	94						0		0 94
Housing and Urban Renewal Charges	95	9,595					9,595		9,595 95
River Port and Terminal Fees	96						0		0 96
Public Scales	97						0		0 97
Cemetery Charges	98						0		0 98
Library Charges	99						0		0 99
Park, Recreation, and Cultural Charges	100	8,422					8,422		8,422 100
Animal Control Charges	101						0		0 101
STREET CHARGES	102	3,851					3,851		3,851 102
ADMINISTRATIVE CHARGES	103	21,163					21,163		21,163 103
Total Charges for Service	104	758,283	0	0	0	0	758,283	4,225,096	4,983,379 104
Section F - Special Assessments	106				4,781		4,781		4,781 106
Section G - Miscellaneous	107								107
Contributions	108	133,509	92,472		466,196		692,177	395	692,572 108
Deposits and Sales/Fuel Tax Refunds	109	4,349					4,349	25,535	29,884 109
Sale of Property and Merchandise	110	4,480				1,120	5,600		5,600 110
Fines	111	13,173					13,173		13,173 111
Internal Service Charges	112	2,728					2,728		2,728 112
	113		6,239				6,239		6,239 113
	114						0		0 114
	115						0		0 115
	116						0		0 116
	117						0		0 117
	118						0		0 118
	119						0		0 119
Total Miscellaneous	120	158,239	98,711	0	466,196	1,120	724,266	25,930	750,196 120

REVENUE P5**CITY OF**

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15, 16, 22, 71, 104, 106, and 120)	121 4,783,575	2,987,535	1,638,926	863,829	2,946,786	2,019	13,222,670	4,889,344	18,112,014	121
Section H - Other Financing Sources	123									123
Proceeds of capital asset sales	124						0		0	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125				188,261		188,261		188,261	125
Proceeds of anticipatory warrants or other short-term debt	126						0		0	126
Regular transfers in and interfund loans	127 445,822	680,394		479,550	1,180,009		2,785,775		2,785,775	127
Internal TIF loans and transfers in	128 242,559			1,219,171	489,744		1,951,474		1,951,474	128
	129						0		0	129
	130						0		0	130
Total Other Financing Sources	131 688,381	680,394	0	1,698,721	1,858,014	0	4,925,510	0	4,925,510	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132 5,471,956	3,667,929	1,638,926	2,562,550	4,804,800	2,019	18,148,180	4,889,344	23,037,524	132
Beginning Fund Balance July 1, 2022	134 3,636,002	1,313,645	3,463	451,311	16,380,669	26,754	21,811,844	3,501,169	25,313,013	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136 9,107,958	4,981,574	1,642,389	3,013,861	21,185,469	28,773	39,960,024	8,390,513	48,350,537	136

EXPENDITURES P6
CITY OF BONDURANT
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2023
NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	720,803						720,803		720,803	2
Jail	3							0		0	3
Emergency Management	4							0		0	4
Flood control	5							0		0	5
Fire Department	6	601,863	160,947					762,810		762,810	6
Ambulance	7	584,930	160,878					745,808		745,808	7
Building Inspections	8	219,497	7,845					227,342		227,342	8
Miscellaneous Protective Services	9	5,868	1,356					7,224		7,224	9
Animal Control	10	128						128		128	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
	14	2,133,089	331,026		0	0	0	2,464,115		2,464,115	14
Total Public Safety	15										15
Section B - Public Works	16		952,025					952,025		952,025	16
Roads, Bridges, Sidewalks	17							0		0	17
Parking Meter and Off-Street	18		58,797					58,797		58,797	18
Street Lighting	19		56,730					56,730		56,730	19
Traffic Control Safety	20							0		0	20
Snow Removal	21							0		0	21
Highway Engineering	22							0		0	22
Street Cleaning	23							0		0	23
Airport (if not an enterprise)	24	489,332						489,332		489,332	24
Garbage (if not an enterprise)	25							0		0	25
Other Public Works	26							0		0	26
	27							0		0	27
	28	489,332	1,067,552		0	0	0	1,556,884		1,556,884	28
Total Public Works	29										29
Section C - Health and Social Services	30	28,454						28,454		28,454	30
Welfare Assistance	31							0		0	31
City Hospital	32							0		0	32
Payments to Private Hospitals	33							0		0	33
Health Regulation and Inspections	34	15						15		15	34
Water, Air, and Mosquito Control	35							0		0	35
Community Mental Health	36							0		0	36
Other Health and Social Services	37							0		0	37
	38							0		0	38
	39	28,469	0		0	0	0	28,469		28,469	39
Total Health and Social Services	40										40
Section D - Culture and Recreation	41	573,917	156,713					730,630		730,630	41
Library Services	42							0		0	42
Museum, Band, Theater	43	302,134	50,694					352,828		352,828	43
Parks	44	51,422	15,498					66,920		66,920	44
Recreation	45	27,323	13,027					40,350		40,350	45
Cemetery	46							0		0	46
Community Center, Zoo, Marina, and Auditorium	47	8,875						8,875		8,875	47
Other Culture and Recreation	48		70,695					70,695		70,695	48
Trees	49							0		0	49
	50	963,671	306,627		0	0	0	1,270,298		1,270,298	50
Total Culture and Recreation											

EXPENDITURES P7

CITY OF

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued
NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52							0		0	52
Economic development	53	398,490	19,139					417,629		417,629	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55	299,555	66,824					366,379		366,379	55
Other community and economic development	56							0		0	56
TIF Rebates	57							0		0	57
	58							0		0	58
Total Community and Economic Development	59	698,045	85,963	0	0	0	0	784,008		784,008	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	138,081	36,408					174,489		174,489	61
Clerk, Treasurer, Financial Administration	62	295,241	82,051					377,292		377,292	62
Elections	63	1,680						1,680		1,680	63
Legal Services and City Attorney	64	14,523						14,523		14,523	64
City Hall and General Buildings	65	18,395						18,395		18,395	65
Tort Liability	66	105,226						105,226		105,226	66
Other General Government	67							0		0	67
Self Funded Insurance	68	1,733						1,733		1,733	68
	69							0		0	69
Total General Government	70	574,879	118,459		0	0	0	693,338		693,338	70
Section G - Debt Service	71				2,918,316			2,918,316		2,918,316	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	2,918,316	0	0	2,918,316		2,918,316	74
Section H - Regular Capital Projects - Specify	75										75
City Wide	76					9,099,003		9,099,003		9,099,003	76
	77							0		0	77
Subtotal Regular Capital Projects	78	0	0	0	0	9,099,003	0	9,099,003		9,099,003	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0	0	0	0	0	0		0	82
Total Capital Projects	83	0	0	0	0	9,099,003	0	9,099,003		9,099,003	83
Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	84	4,887,485	1,909,627	0	2,918,316	9,099,003	0	18,814,431		18,814,431	84
	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

EXPENDITURES P8

CITY OF

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued
NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section 1 - Business Type Activities	87										87
Water - Current Operation	88								1,352,159	1,352,159	88
Capital Outlay	89								599,746	599,746	89
Debt Service	90								55,662	55,662	90
Sewer and Sewage Disposal - Current Operation	91								1,688,352	1,688,352	91
Capital Outlay	92								0	0	92
Debt Service	93								309,540	309,540	93
Electric - Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106									0	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120								245,251	245,251	120
Capital Outlay	121								0	0	121
Debt Service	122								142,400	142,400	122
Other Business Type - Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								4,393,110	4,393,110	129

EXPENDITURES P9
CITY OF BONDURANT
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2023 -- Continued
NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	4,887,485	1,909,627	0	2,918,316	9,099,003	0	18,814,431	4,393,110	23,207,541	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	5,994	1,700,363			738,515		2,444,872	340,903	2,785,775	132
Internal TIF loans/repayments and transfers out	133			1,642,388		309,086		1,951,474		1,951,474	133
	134							0		0	134
Total Other Financing Uses	135	5,994	1,700,363	1,642,388	0	1,047,601	0	4,396,346	340,903	4,737,249	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	4,893,479	3,609,990	1,642,388	2,918,316	10,146,604	0	23,210,777	4,734,013	27,944,790	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140						26,959	26,959		26,959	140
Restricted	141		1,371,584	1	95,545	11,038,865	1,814	12,507,809		12,507,809	141
Committed	142							0		0	142
Assigned	143	159,252						159,252		159,252	143
Unassigned	144	4,055,227						4,055,227		4,055,227	144
Total Governmental	145	4,214,479	1,371,584	1	95,545	11,038,865	28,773	16,749,247		16,749,247	145
Proprietary	146								3,656,500	3,656,500	146
Total Ending Fund Balance June 30,	147	4,214,479	1,371,584	1	95,545	11,038,865	28,773	16,749,247	3,656,500	20,405,747	147
Total Requirements (Sum of lines 136 and 147)	148	9,107,958	4,981,574	1,642,389	3,013,861	21,185,469	28,773	39,960,024	8,390,513	48,350,537	148

OTHER PI0

Part III Intergovernmental Expenditures Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.

Purpose	Amount paid to other local governments	Purpose	Amount paid to State
Correction		Highways	
Health		All other	
Highways			
Transit Subsidies			
Libraries			
Police protection			
Sewerage			
Sanitation			
All other			

Part IV

Wages & Salaries Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID

Total Salaries and Wages Paid	Amount
	2,636,897

Part V Debt Outstanding, Issued, and Retired

Transit subsidies

A. Long-Term Debt

Debt During the Fiscal Year		Debt Outstanding JUNE 30, 2023							
Purpose	Line	Debt Outstanding JULY 1, 2022	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.	828,100	188,261	113,500	660,000			242,861	23,377
Sewer Utility	2.	2,764,486		246,135			2,215,000	303,350	62,805
Electric Utility	3.								
Gas Utility	4.								
Transit-Bus	5.	976,250		199,250	777,000				33,480
Industrial Revenue	6.								
Mortgage Revenue	7.								
TIF Revenue	8.	24,265,000		785,000	23,480,000				809,243
Other Purposes / Miscellaneous	9.								
GO	10.	10,163,750		650,750	9,513,000				353,777
Parking	11.								
Airport	12.								
Stormwater	13.	2,090,000		100,000			1,990,000		41,800
Section 108	14.								
Total Long-Term		41,087,586	188,261	2,094,635	34,430,000	0	4,205,000	546,211	1,324,482

B. Short-Term Debt Amount

Outstanding as of July 1, 2022	Amount
Outstanding as of JUNE 30, 2023	

DEBT LIMITATION FOR GENERAL OBLIGATIONS

Part VI

Actual valuation -- January 1, 2021

Amount
679,466,800
x.0.5 = \$
33,973,340

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2023

Type of asset	Amount			
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.				
Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	All other Funds (d)	Total (e)
			20,405,747	20,405,747

If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on the sheet All Funds PI: Ending fund balance, column C PLUS the amounts in the shaded Note area.

https://dom-localgov.iowa.gov/afr?id=7902

Page 143 of 344

Notes & Remarks
REMARKS



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

Item No. 5.I.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution approving the professional services agreement with Veenstra & Kimm, Inc. for the design of the DMWW Feeder Water Main Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: This contract is for the design of a water main project to connect back to the Des Moines Water Works core feeder network to be able to supply the water demands for the City of Bondurant's water supply demands. This is the project that was discussed at the November 6th meeting and it was decided to go ahead and move forward with design while we are still negotiating with DMWW on the funding mechanism for the project.

This project is being driven by the growth of the community and the length of time before the city can start producing water with our own system. This project will help meet our city's demands in the short term and will be available for the City to use through 2045, unless an alternative agreement is negotiated.

Staff recommends approval of the Professional Services Agreement to Veenstra & Kim in a not to exceed amount of \$228,000 for the design of this project. This contract also allows for the construction services and resident engineering review during the construction of the project for an amount not to exceed \$198,500.

FUNDING SOURCE: Water Utility Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-241
2. Bondurant - DMWW Feeder Main

CITY OF BONDURANT
RESOLUTION NO. 231120-241

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT TO
VEENSTRA & KIMM, INC. FOR THE DESIGN OF DMWW FEEDER WATER MAIN
PROJECT NOT TO EXCEED \$228,000 AND CONSTRUCTION SERVICES NOT TO
EXCEED \$198,500

WHEREAS, on November 10th, 2023, the City of Bondurant received the professional services agreement for the DMWW Feeder Water Main Project; AND

WHEREAS, the City of Bondurant accepts the proposal of the work as follows:

PROJECT SCOPE. It is understood and agreed the Project shall consist of the following:

- a. A water main extending from a connection to the Des Moines Water Works system on NE Hubbell Avenue south of Broadway Avenue northerly and northeasterly to the south Bondurant meter connection located on Franklin Street SW west of Hubbell Avenue. The project involves approximately 17,500 feet of water main.
- b. A connection to the existing booster station located on the north side of Interstate 80 to allow the existing booster station to utilize both the existing and new water main until the completion of a new booster station.
- c. Design of appropriate connections from the new feeder main to the new water booster station with the location of the booster station to be determined during the development of the Project.

It is understood and agreed that the exact scope of the Project can be adjusted by mutual agreement during the performance of the services to best meet the goals and objectives of the Project.

WHEREAS, the City Council approves the contract for the DMWW Feeder Water Main Project; AND

WHEREAS, payments are to be made to Veenstra & Kimm Inc. in accordance with and subject to the provisions embodied in the documents made a part of the contract,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the professional service agreement with Veenstra & Kimm, Inc. for the DMWW Feeder Main Project is hereby approved, pending review by legal counsel.

Passed this 20th day of November 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				
Driscoll				
McKenzie				
Sillanpaa				

AGREEMENT FOR PROFESSIONAL SERVICES

CITY OF BONDURANT, IOWA BONDURANT/DMWW FEEDER MAIN

THIS 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 called the **Engineers**, party of the second part,

WITNESSETH, THAT WHEREAS, the water supply for the City of Bondurant is through a 12-inch water main owned by the Des Moines Water Works that extends from the area of Hubbell Avenue and Broadway Avenue to the south Bondurant connection located on Franklin Street SW west of Hubbell Avenue, and

WHEREAS, both the City of Bondurant and the Des Moines Water Works have a capacity allocation in the existing 12-inch water main and its associated booster station, and

WHEREAS, due to increased water demand the City and the Des Moines Water Works have determined the existing water main and its associated booster station lack adequate capacity to supply the City of Bondurant and the Des Moines Water Works system, and

WHEREAS, the City of Bondurant and the Des Moines Water Works have determined it appropriate to move forward with the design and construction of a new feeder main generally located along a similar alignment to the existing feeder main with said water main referred to as the **Bondurant/DMWW Feeder Main** or **Project**, and

WHEREAS, the City of Bondurant and the Des Moines Water Works have determined it appropriate for the City of Bondurant to be responsible for the design and construction of the new feeder main, and

WHEREAS, the City desires to retain the services of the Engineers to provide engineering services related to the Project.

NOW, THEREFORE, it is hereby agreed by and between the parties hereto that the City retains the Engineers to provide professional engineering services for the Project, subject to the following terms, conditions, and stipulations to wit:

1. PROJECT SCOPE. It is understood and agreed the Project shall consist of the following:

- a. A water main extending from a connection to the Des Moines Water Works system on NE Hubbell Avenue south of Broadway Avenue northerly and northeasterly to the south Bondurant meter connection located on Franklin Street SW west of Hubbell Avenue. The project involves approximately 17,500 feet of water main.
- b. A connection to the existing booster station located on the north side of Interstate 80 to allow the existing booster station to utilize both the existing and new water main until the completion of a new booster station.
- c. Design of appropriate connections from the new feeder main to the new water booster station with the location of the booster station to be determined during the development of the Project.

It is understood and agreed that the exact scope of the Project can be adjusted by mutual agreement during the performance of the services to best meet the goals and objectives of the Project.

2. DESIGN SURVEYS. The Engineers shall make topographic and other surveys as may be required for design of the Project and for preparation of plans and specifications.

3. DESIGN CONFERENCES. The Engineers shall attend such design conferences with the City as may be necessary to make decisions as to details of design of the Project.

4. COORDINATION WITH DES MOINES WATER WORKS. The Engineers shall coordinate with the Des Moines Water Works throughout the design and construction of the project relative to the alignment of the water main, connections to the existing booster station and connections to the booster station to be designed and constructed by the Des Moines Water Works.

5. DESIGN STANDARDS. The Engineers shall conform with the requirements of the Des Moines Water Works relative to the design standards for the new feeder main.

6. COORDINATION WITH DES MOINES, ALTOONA AND POLK COUNTY. The Engineers shall coordinate with the City of Des Moines, the City of Altoona and Polk County relative to the location and alignment of the water main through the jurisdictional area of each of the other governmental entities through which the alignment of the water main is located.

7. **PLANS AND SPECIFICATIONS.** The Engineers shall prepare such detailed plans and specifications as are necessary for competitive bidding and construction of the Project. The specifications shall describe, in detail, the work to be done, materials to be used and the construction methods to be followed. The final plans and specifications shall be submitted to the City and the Des Moines Water Works.
8. **CONSTRUCTION PERMITS.** The Engineers shall be responsible to assist the City in obtaining a construction permits necessary for the project, including construction permit from the Iowa Department of Natural Resources and Iowa Department of Transportation.
9. **COST ESTIMATE.** The Engineers shall prepare an estimated cost for the Project based upon the design developed. If the Engineers anticipate the actual Project cost will exceed the estimated Project cost, the Engineers shall immediately notify the City and Des Moines Water Works. The Engineers shall not be responsible to the City for any variation between the estimated Project cost and the actual cost of the construction contract based on competitive bids.
10. **PROGRESS REPORTS.** During the design phase the Engineers shall confer with the City every thirty (30) days to report Project status.
11. **EASEMENTS AND PROPERTY INTERESTS.** The Engineers shall determine the extent of permanent and temporary easements necessary construction of the Project. The Engineers shall prepare appropriate descriptions and plats for permanent easements and temporary construction easements. The Scope of Services does not include the actual work associated the with acquisition of property interests.
12. **BID OPENING AND AWARD OF CONTRACT.** The Engineers shall have a representative present when bids and proposals are opened and shall prepare a tabulation of bids for the City and shall advise the City in making the award. After the award is made, the Engineers shall assist in the preparation of necessary contract documents, transmit them to the contractor for execution and deliver them to the City.
13. **GENERAL SERVICES DURING CONSTRUCTION.** The general services portion of the construction management services shall include the following:
 - a. Attend and conduct preconstruction conference.
 - b. Attend conferences with the City, contractor and utility companies.
 - c. Assist in interpretation of plans and specifications.
 - d. Process and certify payment estimates of the contractor to the City.

- e. Provide written monthly progress reports to the City showing construction progress on the Project.
- f. Review shop drawings and data of manufacturers.
- g. Make routine and special trips to the Project site as required.
- h. Coordinate work of testing laboratories.
- i. Consult with and advise the City and prepare routine change orders as required.
- j. Make final review after construction is completed to determine if the construction complies with the plans and specifications, and certify that the reviews were made and that, to the best of the knowledge and belief of the Engineers, the work under the contract has been substantially completed in accordance with the plans and specifications.
- k. Provide the City with one (1) reproducible set of plans showing the final as-built construction.

- 14. RESIDENT REVIEW.** Resident review services are understood to include the detailed observation and review of the work of the contractor and materials to assure compliance with the plans and specifications for the Project.

The Engineers shall provide resident review by assigning personnel to the Project for such periods as are reasonably required to ensure proper review of construction work. The personnel assigned shall be subject to the agreement of the parties hereto.

- 15. COMPLETION.** The preliminary and final design for the utility improvements shall be completed as follows:

- a. Design and preparation of plans and specifications: May 1, 2024 unless the completion date is extended by mutual agreement.
- b. Construction services: To be determined based on schedule of construction contract.

16. COMPENSATION. The City shall compensate the Engineers for services under this Agreement as follows:

- a. The fee for services for design, preparation of plans and specifications, and permitting and bidding services shall be on the basis of the Engineers standard hourly fees, plus reimbursement of direct out-of-pocket costs with a maximum not to exceed fee of Two Hundred Twenty-eight Thousand and 00/100 Dollars (\$228,000.00).
- b. The fee for general services during construction, resident review and final review shall be on the basis of the engineers standard hourly fees, plus reimbursement of direct out of pocket costs, with a maximum not to exceed fee of One Hundred Ninety-eight Thousand Five Hundred and 00/100 Dollars (\$198,500.00).

17. METHOD OF PAYMENT. The Engineers shall submit monthly invoices for the actual costs for Project services completed to the end of the invoice period. The monthly invoices of the Engineers shall show the total fees due, the amounts paid to date and the balance of the amount of the contract.

Invoices shall be due and payable upon receipt and shall be paid by the City within thirty (30) days of the date of receipt of an approvable invoice.

18. NOTICE TO PROCEED. Approval of this Agreement by the City shall constitute Notice to Proceed.

19. TERMINATION OF AGREEMENT. If, through any cause, the Engineers shall fail to fulfill in a timely and proper manner the obligations under this Agreement, the City shall have the right to terminate this Agreement by specifying the date of termination in a written notice to the Engineers at least ten (10) working days before the termination date. In this event, the Engineers shall be entitled to just and equitable compensation for any satisfactory work completed.

20. ASSIGNABILITY. The Engineers shall not assign any interest in this Agreement and shall not transfer any interest in the same without prior written consent of the City.

21. TITLE TRANSFER. The products of this Agreement shall be the property of the City. Nothing in this Agreement shall be construed as restricting the right of the Engineers to retain in their possession copies of the products of this Agreement.

The Engineers' reuse of the exact design developed under this Agreement is prohibited unless authorized by the City. The City may reuse the design, but in doing so, shall assume all liability for the design.

- 22. CONFIDENTIALITY.** No reports, information and/or data given to or prepared or assembled by the Engineers under this Agreement shall be made available to any individual or organization by the Engineers without the prior written approval of the City. The Engineers shall have the right to communicate directly with IDNR during the progress of the Agreement to achieve a timely review and approval of the Project.
- 23. INDEMNIFICATION.** The Engineers shall indemnify and hold the City harmless from and against all liabilities, claims, debts, taxes, obligations, costs and expenses (including reasonable attorney's fees, court costs and costs of appeal) that the City may incur or sustain as a result of any breach of this Agreement or negligent or other wrongful conduct in the performance of this Agreement by the Engineers. If a suit, action, arbitration or other proceeding is instituted by the City in connection with any controversy arising out of this Agreement or to interpret or enforce any rights under this Agreement. The prevailing party shall be entitled to recover from the non-prevailing party all attorney fees, costs, expert witness fees, and litigation expenses incurred, including those incurred on appeal.
- 24. INSURANCE.** The Engineer shall furnish the City with certificates of insurance by insurance companies licensed to do business in the State of Iowa, upon which the City is endorsed as an additional named insured, in the following limits. Except as noted, the coverage is on an occurrence basis.

General Liability*	\$1,000,000/\$2,000,000
Automobile Liability	\$1,000,000
Excess Liability (Umbrella)*	\$8,000,000/\$8,000,000
Workers' Compensation, Statutory Benefits Coverage B	\$1,000,000
Professional Liability**, ***	\$3,000,000/\$3,000,000

*Occurrence/Aggregate

**The Owner is not to be named as an additional insured

***Claims made basis

- 25. ERRORS OR DEFICIENCIES.** The Engineers shall, without additional compensation, revise any materials prepared under this Agreement if it is determined that the Engineers are responsible for any errors or deficiencies. This provision shall not apply to changes in the Project or Project materials which may result from causes or information which the Engineers could not have reasonably ascertained during the Project design, such as hidden or latent defects or conditions.
- 26. MODIFICATIONS TO AGREEMENT.** This Agreement may be modified upon written agreement by the City and the Engineers. In the event that any additional services are required of the Engineers that are over and above those described in this Agreement, the services shall not be done without express prior written agreement between the City and the Engineers. The scope of additional services, and fees to be charged, shall be

specified in any such written authorization. Additional services to be provided by the Engineers after completion of the work set forth under this Agreement may include general services during construction, resident review, start-up services, preparation of an instruction and/or operation and maintenance manual, supervision of operation or other services that may be mutually agreed upon by the City and Engineers.

27. **LEGAL SERVICES.** The City shall provide the services of an attorney experienced in legal matters pertaining to this type of project. The Engineers shall cooperate with said attorney and shall comply with his requirements as to form of contract documents and procedures relative to them.
28. **COMPLETENESS OF CONTRACT.** This document contains all terms and conditions of this Agreement. Any alterations shall be invalid unless made in writing, signed by both parties and incorporated as an amendment to this Agreement.
29. **GENERAL COMPLIANCE.** In the conduct of the professional services contemplated hereunder, the Engineers shall comply with applicable state, federal, and local law, rules, and regulations, technical standards, or specifications issued by the City and other governmental authorities with jurisdiction over the work. The Engineers must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.
30. **STANDARD OF CARE.** Services provided by the Engineers under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.
31. **GOVERNING LAW.** This Agreement shall be governed by and construed pursuant to the laws of the State of Iowa and any claim or dispute which may arise out of this Agreement shall be heard in a court of competent jurisdiction in Polk County, Iowa, unless otherwise agreed by the parties.

The undersigned do hereby covenant and state that this 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 Agreement nor have any of the above been implied by or for any party to this 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
2023

Management I.....	\$220.00
Management II.....	210.00
Process Engineer I.....	235.00
Client Services I	221.00
Client Services II	135.00
Client Services III	107.00
Client Services IV	85.00
Client Services V	80.00
IT I.....	175.00
IT II.....	116.00
IT III.....	75.00
Funding Specialist I.....	121.00
Funding Specialist II	105.00
Engineer I-A.....	220.00
Engineer I-B.....	201.00
Engineer I-C.....	193.00
Engineer I-D.....	186.00
Engineer II-A.....	179.00
Engineer II-B.....	170.00
Engineer III-A.....	160.00
Engineer III-B	155.00
Engineer III-C.....	150.00
Engineer IV	143.00
Engineer V	136.00
Engineer VI.....	128.00
Engineer VII	122.00
Engineer VIII	117.00
Engineer IX	110.00
Engineer X	97.00
Engineer XI	87.00
Engineer XII	80.00
Design Technician I	126.00
Design Technician II	111.00
Design Technician III	99.00
Architect I.....	174.00
Architect II	153.00
Architect III.....	137.00
Planner I	142.00
Planner II	98.00
Planner III	89.00
Drafter IA.....	122.00
Drafter IB.....	114.00
Drafter II.....	109.00
Drafter III.....	102.00
Drafter IV.....	95.00

Drafter V.....	85.00
Drafter VI.....	75.00
Drafter VII.....	65.00
Clerical I.....	90.00
Clerical II.....	80.00
Clerical III.....	70.00
Clerical IV	61.00
Clerical V	52.00
Construction Engineer I	205.00
Construction Engineer II	127.00
Construction Engineer III	115.00
Construction Engineer IV	98.00
Surveyor I	148.00
Surveyor II	129.00
Technician I	110.00
Technician II	99.00
Technician III	91.00
Technician IV	86.00
Technician V	80.00
Technician VI.....	72.00
Technician VII.....	65.00
Technician VIII.....	55.00
Technician IX.....	46.00
Building Inspector I	199.00
Building Inspector I-A.....	140.00
Building Inspector II	109.00
Building Inspector III	86.00
Accounting I	179.00
Accounting II	130.00
Accounting III	115.00
Accounting IV	90.00
Accounting V	83.00

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.m.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution to amend City of Bondurant Snow and Ice Control Policy (that was first adopted on May 7th, 2018)

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: This resolution is to amend the Snow and Ice Control Policy that the Council first adopted back on May 7th, 2018. This policy is the guiding document for the level of service the council has deemed necessary when it comes to snow and ice control within our community. Public works uses this document to guide decision-making during winter weather situations. Although we can never guarantee perfect conditions during an event, this document outlines the stated priority areas for roadway, parking areas, city-owned facilities, and city sidewalks and trail network.

When this policy was adopted, as with all city policies, it is a living document that is needed to be amended from time to time as the city changes and grows. The recent growth we have seen in our community is reflected in the changes that are highlighted in this document.

FUNDING SOURCE: The investment in snow removal is supported by the Road Use Tax, with augmentation by the Employee Benefits and General Funds.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-242
2. Snow Policy Amended

CITY OF BONDURANT
RESOLUTION NO. 231120-242

RESOLUTION TO AMEND CITY OF BONDURANT SNOW AND ICE POLICY

WHEREAS, the City Council of the City of Bondurant, Iowa, did on May 7th, 2018 adopt a Snow and Ice Control Policy; and

WHEREAS, based upon the recommendation of the Public Works Director, the City Council deems it appropriate to amend said Snow and Ice Control Policy as provided in the attached new policy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA, on this 20th day of November 2023, that the Snow and Ice Control Policy, 2018, dated May 7th, 2018, be and the same is hereby amended by substituting the attached new policy in lieu of the existing policy.

PASSED AND APPROVED this 20th day of November 2023.

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

SNOW AND ICE CONTROL POLICY



ADOPTED May7th, 2018
AMENDED November 20th, 2023

RESOLUTION NO. _____

RESOLUTION

WHEREAS, the City Council of the City of Bondurant, Iowa, did on May 7th 2018, adopt a Snow and Ice Control Policy; and

WHEREAS, based upon the recommendation of the Public Works Director, the City Council deems it appropriate to amend said Snow and Ice Control Policy as provided in the attached new policy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA, on this 20th day of November 2023, that the Snow and Ice Control Policy, 2018, dated May 7th, 2018, be and the same is hereby amended by substituting the attached new policy in lieu of the existing policy.

PASSED AND APPROVED this 20th day of November 2023.

Doug Elrod, Mayor

ATTEST:

Shelby Hagan, City Clerk

May 7th, 2018

CITY OF BONDURANT SNOW AND ICE CONTROL POLICY 2018

1. INTRODUCTION

The purpose of the Snow and Ice Control Policy is to establish and maintain uniform definitions and procedures concerning snow and ice control operations for the City of Bondurant. The City will provide such control in a safe and cost-effective manner, taking into account, safety, budget, personnel, and environmental concerns.

This policy does not guarantee that streets, sidewalks, parking areas, trails or other public property will be free of snow and ice after the execution of the snow and ice control plan. Bare, dry pavement should not be expected and will not always be provided. This plan attempts to maintain an adequate driving surface for properly equipped vehicles and drivers prepared for winter driving conditions, and to provide pedestrians with safe routes of travel.

The removal of snow and ice from public streets, public parking lots, and other public areas is an emergency operation that takes precedence over other non-emergency work for the Public Works Department.

2. MONITORING AND NOTIFICATION OF ICE/SNOW EVENTS

The observation of road and bridge conditions will be performed by the Public Works and/or Sheriff's departments to initiate snow crew notification. When inclement weather is approaching weather reports and forecasts will also be used in conjunction with on the street observations to determine notification timing. Resources permitting, first crew response will be snow removal vehicles with material spreaders. Public works crews may initiate additional crew calls as the need arises.

3. PRIORITIES

In order to make the most efficient use of available resources it is necessary to establish priorities for snow and ice removal. The following is a list of arterial and collector streets that have been established as priority streets.

- Public Safety and City Hall driveways/parking lots
- 2nd St. NE (Franklin St. SW to NE 96th St.)
- Grant St. (NE 94th Ave. to Interstate 80 Ramp)
- Franklin St. SW/ NE 64th St. (2nd St. NW to Hubbell Ave.)

- 32nd ST. SW (Hubbell Ave. NE 80th St.)
- 15th St. SE (Pleasant St. to Grant St. S.)
- Pleasant St. (15th St. SE to Hubbell Ave.)
- Lincoln St. SE
- Deer Ridge Dr. NW
- 13th St. NW (Deer Ridge Dr. NW to Grant St. N)
- Aaron Ave. NW (Deer Ridge Dr. NW to Grant St. N)
- Tailfeather Dr. NW (Deer Ridge Dr. NW to Grant St. NW)
- Mallard Pointe Dr. NW
- 13th St. SE
- 2nd St. SW (Garfield St. to Grant St.)
- 3rd St. SW (Garfield St. to Grant St.)
- 4th St SW (Garfield St. to Grant St.)

Note: Plowing or material spreading of any streets may be stopped at any time to go back to higher priority areas to re-apply material or plow, if conditions warrant.

4. EMERGENCIES

Emergencies may arise which warrant a departure from the stated priorities. Examples include but are not limited to:

- A. Immediate need for Police, Fire and Rescue emergencies.
- B. If City personnel asking for assistance must leave the public right-of-way to respond to an emergency, snow removal crews may provide necessary assistance such as opening a driveway or parking lot to give access for emergency crews.
- C. Isolated problem areas where traction is urgently needed before all other areas are handled: NOTE: The Sheriff's Department may only advise of road conditions and shall not direct snow and ice control operations of the Public Works Department.
- D. Icing conditions where a water main break has occurred.

5. SNOW REMOVAL OPERATIONS

The depth and timing of snow accumulations, along with traffic volumes, will normally dictate when snow removal operations begin. Removal will take place during a snow event as needed to keep accumulations on the pavement surface at a manageable level. It is likely that several passes will be made on most streets to clear accumulated snow from the roadway.

Snow removal operations will be carried out in accordance with the established priorities set forth in section 3 of this policy. Such removal operations may at times be done in conjunction with material applications.

Often times snow and ice control activities take place outside of the regular work day. To provide for adequate staffing during these emergency operations the city reserves the right to modify staff schedule's, after suitable notification to the employee, to accommodate the operation. Employees will typically be limited to 12 hours of continuous work during snow and ice control operations. After 12 hours of work the employee will be off for a minimum of 8 hours.

6. MATERIAL APPLICATIONS

Conditions may warrant the application of deicing materials. Conditions may also warrant the addition of liquid deicing chemicals to any such mixture in order to obtain the desired results from the application of a material mixture. The definition of Material in this policy may consist of salt, sand or liquid deicing chemicals, or any combination of the three. Applications of material will follow the same priorities established for snow removal.

7. JOINT JURISDICTION

The following jurisdictions are responsible or share responsibility with the City for the following boundary streets:

- A) Bondurant-NE 62nd Ave. (West Corporate Limit to NE 80th St.)**
- B) Bondurant-NE 64th St. (2nd St. NE to NE Hubbell Rd.)**
- C) Bondurant- NE 70th Ave./15th St. SE (Pleasant St. to Grant St. South)**
- D) Bondurant- Pleasant St. (NE Hubbell Rd. to 15th St. SE)**
- E) Bondurant- 2nd St. NE (NE 64th St. to NE Hubbell Rd.)**
- F) Polk Co.-NE 64th St.(2nd St. NE to North Corp. Limit)
- G) Polk Co.-15th St. SW (Franklin St. SW to Grant St. S.)- Gravel
- H) Bondurant- Grant St.(NE 86th Ave. to South Corp. Limit)**
- I) Polk Co.- NE 86th Ave. (Grant St to NE Hubbell Rd.)- Gravel
- J) Polk Co.- NE Morgan Dr. (North Corp. Limit to NE 78th Ave.)
- K) Bondurant- NE 78th Ave. (NE 96th St. to NE Hubbell Rd)**
- L) Polk Co. NE 88th St. (South Corp. Limit to NE Hubbell Rd.)
- M) Polk Co.- NE 80th St. (NE 62nd Ave. to 15th St SE)

N) Bondurant-NE 72nd St.(NE 86th Ave. to NE 94th Ave.)

8. PUBLIC PROPERTY PARKING AREAS

Parking areas at public areas will be cleared of snow by the Public Works Department or a designated contractor. Snow clearing may include the application of deicing materials on the driveway portion of parking areas only. Public parking area snow removal operations will commence after street operations are substantially complete.

9. SIDEWALKS – CITY OWNED

City owned sidewalks will be cleared and treated with ice melt as needed. This may require overtime on weekends.

Every attempt will be made to clear the walks and step areas at entrances to the City Hall, Library, Public Safety and Public Works buildings at least 15 to 30 minutes before normal business hours. In addition to maintenance staff's efforts to keep the entrances to public buildings open, a snow shovel and ice melt will be placed at each building entrance to allow staffs from each facility to assist in keeping the entrances open to the public. Departmental responsibilities for sidewalks to be cleared include:

Public Works

1.	City Hall	368'
2.	Library	650'
3.	City Park	779'
4.	Eagle Park	455'
5.	Mallard Pointe Park	139'
6.	Blue Jay Landing Park	201'
7.	Renaud Ridge Park (Ava's Park)	173'
8.	Lincoln St. SE @ Waterway (Both Sides)	417'
9.	Pleasant Grove Park (Trail and sidewalk)	226'
10.	Third St. SE @ Waterway (both sides)	167'
11.	Effnor Estates Park	310'
12.	Wisteria Heights Park	458'
13.	Lincoln Estates Park (Kadin Trail)	158'
14.	Gateway Park	421'
15.	Cleveland Park	110'
16.	Brick St. SE @ Waterway	67'
18.	Meadowbrook Park	97'
18.	Sankey Summit Trail Access (Mulberry Dr. NW Cul-De-Sac)	187'

19.	Prairie Point View Park	165'
20	Chayse St. SW @ Creek Crossing (Both Sides)	235'
21.	Sankey Summit Trail Access (Meadowland Ct. NW)	159'
Total City Owned Footage		5942'

10. CHICHAQUA VALLEY TRAIL

Trail snow removal operations may begin only when street snow removal operations are substantially complete.

Portions of the Chichaqua Valley Trail will be cleared of snow by the Public Works Department including the Trail Head area around the Depot and mainline trail from (NE 88th St. to Franklin St. SW). Slippery conditions may continue to exist even after snow removal operations have been completed. Users of the Chichaqua Valley Trail system use the trail at their own risk. Chichaqua Valley Trail snow removal operations will commence after street operations are substantially complete.

Trail Footage Cleaned

Grant St. South Trail	4606'
Grant St. North Trail	3238'
Second St. Trail- Grant St. N. to Pleasant St. NE	7307'
32 nd St. SW- Henry St. SW to Poplar Dr. SW Trail	1849'
CVT Trail- Pleasant St. NE to NE 88 th St.	7535'
CVT Trail- Grant St. N. to Franklin St. SW	1049'
CVT Trail- Grant St. N. to Second St. NE	5845'
Ditch #2 Trail- CVT to Second St. NW	2328'
Lake Petocka	4578'
Sankey Summit Trail- Grant St. N. to Eagle Park	3710'

Total Footage of Trail	42,045'
------------------------	---------

11. DRIVEWAYS/PRIVATE PROPERTY PLOWING

City snowplows will not clear private driveways or private property, such as parking lots, except in an emergency as previously discussed. The removal of snow placed in a driveway or on sidewalks by City plows is the responsibility of the property owner.

12. COMPLAINT PROCEDURES

Management Staff or Administrative Assistant may handle emergency complaints.

13. REPORTS

A Storm Report shall be completed for each snow removal operation. This report contains operating times, weather conditions, resources committed and results.

14. REPAIR OF DAMAGED PROPERTY

Snow and ice control operations may cause property damage to improvements in the public right-of-way, even under the best of circumstances and watchful care of equipment operators. The City will restore sod areas damaged by City snowplows during snow removal operations. All other damage within the public right-of-way is the responsibility of the property owner including, but not limited to, trees, shrubs, bushes, landscaping materials, decorative rock or concrete, and lawn/landscaping irrigation systems.

15. RESPONSIBILITIES OF RESIDENTS

Under City of Bondurant Code of Ordinances Section 135.12 residents are prohibited from obstructing any street or depositing snow or ice thereon. Therefore, City Ordinance prohibits the practice of depositing snow from driveways and sidewalks on to the street.

Under City of Bondurant Code of Ordinances Section 69.10 parking is prohibited on any public street during a snow event and immediately following a snow event.

Residents are also responsible for assuring that their mailbox is properly installed and that the mailbox meets the requirements of the United States Postal Service regarding delivery and collection of mail to curbside boxes. Mailboxes damaged by snow removal equipment will be repaired as defined in the City of Bondurant Code of Ordinances Section 140.08

During periods of heavy snowfall accumulations, there may be times when City equipment cannot physically place all the snow from the curb line onto the City right-of-way. It is the responsibility of the resident to remove snow and ice accumulations from the approach and exits to mailboxes to allow the mail carrier to deliver mail safely and efficiently.

16. DISCLAIMER

To the extent that any previous rule, regulation, policy or past practice, written or unwritten, is in conflict with the provisions of this policy, such is hereby withdrawn, voided and all personnel should conduct themselves in conformity with this policy.

This Snow and Ice Control Policy is not intended to create and should not be construed in any manner as creating a guaranty that any driving hazard associated with winter driving conditions is eliminated by the City's efforts to remove snow and ice from City streets in accordance with this Policy. All or parts of this policy may be affected by at least one or more of the following, which will delay all or some of the services provided.

- A) Available Personnel.
- B) Equipment breakdown.
- C) Vehicles disabled in deep snow.

- D) Storm severity may preclude all snow removal operations or seriously impede response.
- E) Equipment rendered inadequate by the depth of the snow or drifts.
- F) Shift changes; crew breaks, and breaks required for refueling, refilling of material spreaders and installing chains and new blades.
- G) Snow deposited back in to the street after crews have completed snow removal operations.
- H) Snow left on streets due to parked cars.
- I) Unforeseen conditions and circumstances.

17. Sidewalks abutting Private Property – Removal of Snow and Ice Accumulations

Purpose- The following section has been created in order to provide a uniform and consistent method for evaluating, documenting and enforcing section 136.03 Removal of Snow and Ice Accumulations.

Snow and ice accumulations on sidewalks abutting private property on
Property Owner Responsibility under section 136.03 - Removal of Snow and Ice Accumulations. The owner, lessee occupant or person in charge of property abutting sidewalks shall remove snow and ice accumulations from sidewalks within twenty-four (24) hours after a snowfall or the deposit or formation of ice thereon.

Policies- All reported or identified violations shall be reviewed by the appropriate City of Bondurant personnel. However, as the city has limited code enforcement resources, this procedural guideline for enforcement activity has been developed to maximize the available resources. The procedural guidelines should be used as a flexible document to allow the level of enforcement to reflect the circumstances and situation of the code violation.

It shall be the City's policy to make every effort to encourage voluntary code compliance. Voluntary compliance is generally less expensive for all parties and represents a more satisfactory resolution than citations or assessments.

The Public Works Department code enforcement official shall have the responsibility for determining whether or not the property owner has substantially complied with the responsibilities identified in the City Code. It shall be the City's policy to ensure that the sidewalks are safe for pedestrian travel; however, there are no guarantees that the sidewalks will be completely free of all moisture.

The City understands that there will be some sidewalks along the City's arterial roadways (for example: Grant St. between 1st St. SE and 5th St. SE) that will require additional discretion due to the proximity of the sidewalk to the roadway. It shall be the City's policy to work with those property owners to develop a satisfactory solution and timeframe to any snow and ice accumulation in a manner consistent with the spirit of the ordinance.

Enforcement Methodology- It is the City's policy to investigate and attempt to resolve all code violation complaints received by the City of Bondurant.

In addition to the complaints received, the Public Works Department will proactively review selected areas of the City during snow events greater than 1-inch to ensure comprehensive code compliance and help facilitate continued education regarding property owner responsibilities. The City has been divided into three (3) Snow Removal Review Zones (see attached exhibit). All of the properties within area #1 will be reviewed during the first snow event of the season. Area #2 will be reviewed during the second event, followed by area #3 respectively. The cycle will begin again if more than three events occur during the winter season.

Enforcement Procedures (Notice of Violation)

- A. A citizen's complaint shall be made on a complaint form provided by the City's Administrative Staff (see Appendix A). The complainant may complete the form, or it may be completed by staff based on a telephone call, letter or other contact from the complainant. If the complaint is received in written format, the document shall be attached to a complaint form completed by staff.
- B. All complaints from whatever source received by the City Staff shall be recorded in the City of Bondurant's code enforcement database. Recording the complaint shall consist of assigning the complaint a case number and entering into the code enforcement database the following information:
 1. the case number;
 2. the date of complaint form submittal;
 3. complainant information (name, address, phone number);
 4. subject property information such as (properties unique identifier, property address, parcel/plat, property owner name, property owner address); and
 5. Identification of code enforcement official assigned to the case.
- C. After the complaint information has been entered into the database, a file shall be opened for the complaint by the Administrative Staff. The file is the official record of the complaint and its investigation and resolution. The file shall contain the following minimum information prior to being turned over to the investigator:
 1. the complaint form;
 2. a copy of the complaint record (printout of basic information inputted into database); and
 3. an investigation worksheet.
- D. Investigation of the complaint shall be completed by the appropriate code enforcement official within two (2) business days of complaint intake. The purpose of the field investigation is:
 1. to verify the existence and severity of the code violation;

2. to document the code violation by means of written notes, photographs, videotapes, etc.
 3. if possible, to discuss with the property owner, occupant or other responsible party:
 - a. the nature of the code violation;
 - b. method for complying with the codes;
 - c. timelines for code compliance;
 - d. code enforcement procedures; and
 - e. potential consequences for failure to comply.
- E. Upon completion of the field inspection, the code enforcement official shall document action taken on the complaint form. The worksheet shall include the following information:
1. name of investigator;
 2. date, time and place of investigation;
 3. code violations observed (or determination as to the lack of code violation);
 4. evidence of violation (photographs, notes summary, etc.)
 5. summary of discussion, if any, with owner, occupant or responsible party;
 6. witness information, if any;
 7. description of actions necessary to correct violation; and recommended enforcement action.
- F. If the code enforcement official is not able to make contact with the property owner, notice of violation (including the nature of the violation, method for complying with the code, timeline for code compliance & the potential consequences for failure to comply) will be left in a conspicuous location on the property.

Enforcement Procedures (Enforcement Action)-If corrective action has not been completed as identified in the notice of violation, the City will take action to abate the code violation.

- A. The code enforcement official will review the non-compliant property the day following the issuance of the Notice of Violation. The code enforcement official will document the level of completion on the investigation worksheet.
- B. Following the review, if the property is still not compliant, the code enforcement official will submit the worksheet to the Administrative Assistant.
- C. The Administrative Assistant will contact the City's snow removal contractor to issue a work order for the non-compliant property.

The City has retained the services of a local contractor to remove the snow/ice accumulations if the property owner fails to proceed with corrective action within the specified time period. The contractor will remove the snow/ice accumulation from the

public sidewalk and bill the City for the time necessary to complete the work (minimum 1-hour charge of \$60.00 will be billed for any work commenced).

Cost Recovery Procedures- The City will seek to recover the cost of abating the code violation from the property owner. Once the abatement is completed and the City has obtained a bill, the City will invoice the property owner based on the actual cost incurred.

The property owner will have ten (10) days to pay the invoiced amount. If the property owner does not pay, the overdue invoice will be forwarded to the City Administration Department for collection through property assessment/lien process.



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

Item No. 5.n.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution approving supplement to 2023 Senior Bond Issuance Certificate of Des Moines Metropolitan Wastewater Reclamation Authority Participating Community

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The Senior Bond Issuance Certificates of WRA Participating Community ("Certificates") are required as part of the Second Amended and Restated 28E Agreement ("Agreement" or "28E"). The Certificates are the mechanism that gives the WRA the authority to issue debt on behalf of the Participating Communities.

From March through June 2023, the WRA Participating Communities authorized additional borrowing authority for \$94,250,000 for upcoming capital projects via the 2023 Senior Bond Issuance Certificates. The 2023 Senior Bond Issuance Certificate included \$10,000,000 of bid contingency for projects enumerated therein.

WRA is contemplating a new project for land acquisition, demolition and clearing project for a new WRA Site, in an estimated amount of \$9,000,000. The WRA requires Participating Communities to approve proposed indebtedness prior to issuance and has suggested utilizing \$9,000,000 of the original \$10,000,000 bid contingency for the new WRA Site Acquisition, Demolition and Clearing Project.

FUNDING SOURCE: Sewer Utility/WRA Payment

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-243

CITY OF BONDURANT
RESOLUTION NO. 231120-243

A RESOLUTION APPROVING SUPPLEMENT TO 2023 SENIOR BOND ISSUANCE
CERTIFICATE OF DES MOINES METROPOLITAN WASTEWATER RECLAMATION
AUTHORITY PARTICIPATING COMMUNITY

WHEREAS, the City of Bondurant, Iowa is a member of the Des Moines Metropolitan Wastewater Reclamation Authority (WRA), and is in compliance with the provisions of the WRA Agreement; and

WHEREAS, the WRA identified projects for which not more than \$94,250,000 of WRA Bonds are anticipated to be issued in calendar years 2023 and 2024, memorialized in the 2023 Senior Bond Issuance Certificate approved by all Participating Communities around July 2023, with correlating allocations of debt service to Participating Communities; and

WHEREAS, the 2023 Senior Bond Issuance Certificate included \$10,000,000 of bid contingency for projects enumerated therein; and

WHEREAS, WRA is contemplating a new project for land acquisition, demolition and clearing project for a new WRA Site, in an estimated amount of \$9,000,000; and

WHEREAS, the WRA requires Participating Communities to approve proposed indebtedness prior to issuance, and has suggested utilizing \$9,000,000 of the original \$10,000,000 bid contingency for the new WRA Site Acquisition, Demolition and Clearing Project.

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

Section 1. That the City Council of the City of Bondurant, Iowa, hereby approves expanding the scope of the \$10,000,000 bid contingency previously identified within the 2023 Senior Bond Issuance Certificate of WRA Participating Community to include the WRA Site Acquisition, Demolition and Clearing Project in the estimated amount of \$9,000,000 (bid contingency reduced to \$1,000,000), there being no impact on the previously approved aggregate amount of \$94,250,000 proposed issuance by the WRA and approved by all Participating Communities, nor a modification to the previously approved allocation of debt service for each of the Participating Communities.

Section 2. That a copy of this Resolution shall be filed with the WRA confirming the City Council of the City of Bondurant, Iowa's action herein, and supplementing the 2023 Senior Bond Issuance Certificate.

Passed this 20th day of November 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

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

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

Shelby Hagan, City Clerk



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

Item No. 5.o.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution adopting the Stormwater Master Plan

CONTACT PERSON:

John Horton, Public Works Director
Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The attached resolution officially adopts the City's Stormwater Master Plan. The Stormwater Master Plan was created by Emmons & Oliver Resources, Inc. (EOR) back in 2019/2020. This plan was not officially adopted by City Council at the time, as the City was going to finalize the Building Bondurant Comprehensive Plan creation/adoption process prior to adopting the Stormwater Master Plan. The purpose of this Stormwater Master Plan is to create a guide for action with respect to stormwater infrastructure. As part of this stormwater master planning process, existing condition data was collected and analyzed to create the plan's recommendations and priorities. The Stormwater Master Plan outlines and models various strategies and plans for improving stormwater management in Bondurant.

