

**NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
NOTICE OF A SPECIAL MEETING
BONDURANT PLANNING & ZONING COMMISSION
MARCH 2, 2020**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council, and a Special Meeting of the Planning & Zoning Commission, will be held at 6:00 p.m. on Monday, March 2, 2020, in the Bondurant Community Library, 104 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

CITY COUNCIL AGENDA

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Pledge of Allegiance
4. Abstentions declared
5. Perfecting and Approval of the Agenda
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 the City Council Meeting Minutes of February 24, 2020
- b. Receive and File – Parks & Recreation Board Meeting Minutes of November 21, 2019
- c. Claims Report
- d. Tax Abatements
- e. Special Event Application
- f. **RESOLUTION NO. 200224-60** – Resolution setting a Public Hearing of March 23, 2020, to Receive Public Comment on the Proposed City of Bondurant Municipal Budget for Fiscal Year 2020-2021
- g. **RESOLUTION NO. 200302-61** – Resolution setting a Public Hearing on the Proposed Adoption of Ordinance to Northwest Trunk Sewer Connection Fee District and Connection Fees therein
- h. **ORDINANCE NO. 200203-200** – (Third Reading) Ordinance regarding Sankey W Rezoning
- i. **ORDINANCE NO. 200203-201** – (Third Reading) Ordinance regarding Sankey E Rezoning
- j. **ORDINANCE NO. 200203-202** – (Third Reading) Ordinance regarding Webb Rezoning
- k. **ORDINANCE NO. 200203-203** – (Third Reading) Ordinance regarding Quail Run Plat 1 R-5 Modification

- l. **RESOLUTION NO. 200302-62** – Resolution setting a Public Hearing for Hazel Marie Townhomes Easement Vacation
- m. **RESOLUTION NO. 200302-63** – Resolution approving City Council Meeting Date for March 23, 2020
- n. **RESOLUTION NO. 200302-64** – Resolution designating the Official Depositories for 2020 and setting Deposit Limits
- o. **RESOLUTION NO. 200302-65** – Resolution approving the Ryan Companies Agreement regarding the Infrastructure Project
- p. **RESOLUTION NO. 200302-66** – Resolution approving Change Order No. 1 in the amount of \$1,787,070.00 for McAninch Corporation for the 32nd St. SW/Grant St. S./Shiloh Rose Pkwy. SW. Public Infrastructure Improvement Project
- q. **RESOLUTION NO. 200302-67** – Resolution approving Change Order No. 2 in the amount of \$121,237.27 for the 32nd St. SW/Grant St. S./Shiloh Rose Pkwy. SW. Public Infrastructure Improvement Project
- r. **RESOLUTION NO. 200302-68** – Resolution approving Action to Order Construction and Set Date of Hearing and Letting for the Northwest Trunk Sewer
- s. **RESOLUTION NO. 200302-72** – Resolution levying Assessment for Costs of Nuisance Abatement for 1610 Garfield St. SW, Bondurant, Polk County, Iowa
- 7. Guests requesting to address the City Council
- 8. Polk County Sheriff's Report
- 9. **PRESENTATION** – City Budget
- 10. **PUBLIC HEARING** – Proposed Development Agreement with MPP Partners, LLC
- 11. **RESOLUTION NO. 200302-69** – Resolution approving Development Agreement with MPP Partners, LLC, Authorizing Annual appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- 12. **PUBLIC HEARING** – Regarding Sankey 80/20 Annexation
- 13. **RESOLUTION NO. 200302-70** – Resolution approving the Sankey 80/20 Annexation
- 14. **PUBLIC HEARING** – Regarding I-80 Business Park Rezoning
- 15. **ORDINANCE NO. 200302-205** – (First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from Agricultural (A-1) to Limited Industrial (M-1)
- 16. **PUBLIC HEARING** – Regarding Prairie Point View Rezoning
- 17. **ORDINANCE NO. 200302-206** – (First Reading) Ordinance providing for a Change in future Land Use to Low Density Residential and amending the Code of Ordinances of the City of Bondurant, Iowa,

2002, by amending the Zoning Classification of Certain Real Estate from General Commercial (C-2) and Multi-Family Residential (R-3) to Medium Density Residential (R-2)

18. **ORDINANCE NO. 200224-204** – (Second Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 92, Water Rates

CITY COUNCIL AND PLANNING & ZONING COMMISSION

JOINT DISCUSSION

19. Discussion Items –

- a. Residential Development Cost Sharing Plan
- b. Regional Commercial Master Plan
- c. Discussion and Consideration of **RESOLUTION NO. 200302-71** – Resolution approving issuance for Request for Professional Services for a Complete Update of the City of Bondurant's Comprehensive Plan
 - i) Downtown Plan

20. Adjournment

City Council Meetings:

- Special Session, March 23, 2020
- Study Session, March 30, 2020
- Regular Session, April 6, 2020
- Regular Session, April 20, 2020

BONDURANT CITY COUNCIL
Minutes
February 24, 2020
Bondurant City Council

1. Roll Call

Present: Mayor Curt Sullivan, Council Member Bob Pepper, Council Member Angela McKenzie, Council Member Doug Elrod, Council Member Wes Enos

Absent: Council Member Tara Cox

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Library Director Jill Sanders, Fire Chief Aaron Kreuder, Planning and Community Development Director Maggie Murray, City Engineer Bob Veenstra, Planning and Zoning Commission Member Bryan Clayton

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 6:01 p.m. and declared a quorum.

3. Pledge of Allegiance – Clint Nelson, Boy Scout Troop 10, led the Pledge of Allegiance.

4. Abstentions Declared – None.

5. Perfecting and Approval of the Agenda

Motion made by Elrod, seconded by Pepper, to remove the following items from the Consent Agenda: 6j, 6p, and 6y to 7a, move item 6o to 7b, and move item 6s to 7c. Vote on Motion 3-0. Motion carried.

Motion made by Pepper, seconded by Elrod, to approve the agenda as amended. Vote on Motion 3-0. Motion carried.

Council Member Enos arrived at 6:05 p.m.

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 the City Council Meeting Minutes of February 3, 2020

- b. Receive and File – Planning & Zoning Commission Minutes of January 23, 2020
- c. Receive and File – Library Board Meeting Minutes of January 8, 2020 & Librarian Report
- d. Claims Report
- e. Tax Abatements
- f. Liquor/Beer License
- g. Special Event Applications
- h. **RESOLUTION NO. 200224-41** – Resolution approving the FEH Design Agreement for the Bondurant Community Library Expansion and Remodel Project
- i. **RESOLUTION NO. 200224-42** – Resolution setting a Public Hearing on the Proposed Adoption of Ordinance to Northwest Trunk Sewer Connection Fee District and Connection Fees therein
- k. **RESOLUTION NO. 200224-44** – Resolution approving Pay Request #2 for Petersen Contractors Inc. for the 2nd Street NW Culver Project in the amount of \$8,236.50
- l. **RESOLUTION NO. 200224-45** – Resolution approving Purchase of New Mowers in the amount of \$28,400.00 from Capital City Equipment Co.
- m. **RESOLUTION NO. 200224-46** – Resolution approving Purchase of New Snowplow Truck and Related Equipment in the amount of \$144,471.00 from O’Halloran International
- n. **RESOLUTION NO. 200224-47** – Resolution setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with MPP Partners, LLC, Including Annual Appropriation Tax Increment Payments
- q. **RESOLUTION NO. 200224-50** – Resolution approving Pay Application #3 for the Contract with Eick and Day Construction in the amount of \$118, 709.68
- r. **RESOLUTION NO. 200224-51** – Resolution amending the Shive-Hattery Contract for the Project Bluejay Public Improvements
- t. **RESOLUTION NO. 200224-53** – Resolution accepting \$8,565,283 RISE Grant for Public Infrastructure Improvements
- u. **ORDINANCE NO. 200203-200** – (Second Reading) Ordinance regarding Sankey W Rezoning
- v. **ORDINANCE NO. 200203-201** – (Second Reading) Ordinance regarding Sankey E Rezoning
- w. **ORDINANCE NO. 200203-202** – (Second Reading) Ordinance regarding Webb Rezoning
- x. **ORDINANCE NO. 200203-203** – (Second Reading) Ordinance regarding Quail Run Plat 1 R-5 Modification

Motion by Elrod, seconded by Pepper, to approve the Consent Agenda. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

7. Guests requesting to address the City Council – None.

- a. 6j. **RESOLUTION NO. 200224-43** – Resolution approving the Shive-Hattery Professional Services Agreement for the Chichaqua Valley Trail Realignment Project

Council discussed cost and the bridge replacement.

Motion by Elrod, seconded by Enos, to table RESOLUTION NO. 200224-43. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

6p. **RESOLUTION NO. 200224-49** – Resolution of Support for the Prairie Meadows Community Betterment Grant Application for CVT Trail Reroute

6y. **RESOLUTION NO. 200224-59** – Resolution of Support for the Prairie Meadows Community Betterment Grant Application for the Dog Park Project

Council discussed the cost of both projects. Clint Nelson, Boy Scout Troop 10, offered to assist with the Dog Park Project as part of his Scout Project.

Motion by Pfeffer, seconded by Elrod, to APPROVE RESOLUTION NO. 200224-49 & RESOLUTION NO. 200224-59. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

- b. 6o. **RESOLUTION NO. 200224-48** – Resolution setting the I-80 Business Park Rezoning Public Hearing for March 2, 2020

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 200224-48. Roll Call: Ayes: McKenzie, Enos, Elrod. Nays: None. Present: Pfeffer. Absent: Cox. Motion carried 3-0.

- c. 6s. **RESOLUTION NO. 200224-52** – Resolution authorizing and approving the Des Moines Metropolitan Area Solid Waste Agency d/b/a Metro Waste Authority to Enter into a Loan Agreement and Providing for the Issuance and Securing the Payment of a Material Recovery Facility Solid Waste Disposal Revenue Note, Series 2020, in a Principal Amount not to Exceed \$24,500,00, Refund Current Outstanding Indebtedness and Maintain Outstanding Indebtedness in an Aggregate Principal Amount not to Exceed \$50,000,000

Council Member Enos explained the purpose of the resolution to Council.

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 200224-52. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

Motion by Enos, seconded by Elrod, to close the regular meeting and move into public hearing at 6:39 p.m. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

- 8. **PUBLIC HEARING** – Regarding the 32nd St. SW/Grant St. S/Shiloh Rose Parkway SW Public Infrastructure Improvement Project

Nathan Hardish, Shive-Hattery, explained the overall staging plan for the roadway improvement project to the Council. The first stage shows a portion of the intersection closing on March 2nd. The whole intersection will close on March 16th until April 19th.

Motion by Enos, seconded by Pepper, to close the public hearing and move back to the regular meeting at 6:50 p.m. Roll Call: Ayes: McKenzie, Cox, Elrod, Pepper. Nays: None. Absent: Enos. Motion carried 4-0.

9. **RESOLUTION NO. 200224-54** – Resolution adopting Plans, Specifications, Form of Contract, and Estimate of Cost for the 32nd St. SW/Grant St. S/Shiloh Rose Parkway SW Public Infrastructure Improvement Project

Motion by Pepper, seconded by Elrod, to approve RESOLUTION NO. 200224-54. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

10. **RESOLUTION NO. 200224-55** – Resolution approving the award of Contract for the 32nd St. SW/Grant St. S/Shiloh Rose Parkway SW Public Infrastructure Improvement Project to McAninch Corporation in the amount of \$10,985,509.72

Motion by Enos, seconded by Pepper, to approve RESOLUTION NO. 200224-55. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

11. **RESOLUTION NO. 200224-56** – Resolution approving the I-80 Business Park Preliminary Plat

Motion by Enos, seconded by Pepper, to table RESOLUTION NO. 200224-56 to the March 23, 2020 City Council Meeting. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

12. **RESOLUTION NO. 200224-57** – Resolution approving Iowa Floor Covering Site Plan

Motion by Enos, seconded by Pepper, to approve RESOLUTION NO. 200224-57. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

13. **RESOLUTION NO. 200224-58** – Resolution approving the Post Office Lease

Motion by Enos, seconded by Pepper, to approve RESOLUTION NO. 200224-58. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

14. **ORDINANCE NO. 200224-204** – (First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 92, Water Rates

Motion by Enos, seconded by Pepper, to approve the first reading of ORDINANCE NO. 200224-204. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

15. Discussion Items –

a. Quail Run West

i) Culvert Repayment - \$320K

Eric Cannon, Snyder & Associates, explained the proposal to the Council. The culvert would provide connectivity between the two developments. Discussion will continue at the next City Council meeting on March 2, 2020.

ii) Water Line – Item will be discussed at the next City Council meeting on March 2, 2020.

16. Reports / Comments and appropriate action thereon:

a. Mayor – Mayor’s meeting update, Bondurant State wrestling comments.

b. Council Members

Elrod – Packet comments, DART comments.

Enos – MWA comments.

McKenzie – Library Board update.

Pepper – None.

c. City Administrator – Lack of quorum on March 16th due to Spring Break, so the meeting will be moved to March 23rd.

d. Directors

Horton – Projects update.

Sanders – Library update.

Murray – Regional Commercial Master Plan comments.

Motion by Enos, seconded by McKenzie, to close the Regular Meeting and move into Closed Session at 8:02 p.m. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion Carried 4-0.

17. **CLOSED SESSION** – Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition/disposition and Iowa Code 21.5.1(c) to discuss potential litigation

Mayor Sullivan closed the Closed Session and moved back to the Regular Meeting at 8:30 p.m.

18. Adjournment

Moved by Pepper, seconded by McKenzie, to adjourn the meeting at 8:30 p.m. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Curt Sullivan, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on February 24, 2020, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Curt Sullivan, Mayor

City of Bondurant

BONDURANT PARKS AND RECREATION BOARD MINUTES

Meeting 19-11

A Regular Meeting of the Bondurant Parks and Recreation Board was held at 6:00 p.m., on Thursday, November 21, 2019 at the Bondurant Community Library, 203 2nd St NE, Bondurant, Polk County, Iowa. Notice of the meeting was posted at the Bondurant City Center and the City of Bondurant website on November 19, 2019. All proceedings hereafter shown were taken while the convened meeting was open to the public.

1) Roll Call

Board Present: Board Member Elise Kooistra-Sullivan
Board Member Michele Hartzer
Board Member Joe Miller
Board Member Marian Collison
Board Member Dennis Lyman
Board Member Nic Robinson

City Officials: Communications and Events Nicole Van Houten

2) Call to Order and Declaring a Quorum

Board Member Collison called the meeting to order at 6:04 p.m. A quorum was present.

3) Abstentions Declared

Absent: Board Chair Joe VanHorn

4) Perfecting and Approval of Agenda

Board motion to approve by Hartzer, second by Lyman. Ayes: 6 Nays: 0 Motion Passed.