Some examples of the City of Bondurant's stormwater management initiatives that have resulted from the suggestions that are included as part of this Stormwater Master Plan:

- Creating, adopting, and beginning to implement the Central District Stormwater Improvements Master Plan area in 2023, as the Stormwater Master Plan guides for regional detention in this Central District Stormwater Improvements area.
- Implementing Phase 1 of the NE Storm Sewer Project in 2021 as a direct result of the flooding issues experienced in the Pleasant Grove neighborhood back in 2018 as a result of stormwater miscalculations by the developer's engineer.
- Hiring McClure Engineering in 2023 to design three stormwater management projects identified in the Stormwater Master Plan's 15th Street SE Stormwater Improvements Area.

Formal adoption of the City's Stormwater Master Plan is consistent with Policy 18F of the Building Bondurant Comprehensive Plan, which reads: Continue to implement the recommendations included within the Stormwater Master Plan to improve drainage, flooding, and water quality.

FUNDING SOURCE: Projects under this plan will be funded by stormwater or other appropriate sources.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-244
2. StormwaterMasterPlan_V2

CITY OF BONDURANT
RESOLUTION NO. 231120-244

RESOLUTION ADOPTING THE STORMWATER MASTER PLAN

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

WHEREAS, in 2019 the Bondurant City Council approved a resolution entering into a professional services agreement with Emmons & Oliver Resources, Inc. for Stormwater Master Plan planning services; AND

WHEREAS, the purpose of this Stormwater Master Plan is to create a guide for action with respect to stormwater infrastructure for Bondurant now and as the community continues to evolve in the future; AND

WHEREAS, while the Stormwater Master Plan has been utilized by staff and Council when identifying upcoming stormwater improvement projects, this plan has not yet officially been adopted by City Council; AND

WHEREAS, adopting the Stormwater Master Plan is consistent with Policy 18F of the Building Bondurant Comprehensive Plan, which reads: Continue to implement the recommendations included within the Stormwater Master Plan to improve drainage, flooding, and water quality.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 20th day of November 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				

Prepared by: EOR
For the City of Bondurant

City of Bondurant 2020 Stormwater Master Plan



Cover Image

Mud Creek Flooding 7/1/2018

Photo Credit: Krystal Stanford

TABLE OF CONTENTS

1. INTRODUCTION	1
2. WATERSHED ASSESSMENT	4
2.1. Topography	6
2.2. Land Cover.....	9
2.3. Soils	11
2.4. Geology	14
2.5. Hydrologic Setting	16
3. WATER QUALITY.....	17
4. MODEL CONSTRUCTION	17
4.1. General Background	17
4.2. Model Construction.....	18
4.3. Model Verification.....	23
4.4. Improvement Modeling	28
5. MODEL RESULTS AND SOLUTIONS.....	33
5.1. City Wide Results.....	33
5.2. Backyard Flooding Areas	39
5.3. Pleasant Grove Neighborhood	43
5.4. Meadow Brook Park	49
5.5. 13 th St. SE and 15 th St SE. Neighborhood.....	53
5.6. 3 rd St. SE and 5 th St. SE Neighborhood.....	58
5.7. Blaine St NW Outlet.....	61
5.8. Wolf Creek Neighborhood.....	63
5.9. Mitigating flooding from Future Growth.....	66
6. SOLUTION RANKING AND RECOMMENDATIONS	69
6.1. Prioritization Matrix	69
6.2. Draft 20 Year Implementation Plan.....	71
7. POLICY RECOMMENDATIONS	71
7.1. Background.....	71
7.2. Stormwater Management History	71
7.3. Including Low Impact Development (LID) in Standards	72

7.4.	Policy Framework	73
8.	MAINTENANCE PLAN.....	81
9.	STAFFING LEVEL ANALYSIS	81
10.	STORMWATER RATE ANALYSIS	81
	REFERENCES.....	82
	APPENDIX A. ENGINEER OPINON OF PROBABLE COST TABLES	83
11.1.	Pleasant Grove	83
11.2.	Meadow Brook Park	87
11.3.	13 th St. SE and 15 th St. SE Neighborhood.....	91
11.4.	3 rd St. SE and 5 th St. SE Neighborhood.....	95
11.5.	Blaine St. NW Outlet.....	96
	APPENDIX B. SUMMARY OF RANKING	97
	APPENDIX C. MEADOW BROOK PARK CONCEPT	99

LIST OF FIGURES

Figure 1 City of Bondurant location.	2
Figure 2. 2030 Planned Land Use (2030 Comprehensive Plan).	3
Figure 3. City of Bondurant major watersheds.	5
Figure 4. City of Bondurant elevation.	7
Figure 5. City of Bondurant slope	8
Figure 6. High Resolution Land Cover 2009 adjusted to include recent developments.	10
Figure 7. Hydrologic soil group for the City of Bondurant drainage area.	12
Figure 8. Seasonal high groundwater for the City of Bondurant drainage area.	13
Figure 9. Prairie Pothole Depressions identified within the City of Bondurant drainage area.	15
Figure 10. 1981-2010 Normal Monthly average Temperature and precipitation (PRISM Climate Group, 2019).	16
Figure 11 Annual average temperature range and total precipitation for the City of Bondurant (1981-2018) (PRISM Climate Group, 2019).	17
Figure 12. Design storm rainfall depths.	18
Figure 13. Elevation source inventory for the City of Bondurant.	20
Figure 14. City of Bondurant Storm sewer system based on Utility Atlas.	21
Figure 15. City of Bondurant SWMM model components	22
Figure 16. Estimated subcatchment total precipitation from June 30th, 2018 through July 1st, 2018.	24
Figure 17. Mud Creek flood extent from June 30th, 2018 through July 1st, 2018 rainfall compared to the 10 year, 25 year, 50 year, and 100 year 24 hour flood extents (Photo from Social Pinpoint).	25
Figure 18. Predicted maximum flood extent for the June 30 th , 2018 event at Meadow Brook Park compared to a photo taken during the storm (Photo from Social Pinpoint).	26
Figure 19. Predicted flood extent from the June 30th, 2018 event for the Pleasant Grove Neighborhood (Photo from Social Pinpoint).	27
Figure 20. Change in June 30th, 2018 flood extent for Mud Creek after improvements.	29
Figure 21. June 30 th , 2018 maximum flood extent with the high school entrance and improved walkway.	30
Figure 22. Old storm sewer system along Lincoln St. SE.	31
Figure 23. Lincoln St. SE storm sewer profile with upgraded storm sewer system.	32

Figure 24. Self-cleaning pipes within the city of Bondurant.....	35
Figure 25. Predicted pipes that are capacity limited.	36
Figure 26. 100 year-24 hour storm problem areas.....	37
Figure 27 Locations in the City of Bondurant with flooding concerns.....	38
Figure 28. Rain garden example.	40
Figure 29. Bioretention cell example.	41
Figure 30. City wide green infrastructure opportunities.	42
Figure 31. Improvement options for the Pleasant Grove neighborhood.	46
Figure 32. Meadow Brook Park recommendations.	50
Figure 33. 13th St. SE and 15th St. SE neighborhood options.	55
Figure 34. 3 rd St. SE and 5 th St. SE neighborhood options.....	59
Figure 35. Blaine St. NW outlet options.....	62
Figure 36. Wolf Creek neighborhood.....	64
Figure 37. High Risk subcatchments.	67
Figure 38. Regional storage opportunities identified from LiDAR.....	68

LIST OF TABLES

Table 1. Drainage Areas of the Major Watersheds within the future city limits.....	4
Table 2. High Resolution Land Cover by Major Watershed.	9
Table 3. Hydrologic Soil Group by Major Watershed	11
Table 4. Backyard Community Raingarden Results	43
Table 5. Pleasant Grove Phase 1 and Phase 2 Alternatives Results.....	47
Table 6. Pleasant Grove Improvement Costs.....	48
Table 7. Meadow Brook Results	51
Table 8. Meadowbrook Park Improvements Costs.....	52
Table 9 Meadow Brook Park Concept Cost Per Feature.....	52
Table 10. 13 th St. SE and 15 th St SE Neighborhood Results	56
Table 11. 13th St. SE and 15th St. SE Neighborhood Improvements Costs.....	57
Table 12. 3 rd St. SE and 5 th St. SE neighborhood results.	60
Table 13. 3rd St. SE and 5th St. SE Neighborhood Improvements Cost.	60
Table 14. Blaine St. NW Outlet Improvement Costs.....	61
Table 15. Wolf Creek Neighborhood Results.	65
Table 16. Stormwater Infrastructure Improvement Prioritization Matrix.....	69
Table 17. Recommendation Ranking Summary	70
Table 18. Summary of Policy Recommendations	78
Table 19. Stormwater infrastructure Improvement Prioritization Matrix Summary	97
Table 20. Stormwater infrastructure Improvement Prioritization Matrix Score.....	98

1. INTRODUCTION

The City of Bondurant, Iowa is located on the northeastern edge of the Des Moines metropolitan area in central Iowa (Figure 1). Over the past decade, the City of Bondurant has grown substantially from 3,860 people in the 2010 Census to an estimated 6,646 people in 2018. This growth is expected to continue in the coming decade. Therefore the City of Bondurant has begun planning for the future, beginning with the 2030 Comprehensive Plan adopted in 2012. The Comprehensive plan lays out a general overview of the City's goals and vision moving forward. The proposed 2030 city boundaries and land use were used as the project extent for this project (Figure 2).

The purpose of this Plan is to guide the actions of the City of Bondurant with respect to the stormwater infrastructure including collecting and summarizing existing conditions, identifying existing problems, and recommending and prioritizing future improvements to the stormwater infrastructure of the city. In addition, this plan will include a review of existing ordinances and recommendations to improve the review of new development.

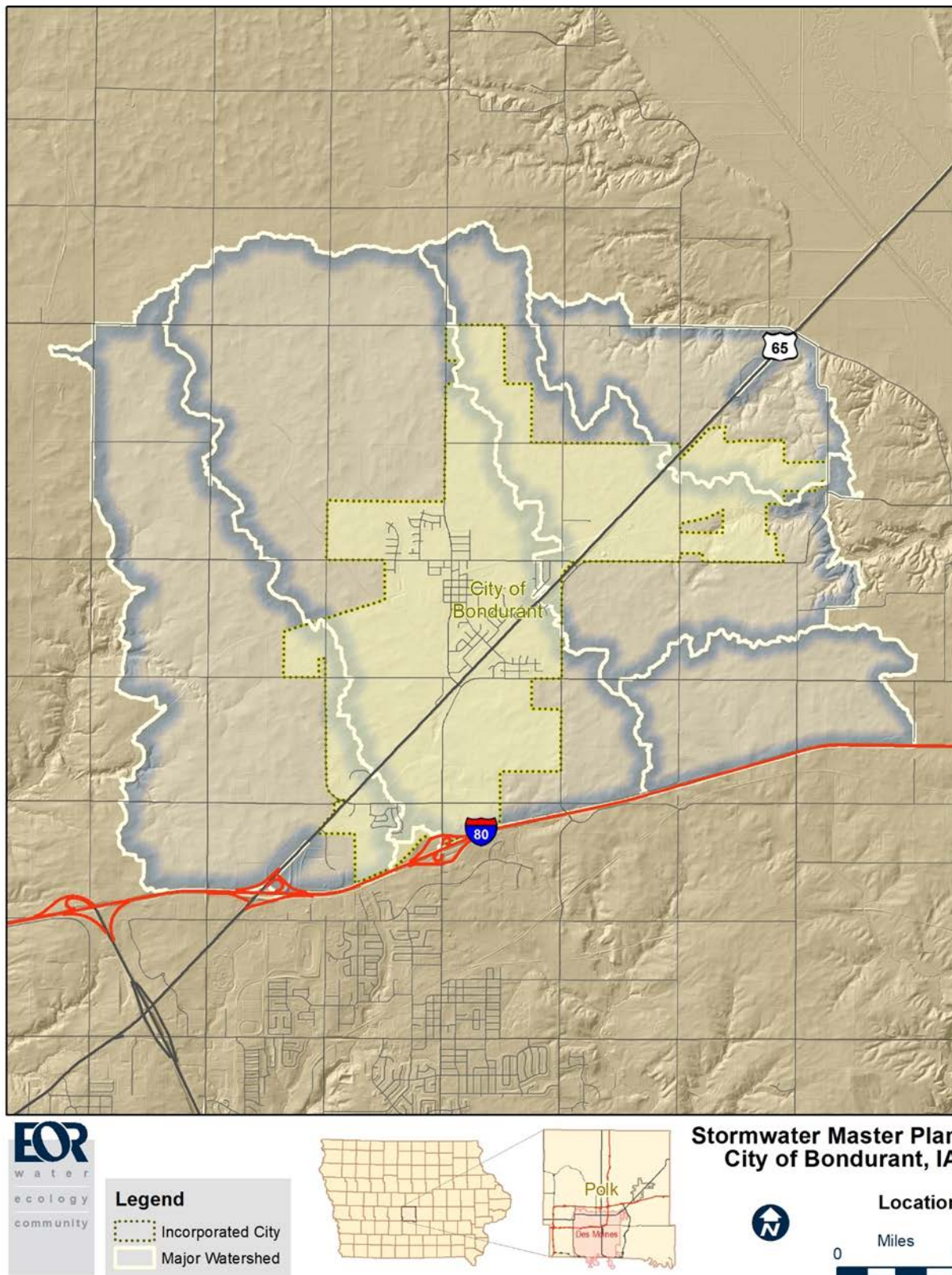


Figure 1 City of Bondurant location.

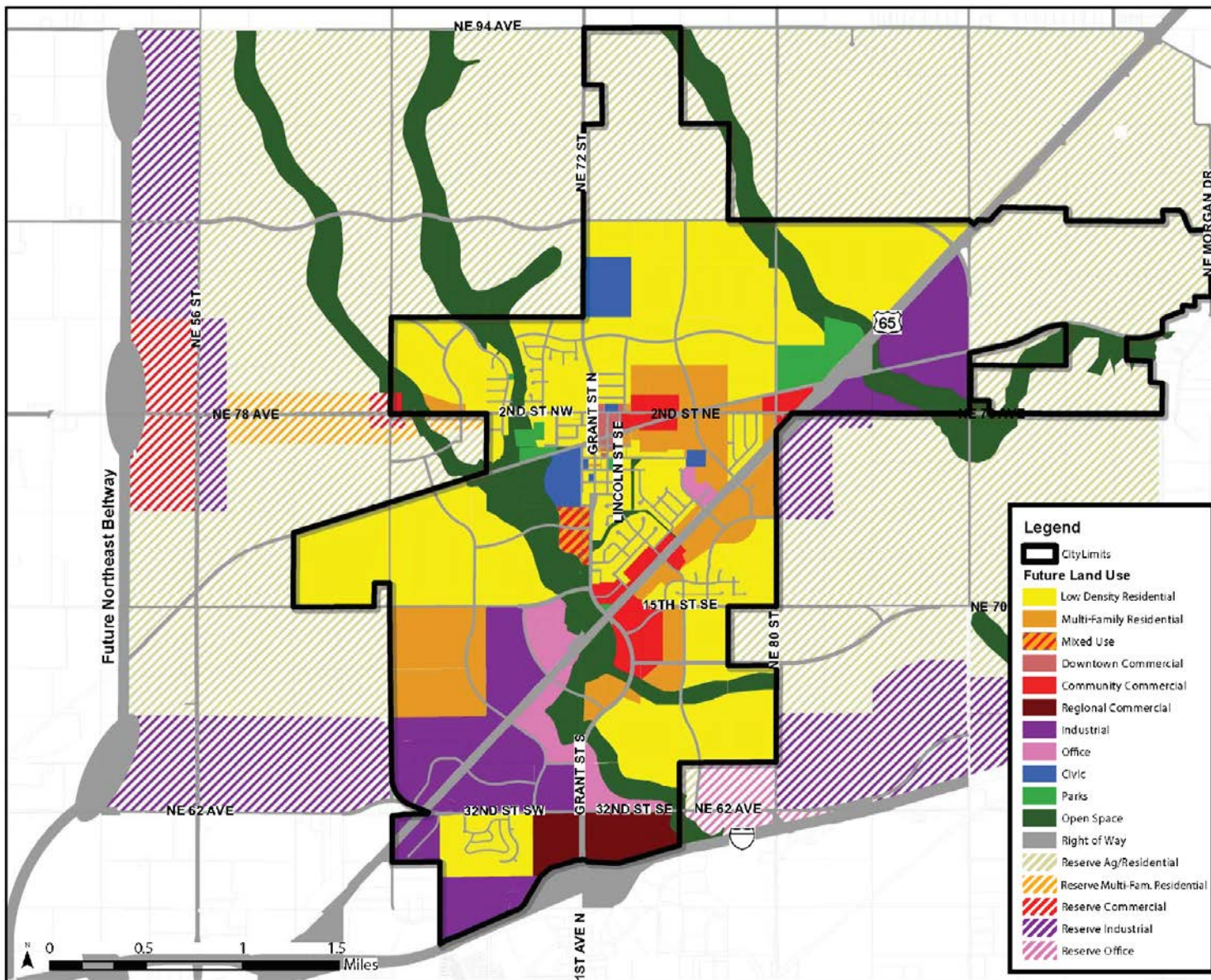


Figure 2. 2030 Planned Land Use (2030 Comprehensive Plan).

2. WATERSHED ASSESSMENT

As the city grows understanding the watershed boundaries is required to properly plan for the future. If not properly managed, new developments may increase the volume and flow of water in existing developments downstream causing flooding and property damage. The current city limits are mostly within the Mud Creek and Santiago Creek watersheds however with the potential growth expected by 2030 the City may grow into the Camp Creek watershed, Fourmile Creek watershed, and direct tributaries to the South Skunk River (Figure 3). The drainage areas within the future limits are shown in Table 1. The largest drainage area is Mud Creek (11.3 mi²) which flows through the center of the city.

Table 1. Drainage Areas of the Major Watersheds within the future city limits.

Watershed	Drainage Area (mi ²)
Mud Creek	11.3
Santiago Creek	5.5
Camp Creek	2.4
Fourmile Creek	6.2
South Skunk River Tributary	2.8

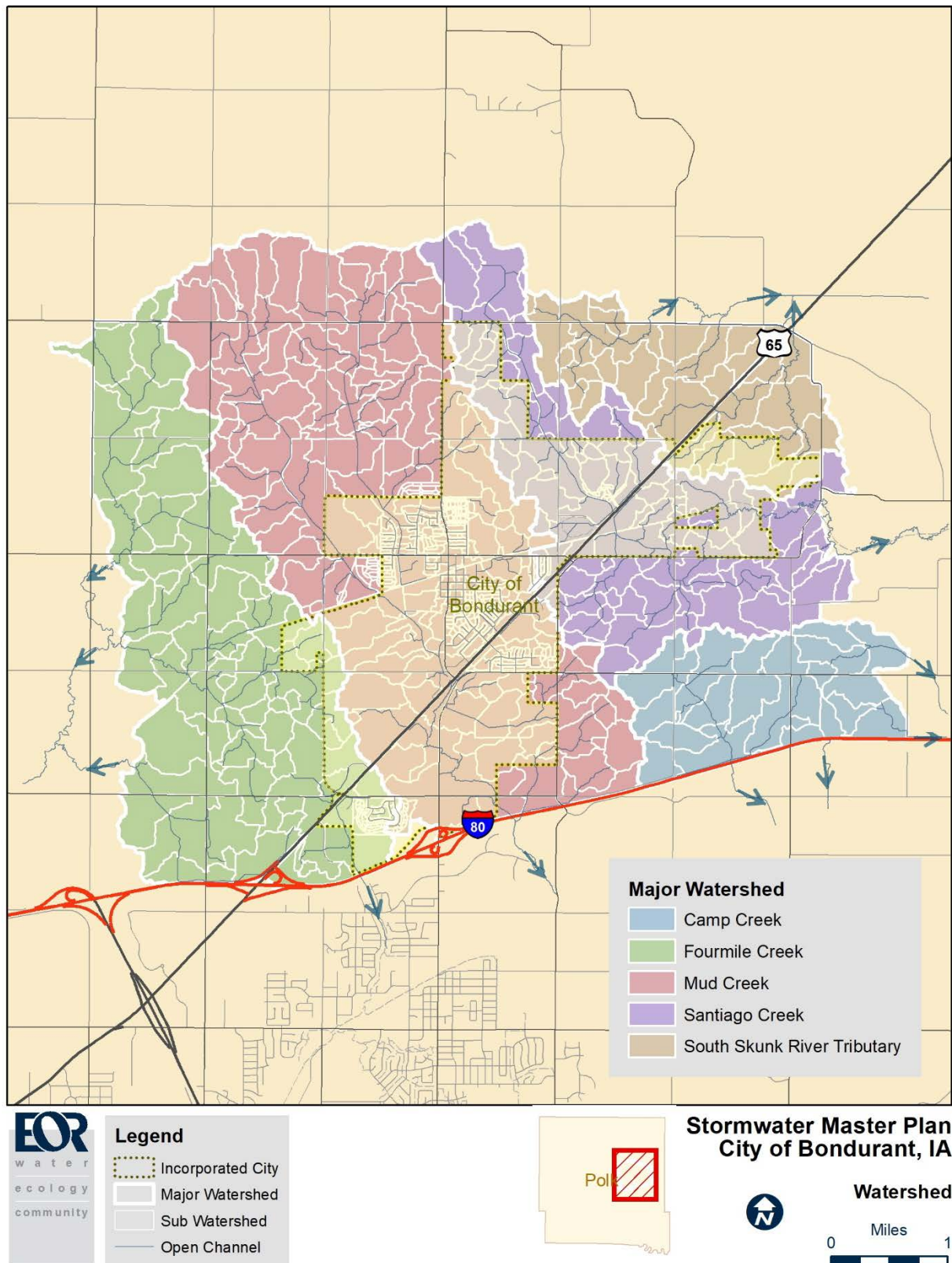


Figure 3. City of Bondurant major watersheds.

2.1. Topography

The topography of a watershed is important to understand where and how fast water flows across a landscape. The total change in elevation in the project study area is 214 ft with the highest locations at the headwaters of the major watersheds and the lowest elevations outlets of the major watersheds. The lowest point in the project study area is the outlet to the South Skunk River Tributary watershed (Figure 4). The slope throughout the project study area is generally flat and mostly less than 2.4% slope. The slope increases near the most well defined stream systems with the steepest areas near the South Skunk River Tributary (Figure 5).

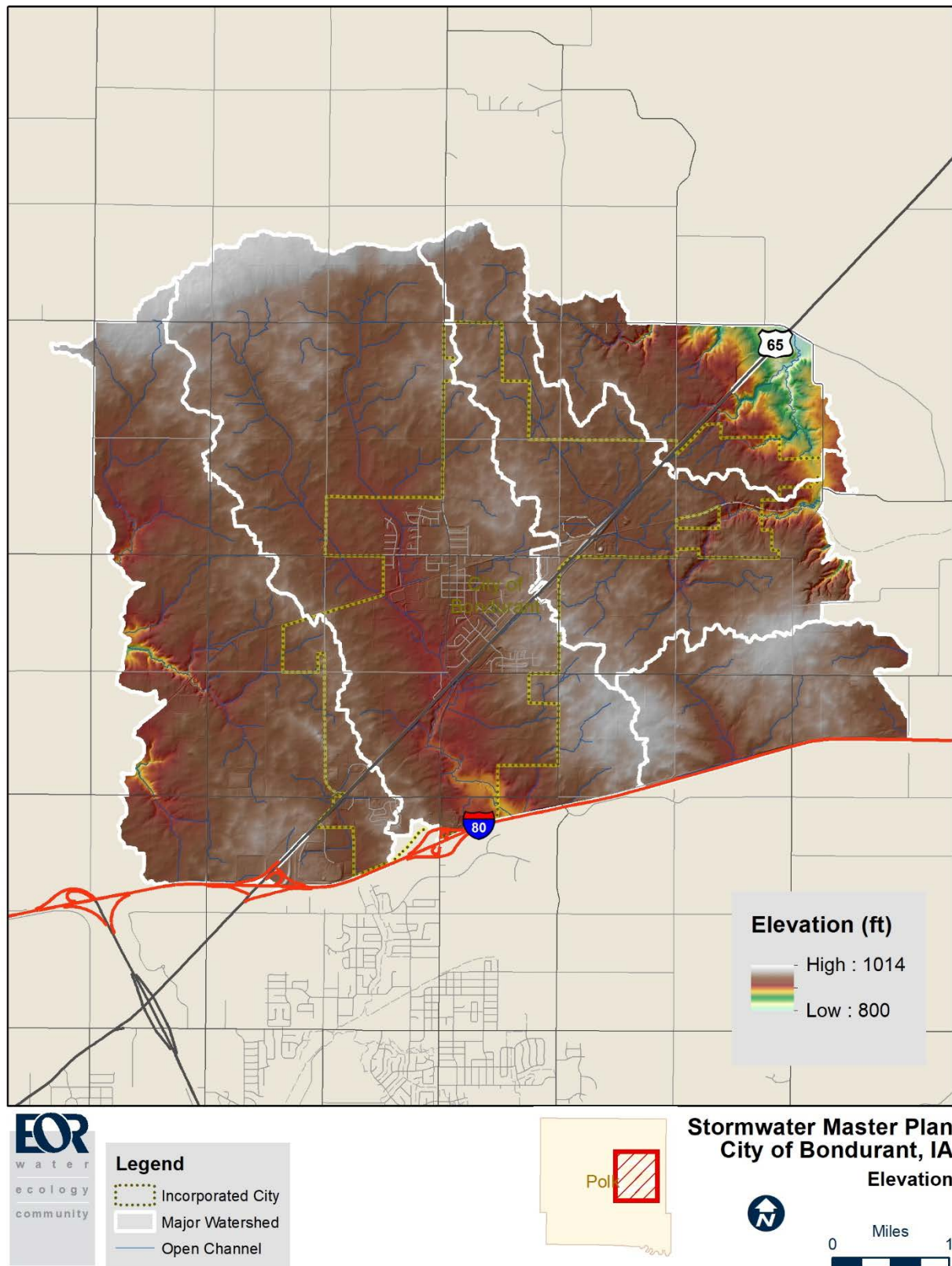


Figure 4. City of Bondurant elevation.

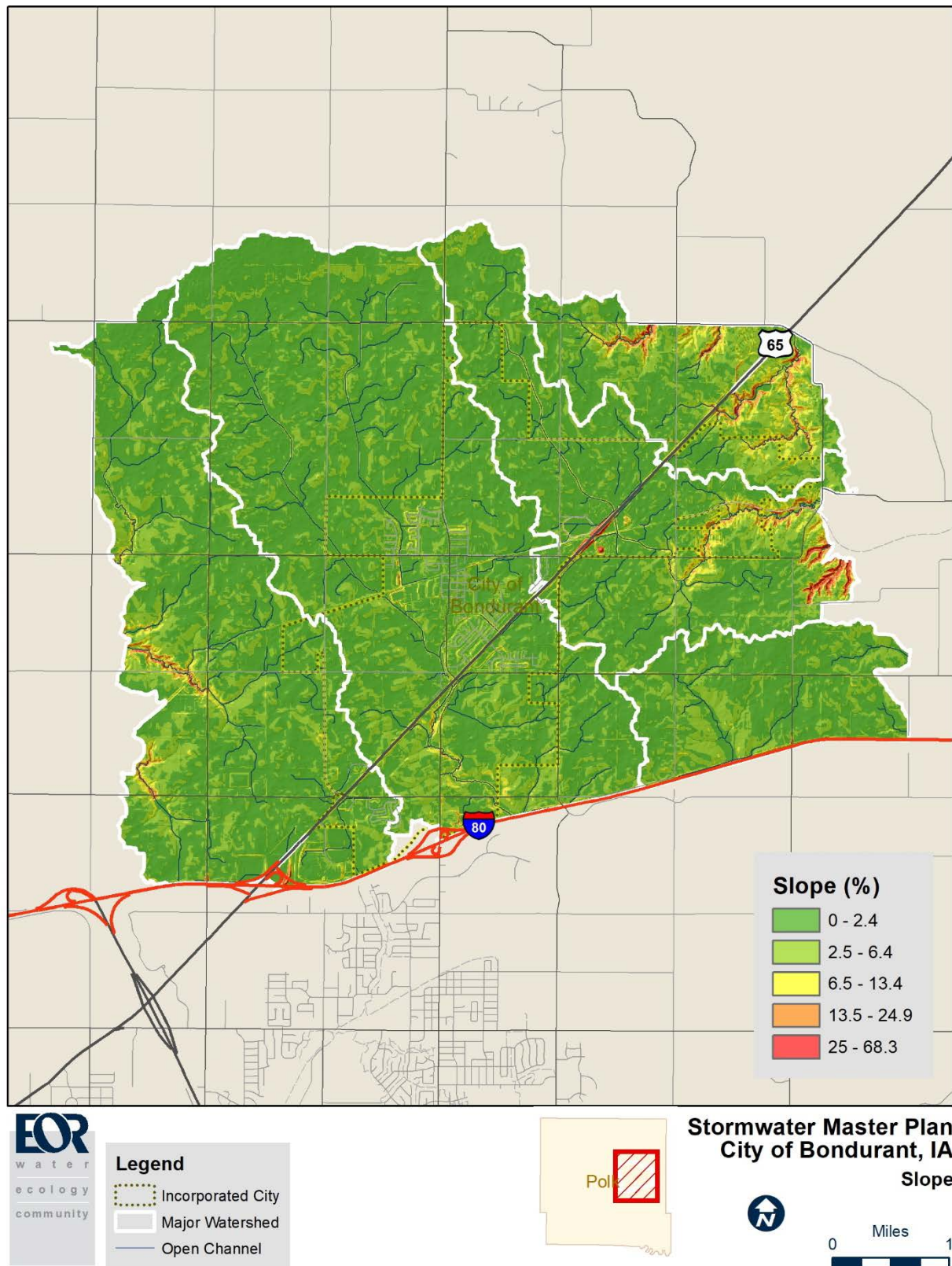


Figure 5. City of Bondurant slope

2.2. Land Cover

The land cover surrounding the City of Bondurant was characterized using the High Resolution Land Cover of Iowa that was flown in 2009, which breaks down the land cover into 15 classes. For simplification, we combined the classes into five classes and because the city has grown since 2009 we modified the land cover to include recent developments that have been built since 2009. The summary of land cover in each of the major watersheds is in Table 2. Much of the drainage area to the City of Bondurant is still undeveloped agricultural land with grass which includes lawns, prairie land and, road ditches, making up the next largest land cover. The most developed major watershed is Mud Creek and fastest growing watershed is Mud Creek which has 5% impervious area and 5% of the area as new development with 5%. The City of Bondurant is also growing into the Santiago Creek watershed and Fourmile Creek watershed. The most natural watershed with higher percentages of grass and forest is the South Skunk River Tributary. This watershed contains the Chichaqua Bottoms Greenbelt along the Skunk River.

Table 2. High Resolution Land Cover by Major Watershed.

	Agriculture	Grass	Impervious Area	Forest	Water or Wetland	Recent Development
Camp Creek	85%	13%	2%	1%	0%	0%
Fourmile Creek	79%	13%	4%	3%	0%	1%
Mud Creek	76%	11%	5%	3%	0%	5%
Santiago Creek	76%	13%	4%	7%	0%	1%
South Skunk River Tributary	60%	23%	3%	13%	0%	0%
Total	76%	13%	4%	5%	0%	2%

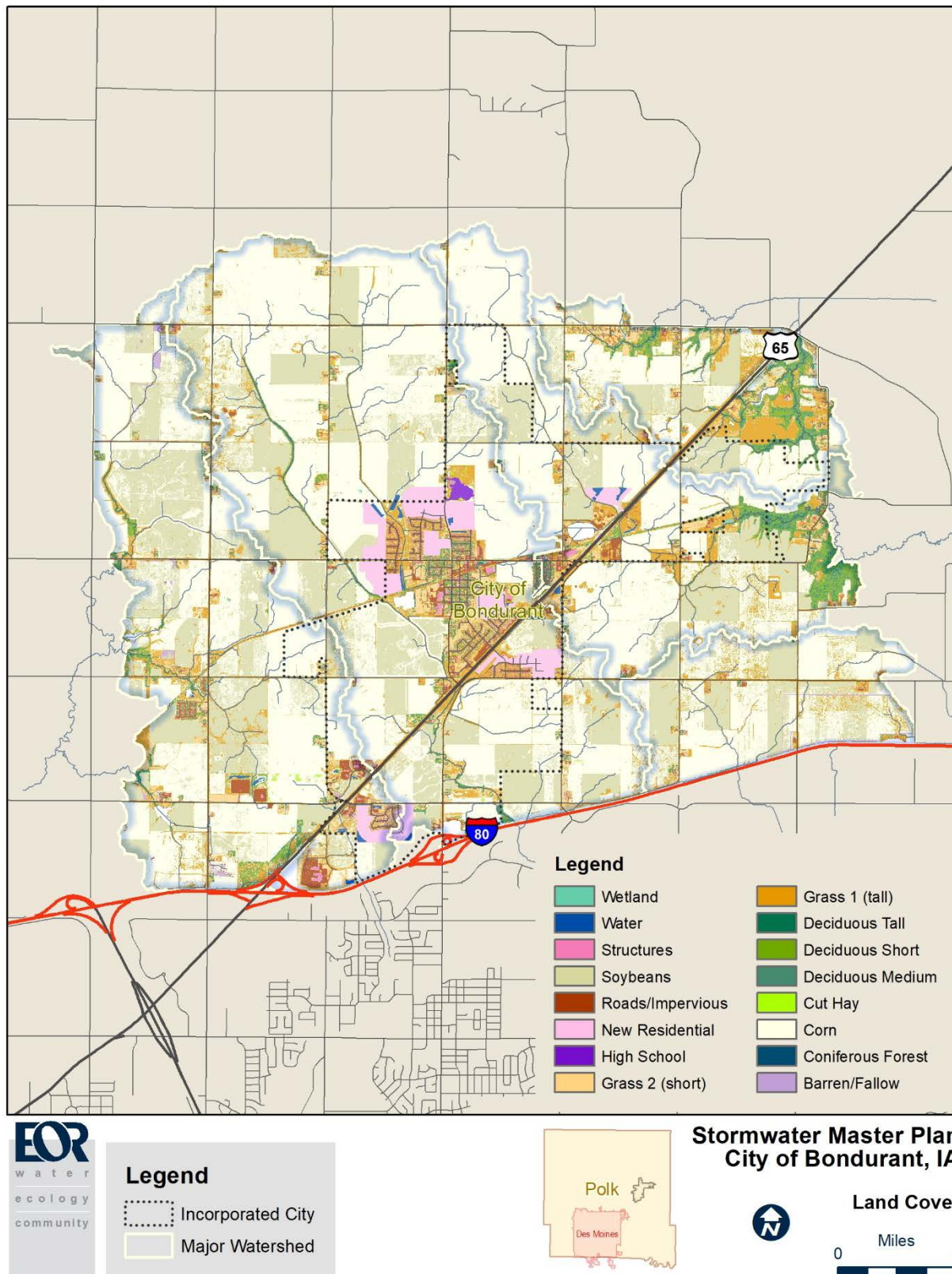


Figure 6. High Resolution Land Cover 2009 adjusted to include recent developments.

2.3. Soils

The Soil Survey Geographic (SSURGO) soils Geographic Information System (GIS) layer available from the United States Department of Agriculture (USDA) summarizes the characteristics of soils throughout the United States. This dataset was used in the City of Bondurant to understand how well the soils in the area can infiltrate water and generate runoff. The Natural Resource Conservation Service (NRCS) has classified soil series into Hydrologic Soils Groups (HGS) based on the soil's runoff potential. There are four major HSGs (A, B, C, and D) and three dual HSG groups (A/D, B/D, and C/D). HSG A soils have the lowest runoff potential whereas HSG D soils have the greatest. Dual soil series include those soils that have an upper soil profile, which is conducive to allowing water to infiltrate similar to a type A, B, or C soil and an underlying confining layer within 60 inches of the soil surface that restricts the downward movement of water. The first letter applies to the drained condition, if undrained, the soil will act more like a D soil with a higher runoff potential and lower infiltration rates. A summary of each hydrologic soil group is below:

Group A: soils consist of sand, loamy sand, or sandy loam soil types. These soils have very low runoff potential and high infiltration rates.

Group B: soils consist of silty loams or loams. These soils have moderately high infiltration rates and low runoff potential.

Group C: soils consist of sandy clay loam. They have low infiltration rates and consist of soils with a layer that impedes the downward movement of water and soils. These soils have moderately high runoff potential.

Group D: soils consist of clay loam, silty clay loam, sandy clay, silty clay, or clay soils with the highest runoff potential. These soils have very low infiltration rates and a high water table.

For the City of Bondurant the majority of the area has soils with low to moderate infiltration rates consisting of B and C soils (Table 3, Figure 7). 74% of the soil in the watershed is classified as dual classification because of high groundwater. The estimated seasonal high groundwater throughout the drainage area ranges from 0 ft to 5.6 ft with water table depth from the surface increasing moving south and east along the Skunk River (Figure 8).

Table 3. Hydrologic Soil Group by Major Watershed

Watershed	B	C	B/D	C/D	Dual Classification
Camp Creek	37%	0%	22%	41%	63%
Fourmile Creek	24%	0%	22%	54%	76%
Muddy Creek	16%	0%	24%	60%	84%
Santiago Creek	22%	4%	20%	54%	74%
South Skunk River Tributary	62%	0%	14%	24%	38%
Total	25%	1%	22%	52%	74%

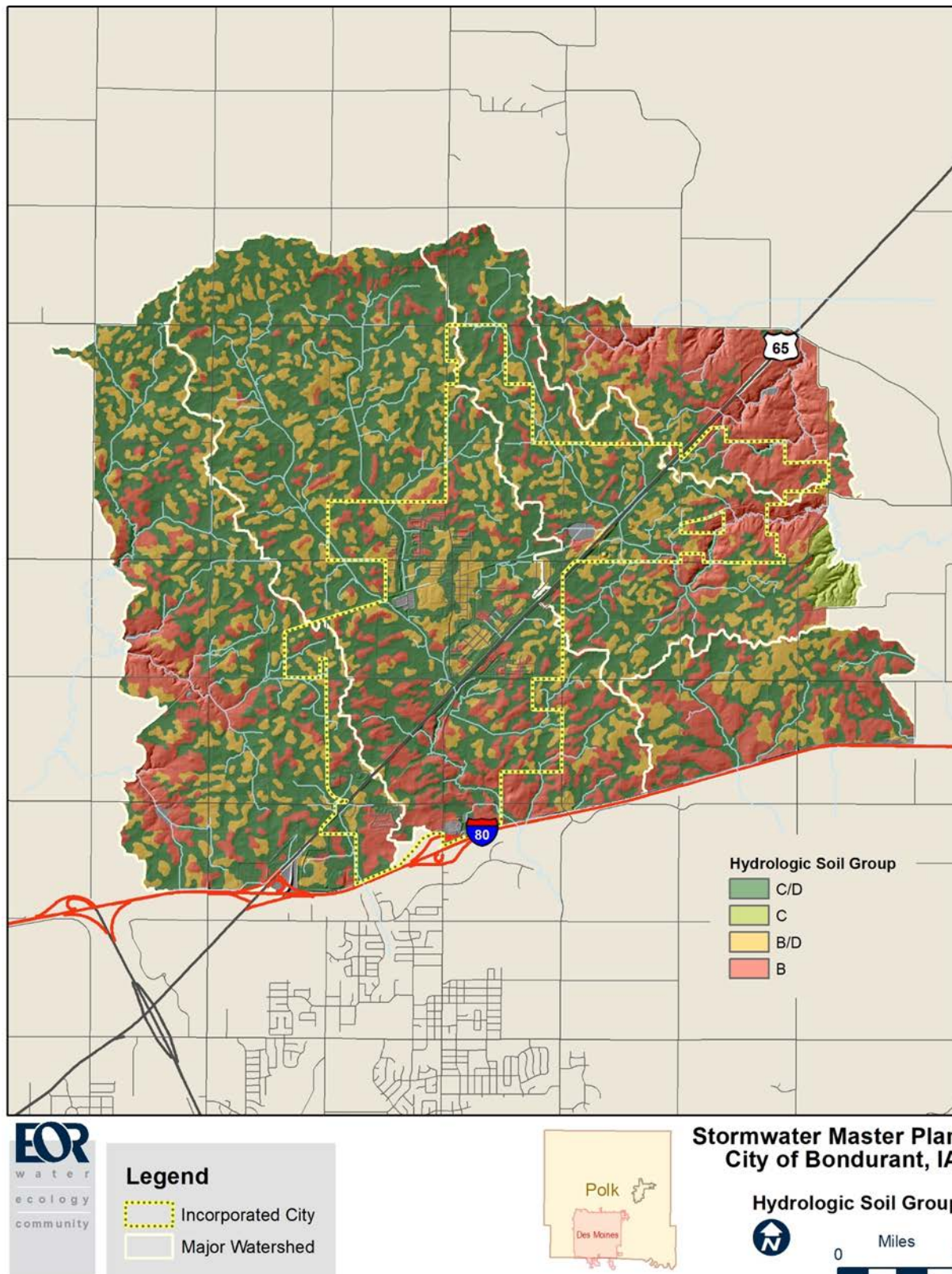


Figure 7. Hydrologic soil group for the City of Bondurant drainage area.

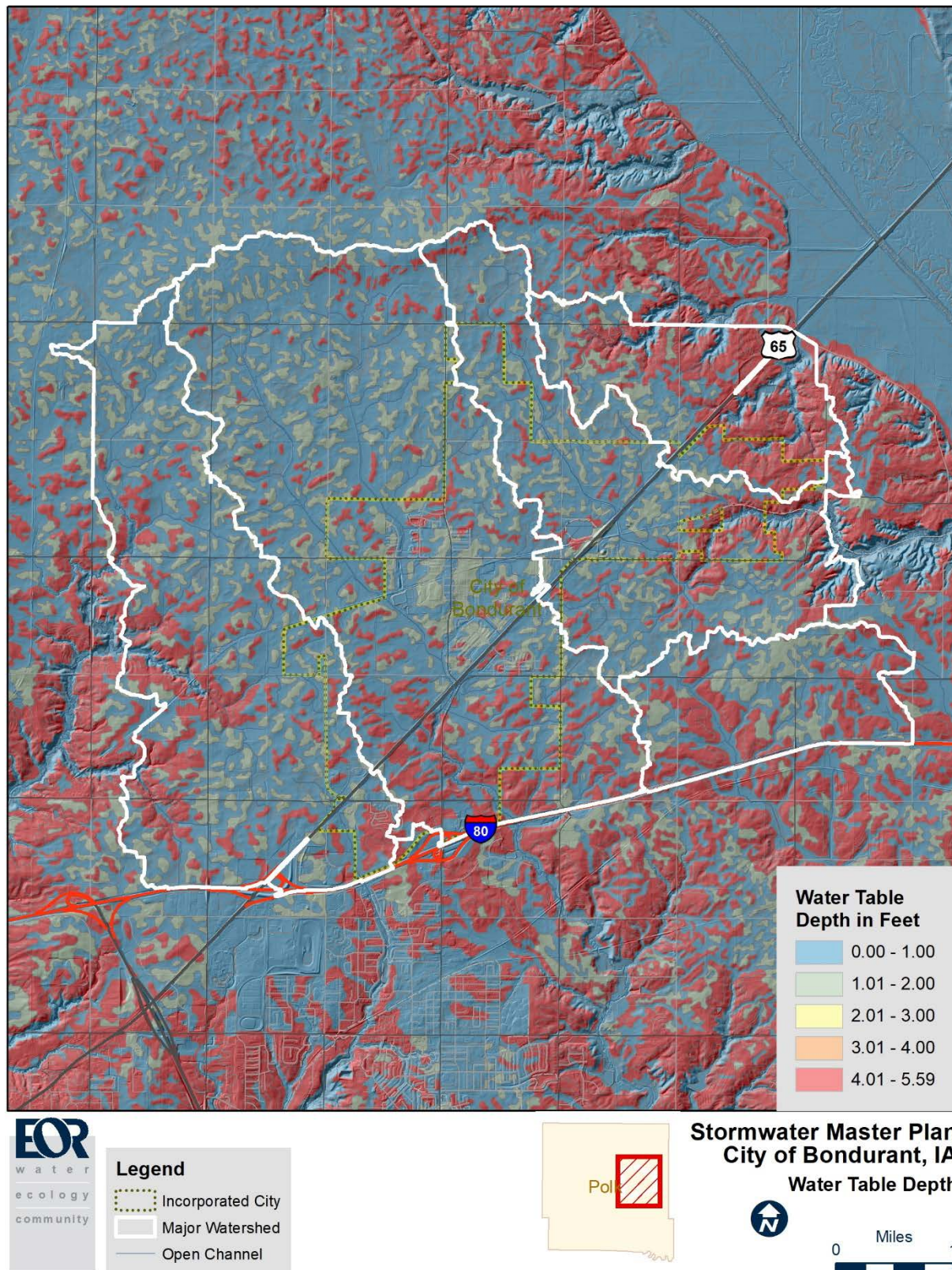


Figure 8. Seasonal high groundwater for the City of Bondurant drainage area.

2.4. **Geology**

The city of Bondurant is located within the Des Moines Lobe landform region of Iowa. The Des Moines Lobe is a landform carved by glaciers and other strong erosional processes (Prior 1991). Topographic changes are subtle due largely to erosional forces that have acted upon the landscape over the course of thousands of years. The Des Moines Lobe was formed by deposits from a lobe of the Laurentide Ice Sheet that surged into north-central Iowa during the latter part of the Pleistocene Epoch's Wisconsin stage. The initial advance of the Des Moines Lobe into Iowa began approximately 15,000 years ago and reached its terminal position at what is now the City of Des Moines around 13,800 years ago. This terminal advance is marked by the Bemis end moraine. Shortly after 12,000 years ago, the glacier retreated entirely from Iowa. Since that time, this landscape was modified by weathering and erosion, although not to the extent seen in other regions in Iowa. One characteristic feature of the Des Moines Lobe are prairie potholes. Prairie potholes are depressional wetlands that provide natural storage for snowmelt and rain. Many of these features were modified by human activity through drain tile and ditching, reducing the number of prairie potholes. Many potholes still exist and provide some natural flood protection to the city. Potholes mapped from LiDAR during this study are shown in (Figure 9).

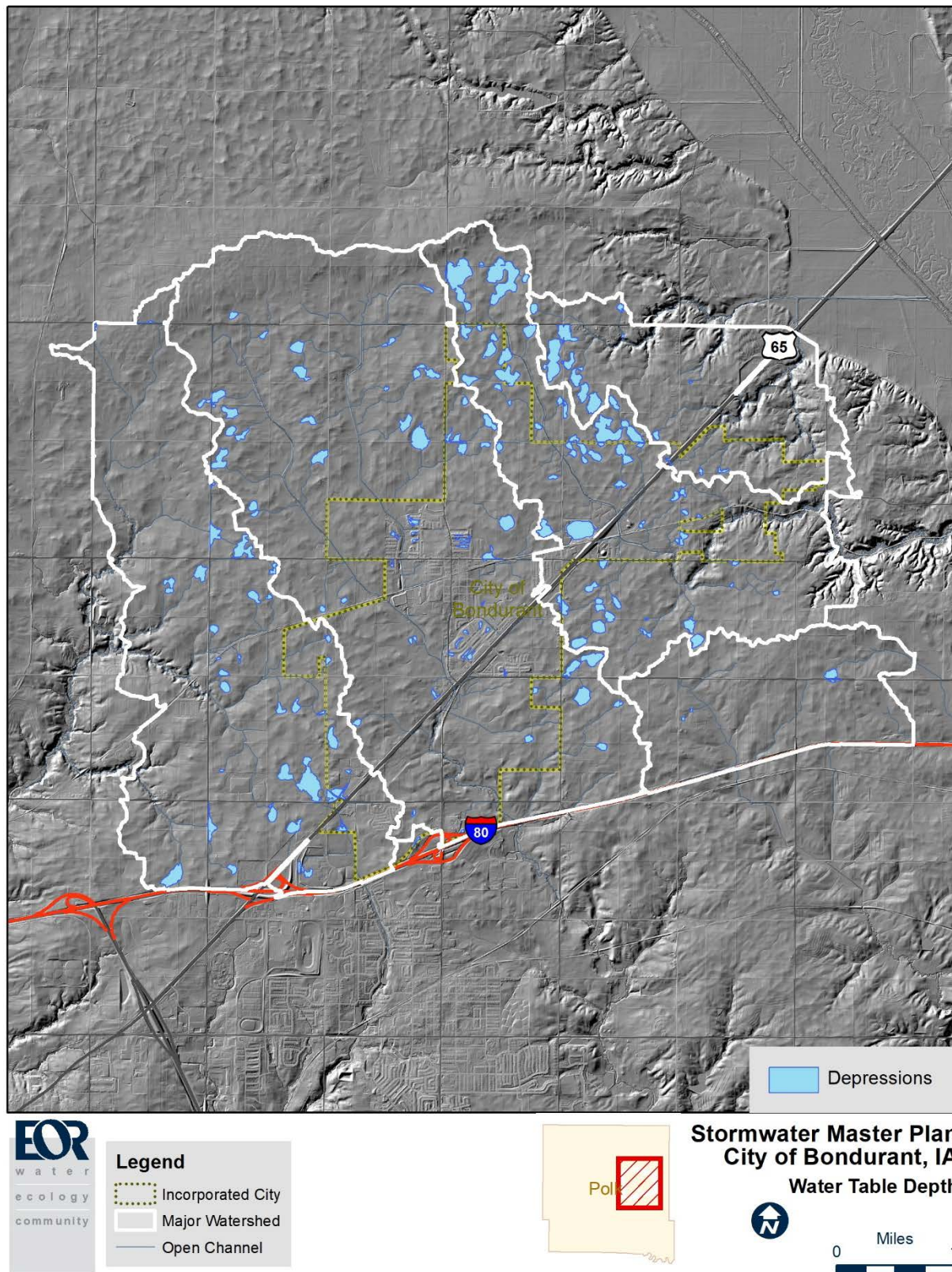


Figure 9. Prairie Pothole Depressions identified within the City of Bondurant drainage area.

2.5. Hydrologic Setting

Throughout the year temperature and precipitation play a large role in understanding the hydrologic setting of an area. The temperature and precipitation relationship in Bondurant is typical for the rest of the Midwest. Starting in the winter, the temperature is cold with a mean temperature in the 20s and the air does not have as much capacity to store moisture. Therefore, winter is the driest time of the year; the city of Bondurant receives approximately one inch per month during the winter. However, because of the cold temperatures, the little precipitation that does fall during the winter is snow, which accumulates on the ground. Then during the spring temperatures warm, melting the snow and fueling increases in precipitation. Therefore, the potential for runoff increases and the general chance of flooding is high. This trend continues until June or July when both temperature and precipitation are highest, 74.4 °F and 5.0 inches respectively. During these months, convective storms have the ability to generate lots of rain which can saturate the ground and lead to flooding. However during the summer, the temperature is high enough to increase evapotranspiration resulting in less runoff even though precipitation remains high. Lastly, in Fall the temperature decreases along with the precipitation. The temperature and precipitation variations for the city of Bondurant are shown in Figure 10. During an average year the annual temperature is relatively moderate and equal to 49.2 °F and total annual precipitation varies from 17.6 inches in 1988 to 54.3 inches in 2010 (Figure 11). During an average year the city of Bondurant receives 35.6 in of precipitation.