5) Approval of Minutes 19-10 October 18, 2019

Board motion to approve Minutes 19-10 by Hartzer, second by Kooistra-Sullivan. Ayes: 6 Nays: 0 Motion Passed.

Board Member Joe Miller Enters at 6:12 p.m.

6) Guests Requesting to Address the Parks Board

- A. **Kaleb Trammell** – Seeking board approval for Eagle Scout project: proposed bike rack at Lake Petocka near the restrooms at the South Shelter. The bike rack he proposes is designing one himself with 2 ½ inch piping (same as the black bike rack at The Depot) or purchase the same bike rack that was purchased for The Depot. Board requires that the bike rack be placed on a hard surface. Bike Rack will be complete by June 2020.

Board motion to approve the project being done by his design with 2 ½ inch piping with the same aesthetics as The Depot bike rack on a hard surface ONLY based on distance requirement set by City Public Works department by Lyman, second by Robinson. Ayes: 6 Nays: 0 Motion Passed.

- B. **Benjamin Kennedy** – Seeking board approval for Eagle Scout project: proposed an Outdoor Grill Ash Disposal Container at City Park near the Outdoor Grill. Board would require it to be placed on a hard surface, display appropriate signage, and have a method of disposal predetermined prior to installation.

Board motioned to table the project until more information is provided by the scout.

7) Old Business - none

Board move as ongoing discussion for review.

8) New Business - none

9) Budget Review

Board move as ongoing discussion for review.

10) Reports and Comments:

1. Communication and Events Specialist – Event reports for Bondu Spooktacular and Safe Trick-or-Treat involvement report, new city website progress report, reviewed BRSC signage re-design, reviewed prioritizing Park & Recreation Project/Goals for budget purposes, and programming budget for 2020.
2. Board Members – Joe Miller provided the Dog Park Committee progress report – involvement in Bondu Spooktacular and upcoming plans of fundraising.

11) Adjournment

A motion was made by Board Member Hartzler, approved by Board Member Miller to adjoin the meeting. Ayes: 6 Nays: 0 Motion Passed.

Board Member Collison adjourned the meeting at 6:55 p.m.

Nicole Van Houten
Communications and Events

ATTEST:

Marion Collison
Board Member/Acting Chair



Check Register

Packet: APPKT00148 - 2/25/20 GWORKS PAYMENT

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0465	GWORKS	02/25/2020	Regular	0.00	1,755.00	56093

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	1,755.00
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	1,755.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	2/2020	1,755.00
			<hr/>
			1,755.00



Check Register

Packet: APPKT00151 - 2/26/20 CAPITAL CITY

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0577	CAPITAL CITY EQUIPMENT	02/26/2020	Regular	0.00	28,400.00	56117

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	28,400.00
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	28,400.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	2/2020	28,400.00
			<hr/>
			28,400.00



Check Register

Packet: APPKT00146 - PYPKT00071 - 02/03/20-02/16/20 PAID
02/21/20

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank 0106	COLLECTION SERVICES CENTER	02/21/2020	Regular	0.00	254.77	56092

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	254.77
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	254.77

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	2/2020	254.77
			<hr/> 254.77



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00149 - 03/02/2020

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total	
Payable Description	Bank Code				On Hold						
Vendor: 2189 - AGA										Vendor Total: 105.00	
147338	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	105.00	0.00	0.00	0.00	105.00	
ASSOCIATION OF GOVERNMENTAL ACCOU...		AP Bank Code - AP Bank		No							
Items											
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
ASSOCIATION OF GOVERNMENTAL ACC	Service	0.00	0.00	105.00	0.00	0.00	0.00	105.00			
Distributions											
Account Number	Account Name	Project Account Key			Amount	Percent					
001-621-6210	ASSOCIATION DUES				105.00	100.00%					
Vendor: 0011 - ALTOONA FIRE DEPT											Vendor Total: 429.99
FEBRUARY 10, 2020	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	429.99	0.00	0.00	0.00	429.99	
MEDICAL SUPPLIES ES		AP Bank Code - AP Bank		No							
Items											
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
MEDICAL SUPPLIES ES EPINEPHRINE AU	Goods	1.00	429.99	429.99	0.00	0.00	0.00	429.99			
Distributions											
Account Number	Account Name	Project Account Key			Amount	Percent					
001-160-6413	PAYMENT TO OTHER AGENCIES				429.99	100.00%					
Vendor: 0048 - BAKER & TAYLOR											Vendor Total: 3,081.66
2035038440	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	54.27	0.00	0.00	0.00	54.27	
Library Media		AP Bank Code - AP Bank		No							
Items											
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
Library Media	Goods	1.00	54.27	54.27	0.00	0.00	0.00	54.27			
Distributions											
Account Number	Account Name	Project Account Key			Amount	Percent					
001-410-6502	PRINTED MATERIALS				54.27	100.00%					
2035047063	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	15.68	0.00	0.00	0.00	15.68	
Library Media		AP Bank Code - AP Bank		No							
Items											
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
Library Media	Goods	1.00	15.68	15.68	0.00	0.00	0.00	15.68			
Distributions											
Account Number	Account Name	Project Account Key			Amount	Percent					
001-410-6502	PRINTED MATERIALS				15.68	100.00%					
2035052837	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	153.76	0.00	0.00	0.00	153.76	
Library Media		AP Bank Code - AP Bank		No							
Items											
Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total			
LIBRARY MEDIA	Goods	1.00	153.76	153.76	0.00	0.00	0.00	153.76			
Distributions											
Account Number	Account Name	Project Account Key			Amount	Percent					
001-410-6502	PRINTED MATERIALS				153.76	100.00%					
2035056669	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	71.54	0.00	0.00	0.00	71.54	
Library Media		AP Bank Code - AP Bank		No							

Payable Register

Packet: APPKT00149 - 03/02/2020

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	
Library Media	Goods		1.00	71.54	71.54	0.00	0.00	0.00	71.54	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-410-6502	PRINTED MATERIALS				71.54	100.00%				
2035071237	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	2,413.81	0.00	0.00	0.00	2,413.81
Library Media	AP Bank Code - AP Bank				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Library Media	Goods		1.00	2,413.81	2,413.81	0.00	0.00	0.00	2,413.81	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
167-410-6506	TRUST & AGENCY LIBRARY EXPENS				1,385.00	57.38%				
001-410-6502	PRINTED MATERIALS				1,028.81	42.62%				
2035080018	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	372.60	0.00	0.00	0.00	372.60
Library Media	AP Bank Code - AP Bank				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Library Media	Goods		1.00	372.60	372.60	0.00	0.00	0.00	372.60	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-410-6502	PRINTED MATERIALS				372.60	100.00%				

Vendor: [0910 - BONDURANT-FARRAR COMM SCHOOLS](#)**Vendor Total:** 4,115.00

1228	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	2,210.00	0.00	0.00	0.00	2,210.00
GYM RENTALS FOR BBALL CLUB	AP Bank Code - AP Bank				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
GYM RENTALS FOR BBALL CLUB	Service		0.00	0.00	2,210.00	0.00	0.00	0.00	2,210.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-430-6598	YOUTH LEAGUE EXPENSES				2,210.00	100.00%				
1229	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	925.00	0.00	0.00	0.00	925.00
GYM RENTALS FOR BBALL CLUB	AP Bank Code - AP Bank				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
GYM RENTALS FOR BBALL CLUB	Service		0.00	0.00	925.00	0.00	0.00	0.00	925.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-430-6598	YOUTH LEAGUE EXPENSES				925.00	100.00%				
1233	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	980.00	0.00	0.00	0.00	980.00
GYM RENTALS FOR BBALL CLUB	AP Bank Code - AP Bank				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
GYM RENTALS FOR BBALL CLUB	Service		0.00	0.00	980.00	0.00	0.00	0.00	980.00	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
001-430-6598	YOUTH LEAGUE EXPENSES				980.00	100.00%				

Vendor: [1537 - BOUND TREE MEDICAL LLC](#)**Vendor Total:** 260.24

83510114	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	53.34	0.00	0.00	0.00	53.34
MEDICAL SUPPLIES TO STOCK AMBULANCES	AP Bank Code - AP Bank				No					

Payable Register

Packet: APPKT00149 - 03/02/2020

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	
ISOLATION GOWN	Goods		3.00	5.59	16.77	0.00	0.00	0.00	16.77	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-160-6507	OPERATING SUPPLIES				16.77	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
PARTICULATE RESPIRATOR	Goods		1.00	36.57	36.57	0.00	0.00	0.00	36.57	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-160-6507	OPERATING SUPPLIES				36.57	100.00%				
83510115	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	192.62	0.00	0.00	0.00	192.62
MEDICAL SUPPLIES TO STOCK AMBULANCES	AP Bank Code - AP Bank				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
GLOVES	Goods		2.00	10.09	20.18	0.00	0.00	0.00	20.18	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-160-6507	OPERATING SUPPLIES				20.18	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BANDAGES	Goods		2.00	3.63	7.26	0.00	0.00	0.00	7.26	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-160-6507	OPERATING SUPPLIES				7.26	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
IV SOLUTION	Goods		10.00	5.22	52.20	0.00	0.00	0.00	52.20	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-160-6507	OPERATING SUPPLIES				52.20	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
POCKET MASK	Goods		6.00	4.73	28.38	0.00	0.00	0.00	28.38	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-160-6507	OPERATING SUPPLIES				28.38	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
MEDICAL SUPPLIES TO STOCK AMBULA	Goods		4.00	0.59	2.36	0.00	0.00	0.00	2.36	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-160-6507	OPERATING SUPPLIES				2.36	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
MEDICAL SUPPLIES TO STOCK AMBULA	Goods		2.00	5.59	11.18	0.00	0.00	0.00	11.18	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-160-6507	OPERATING SUPPLIES				11.18	100.00%				
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
MEDICAL SUPPLIES TO STOCK AMBULA	Goods		2.00	2.95	5.90	0.00	0.00	0.00	5.90	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-160-6507	OPERATING SUPPLIES				5.90	100.00%				

Payable Register

Packet: APPKT00149 - 03/02/2020

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	
MEDICAL SUPPLIES TO STOCK AMBULA	Goods		4.00	16.29	65.16	0.00	0.00	0.00	65.16	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-160-6507	OPERATING SUPPLIES				65.16	100.00%				
83511825	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	14.28	0.00	0.00	0.00	14.28
MEDICAL SUPPLIES TO STOCK AMBULANCES	AP Bank Code - AP Bank				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
GLOVES	Goods		2.00	7.14	14.28	0.00	0.00	0.00	14.28	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-160-6507	OPERATING SUPPLIES				14.28	100.00%				

Vendor: [2200 - CASYS BUSINESS MASTERCARD](#)

Vendor Total: 311.49

01/18/2020-02/17/2020	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	311.49	0.00	0.00	0.00	311.49
EMERGENCY SERVICES	AP Bank Code - AP Bank				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
EMERGENCY SERVICES	Goods		1.00	311.49	311.49	0.00	0.00	0.00	311.49	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-160-6331	VEHICLE OPERATIONS				311.49	100.00%				

Vendor: [0134 - DEMCO](#)

Vendor Total: 492.48

6765081	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	256.73	0.00	0.00	0.00	256.73
LIBRARY OPERATING SUPPLIES	AP Bank Code - AP Bank				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIBRARY OPERATING SUPPLIES	Goods		1.00	256.73	256.73	0.00	0.00	0.00	256.73	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-410-6506	OFFICE SUPPLIES				256.73	100.00%				
67669977	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	235.75	0.00	0.00	0.00	235.75
LIBRARY OPERATING SUPPLIES	AP Bank Code - AP Bank				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
LIBRARY OPERATING SUPPLIES	Goods		1.00	235.75	235.75	0.00	0.00	0.00	235.75	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
001-410-6506	OFFICE SUPPLIES				235.75	100.00%				

Vendor: [2290 - EICK & DAY CONSTRUCTION, LLC](#)

Vendor Total: 118,709.68

PAY APPLICATION 3	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	118,709.68	0.00	0.00	0.00	118,709.68
CITY HALL CONSTRUCTION	AP Bank Code - AP Bank				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
CITY HALL CONSTRUCTION	Service		0.00	0.00	118,709.68	0.00	0.00	0.00	118,709.68	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
346-650-6799	OTHER CAPITAL OUTLAY				118,709.68	100.00%				

Vendor: [1069 - FIRST NATIONAL BANK OMAHA](#)

Vendor Total: 1,182.80

03/19/2020	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	1,182.80	0.00	0.00	0.00	1,182.80
LIBRARY VISA BILL MEDIA PURCHASES	AP Bank Code - AP Bank				No					

Payable Register

Packet: APPKT00149 - 03/02/2020

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	
LIBRARY VISA BILL MEDIA PURCHASES	Goods		1.00	1,182.80	1,182.80	0.00	0.00	0.00	1,182.80	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-410-6502	PRINTED MATERIALS				838.65	70.90%				
001-410-6599	LIBRARY PROGRAMS				194.45	16.44%				
001-410-6210	ASSOCIATION DUES				30.00	2.54%				
001-410-6504	MINOR EQUIPMENT				119.70	10.12%				

Vendor: [0459 - GALLS LLC](#)

Vendor Total: 132.41

014951751	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	48.21	0.00	0.00	0.00	48.21
ES UNIFORMS	AP Bank Code - AP Bank				No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ES UNIFORMS HUFF - T SHIRTS	Goods		1.00	29.99	29.99	0.00	0.00	0.00	29.99	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-150-6181	UNIFORMS				29.99	100.00%				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ES UNIFORMS HUFF PATCH	Goods		1.00	18.22	18.22	0.00	0.00	0.00	18.22	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-150-6181	UNIFORMS				18.22	100.00%				

015008799	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	84.20	0.00	0.00	0.00	84.20
ES UNIFORMS	AP Bank Code - AP Bank				No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ES UNIFORMS HUFF ZIP SHIRT	Goods		1.00	62.99	62.99	0.00	0.00	0.00	62.99	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-150-6181	UNIFORMS				62.99	100.00%				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ES UNIFORMS HUFF PATCH	Goods		1.00	2.99	2.99	0.00	0.00	0.00	2.99	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-150-6181	UNIFORMS				2.99	100.00%				

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ES UNIFORMS HUFF- PATCH	Goods		1.00	18.22	18.22	0.00	0.00	0.00	18.22	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-150-6181	UNIFORMS				18.22	100.00%				

Vendor: [0840 - IOWA FIRE CHIEF'S ASSN](#)

Vendor Total: 75.00

2020 DUES	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	75.00	0.00	0.00	0.00	75.00
KREUDER, HARMISION, AND MORRIS DUES	AP Bank Code - AP Bank				No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
KREUDER, HARMISION, AND MORRIS D	Service		0.00	0.00	75.00	0.00	0.00	0.00	75.00	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
001-160-6210	ASSOCIATION DUES				75.00	100.00%				