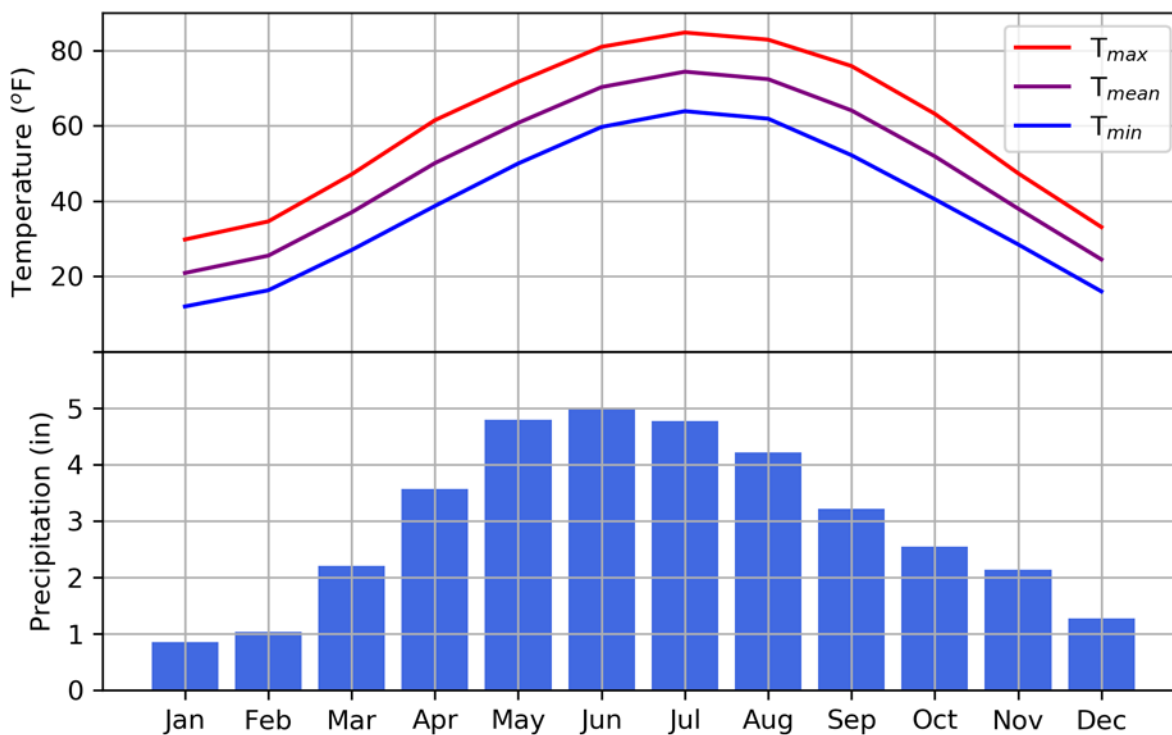


Figure 10. 1981-2010 Normal Monthly average Temperature and precipitation (PRISM Climate Group, 2019).

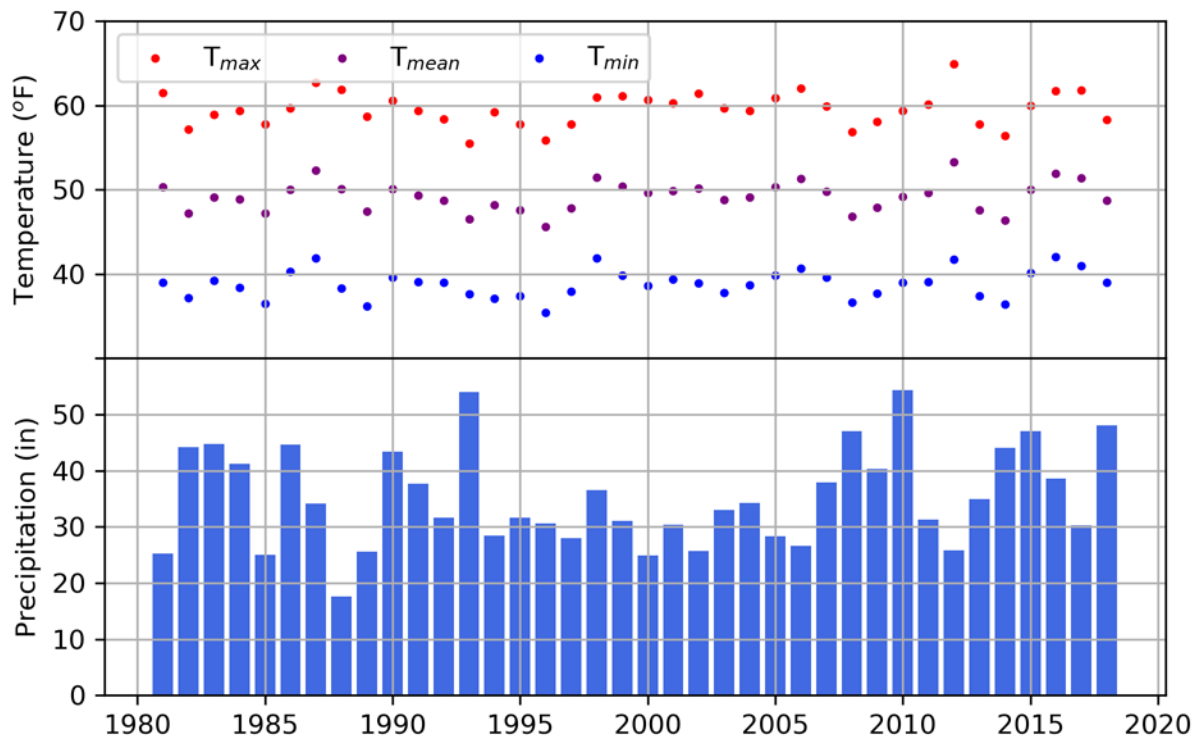


Figure 11 Annual average temperature range and total precipitation for the City of Bondurant (1981-2018) (PRISM Climate Group, 2019).

3. WATER QUALITY

Future Phase.

4. MODEL CONSTRUCTION

4.1. General Background

To assess the current state of the City of Bondurants stormwater infrastructure and propose solutions to any existing problems the city has, a hydrologic/hydraulic watershed model was developed for the City of Bondurant for the entire area within the 2030 Comprehensive Plan which is approximately 28.2 mi². For the purposes of this modeling effort, OpenSWMM 5.1.912 engine (CHI, 2018) was used. The model was used to run a two day time period for NOAA Atlas 14 design storms with a Midwest/Southeast (MSE) type 3 rainfall distribution or NEXRAD radar rainfall for historic events (Figure 12). The primary uses of the model were (1) to identify potential issues in the City's stormwater infrastructure that contribute to flooding and (2) identify potential solutions to mitigate their impacts. In addition, the development of this model will continue to be a useful tool to assess future developments in the city.

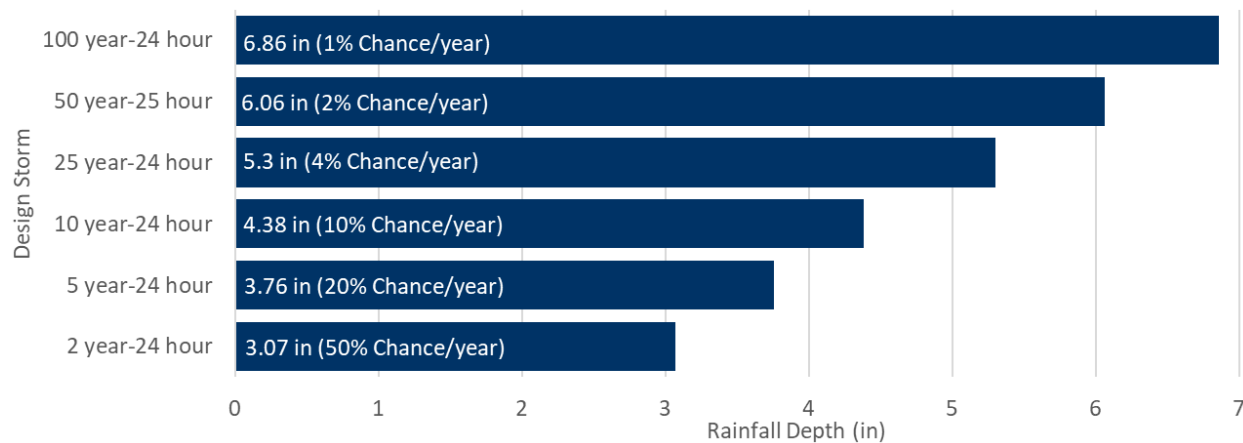


Figure 12. Design storm rainfall depths.

4.2. Model Construction

The model components (e.g. subcatchments, channels, pipes) were delineated based on LiDAR Light Detection And Ranging) elevations flown in April 2008 using the NRCS GIS Engineering Tools ArcToolbox for ArcGIS (Peter Mead, 2018). In the rural areas surrounding the City LiDAR was used to estimate the storage available in the prairie potholes. We assumed that the majority of these potholes were tile drained and therefore sized a pipe to drain one inch of surface runoff per day based on the NRCS Code 606 Subsurface Drain and assuming the slope was 1%. Further detail within the city was added in three areas of the city including the Pleasant Grove neighborhood, the Meadow Brook Park drainage way, and the outlet of the Blaine St. NW storm sewer. In these areas a two dimensional (2D) model was integrated into the one dimensional (1D) model. 2D models are more appropriate in areas of the city where the system is flat and the movement of water cannot be generalized to move in one direction such as a pipe or channel. In areas built after 2008 subcatchments and channels were delineated based on received grading plans and aerial imagery. The source of elevation data is summarized in Figure 13.

The storm sewer network in the model was based on the City of Bondurant Storm sewer Atlas from February 2017 which contains information of the storm sewer locations and diameters but not invert elevation (Figure 14) (Veenstra & Kimm, 2017). Therefore, invert elevations were based on LiDAR and select locations where the city staff measured down to the invert. Thus, the elevations used in the model are close to the actual elevation but may not be exactly accurate. In areas where LiDAR was not current or where storm sewer information was not included in the utility atlas the storm sewer systems from grading plans were used (Figure 13). In these areas the model inputs reflect the location, diameter, and elevations from the grading plans. In the few areas where we did not receive storm sewer information a very simplified network was used to allow water to move downstream. Any existing problems in these areas are not predicted in the model.

Additional meteorological, land use, soil and elevation data incorporated in the model include:

- 3-meter resolution LiDAR data hydro-conditioned for determination of subcatchment slopes, channel/ditch slopes, cross sectional geometries, 2D mesh elevations, and stage storage curves for large prairie pothole depressions
- 1-meter Iowa high resolution land cover from 2009 data for parameterizing subcatchment parameters
- 10-m resolution USDA NRCS Soil Survey Geographic Database (SSURGO) for estimating subcatchment curve numbers.
- NEXRAD radar-rainfall for high spatial and temporal resolution precipitation data
- NOAA Atlas 14 design storm precipitation data.

The resulting SWMM model for the City of Bondurant is shown in Figure 15.

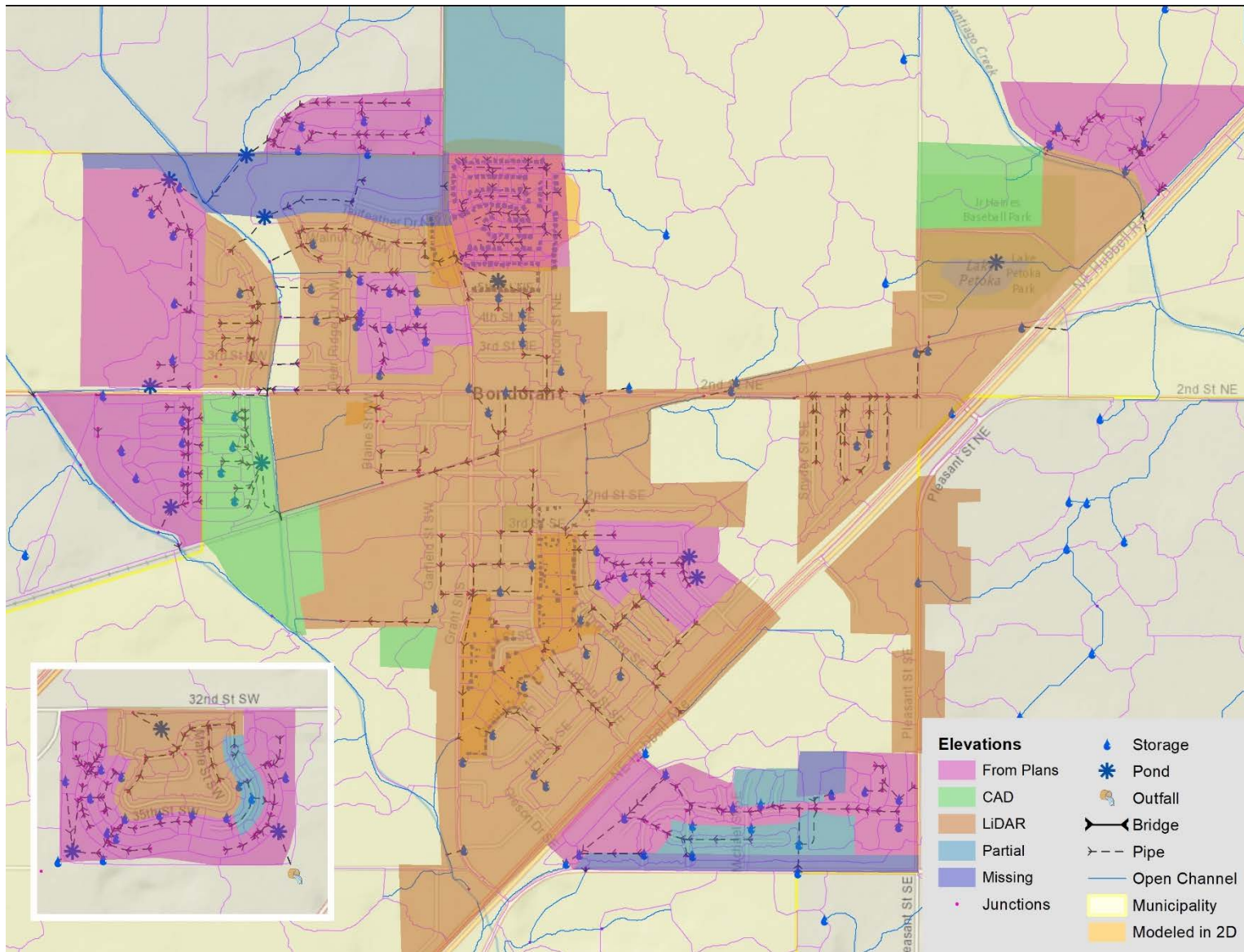


Figure 13. Elevation source inventory for the City of Bondurant.

*All areas outside of the city limits have elevations based on LiDAR.

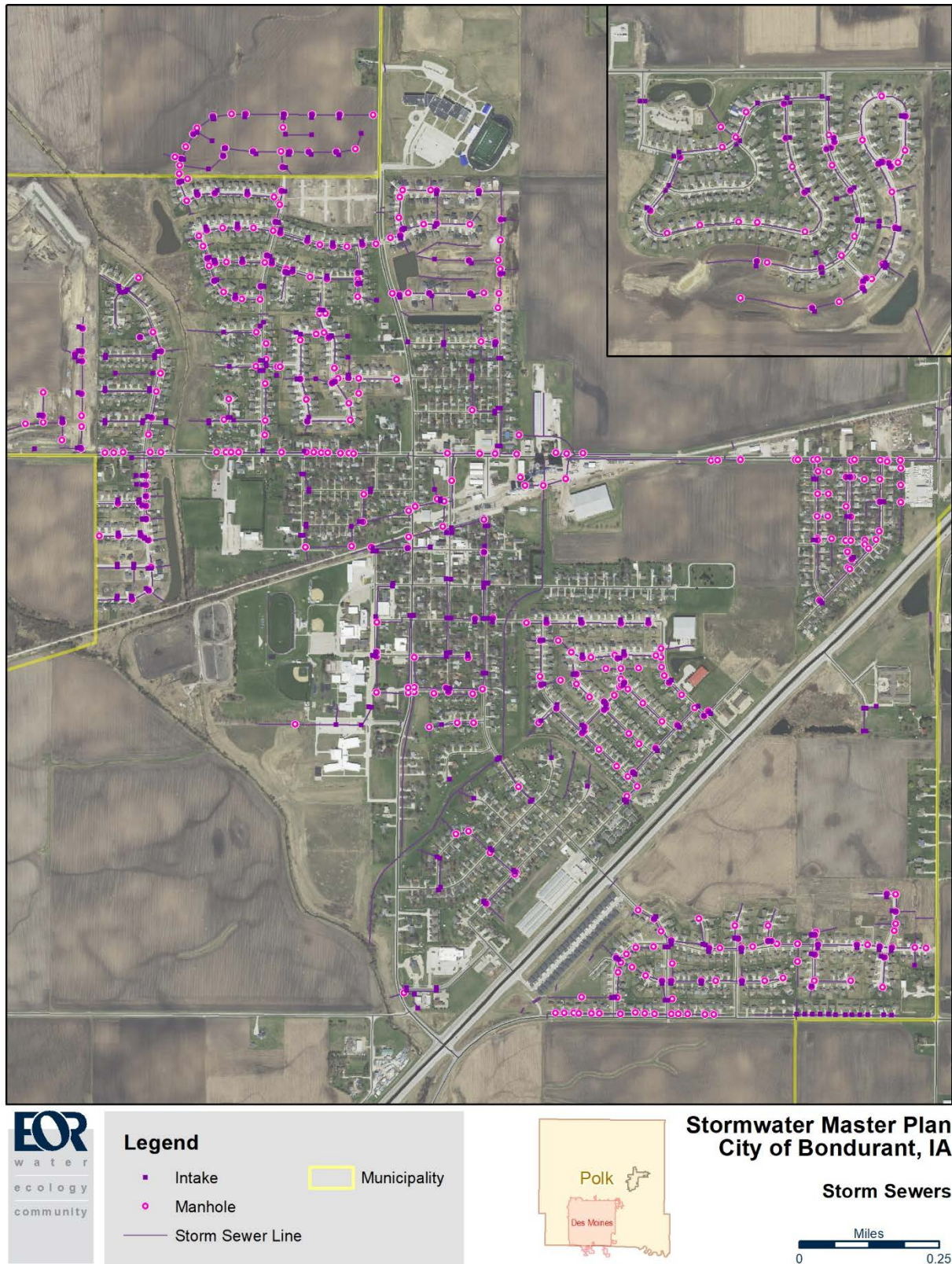


Figure 14. City of Bondurant Storm sewer system based on Utility Atlas.

4.3. Model Verification

To determine the validity of the City of Bondurant SWMM model, the model was set up to simulate the June 30th, 2018 rain event and predicted water levels were compared to pictures collected from the Social Pinpoint survey. According to the Iowa Environmental Mesonet, June 30th, 2018 was the largest daily rainfall total (4.96 inches) since 1997 when RADAR rainfall estimates first became available. In addition, the seven-day total precipitation ending on June 30th, 2018 was the wettest seven day period since 1997 with an additional 2.19 inches falling prior to the event. Therefore, the City of Bondurant was especially vulnerable to flooding in the week leading up to June 30th, 2018. To simulate this event, 15 min rainfall was estimated from NEXRAD Radar using default biases and convective storm ($A=300$, $b=1.4$) relationship between radar reflectivity and rainfall. The total precipitation for the project area was then scaled to match the total precipitation from June 30th 2018 and July 1st 2018 NEXRAD Radar estimates from Iowa Environment Mesonet. The distribution of total rainfall from June 30th through July 1st simulated is shown in Figure 16. In general, the drainage areas upstream of the city had the most rainfall with subcatchment totals up to 7.4 inches. The rainfall amounts decrease towards the southeast corner of the study area.

The flooding caused by this event was extensive. The model predicted that the maximum extent of the flooding along Mud Creek was similar to the 50 year – 24 hour design storm flood extent. Part of the flood extent predicted through the model were backyards east of Mud Creek near Crossing St. NW and 3rd St. NW, including a playground. Based on the placement of the playground in aerial photos and a photograph of the playground taken during the flood, the flood extent predicted by the model is within reality (Figure 17).

Another area, where comparisons in flood extent were possible based on photos collected during the Social Pinpoint survey is Meadow Brook Park. Meadow Brook Park is a partially lined drainageway flowing from 2nd St. NE through Grant St. S. In this area, a photo was taken near 9th Ct. SE that included a playground and pine tree near the extent of the flood. The model predicted a maximum flood extent for this area that was slightly larger and included the pine tree and the playground. Since we do not know if the photo was taken during the maximum flood extent, the model is within a reasonable range of reality (Figure 18).

The last place where photos of flooding were available was in the Pleasant Grove neighborhood. The neighborhood was the hardest hit area of the city with water flooding most of the houses north of Aspen Dr. NE, backyard flooding throughout the neighborhood, and the retention pond having a high water level close to or exceeding the top of NE 72nd St.. The photo we have of this neighborhood is of the storage area connecting Aspen Dr. NE and Tail feather Dr. NE storm sewers. The extent matches the predicted extent by the model. In addition, the model predicted extensive flooding throughout the neighborhood (Figure 19).

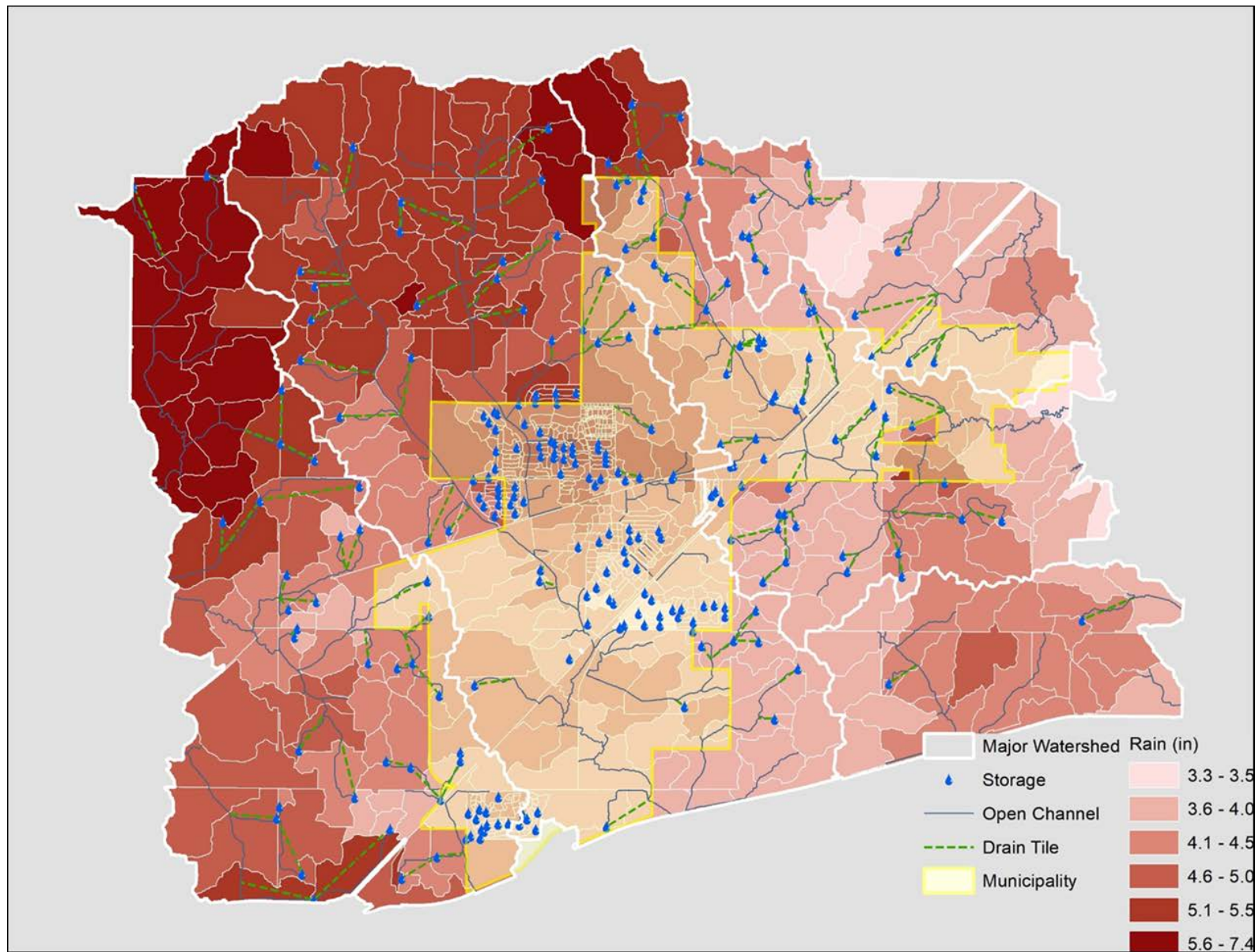


Figure 16. Estimated subcatchment total precipitation from June 30th, 2018 through July 1st, 2018.

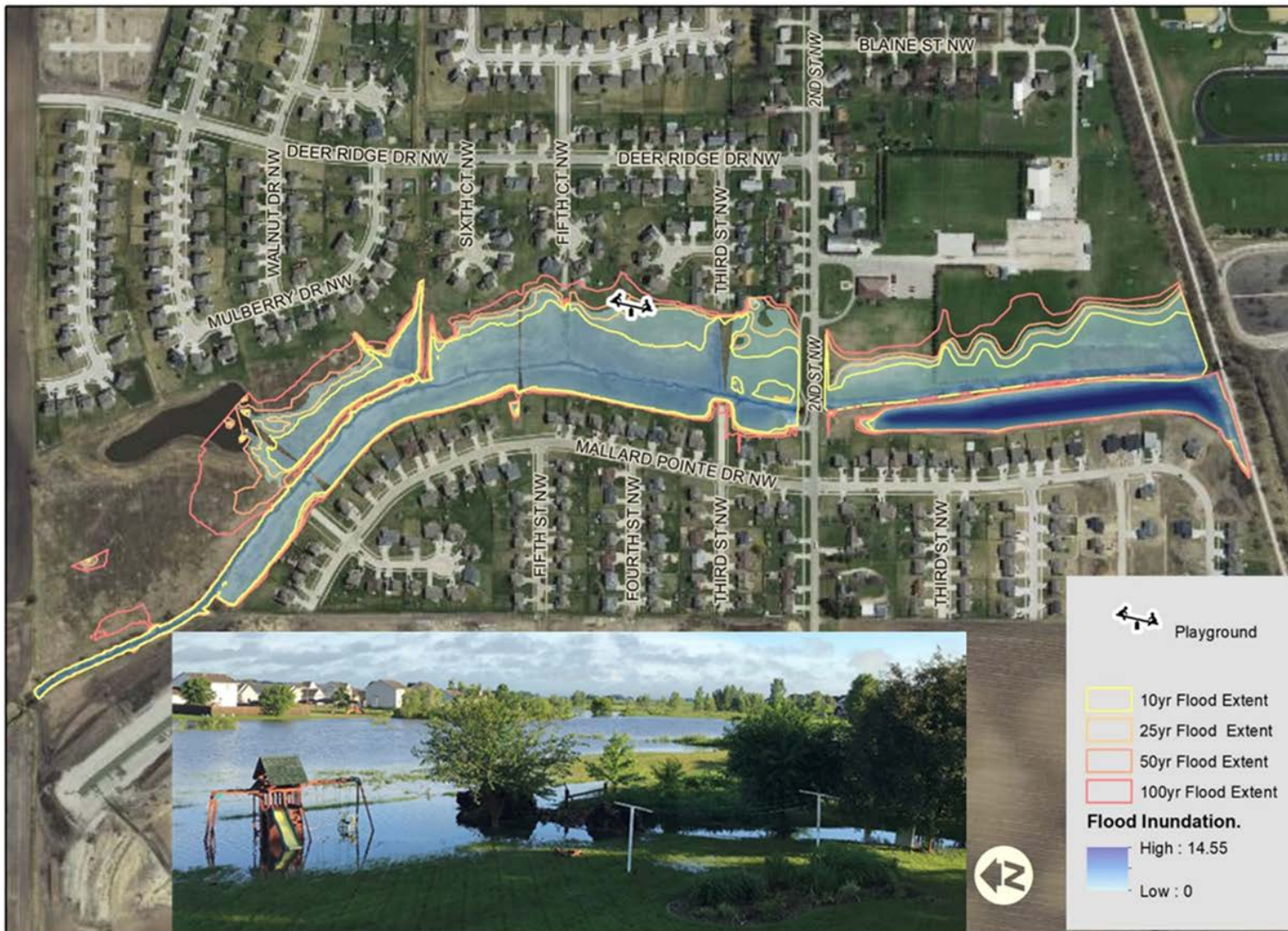


Figure 17. Mud Creek flood extent from June 30th, 2018 through July 1st, 2018 rainfall compared to the 10 year, 25 year, 50 year, and 100 year 24 hour flood extents (Photo from Social Pinpoint)

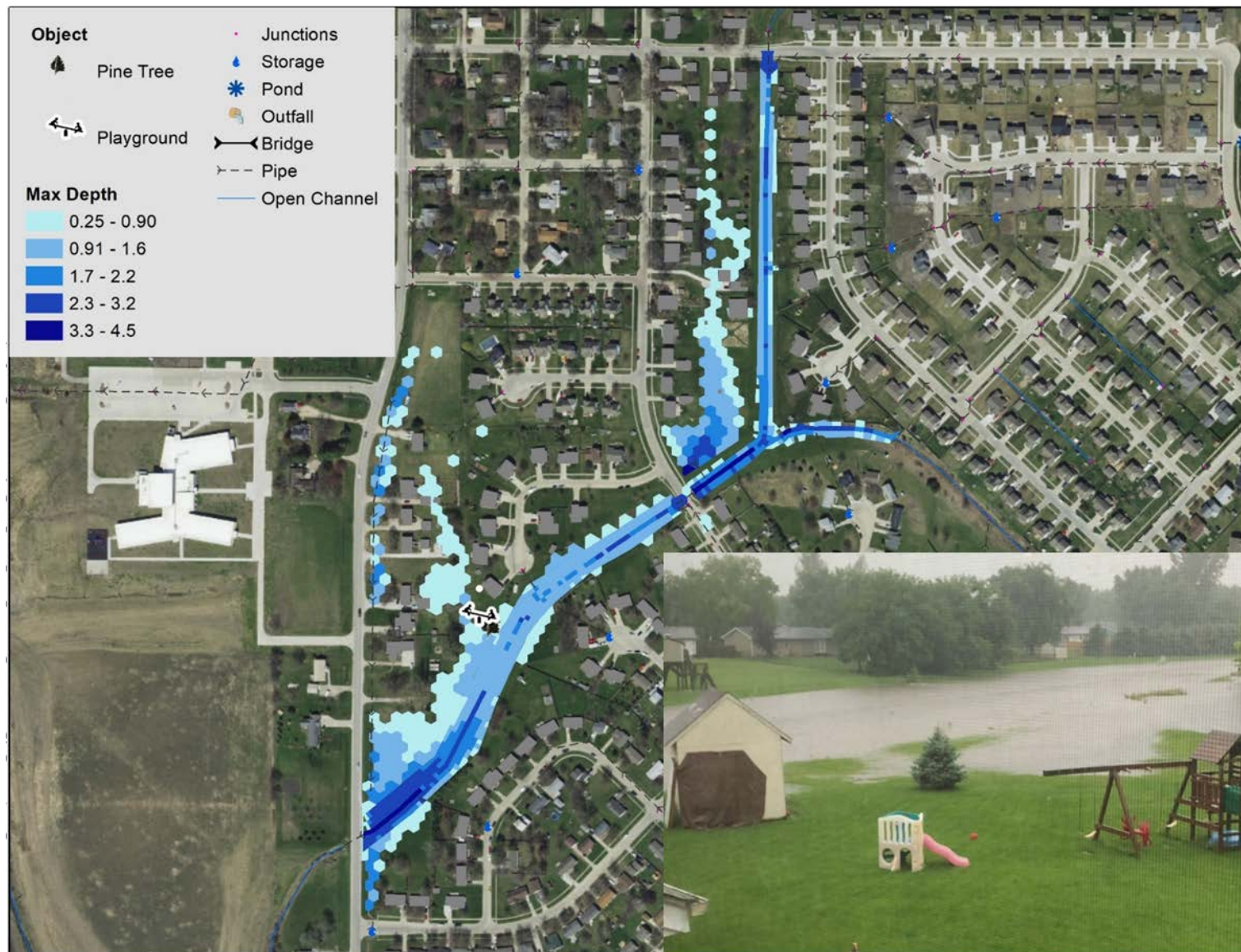


Figure 18. Predicted maximum flood extent for the June 30th, 2018 event at Meadow Brook Park compared to a photo taken during the storm (Photo from Social Pinpoint).

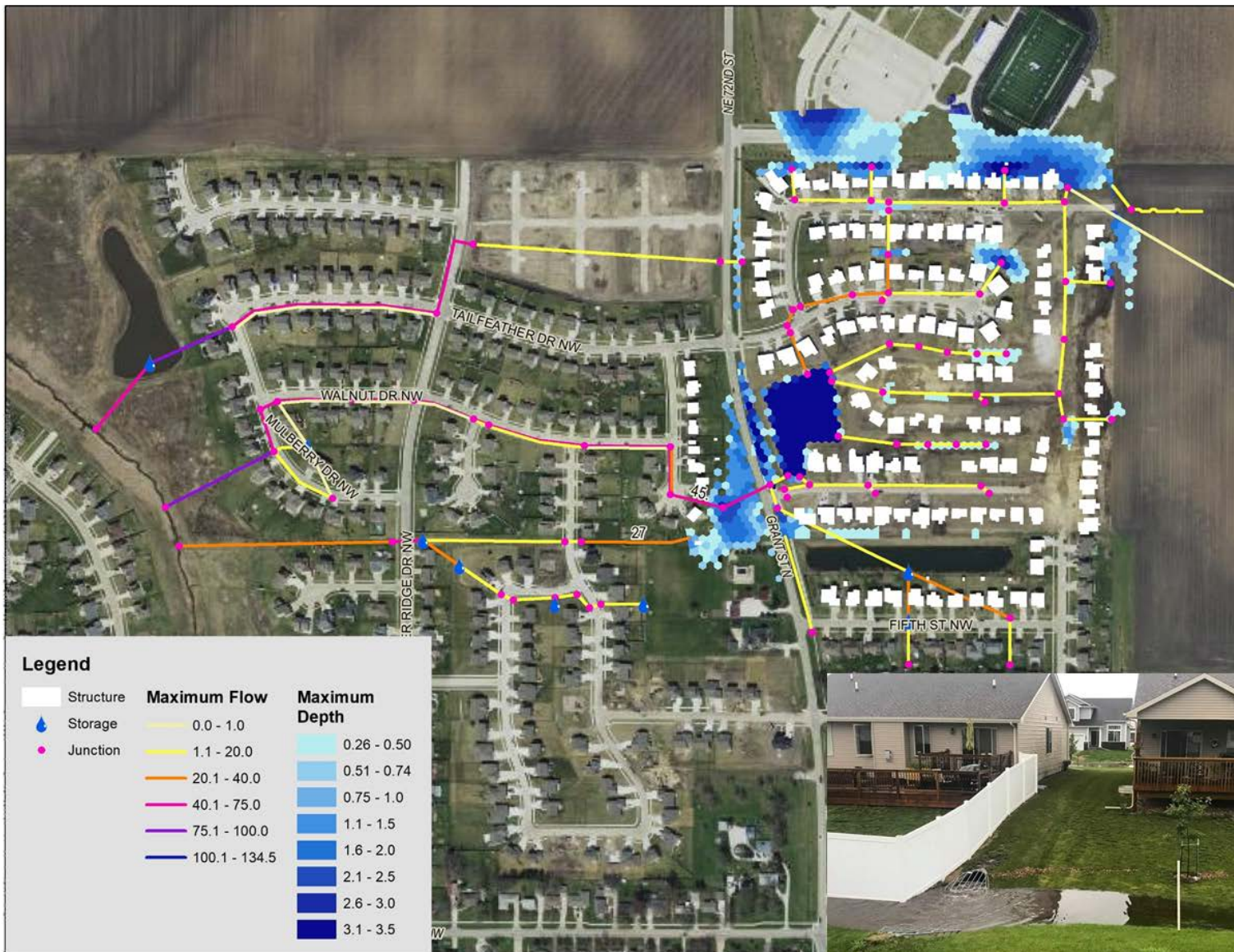


Figure 19. Predicted flood extent from the June 30th, 2018 event for the Pleasant Grove Neighborhood (Photo from Social Pinpoint).

*The areas inundated north of Pleasant Grove, in the High School parking lot are modeled with out of date elevations.

4.4. Improvement Modeling

With the model predicting realistic flooding extents for the June 30th, 2018 event we then used the model to predict the benefits from recent improvements the city has built to mitigate some of the flooding. The first area we assessed were improvements to Mud Creek. The city invested in two improvements along this corridor. First, they expanded the capacity at 2nd St. NW by installing a 72 ft long twin 12 ft by 7 ft box culvert. Second, they straightened Mud Creek south of the bike trail to flow through a retired wastewater treatment plant instead of taking a sharp turn before joining the West Branch of Mud Creek. With these improvements in place, the flood extent from the June 30th event was reduced to the existing 10 year-24 hour flood extent (Figure 20).

The second area where the city has made improvements to the city stormwater infrastructure is in Pleasant Grove. After the June 30th, 2018 event, the City reconstructed a walkway from Aspen Dr. NE to the high school to have an elevation of 974.20 ft which would increase the storage capacity at the northeast corner of Pleasant Grove. Using the coordinates and elevations from the grading plan the 2D model representing the neighborhood was modified to include an approximation of the High School entrance and the new walkway. With the walkway in place and no additional modification to the storage surrounding it the model still predicted that the June 30th, 2018 storm event would flood the backyards north of Aspen Dr. NE (Figure 21).

The last recent improvement that was simulated was the storm sewer extension along Lincoln St. SE from Brick St. SE to the drainage way in Meadow Brook Park. The old storm sewer system extended from the drainage way to 10th St. SE and had a diameter of 15 inches. The model predicted that the storm sewer did not have enough capacity to pass the 5 year-24 hour storm and street flooding was a concern (Figure 22). To reduce street flooding along Lincoln St. SE, the city installed a new storm sewer system through the street that extended to Brick St. SE. The new storm sewer consists of 205.2 ft of 15 in pipe, 91.9 ft of 18 inch pipe, 266.8 ft of 21 inch diameter pipe, and 362 ft of 24 inch diameter pipe. With this storm sewer system in place, street flooding is predicted to be minimal up to the 100 year-24 hour design storm (Figure 23).

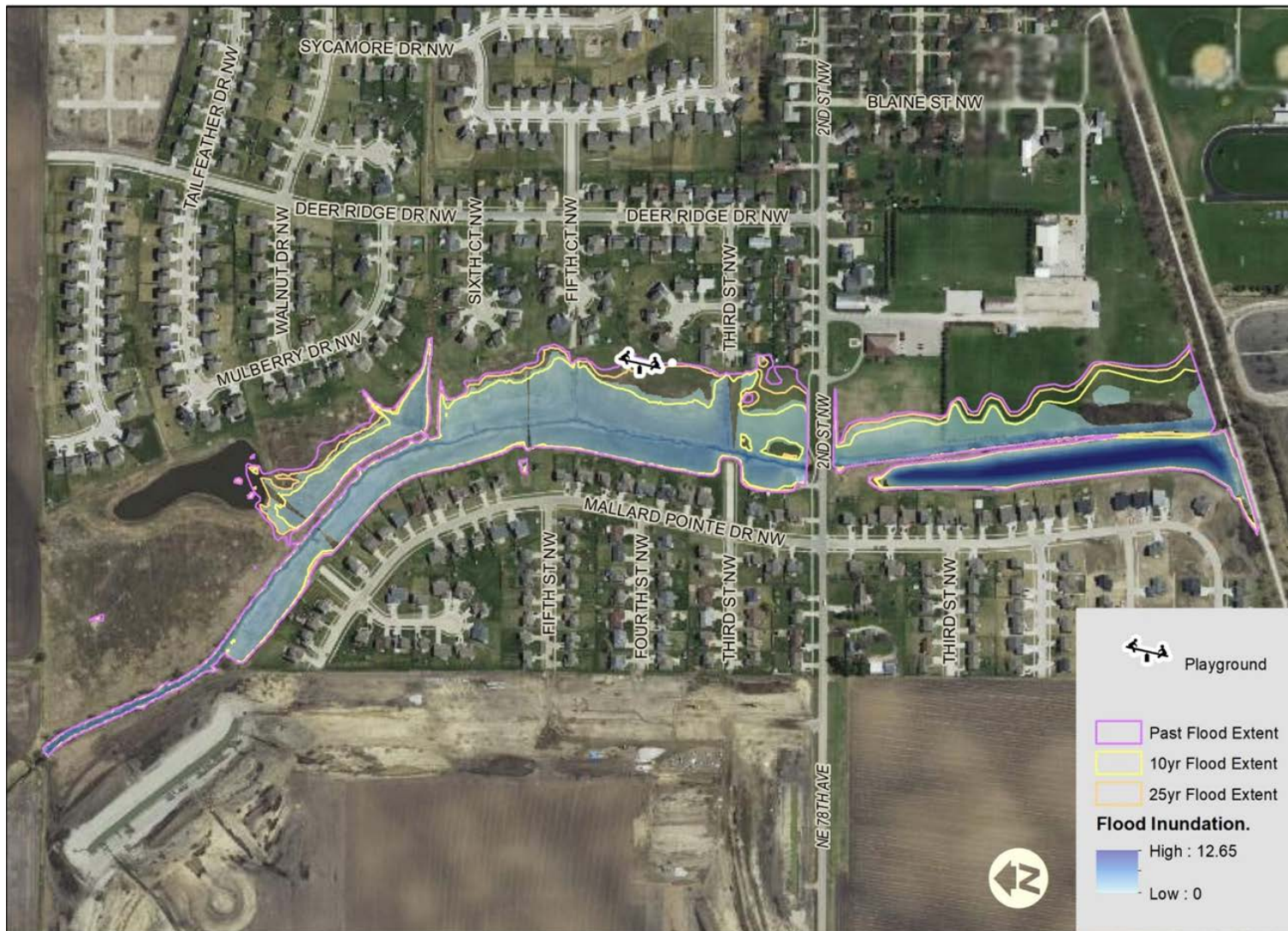


Figure 20. Change in June 30th, 2018 flood extent for Mud Creek after improvements.

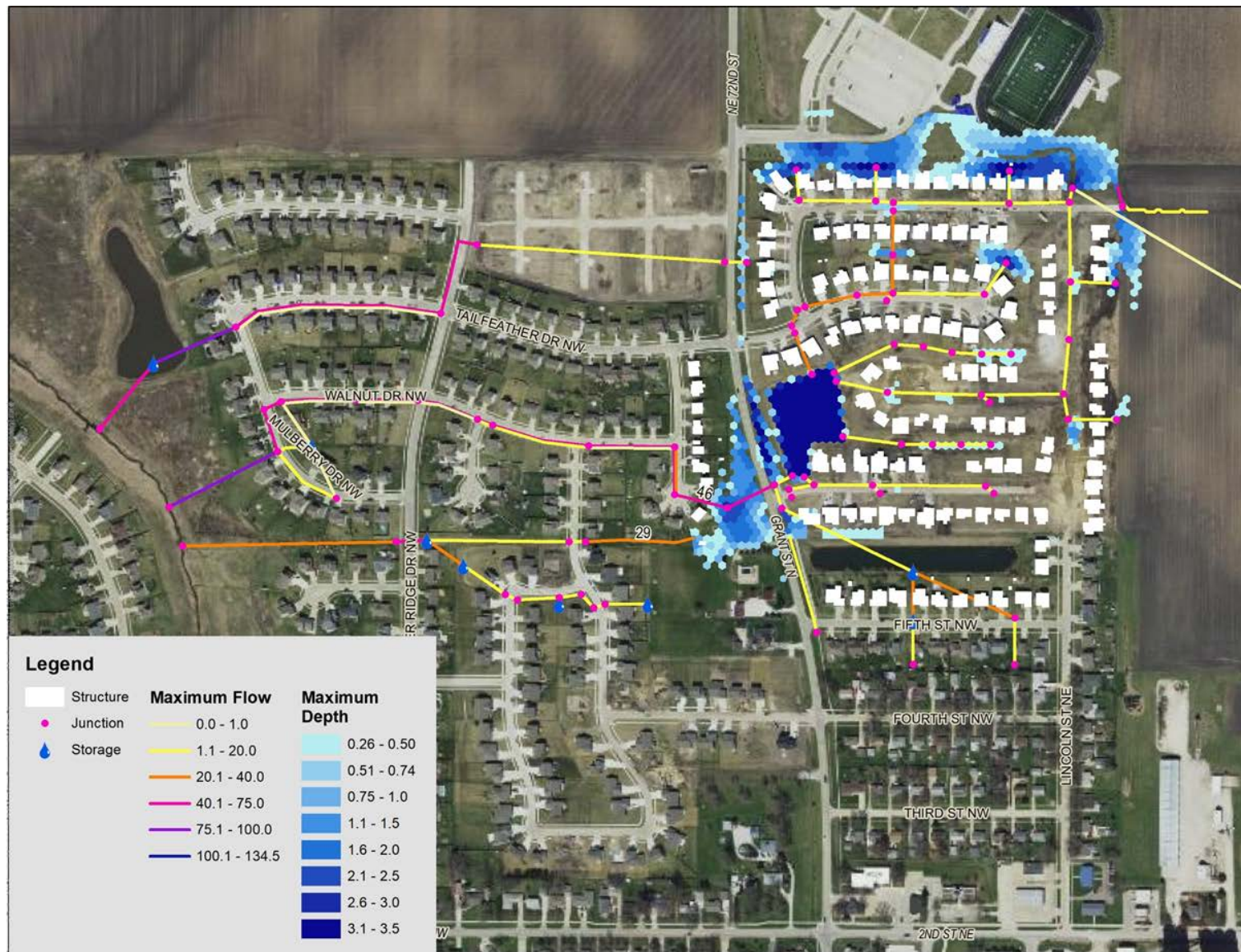


Figure 21. June 30th, 2018 maximum flood extent with the high school entrance and improved walkway.

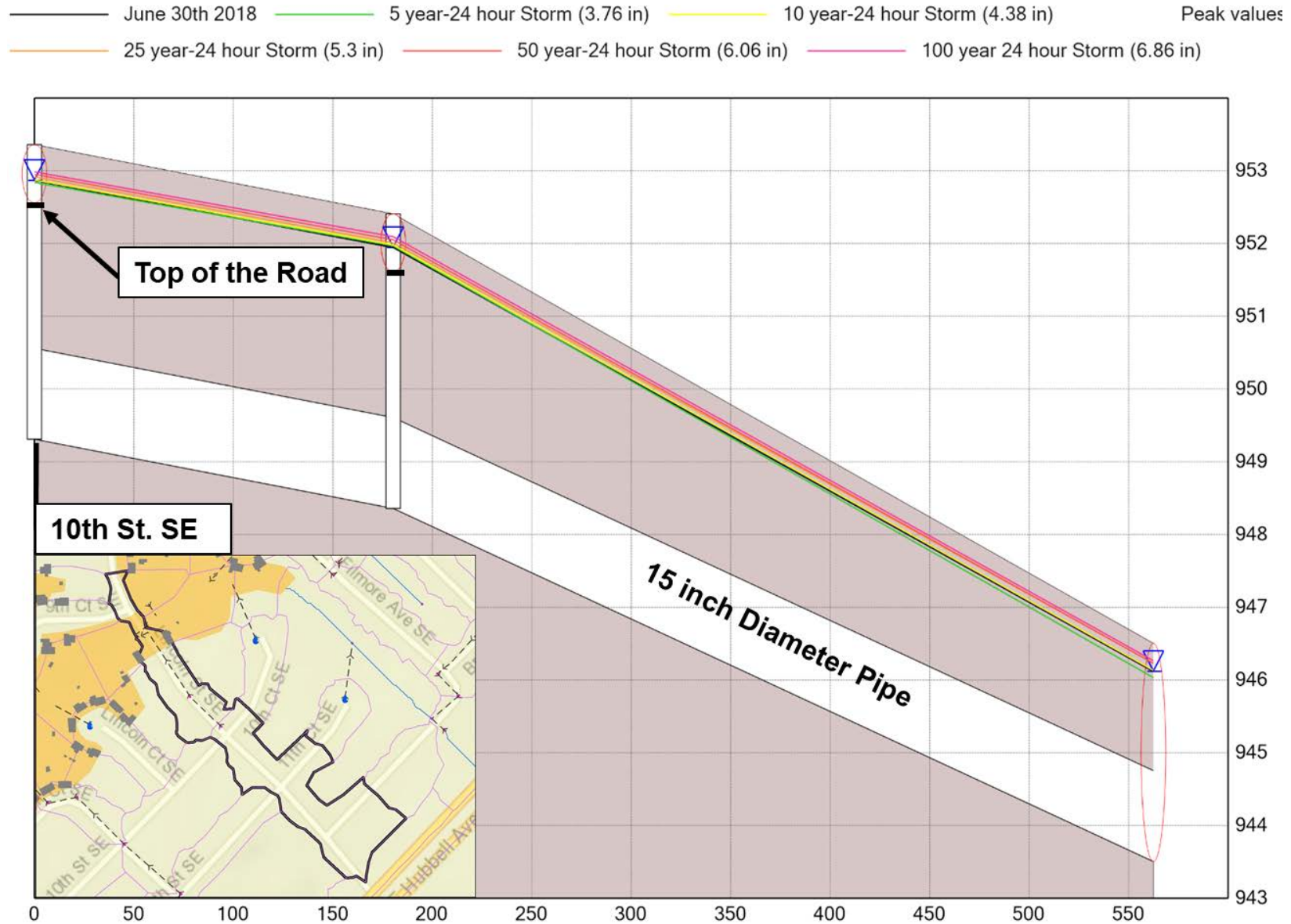


Figure 22. Old storm sewer system along Lincoln St. SE.