Vendor: [2320 - IOWA SECTION AMERICAN WATER WORKS REGION 5](#)

Vendor Total: 50.00

Payable Register

Packet: APPKT00149 - 03/02/2020

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
INV000215.2	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	50.00	0.00	0.00	0.00	50.00
CONFERENCE REGISTRATION REPRINT OF...	AP Bank Code - AP Bank		No							

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
CONFERENCE REGISTRATION REPRINT	Service	0.00	0.00	50.00	0.00	0.00	0.00	50.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
600-812-6240	MEETINGS & CONFERENCES		50.00	100.00%

Vendor: [1701 - JILL SANDERS](#)

Vendor Total: 49.56

102	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	49.56	0.00	0.00	0.00	49.56
MILEAGE REIMBURSEMENT SANDERS	AP Bank Code - AP Bank		No							

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
MILEAGE REIMBURSEMENT SANDERS	Service	0.00	0.00	49.56	0.00	0.00	0.00	49.56

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-410-6240	MEETINGS & CONFERENCES		49.56	100.00%

Vendor: [2078 - KADETH INC](#)

Vendor Total: 1,168.75

54949	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	1,168.75	0.00	0.00	0.00	1,168.75
IT SERVICES	AP Bank Code - AP Bank		No							

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
IT SERVICES LIBRARY	Service	0.00	0.00	1,168.75	0.00	0.00	0.00	1,168.75

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-410-6419	COMPUTER SUPPORT		1,168.75	100.00%

Vendor: [0040 - MEDIACOM](#)

Vendor Total: 314.60

02/08/2020	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	314.60	0.00	0.00	0.00	314.60
ES INTERNET	AP Bank Code - AP Bank		No							

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ES INTERNET	Service	0.00	0.00	314.60	0.00	0.00	0.00	314.60

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-150-6373	TELECOMMUNICATION EXPENSE		314.60	100.00%

Vendor: [1995 - MICHELL KLINKER-FELD](#)

Vendor Total: 23.45

02/25/2020	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	23.45	0.00	0.00	0.00	23.45
PROGRAM SUPPLIES REIMBURSEMENT	AP Bank Code - AP Bank		No							

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
PROGRAM SUPPLIES REIMBURSEMENT	Service	0.00	0.00	23.45	0.00	0.00	0.00	23.45

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-410-6599	LIBRARY PROGRAMS		23.45	100.00%

Vendor: [1019 - MUNICIPAL EMERGENCY SERVICES](#)

Vendor Total: 162.53

IN1428643	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	149.00	0.00	13.53	0.00	162.53
UNIFORMS ES	AP Bank Code - AP Bank		No							

Payable Register

Packet: APPKT00149 - 03/02/2020

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	
BATTERY	Goods		1.00	149.00	149.00	0.00	13.53	0.00	162.53	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-150-6507	OPERATING SUPPLIES				162.53	100.00%				

Vendor: [2270 - PETERSON CONTRACTORS, INC.](#)

Vendor Total: 8,236.50

PAY REQUEST 2	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	8,236.50	0.00	0.00	0.00	8,236.50
2ND ST CULVERT		AP Bank Code - AP Bank			No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
2ND ST CULVERT	Service		0.00	0.00	8,236.50	0.00	0.00	0.00	8,236.50	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
338-865-6765	CAP OUTLAY - STORM DRAINS				8,236.50	100.00%				

Vendor: [1134 - PETTY CASH](#)

Vendor Total: 49.32

02/25/2020	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	49.32	0.00	0.00	0.00	49.32
POSTAGE LIBRARY		AP Bank Code - AP Bank			No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
POSTAGE	Service		0.00	0.00	49.32	0.00	0.00	0.00	49.32	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-410-6508	POSTAGE-SHIPPING				49.32	100.00%				

Vendor: [0348 - PRAXAIR](#)

Vendor Total: 201.91

94694872	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	201.91	0.00	0.00	0.00	201.91
CYLINDER RENT		AP Bank Code - AP Bank			No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
CYLINDER RENT	Service		0.00	0.00	201.91	0.00	0.00	0.00	201.91	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-160-6499	CONTRACT SERVICES				201.91	100.00%				

Vendor: [1293 - PROTEX CENTRAL](#)

Vendor Total: 1,363.60

112032	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	1,363.60	0.00	0.00	0.00	1,363.60
FIRE EXTINGUISHER EQUIPMENT LIBRARY		AP Bank Code - AP Bank			No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FIRE EXTINGUISHER EQUIPMENT LIBR	Goods		1.00	1,363.60	1,363.60	0.00	0.00	0.00	1,363.60	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-410-6310	BUILDING & GROUND MAINTENAN				1,363.60	100.00%				

Vendor: [0619 - RACOM CORPORATION](#)

Vendor Total: 1,006.74

RI-200227	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	1,006.74	0.00	0.00	0.00	1,006.74
ES RADIO		AP Bank Code - AP Bank			No					

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
ES RADIO	Service		0.00	0.00	1,006.74	0.00	0.00	0.00	1,006.74	
Distributions										
Account Number	Account Name	Project	Account Key		Amount	Percent				
001-160-6373	TELECOMMUNICATION EXPENSE				1,006.74	100.00%				

Payable Register
Packet: APPKT00149 - 03/02/2020

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

Vendor: [2313 - UNIQUE MANAGEMENT SERVES](#)
Vendor Total: 26.85

590909	Invoice	2/26/2020	2/26/2020	2/26/2020	2/26/2020	26.85	0.00	0.00	0.00	26.85
ADVERTISEMENT PLACEMENTS LIBRARY	AP Bank Code - AP Bank				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
ADVERTISEMENT PLACEMENTS LIBRARY	Goods	3.00	8.95	26.85	0.00	0.00	0.00	26.85

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-410-6499	CONTRACT SERVICES		26.85	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	34	141,536.03	0.00	13.53	0.00	141,549.56	0.00	141,549.56
Grand Total:		141,536.03	0.00	13.53	0.00	141,549.56	0.00	141,549.56

Account Summary

Account	Name	Amount
001-150-6181	UNIFORMS	132.41
001-150-6373	TELECOMMUNICATION EXPENSE	314.60
001-150-6507	OPERATING SUPPLIES	162.53
001-160-6210	ASSOCIATION DUES	75.00
001-160-6331	VEHICLE OPERATIONS	311.49
001-160-6373	TELECOMMUNICATION EXPENSE	1,006.74
001-160-6413	PAYMENT TO OTHER AGENCIES	429.99
001-160-6499	CONTRACT SERVICES	201.91
001-160-6507	OPERATING SUPPLIES	260.24
001-410-6210	ASSOCIATION DUES	30.00
001-410-6240	MEETINGS & CONFERENCES	49.56
001-410-6310	BUILDING & GROUND MAINTENANCE	1,363.60
001-410-6419	COMPUTER SUPPORT	1,168.75
001-410-6499	CONTRACT SERVICES	26.85
001-410-6502	PRINTED MATERIALS	2,535.31
001-410-6504	MINOR EQUIPMENT	119.70
001-410-6506	OFFICE SUPPLIES	492.48
001-410-6508	POSTAGE-SHIPING	49.32
001-410-6599	LIBRARY PROGRAMS	217.90
001-430-6598	YOUTH LEAGUE EXPENSES	4,115.00
001-621-6210	ASSOCIATION DUES	105.00
Total:		13,168.38

Account	Name	Amount
167-410-6506	TRUST & AGENCY LIBRARY EXPENSE	1,385.00
Total:		1,385.00