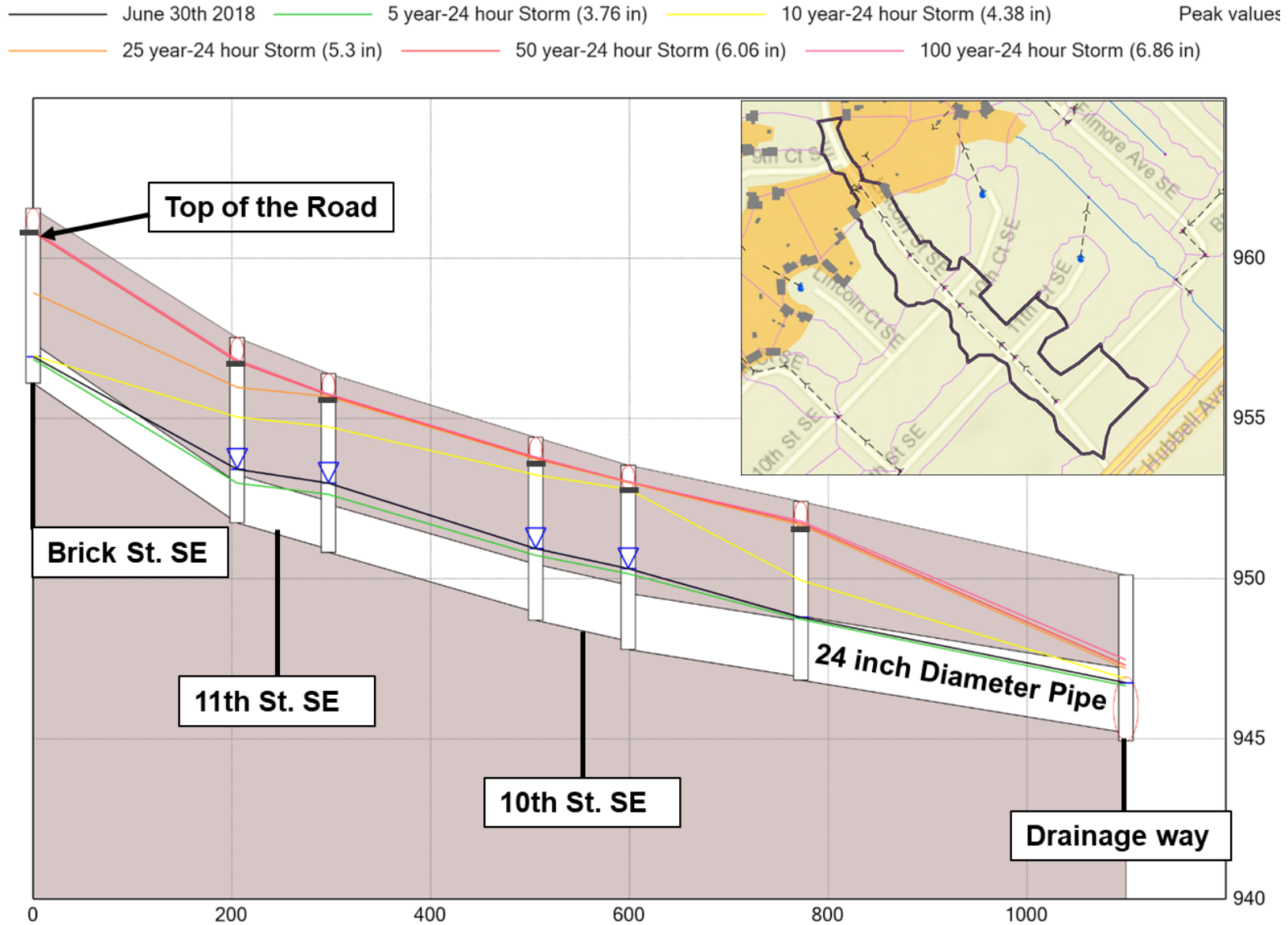


Figure 23. Lincoln St. SE storm sewer profile with upgraded storm sewer system.

5. MODEL RESULTS AND SOLUTIONS

5.1. City Wide Results

To assess the performance of the city's storm sewer system we used the 2 year-24 hour storm, 5 year-24 hour storm, 10 year-24 hour storm and the 100 year-24 hour storm. Each of these storms assess a different design consideration of the storm sewer system. For the 2 year-24 hour storm the primary concern is related to maintenance and if the storm sewer maximum velocity is self-cleaning. The self-cleaning velocity, according to the Iowa Statewide Urban Design and Specifications (SUDAS), is 2 feet per second (fps) during the 2 year-24 hour storm. Storm sewers with predicted maximum velocities less than 2 fps are in Figure 24. These storm sewers should be investigated further to see if sediment is accumulating and if the invert elevations in the model match the actual storm sewer invert elevations.

The next design consideration we tested for the City is for the capacity of the storm sewers. According to SUDAS, storm sewers should have enough capacity to convey the 5 year-24 hour storm under developed conditions and that the engineer may require a 10 year - 24 hour storm for major storm sewers. The model predicted storm sewer capacity issues if the storm sewer was capacity limited, a condition in which a pipe is surcharged and the hydraulic grade line exceeds pipe slope, and the surcharge created street flooding or ponding upstream. We identified storm sewers that were capacity limited for the 2 year-24 hour storm, 5 year-24 hour storm, and 10 year-24 hour storm (Figure 25). The highest priority storm sewers are the storm sewers that are capacity limited at the 2 year-24 hour storm because these storms are the most frequent. The clusters of pipe capacity limited storm sewers that we focused on were in the Wolf Creek neighborhood and in the older part of town along 3rd St. SE and 5th St. SE.

The last design consideration we tested for the City is whether road crossings and storage ponds could safely pass the 100 year-24 hour storm. According to SUDAS, there are several design considerations for road culverts but for the 100 year storm the culvert should be able to pass the storm without the headwater depth exceeding 1 foot below the low point of the roadway or embankment. In SUDAS detention basins are also sized to safely retain or pass the 100 year-24 hour storm through an auxiliary spillway. There should be one foot of freeboard between the 100 year HWL and the top of the embankment. For both of these types of conditions. Road culverts and detention basins, we identified a critical elevation where flooding may occur and compared the elevation to the predicted HWL in the model for the 100 year storm. The critical elevation was based on varying information based on the information available and ranged from a Minimum Protection Elevation (MPE) specified in a grading plan, a specific contour in a grading plan where we thought the house would be constructed, or the lowest LiDAR elevation of a road crossing or building. If the 100 year HWL was within one foot of the critical elevation it was identified as maybe a concern and if the 100 year HWL was above the critical elevation it was identified as a problem (Figure 26).

From these analyses, we identified six locations where the majority of the city's flooding problems were occurring. For each of these locations we identified the potential source of the issue, developed a solution, and estimated the Engineer's Opinion of Probable Cost (EOPC). The EOPC for each project is broken down in Appendix A. In general, each EOPC contains unit costs from projects that either were built or have received bids. Engineering fees for designing and overseeing the construction of the project is included in the estimate. Any land acquisition for the project was not included however, an estimate is provided through acrevalue.com. On top of the project cost a 30% contingency was included which is based on the preliminary phase of the project. Furthermore, using ASTM E 2516-06 for feasibility cost estimate a cost range was provided with an accuracy range of -25% to 40%.

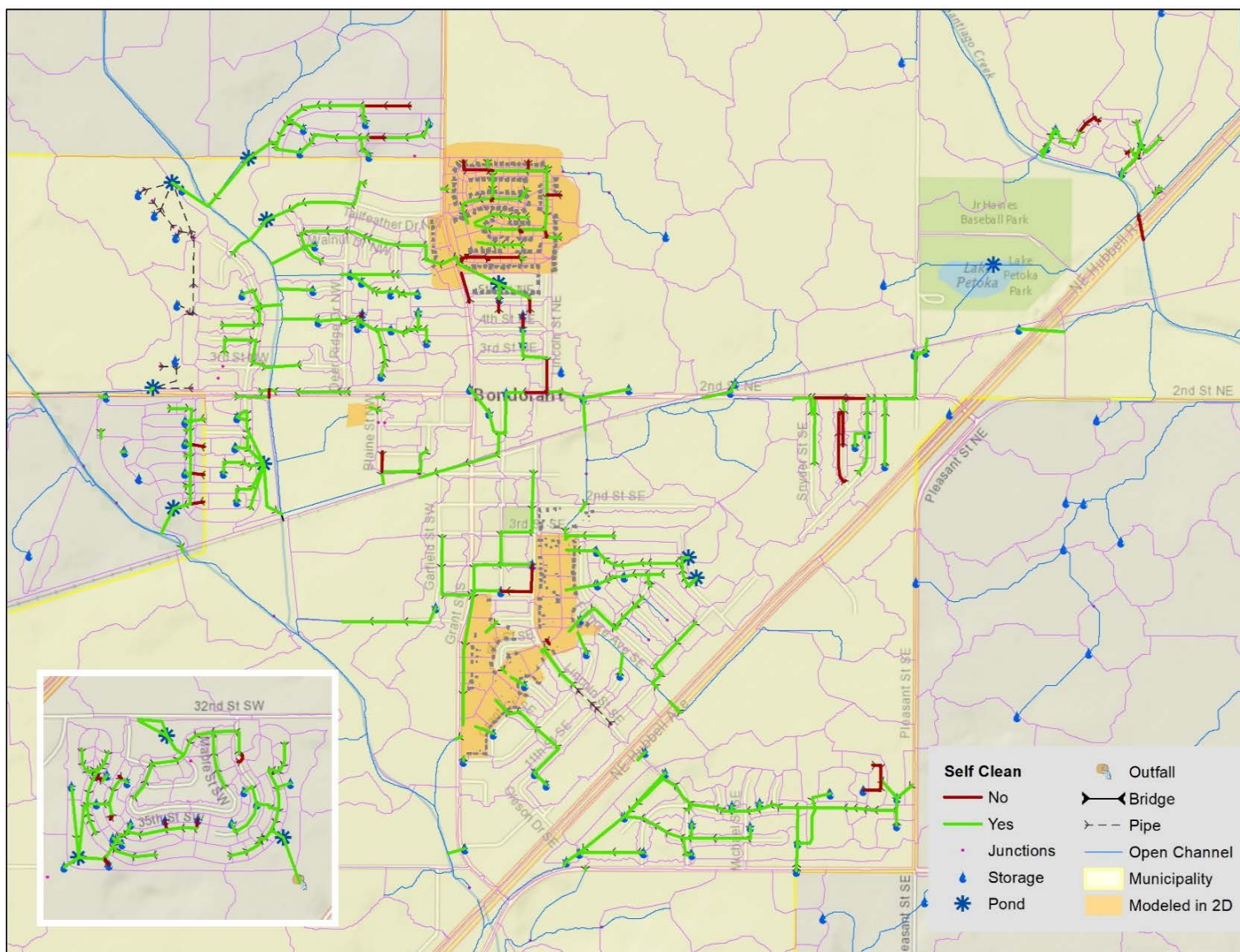


Figure 24. Self-cleaning pipes within the city of Bondurant.

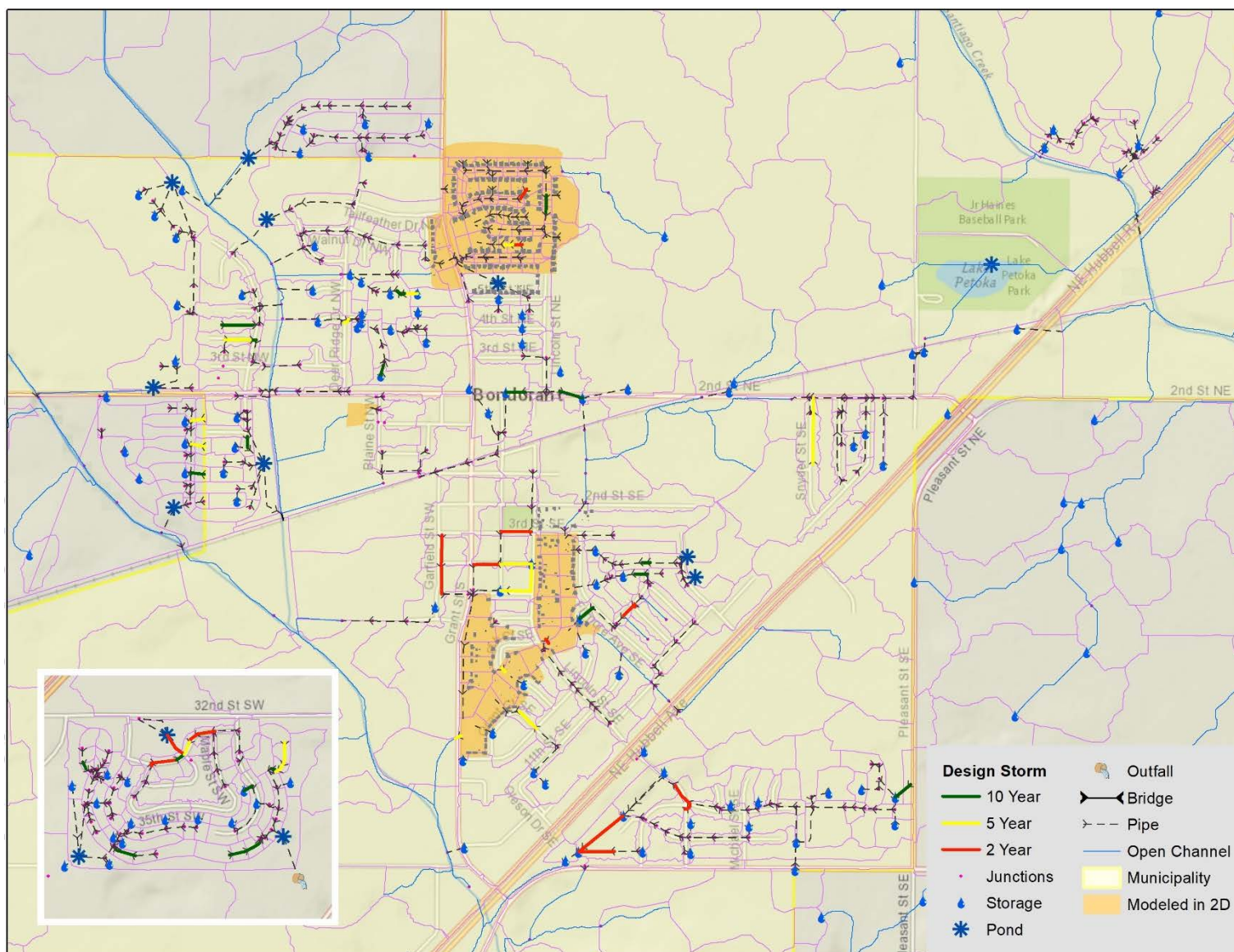


Figure 25. Predicted pipes that are capacity limited.

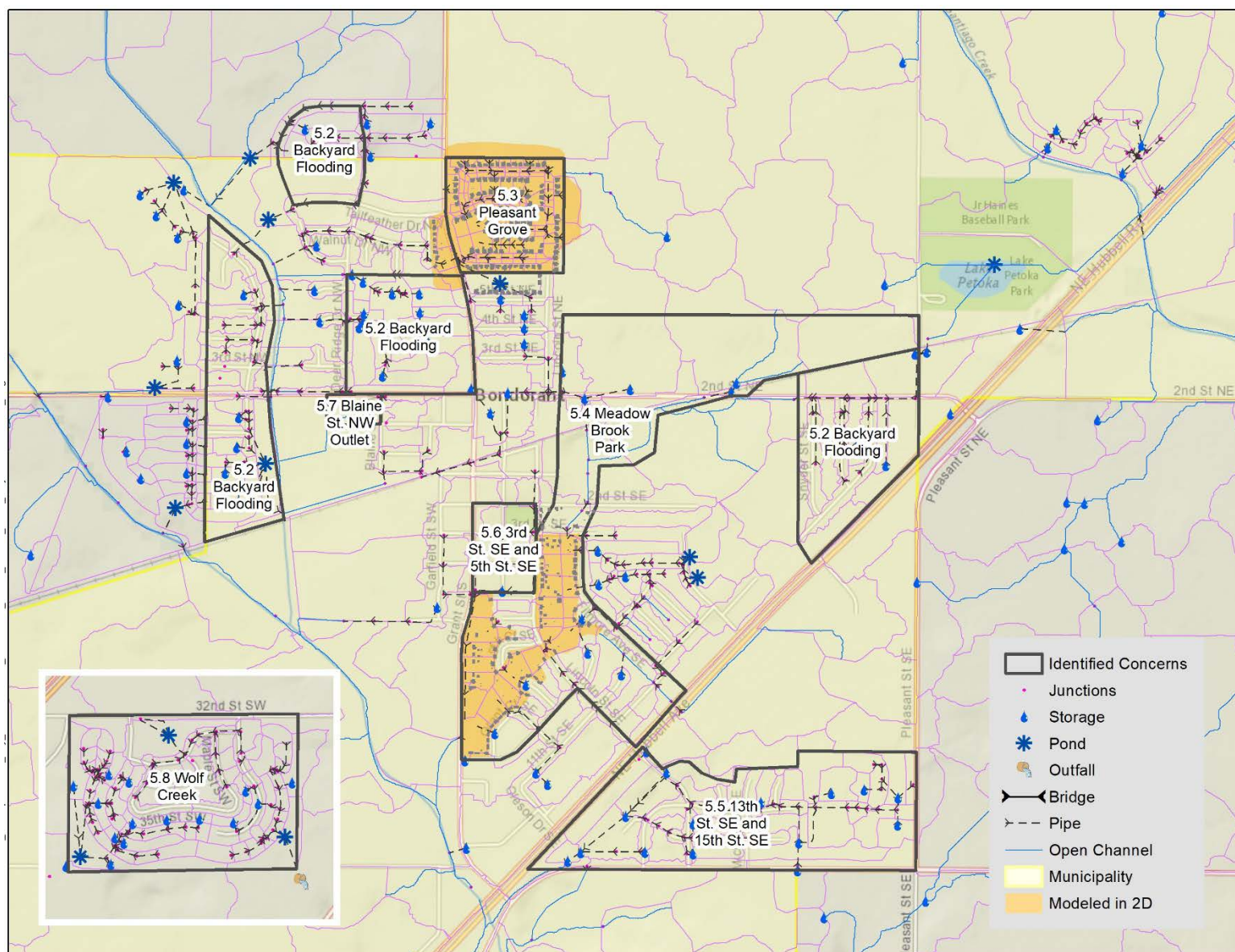


Figure 27 Locations in the City of Bondurant with flooding concerns.

5.2. Backyard Flooding Areas

We received approximately 25 responses during the Social Pinpoint survey concerning flooding within localized areas in people's backyards. Typically, local flooding are missed in a regional stormwater model such as the Bondurant Stormwater model however, we were able to expand the stormwater model to enough detail upstream to approximate the degree of flooding at the backyard scale for most of the areas with concerns. Areas of the city not covered in the above six regions that had backyard flooding concerns included the neighborhoods west of the East branch of Muddy Creek from 5th St. NW to 4th St. SW, the Renaud neighborhood north of 2nd St. NE, and the area between the trail and 2nd St. NE near Pleasant St. NE.. The estimated HWL decrease at a sampling of the green infrastructure retrofits is shown in Table 4. In the entire city, we estimated that there are 15.3 acres where the city may be able to install green infrastructure retrofits (Figure 30). Typically, these structures are for mitigating the impacts of smaller storms with larger storms bypassing into the existing storm sewer system. The two primary green infrastructure practices we suggested in the city were backyard community rain gardens, a small scale basin that typically treats small areas of imperviousness and bioretention cells, a shallow depression filled with amended soil and mulch planted with vegetation and temporarily stores, infiltrates, and removes pollutants from runoff (Figure 28, Figure 29). Based on the EOPC for other green infrastructure retrofits in this study, the approximate unit cost for each structure is \$10/ft². Public willingness to implement the backyard community rain gardens and bioretention cells is an important factor in prioritizing the implementation of these BMPs. Therefore, we recommend the City set a goal to implement 30% of these retrofits in areas with flooding concerns and public support. Green infrastructure should be included in future developments the city reviews.



Figure 28. Rain garden example.



Figure 29. Bioretention cell example.

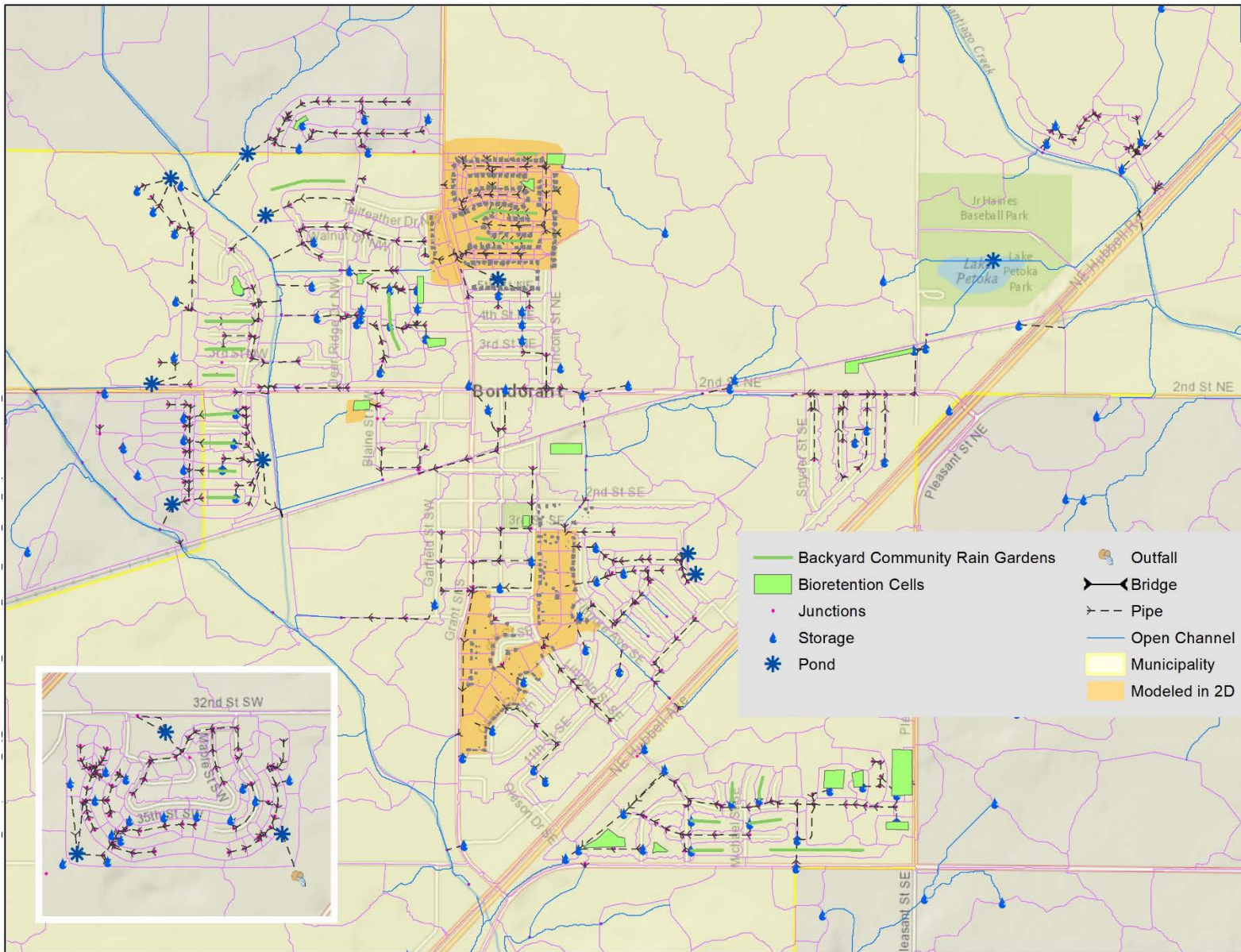


Figure 30. City wide green infrastructure opportunities.

Table 4. Backyard Community Raingarden Results

Location	5 year-24 hour HWL (ft)		100 year-24 hour HWL (ft)	
	Existing	Community Rain Garden	Existing	Community Rain Garden
North of 5 th St. NW	941.8	-0.1	940.8	-0.6
North of 4 th St. NW	942.7	-0.5	945.5	-2.9
North of 3 rd St. NW	949.1	-0.2	947.4	-1.8
North of 2 nd St. NW	945.3	-0.1	945.4	-0.1
North of 1 st St. NW	944.4	-0.2	944.6	-0.2
North of 2 nd St. NW	942.5	-0.2	942.7	-0.2
North of 3 rd St. NW	943.4	-0.8	942.6	-0.4
North of 4 th St. NW	943.3	-0.1	943.5	-0.2
Aspen Dr. NW	942.0	-0.3	943	0.0
Deer Ridge Dr. NW Detention Pond	953.4	-0.8	954.6	-1.4
Intersection of Trail and Pleasant St. NE	971.8	-0.3	970.6	-0.2

5.3. Pleasant Grove Neighborhood

Pleasant Grove is located near the City's High school on the northeast corner of the city (Figure 27). The results of Social Pinpoint survey identified ten responses in the area related to flooding many of which were confirmed in the model. Flooding in the Pleasant Grove neighborhood is the result of two issues, upstream runoff and the lack of space between the drainage easement and houses within each lot. Runoff from the upstream drainage area flows into the system either through a 15" storm sewer located on the northeast corner of the development or for large storm events overtopping a constructed walkway (Figure 31). The flow through the 15" storm sewer uses most of the capacity in the built storm sewer system and results in water ponding in the streets and backyards north of Aspen Dr. NE and Tail Feather Dr. NE. The water that flows over the walkway adds to the local runoff between Aspen Dr NE and the high school entrance. These areas are more vulnerable due to the close proximity of the houses to the drainage easement. Once the water reaches the main retention pond the flow exceeds the capacity of the existing 18" culvert in the main retention pond of the development and the water rises to a predicted HWL of 968.7 ft for the 100 year storm (0.2 ft above the lowest nearby house). Furthermore, the 2D model of the area predicts that the pond overtops Grant St. N. Flooding continues moving downstream, the flow of water exceeds the Walnut Dr. NW capacity, flowing through the Walnut Dr. NW storm sewer system and down a small drainage ditch. The flow through the small drainage ditch exceeds the capacity of the culverts at Sycamore Dr. NW

and Deer Ridge Dr. NW before reaching Muddy Creek (Figure 31). The maximum extent of the flooding in the neighborhood is shown in Section 4.4.

To mitigate these flooding concerns the City began taking actions. First, the City increased the walkway elevation in the northeast corner of Pleasant Grove to prevent flow from entering the backyards of north of Aspen Dr. NE. Second, the city is planning a two-phase pipe bypass storm sewer. The first phase would increase the outlet capacity of the main pond to a 30 in diameter pipe and redirect the flow of water from Pleasant Grove and the Field View Neighborhoods through a 48" HDPE and concrete pipe flowing East to West along the small drainage ditch. The pipe would pick up runoff along Sycamore Dr. NW and Deer Ridge Dr. NW (Figure 31). The second phase of the pipe bypass would continue the 48" pipe to the northeast corner of Pleasant Grove, conveying the upstream runoff around the development. We evaluated the benefits of each of these phases at several existing locations with flooding concerns. In addition, as an alternative we preliminary sized a retention pond above the neighborhood and then added green infrastructure retrofits in the form of rain gardens throughout the neighborhood. The pond was sized to be approximately 2.5 acres with a maximum depth of 2.8 ft for an active storage volume of 7 acre ft. The outlet of the pond was modeled as a 100 ft-15" RCP culvert with a 20' wide overflow weir which was not activated in the model. We recommend that the final designed pond should have a multiple stage outlet to properly control the flow of water through a wide range of storms. The green infrastructure additions includes four backyard community rain gardens and one retrofit bioretention area (Figure 31). The model results show the benefit from the approximate maximum extent of green infrastructure based on aerial imagery. The backyard community gardens were sized to be 20 ft wide to include the entire drainage easement. The improvements at a sample of locations throughout the system for each scenario are shown in Table 5.

Both the phase 2 pipe bypass and the pond alternative mitigate flooding within the backyards north of Aspen Dr. However, for the pipe bypass the model is predicting an increase in the water level at the Pleasant Grove pond because the upstream runoff being conveyed through the pipe bypass around the neighborhood happens to reach the outlet of the Pleasant Grove pond close to when the flow from the pond is at its maximum. The proposed pond instead delays the flow upstream of the neighborhood e.g. the peak flow out of the pond is 9 cfs compared to the peak inflow of 103 cfs for the 100 year-24 hour storm, which allows the runoff created within the neighborhood to flow downstream before the upstream runoff enters the system. The proposed green infrastructure retrofits further mitigate the flooding in the neighborhood especially the local flooding concerns the residents have experienced (Table 5).

A summary of the EOPC for each of the Phase two options is provided in Table 6. The least expensive option was the upstream pond by approximately \$1,241,000. The most expensive item in the pipe estimate was the cost of the 48 inch trenchless reinforced concrete pipe at \$239,000 (\$930 per linear feet based on manufacturer installed price estimate) almost exceeded the cost of the entire pond. The pond with all of the green infrastructure improvements did exceed the entire cost of the pipe. However, the pond by itself would reduce the flooding to a similar degree to the pond. The green infrastructure improvements should be implemented in targeted areas where localized flooding of

people's homes have been experienced. We recommend that the City make a goal to implement 30% of the green infrastructure in addition to the pond. The complete cost breakdown including the pond and 30% of the green infrastructure practices is in Appendix A.

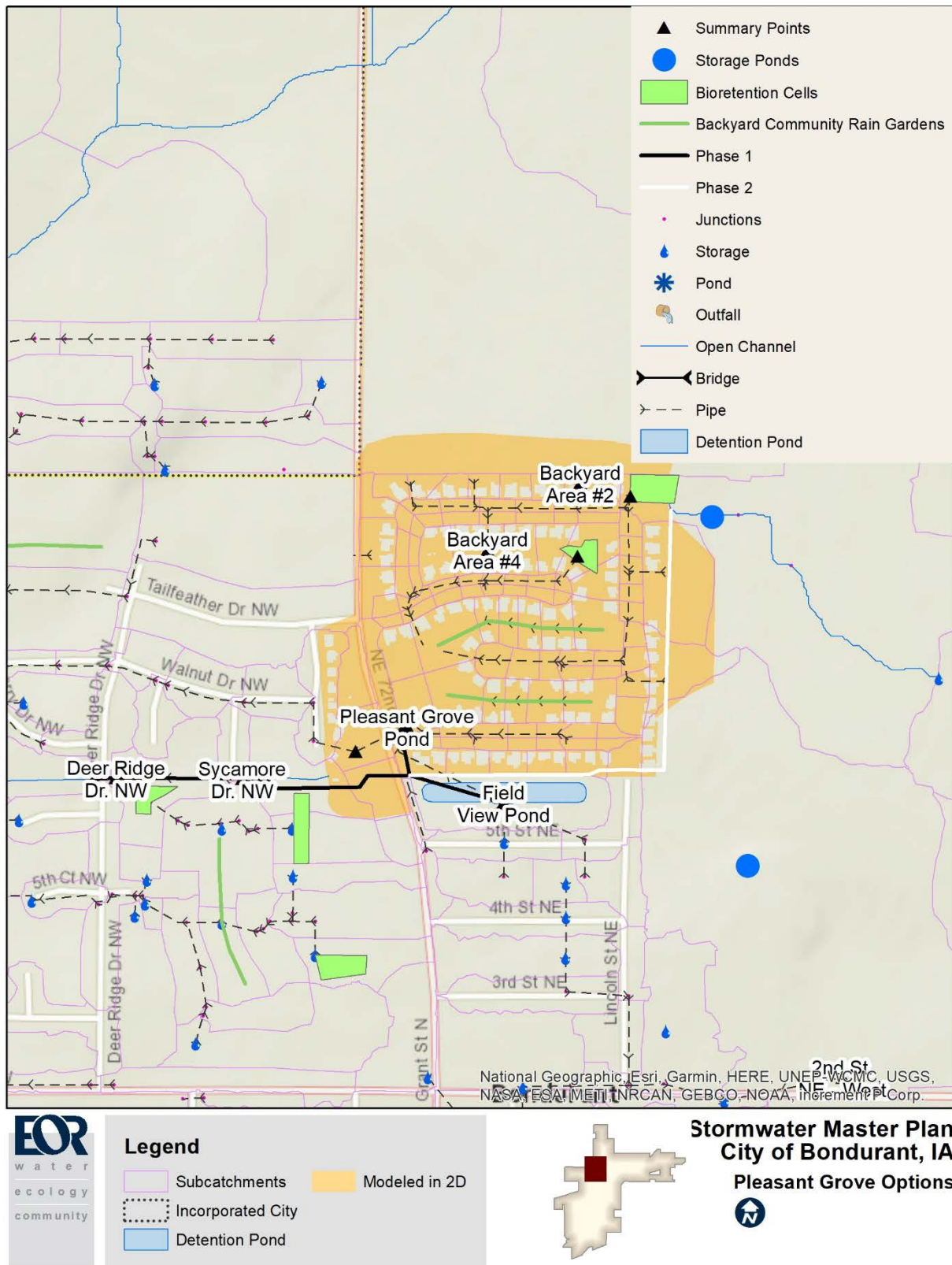


Figure 31. Improvement options for the Pleasant Grove neighborhood.

Table 5. Pleasant Grove Phase 1 and Phase 2 Alternatives Results

Location	Reference Elevation	5 year-24 hour Max HWL (ft)					100 year-24 hour Max HWL (ft)				
		Existing	Ph. 1	Phase 2			Existing	Ph. 1	Phase 2		
			Pipe	Pipe	Pond	Pond GI		Pipe	Pipe	Pond	Pond GI
Backyard Area #1*	974.2	974.4	0.0	-2.6	-2.2	-2.2	975.3	0.0	-2.5	-1.7	-2.3
Backyard Area #2	972	972.2	0.0	-1.0	-1.0	-1.5	974.0	0.0	-2.1	-2.1	-2.2
Backyard Area #3	971.5	970.5	0.0	0.0	0.0	-0.9	971.7	0.0	-0.4	-0.3	-1.1
Backyard Area #4	972	970.0	0.0	0.0	0.0	-0.1	971.0	-0.1	-0.1	-0.2	-0.3
Pleasant Grove Retention Pond	968.5	968.3	-1.8	-1.7	-1.8	-2.3	968.7	-0.9	-0.6	-1.0	-1.4
Field View Retention Pond	968.5	967.5	-0.1	0.0	-0.1	-0.1	968.8	-0.5	-0.3	-0.6	-0.6
Spruce Dr. NW	964.6	963.8	-0.2	-0.1	-0.2	-0.2	965.7	-1.5	-1.4	-1.5	-1.5
Sycamore Dr. NW	959.3	955.1	-3.9	-2.6	-4.1	-4.4	960.3	-8.2	-3.9	-8.3	-8.5
Deer Ridge Dr. NW	955	951.1	-3.7	-2.9	-4.1	-4.5	951.8	-3.6	-2.0	-4.0	-4.3

*Modeled storage based on original grading and may have been modified during recent improvements and therefore lower the actual maximum HWL.

**Cells are shaded red if a) the existing conditions are flooding or b) the Phase 2 option increases the HWL from Phase 1.

***Cells are shaded orange if the existing conditions are within 1 ft of the reference elevation

Table 6. Pleasant Grove Improvement Costs

Improvement		Cost		
		Low Estimate (-25%)	EOPC	High Estimate (+40%)
Pipe		\$1,112,000	\$1,483,000	\$2,076,000
Pond		\$181,000	\$242,000	\$340,000
Pond GI	Community Rain Gardens	\$465,000	\$620,000	\$868,000
	Bioretention Cells	\$553,000	\$738,000	\$1,033,000
	Total	\$1,199,000	\$1,600,000	\$2,251,000
Pond & 30% GI		\$486,000	\$649,000	\$1,325,000

5.4. Meadow Brook Park

Meadow Brook Park is a large open swale with a concrete lined bottom located in eastern Bondurant (Figure 27). This area was another hotspot for Social Pinpoint responses with five comments describing flooding issues. The drainage way drains approximately 566 acres of southeastern Bondurant with 346 acres of the drainage area managed as farmland. Road crossings along the drainage corridor include 2nd St. NE, 2nd St. SE, 3rd St. SE, NE Hubbell Ave., Brick St. SE, Lincoln St. SE, and Grant St. S (Figure 32). These roadways were used to evaluate the flooding of the drainage way and the results of the predicted existing conditions and evaluated alternatives are in Table 7. In addition, the area was modeled in 2D to show the extent of the flooding in the area (Figure 18).

The model predicted for very large storms such as the 100 year-24 hour design storm the flow of water would overtop the west crossing of 2nd St. NE, 2nd St. SE, 3rd St. SE, and Lincoln St. SE (Table 7). In addition, the 2D model indicated that the flooding extended into the backyards of properties along Grant St. S. To lower the maximum HWL we considered adding storage ponds in the northern currently farmed portions of the drainage area. The first pond was located north of 2nd St. NE and was sized to prevent the flooding of 2nd St. NE during the 100 year-24 hour storm. The resulting pond reduced the HWL by 1 ft to just below the elevation of the driveway. The pond was sized to have a footprint of three acres and a maximum storage of 12 acre-ft with a 15 inch diameter RCP outlet. South of 2nd St. NE two improvements were sized. A 0.9 acre bioretention cell was located south of the grain storage area to reduce the runoff caused from the high imperviousness of those subcatchments. Second, a pond was located to detain runoff coming from the northeast, approximately 165 acres. The pond was sized to have a footprint of six acres and a storage volume of 27 acre ft with a 15 inch RCP pipe and 20 ft overflow weir. With the two ponds and bioretention cell the model predicted that 2nd St. SE and 3rd St. SE would not overtop during the 100 year-24 hour storm. These improvements alone were not predicted to prevent Lincoln St. SE from overtopping during the 100 year-24 hour storm. The LiDAR elevations indicated that the cover between the top of the road and the road culverts is quite low and easily overtopped. Flooding of Lincoln St. SE is less of a concern than 2nd St. NE, an arterial road through the city, and 2nd St. SE, the only road that connects that neighborhood to the rest of the city. Modification to the Lincoln St. SE could be considered as part of the Meadow Brook Park Drainage Improvement Concept in Appendix C, which proposes a way to improve the park's usability for the surrounding neighborhood. The EOPC for each component of the recommendation for Meadow Brook Park is in Table 8. The largest cost is for compost amended top soil and storage aggregate for the Bioretention cell. Costs for each component may change based on the planting density, layer thicknesses in the bio retention cell and the site specific excavation required for the ponds. In addition, it was assumed that a liner would be needed because of high groundwater. A soil boring as part of the design would identify if the liner is needed. A complete breakdown of the EOPC is in Appendix A. In addition, cost per feature for the Meadow Brook Park Concept was estimated in Table 9. These costs can be multiplied by the total number of each feature to estimate the cost of the project.

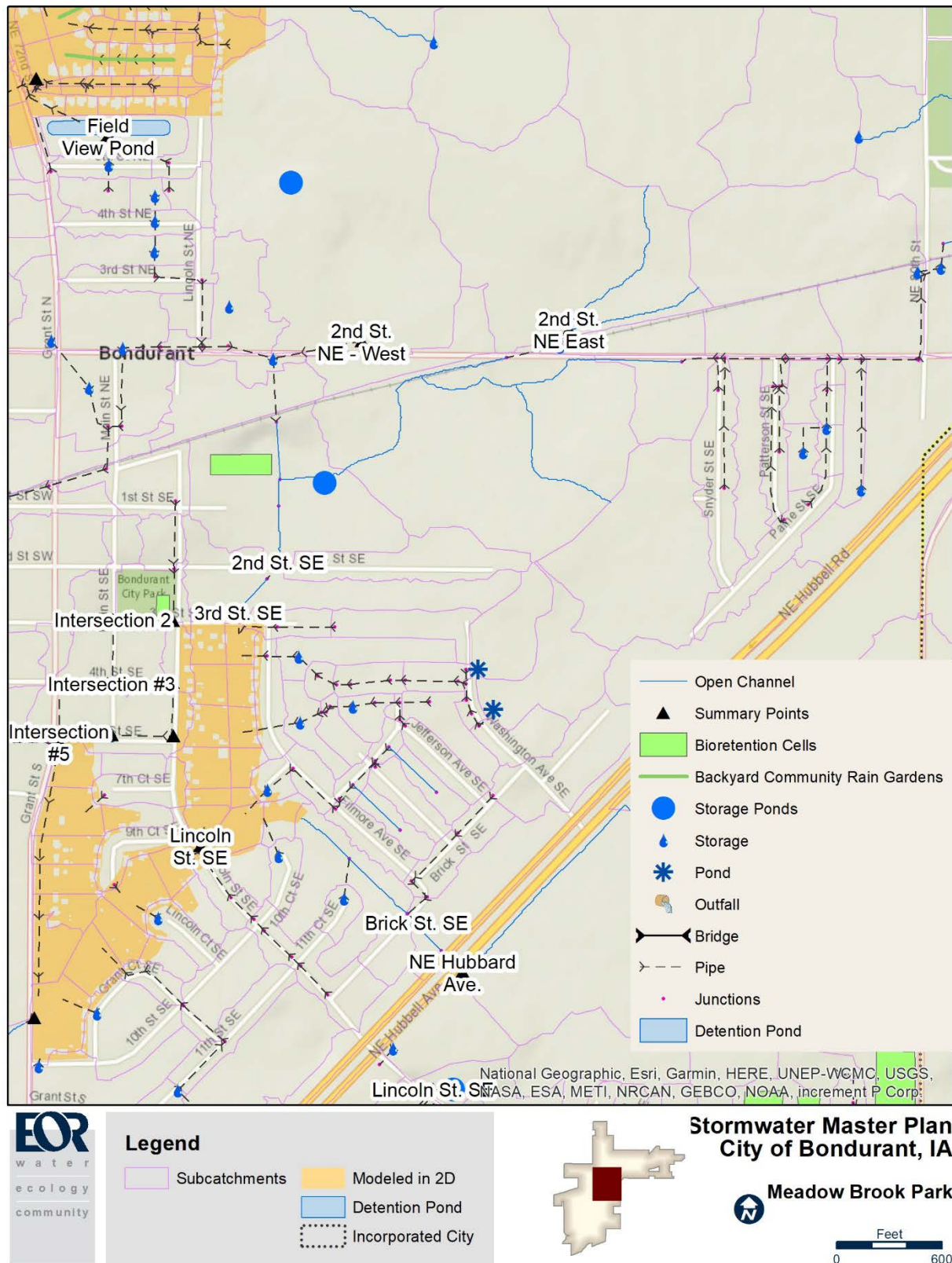


Figure 32. Meadow Brook Park recommendations.

Table 7. Meadow Brook Results

		5 year-24 hour HWL (ft)		100 year-24 hour HWL (ft)	
Location	Reference Elevation	Existing	Ponds	Existing	Ponds
2 nd St NE – West	967.7	966.5	-0.7	968.7	-1.0
2 nd St. NE - East	973.1	970.1	0.0	970.9	0.0
2 nd St. SE	957.4	956.9	0.0	958.7	-1.6
3 rd St. SE	955.7	953.2	-0.4	956.3	-1.4
NE Hubbard Ave	973.2	964.8	0.0	966.9	0.0
Brick St. SE	963.2	961.9	0.0	962.2	0.0
Lincoln St. SE	947.3	947.4	-0.3	948.5	-0.1
Grant St. SE	943.7	940.7	-0.3	942.4	-0.1

* Shaded orange cells are within 1 ft of the reference elevation. Shaded red cells are above the reference elevation.

Table 8. Meadowbrook Park Improvements Costs

Improvement	Cost		
	Low Estimate (-25%)	EOPC	High Estimate (40%)
Pond 1	\$214,000	\$286,000	\$401,000
Pond 2	\$390,000	\$520,000	\$728,000
Bioretention Cell	\$553,000	\$738,000	\$1,033,000
Park Concept (Appendix C)	\$304,000	\$403,000	\$562,000
Total	\$1,461,000	\$1,947,000	\$2,724,000

Table 9 Meadow Brook Park Concept Cost Per Feature

Improvement	Cost per Feature		
	Low Estimate (-25%)	EOPC	High Estimate (40%)
Community Gathering Area	\$9,000	\$12,000	\$17,000
Open Water Feature	\$46,000	\$61,000	\$85,000
Inlet Protection	\$23,000	\$31,000	\$43,000
Sediment Trap	\$8,000	\$10,000	\$14,000

5.5. 13th St. SE and 15th St SE. Neighborhood

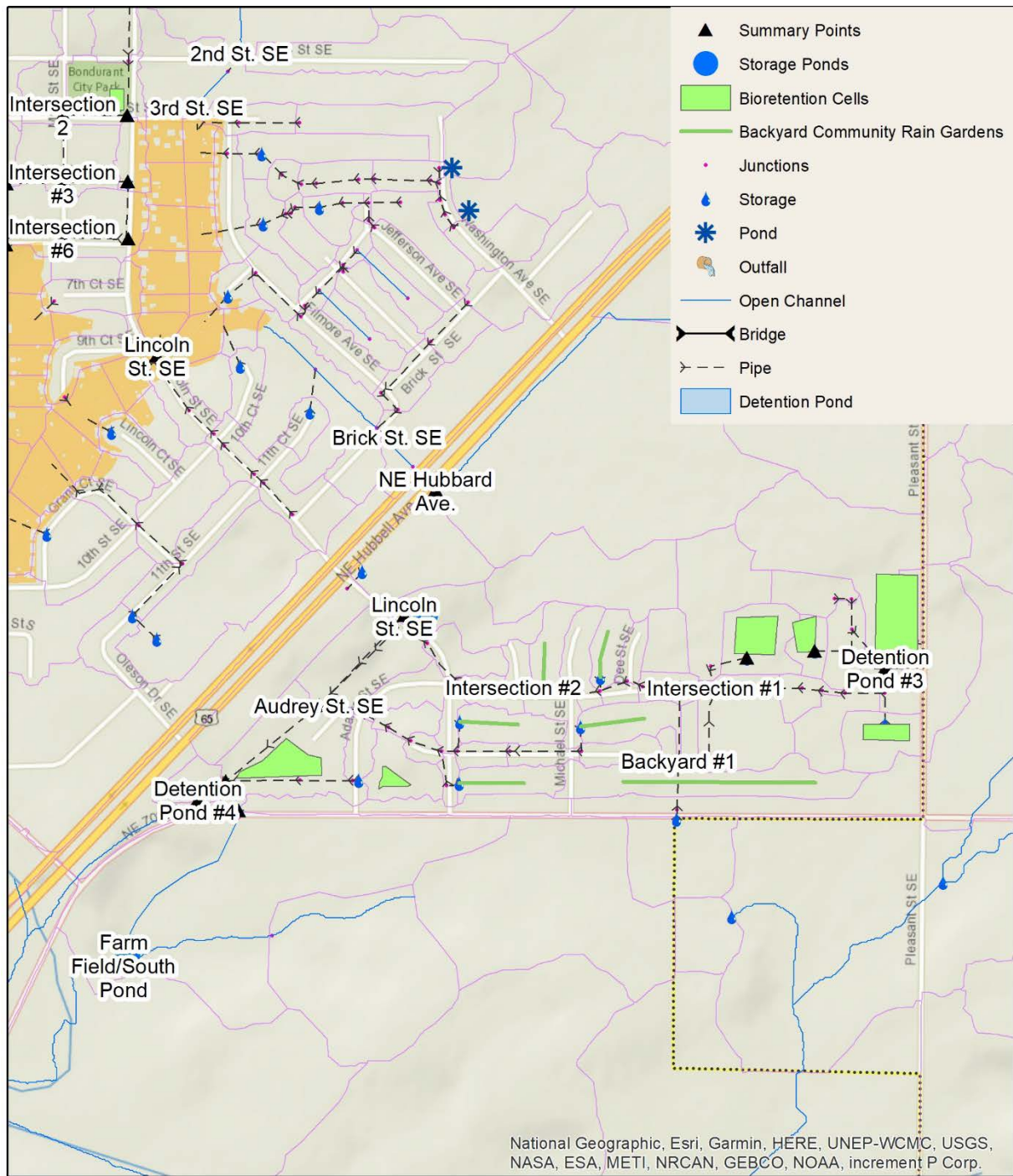
We received six Social Pinpoint responses within the 13th St. SE and 15th St. SE. neighborhood located south of NE Hubbell Ave (Figure 27). Four of these responses were concerned with localized flooding of backyard areas while two of them were concerned with the flooding of the regional detention channel and ponds at the outlet of the neighborhood. This area of the city has a total drainage area of 148 acres with approximately 30 acres being undeveloped farmland. Initial analysis of LiDAR elevations and aerial photos suggest that the eastern portion of the neighborhood historically flowed south across 15th St. SE however each additional development continued to move the water westward towards the previous development and storage facilities. Some of these developments did not have storage included in the design. For modeling we focused on the main storm sewer system along 13th St. SE and the regional detention ponds and channels. Table 10 shows the predicted existing HWL for the 5 year-24 hour storm and the 100 year-24 hour storm. The model predicts HWL during the 100 year-24 hour storm are within proximity of potentially flooding nearby houses. In addition, the facilities near the outlet of the neighborhood are undersized for the 5 year - 24 hour storm (Table 10).

To reduce the flooding in the neighborhood we looked at three different options the first distributed green infrastructure (GI) retrofits throughout the development with the idea to maximize the existing areas of detention. The second option evaluated intercepting the 13th St SE storm sewer at the Cove St. SE intersection and expanding the storage capacity above Lincoln St. SE. The last option evaluated expanding the flow capacity from Lincoln St. SE to 15th St. SE to safely pass the flows without damaging to lower the HWL from Lincoln St. SE to 15th St. SE and then construct a regional storage facility south of 15th St to detain the peak flows from the neighborhood (Figure 33).

As part of the GI retrofits we identified six backyard areas that may have the potential to retrofit a backyard community rain garden through the drainage easement and we identified five areas where bioretention cells may be retrofitted in existing detention areas. We also suggested expanding the storage area north of 15th St. SE. This option would have the most benefit at the localized areas where residents have concerns of flooding however, the benefit at the outlet of the neighborhood would have the least benefit (Table 10). The next option, intercepting the 13th St. SE storm sewer at Cove St. and building a pond north of the 13th St. was sized to reduce flooding along 15th St. SE and would not improve local conditions within the neighborhood. The estimated size of the pond to control the 100 year 24 hour storm was 24 acre ft with a foot print of four acres. The outlet of the pond was 18 inch RCP pipe that crossed 13th St. SE. This pipe was lowered 6 inches below the existing pipe to make room for the required bounce of the 100 year-24 hour storm. The largest benefit would be directly downstream with reductions in HWL decreasing downstream (Table 10). When a development begins north of 13th St. SE the city should consider having a larger detention basin as part of the development to help mitigate the existing flooding in this area as well as mitigating the flow from the new development. The last option considered in this area was increasing the capacity through the storage facilities from Lincoln St. SE through and across 15th St. SE and building a large regional retention basin. In the model we approximated the footprint to be 10 acres and a maximum storage

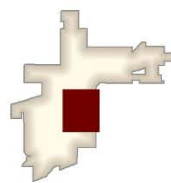
of 52 acre ft. However, the pond could be sized to control the runoff from the existing neighborhood, future development north of 13th St. SE, and future development of approximately 69 acres south of 15th St. SE. This option had the maximum benefit near 15th St. SE where we added a 24 inch diameter RCP pipe to the existing 36 inch RCP pipe crossing 15th St. SE (Table 10).

The EOPC for each option in 13th St. SE and 15th St. SE neighborhood is shown in Table 11. The most expensive option was the green infrastructure retrofits in the neighborhood. This scenario included 12 different projects that could be spaced over several years with the locations being prioritized by local flooding issues. For the bioretention cells and backyard community rain gardens the cost came out to \$10/ft². This cost could be used as a rule of thumb for any future proposed bioretention facility. The next expensive was the south pond because of the proposed large size of the pond (Table 11). This option however would not require road construction on Cove St. or 13th St. SE like the north pond option. In addition, the pond has the potential to be a regional storage facility, regulating the runoff from 195 acres. Therefore, we recommend the City plan to build a pond south of the 13th St. SE and 15th St. SE. and because this improvement would not mitigate localized flooding concerns within the existing neighborhood, we recommend the City plan to construct 30% of the green infrastructure retrofits within the neighborhood.



Legend

- Subcatchments
- Modeled in 2D
- Incorporated City
- Detention Pond



Stormwater Master Plan City of Bondurant, IA



13th St. and 15th St.
Options

Feet
0 600

Figure 33. 13th St. SE and 15th St. SE neighborhood options.

Table 10. 13th St. SE and 15th St SE Neighborhood Results

Location	Reference Elevation	5 year-24 hour Max HWL (ft)				100 year-24 hour Max HWL (ft)			
		Existing	GI	North Pond	South Pond	Existing	GI	North Pond	South Pond
Detention Pond #1**	976.3	975.3	-1.1	+0.1	0.0	977.2	-1.4	+0.1	0.0
Detention Pond #2**	978	976.6	-1.0	0.0	0.0	977.4	-0.2	0.0	0.0
Detention Pond #3	979	976.6	-2.0	-0.1	0.0	979.1	-1.9	0.0	0.0
Backyard #1*	976	975.2	-1.3	0.0	0.0	976.4	-0.7	0.0	0.0
Intersection (#1) of Joshua Ct. SE and 13 th St. SE	976.6	974.3	-2.3	-0.4	0.0	977.2	-0.6	-0.1	0.0
Intersection (#2) of 13 th St. SE and Cove St. SE	971.8	968.7	-1.1	-1.3	0.0	970.2	-0.1	-0.7	0.0
Lincoln St. SE	964.4	961.4	-0.1	-0.1	0.0	963.8	-0.1	+0.3	0.0
Audrey St. SE	957	955.8	-0.3	-1.2	0.0	956.6	0.0	-1.3	0.0
Backyard #2	950	949.2	-0.9	-1.4	-1.8	949.7	-0.3	-0.5	-1.1
Detention Pond# 4	948.7	948.5	-0.3	-1.0	-3.6	948.7	-0.1	-0.2	-3.6
15 th St SE Outlet	948.4	948.1	-0.3	-0.3	See Backyard #2	948.4	0.0	-0.2	See Backyard #2
Farm Field/ South Pond	939	934.5	0.0	0.0	+2.2	934.8	0.0	-0.1	+4.0
NE 72 nd St.	935.5	931.2	-0.2	-0.1	-0.1	933.4	0.0	-0.2	-0.2

*Storage represented in the model was based partially on LiDAR and partially on aerial estimates. The grading plans for part of the neighborhood were not available.

**Parts of the storm sewer system was not available

***Cells are shaded orange if the existing conditions has HWL within one foot of the reference elevation. Cells are shaded red if the existing HWL is above the reference elevation.

Table 11. 13th St. SE and 15th St. SE Neighborhood Improvements Costs

Improvement	Cost		
	Low Estimate (-25%)	EOPC	High Estimate (40%)
Green Infrastructure Retrofits	\$2,918,000	\$3,891,000	\$5,447,000
North Pond	\$472,000	\$629,000	\$880,000
South Pond	\$590,000	\$787,000	\$1,102,000
South Pond +30% GI	\$1,465,000	\$1,954,000	\$2,736,000

5.6. 3rd St. SE and 5th St. SE Neighborhood

The 3rd St. SE and 5th St. SE neighborhood is an older neighborhood within the center of town (Figure 27). Therefore, invert and rim elevations of this system were based on LiDAR and points where the city measured down to the invert. The actual elevations and slopes may vary from what is in the model and a survey of the system is suggested. During the Social pinpoint survey this area did not receive any responses however, our modeling predicted that the storm sewers in the neighborhood were capacity limited starting at the 2 year-24 hour storm and that street flooding was frequent. The main issue was a lack of slope in the system. The outlet of the system was controlled by a 1466 ft long 42" pipe that connected the neighborhood to Meadow Brook Park drainage way. Therefore, only modifying the invert elevations was not feasible and we instead investigated increasing the pipe diameters of the existing storm sewer, proposed a new storm sewer along Lincoln St. SE, and a biofiltration cell in the existing park at the corner of 3rd St. SE and Lincoln St. NE (Figure 34). With the modifications street flooding was no longer a concern in the neighborhood and surcharging in the pipe was reduced (Table 12). The EOPC for the recommendation included tearing up the roads and removing and replacing storm sewers (Table 13). Some of the roads exhibited cracking in Google Earth and may be higher on the City's list of road repairs.

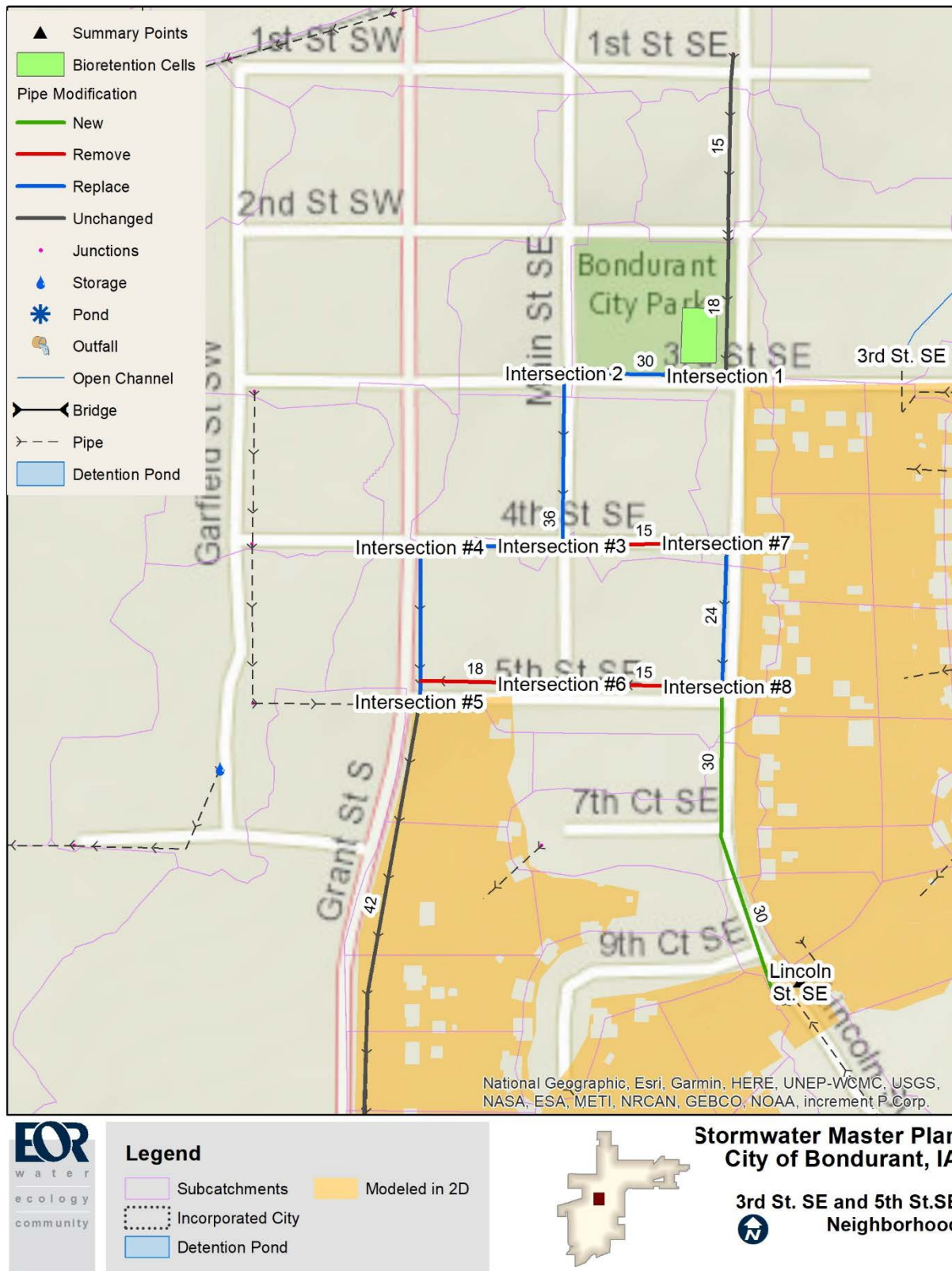


Figure 34. 3rd St. SE and 5th St. SE neighborhood options.

Table 12. 3rd St. SE and 5th St. SE neighborhood results.

Location	Rim Elevation (ft)	Existing 5 year 24 hour HWL (ft)	Proposed 5 year 24 hour HWL (ft)
Intersection (#1) 3 rd St. SE and Lincoln St. SE	955.6	955.9	-2.2
Intersection (#2) 3 rd St. SE and Main St. SE	959.5	959.5	-7.1
Intersection (#3) 4 th St. SE and Main St. SE	951.7	952.0	-0.4
Intersection (#4) 4 th St. SE and Grant St. S	959.3	950.7	-0.3
Intersection (#5) 5 th St. SE and Grant St. S	953.6	948	+0.9
Intersection (#6) 5 th St. SE and Main St. SE	948.4	950	NA
Intersection (#7) 4 th St. SE and Lincoln St. SE	949.5	951.5	-3.7
Intersection (#8) 5 th St. SE and Lincoln St. SE	951.9	NA	947.6

*Cells are shaded red if the HWL is above the reference elevation.

Table 13. 3rd St. SE and 5th St. SE Neighborhood Improvements Cost.

Improvement	Cost		
	Low Estimate (-25%)	EOPC	High Estimate (40%)
Storm Sewer System Modification	\$947,000	\$1,262,000	\$1,767,000

5.7. Blaine St NW Outlet

The Blaine St. NW storm sewer is a small storm sewer network south of 2nd St. NW and east of Mud Creek with a total drainage area of 4.9 acres (Figure 35). The outlet of this system is an 18" HDPE pipe. During the Social Pin Point Survey we received one response concerning frequent wide spread flooding through several residents' backyards. The terrain in this area is very flat allowing the flow from the storm sewer system to inundate a wide swath of area. To improve this area we suggest excavating a rain garden to store small storms and reduce the frequency of the uncontrolled flow through this area. To store the 5 year-24 hour storm (1.1 ac-ft runoff) the rain garden would need to be 0.4 acres with a live storage of 15 inches, biofiltration media depth of 24 inches, and gravel storage of 12 inches. A more feasible option for this area would aim to store the water quality volume, the runoff from the 1.25" rain event (0.23 ac-ft), which is the runoff from 90% of the storms that occur in an average year in Iowa. For this type of an event the footprint would be approximately 0.14 acres. The EOPC for this solution was based on the average size of the two options (Table 14). At a minimum erosion rock placed at the outlet of the storm sewer should be placed to limit the erosion seen on sight.

Table 14. Blaine St. NW Outlet Improvement Costs.

Improvement	Cost		
	Low Estimate (-25%)	EOPC	High Estimate (40%)
Storm Sewer System Modification	\$211,000	\$281,000	\$393,000

*Note the costs are estimated for a 0.27 acre rain garden.

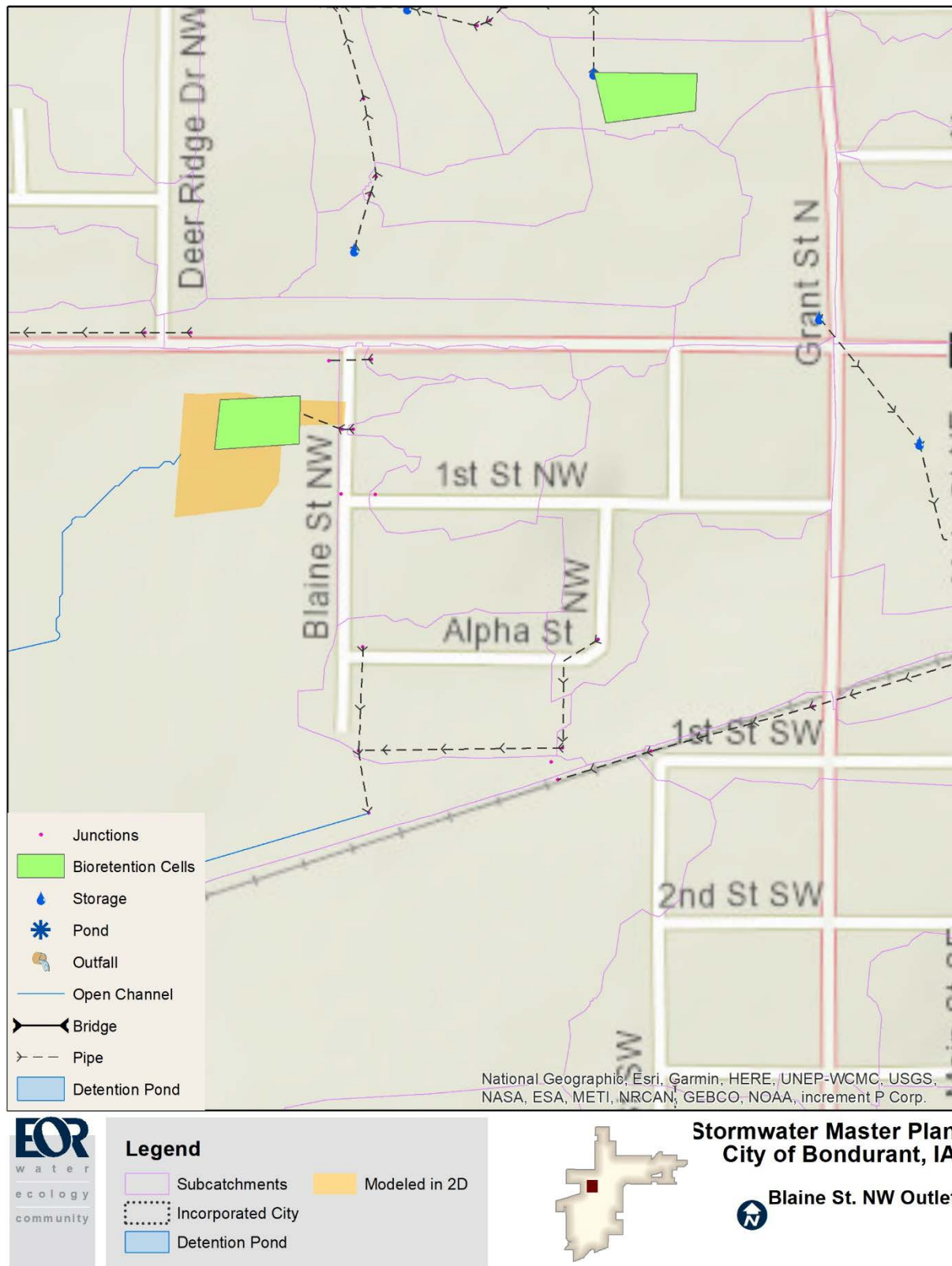


Figure 35. Blaine St. NW outlet options.

5.8. Wolf Creek Neighborhood

The Wolf Creek neighborhood is a residential neighborhood near Interstate 80 (Figure 27, Figure 36). The entire development is 99 acres. From the Social Pinpoint survey we received two responses associated with street flooding on 33rd St. SW and Oak Dr. SW. Initial evaluation of this neighborhood from LiDAR and aerial imagery indicated that this area is vulnerable to street flooding with intakes at the intersection of 33rd St. SW and Oak Dr. SW capturing 8.23 acres, a lack of elevation change from the intakes on 33rd St SW to the pond, and the entire system having a pipe diameter of 15". As a reference the other two storm sewer systems, comparable in drainage area, have a maximum pipe diameter of 36" before entering the respective retention ponds.

This portion of the neighborhood (constructed as Phase 1 and Phase 2) is represented in the model with information assumed from LiDAR and as a result the exact invert elevations are unknown. However, The modeling of this neighborhood supported the initial concerns with all of the pipes along 33rd St. SW having pipe capacity issues starting at the 2 year-24 hour storm (Table 15). To alleviate these issues in the neighborhood we evaluated the retrofit of side walk filtration trenches that would increase temporary storage within the roadways and increasing the pipe capacity with the construction of additional storage downstream to mitigate the increased flows from the storm sewer system. For both of these options results from the model predicted unrealistic solutions that were not feasible based on the available information of the system. Therefore, the potential solution may need to focus downstream and potentially modify the retention pond outlet and ditch along 32nd St SW. At this time, however, we thought there were too many unknowns in the system to reasonably suggest an optimal solution. Instead, we recommend a feasibility study of the neighborhood including a survey of the storm sewer system, retention pond and ditch along 32nd St. SW. The estimated cost for the feasibility study would be \$50,000.

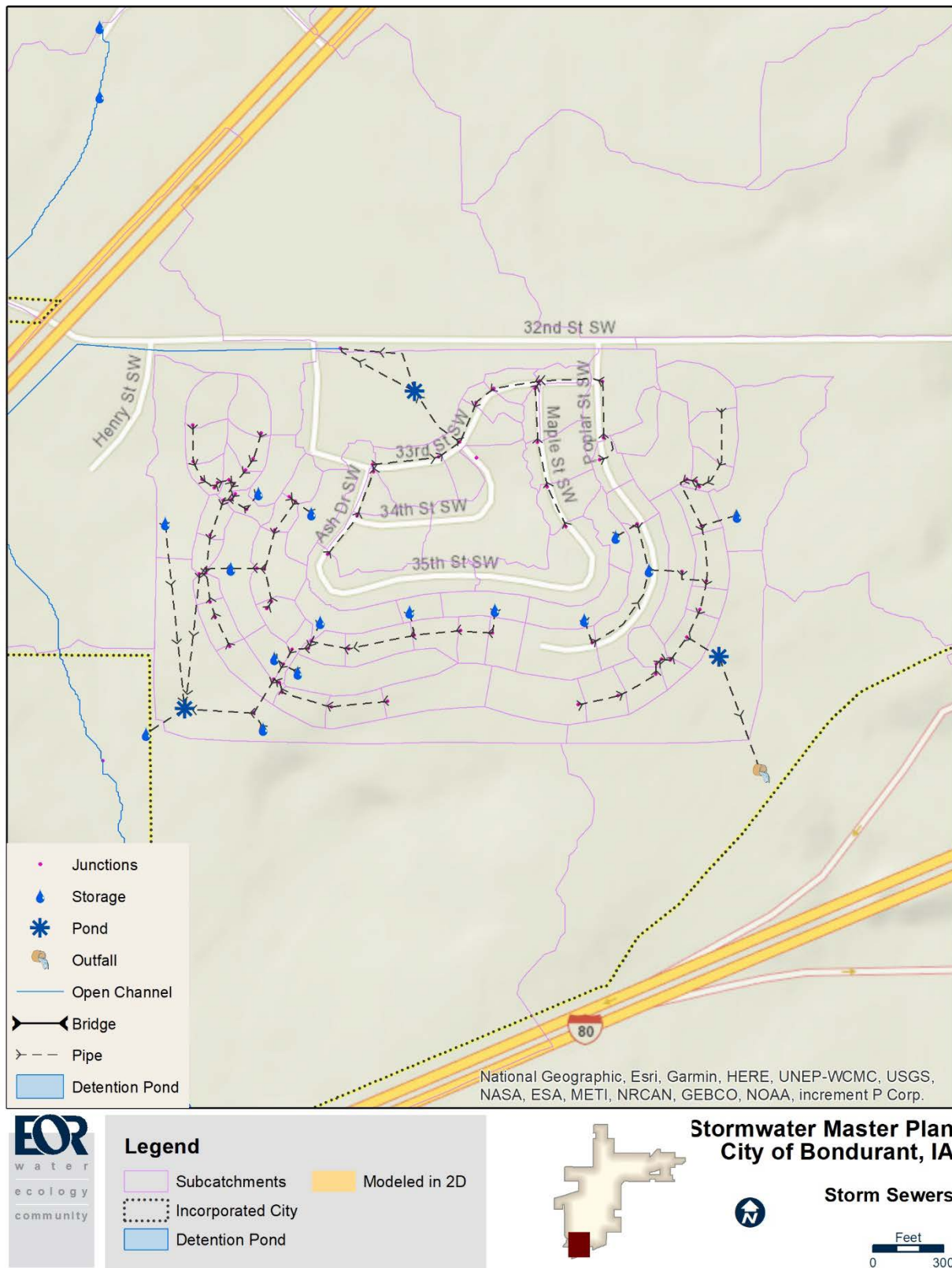


Figure 36. Wolf Creek neighborhood.

Table 15. Wolf Creek Neighborhood Results.

Location	Existing Conditions		
	Pipe Diameter	5 year-24 hour storm Peak Pipe Flow (cfs)	5 year -24 hour Peak Street Flow (cfs)
System Outlet	15"	16.3	36.3
33 rd St. SW west of Oak Dr. SW	15"	5.3	9.1
Oak Dr. SW	NA	0	13.9
33 rd St. SW east of Oak Dr. SW	15"	6.5	23.5
Maple St. SW	15"	3.7	17.1
33 rd St. SW east of Maple St. SW	15"	6.9	6.5

5.9. Mitigating flooding from Future Growth

As the city grows, the City needs to keep in mind areas with existing flooding concerns so that new development does not worsen flooding. If done properly, the City could use new development to decrease existing flooding concerns by having storm water features be sized to include flow from existing neighborhoods. As part of our analysis we identified subcatchments upstream of existing flooding concerns where the City should include additional measures to reduce the impact of development (Figure 37). Furthermore, as the city grows the flow in the major streams will increase unless properly managed. During the process of this study, we identified three areas where ditch plugs or berms may have the largest impact in creating regional storage (Figure 38). These areas were unique in that the valley width tended to be narrower and the existing ditches were draining areas that were most likely large prairie potholes and disconnected from the original stream network. A future phase of the project could use the City of Bondurant SWMM model to investigate the feasibility of these structures and potential alternatives in reducing the impact of growth on the city's water resources.

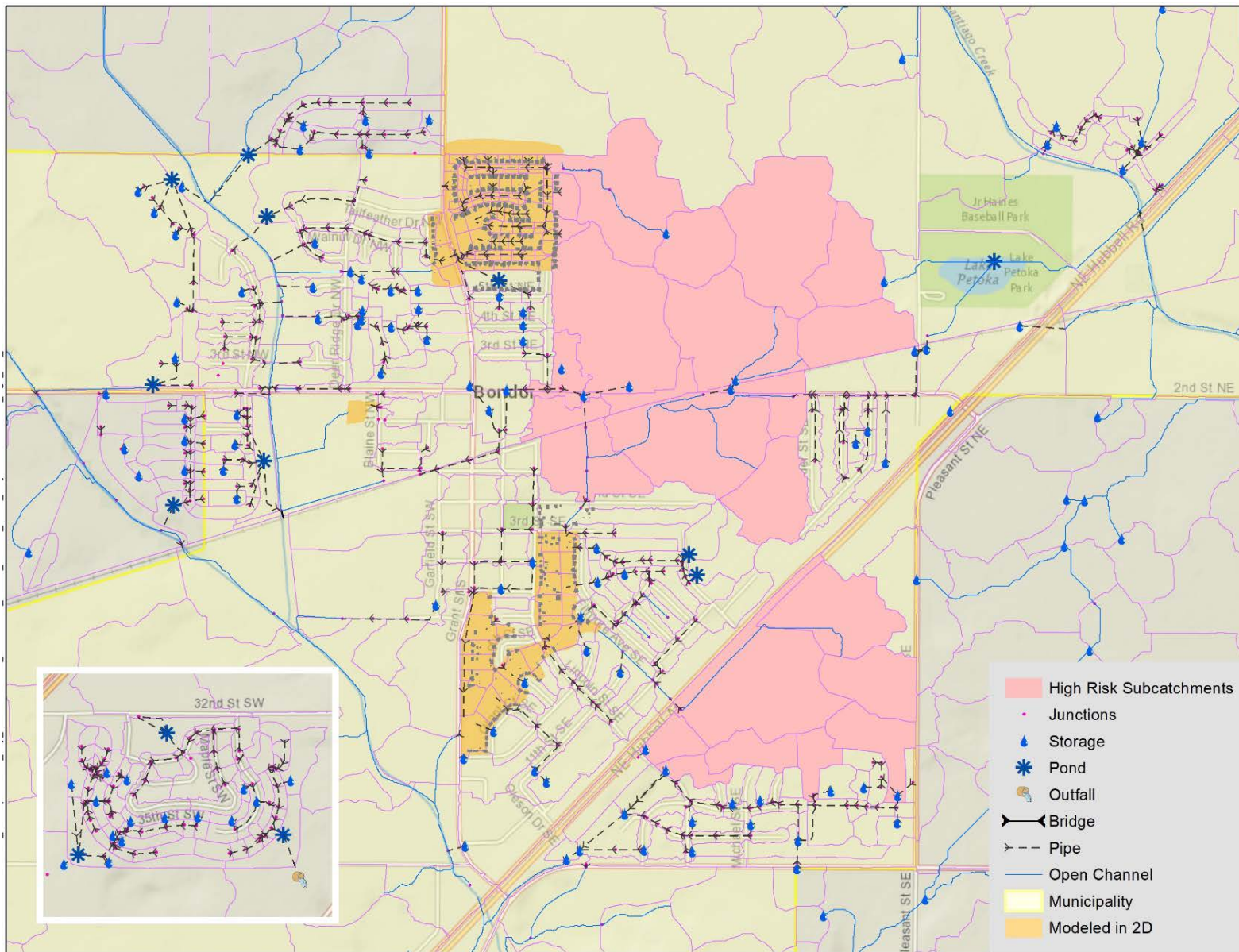


Figure 37. High Risk subcatchments.

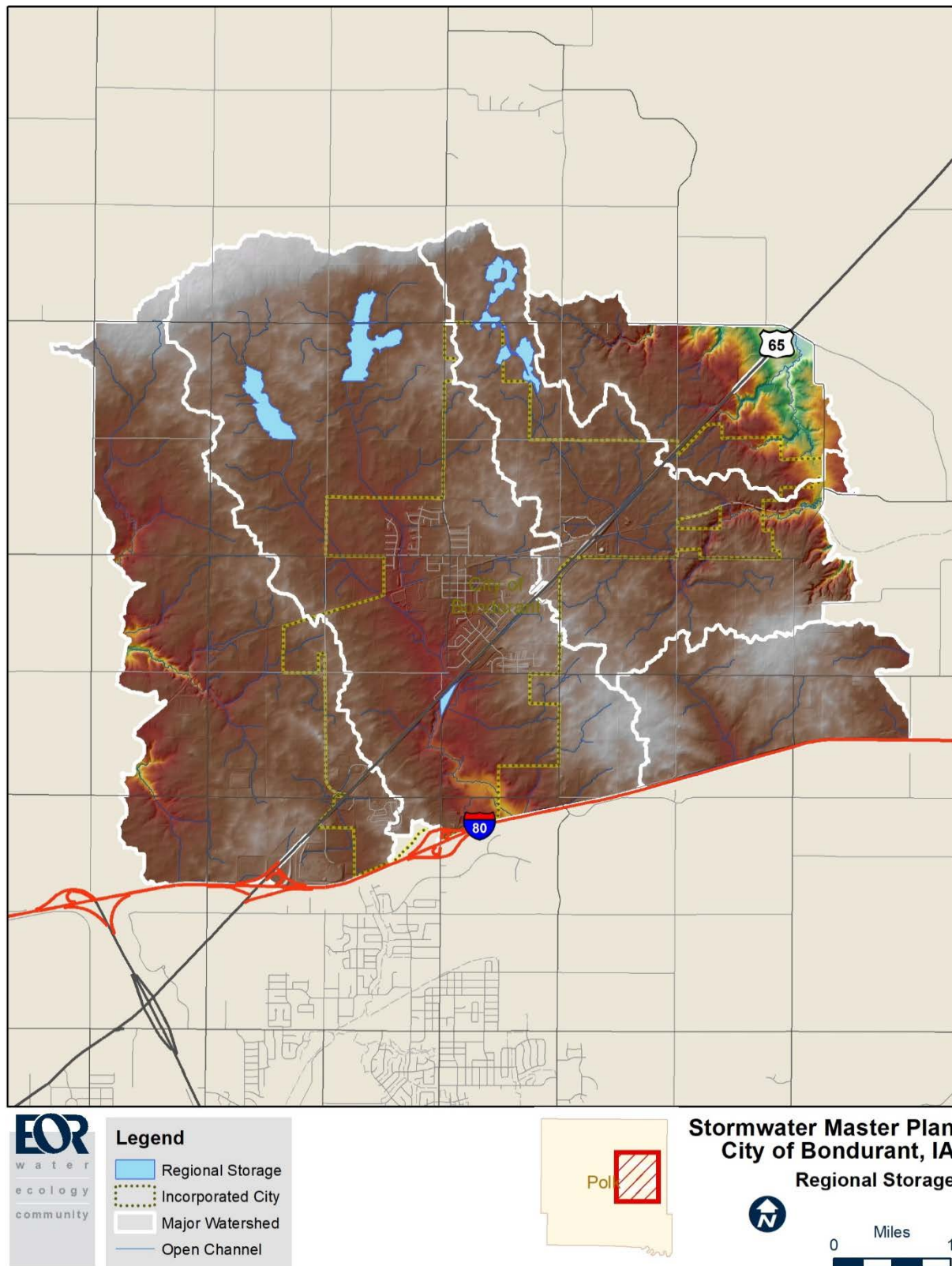


Figure 38. Regional storage opportunities identified from LiDAR.

6. SOLUTION RANKING AND RECOMMENDATIONS

6.1. Prioritization Matrix

To rank the recommendations provided in Chapter 5 we developed a Stormwater Infrastructure Improvement Prioritization Matrix (Table 16). The matrix included eight different components that are important in planning future stormwater improvements. The first component we used was based on the EOPC for each recommendation with the least expensive having the highest priority (+3 points), and the most expensive having a low priority (+0). The next component was the benefit score. The benefit score was a summary of the individual result tables in Chapter 5 which took into account the HWL reduction for the 5 year storm and the 100 year storm both as a neighborhood average and the maximum HWL reduction at a localized point. Thus, the highest priority recommendations are those that do the most benefit for a variety of storms and have a widespread benefit with potential for localized high reductions in HWL. Then we included the amount of social pinpoint responses as a representative of what the public thinks is the most important area. If the neighborhood received at least one response it was given medium priority (+1) and if there were at least five responses it was a high priority. The number of households is the number of households that could see a benefit in the amount of flooding they experiences. The more households that could potentially see a benefit, the higher the priority. After the four priority components, we then added four yes or no components to further prioritize the different recommendations. The first component negatively scored recommendations that had the potential to worsen downstream flooding concerns, recommendations that increased pipe capacity without increasing downstream storage. We further negatively scored recommendations where information of the system was limited and more information was needed before a project could be proposed. We positively scored recommendations for two further components. The first was based on if the recommendation had the potential to be used as a park and included park amenities directly in the recommendation or the recommendation included a retention pond where there would be the potential to add public amenities. Second, was based on water quality benefits. Recommendations that included green infrastructure opportunities that could both remove nutrients and reduce flooding received a positive score. Grant and low interest loans are available for these types of practices therefore we added two points to recommendations that had the potential to improve water quality as well as reduce flooding. A breakdown of the values used to rank the tables and the scores for each component of the matrix are in Appendix A. The highest ranked recommendations were those practices that included design and construction of a large storage pond with supplemental green infrastructure and public amenities at Pleasant Grove neighborhood, 13th St. SE and 15th St. SE neighborhood, and Meadow Brook Park. The lowest ranked recommendations was the more traditional pipe improvements in the 3rd St. SE and 5th St. SE neighborhood (Table 17).

Table 16. Stormwater Infrastructure Improvement Prioritization Matrix

Category	Low Priority (+0)	Medium Priority (+1)	High Priority (+3)
Cost (\$)	More than \$1.5M	\$1M to \$1.5M	Less than \$1M

Benefit Score	Bottom 33% of Ranking Average	Middle 33% of Ranking Average	Top 33% of Ranking Average
Number of Social Pinpoint Response	0 responses	At least 1 response	More than or equal to 5 responses
Number of Households	Less than 50	Between 50 and 100	More than 100
Downstream Impacts	Yes (-3)		No (+0)
Unknown Info	Yes (-1)		No (+0)
Public Amenity Potential	No (+0)		Yes (+1)
Water Quality Benefit	No (+0)		Yes (+2)

Table 17. Recommendation Ranking Summary

Location	Recommendation	Ranking
Pleasant Grove	Pond & 30% GI	1
13 th St. SE and 15 th St. SE	South Pond & 30% GI	2
Meadow Brook Park	Ponds and Park Improvements	3
Blaine St. NW Outlet	Rain Garden	4
Wolf Creek	Feasibility Study	5
3 rd St. SE and 5 th St. SE	Pipe	6

6.2. Draft 20 Year Implementation Plan

To implement all of the recommendations in Chapter 5 we estimated the total cost not including land acquisition to range from \$5,649,000 to \$10,220,000 with EOPC of \$7,018,000. To include land acquisition for the recommendations that included ponds; Pleasant Grove, Meadow Brook Park, and 13th St. SE and 15th St. SE; we estimated a typical cost per acre from Acrevalue.com to be \$11,089 per acre. We also estimated the area needed for the ponds to be the modeled footprint multiplied by 1.5 to include area surrounding the permanent pool for an estimated 33.6 acres for a total land cost of \$373,000. Using a 20-year implementation schedule and an inflation rate of 2%, we estimated the annual value to range from \$345,000 to \$648,000 with \$452,000 being needed for the EOPC costs. This annual cost does not include maintenance costs, which would add to the annual value.

7. POLICY RECOMMENDATIONS

7.1. Background

The suburban expansion of Bondurant has, is, and will be developed with stormwater controls and overland flow allowances in accordance with the City's Standards. However, these regulations do not include LID standards. As a result, new development is likely to cause significant impacts — both water quality, flooding, and ravine/channel erosion — to local water resources, rather than correct those problems. Legal requirements to implement LID processes for new development will achieve significant progress towards meeting the City's goal of reducing flooding and reducing pollutant discharge. Furthermore, standardizing and requiring LID design process and facilities in all new development is more cost effective than some, if not most retrofit opportunities.

Standardizing stormwater practices for new development presents an opportunity to prevent many of the problems currently being experienced in the community. On the city's current trajectory of stormwater standards and review, plus new development adding more runoff, the past flooding issues will grow to be worse, along with new problems arising. It is imperative that the city update its standards and institute a more rigorous review of stormwater facilities on each development. With more variability in storm and precipitation patterns and larger events, further exacerbates the problems and need to be more proactive. The city can also improve effective erosion control along with taking a holistic, LID-focused approach to the planning, design, and construction of new development. All of these together contribute to a more resilient city system.

7.2. Stormwater Management History

Bondurant suffers from many stormwater impacts, ranging from frequent flooding, to large event (less frequent) flooding, to erosion, and general lowering of quality of life due to undesirable water quality and wet areas in swales and yards. The city does have a challenging setting with its flat topography and low permeability soils.

Stormwater has evolved substantially during the past 20 years. Historically, stormwater solutions concentrated on channeling stormwater off-site as quickly as possible, and reducing site-level flooding concerns. The main tools to achieve these goals were hardened (concrete) conveyances. More recently stormwater ponds have been added, but only partially effective. The shortcomings of these approaches are revealed by water pollution and frequent flooding. Unfortunately, water resources in and around the Bondurant are negatively impacted from the outdated stormwater policies and facilities. Modern stormwater methods protect water resources by retaining the raindrop as close to where it falls as possible. This minimizes runoff, reduces flooding and pollution, increases soil/plant uptake, and groundwater recharge.

The modernization of erosion and sediment control (ESC) has followed similar trends. ESC refers to design processes and construction practices that prevent erosion by keeping soil in place and/or managing soil (sediment) once it is dislodged or suspended in water at the construction or development site scale. In other words, erosion control proactively prevents soil from being dislodged, while sediment control reactively addresses dislodged soil. Both protect water quality impacts associated with land development and construction. As recently as 20 years ago, ESC was still a low priority for regulation and when it existed, was focused on a few limited practices that might catch the sediment as it leaves the construction site. Modern ESC attempts to altogether prevent erosion from occurring while also preventing any sediment from leaving a construction site in a more systematic way.

7.3. Including Low Impact Development (LID) in Standards

The most widely recognized, and arguably most effective, modern stormwater method is LID. LID is an approach to land development (or re-development) that seeks to manage stormwater as close to its source as possible. LID attempts to mimic a site's natural hydrology as the landscape is developed. It can be used to address stormwater collection, conveyance, infiltration, discharge, and reuse; nonpoint source pollution; and Total Maximum Daily Load (TMDL) and other water quality standards.

LID is an ecosystem-focused design approach: it seeks to design the built environment to mimic natural processes that can still serve to maintain the hydrologic balance. The LID approach first works to preserve and protect environmentally-sensitive sites and natural features, including riparian buffers, wetlands, steep slopes, valuable trees, floodplains, woodlands, and highly permeable soils. LID addresses several issues simultaneously:

1. Protecting unique site features and characteristics;
2. Maintaining existing drainage patterns;
3. Preventing sediment, nutrients, and other pollutants from entering stormwater;
4. Reducing stormwater discharge velocities and rates;
5. Reducing the volume of stormwater generated on site; and
6. Removing sediment, nutrients, and other pollutants from stormwater.

Frequently, LID is simplified to mean only structural facilities that manage stormwater, for instance rain barrels or rain gardens. Instead, LID is a comprehensive approach to ESC and stormwater that is first implemented during initial project planning and design, as well as throughout other stages of the land development process. To be most effective, LID must address stormwater on two fronts: (1) the design process should incorporate ***better site design principles***; and (2) ESC and stormwater ***facilities and practices*** effectively and efficiently capture, retain, infiltrate, evaporate, or filter stormwater.

As the new development is built, LID facilities are installed that control stormwater runoff qualities, volumes, rates, and velocities in order to meet specific performance standards. These LID facilities and practices are what most people picture when thinking of LID: bioretention facilities, rain gardens, vegetated rooftops, rain barrels, infiltration trenches, permeable pavements, and others. However, as stated above, LID is not simply the facilities installed to control stormwater. Rather it is a paradigm by which to conduct an entire design process, from site design principles, to ESC at construction sites, to post-construction stormwater facilities. By implementing both LID ***principles*** and ***practices***, stormwater can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed.

7.4. Policy Framework

The New Development stormwater framework recommended by this section consists of multiple components: updated ESCs implemented during land disturbances (construction), LID-focused design processes, development application submittal requirements, SWM performance standards, and administrative processes. Ideally, these components would not be implemented in isolation. Instead, this report strongly advises the City to incorporate LID to holistically manage the entire development process. To do this, the City should update and/or adopt a new ordinance. The ordinance should comprehensively regulate both ESC and SWM, using LID principles and practices. With the City's flat topography and low permeability soils, it is important to slow down and store the water, which LID is designed to do, to prevent flooding.

First, the ordinance should require stormwater controls, including LID, for all types of development. More important than simply requiring LID, the ordinance should encourage a LID-focused design process. As such, LID principles should be a foundation of all design and construction activities. The new ordinance should create a LID system that considers stormwater issues—including ESC during land disturbing activities—from the very first steps in the design process. Instead of modifying the site to meet stormwater performance standards, the design is adapted to the site's unique characteristics or constraints to assist in meeting stormwater standards. This encourages engineers and architects to proactively incorporate LID principles at the beginning of the design process, and not simply add stormwater facilities, as an after-thought, to a complete design to satisfy stormwater goals. The ordinance should use very direct, affirmative language that describes what developers should achieve, as opposed to negative passive language that describes what cannot or should not be done.

The New Development stormwater ordinance(s) should establish consistent, feasible, regulatory thresholds, for ESC during land disturbance activities, and post-construction SWM. These thresholds trigger the application of stormwater and LID design processes and performance standards once a project is of particular size or intensity. The ESC performance standards should establish thresholds based on the total surface area disturbed (e.g., 10,000 square feet), the amount of excavation, or filling (cubic yards), the type of activity, and project proximity to water resources. Stormwater thresholds usually address area total land disturbance (acres) or excavation (cubic feet), project type (subdivision, parking lot, etc.), and road construction, and total impervious surfaces (new or redeveloped). Regulatory thresholds facilitate consistent application of the ordinance and allow developers to quickly adapt. It is also important that the ordinance reserve some discretion to regulate projects that do not meet these thresholds but would nonetheless cause adverse impacts to unique or sensitive natural features or water resources, or known historic flooding and/or ravine erosion problems. For instance, many municipal ordinances include provisions that reserve the power to apply LID ordinances to sites that do not meet the regulatory thresholds but nonetheless pose a threat to local water resources. For instance Minnesota's Minimal Impact Development Standards (MIDS) states the performance standards apply to "Any land development activity, regardless of size, that the community determines is likely to cause an adverse impact to an environmentally sensitive area or other property."

An erosion & sediment control plan should be required for all projects that meet the regulatory thresholds described above. The updated ESC plan requirements could be included where it currently resides, the subdivision design section, if this leads to a more streamlined and more effective means to include and enforce ESC standards. This plan should be submitted prior to any land disturbing activity commences, and approval of the construction permit should be contingent on the adequacy of the plan. Required submittals should meticulously review the pre-development site conditions, final site conditions, pre-development and final drainage patterns, proposed construction practices, construction timelines, and responsible parties. The plan should also require an array of ESC best management practices (BMPs) designed to achieve the following goals:

- Minimize disturbance of natural soil cover and vegetation;
- Minimize, in area and duration, exposed soil and unstable soil conditions;
- Require sequencing of the finalization of LID practices so that all upstream areas are fully stabilized in their permanent cover condition before final excavation and/or vegetation in practices is installed.
- Protect receiving water bodies, wetlands and storm sewer inlets;
- Protect adjacent properties from sediment deposition;
- Minimize off-site sediment transport on trucks and equipment;
- Minimize work in and adjacent to waterbodies and wetlands via buffers and setbacks;
- Maintain stable slopes;
- Avoid steep slopes and the need for high cuts and fills;
- Minimize disturbance to trees adjacent to site activity that are intended to be left standing, including surrounding soils, root systems, and tree trunks.
- Minimize the compaction of site soils.

All erosion control BMPs should be installed as soon as construction activities commence, and remain in place until final stabilization and revegetation of the area. The BMPs should be regularly inspected, including after rainfall events, and maintained to ensure optimal operation. Inspections and maintenance should be documented and made available to officials upon request.

When a project meets a regulatory threshold for stormwater, the New Development stormwater/LID ordinance should require that project to achieve objective, science-based performance standards. These standards should not require a specific BMP or set of BMPs. Such an approach tends to be too rigid and may result in unintended consequences or include unintended gaps. Instead, the ordinance should establish a hierarchy of methods and a “treatment train” approach. The highest priority in the hierarchy is site design that does not create stormwater discharges, and the lowest priority is stormwater ponding or detention. The performance standards should attempt to address as many aspects of stormwater pollution as feasible, including rates, volumes, pollutants, and water temperatures.

The stormwater volume performance standard can be one of a few types:

- (1) a pre/post-development comparison;
- (2) restricted to less than existing conditions in order to mitigate existing problems; or
- (3) an event-based standard.

We have listed them in the order we suggest as most appropriate to Bondurant, from most to least preferred. In Bondurant’s situation of older development laying between the new development and the downstream discharge points, it is important that sufficient controls be required to address existing flooding problems and erosion, in addition to retrofit efforts. This is especially true given the increasing size and intensity of flood events and risks to existing properties. While option 2, setting a very high standard and requiring additional mitigation could be warranted, we recommend that option (1) be used, in combination with retrofit projects within existing development along with strict stormwater standards for redevelopment. In some cases, redevelopment could provide new opportunities to use runoff water creatively (e.g. in irrigation or non-potable uses) to address stormwater issues while at the same time provide more capacity in the potable water system.

The first type compares the stormwater runoff generated by the site *before* the proposed development (pre-development) to the stormwater runoff generated by the site *after* the site is fully developed (post-development). The finish development must match the pre-development volume and rate conditions through better site design and LID facilities. This comparison requires calculations for runoff volumes and velocities based on information such as soil type, depth to bedrock, land cover type, historical rainfall data, and existing drainage patterns, among others. A pre/post-development comparison is relatively common, and is typically used already for stormwater rate control, and is often considered the most effective as it is tailored to the site’s actual conditions, soils, and rainfall.

A pre/post-development comparison performance standard (#1) can be modified to require reduced volume and rate reductions (#2) to more aggressively target existing water quality, flooding, and/or channel erosion impacts in targeted areas with previously identified problems. Under a modified

pre/post-development comparison (#2), a developer conducts the same pre-development vs. post-development calculations. However, stormwater volumes and discharges rates from the final development must be **less than** the pre-development volumes and rates. This approach further capitalizes on both the cost-effectiveness of incorporating LID in new development and water quality and flood mitigation benefits from LID, usually using the logic that if not for addressing known problems, further development should not occur on an overtaxed system, and that retrofit solutions are much more expensive for the community (more cost effective to design into new developments).

The third type of stormwater performance standard is called an Event-based Standard (#3). This type of performance standard requires finished development to size practices that correspond to a pre-set event volume. The rainfall event must first be chosen based on historic rainfall data and hydrologic characteristics of the setting. For instance, in Minnesota's Minimal Impact Development Standards (MIDS), development subject to the standard must capture and retain on-site "1.1 inches of runoff from all impervious surfaces on the site." Although designing a site using this performance standard is much simpler, it is not as effective at managing stormwater volumes and rates across the full spectrum of rain events, soil characteristics, vegetative and other site conditions. As a result, it is less effective in improving water quality. Furthermore, because the performance standard is the same regardless of the site's conditions, it is less flexible than a pre/post-development comparison.

Realistically, a few projects will not be able to achieve the performance standards. The ordinance can, however, establish alternative performance standards when certain constraints prevent full compliance. The burden of proving the existence of the constraint(s) should rest on the developer. The developer should submit evidence to the City proving the location, type, and extent of the constraint(s). The alternative performance standards may consist of a multiple-step process with each step requiring decreased standards. The developer should thoroughly attempt to meet the primary standards, and document such attempts with adequate evidence. Documentation should be clear, consistent, and openly shared with decision makers. Examples of constraints include karst geology, high water tables, shallow bedrock, contaminated soils, drinking water concerns, and others.

The New Development stormwater/LID ordinance should include several administration practices. First, a uniform review process and evaluation rubric should be developed. This offers developers a clear understanding of the entire LID ordinance system from start to finish. It also adds transparency to the City's operations, and provides a standardized system for City staff and decision makers to evaluate and compare projects.

Second, the ordinance should obtain financial assurances or securities from all development projects. These financial instruments are provided by the developer and managed by the City. Financial assurances ensure that the LID process, from better site design, to ESC during construction, to post-construction stormwater facilities are appropriately designed, competently installed, and effectively maintained and operated. The assurance can be in any of a number of forms including letter of credit, cash deposit or other form. The City should establish clear policies for accepting, managing, accessing, and releasing the assurance as the construction progresses and when the construction is complete and facilities begin operating.

The third set of administrative practices involve inspections and maintenance of BMPs and facilities. Developers should be responsible for routine inspection of erosion control BMPs during construction, and landowners (or another entity) should be responsible for routine inspections of completed stormwater facilities. Both parties should keep records of inspections and related maintenance. Furthermore, the City should obtain a binding, legal instrument to ensure post-construction stormwater facilities are maintained for the entire lifespan of the facility. These are typically contract-like documents that express the type, duration, and frequency of maintenance practices. Ideally, these agreements would be recorded in a property record system to obligate current owners, and alert future owners of the maintenance responsibilities.

Fourth, the ordinance should reserve, in the City's favor, the legal authority to enforce the New Development LID ordinance. Enforcement powers include inspection powers: a "right of entry" to inspect construction erosion control practices and stormwater facilities, and utility easements for maintenance purposes (where necessary). These inspection powers are typically conditions of the construction or erosion control permit. One crucial enforcement power is the authority to order construction work to halt if BMPs are not installed or are inadequate, if inspections are not conducted, and to remediate failed BMPs. Other enforcement powers include the City's right to withhold necessary inspections, certificates, or approvals; to revoke permits if conditions are not met; to conduct remedial or corrective actions at construction sites with failed BMPs; and to bring necessary legal actions to prevent environmental harms caused by permit noncompliance and recover the costs of enforcement. All of these enforcement powers should be accompanied by processes to communicate with and notify developers and land owners of action, provide opportunities to respond and comply, and appeals processes.

Finally, the City should develop and initiate a multifaceted public outreach and participation campaign. Ordinances will only achieve maximum influence on new development if the public, especially the development community, is aware of, understands, and accepts the standards. Furthermore, the campaign can complement the standards for new development by facilitating and encouraging behavior change. Property owners, businesses, and many others have numerous opportunities to reduce the impacts of stormwater runoff. For example, existing impervious surfaces on all land use types are a major contributor to stormwater pollution. A citizen outreach and education program has the potential to encourage the adoption of both erosion and SWM best practices on a huge number of properties.

Table 18 summarizes key recommendations for developing ordinances and standards for new development. These recommendations include areas for improvement based upon our experience developing and implementing municipal stormwater ordinances.

We recommend the City adopt:

1. A pre/post-development comparison for stormwater runoff volume for the 2-yr event.
2. For rate control, the pre-development rates should be preserved in post-development for the 2-yr, 5-yr, 10-yr, and 100-yr events.

Table 18. Summary of Policy Recommendations

Ordinance Component	Recommended Changes
General	- Develop and maintain consensus across City administrative units of the importance (or requirement) of LID practices - Educate high-level City officials (department heads, Council members, etc.), and department staff on the benefits of LID, as well as any new LID ordinances/standards - Harmonize City and surrounding jurisdiction ordinances and enforcement practices - Adopt sustainability certification system to review and compare development projects (i.e. LEED, DGNB, BREEAM, etc.).
Definitions	Improve the Definition sections of ordinances: - Arrange the terms in alphabetical order. - Ensure all important terms used in the ordinance are clearly defined and consistently used. - Ensure the purpose and goals of the ordinance are clear and consistent. - Ensure that all ordinances explicitly recognize LID as the foundational principles of stormwater (e.g. LID benefits to conveyance sizing and flood control).
Regulatory Thresholds/ Applicability	- Develop and enforce regulatory thresholds, which are triggered by certain events or development activities (cubic metres of earth disturbed, square meters of area disturbed, total area of on-site impervious surfaces) above which LID is mandatory.
	- Make LID practices mandatory for all types of new development (greenfield).
	- Modify language of ordinances to reduce reliance on stormwater techniques other than LID
	- Encourage, incentivize, or mandate subdivision design that thoroughly integrates LID principles. For instance, Conservation Development Design
	- Ensure future comprehensive plans (and other planning activities) include robust LID implementation goals.
Changes to Existing Performance Standards	- Develop and implement water quality (pollutant removal), quantity (volume), and rate (flow, velocity, and timing) performance standards that development projects must achieve with better site design and post-construction LID practices. Suggest using a standard where pre-development (natural conditions - meadow) runoff volumes are maintained coming off the post-development site for a representative annual rainfall series, with both small and large events.
	- Use the term “Low Impact Development” more frequently throughout policy documents and ordinances.
	Review permitting process to address the following: - Stormwater plans being changed after initial approvals. - City departments should review plans at several stages, and ensure final plans match completed construction before final approval.