Account	Name	Amount
338-865-6765	CAP OUTLAY - STORM DRAINS	8,236.50
Total:		8,236.50

Account	Name	Amount
346-650-6799	OTHER CAPITAL OUTLAY	118,709.68
Total:		118,709.68

Account	Name	Amount
600-812-6240	MEETINGS & CONFERENCES	50.00
Total:		50.00



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00148 - 2/25/20 FORTE PAYMENT

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

Vendor: [0465 - GWORKS](#)

Vendor Total: 1,755.00

14088	Invoice	2/25/2020	2/25/2020	2/25/2020	2/25/2020	1,755.00	0.00	0.00	0.00	1,755.00
APRIL-JUNE LICENSE FEE	AP Bank Code - AP Bank				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
APRIL-JUNE LICENSE FEE	Service	0.00	0.00	1,755.00	0.00	0.00	0.00	1,755.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
600-810-6419	COMPUTER SUPPORT		878.03	50.03%
001-621-6419	COMPUTER SUPPORT		876.97	49.97%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	1	1,755.00	0.00	0.00	0.00	1,755.00	0.00	1,755.00
Grand Total:		1,755.00	0.00	0.00	0.00	1,755.00	0.00	1,755.00

Account Summary

Account	Name	Amount
001-621-6419	COMPUTER SUPPORT	876.97
Total:		876.97

Account	Name	Amount
600-810-6419	COMPUTER SUPPORT	878.03
Total:		878.03



Payment Register

APPKT00148 - 2/25/20 GWORKS PAYMENT

01 - City of Bondurant, IA

Bank: AP Bank Code - AP Bank

Vendor Number	Vendor Name	Total Vendor Amount			
0465	GWORKS	1,755.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		02/25/2020	1,755.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
14088	APRIL-JUNE LICENSE FEE	02/25/2020	02/25/2020	0.00	1,755.00

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
AP Bank Code	Check	1	1	0.00	1,755.00
Packet Totals:		1	1	0.00	1,755.00

Cash Fund Summary

Fund	Name	Amount
999	POOLED CASH	-1,755.00
Packet Totals:		-1,755.00

Name	Address	Closing Date	Cost
Shauna Fazio	626 Alpha St. NW	12/20/19	\$357,000.00
Jason Sadler	621 Alpha St. NW	2/26/20	\$386,000.00

CITY OF BONDURANT SPECIAL EVENT APPLICATION

ON THE MOVE

In order to determine if your event requires special planning by the City, this application must be completed 30 days prior to event in its entirety before any City property can be utilized (City has option to waive). Advertising your event prior to receiving a signed Special Event Application is discouraged.

(Please Print)

Name of Event ST. Baldricks.
Date of Event 4/4/2020 Location Bondurant Auto Bodies 1002 2nd St
Starting Time 5 PM Ending Time 10 PM Setup Time NOON
Contact Person Aaron R Clayton
ph #1 [REDACTED] ph #2 [REDACTED]
Email [REDACTED]
Addl. Contact [REDACTED]
ph #1 [REDACTED] ph #2 [REDACTED]
Email [REDACTED]

Type of Event

A) Ceremony

B) Company Activity

C) Bike Event

D) Race Event

E) Fundraiser

F) Cultural Event

G) Other

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Describe the Event Hedl Shaving Event.
Will Be on Bondurant Auto Bodies Property

City Properties: Trailhead/The Depot | Lake Petocka | City Park | BRSC | Main Street—Empty Lot

Event Details:

- Number of people -----
- Open to the general public? -----
- Tents -----
- Amplified Music -----
- Banners/Signs -----
- Inflatable Houses/Toys -----
- Trash Containers -----
- Alcoholic Beverages -----
- Portable Toilets -----

Vendors:

- Number of Vendors -----
- List of Vendors -----

- Banners/Signs: If yes, describe type, number and location.

Uparking Signs on 2nd Street From the City

*Banners/Signs may be placed along roadways to guide people to your event, but in no way may be affixed to trees, street signs, park signs or City buildings. Signs are to be removed immediately following event. Grounds markings are allowed, however spray paint is prohibited—chalk or signage would be more appropriate. Failure to do so will result in maintenance fees and/or fines according to littering ordinances.

•Alcoholic Beverages: If yes, please be aware off-duty law enforcement may be required (contact the Polk County Sherriff's office at 515-286-3333) and be aware of the City of Bondurant Code 45.02: A person shall not use or consume alcohol liquor in any public place, except premises covered by a liquor control license.... A person shall not be intoxicated or simulate intoxication in public place.

•Trash and debris cleanup: depending on the event participants, a dumpster may be required. Also, Metro Waste Authority offers Event Recycling Stands that should be considered.

Special Provisions: (city provided—for example: trash containers, barricades, etc.)

Traffic & Emergency Safety:

Do you anticipate that your event will interfere with non-participating vehicle traffic (crowd and/or traffic control)?

Please provide a map of the route.

we will be crossing 2nd st with Golf Carts

☒ YES ☐ NO

This has been discussed with Markita and John

Do you anticipate the need for first aid booths, fire/rescue units present during your event (charges may apply)?

☐ YES ☒ NO

Insurance: Applicants of special event applications may be required to furnish a Certificate of Insurance on fully paid comprehensive public liability and property damage insurance from a licensed broker, protecting the City of Bondurant, its officials, and employees from any and all claims which may result from or in connection to the special event. The City of Bondurant must be named as "Additional Insureds" on the certificate. Applicants must, if required by the City of Bondurant, produce a copy of the policy with all endorsements. The City of Bondurant must receive the certificate at least ten (10) days prior to the special event. Limits and type of insurance coverage may change because of the different activities of each special event. The City of Bondurant will determine all specific limits and types of insurance appropriate for the special event. City has the option to waive the insurance deadline and/or requirement.

The liability insurance limits shall not be less than the following:

General Aggregate	\$1,000,000
Products-Completed Operations Aggregate	\$1,000,000
Personal & Advertising Injury	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage (Any one Fire)	\$1,000,000
Medical Expenses (Any one person)	\$5,000

The City of Bondurant looks forward in assisting you in determining these concerns as well as any other concerns or issues you may have in this application process.

I have completed the Special Event Application. I understand the conditions under which it is issued and agree to comply with these conditions for this event.

Printed Name Aaron R Clayton Date 2/20/2020
Signature Aaron R Clayton

City Official Signature _____ Date _____

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

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

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



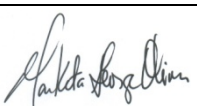
**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No.6f
For Meeting of 03/02/2020

ITEM TITLE: Resolution Setting a Public Hearing of March 23, 2020, to Receive Public Comment on the Proposed City of Bondurant Municipal Budget for Fiscal Year 2020-2021

CONTACT PERSON: Marketa Oliver, City Administrator

SUMMARY EXPLANATION: The council is required to set a time and place for public hearing on the budget before the final certification date and shall publish notice of the hearing not less than ten nor more than twenty days before the hearing in a newspaper published at least once weekly and having general circulation in the city. The attached resolution sets the hearing date for March 23, 2020 at 6:00 p.m. and indicates that the proposed levy rate is \$11.78549, or \$1.95 less than last year. The reduction is possible through the Local Option Sales and Services Tax that was approved by voters this past August.

<input checked="" type="checkbox"/> Resolution _____ Ordinance ____ Contract ____ Other (Specify) _____	
Funding Source _____	TIF _____
APPROVED FOR SUBMITTAL _____	 City Administrator

RECOMMENDATION: Approve the resolution.