Ordinance Component	Recommended Changes
Permit Application Process & Requirements	Standardize, to the maximum extent practicable, permit application requirements. - Apply a single standard set of requirements to all types of development, or use single set for similar types/groups. For instance, residential projects have one set of application requirements; industrial projects have another, etc.
	- Structure approval process and organize application materials so that LID integration begins with the very first design steps
	- Ensure City Officials with power to approve/deny permits are trained in LID design, location, construction, operation, maintenance, etc. ▪ Consider streamlining approval process so single City office/official reviews and approves/denies all stormwater plans. - Improve coordination between development permit officers and subdivision approval officers
	- Ensure all LID facilities have appropriate maintenance plans in place before granting permits. ▪ Plans should include inspection schedules. ▪ Maintenance plans should identify party responsible for maintenance, identify maintenance considerations specific to each facility necessary to maintain effective operation (e.g. inlets, soil, vegetation, etc.), and establish maintenance procedures (schedules, corrective vs. routine maintenance, equipment and materials, and necessary skills). ▪ Maintenance plans could also be tailored to a particular level of service provided by the facility. For instance, a provision in the maintenance plan that is triggered when a certain condition occurs: vegetative cover in a bioretention cell falls below 75%. - Require a declaration or similar legal instrument establishing binding, perpetual obligation to inspect and maintain stormwater facilities on an appropriate party (landowner, city, etc.) - Reserve power for the City to access the site (easement), inspect construction and operations, correct problems, and assess costs back to the property.
Identify and Resolve Conflicts with LID	Use Center for Watershed Protection worksheet (Center for Watershed Protection, 1998) to review and revise ordinances and policies. - Road, parking lot, and other paved surface performance standards should comply with LID standards (reduced road widths, incorporating LID practices, size of parking stalls, parking lot landscaping, cul-de-sac radii, permitted pavement types, etc.) ▪ Consider adopting off-street parking maximums to reduce the amount of impervious surfaces ▪ Require interior and boundary landscaping for all new and rehabilitated parking lots of a specific size (i.e. ≥ 5,000 ft²) ▪ Permit/require permeable surfaces on new/redeveloped parking lots - Review and revise bulk, setbacks and other lot requirements.
	- Use Blue Star Award or US EPA Municipal Stormwater Assessment on-line evaluation system of community LID to help identify areas for improvement in the City. Work with surrounding communities to do the same self-evaluation and policy updates.
	Review and revise Zoning Ordinance to remove/resolve provisions that conflict with LID, such as: - Update requirement to discharge roof leaders to pervious areas instead of storm sewer, depending on servicing strategy.

Ordinance Component	Recommended Changes
Permit Fees	- Review fees and update LID and ESC fees accurately reflect costs and burdens of monitoring and enforcing these policies. - Increase the City's stormwater utility fees to cover the on-going inspection and maintenance of LID facilities. - Provide a streamlined, voluntary method for property owners to install LID features and receive a credit on their stormwater utility fees.
Clarify Permitting Process/ Requirements	Create new online content for City's website regarding LID and ESC policies & programs. - All relevant information, including high level planning documents (i.e. Area Master Plans, Drainage Master Plans), guidance documents (i.e. ESC Field Manual, LID manuals), permitting documents, checklists, and tools should be available. - Structure and organize this information (and all information below) to start and end with LID. LID should be a necessity from the very first design steps through to operations and maintenance. It should not just be an afterthought—a one-size fits all tool, taken off the shelf and used at a designated point in the development process.
	Simplify, consolidate, and synthesize/summarize City policies and ordinances: - Consolidate ordinances titled "Drainage" since multiple ordinances with same name may be confusing. - Consolidate ordinances and amended "City Policy" within ordinances. ▪ Breaks in the flow and organization of a code make it difficult to understand and follow, thereby making application difficult. Stakeholders may be confused by the apparent distinction between "ordinance" and "policy." For instance, the multiple appendices to the Landscaping Ordinance add complicated and technical layers of requirements that are difficult to summarize or synthesize. - Simplify ordinances to reduce size, complexity, and technical details. ▪ Instead of including every minor detail in the ordinance, have ordinance require compliance with a guidance document. For example, the ordinance would state "ESC plans must comply with all requirements and standards established in the ESC Guidelines". The guidance document then defines and describes the technical details required for each type of project.
Clarify Permitting Process/Requirements	Develop summary/synthesis documents for major policy/ordinance topics. - For example, a Development Permit for Stormwater and ESC guidance documents that summarize the processes, requirements, and phases of planning and permitting. Also include explicit references and hyperlinks to technical specifications, online tools, and application materials. - Develop online decision making and planning tools for developers, contractors, and landowners.
	Update guidelines to reflect change to ordinances/policies - <u>Residential Construction and Permits</u>: Good information and organization. Once updates to ordinances/policies are made, this page will need to be updated. Even without recommended changes, this page should be updated to promote the use of LID on private property. - <u>Lot Grading Guidelines</u>: should be updated to reflect changes to ordinances/policies that further encourage or mandate LIDs in new development, redevelopment, etc. - <u>Residential Lot Grading</u>: provide information about LID

Ordinance Component	Recommended Changes
	- Hyperlink PDF documents to allow quick navigation to/from the Table of Contents. - Develop checklists and other documents that summarize the policies and reference more detailed guidance and field manual documents.

8. MAINTENANCE PLAN

Completed in Future Phase

9. STAFFING LEVEL ANALYSIS

Completed in Future Phase

10. STORMWATER RATE ANALYSIS

Completed in Future Phase

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APPENDIX A. ENGINEER OPINION OF PROBABLE COST TABLES

11.1. Pleasant Grove

Pleasant Grove: Second Phase Pipe							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, HDPE, 48"	710	LF	\$ 120.00	\$ 85,200.00
2	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 48"	1470	LF	\$ 230.00	\$ 338,100.00
3	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 60"	56	LF	\$ 360.00	\$ 20,160.00
4	4020, 1.08, B, 2	4020-108-B-2	Storm Sewer with Casing Pipe, Trenchless, RCP, 48"	257	LF	\$ 930.00	\$ 239,010.00
5	6010, 1.08, A	6010-108-A-0	Manhole, SW-401, 96"	2	EA	\$ 24,660.00	\$ 49,320.00
6	6010, 1.08, A	6010-108-A-0	Manhole, SW-403, 8'X8'	3	EA	\$ 26,620.00	\$ 79,860.00
7	6010, 1.08, B	6010-108-B-0	Intake, SW-403, 8'X8'	1	EA	\$ 26,620.00	\$ 26,620.00
8	6010, 1.08, G	6010-108-G-0	Connection to Existing Intake	1	EA	\$ 1,000.00	\$ 1,000.00
9	7010, 1.08, A	7010-108-A-0	Pavement, PCC, 8"	100	SY	\$ 100.00	\$ 10,000.00
10	7010, 1.08, E	7010-108-E-0	Curb and Gutter, 2', 8"	60	LF	\$ 50.00	\$ 3,000.00
11	7040, 1.08, H	7040-108-H-0	Pavement Removal	100	SY	\$ 20.00	\$ 2,000.00
12	7040, 1.08, I	7040-108-I-0	Curb and Gutter Removal	60	LF	\$ 10.00	\$ 600.00
13	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	2.30	AC	\$ 2,000.00	\$ 4,600.00
14	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
15	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	5000	LF	\$ 4.00	\$ 20,000.00
16	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	5000	LF	\$ 1.00	\$ 5,000.00
17	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	2.30	AC	\$ 3,500.00	\$ 8,050.00
18	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	10	EA	\$ 500.00	\$ 5,000.00
19	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 64,000.00	\$ 64,000.00
Construction Subtotal Amount							\$ 966,520.00
30% Contingency							\$ 289,956.00
Construction Total Amount							\$ 1,256,476.00
18% Professional Fees							\$ 226,165.68
				0.00	Land Acquisition	\$ -	
Total Project Cost							\$ 1,482,641.68
ESTIMATED ACCURACY RANGE						-25.0%	\$ 1,111,981.26
						40.0%	\$ 2,075,698.35
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

Pleasant Grove: Second Phase Pond							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	11500	CY	\$ 8.00	\$ 92,000.00
2	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 15"	100	LF	\$ 60.00	\$ 6,000.00
3	4030, 1.08, B	4030-108-B-0	Pipe Apron, RCP, 15"	1	EA	\$ 500.00	\$ 500.00
4	6010, 1.08, A	6010-108-A-0	Manhole, SW-401, 60"	2	EA	\$ 3,500.00	\$ 7,000.00
5	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	3.75	AC	\$ 2,000.00	\$ 7,500.00
6	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
7	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	1400	LF	\$ 4.00	\$ 5,600.00
8	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	1400	LF	\$ 1.00	\$ 1,400.00
9	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	3.75	AC	\$ 3,500.00	\$ 13,125.00
10	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	5	EA	\$ 500.00	\$ 2,500.00
11	9040, 1.08, U	9040-108-U-0	Flow Transition Mat	1000	SF	\$ 2.00	\$ 2,000.00
12	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 15,000.00	\$ 15,000.00
Construction Subtotal Amount							\$ 157,625.00
30% Contingency							\$ 47,287.50
Construction Total Amount							\$ 204,912.50
18% Professional Fees							\$ 36,884.25
				2.50	Land Acquisition	\$	-
Total Project Cost							\$ 241,796.75
ESTIMATED ACCURACY RANGE						-25.0%	\$ 181,347.56
						40.0%	\$ 338,515.45
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

Pleasant Grove: Backyard Community Raingardens							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, D, 2	2010-108-D-2	Topsoil, Compost-amended	2200	CY	\$ 40.00	\$ 88,000.00
2	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	4900	CY	\$ 13.00	\$ 63,700.00
3	6010, 1.08, B	6010-108-B-0	Intake, SW-512, 24"	3	EA	\$ 2,500.00	\$ 7,500.00
4	6010, 1.08, G	6010-108-G-0	Connection to Existing Manhole	3	EA	\$ 500.00	\$ 1,500.00
5	7080, 1.08, C	7080-108-C-0	Underdrain, Type 2, 8"	1460	LF	\$ 25.00	\$ 36,500.00
6	7080, 1.08, D	7080-108-D-0	Storage Aggregate	1540	TON	\$ 50.00	\$ 77,000.00
7	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	1.00	AC	\$ 2,000.00	\$ 2,000.00
8	9020, 1.08, A	9020-108-A-0	Sod	484	SQ	\$ 10.00	\$ 4,840.00
9	9030, 1.08, A	9030-108-A-0	Plants, 24"	1166	EA	\$ 40.00	\$ 46,640.00
10	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
11	9040, 1.08, F, 1	9040-108-F-1	Wattle, Wood Fiber, 9"	700	LF	\$ 4.00	\$ 2,800.00
12	9040, 1.08, F, 2	9040-108-F-2	Wattle, Removal	700	LF	\$ 1.00	\$ 700.00
13	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	700	LF	\$ 4.00	\$ 2,800.00
14	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	700	LF	\$ 1.00	\$ 700.00
15	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	1.00	AC	\$ 3,500.00	\$ 3,500.00
16	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	5	EA	\$ 500.00	\$ 2,500.00
17	9040, 3.19, E	SPECIAL	Subgrade Separation Barrier, EPDM Liner	29128.8	SF	\$ 0.50	\$ 14,564.40
18	9060, 1.08, D	9060-108-D-0	Removal and Reinstallation of Existing Fence, ____ (Type), ____ (Size)	700	LF	\$ 10.00	\$ 7,000.00
19	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 37,000.00	\$ 37,000.00
Construction Subtotal Amount							\$ 404,244.40
30% Contingency							\$ 121,273.32
Construction Total Amount							\$ 525,517.72
18% Professional Fees							\$ 94,593.19
0.00 Land Acquisition							\$ -
Total Project Cost							\$ 620,110.91
ESTIMATED ACCURACY RANGE						-25.0%	\$ 465,083.18
						40.0%	\$ 868,155.27
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

Pleasant Grove: Biofiltration Cells							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, D, 2	2010-108-D-2	Topsoil, Compost-amended	2700	CY	\$ 40.00	\$ 108,000.00
2	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	6000	CY	\$ 12.00	\$ 72,000.00
3	6010, 1.08, B	6010-108-B-0	Intake, SW-512, 24"	2	EA	\$ 2,500.00	\$ 5,000.00
4	6010, 1.08, G	6010-108-G-0	Connection to Existing Manhole	2	EA	\$ 500.00	\$ 1,000.00
5	7080, 1.08, C	7080-108-C-0	Underdrain, Type 2, 8"	1780	LF	\$ 25.00	\$ 44,500.00
6	7080, 1.08, D	7080-108-D-0	Storage Aggregate	1960	TON	\$ 50.00	\$ 98,000.00
7	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	1.00	AC	\$ 2,000.00	\$ 2,000.00
8	9020, 1.08, A	9020-108-A-0	Sod	484	SQ	\$ 10.00	\$ 4,840.00
9	9030, 1.08, A	9030-108-A-0	Plants, 24"	1424	EA	\$ 40.00	\$ 56,960.00
10	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
11	9040, 1.08, F, 1	9040-108-F-1	Wattle, Wood Fiber, 9"	800	LF	\$ 4.00	\$ 3,200.00
12	9040, 1.08, F, 2	9040-108-F-2	Wattle, Removal	800	LF	\$ 1.00	\$ 800.00
13	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	800	LF	\$ 4.00	\$ 3,200.00
14	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	800	LF	\$ 1.00	\$ 800.00
15	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	1.00	AC	\$ 3,500.00	\$ 3,500.00
16	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	5	EA	\$ 500.00	\$ 2,500.00
17	9040, 3.19, E	SPECIAL	Subgrade Separation Barrier, EPDM Liner	35587	SF	\$ 0.50	\$ 17,793.50
18	9060, 1.08, D	9060-108-D-0	Removal and Reinstallation of Existing Fence, ____ (Type), ____ (Size)	800	LF	\$ 10.00	\$ 8,000.00
19	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 44,000.00	\$ 44,000.00
Construction Subtotal Amount							\$ 481,093.50
30% Contingency							\$ 144,328.05
Construction Total Amount							\$ 625,421.55
18% Professional Fees							\$ 112,575.88
0.00 Land Acquisition							\$ -
Total Project Cost							\$ 737,997.43
ESTIMATED ACCURACY RANGE						-25.0%	\$ 553,498.07
						40.0%	\$ 1,033,196.40
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

11.2. Meadow Brook Park

Meadow Brook Park: Community Gathering Place							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	100	CY	\$ 50.00	\$ 5,000.00
2	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	0.10	AC	\$ 5,000.00	\$ 500.00
3	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 1,000.00	\$ 1,000.00
4	9040, 1.08, F, 1	9040-108-F-1	Wattle, ____ (Type), ____ (Size)	100	LF	\$ 10.00	\$ 1,000.00
5	9040, 1.08, F, 2	9040-108-F-2	Wattle, Removal	100	LF	\$ 2.50	\$ 250.00
6	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	0.10	AC	\$ 10,000.00	\$ 1,000.00
7	9070	SPECIAL	Limestone Block: Seat Block	3	EA	\$ 1,000.00	\$ 3,000.00
8	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 1,000.00	\$ 1,000.00
Construction Subtotal Amount							\$ 7,750.00
30% Contingency							\$ 2,325.00
Construction Total Amount							\$ 10,075.00
18% Professional Fees							\$ 1,813.50
0.00 Land Acquisition							\$ -
Total Project Cost							\$ 11,888.50
ESTIMATED ACCURACY RANGE							-25.0% \$ 8,916.38
							40.0% \$ 16,643.90
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

Meadow Brook Park: Open Water Feature							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	900	CY	\$ 20.00	\$ 18,000.00
2	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 15"	100	LF	\$ 60.00	\$ 6,000.00
3	4030, 1.08, B	4030-108-B-0	Pipe Apron, RCP, 15"	1	EA	\$ 500.00	\$ 500.00
4	6010, 1.08, A	6010-108-A-0	Manhole, SW-401, 48"	1	EA	\$ 3,000.00	\$ 3,000.00
5	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	0.15	AC	\$ 2,000.00	\$ 300.00
6	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 2,500.00	\$ 2,500.00
7	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	300	LF	\$ 4.00	\$ 1,200.00
8	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	300	LF	\$ 1.00	\$ 300.00
9	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	0.15	AC	\$ 3,500.00	\$ 525.00
10	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	5	EA	\$ 500.00	\$ 2,500.00
11	9040, 1.08, U	9040-108-U-0	Flow Transition Mat	200	SF	\$ 4.00	\$ 800.00
12	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 4,000.00	\$ 4,000.00
Construction Subtotal Amount							\$ 39,625.00
30% Contingency							\$ 11,887.50
Construction Total Amount							\$ 51,512.50
18% Professional Fees							\$ 9,272.25
0.00 Land Acquisition							\$ -
Total Project Cost							\$ 60,784.75
ESTIMATED ACCURACY RANGE							-25.0% \$ 45,588.56
							40.0% \$ 85,098.65
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

Meadow Brook Park: Inlet Protection / Energy Dissipator							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	6020	SPECIAL	Manhole, SW-401, 60", 4-Foot Sump w/Baffle	1	EA	\$ 15,000.00	\$ 15,000.00
2	9040, 1.08, J	9040-108-J-0	Rip Rap, Class E	15	TON	\$ 100.00	\$ 1,500.00
3	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	3	EA	\$ 500.00	\$ 1,500.00
4	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 2,000.00	\$ 2,000.00
Construction Subtotal Amount							\$ 20,000.00
30% Contingency							\$ 6,000.00
Construction Total Amount							\$ 26,000.00
18% Professional Fees							\$ 4,680.00
				0.00	Land Acquisition	\$ -	
Total Project Cost							\$ 30,680.00
ESTIMATED ACCURACY RANGE						-25.0%	\$ 23,010.00
						40.0%	\$ 42,952.00
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

Meadow Brook Park: Sediment Trap							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	25	CY	\$ 100.00	\$ 2,500.00
2	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	0.10	AC	\$ 2,000.00	\$ 200.00
3	9040, 1.08, J	9040-108-J-0	Rip Rap, Class E	30	TON	\$ 100.00	\$ 3,000.00
4	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 1,000.00	\$ 1,000.00
Construction Subtotal Amount							\$ 6,700.00
30% Contingency							\$ 2,010.00
Construction Total Amount							\$ 8,710.00
18% Professional Fees							\$ 1,567.80
				0.00	Land Acquisition	\$ -	
Total Project Cost							\$ 10,277.80
ESTIMATED ACCURACY RANGE						-25.0%	\$ 7,708.35
						40.0%	\$ 14,388.92
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

Meadow Brook Park: Pond 1							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	14600	CY	\$ 8.00	\$ 116,800.00
2	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 15"	60	LF	\$ 60.00	\$ 3,600.00
3	4030, 1.08, B	4030-108-B-0	Pipe Apron, RCP, 15"	1	EA	\$ 500.00	\$ 500.00
4	6010, 1.08, A	6010-108-A-0	Manhole, SW-401, 60"	2	EA	\$ 3,500.00	\$ 7,000.00
5	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	4.50	AC	\$ 2,000.00	\$ 9,000.00
6	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
7	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	1500	LF	\$ 4.00	\$ 6,000.00
8	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	1500	LF	\$ 1.00	\$ 1,500.00
9	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	4.50	AC	\$ 3,500.00	\$ 15,750.00
10	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	5	EA	\$ 500.00	\$ 2,500.00
11	9040, 1.08, U	9040-108-U-0	Flow Transition Mat	1000	SF	\$ 2.00	\$ 2,000.00
12	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 17,000.00	\$ 17,000.00
Construction Subtotal Amount							\$ 186,650.00
30% Contingency							\$ 55,995.00
Construction Total Amount							\$ 242,645.00
18% Professional Fees							\$ 43,676.10
				3.00	Land Acquisition	\$ -	
Total Project Cost							\$ 286,321.10
ESTIMATED ACCURACY RANGE						-25.0%	\$ 214,740.83
						40.0%	\$ 400,849.54
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

Meadow Brook Park: Pond 2							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	32500	CY	\$ 7.00	\$ 227,500.00
2	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 15"	60	LF	\$ 60.00	\$ 3,600.00
3	4030, 1.08, B	4030-108-B-0	Pipe Apron, RCP, 15"	1	EA	\$ 500.00	\$ 500.00
4	6010, 1.08, A	6010-108-A-0	Manhole, SW-401, 60"	2	EA	\$ 3,500.00	\$ 7,000.00
5	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	9.00	AC	\$ 2,000.00	\$ 18,000.00
6	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
7	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	2100	LF	\$ 4.00	\$ 8,400.00
8	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	2100	LF	\$ 1.00	\$ 2,100.00
9	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	9.00	AC	\$ 3,500.00	\$ 31,500.00
10	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	5	EA	\$ 500.00	\$ 2,500.00
11	9040, 1.08, U	9040-108-U-0	Flow Transition Mat	1000	SF	\$ 2.00	\$ 2,000.00
12	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 31,000.00	\$ 31,000.00
Construction Subtotal Amount							\$ 339,100.00
30% Contingency							\$ 101,730.00
Construction Total Amount							\$ 440,830.00
18% Professional Fees							\$ 79,349.40
				6.00	Land Acquisition	\$ -	
Total Project Cost							\$ 520,179.40
ESTIMATED ACCURACY RANGE						-25.0%	\$ 390,134.55
						40.0%	\$ 728,251.16
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

Meadow Brook Park: Biofiltration Cell							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, D, 2	2010-108-D-2	Topsoil, Compost-amended	3100	CY	\$ 40.00	\$ 124,000.00
2	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	7600	CY	\$ 11.00	\$ 83,600.00
3	6010, 1.08, B	6010-108-B-0	Intake, SW-512, 24"	1	EA	\$ 2,500.00	\$ 2,500.00
4	6010, 1.08, G	6010-108-G-0	Connection to Existing Manhole	1	EA	\$ 500.00	\$ 500.00
5	7080, 1.08, C	7080-108-C-0	Underdrain, Type 2, 8"	2050	LF	\$ 23.00	\$ 47,150.00
6	7080, 1.08, D	7080-108-D-0	Storage Aggregate	2240	TON	\$ 45.00	\$ 100,800.00
7	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	1.00	AC	\$ 2,000.00	\$ 2,000.00
8	9020, 1.08, A	9020-108-A-0	Sod	484	SQ	\$ 10.00	\$ 4,840.00
9	9030, 1.08, A	9030-108-A-0	Plants, 24"	1639	EA	\$ 40.00	\$ 65,560.00
10	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
11	9040, 1.08, F, 1	9040-108-F-1	Wattle, Wood Fiber, 9"	900	LF	\$ 4.00	\$ 3,600.00
12	9040, 1.08, F, 2	9040-108-F-2	Wattle, Removal	900	LF	\$ 1.00	\$ 900.00
13	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	900	LF	\$ 4.00	\$ 3,600.00
14	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	900	LF	\$ 1.00	\$ 900.00
15	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	1.00	AC	\$ 3,500.00	\$ 3,500.00
16	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	5	EA	\$ 500.00	\$ 2,500.00
17	9040, 3.19, E	SPECIAL	Subgrade Separation Barrier, EPDM Liner	40968	SF	\$ 0.50	\$ 20,484.00
18	9060, 1.08, D	9060-108-D-0	Removal and Reinstallation of Existing Fence, ____ (Type), ____ (Size)	900	LF	\$ 10.00	\$ 9,000.00
19	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 49,000.00	\$ 49,000.00
Construction Subtotal Amount							\$ 529,434.00
30% Contingency							\$ 158,830.20
Construction Total Amount							\$ 688,264.20
18% Professional Fees							\$ 123,887.56
1.00 Land Acquisition							\$ -
Total Project Cost							\$ 812,151.76
ESTIMATED ACCURACY RANGE						-25.0%	\$ 609,113.82
						40.0%	\$ 1,137,012.46
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

11.3. 13th St. SE and 15th St. SE Neighborhood

13th and 15th Street Neighborhoods: Option 1 - Green Infrastructure Retrofits							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, D, 2	2010-108-D-2	Topsoil, Compost-amended	18100	CY	\$ 40.00	\$ 724,000.00
2	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	45200	CY	\$ 6.00	\$ 271,200.00
3	6010, 1.08, B	6010-108-B-0	Intake, SW-512, 24"	10	EA	\$ 2,500.00	\$ 25,000.00
4	6010, 1.08, G	6010-108-G-0	Connection to Existing Manhole	10	EA	\$ 500.00	\$ 5,000.00
5	7080, 1.08, C	7080-108-C-0	Underdrain, Type 2, 8"	12190	LF	\$ 20.00	\$ 243,800.00
6	7080, 1.08, D	7080-108-D-0	Storage Aggregate	12740	TON	\$ 40.00	\$ 509,600.00
7	9010,1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	6.00	AC	\$ 1,500.00	\$ 9,000.00
8	9020, 1.08, A	9020-108-A-0	Sod	2904	SQ	\$ 10.00	\$ 29,040.00
9	9030, 1.08, A	9030-108-A-0	Plants, 24"	9746	EA	\$ 40.00	\$ 389,840.00
10	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
11	9040, 1.08, F, 1	9040-108-F-1	Wattle, Wood Fiber, 9"	2000	LF	\$ 4.00	\$ 8,000.00
12	9040, 1.08, F, 2	9040-108-F-2	Wattle, Removal	2000	LF	\$ 1.00	\$ 2,000.00
13	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	2000	LF	\$ 4.00	\$ 8,000.00
14	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	2000	LF	\$ 1.00	\$ 2,000.00
15	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	6.00	AC	\$ 3,000.00	\$ 18,000.00
16	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	15	EA	\$ 500.00	\$ 7,500.00
17	9040, 3.19, E	SPECIAL	Subgrade Separation Barrier, EPDM Liner	243627	SF	\$ 0.25	\$ 60,906.75
18	9060, 1.08, D	9060-108-D-0	Removal and Reinstallation of Existing Fence, ____ (Type), ____ (Size)	2000	LF	\$ 10.00	\$ 20,000.00
19	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 94,000.00	\$ 94,000.00
Construction Subtotal Amount							\$ 2,431,886.75
30% Contingency							\$ 729,566.03
Construction Total Amount							\$ 3,161,452.78
18% Professional Fees							\$ 569,061.50
				0.00	Land Acquisition		\$ -
Total Project Cost							\$ 3,730,514.27
ESTIMATED ACCURACY RANGE						-25.0%	\$ 2,797,885.71
						40.0%	\$ 5,222,719.98

13th and 15th Street Neighborhoods: Option 1 - Green Infrastructure Retrofits POND							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	4700	CY	\$ 12.00	\$ 56,400.00
2	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 15"	100	LF	\$ 60.00	\$ 6,000.00
3	4030, 1.08, B	4030-108-B-0	Pipe Apron, RCP, 15"	1	EA	\$ 500.00	\$ 500.00
4	6010, 1.08, A	6010-108-A-0	Manhole, SW-401, 60"	2	EA	\$ 3,500.00	\$ 7,000.00
5	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	1.82	AC	\$ 2,000.00	\$ 3,636.36
6	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
7	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	1000	LF	\$ 4.00	\$ 4,000.00
8	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	1000	LF	\$ 1.00	\$ 1,000.00
9	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	1.82	AC	\$ 3,500.00	\$ 6,363.64
10	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	5	EA	\$ 500.00	\$ 2,500.00
11	9040, 1.08, U	9040-108-U-0	Flow Transition Mat	1000	SF	\$ 2.00	\$ 2,000.00
12	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 10,000.00	\$ 10,000.00
Construction Subtotal Amount							\$ 104,400.00
30% Contingency							\$ 31,320.00
Construction Total Amount							\$ 135,720.00
18% Professional Fees							\$ 24,429.60
				1.21	Land Acquisition	\$	-
Total Project Cost							\$ 160,149.60
ESTIMATED ACCURACY RANGE						-25.0%	\$ 120,112.20
						40.0%	\$ 224,209.44
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

13th and 15th Street Neighborhoods: Option 2 - North Pond and Intercept Storm Sewer							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	28500	CY	\$ 7.00	\$ 199,500.00
2	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 18"	137	LF	\$ 70.00	\$ 9,590.00
3	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 36"	260	LF	\$ 150.00	\$ 39,000.00
4	4020, 1.08, C	4020-108-C-0	Removal of Storm Sewer, RCP, 36"	304	LF	\$ 25.00	\$ 7,600.00
5	4030, 1.08, B	4030-108-B-0	Pipe Apron, RCP, 36"	1	EA	\$ 2,500.00	\$ 2,500.00
6	6010, 1.08, A	6010-108-A-0	Manhole, SW-401, 60"	1	EA	\$ 3,500.00	\$ 3,500.00
7	6010, 1.08, G	6010-108-G-0	Connection to Existing Manhole	1	EA	\$ 500.00	\$ 500.00
8	7010, 1.08, A	7010-108-A-0	Pavement, PCC, 8"	600	SY	\$ 70.00	\$ 42,000.00
9	7010, 1.08, E	7010-108-E-0	Curb and Gutter, 2', 8"	397	LF	\$ 40.00	\$ 15,880.00
10	7040, 1.08, H	7040-108-H-0	Pavement Removal	600	SY	\$ 8.00	\$ 4,800.00
11	7040, 1.08, I	7040-108-I-0	Curb and Gutter Removal	397	LF	\$ 5.00	\$ 1,985.00
12	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	6	AC	\$ 1,500.00	\$ 9,000.00
13	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
14	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	1700	LF	\$ 4.00	\$ 6,800.00
15	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	1700	LF	\$ 1.00	\$ 1,700.00
16	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	6	AC	\$ 3,000.00	\$ 18,000.00
17	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	5	EA	\$ 500.00	\$ 2,500.00
18	9040, 1.08, U	9040-108-U-0	Flow Transition Mat	1000	SF	\$ 2.00	\$ 2,000.00
19	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 38,000.00	\$ 38,000.00
Construction Subtotal Amount							\$ 409,855.00
30% Contingency							\$ 122,956.50
Construction Total Amount							\$ 532,811.50
18% Professional Fees							\$ 95,906.07
				4.00	Land Acquisition	\$	-
Total Project Cost							\$ 628,717.57
ESTIMATED ACCURACY RANGE						-25.0%	\$ 471,538.18
						40.0%	\$ 880,204.60
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

13th and 15th Street Neighborhoods: Option 3 - South Pond							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	65100	CY	\$ 5.50	\$ 358,050.00
2	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 18"	100	LF	\$ 70.00	\$ 7,000.00
3	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 24"	36	LF	\$ 150.00	\$ 5,400.00
4	4030, 1.08, B	4030-108-B-0	Pipe Apron, RCP, 24"	1	EA	\$ 1,000.00	\$ 1,000.00
5	6010, 1.08, A	6010-108-A-0	Manhole, SW-401, 60"	1	EA	\$ 3,500.00	\$ 3,500.00
6	6010, 1.08, G	6010-108-G-0	Connection to Existing Manhole	1	EA	\$ 500.00	\$ 500.00
7	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	15	AC	\$ 1,500.00	\$ 22,500.00
8	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
9	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	2700	LF	\$ 4.00	\$ 10,800.00
10	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	2700	LF	\$ 1.00	\$ 2,700.00
11	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	15	AC	\$ 3,000.00	\$ 45,000.00
12	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	5	EA	\$ 500.00	\$ 2,500.00
13	9040, 1.08, U	9040-108-U-0	Flow Transition Mat	1000	SF	\$ 2.00	\$ 2,000.00
14	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 47,000.00	\$ 47,000.00
Construction Subtotal Amount							\$ 512,950.00
30% Contingency							\$ 153,885.00
Construction Total Amount							\$ 666,835.00
18% Professional Fees							\$ 120,030.30
				10.00	Land Acquisition	\$ -	
Total Project Cost							\$ 786,865.30
ESTIMATED ACCURACY RANGE						-25.0%	\$ 590,148.98
						40.0%	\$ 1,101,611.42
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

11.4. 3rd St. SE and 5th St. SE Neighborhood

3rd Street and Lincoln Streets: Biofiltration Cell and Pipe Reconstruction							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, D, 2	2010-108-D-2	Topsoil, Compost-amended	700	CY	\$ 40.00	\$ 28,000.00
2	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	1500	CY	\$ 18.00	\$ 27,000.00
3	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 24"	238	LF	\$ 75.00	\$ 17,850.00
4	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 30"	1027	LF	\$ 105.00	\$ 107,835.00
5	4020, 1.08, A, 1	4020-108-A-1	Storm Sewer, Trenched, RCP, 36"	998	LF	\$ 130.00	\$ 129,740.00
6	4020, 1.08, C	4020-108-C-0	Removal of Storm Sewer, RCP, 15"	700	LF	\$ 13.00	\$ 9,100.00
7	4020, 1.08, C	4020-108-C-0	Removal of Storm Sewer, RCP, 18"	645	LF	\$ 14.00	\$ 9,030.00
8	4020, 1.08, C	4020-108-C-0	Removal of Storm Sewer, RCP, 24"	997	LF	\$ 15.00	\$ 14,955.00
9	6010, 1.08, A	6010-108-A-0	Manhole, SW-401, 60"	5	EA	\$ 3,500.00	\$ 17,500.00
10	6010, 1.08, B	6010-108-B-0	Intake, SW-502, 48"	5	EA	\$ 3,000.00	\$ 15,000.00
11	6010, 1.08, B	6010-108-B-0	Intake, SW-512, 24"	1	EA	\$ 2,500.00	\$ 2,500.00
12	6010, 1.08, G	6010-108-G-0	Connection to Existing Manhole	3	EA	\$ 500.00	\$ 1,500.00
13	7010, 1.08, A	7010-108-A-0	Pavement, PCC, 8"	3200	SY	\$ 60.00	\$ 192,000.00
14	7010, 1.08, E	7010-108-E-0	Curb and Gutter, 2', 8"	2342	LF	\$ 30.00	\$ 70,260.00
15	7040, 1.08, H	7040-108-H-0	Pavement Removal	3200	SY	\$ 5.00	\$ 16,000.00
16	7040, 1.08, I	7040-108-I-0	Curb and Gutter Removal	2342	LF	\$ 3.00	\$ 7,026.00
17	7080, 1.08, C	7080-108-C-0	Underdrain, Type 2, 8"	440	LF	\$ 25.00	\$ 11,000.00
18	7080, 1.08, D	7080-108-D-0	Storage Aggregate	560	TON	\$ 50.00	\$ 28,000.00
19	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	1.00	AC	\$ 2,000.00	\$ 2,000.00
20	9020, 1.08, A	9020-108-A-0	Sod	484	SQ	\$ 10.00	\$ 4,840.00
21	9030, 1.08, A	9030-108-A-0	Plants, 24"	345	EA	\$ 40.00	\$ 13,800.00
22	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
23	9040, 1.08, F, 1	9040-108-F-1	Wattle, Wood Fiber, 9"	800	LF	\$ 4.00	\$ 3,200.00
24	9040, 1.08, F, 2	9040-108-F-2	Wattle, Removal	800	LF	\$ 1.00	\$ 800.00
25	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	400	LF	\$ 4.00	\$ 1,600.00
26	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	400	LF	\$ 1.00	\$ 400.00
27	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	1.00	AC	\$ 3,500.00	\$ 3,500.00
28	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	10	EA	\$ 500.00	\$ 5,000.00
29	9040, 3.19, E	SPECIAL	Subgrade Separation Barrier, EPDM Liner	8612	SF	\$ 0.50	\$ 4,306.00
30	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 60,000.00	\$ 60,000.00
Construction Subtotal Amount							\$ 808,742.00
30% Contingency							\$ 242,622.60
Construction Total Amount							\$ 1,051,364.60
18% Professional Fees							\$ 189,245.63
0.00 Land Acquisition							\$ -
Total Project Cost							\$ 1,240,610.23
ESTIMATED ACCURACY RANGE						-25.0%	\$ 930,457.67
						40.0%	\$ 1,736,854.32
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

11.5. Blaine St. NW Outlet

Blaine Street NW Outlet: Rain Garden							
Line No	Reference	Item Code	Bid Item (K)	Quantity	Unit	Unit Price	Ext. Amount
1	2010, 1.08, D, 2	2010-108-D-2	Topsoil, Compost-amended	900	CY	\$ 40.00	\$ 36,000.00
2	2010, 1.08, E	2010-108-E-0	Excavation, Class 10, Class 12, or Class 13	2000	CY	\$ 15.00	\$ 30,000.00
3	6010, 1.08, B	6010-108-B-0	Intake, SW-512, 24"	1	EA	\$ 2,500.00	\$ 2,500.00
4	6010, 1.08, G	6010-108-G-0	Connection to Existing Manhole	1	EA	\$ 500.00	\$ 500.00
5	7080, 1.08, C	7080-108-C-0	Underdrain, Type 2, 8"	590	LF	\$ 25.00	\$ 14,750.00
6	7080, 1.08, D	7080-108-D-0	Storage Aggregate	700	TON	\$ 50.00	\$ 35,000.00
7	9010, 1.08, A	9010-108-A-0	Conventional Seeding, Seeding, Fertilizing, and Mulching	0.50	AC	\$ 2,000.00	\$ 1,000.00
8	9020, 1.08, A	9020-108-A-0	Sod	242	SQ	\$ 10.00	\$ 2,420.00
9	9030, 1.08, A	9030-108-A-0	Plants, 24"	471	EA	\$ 40.00	\$ 18,840.00
10	9040, 1.08, A, 2	9040-108-A-2	SWPPP Management	1	LS	\$ 5,000.00	\$ 5,000.00
11	9040, 1.08, F, 1	9040-108-F-1	Wattle, Wood Fiber, 9"	500	LF	\$ 4.00	\$ 2,000.00
12	9040, 1.08, F, 2	9040-108-F-2	Wattle, Removal	500	LF	\$ 1.00	\$ 500.00
13	9040, 1.08, N, 1	9040-108-N-1	Silt Fence or Silt Fence Ditch Check	500	LF	\$ 4.00	\$ 2,000.00
14	9040, 1.08, N, 3	9040-108-N-3	Silt Fence or Silt Fence Ditch Check, Removal of Device	500	LF	\$ 1.00	\$ 500.00
15	9040, 1.08, Q, 2	9040-108-Q-2	Erosion Control Mulching, Hydromulching	0.50	AC	\$ 3,500.00	\$ 1,750.00
16	9040, 1.08, T, 1	9040-108-T-1	Inlet Protection Device, Drop-In	5	EA	\$ 500.00	\$ 2,500.00
17	9040, 3.19, E	SPECIAL	Subgrade Separation Barrier, EPDM Liner	11761.2	SF	\$ 0.50	\$ 5,880.60
18	9060, 1.08, D	9060-108-D-0	Removal and Reinstallation of Existing Fence, ____ (Type), ____ (Size)	500	LF	\$ 10.00	\$ 5,000.00
19	11,020 1.08, A	11,020-108-A	Mobilization	1	LS	\$ 17,000.00	\$ 17,000.00
Construction Subtotal Amount							\$ 183,140.60
30% Contingency							\$ 54,942.18
Construction Total Amount							\$ 238,082.78
18% Professional Fees							\$ 42,854.90
				0.00	Land Acquisition	\$ -	
Total Project Cost							\$ 280,937.68
ESTIMATED ACCURACY RANGE						-25.0%	\$ 210,703.26
						40.0%	\$ 393,312.75
***This feasibility-level (Class 5, 0 to 2% design completion per ASTM E 2516-06) cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. The estimated accuracy range for the Total Project Cost as the project is defined is -25% to +40%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance costs are not included.							

APPENDIX B. SUMMARY OF RANKING

Table 19. Stormwater infrastructure Improvement Prioritization Matrix Summary

Recommendations	Cost	Benefit Score	Social Pinpoint Responses	Households	Downstream Impact	Incomplete Info	Public Amenity Potential	Water Quality Benefit
Pleasant Grove Pond & 30% Green Infrastructure	\$649,000	2.5	10	110	No	No	Yes	Yes
Meadow Brook Park Improvements	\$1,947,000	6.5	5	71	No	No	Yes	Yes
13th St. SE and 15th St. SE Neighborhood South Pond + 30% GI	\$1,954,000	5	6	191	No	No	Yes	Yes
3rd St. SE and 5th. St. SE Storm Sewers	\$1,262,000	1	0	41	No	No	No	No
Blaine St. NW Outlet Bioretention Cell	\$281,000	8.5	1	9	No	No	No	Yes
Wolf Creek Feasibility Study	\$50,000	8.5	2	41	No	Yes	No	No

Table 20. Stormwater infrastructure Improvement Prioritization Matrix Score

Recommendations	Cost	Benefit Score	Social Pinpoint Responses	Houses	Downstream Impact	Incomplete Info	Public Amenity Potential	Water Quality Benefit	Score
Pleasant Grove Pond & 30% Green Infrastructure	3	3	3	3	0	0	1	2	15
Meadow Brook Park Improvements	0	1	3	1	0	0	1	2	8
13th St. SE and 15th St. SE Neighborhood South Pond + 30% GI	0	1	3	3	0	0	1	2	10
3rd St. SE and 5th. St. SE Storm Sewers	1	3	0	0	-3	0	0	0	1
Blaine St. NW Outlet Bioretention Cell	3	0	1	0	0	0	0	2	6
Wolf Creek Feasibility Study	3	0	1	0	0	-1	0	0	3

APPENDIX C. MEADOW BROOK PARK CONCEPT



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

Item No. 6.a.
For Meeting of 11/20/2023
Presentation

TITLE: Downtown Landus Redevelopment Master Plan Presentation by ISG Inc.

CONTACT PERSON:

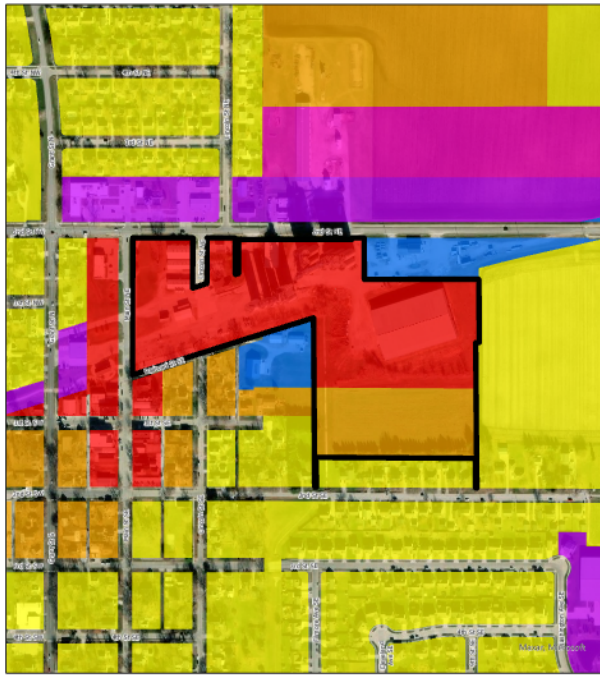
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: In August 2023 the Bondurant City Council hired ISG Inc. to prepare a Downtown Landus Redevelopment Master Plan. A developer is interested in purchasing the entire 24.8-acre Landus redevelopment site. ISG's consultant fee is a 50/50 split between the City of Bondurant and the potential developer. Included are three maps below - the first is a general area map, the second shows existing area zoning, and the third map shows the area Future Land Use Map (from Building Bondurant Comprehensive Plan).

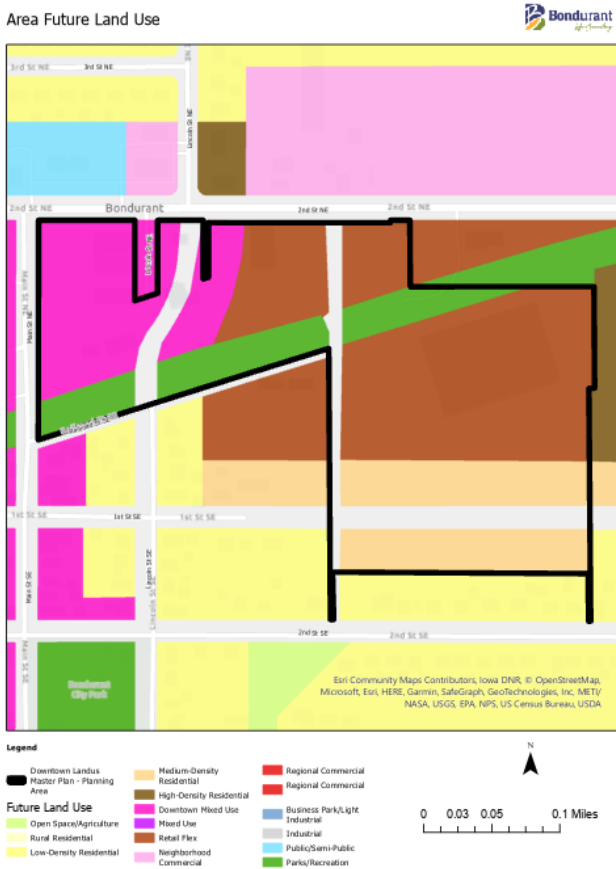
Area Map



Area Zoning



Area Future Land Use



While the Building Bondurant Comprehensive Plan lays the groundwork for future land use expectations within this redevelopment area, a master plan benefits both a developer and the City of Bondurant. This master planning process is consistent with Action Item 17B of the Building Bondurant Comprehensive Plan, which reads: Partner with a master developer or developers to redevelop the Landus property in a way that supports community goals and vision.

ISG's planning scope of work includes the following phases: Task 1 - Background Research + Due Diligence; Task 2 - Concept Design + Phasing Plan; Task 3 - Vision Plan + Preliminary Cost Opinion; Task 4 - Architectural Study; and Task 5 - Structural Study.

ISG is currently in Task 2 - Concept Design + Phasing Plan. Feedback from both the Planning & Zoning Commission and City Council is being sought during this phase of the planning process. ISG presented the attached concept to the Planning & Zoning Commission during their meeting on November 9, 2023. Feedback received from the Commission was generally positive. The Commission noted the master plan should be updated to show sidewalk connections along the proposed streets. The Commission also encouraged ISG to reach out to the Bondurant Men's Club and the Friends of Chichaqua Valley Trail as part of this master planning process. ISG will incorporate the Commission's and Council's feedback as they move into upcoming phases of the planning process. The Planning & Zoning Commission will review the eventual draft final plan prior to City Council's eventual vote on adopting the plan.

ISG's professional services agreement noted the following components will be explored as part of this Downtown Landus Master Plan process:

- Plan area will account for the entire approximate 25-acre site

- Land use planning will be guided by the 2022 Building Bondurant Comprehensive Plan, specifically Chapters 4 and 7, with additional consideration given to the following:
 - Plan will provide additional detail and concepts on how the Landus areas slated for Downtown Mixed Use and Retail Flex can be redeveloped. Topics to be considered as part of the planning process include:
 - How does a hotel and event space fit as part of the elevator portion?
 - Is it feasible to include any indoor sports courts as part of this redevelopment area?
 - Are there other trip generator ideas to help drive interest in hotel development?
 - How do buildings get placed along Main Street and/or Lincoln Street so they feel like an extension of the existing downtown area?
- Plan to provide additional detail and cost estimates on the following: proposed downtown trail extension, options for maximizing public parking along the downtown trail extension, and construction of an arboretum along the downtown trail extension.
- Plan to provide additional detail and cost estimates on other public and private infrastructure improvement components related to streets and utilities within the study area.

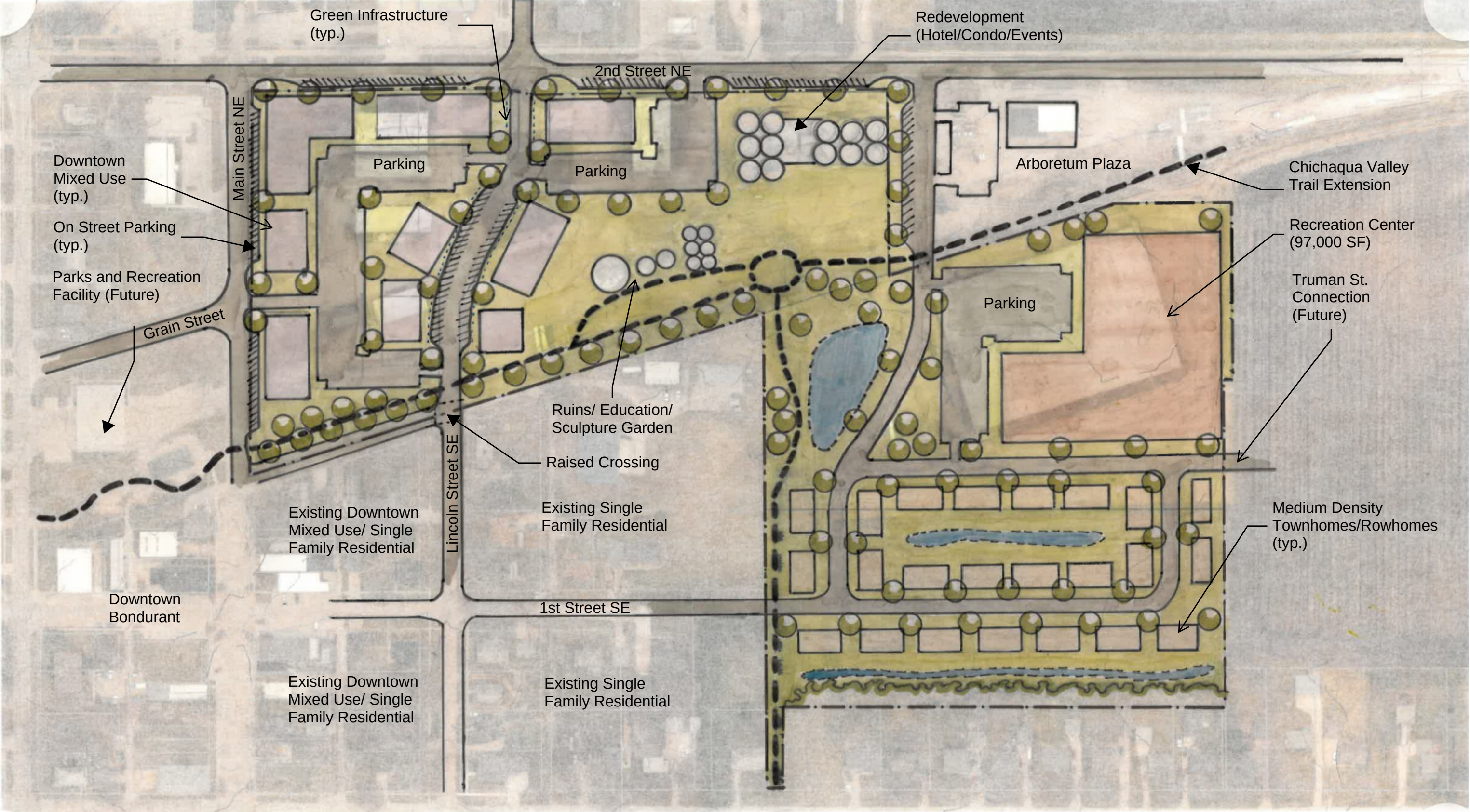
FUNDING SOURCE:

STAFF RECOMMENDATION: No formal vote this evening. Presentation/discussion only.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

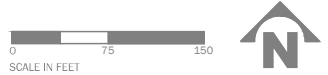
1. 29781 Landus Concept 11-08-2023



LANDUS REDEVELOPMENT CONCEPT



Architecture + Engineering + Environmental + Planning
ISGInc.com



LANDUS REDEVELOPMENT PROPERTY
DES MOINES, IOWA - —
ISG PROJECT NO. 23-29781



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

Item No. 8.a.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution approving the Dollar Tree Site Plan at 801 Dee Street SE

CONTACT PERSON:

Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS: The City is in receipt of a site plan for review by the Planning & Zoning Commission and City Council for the existing 1.723-acre parcel of land accessed from Dee Street SE. The site plan applicant is USFP, LLC. The site plan was prepared by Renaissance Infrastructure Consulting, LLC. The applicants are proposing a 10,000 square foot building for a future Dollar Tree. This property is zoned as being within the City's General Commercial (C-2) District.