CITY OF BONDURANT
RESOLUTION NO. 200302-60

RESOLUTION SETTING MARCH 23, 2020, AS A PUBLIC HEARING DATE TO RECEIVE PUBLIC COMMENT ON THE
PROPOSED CITY OF BONDURANT MUNICIPAL BUDGET FOR FISCAL YEAR 2020-2021

WHEREAS, the City has completed the City of Bondurant Budget Estimate for Fiscal year beginning July 1, 2020 ending June 30, 2021; AND

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

WHEREAS, the proposed levy rate is \$11.78549, a reduction of \$1.95 from the FY 19-20 levy rate.

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

Section 1. The City Council shall meet March 23, 2020, at the Library, Bondurant, Iowa, 104 2nd Street NE, at six o'clock p.m. at which time and place to receive public comment on the proposed City of Bondurant Municipal Budget for Fiscal Year 2020/2021.

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

Passed this 2nd day of March, 2020

By: _____
Curt Sullivan, 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				
Enos				
McKenzie				
Elrod				



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

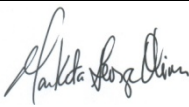
Item No. 6g
For Meeting of 03/02/2020

ITEM TITLE: Resolution setting a Public Hearing on the Proposed Adoption of Ordinance to Northwest Trunk Sewer Connection Fee District and Connection Fees therein

CONTACT PERSON: Marketa Oliver, City Administrator

SUMMARY EXPLANATION: The City of Bondurant will be constructing a trunk sewer project. The connection fees will be used by the City to finance the construction of trunk sewer. The connection fees apply only when, and if, connected to the sanitary sewer system in the Northwest Trunk Sewer Connection Fee District Area. These fees include only the cost of the sewer identified as the City-constructed sewers. Additional facilities may be necessary to serve individual property owners. The cost for these additional facilities is not included in the connection fee. The attached resolution sets the date of a public hearing for this district on March 23rd at 6:00 p.m.

This resolution of setting a public hearing date appeared on the February 24th agenda. The original resolution stated the hearing will be held on the 16th, which is the regularly scheduled City Council meeting. But due to the lack of a quorum (Spring Break), City Council will instead meet on the 23rd.

<u> X </u> Resolution _____ Ordinance ____ Contract ____ Other (Specify) _____	
Funding Source _____ TIF _____	
APPROVED FOR SUBMITTAL _____	 _____ City Administrator

RECOMMENDATION: Approve the resolution.

CITY OF BONDURANT
RESOLUTION NO. 200302-61

RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED ADOPTION OF ORDINANCE TO
NORTHWEST TRUNK SEWER CONNECTION FEE DISTRICT AND CONNECTION FEES THEREIN

WHEREAS, the City of Bondurant has made significant investment in extending public infrastructure; AND

WHEREAS, the cost of the infrastructure investment is recovered through the establishment of urban service area connection fee districts; AND

WHEREAS, the calculated connection fee is \$4,750 per acre on a total project cost of approximately \$2,500,000; AND

WHEREAS, a public hearing is set for Monday, March 23, 2020 at 6:00 p.m. to establish an urban service area sanitary sewer connection fee district,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the public hearing date is hereby approved.

Passed this 2nd day of March, 2020

By: _____
Curt Sullivan, 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				
Enos				
McKenzie				
Elrod				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
TO
NORTHWEST TRUNK SEWER CONNECTION FEE DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 23rd day of March, 2020 in the Bondurant Community Library, 104 2nd Street NE, Bondurant, Iowa.

The Northwest Trunk Sewer Connection Fee District consists of an area located in Sections 25, 35, and 36 of Township 80 N, Range 23 West.

The sanitary sewer facilities within the Northwest Trunk Sewer Area consist of a trunk sewer to be constructed by the City of Bondurant.

The connection fee for the property owners within the benefitted district that connect to the proposed facilities will be \$4,750 per acre for the period through June 30, 2021. The fees shall increase each July 1 starting on July 1, 2021.

The proposed connection fee ordinance and a plat of the area to be served are available in the office of the City Administrator.

By: Marketa Oliver, City Administrator



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

Item No. 6h
For Meeting of 03/02/2020

TITLE: Third ordinance consideration for rezoning request from the City's Agricultural (A-1) District to the Medium Density Residential (R-2) District in the Sankey W rezoning area.

ACTION: Second ordinance consideration.

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY: The City has received a rezoning application for an 85.76-acre area of land in the area as shown in the enclosed maps. This rezoning application has been submitted by Bondurant Lots II, LLC (developer) on behalf of the Ethel C Sankey Trust (current owner). A majority of this rezoning land was recently annexed into Bondurant's city limits, with the exception of an existing 11-acre parcel already located in city limits that is zoned as being Agricultural (A-1). The rezoning request is that the Official Zoning Map be changed from the Agricultural (A-1) District to the Medium Density Residential (R-2) District for this entire 85.76-acre rezoning area. This rezoning process is consistent with Section 177.07.7 of the City's Zoning Code, which notes that when land is annexed into the City, this annexed land is automatically zoned as being within the City's Agricultural (A-1) District unless a rezoning application is also submitted for consideration.

The purpose of this rezoning request is to allow for construction of a residential subdivision in this rezoning area that will meet the City's Medium Density (R-2) bulk requirements. Enclosed is a summary these R-2 bulk regulations.

Being considered by the Council as part of this rezoning staff report is the topic of rezoning only. The topic of preliminary plat approval will be considered by a separate resolution after the City's Planning and Zoning Commission has reviewed the preliminary plat; a rezoning review by the Planning and Zoning Commission and City Council does not require submittal of a detailed preliminary plat at the time of zoning consideration.

It should also be explained that City Council will also be considering a rezoning ordinance for another related Medium Density (R-2) rezoning request for a 19.58-acre area of land just east of this land described as part of this staff report. While both rezoning requests will be part of the same development area, two separate rezoning ordinances will be required for consideration by Council, as there will be two separate annexations (and timelines) involved as part of the annexation process of this overall development.

ANALYSIS: When considering rezoning requests, the Planning and Zoning Commission and City Council should take into account the following: Comprehensive Plan, Spot Zoning, and Public Input.

Comprehensive Plan:

A comprehensive plan serves as a long-range plan for community improvement, development, and growth. Iowa Code recommends for communities to adopt comprehensive plans, and that these plans should "include information on the amount, type, intensity and density of existing land use, trends in the market price, and plans for future land use throughout the municipality" (Chapter 18B). Said plans serve as policy guides, and are intended to be flexible and adaptive over time, setting forth the basic framework to guide activities and manage change.

The Future Land Use Map as part of the City's Comprehensive Plan guides for residential reserve development along with some greenspace within the proposed rezoning area. The developer is proposing residential construction with also some stormwater detention areas and a public park in their overall development plan. The uses proposed are consistent with the City's Future Land Use Map, so no update to the Future Land Use Map is proposed at this time.

In addition to the rezoning request being supported by the Future Land Use Map, below are some objectives pulled from the Comprehensive Plan which appear to also support the rezoning request:

Objective 4.1: *Maintain a diversity of single-family and multi-family housing that provides ample choices in housing style.*

Objective 4.23: *Guide new development to occur adjacent to other neighborhoods, rather than in a "leapfrog" pattern which can lead to the premature consumption of farmland.*

Spot Zoning:

According the Iowa State University & Outreach's "Midwest Planning Bluz", to determine whether illegal spot zoning has occurred, the courts consider whether the rezoning takes into account the following:

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

It does not appear this proposed rezoning constitutes spot zoning. As the enclosed Zoning Map shows, the requested zoning district of Medium Density Residential (R-2) also exists just south in the existing Sankey Summit Plat 1 subdivision area. Further, as previously noted, the Future Land Use Map as part of the City's Comprehensive Plan supports this rezoning request.