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

Consistency with the City's Comprehensive Plan: A C-2 development at this location is consistent with the 2022 Comprehensive Plan which guides for Regional Commercial at this location.

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

General Commercial Use & Bulk

- The site plan labels the required setbacks at this location - a 30' front yard setback along Dee Street SE and the northwest property line fronting Hubbell

Avenue, a 25' rear yard setback from their northeastern property line and no side yard setback from southeasterly property line.

Parking/Drive Areas

- Access to the site is available from Dee Street SE.
- The site plan shows that no part of any parking/drive area (excluding driveways) will be located closer than 10' away from the front property lines, as is required by Section 177.10.1.
- The site plan shows that all parking/drive areas will be paved as required by Section 177.10.2 of the Zoning Code.
- Section 177.09.19.A of the Zoning Code will be applied when determining minimum parking stall count requirements at this location. This section reads:
 - Retail sales and rental of goods, merchandise and equipment:
 - No storage or display of goods outside fully enclosed building: one (1) space per 200 square feet of gross floor area.
- Section 177.08 regulates minimum loading space count requirements. This section reads: at least one (1) off-street loading space plus one (1) additional loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area so used in excess of ten thousand (10,000) square feet.
- The site plan shows 50 parking spaces, including 2 handicap stalls, and 1 loading spaces.
- The site plan shows parking spaces will be provided with raised curbing or equivalent, as is required by Section 177.10.8.

Stormwater, Utilities & Natural Features

- A stormwater management report has been submitted for review by the City Engineer.

Landscaping Plan

- Per Section 182.04 for every 50' of street frontage a property has 1 tree must be planted in the front setback area. The site plan shows 8 general trees, 5 of which are planted in the front yard setback area adjacent to Dee Street SE. 3 trees are currently shown planted in the Hubbell Avenue right-of-way area. These trees are planted in this area due to the applicant's concerns regarding an existing sanitary sewer pipe located in the front yard setback area along Hubbell Avenue. City staff will work with the applicant to determine appropriate locations for these trees.

Architectural Standards

- Site plan submittal includes the required building elevations. The submitted elevations appear to meet City requirements.

Other Site Plan Features

- Staff has determined this development will require a traffic impact study to be completed. It is anticipated the traffic impact study will determine whether a deacceleration lane on Hubbell Avenue will be required. The developer has been in contact with Veenstra & Kimm to complete this study. Any findings from the traffic impact study that require alterations to the site plan will be reviewed by staff. If major alterations to the site plan are required, staff will submit the site plan for additional review by the Commission.

Comments from City Officials:

- The following City departments were notified of the submitted site plan:
 - Public Works - reviewed and all comments/concerns have been addressed.
 - Engineering – reviewed and all comments/concerns have been addressed.
 - Emergency Services - reviewed and all comments/concerns have been addressed.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this Dollar Tree site plan during their meeting on November 9, 2023 and voted on recommended approval with a 6-0 vote.

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

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-245
2. DT Bondurant - CDs_10.30.2023

CITY OF BONDURANT
RESOLUTION NO. 231120-245

RESOLUTION REGARDING APPROVAL OF THE SITE PLAN FOR DOLLAR TREE,
BONDURANT, IOWA

WHEREAS, Renaissance Infrastructure Consulting, LLC, on behalf of the applicant, USFP, LLC, has submitted the site plan for a Dollar Tree at property described as follows;

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION THIRTY-ONE (S31), TOWNSHIP EIGHTY NORTH (T80N), RANGE TWENTY-TWO WEST (R22W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), ALL IN THE CITY OF BONDURANT, COUNTY OF POLK, STATE OF IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT OF BEGINNING ALSO BEING THE NORTHERLY MOST CORNER OF OUTLOT Z, PRAIRIE POINT VIEW PLAT 1, A SUBDIVISION IN SAID CITY OF BONDURANT AND RECORDED IN BOOK 18253, ON PAGES 331-343 IN THE POLK COUNTY RECORDER'S OFFICE; THENCE SOUTH 43°16'37" WEST, ALONG THE WEST LINE OF SAID OUTLOT Z, 371.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DEE STREET SE; THENCE NORTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID DEE STREET SE, ALONG THE FOLLOWING FIVE (5) COURSES; THENCE NORTH 46°34'42" WEST, 29.45 FEET; THENCE NORTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 78.54 FEET, A RADIUS OF 180.00 FEET, AND A CHORD THAT BEARS NORTH 59°04'42" WEST, 77.92 FEET; THENCE NORTH 71°34'42" WEST 18.20 FEET; THENCE NORTHWESTERLY ON A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 52.36 FEET, A RADIUS OF 120.00 FEET, AND A CHORD THAT BEARS NORTH 59°04'40" WEST, 51.95 FEET; THENCE NORTH 46°36'40" WEST, 116.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 65, AS NOW ESTABLISHED; THENCE NORTH 43°16'37" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 89°52'36" EAST, ALONG SAID NORTH LINE, 397.10 FEET TO THE POINT OF BEGINNING CONTAINING 74,174 SQUARE FEET OR 1.726 ACRES.

WHEREAS, the zoning for the property is General Commercial (C-2) and a retail use is a permitted use per Sections 178.08.1.B of the Zoning Code; AND

WHEREAS, the Planning and Zoning Commission voted 6-0, to recommend approval of the submitted site plan at their November 9, 2023 meeting subject to the following City Code/Policy clarification recommendation items;

1. The applicant completes a Traffic Impact Study through Veenstra & Kimm, Inc..

AND

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Bondurant, Iowa, the submitted Dollar Tree site plan is hereby approved.

Passed this 20th day of November 2023,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

CONSTRUCTION DOCUMENTS
FOR
DOLLAR TREE
NE Hubbel Ave
Bondurant, Iowa

Nearby Address:
85 Paine St SE
Bondurant, IA 50035

LEGAL DESCRIPTION:

UTILITIES NOTE
THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

NOTE:
48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING COMPANIES FOR FIELD VERIFICATION OF UNDERGROUND UTILITIES.

FLOODPLAIN NOTE:
THE SUBJECT PROPERTY IS WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD). AS SHOWN ON A NATIONAL FLOOD HAZARD LAYER FIRMETTE, OBTAINED ONLINE FROM THE AUTHORITATIVE NHL WEB SERVICES PROVIDED BY FEMA AND ACQUIRED ON 09/06/2023

UTILITIES

Electric
MidAmerican Energy Company
800-329-6261

Natural Gas
MidAmerican Energy Company
800-329-6261

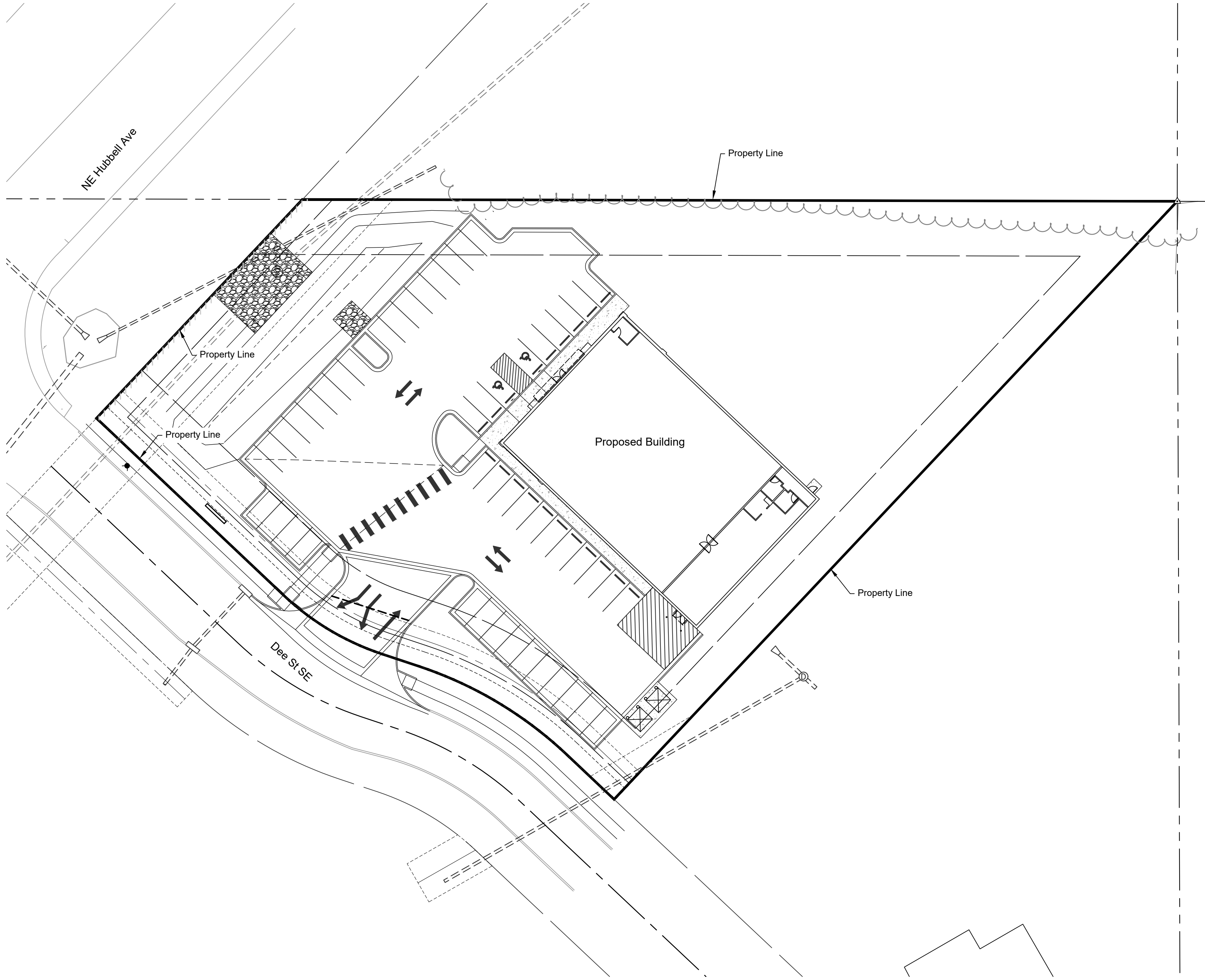
Sewer
City of Bondurant
Public Works Water/Wastewater
Pat Collison
pcollison@cityofbondurant.com
515-971-6856

Water
City of Bondurant
Public Works Water/Wastewater
Pat Collison
pcollison@cityofbondurant.com
515-971-6856

Stormwater
City of Bondurant

SITE DATA		
OPEN SPACE	REQUIRED	15%
	POVIDED	53%
BUILDING COVERAGE		10,000 SF (13%)
LANDSCAPE COVERAGE		39,902 SF (53%)
PARKING/DRIVE/SIDEWALK COVERAGE		25,273 SF (34%)
REQUIRED PARKING	STANDARD	48
	ADA	2
	TOTAL	50
PROVIDED PARKING	STANDARD	48
	ADA	2
	TOTAL	50

ZONING INFORMATION	
ZONING	C-2 GENERAL COMMERCIAL
MINIMUM LOT AREA	NOT SPECIFIED
FRONT YARD SETBACK	30'-0"
SIDE YARD SETBACK	15'-0"
REAR YARD SETBACK	25'-0"
MAXIMUM HEIGHT	80'-0"
MAXIMUM STORIES	3



Sheet List Table	
Sheet Number	Sheet Title
C0.0	General Layout
C0.1	General Notes
C1.0	Existing Conditions & Demo Plan
C2.0	Site Plan
C2.1	Dimension Plan
C3.0	Grading Plan
C4.0	Utility Plan
C5.0	Erosion Control Plan
C6.0	Erosion Control Details
A1.0	Color Elevations
L1.0	Landscaping Plan
L2.0	Irrigation Coverage Plan
L3.0	Landscape Specifications

LEGEND			
-----	Existing Right-of-Way Line	=====	Proposed Property Line
-----	Existing Lot Line	-----	Proposed Lot Line
-----	Existing Easement Line	-----	Proposed Easement
-----	Existing Curb & Gutter	-----	Proposed Curb & Gutter
-----	Existing Sidewalk	-----	Proposed Sidewalk
-----	Existing Storm Sewer	-----	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
-----	Existing Waterline	A	Proposed Fire Hydrant
-----	Existing Gas Main	-----	Proposed Waterline
-----	Existing Sanitary Sewer	-----	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	●	Proposed Sanitary Manhole
-----	Existing Contour Major	-----	Proposed Contour Major
-----	Existing Contour Minor	-----	Proposed Contour Minor
U/E	Utility Easement	-----	Future Curb and Gutter
SS/E	Sanitary Sewer Easement	A/E	Access Easement
D/E	Drainage Easement	T/E	Temporary Easement

Consultant:
Renaissance Infrastructure Consulting, LLC
Contact Person: Andy Gabbert
8653 Penrose Lane
Lenexa, KS 66218
agabbert@ric-consult.com
(913) 333-3880

Prepared For:
USFP, LLC
Contact Person: Mike Belew
4706 Broadway, Suite 240
Kansas City, MO 64112
mbelew@usfpco.com
www.usfpco.com
(816) 645-8963



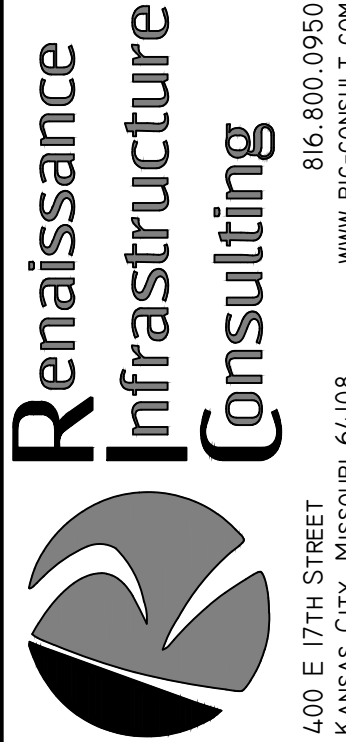
CONSTRUCTION DOCUMENTS

21-0176
DOLLAR TREE
City of Bondurant, Polk County, Iowa

General Layout

NO DATE REVISION

DRAWN BY CHECKED BY



Sheet
C0.0

ADA ACCESSIBLE ROUTE NOTES

1. All Accessible route construction shall conform to the latest version of the ADA Standards for Accessible Design published by the Department of Justice and the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way published by the United States Access Board.
2. Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than 1:20.
3. The cross slope of walking surfaces shall not be steeper than 2%.
4. The minimum width for a linear segment of accessible route shall be 36 inches.
5. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches leaving the turn.
6. An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be 60 inch by 60 inch minimum.
7. Ramp runs shall have a running slope not steeper than 1:12.
8. Ramp runs with a rise greater than 6 inches shall have handrails.
9. Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp runs.
10. The maximum rise of a ramp run shall be 30 inches.
11. The maximum counter slope between the pavement and the curb at a curb ramp shall be 1:20.
12. Curb ramp landings with a maximum slope of 1:48 shall be provided at the top of curb ramps with a clear width of 60 inches.
13. Detectable warning surfaces complying with the latest ADA Standards shall be provided at pedestrian street crossings and refuge islands.
14. Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions.
15. Contractor to field verify existing site conditions and contact the engineer if field conditions do not match plan prior to construction.

LAYOUT & PAVING NOTES

1. All construction shall conform to the City of Bondurant minimum design standards.
2. Contractor shall keep a full set of City of Bondurant Standard Details onsite at all times.
3. The contractor shall check existing grades, dimensions, and inverts in the field and report any discrepancies to the architect/engineer prior to beginning work.
4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the appropriate utility company.
5. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City Public Works at 515.971.6856 for inspection of the work. Contact must be made at least 24 hours prior to start of the work.
7. Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
8. The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the drip lines of trees or outside the limit of grading.
9. Concrete walks and pads shall have a broom finish. All concrete shall be 4,000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete.
10. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted.
12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion.
13. For all asphalt pavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.

PAVEMENT MARKING AND SIGNAGE NOTES

1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans.
2. Traffic control devices and pavement markings shall conform to the requirements of the "Manual of Uniform Traffic Control Devices."
3. Traffic control and pavement markings shall be painted with a white Sherwin Williams TM2125 HOTLINE Fast Dry or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°F and the ambient air temperature shall not be less than 60°F and rising. Two coats shall be applied.

WRITTEN SEQUENCING

1. Implement Pre-Construction Plan:
All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. Clear and Stabilize Work Areas:
Grade contractor areas and place all-weather surface on contractor areas.
3. Clearing and Grubbing:
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

GRADING NOTES

1. All construction shall conform to the City's minimum design standards.
2. Spot Grades shown herein shall govern over finished grades.
3. The contractor shall provide evidence that his insurance meets the requirements of the Project.
4. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
5. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Kansas, at the contractor's expense.
6. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, streetlight and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
7. The contractor is responsible for providing erosion and sediment control BMP's to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA).
10. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
11. All work shall be confined within easements and/or construction limits as shown on the plans.
12. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
13. All National Pollution Discharge Elimination System (NPDES) standards shall be met.
14. Public and Private utility facilities shall be moved or adjusted as necessary by the owners to fit the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.

EARTHWORK NOTES:

1. CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one foot (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate finish grade.
2. CLEARING AND GRUBBING: Prior to the start of grading and earthwork, the areas to be graded shall be stripped of all vegetation, organic matter, and topsoil, to a minimum depth of four inches (4") or as otherwise directed by the Geotechnical Engineer. Stripping materials shall not be incorporated into structural fills. Topsoil materials shall not be used in building and pavement areas.
3. TOPSOIL: Prior to the start of grading, the contractor shall strip all topsoil from areas to be graded and stockpile at a location on or adjacent to the site as directed by the owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping. Subgrade below turf areas shall have a minimum 6" depth of soil free of rock larger than 3".
4. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer or his representative.
5. proof rolling: Prior to the placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer. Unsuitable areas identified by the proof rolling areas shall be undercut and replaced with controlled structural fill or treated with fly ash per the Geotechnical report.
6. EARTHWORK:
 - A. GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report.
 - B. SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
 - C. FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil, and debris. All fill required for project shall be provided by the Contractor. Material Shall be pre-approved by the Engineer prior to placement.
 - D. EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). Fill material shall be placed and compacted in horizontal lifts not exceeding nine inches (9") (loose fit measurement), unless otherwise approved by the Geotechnical Engineer.
 - E. COMPACTION REQUIREMENTS: Earth fill material shall be placed and compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall be within a range of -2% to 3% above the optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
7. TESTING AND INSPECTION: Testing and inspection services required to make tests required by the specifications and to observe the placement of fills and other work performed on this project shall be provided by a commercial testing laboratory (Geotechnical Engineer) selected by the owner. The cost of testing will be the owner's responsibility.
8. SEEDING: All areas disturbed by earthwork operations in the right-of-way shall be seeded.

SITE UTILITY NOTES

1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as Shown on these plans is based on records of the various utility Companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate and/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
2. The construction of storm sewers on this project shall conform to the requirements of Polk County, Bondurant Technical Specifications and Design Criteria.
3. The contractor shall field verify the exact location and elevation of the existing storm sewer locations and the existing elevations at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans. The contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of the curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. spacing and at all bend points. Do not connect roof drains directly to storm sewer pipes.
6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, back flow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system, if not furnished or installed by the Board of Public Utilities. Coordinate with the Board of Public Utilities. All costs associated with the complete water system for the building shall be the responsibility of the contractor. All work shall conform to the requirements of Polk County, Bondurant.
7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the building to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of Bondurant.
8. The contractor is responsible for securing all permits, bonds and insurance required by the contract documents, Bondurant, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by the construction documents. The cost for all permit bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
10. The contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structure. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
12. Contractor shall notify the utility authorities inspectors 49 hours before connecting to any existing line.
13. Storm sewer roof drains(st) shall be as follows (unless otherwise shown on plans).
-PVC SDR 35 per ASTM D3034, for pipes less than 12' deep.
-PVC SDR 26 per ASTM D3034, for pipes 12' to 20' deep.
14. Waterlines shall be as follows (unless otherwise shown on plans):
-for 8" and larger: ductile iron pipe per AWWA C150
-between 2" and 6": copper tube Type "K" per ANSI 816.22 or ductile iron pipe per AWWA C150
-For smaller than 2": copper tube Type "K" per ANSI 816.22
15. Fire line size is shown for reference only, fire protection engineer shall verify all sizes and fire flow demand prior to construction.
16. Minimum trench width shall be 2 feet.
17. Contractor shall maintain a minimum of 42" of cover on all waterlines. All water line joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to the Board of Public Utilities specifications for commercial services.
18. All waterlines shall be kept ten feet (10') apart (parallel) from sanitary sewer lines or manholes. Or when crossing, an 18" vertical clearance (outside edge of pipe to outside edge of pipe) of the waterline above the sewer line is required.
19. Trench Drain shall be ACO S200K or approved equal.
20. Trench Drain shall be installed in accordance with the manufacturer's installation instructions and recommendations.
21. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of the crossing (or encased in concrete the same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance. Meeting requirements ANSI A21.10 or ANSI 21.11 (AWWA C151)(Class 50).
22. All underground storm, sanitary, water and other utility lines shall be installed, inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
23. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
24. refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place and tested prior to paving.
25. When a building utility Connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such utility terminations.

GENERAL NOTES

1. All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of City Of Bondurant, Polk County, Iowa. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of City Of Bondurant, Polk County, Iowa, the Cities standards shall override.
2. The contractor shall provide evidence that his insurance meets the requirements of Bondurant, Iowa.
3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Iowa, at the contractor's expense.
5. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
6. The contractor is responsible for providing erosion and sediment control BMP's to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
7. The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
8. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City.
9. All public street sidewalk ramps constructed will be required to comply with the Americans with Disabilities Act (ADA) and Bondurant, Iowa sidewalk details.
11. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits.
12. All work shall be confined within easements and/or construction limits as shown on the plans.
13. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp openings, and on each side of all curb inlets when setting string line.
14. Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
15. All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
16. The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense.
17. By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project.
18. The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
19. Geogrid, footings, or other elements of the retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
20. All building and life safety issues shall comply with the 2012 International Fire Code and local amendments as adopted by Bondurant, Iowa
21. Contractor shall be responsible for obtaining all permits including land disturbance, right-of-way, hauling, etc., with Public Works prior to construction.
22. Contractor shall restore all disturbed right-of-way upon project completion.
23. Prior to construction, contractor shall install pre-construction erosion control measures.

EROSION CONTROL NOTES

1. All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Bondurant, Iowa. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers of Bondurant, Iowa, The Cities standards shall override.
2. The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to Bondurant, Iowa Technical Provisions and Specifications.
3. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
4. The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later date.
5. The contractor shall temporarily seed and mulch all disturbed areas if there has been no construction activity on them for a period of fourteen (14) calendar days.
6. Install "J" Hooks on silt fence every 100 LF.
7. Contractor to install all Phase I erosion control devices prior to construction.
8. Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
9. Topsoil replacement shall be 6" thick.
10. Silt fence to be installed in accordance with Bondurant, Iowa Standard Details.
11. Refer to APWA 2150 for good housekeeping and spill measures.
12. The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.

CONSTRUCTION DOCUMENTS

21-0176

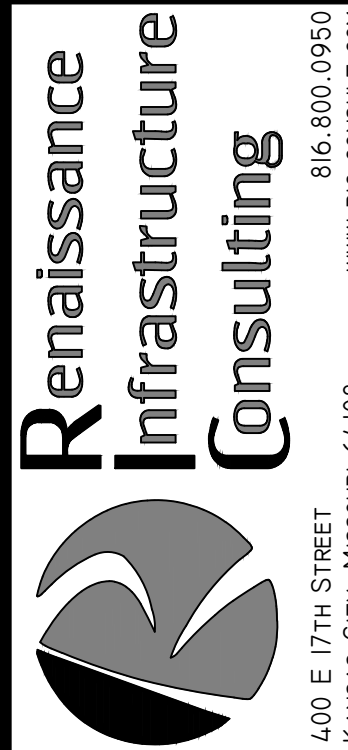
DOLLAR TREE

City of Bondurant, Polk County, Iowa

General Notes

NO DATE REVISION

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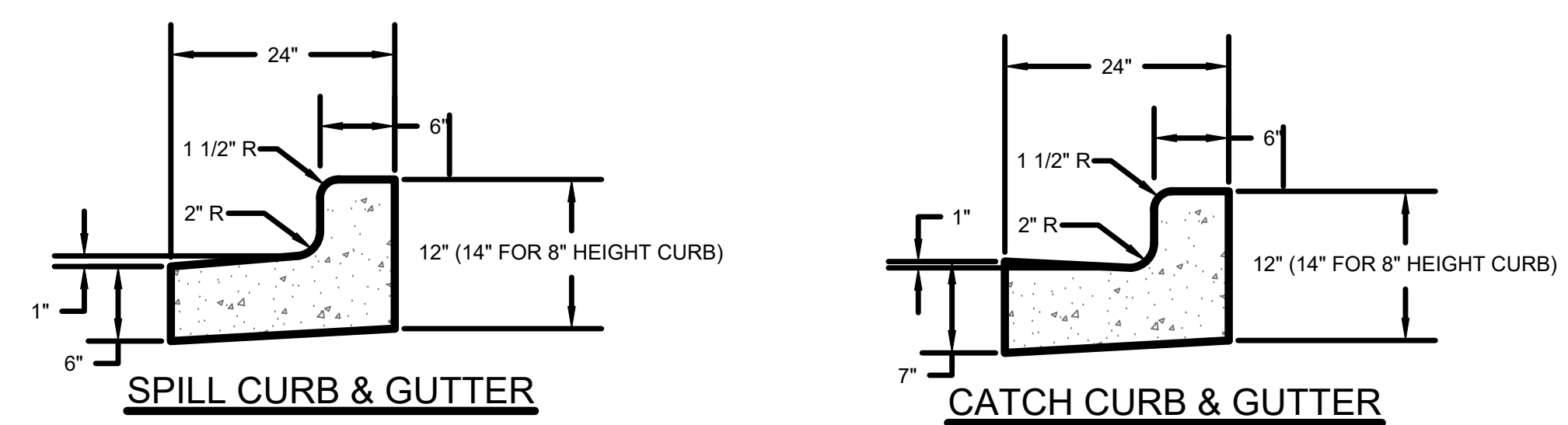
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DOLLAR TREE
City of Bondurant, Polk County, Iowa

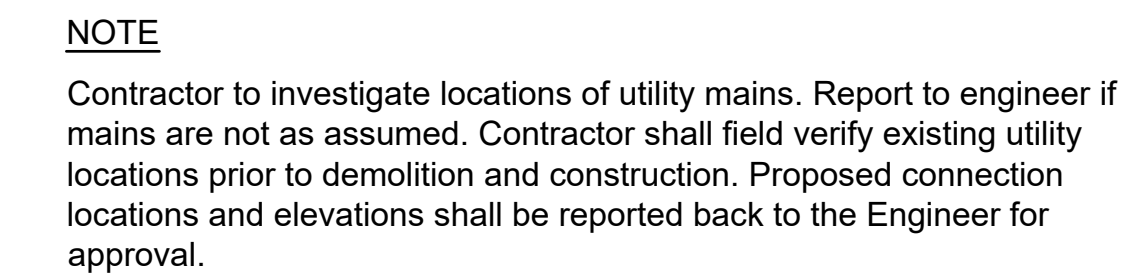
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**Renaissance
Infrastructure
Consulting**

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KANSAS CITY, MISSOURI 64108
816.800.0950
WWW.RIC-CONSULT.COM

Page 298 of 344





21-0176
DOLLAR TREE
City of Bondurant, Polk County, Iowa

Utility Plan

[illegible]

NO.	DATE	REVISION
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Sheet
C4.0







ARCHITECTURE

15225 Broadmoor Street
Overland Park, KS 66223

h|d Architecture, LLC

9/12/2023

Architect - Gregory D. Highberger
License - STATE - NUMBER

The record copy of this drawing is on file at the offices of h|d Architecture, LLC, 15225 Broadmoor Street, Overland Park, Kansas. This electronic document is released for the purposes of reference, coordination, and/or facility management. This electronic document of modifications thereof shall not be used for construction.

CIVIL CONSULTANT

Renaissance Infrastructure Consulting
8653 Penrose Ln
Lenexa, KS 66219
913-317-9500

STRUCTURAL CONSULTANT

Apex Engineers, Inc
1625 Locust St.
Kansas City, MO 64108
816-421-3222

MEP CONSULTANT

5BYS Engineers, LLC
1100 Main Street, Floor 4
Kansas City, MO 64105
(913) 689-9449

A New Retail Location For:

DOLLAR TREE

Dee St and NE Hubbell Ave
Bondurant, IA 50035

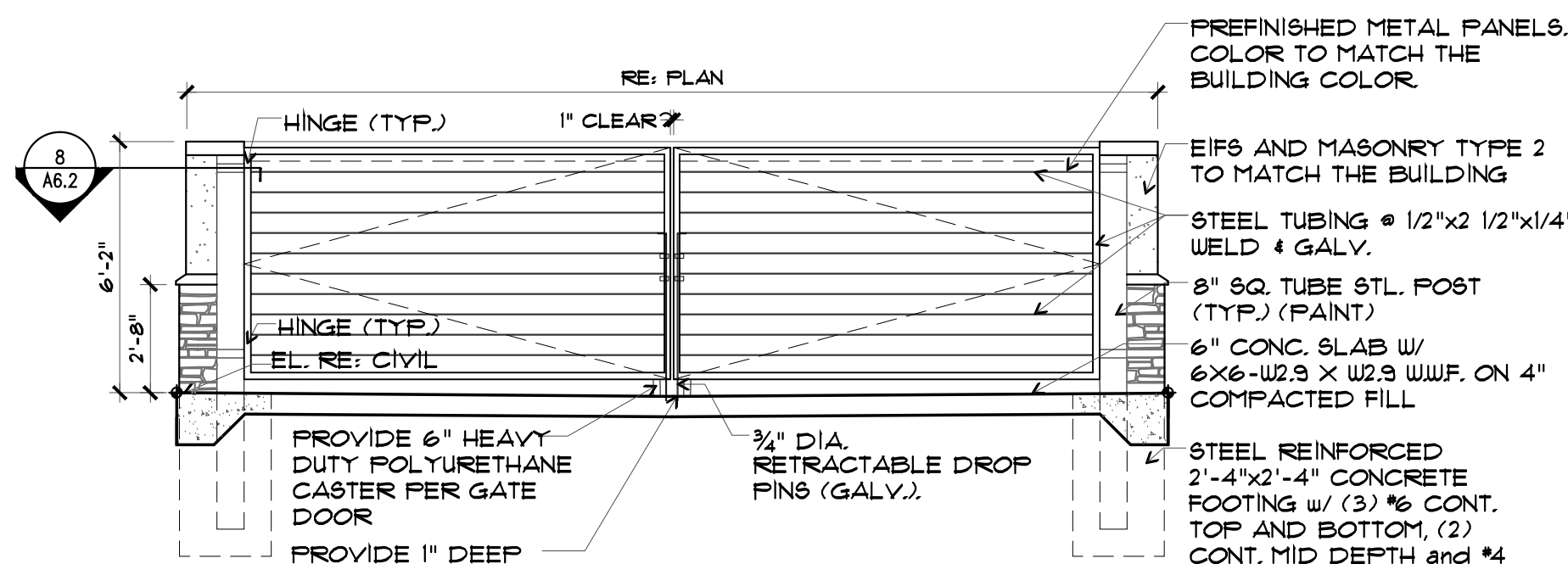
PLANNING

ELEVATION LEGEND

KEYNOTE	HATCH	DESCRIPTION	COLOR
◁SP-RB▷		SPLIT FACED CMU VENEER - RUNNING BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
◁SP-SB▷		SPLIT FACED CMU VENEER - STACKED BOND	SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039
◁EFS-1▷		EIFS - COLOR 1 (FINISH - PRODUCT STO 310)	STO 'SANDSTONE' 93860 (NA10-0052)
◁EFS-2▷		EIFS - COLOR 2 (FINISH - PRODUCT STO 310)	STO 'SMOKED PUTTY' 93240 (NA10-0053)
◁EFS-3▷		EIFS - ACCENT COLOR (FINISH - PRODUCT STOUT 130D)	STO SW 'ENVY' SW6925 (NA10-0054)
◁STN-1▷		CULTURED STONE	
◁RF-1▷		3"-24 GAUGE DOUBLE LOK GALVALUME METAL ROOF SYSTEM	SOLAR WHITE
◁SILL▷		3 3/8" x 3 5/8" EIFS SILL W/ BEVEL - SEE DETAIL 1/A2.3	STO 'SMOKED PUTTY' 93240 (NA10-0053)
◁PC-1▷	N/A	24 GAUGE KYNAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS 'ENVY' SW6925 LVR 18%
◁DNS▷	N/A	GALVANIZED METAL DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
◁GTR▷	N/A	GALVANIZED METAL GUTTER (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
◁DECK▷	N/A	3'-0" METAL DECK CANOPY - HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY SIGN VENDOR - CONTRACTOR TO PROVIDE & INSTALL WALL BOLTS (SEE A6.0)	SHERWIN WILLIAMS 'ENVY' SW6925 LVR 18%
◁SCNC▷		LSI LED PATRIOT WALL SCONCE @ 8'-8" A.F.F. (SEE ELECTRICAL)	BRZ - 'BRONZE'
◁WLPK▷		LED EXTERIOR WALL PAK LIGHT @ 12'-0" F.F.F. (SEE ELECTRICAL)	
◁DAF▷	N/A	STEEL DOOR & HOLLOW METAL FRAME	SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037
◁XX▷	STOREFRONT TYPE (REFER TO SHEET A2.0)	PAINTING NOTES: CMU - (1) COAT OF S-W LIXON BLOCK SURFACER A24W200 (OR EQUAL). (2) COATS OF S-W CONFLX XL ELASTOMERIC HIGH BUILD COATING, AS-400 SERIES (OR EQUAL) METAL - (2) COATS OF S-W METALTEX ACRYLIC SEMI-GLOSS (B42 SERIES) LINTELS - PAINT STOREFRONT LINTELS PER 'METAL' NOTE ABOVE WITH SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 AFTER PRIMING WITH (1) COAT OF S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (B66-310 SERIES)	
◁XXX▷	DOOR NUMBER (REFER TO SHEET A2.0)		

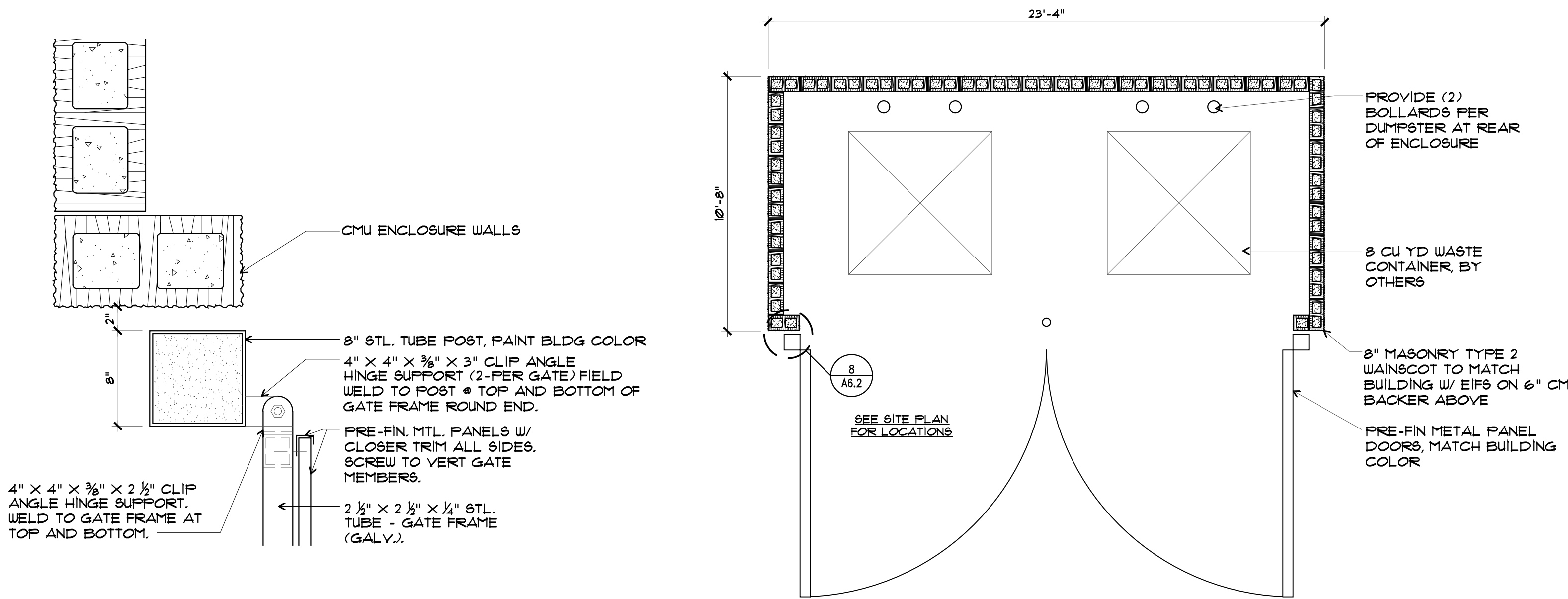
GENERAL NOTES:

- METAL PANELS, SOFFITS, GUTTERS, AND DOWNSPOUTS ARE TO BE MBCI OR EQUAL. SUBSTITUTED COLORS ARE TO MATCH PROTOTYPE STANDARDS.
- ALL EXPOSED FOUNDATION SHALL BE PAINTED TO MATCH ABOVE SURFACE COLOR. USE SHERWIN WILLIAMS - 'VIRTUAL TAUPE' - SW7039 BELOW BLOCK & SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 BELOW METAL PANELS.



7 TRASH ENCLOSURE ELEVATION

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

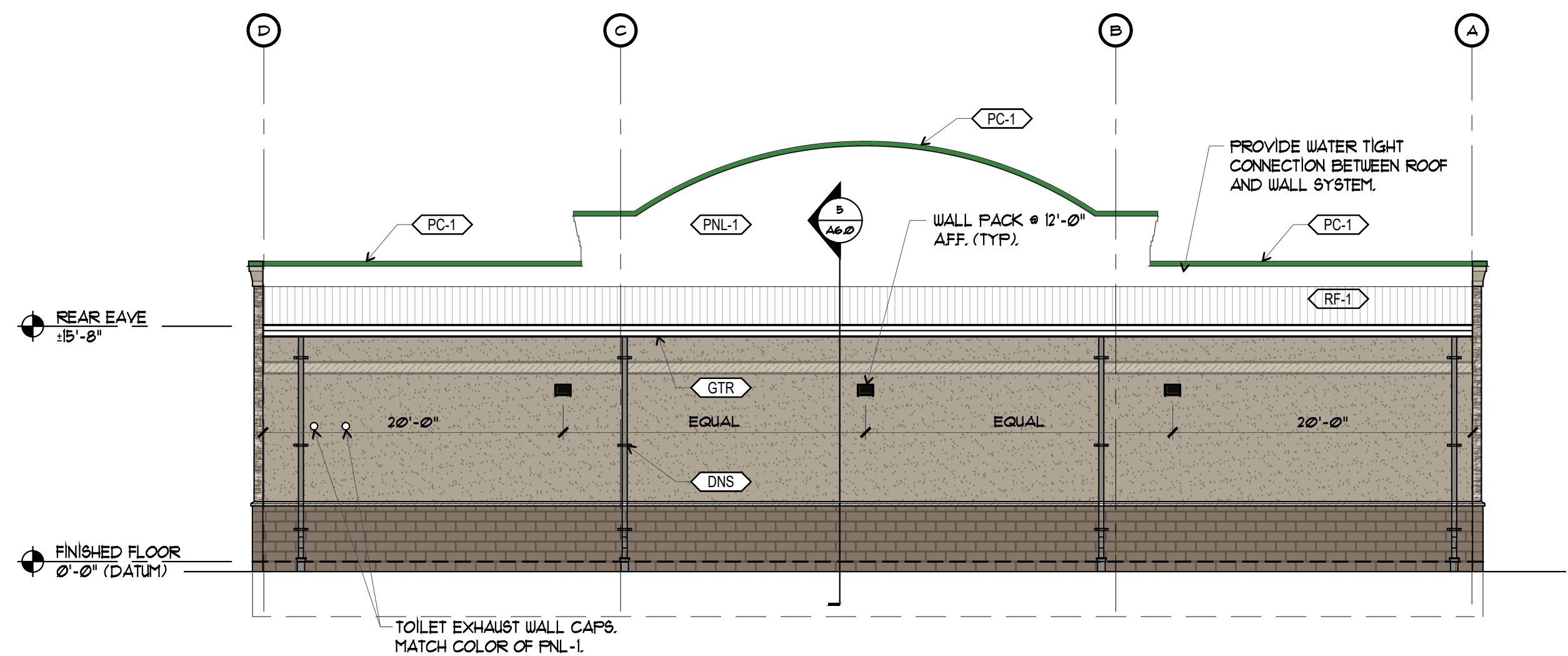


6 TRASH ENCLOSURE PLAN

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

8 TRASH ENCLOSURE DETAIL

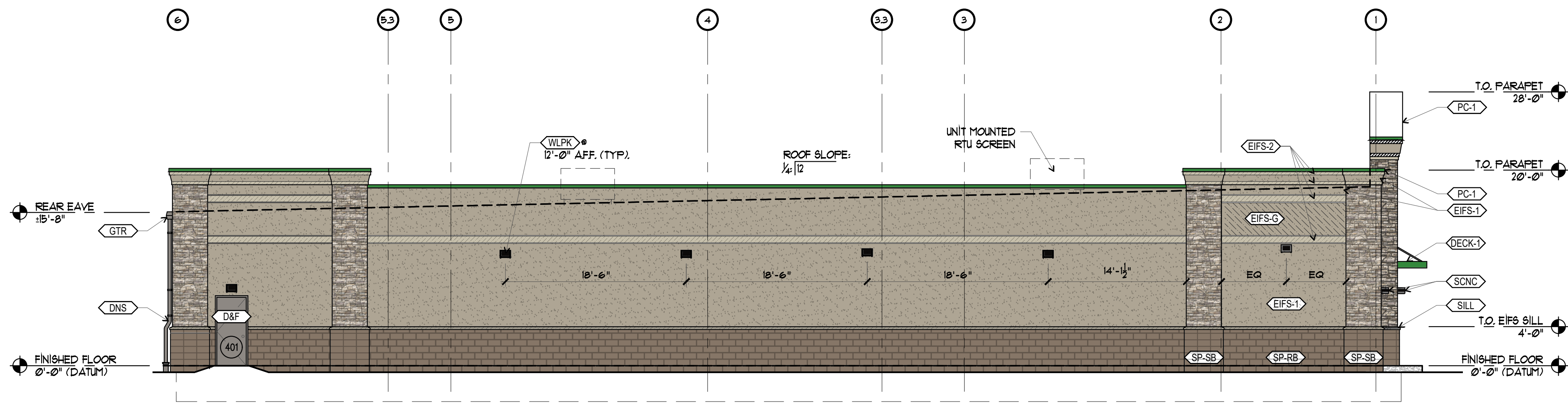
SCALE: 1 1/2" = 1'-0"



4 REAR ELEVATION

SCALE: 1/8" = 1'-0"

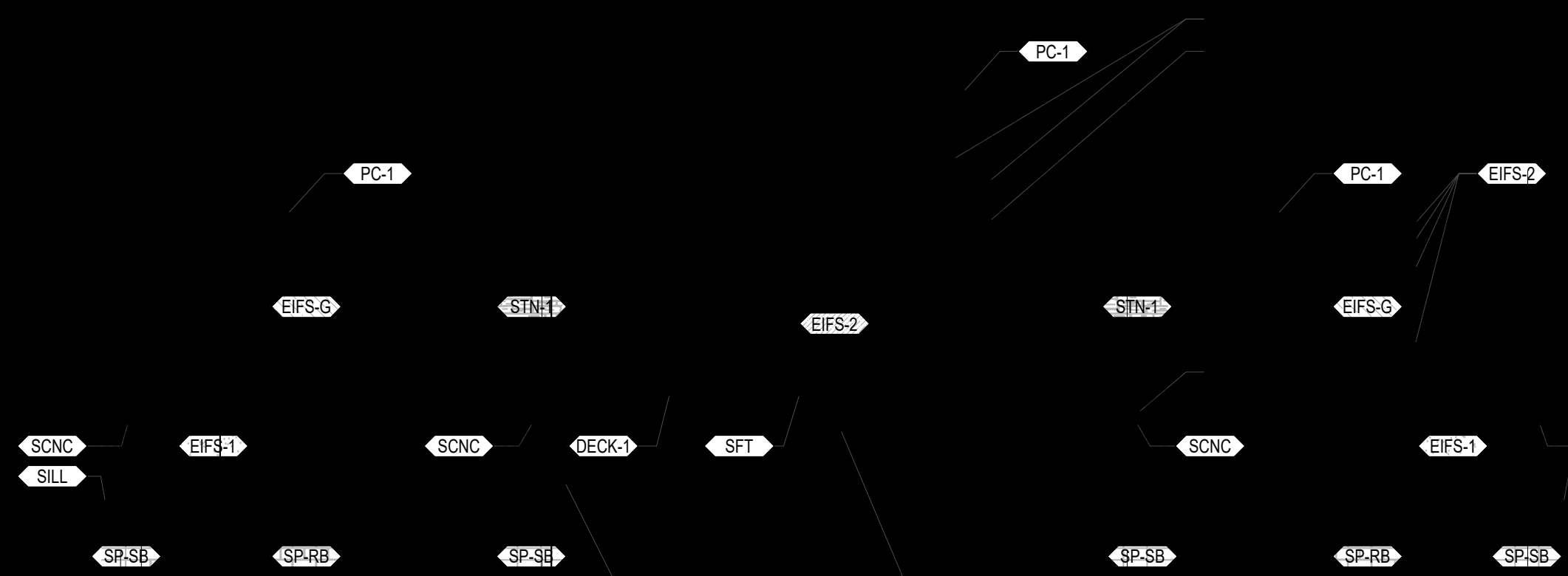
Materials (Facade SF - 1,265 SF)
Primary (Brick & Stone) - 365 SF (29%)
Secondary (EIFS) - 885 SF (70%)
Coping - 4%



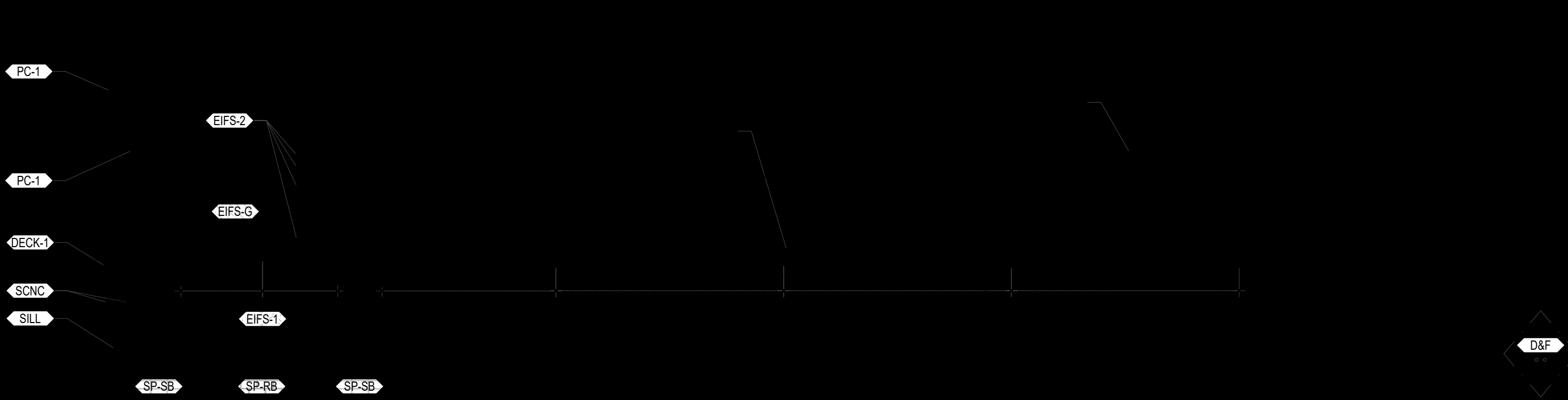
3 SIDE ELEVATION

SCALE: 1/8" = 1'-0"

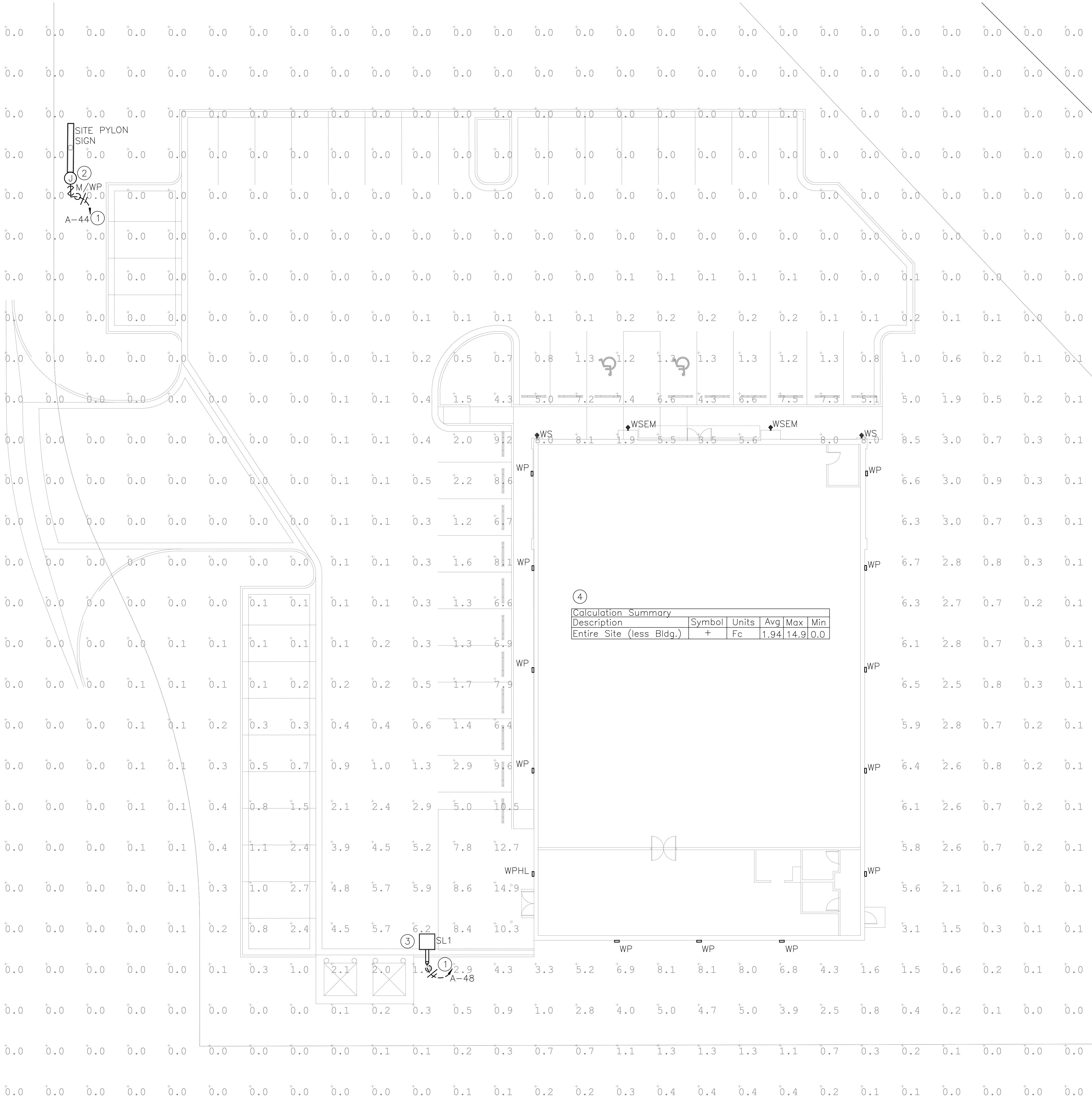
Materials (Facade SF - 2,340 SF)
Primary (Brick & Stone) - 650 SF (28%)
Secondary (EIFS) - 1,595 SF (68%)
Coping - 2%



Primary (Brick, Stone & Glass) - 890 SF (48%)
Secondary (EIFS) - 931 SF (47%)
Coping - 5%



Materials (Facade SF - 2,340 SF)
Primary (Brick & Stone) - 650 SF (28%)
Secondary (EIFS) - 1,585 SF (67%)
Coping - 2%



ELECTRICAL PLAN NOTES:

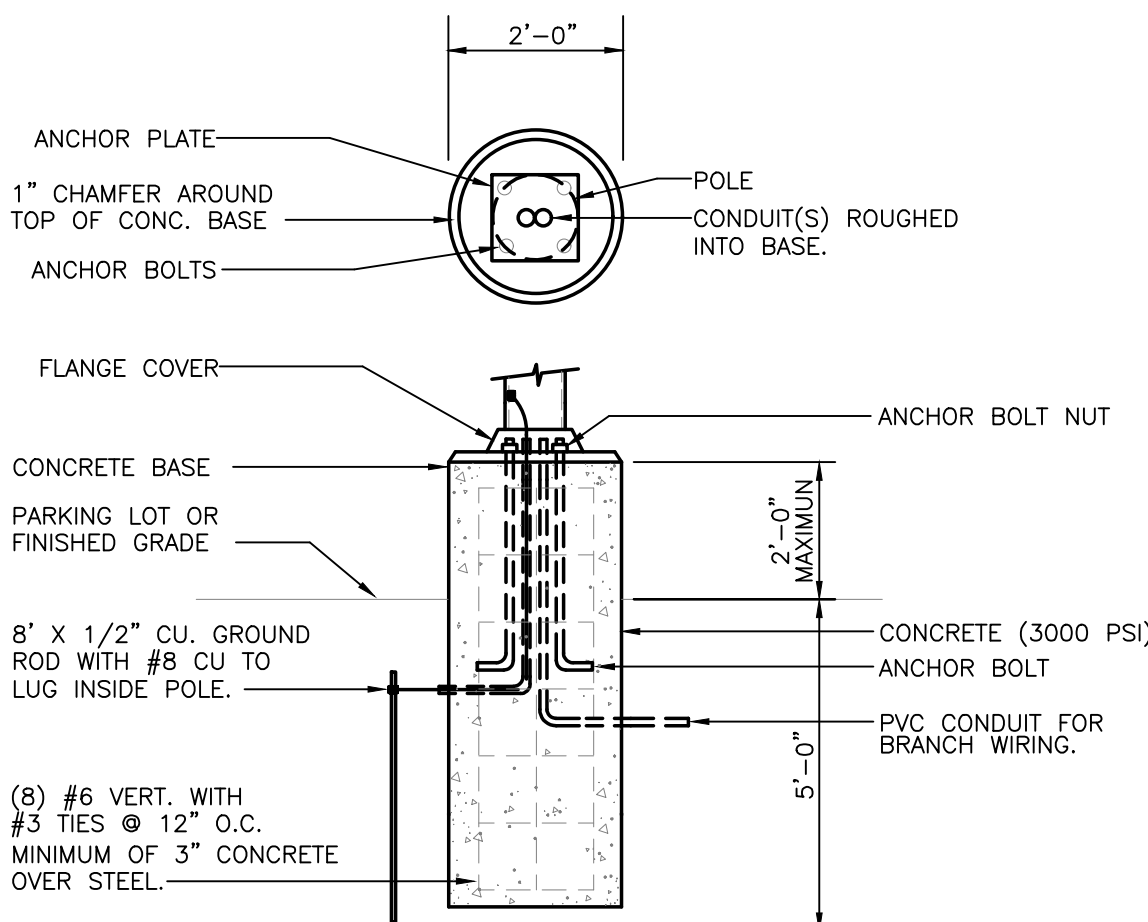
- ROUTE CIRCUIT FROM PANEL VIA TERMINAL STRIP ENCLOSURE. REFERENCE PANELBOARD SCHEDULES ON SHEET E5.0 FOR ADDITIONAL INFORMATION. REFERENCE TERMINAL STRIP ENCLOSURE DETAIL ON SHEET E1.0 DETAIL 2 FOR MORE INFORMATION.
- CONTRACTOR SHALL PROVIDE A WEATHERPROOF JUNCTION BOX FOR FUTURE PYLON SIGN. MOUNT TO SIGN PEDESTAL OR POLE. CONTRACTOR SHALL RUN (3) #8 WIRE IN 1" CONDUIT UNDERGROUND TO PYLON SIGN LOCATION. PYLON SIGN CIRCUIT SHALL BE CIRCUITED VIA TERMINAL STRIP ENCLOSURE. PROVIDE ADDITIONAL 12'-0" FEET OF CONDUCTORS COILED UP ABOVE ELECTRICAL PANEL AT CEILING FOR FUTURE USE.
- POLE MOUNTED LIGHT FIXTURE. LSI SLM-LED-24L-SIL-FT-40-70CRI 24,000 LUMEN PACKAGE, 4000K COLOR TEMPERATURE, 189 WATTS. PROVIDE WITH 20'0" STEEL SQUARE POLE. PROVIDE AND INSTALL POLE PER LIGHT FIXTURE MANUFACTURER RECOMMENDATIONS. REFER TO LIGHT POLE BASE ON THIS SHEET DETAIL 2. CONFIRM FINISH COLOR WITH ARCHITECT PRIOR TO ORDERING.
- PHOTOMETRIC CALCULATIONS PER BASIS OF DESIGN. ALTERNATE LIGHT FIXTURES OR CHANGES IN MOUNTING HEIGHTS WILL REQUIRE RECALCULATION.

ELECTRICAL GENERAL NOTES:

- REFERENCE SHEET E3.0 FOR ELECTRICAL GENERAL NOTES.

ELECTRICAL "VANILLA BOX" GENERAL NOTES:

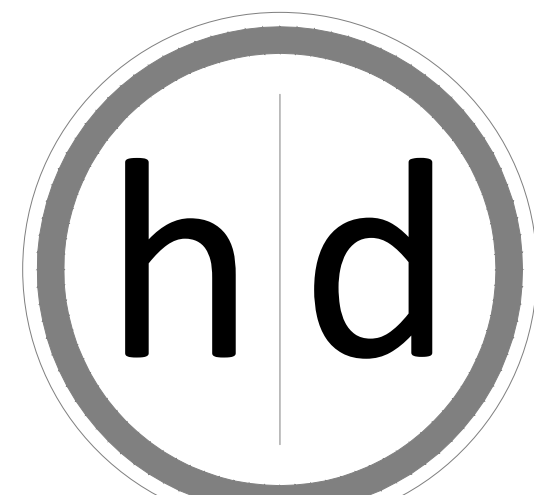
- REFERENCE SHEET E3.0 FOR ELECTRICAL "VANILLA BOX" GENERAL NOTES.



2 LIGHT POLE BASE DETAIL
NO SCALE

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	LED SOURCE	LUMEN OUTPUT	LLF	Input Power
	SL1	1	LSI INDUSTRIES, INC.	SLM-LED-24L-SIL-FT-40-70CRI-IL	YES	16,262	0.9	161
	WP	12	H.E. WILLIAMS	WPCS-L44-840-BZ	YES	4,454	0.9	42
	WPHL	1	H.E. WILLIAMS	WPCL-L97-840-BZ	YES	9,702	0.9	93
	WS	4	LSI INDUSTRIES	XPWS3-WT-LED-48-350-NW-UE	YES	4,789	0.9	55

1 ELECTRICAL SITE PLAN
SCALE: 1" = 10'-0"



15225 Broadmoor Street
Overland Park, KS 66223
hjd Architecture, LLC

NOT FOR CONSTRUCTION

LICENSE # P28558
BROCK CENTLAIRE, LICENSED ENGINEER

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816-421-3222

MEP CONSULTANT

5BY5 Engineers, LLC
1100 Main Street, Floor 4
Kansas City, MO 64105
(813) 689-9449

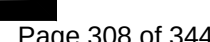
A New Retail Location for:
FAMILY DOLLAR
BONDURANT IA

Date 06/09/2021
Job Number 20-002.14
Drawn By JMW
Checked By GH

Revisions	Number	Date	Description

E0.1
ELECTRICAL SITE LIGHTING PLAN
© 2021, hjd Architecture, LLC

5BY5
ENGINEERS
1100 Main Street, 4th Floor
Kansas City, MO 64105
913-689-9449
contact@5by5eng.com
5by5eng.com





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

Item No. 8.b.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution authorizing and approving a Loan Agreement, providing for the sale and issuance of General Obligation Corporate Purpose Bonds, Series 2023A, and providing for the levy of taxes to pay the same

CONTACT PERSON:

Marketa Oliver, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant has proposed to issue and held public hearings on the issuance of general obligation bonds for an amount not to exceed \$6,500,000. The purpose of issuance is (1) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (2) acquiring and installing street lighting, signage and signalization improvements; (3) acquiring vehicles and equipment for the municipal fire department; and (4) improving and equipping existing municipal parks (the “Essential Purpose Projects”), and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Essential Purpose Loan Agreement and to give notice thereof as required by such law; and paying the costs, to that extent, of constructing and equipping tennis and pickleball courts (the “General Purpose Project #1”), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the General Purpose Loan Agreement #1 and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal pursuant to the provisions of Section 384.26 of the Code of Iowa; and to that extent, of constructing recreation trail improvements and connections (the “General Purpose Project #2” and, together with the Essential Purpose Projects and General Purpose Project #1, the “Projects”), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the General Purpose Loan Agreement #2 and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal pursuant to the provisions of Section 384.26 of the Code of Iowa.

Specifically, this bond will fund: Pumper and rescue truck purchases; turnout gear; sports courts (tennis and pickle ball); street and sidewalk construction and improvement, including necessary utility and land acquisition; Park Side trail connection project; and Parks Capital equipment.

Additional projects encompassed by the Loan Agreement include \$5,425,000 for constructing street, utility, and sidewalk improvements; \$700,000 for sports courts; and \$375,000 for recreational trail improvements. The attached resolution approves the loan agreement t. This is referred to as the 2023A bond.

This bond will be supported by General Obligation Debt Service. The City has a practice of issuing bonds approximately every two years, so that debt service is paid down before new debt is issued, to balance the debt levy.

The City has had the bonds rated by Moody's and achieved an Aa3 rating for the bonds.

The bonds are being sold on Monday, November 20 and additional information will be available at the Council meeting.

FUNDING SOURCE: General Debt Levy

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-246

CITY OF BONDURANT
RESOLUTION NO. 231120-246

Resolution authorizing and approving a Loan Agreement, providing for the sale and issuance of \$6,420,000 General Obligation Corporate Purpose Bonds, Series 2023A, and providing for the levy of taxes to pay the same

WHEREAS, the City of Bondurant (the "City"), in Polk County, State of Iowa, heretofore proposed to enter into a loan agreement (the "Essential Purpose Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$5,425,000 for the purpose of paying the costs, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (2) acquiring and installing street lighting, signage and signalization improvements; (3) acquiring vehicles and equipment for the municipal fire department; and (4) improving and equipping existing municipal parks, (the "Essential Purpose Project") and pursuant to law and duly published notice of the proposed action has held a hearing thereon on October 2, 2023; and

WHEREAS, the City also proposed to enter into a loan agreement (the "General Purpose Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$700,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the costs, to that extent, of constructing and equipping tennis and pickleball courts (the "General Purpose Project") and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of October 2, 2023, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, the City also proposed to enter into a loan agreement (the "Trail Improvements Loan Agreement" and together with the Essential Purpose Loan Agreement and the General Purpose Loan Agreement the "Loan Agreements") and to borrow money thereunder in a principal amount not to exceed \$375,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the costs, to that extent, of constructing recreation trail improvements (the "Trail Improvements Project" and together with the Essential Purpose Project and the General Purpose Project, the "Projects"), and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of November 6, 2023, no petition had been filed with the City asking that the question of entering into the Trail Improvements Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, the City combined the Loan Agreements into a single loan agreement (the "2023A Loan Agreement"); and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the sale of General Obligation Corporate Purpose Bonds, Series 2023A (the "Series 2023A Bonds") to be issued in evidence of the obligation of the City under the

2023A Loan Agreement, and the City Council has made provision for the approval of the P.O.S. and has authorized its use by PFM Financial Advisors LLC, as municipal advisor to the City; and

WHEREAS, pursuant to advertisement of sale, bids for the purchase of the Series 2023A Bonds to be issued in evidence of the City's obligation under the 2023A Loan Agreement were received and canvassed on behalf of the City at the appointed time for the payment of costs of the Projects; and

WHEREAS, upon final consideration of all bids, the bid of [PURCHASER], [PURCHASERCITY], [PURCHASERSTATE] (the "Purchaser"), was the best, such bid proposing the lowest interest cost to the City; and

WHEREAS, it is now necessary to make final provision for the approval of the 2023A Loan Agreement and to authorize the issuance of the Series 2023A Bonds;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Bondurant, Iowa, as follows:

Section 1. The form of agreement of sale of the Series 2023A Bonds with the Purchaser is hereby approved, and the Mayor and City Clerk are hereby authorized to accept and execute the same for and on behalf of the City.

Section 2. The City shall enter into the 2023A Loan Agreement with the Purchaser in substantially the form as has been placed on file with the City Council, providing for a loan to the City in the principal amount of \$6,420,000 for the purposes set forth in the preamble hereof.

The Mayor and City Clerk are hereby authorized and directed to sign the 2023A Loan Agreement on behalf of the City, and the 2023A Loan Agreement is hereby approved.

Section 3. The bid of the Purchaser referred to in the preamble hereof is hereby accepted, and the Series 2023A Bonds, in the aggregate principal amount of \$6,420,000, are hereby authorized to be issued in evidence of the City's obligations under the 2023A Loan Agreement. The Series 2023A Bonds shall be dated December 7, 2023, shall be issued in the denomination of \$5,000 each or any integral multiple thereof and shall mature on June 1 in each of the years, in the respective principal amounts, and bearing interest at the respective rates as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>	<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>
2026	\$450,000	_____%	2033	\$470,000	_____%
2027	\$250,000	_____%	2034	\$490,000	_____%

2028	\$265,000	_____%	2035	\$515,000	_____%
2029	\$395,000	_____%	2036	\$535,000	_____%
2030	\$410,000	_____%	2037	\$560,000	_____%
2031	\$430,000	_____%	2038	\$585,000	_____%
2032	\$450,000	_____%	2039	\$615,000	_____%

Section 4. UMB Bank, n.a., West Des Moines, Iowa, is hereby designated as the Registrar and Paying Agent for the Series 2023A Bonds and may be hereinafter referred to as the “Registrar” or the “Paying Agent.” The City shall enter into an agreement (the “Registrar/Paying Agent Agreement”) with the Registrar, in substantially the form as has been placed on file with the Council; the Mayor and City Clerk are hereby authorized and directed to sign the Registrar/Paying Agent Agreement on behalf of the City; and the Registrar/Paying Agent Agreement is hereby approved.

The City reserves the right to optionally prepay part or all of the principal of the Series 2023A Bonds maturing in the years 2032 to 2039, inclusive, prior to and in any order of maturity on June 1, 2031, or on any date thereafter upon terms of par and accrued interest. If less than all of the Series 2023A Bonds of any like maturity are to be redeemed, the particular part of those Series 2023A Bonds to be redeemed shall be selected by the Registrar by lot. The Series 2023A Bonds may be called in part in one or more units of \$5,000.

If less than the entire principal amount of any Series 2023A Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Series 2023A Bond, a new Series 2023A Bond or Series 2023A Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Series 2023A Bond. Notice of such redemption as aforesaid identifying the Series 2023A Bond or Series 2023A Bonds (or portion thereof) to be redeemed shall be sent by electronic means or by certified mail to the registered owners thereof at the addresses shown on the City’s registration books not less than 30 days prior to such redemption date. All of such Series 2023A Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

Accrued interest on the Series 2023A Bonds shall be payable semiannually on the first day of June and December in each year, commencing June 1, 2024. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months. Payment of interest on the Series 2023A Bonds shall be made to the registered owners appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the

Series 2023A Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Bond or Series 2023A Bonds at the office of the Paying Agent.

The Series 2023A Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk, and shall be fully registered Series 2023A Bonds without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Series 2023A Bonds shall cease to be such officer before the delivery of the Series 2023A Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Series 2023A Bonds shall not be valid or become obligatory for any purpose until the Certificate of Authentication thereon shall have been signed by the Registrar.

The Series 2023A Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Registrar, and after such registration, payment of the principal thereof and interest thereon shall be made only to the registered owners or their legal representatives or assigns. Each Series 2023A Bond shall be transferable only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Series 2023A Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

Section 5. Notwithstanding anything above to the contrary, the Series 2023A Bonds shall be issued initially as Depository Bonds, with one fully registered Series 2023A Bond for each maturity date, in principal amounts equal to the amount of principal maturing on each such date, and registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). On original issue, the Series 2023A Bonds shall be deposited with DTC for the purpose of maintaining a book-entry system for recording the ownership interests of its participants and the transfer of those interests among its participants (the "Participants"). In the event that DTC determines not to continue to act as securities depository for the Series 2023A Bonds or the City determines not to continue the book-entry system for recording ownership interests in the Series 2023A Bonds with DTC, the City will discontinue the book-entry system with DTC. If the City does not select another qualified securities depository to replace DTC (or a successor depository) in order to continue a book-entry system, the City will register and deliver replacement Series 2023A Bonds in the form of fully registered certificates, in authorized denominations of \$5,000 or integral multiples of \$5,000, in accordance with instructions from Cede & Co., as nominee for DTC. In the event that the City identifies a qualified securities depository to replace DTC, the City will register and deliver replacement Series 2023A Bonds, fully registered in the name of such depository, or its nominee, in the denominations as set forth above, as reduced from time

to time prior to maturity in connection with redemptions or retirements by call or payment, and in such event, such depository will then maintain the book-entry system for recording ownership interests in the Series 2023A Bonds.

Ownership interests in the Series 2023A Bonds may be purchased by or through Participants. Such Participants and the persons for whom they acquire interests in the Series 2023A Bonds as nominees will not receive certificated Series 2023A Bonds, but each such Participant will receive a credit balance in the records of DTC in the amount of such Participant's interest in the Series 2023A Bonds, which will be confirmed in accordance with DTC's standard procedures. Each such person for which a Participant has an interest in the Series 2023A Bonds, as nominee, may desire to make arrangements with such Participant to have all notices of redemption or other communications of the City to DTC, which may affect such person, forwarded in writing by such Participant and to have notification made of all interest payments.

The City will have no responsibility or obligation to such Participants or the persons for whom they act as nominees with respect to payment to or providing of notice for such Participants or the persons for whom they act as nominees.

As used herein, the term "Beneficial Owner" shall hereinafter be deemed to include the person for whom the Participant acquires an interest in the Series 2023A Bonds.

DTC will receive payments from the City, to be remitted by DTC to the Participants for subsequent disbursement to the Beneficial Owners. The ownership interest of each Beneficial Owner in the Series 2023A Bonds will be recorded on the records of the Participants whose ownership interest will be recorded on a computerized book-entry system kept by DTC.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City to DTC, and DTC shall forward (or cause to be forwarded) the notices to the Participants so that the Participants can forward the same to the Beneficial Owners.

Beneficial Owners will receive written confirmations of their purchases from the Participants acting on behalf of the Beneficial Owners detailing the terms of the Series 2023A Bonds acquired. Transfers of ownership interests in the Series 2023A Bonds will be accomplished by book entries made by DTC and the Participants who act on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest in the Series 2023A Bonds, except as specifically provided herein. Interest and principal will be paid when due by the City to DTC, then paid by DTC to the Participants and thereafter paid by the Participants to the Beneficial Owners.

Section 6. The Series 2023A Bonds shall be in substantially the following form:

(Form of Series 2023A Bond)
UNITED STATES OF AMERICA
STATE OF IOWA
POLK COUNTY
CITY OF BONDURANT

GENERAL OBLIGATION CORPORATE PURPOSE BOND, SERIES 2023A

No. _____ \$ _____

RATE	MATURITY DATE	BOND DATE	CUSIP
_____%	June 1, _____	December 7, 2023	098041 ____

The City of Bondurant (the "City"), Polk County, State of Iowa, for value received, promises to pay on the maturity date of this Bond to

Cede & Co.
New York, New York

or registered assigns, the principal sum of

THOUSAND DOLLARS

in lawful money of the United States of America upon presentation and surrender of this Bond at the office of UMB Bank, n.a., West Des Moines, Iowa (hereinafter referred to as the "Registrar" or the "Paying Agent"), with interest on said sum, until paid, at the rate per annum specified above from the date of this Bond, or from the most recent interest payment date on which interest has been paid, on June 1 and December 1 of each year, commencing June 1, 2024, except as the provisions hereinafter set forth with respect to redemption prior to maturity may be or become applicable hereto. Interest on this Bond is payable to the registered owner appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date, and shall be paid to the registered owner at the address shown on such registration books. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

This Bond shall not be valid or become obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Registrar.

This Bond is one of a series of General Obligation Corporate Purpose Bonds, Series 2023A (the "Series 2023A Bonds") issued by the City to evidence its obligation under a certain loan agreement, dated as of December 7, 2023 (the "2023A Loan Agreement"), entered into by the City for the purpose of paying the cost, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (2) acquiring and installing street lighting, signage and

signalization improvements; (3) acquiring vehicles and equipment for the municipal fire department; (4) improving and equipping existing municipal parks; (5) constructing and equipping tennis and pickleball courts; and (6) constructing recreation trail improvements.

The Series 2023A Bonds are issued pursuant to and in strict compliance with the provisions of Chapters 76 and 384 of the Code of Iowa, 2023, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council, adopted on November 20, 2023, authorizing and approving the 2023A Loan Agreement and providing for the issuance and securing the payment of the Series 2023A Bonds (the "Series 2023A Resolution"), and reference is hereby made to the Series 2023A Resolution and the 2023A Loan Agreement for a more complete statement as to the source of payment of the Series 2023A Bonds and the rights of the owners of the Series 2023A Bonds.

The City reserves the right to optionally prepay part or all of the principal of the Series 2023A Bonds maturing in the years 2032 to 2039, inclusive, prior to and in any order of maturity on June 1, 2031, or on any date thereafter upon terms of par and accrued interest. If less than all of the Series 2023A Bonds of any like maturity are to be redeemed, the particular part of those Series 2023A Bonds to be redeemed shall be selected by the Registrar by lot. The Series 2023A Bonds may be called in part in one or more units of \$5,000.

If less than the entire principal amount of any Series 2023A Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Series 2023A Bond, a new Series 2023A Bond or Series 2023A Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Series 2023A Bond. Notice of such redemption as aforesaid identifying the Series 2023A Bond or Series 2023A Bonds (or portion thereof) to be redeemed shall be sent by electronic means or by certified mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. All of such Series 2023A Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes,

and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa, to exist, to be had, to be done or to be performed precedent to and in the issue of this Bond were and have been properly existent, had, done and performed in regular and due form and time; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on this Bond as the same will respectively become due; and that the total indebtedness of the City, including this Bond, does not exceed any constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the City of Bondurant, Iowa, by its City Council, has caused this Bond to be executed with the duly authorized facsimile signature of its Mayor and attested with the duly authorized facsimile signature of its City Clerk, as of December 7, 2023.

CITY OF BONDURANT, IOWA

By (DO NOT SIGN)
Mayor

Attest:

(DO NOT SIGN)
City Clerk

Registration Date: (Registration Date)

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2023A Bonds described in the within-mentioned Series 2023A Resolution.

UMB BANK, n.a.
West Des Moines, Iowa
Registrar

By (Authorized Signature)
Authorized Officer

ABBREVIATIONS

The following abbreviations, when used in this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN	-	as tenants in common	UTMA
COM			
TEN ENT	-	as tenants by the entireties	<u>(Custodian)</u>
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	As Custodian for <u>(Minor)</u> under Uniform Transfers to Minors Act <u>(State)</u>

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

(Please print or type name and address of Assignee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: _____

Signature guaranteed:

(Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signatures to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.)

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

Section 7. The Series 2023A Bonds shall be executed as herein provided as soon after the adoption of this resolution as may be possible, and thereupon they shall be delivered to the Registrar for registration, authentication and delivery to or on behalf of the Purchaser, upon receipt of the loan proceeds (\$_____), including net original issue premium (\$_____) (the "Loan Proceeds"), and all action heretofore taken in connection with the 2023A Loan Agreement is hereby ratified and confirmed in all respects.

A portion of the Loan Proceeds (\$_____) shall be retained by the Purchaser as the underwriter's discount.

A portion of the Loan Proceeds (\$_____) (the "Project Proceeds") received from the sale of the Series 2023A Bonds shall be deposited in a dedicated fund (the "Project Fund"), which is hereby created, to be used for the payment of costs of the Projects and to the extent that Project Proceeds remain after the full payment of the costs of the Projects, such Proceeds, shall be transferred to the Debt Service Fund for the payment of interest on the Series 2023A Bonds.

The Loan Proceeds (\$_____) (Capitalized Interest) received from the sale of the Series 2023A Bonds shall be deposited into the Debt Service Fund for the payment of interest on the Series 2023A Bonds on the first interest payment date.

The remainder of the Loan Proceeds (\$_____) (the "Cost of Issuance Proceeds"), received from the sale of the Series 2023A Bonds shall be deposited in the Project Fund, and shall be used for the payment of costs of issuance of the Series 2023A Bonds, and to the extent that Cost of Issuance Proceeds remain after the full payment of the costs of issuance of the Series 2023A Bonds, such Cost of Issuance Proceeds shall be transferred to the Debt Service Fund for the payment of interest on the Series 2023A Bonds.

The City shall keep a detailed and segregated accounting of the expenditure of, and investment earnings on, the Loan Proceeds to ensure compliance with the requirements of the Internal Revenue Code, as hereinafter defined.

Section 8. For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Series 2023A Bonds as the same become due, there is hereby ordered levied on all the taxable property in the City the following direct annual tax for collection in each of the following fiscal years:

For collection in the fiscal year beginning July 1, 2024,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2025,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2026,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2027,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2028,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2029,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2030,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2031,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2032,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2033,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2034,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2035,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2036,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2037,
sufficient to produce the net annual sum of \$_____;
and

For collection in the fiscal year beginning July 1, 2038,
sufficient to produce the net annual sum of \$_____.

Section 9. A certified copy of this resolution shall be filed with the County Auditor of Polk County, and the County Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Series 2023A Bonds hereby authorized and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Code of Iowa, each year while the Series 2023A Bonds remain outstanding and unpaid, any funds of the City which may

lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Series 2023A Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in Section 8 of this Series 2023A Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the City's budget.

Section 10. The interest or principal and both of them falling due in any year or years shall, if necessary, be paid promptly from current funds on hand in advance of taxes levied and when the taxes shall have been collected, reimbursement shall be made to such current funds in the sum thus advanced.

Section 11. It is the intention of the City that interest on the Series 2023A Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the "Internal Revenue Code"). In furtherance thereof, the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with the applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Series 2023A Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

Section 12. The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of \$1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, an underwriter has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding or unless and to the extent the offering is exempt from the requirements of the Rule.

On the date of issuance and delivery of the Series 2023A Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City covenants and agrees that it will comply with and carry out the provisions of the Continuing Disclosure Certificate. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Section 13. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 14. This resolution shall be in full force and effect immediately upon its approval and adoption, as provided by law.

Passed and approved November 20, 2023.

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				



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

Item No. 8.c.
For Meeting of 11/20/2023
Resolution

TITLE: - Resolution authorizing and approving a Loan Agreement, providing for the sale and issuance of General Obligation Urban Renewal Bonds, Series 2023B, and providing for the levy of taxes to pay the same

CONTACT PERSON:

Marketa Oliver, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant has proposed to issue and held public hearings on the issuance of general obligation bonds, to be abated by TIF, for various urban renewal projects amounts that totalled an amount not to exceed \$12,400,000.

The City of Bondurant is proposing the issuance of general obligation urban renewal bonds, referred to as 2023B. Pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$7,000,000 for the purpose of paying the costs, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (2) acquiring and installing street lighting, signage and signalization improvements; and (3) undertaking improvements to and equipping of existing municipal parks, including the City Park project (the “Essential Purpose Projects”), all of which constitute an Essential Purpose Loan Agreement. Additionally, 2023B contains a principal amount not to exceed \$5,400,000, pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of undertaking the City Campus Project, an urban renewal project of the City authorized by action of the City Council on September 18, 2023, including the construction and equipping of the Emergency Services Facility described therein (the “Emergency Services Project”, an Essential Purpose Projects.

To recap, projects funded by this bond include: Bondurant Emergency Services facility; and infrastructure development (street construction and improvement, including land acquisition, utilities and sidewalks and trails).

No property tax levy increase is anticipated related to this bond issuance.

This bond will be supported by General Obligation Debt Service, abated by TIF. The City has a practice of issuing bonds approximately every two years, so that debt service is paid down before new debt is issued, to balance the debt levy.

The City has had the bonds rated by Moody's and achieved an A1 rating for the bonds.

The bonds are being sold on Monday, November 20 and additional information will be available at the Council meeting.

FUNDING SOURCE: TIF Revenues

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 231120-247

CITY OF BONDURANT
RESOLUTION NO. 231120-247

Resolution authorizing and approving a Loan Agreement, providing for the sale and issuance of \$11,540,000 General Obligation Urban Renewal Bonds, Series 2023B, and providing for the levy of taxes to pay the same

WHEREAS, the City of Bondurant (the "City"), in Polk County, State of Iowa, heretofore proposed to enter into a loan agreement (the "Essential Purpose Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$7,000,000 for the purpose of paying the costs, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (2) acquiring and installing street lighting, signage and signalization improvements; and (3) undertaking improvements to and equipping of existing municipal parks, including the City Park project (the "Essential Purpose Project"), and pursuant to law and duly published notice of the proposed action has held a hearing thereon on October 2, 2023; and

WHEREAS, the City also proposed to enter into a loan agreement (the "Urban Renewal Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$4,400,000, pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of undertaking the City Campus Project, an urban renewal project of the City authorized by action of the City Council on September 18, 2023, including the construction and equipping of the Emergency Services Facility described therein (the "Urban Renewal Project"), and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of October 2, 2023, no petition had been filed with the City asking that the question of entering into the Urban Renewal Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, the City also proposed to enter into a loan agreement (the "Emergency Services Loan Agreement", and together with the Essential Purpose Loan Agreement and Urban Renewal Loan Agreement, the "Loan Agreements") and to borrow money thereunder in a principal amount not to exceed \$1,000,000, pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of undertaking the City Campus Project, an urban renewal project of the City authorized by action of the City Council on September 18, 2023, including the construction and equipping of the Emergency Services Facility described therein (the "Emergency Services Project" and together with the Essential Purpose Project and the Urban Renewal Project, the "Projects"), and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of October 16, 2023, no petition had been filed with the City asking that the question of entering into the Emergency Services Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, pursuant to Section 384.28 of the Code of Iowa, the City combined the Loan Agreements into a single loan agreement (the "2023B Loan Agreement"); and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the sale of General Obligation Urban Renewal Bonds, Series 2023B (the "Series 2023B Bonds") to be issued in evidence of the obligation of the City under the 2023B Loan Agreement, and the City Council has made provision for the approval of the P.O.S. and has authorized its use by PFM Financial Advisors LLC, as municipal advisor to the City; and

WHEREAS, pursuant to advertisement of sale, bids for the purchase of the Series 2023B Bonds to be issued in evidence of the City's obligation under the 2023B Loan Agreement were received and canvassed on behalf of the City at the appointed time for the payment of costs of the Projects; and

WHEREAS, upon final consideration of all bids, the bid of [PURCHASER], [PURCHASERCITY], [PURCHASERSTATE] (the "Purchaser"), was the best, such bid proposing the lowest interest cost to the City; and

WHEREAS, it is now necessary to make final provision for the approval of the 2023B Loan Agreement and to authorize the issuance of the Series 2023B Bonds;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Bondurant, Iowa, as follows:

Section 1. The form of agreement of sale of the Series 2023B Bonds with the Purchaser is hereby approved, and the Mayor and City Clerk are hereby authorized to accept and execute the same for and on behalf of the City.

Section 2. The City shall enter into the 2023B Loan Agreement with the Purchaser in substantially the form as has been placed on file with the City Council, providing for a loan to the City in the principal amount of \$11,540,000 for the purposes set forth in the preamble hereof.

The Mayor and City Clerk are hereby authorized and directed to sign the 2023B Loan Agreement on behalf of the City, and the 2023B Loan Agreement is hereby approved.

Section 3. The bid of the Purchaser referred to in the preamble hereof is hereby accepted, and the Series 2023B Bonds, in the aggregate principal amount of \$11,540,000, are hereby authorized to be issued in evidence of the City's obligations under the 2023B Loan Agreement. The Series 2023B Bonds shall be dated December 7, 2023, shall be issued in the denomination of \$5,000 each or any integral multiple thereof and shall mature on June 1 in each of the years, in the respective principal amounts, and bearing interest at the respective rates as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>	<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>
2026	\$ 385,000	_____ %	2033	\$ 845,000	_____ %
2027	\$ 650,000	_____ %	2034	\$ 885,000	_____ %
2028	\$ 680,000	_____ %	2035	\$ 925,000	_____ %
2029	\$ 710,000	_____ %	2036	\$ 965,000	_____ %
2030	\$ 740,000	_____ %	2037	\$1,010,000	_____ %
2031	\$ 775,000	_____ %	2038	\$1,055,000	_____ %
2032	\$ 810,000	_____ %	2039	\$1,105,000	_____ %

Section 4. UMB Bank, n.a., West Des Moines, Iowa, is hereby designated as the Registrar and Paying Agent for the Series 2023B Bonds and may be hereinafter referred to as the “Registrar” or the “Paying Agent.” The City shall enter into an agreement (the “Registrar/Paying Agent Agreement”) with the Registrar, in substantially the form as has been placed on file with the Council; the Mayor and City Clerk are hereby authorized and directed to sign the Registrar/Paying Agent Agreement on behalf of the City; and the Registrar/Paying Agent Agreement is hereby approved.

The City reserves the right to optionally prepay part or all of the principal of the Series 2023B Bonds maturing in the years 2032 to 2039, inclusive, prior to and in any order of maturity on June 1, 2031, or on any date thereafter upon terms of par and accrued interest. If less than all of the Series 2023B Bonds of any like maturity are to be redeemed, the particular part of those Series 2023B Bonds to be redeemed shall be selected by the Registrar by lot. The Series 2023B Bonds may be called in part in one or more units of \$5,000.

If less than the entire principal amount of any Series 2023B Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Series 2023B Bond, a new Series 2023B Bond or Series 2023B Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Series 2023B Bond. Notice of such redemption as aforesaid identifying the Series 2023B Bond or Series 2023B Bonds (or portion thereof) to be redeemed shall be sent by electronic means or by certified mail to the registered owners thereof at the addresses shown on the City’s registration books not less than 30 days prior to such redemption date. All of such Series 2023B Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

Accrued interest on the Series 2023B Bonds shall be payable semiannually on the first day of June and December in each year, commencing June 1, 2024. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months. Payment of interest on the Series 2023B Bonds shall be made to the registered owners appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the Series 2023B Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Bond or Series 2023B Bonds at the office of the Paying Agent.

The Series 2023B Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk, and shall be fully registered Series 2023B Bonds without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Series 2023B Bonds shall cease to be such officer before the delivery of the Series 2023B Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Series 2023B Bonds shall not be valid or become obligatory for any purpose until the Certificate of Authentication thereon shall have been signed by the Registrar.

The Series 2023B Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Registrar, and after such registration, payment of the principal thereof and interest thereon shall be made only to the registered owners or their legal representatives or assigns. Each Series 2023B Bond shall be transferable only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Series 2023B Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

Section 5. Notwithstanding anything above to the contrary, the Series 2023B Bonds shall be issued initially as Depository Bonds, with one fully registered Series 2023B Bond for each maturity date, in principal amounts equal to the amount of principal maturing on each such date, and registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). On original issue, the Series 2023B Bonds shall be deposited with DTC for the purpose of maintaining a book-entry system for recording the ownership interests of its participants and the transfer of those interests among its participants (the "Participants"). In the event that DTC determines not to continue to act as securities depository for the Series 2023B Bonds or the City determines not to continue the book-entry system for recording ownership interests in the Series 2023B Bonds with DTC, the City will discontinue the book-entry system with DTC. If the City does not select another qualified securities depository to

replace DTC (or a successor depository) in order to continue a book-entry system, the City will register and deliver replacement Series 2023B Bonds in the form of fully registered certificates, in authorized denominations of \$5,000 or integral multiples of \$5,000, in accordance with instructions from Cede & Co., as nominee for DTC. In the event that the City identifies a qualified securities depository to replace DTC, the City will register and deliver replacement Series 2023B Bonds, fully registered in the name of such depository, or its nominee, in the denominations as set forth above, as reduced from time to time prior to maturity in connection with redemptions or retirements by call or payment, and in such event, such depository will then maintain the book-entry system for recording ownership interests in the Series 2023B Bonds.

Ownership interests in the Series 2023B Bonds may be purchased by or through Participants. Such Participants and the persons for whom they acquire interests in the Series 2023B Bonds as nominees will not receive certificated Series 2023B Bonds, but each such Participant will receive a credit balance in the records of DTC in the amount of such Participant's interest in the Series 2023B Bonds, which will be confirmed in accordance with DTC's standard procedures. Each such person for which a Participant has an interest in the Series 2023B Bonds, as nominee, may desire to make arrangements with such Participant to have all notices of redemption or other communications of the City to DTC, which may affect such person, forwarded in writing by such Participant and to have notification made of all interest payments.

The City will have no responsibility or obligation to such Participants or the persons for whom they act as nominees with respect to payment to or providing of notice for such Participants or the persons for whom they act as nominees.

As used herein, the term "Beneficial Owner" shall hereinafter be deemed to include the person for whom the Participant acquires an interest in the Series 2023B Bonds.

DTC will receive payments from the City, to be remitted by DTC to the Participants for subsequent disbursement to the Beneficial Owners. The ownership interest of each Beneficial Owner in the Series 2023B Bonds will be recorded on the records of the Participants whose ownership interest will be recorded on a computerized book-entry system kept by DTC.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City to DTC, and DTC shall forward (or cause to be forwarded) the notices to the Participants so that the Participants can forward the same to the Beneficial Owners.

Beneficial Owners will receive written confirmations of their purchases from the Participants acting on behalf of the Beneficial Owners detailing the terms of the Series 2023B Bonds acquired. Transfers of ownership interests in the Series 2023B Bonds will be accomplished by book entries made by DTC and the Participants who act on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their

ownership interest in the Series 2023B Bonds, except as specifically provided herein. Interest and principal will be paid when due by the City to DTC, then paid by DTC to the Participants and thereafter paid by the Participants to the Beneficial Owners.

Section 6. The Series 2023B Bonds shall be in substantially the following form:

(Form of Series 2023B Bond)
UNITED STATES OF AMERICA
STATE OF IOWA
POLK COUNTY
CITY OF BONDURANT

GENERAL OBLIGATION URBAN RENEWAL BOND, SERIES 2023B

No. _____ \$ _____

RATE	MATURITY DATE	BOND DATE	CUSIP
_____%	June 1, _____	December 7, 2023	098041 ____

The City of Bondurant (the "City"), in Polk County, State of Iowa, for value received, promises to pay on the maturity date of this Bond to

Cede & Co.
New York, New York

or registered assigns, the principal sum of

THOUSAND DOLLARS

in lawful money of the United States of America upon presentation and surrender of this Bond at the office of UMB Bank, n.a., West Des Moines, Iowa (hereinafter referred to as the "Registrar" or the "Paying Agent"), with interest on said sum, until paid, at the rate per annum specified above from the date of this Bond, or from the most recent interest payment date on which interest has been paid, on June 1 and December 1 of each year, commencing June 1, 2024, except as the provisions hereinafter set forth with respect to redemption prior to maturity may be or become applicable hereto. Interest on this Bond is payable to the registered owner appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date, and shall be paid to the registered owner at the address shown on such registration books. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

This Bond shall not be valid or become obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Registrar.

This Bond is one of a series of General Obligation Urban Renewal Bonds, Series 2023B (the "Series 2023B Bonds") issued by the City to evidence its obligation under a certain loan agreement, dated as of December 7, 2023 (the "2023B Loan Agreement"), entered into by the City for the purpose of paying the cost, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (2) acquiring and installing street lighting, signage and

signalization improvements; (3) undertaking improvements to and equipping of existing municipal parks, including the City Park project; and (4) undertaking the City Campus Project, an urban renewal project of the City authorized by action of the City Council on September 18, 2023, including the construction and equipping of the Emergency Services Facility.

The Series 2023B Bonds are issued pursuant to and in strict compliance with the provisions of Chapters 76 and 384 of the Code of Iowa, 2023, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council, adopted on November 20, 2023, authorizing and approving the 2023B Loan Agreement and providing for the issuance and securing the payment of the Series 2023B Bonds (the "Series 2023B Resolution"), and reference is hereby made to the Series 2023B Resolution and the 2023B Loan Agreement for a more complete statement as to the source of payment of the Series 2023B Bonds and the rights of the owners of the Series 2023B Bonds.

The City reserves the right to optionally prepay part or all of the principal of the Series 2023B Bonds maturing in the years 2032 to 2039, inclusive, prior to and in any order of maturity on June 1, 2031, or on any date thereafter upon terms of par and accrued interest. If less than all of the Series 2023B Bonds of any like maturity are to be redeemed, the particular part of those Series 2023B Bonds to be redeemed shall be selected by the Registrar by lot. The Series 2023B Bonds may be called in part in one or more units of \$5,000.

If less than the entire principal amount of any Series 2023B Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Series 2023B Bond, a new Series 2023B Bond or Series 2023B Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Series 2023B Bond. Notice of such redemption as aforesaid identifying the Series 2023B Bond or Series 2023B Bonds (or portion thereof) to be redeemed shall be sent by electronic means or by certified mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. All of such Series 2023B Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa, to exist, to be had, to be done or to be performed precedent to and in the issue of this Bond were and have been properly existent, had, done and performed in regular and due form and time; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on this Bond as the same will respectively become due; and that the total indebtedness of the City, including this Bond, does not exceed any constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the City of Bondurant, Iowa, by its City Council, has caused this Bond to be executed with the duly authorized facsimile signature of its Mayor and attested with the duly authorized facsimile signature of its City Clerk, as of December 7, 2023.

CITY OF BONDURANT, IOWA

By (DO NOT SIGN)
Mayor

Attest:

(DO NOT SIGN)
City Clerk

Registration Date: (Registration Date)

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Series 2023B Bonds described in the within-mentioned Series 2023B Resolution.

UMB BANK, n.a.
West Des Moines, Iowa
Registrar

By (Authorized Signature)
Authorized Officer

ABBREVIATIONS

The following abbreviations, when used in this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN	-	as tenants in common	UTMA
COM			
TEN ENT	-	as tenants by the entireties	<u>(Custodian)</u>
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	As Custodian for <u>(Minor)</u> under Uniform Transfers to Minors Act <u>(State)</u>

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

(Please print or type name and address of Assignee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: _____

Signature guaranteed:

(Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signatures to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.)

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

Section 7. The Series 2023B Bonds shall be executed as herein provided as soon after the adoption of this resolution as may be possible, and thereupon they shall be delivered to the Registrar for registration, authentication and delivery to or on behalf of the Purchaser, upon receipt of the loan proceeds (\$_____), including net original issue premium (\$_____) (the "Loan Proceeds"), and all action heretofore taken in connection with the 2023B Loan Agreement is hereby ratified and confirmed in all respects.

A portion of the Loan Proceeds (\$_____) shall be retained by the Purchaser as the underwriter's discount.

A portion of the Loan Proceeds (\$_____) (the "Project Proceeds") received from the sale of the Series 2023B Bonds shall be deposited in a dedicated fund (the "Project Fund"), which is hereby created, to be used for the payment of costs of the Projects and to the extent that Project Proceeds remain after the full payment of the costs of the Projects, such Proceeds, shall be transferred to the Debt Service Fund for the payment of interest on the Series 2023B Bonds.

The Loan Proceeds (\$_____) (Capitalized Interest) received from the sale of the Series 2023B Bonds shall be deposited into the Debt Service Fund for the payment of interest on the Series 2023B Bonds on the first interest payment date.

The remainder of the Loan Proceeds (\$_____) (the "Cost of Issuance Proceeds"), received from the sale of the Series 2023B Bonds shall be deposited in the Project Fund, and shall be used for the payment of costs of issuance of the Series 2023B Bonds, and to the extent that Cost of Issuance Proceeds remain after the full payment of the costs of issuance of the Series 2023B Bonds, such Cost of Issuance Proceeds shall be transferred to the Debt Service Fund for the payment of interest on the Series 2023B Bonds.

The City shall keep a detailed and segregated accounting of the expenditure of, and investment earnings on, the Loan Proceeds to ensure compliance with the requirements of the Internal Revenue Code, as hereinafter defined.

Section 8. For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Series 2023B Bonds as the same become due, there is hereby ordered levied on all the taxable property in the City the following direct annual tax for collection in each of the following fiscal years:

For collection in the fiscal year beginning July 1, 2024,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2025,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2026,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2027,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2028,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2029,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2030,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2031,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2032,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2033,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2034,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2035,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2036,
sufficient to produce the net annual sum of \$_____;

For collection in the fiscal year beginning July 1, 2037,
sufficient to produce the net annual sum of \$_____;
and

For collection in the fiscal year beginning July 1, 2038,
sufficient to produce the net annual sum of \$_____.

Section 9. A certified copy of this resolution shall be filed with the County Auditor of Polk County, and the County Auditor is hereby instructed to enter for collection and assess the tax hereby authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Series 2023B Bonds hereby authorized and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Code of Iowa, each year while the Series 2023B Bonds remain outstanding and unpaid, any funds of the City which may

lawfully be applied for such purpose, including incremental property tax revenues as provided for in Chapter 403 of the Code of Iowa, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Series 2023B Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in Section 8 of this Series 2023B Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the City's budget. The City hereby reaffirms its intent to budget and appropriate incremental property tax revenues for the payment of some or all of the portion of principal of and interest on the Series 2023B Bonds attributable to a portion of the Projects identified in the preamble hereof.

Section 10. The interest or principal and both of them falling due in any year or years shall, if necessary, be paid promptly from current funds on hand in advance of taxes levied and when the taxes shall have been collected, reimbursement shall be made to such current funds in the sum thus advanced.

Section 11. It is the intention of the City that interest on the Series 2023B Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the "Internal Revenue Code"). In furtherance thereof, the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with the applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Series 2023B Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

Section 12. It is the intention of the City that the interest on the Bonds be and remain exempt from the taxes imposed by Subchapter II (Personal Net Income Tax) and Subchapter III (Business Tax on Corporations) of Chapter 422 of the Code of Iowa, as amended. The City hereby declares that the Series 2023B Bonds are being issued solely for the urban renewal purposes of the City pursuant to the authority granted in Section 403.12 of the Code of Iowa and under the urban renewal plan for the Bondurant Urban Renewal Area. Furthermore, the City covenants to use the proceeds from the issuance of the Series 2023B Bonds strictly for the carrying out of urban renewal projects in the Bondurant Urban Renewal Area as set forth in the preamble hereof.

Section 13. The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of \$1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, an underwriter has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities

to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding or unless and to the extent the offering is exempt from the requirements of the Rule.

On the date of issuance and delivery of the Series 2023B Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City covenants and agrees that it will comply with and carry out the provisions of the Continuing Disclosure Certificate. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Section 14. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 15. This resolution shall be in full force and effect immediately upon its approval and adoption, as provided by law.

Passed and approved November 20, 2023.

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				