Public Input:

Per the City's Zoning Ordinance, letters were sent to property owners within 200' of the proposed rezoning. Forty total letters were mailed by the City for this rezoning request. At the time of writing this report, the City has received comment from the following property owners within 200':

1. **Aaron Groves, property owner at 912 Mulberry Dr NW.** Public comment received on 1/11/2020. Comments received were regarding stormwater questions as a result of the new development proposed. Staff responded to public comment on 1/13/2020. Owner acknowledged on 1/15/2020 that his questions were addressed by staff's response.
2. **Chantelle Maxwell, property owner at 212 Aaron Ave NW.** Public comment received on 1/13/2020. Comments received were regarding School District growth concerns as a result of the new development proposed. City staff responded to owner on 1/15/2020. No property owner response to 1/15/2020 email was received by staff.
3. **Bryon Dutton, property owner at 324 Aaron Ave NW.** Public comment received on 1/13/2020. Comments received were regarding stormwater questions as a result of the new development proposed. Staff responded to public comment on 1/14/2020. Owner acknowledged on 1/14/2020 that his questions were addressed by staff's response.
4. **Grant & Lacie Calvin, property owners at 208 Aaron Ave NW.** Public received on 1/14/2020. Comments received were regarding general concerns over allowing additional growth within Bondurant. Staff responded to public comment on 1/15/2020. No property owner response to 1/15/2020 email was received by staff.
5. **Joseph Koch of Koch & Associates.** Koch & Associates is the property owner at Parcel #200/00324-002-000 (farmland adjacent to NW of rezoning area). Public comment received on 2/1/2020. Comments received were relative to concerns over development adjacent to their farmland.

In addition to the above public comment received by property owners within 200', the following additional public comments were received by non-owners within 200':

1. **Michael Webb, son of property owner at 8630 NE 72nd Street.** Michael stopped into City Hall on 1/15/2020 to discuss the proposed rezoning. He had no comments directly related to the rezoning request, but did have some questions relative to stormwater and also the future street extension of NE 86th Avenue. City staff relayed Michael Webb's comments to the developer's engineer.
2. **Rich Powers, Bondurant-Farrar Community School District.** Public comment received on 1/15/2020. Public comment noted that the rezoning notices were received by the District and have been shared with the Board and Facility Planning Group – there are no School District concerns at this time.


The Planning and Zoning Commission meeting minutes of January 23rd, 2020 are included as part of the Council Packet – please see these minutes for additional public comment received during the Commission's rezoning public hearing.

PLANNING AND ZONING COMMISSION REVIEW/RECOMMENDATION:

The Planning and Zoning Commission reviewed this rezoning request during their meeting on January 23rd, 2020 and voted unanimously for recommended rezoning approval, subject to the following recommended conditions:

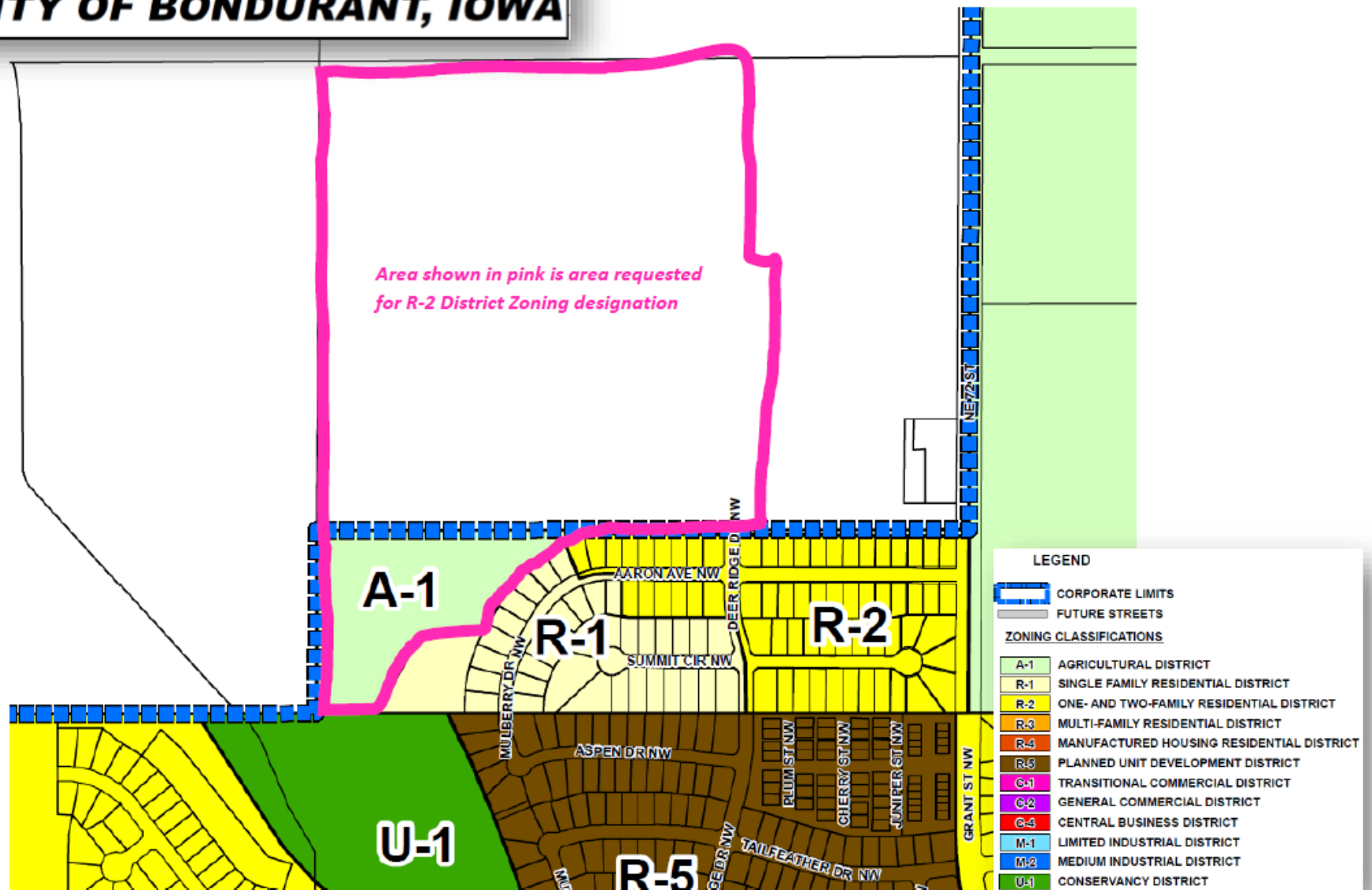
1. That such rezoning request does not become official until the annexation for this same area is approved by the City Council and recorded; and

2. That all lots within the requested rezoning area shall be developed and used for Single-Family Detached Use and not Two-Family Dwelling Use.

____ Resolution <u> X </u> Ordinance ____ Contract ____ Other (Specify) _____	
Funding Source <u> N/A </u>	
APPROVED FOR SUBMITTAL _____	
City Administrator	

STAFF RECOMMENDATION: Subject to further comment received, staff recommends approval of the enclosed ordinance.

ZONING MAP CITY OF BONDURANT, IOWA

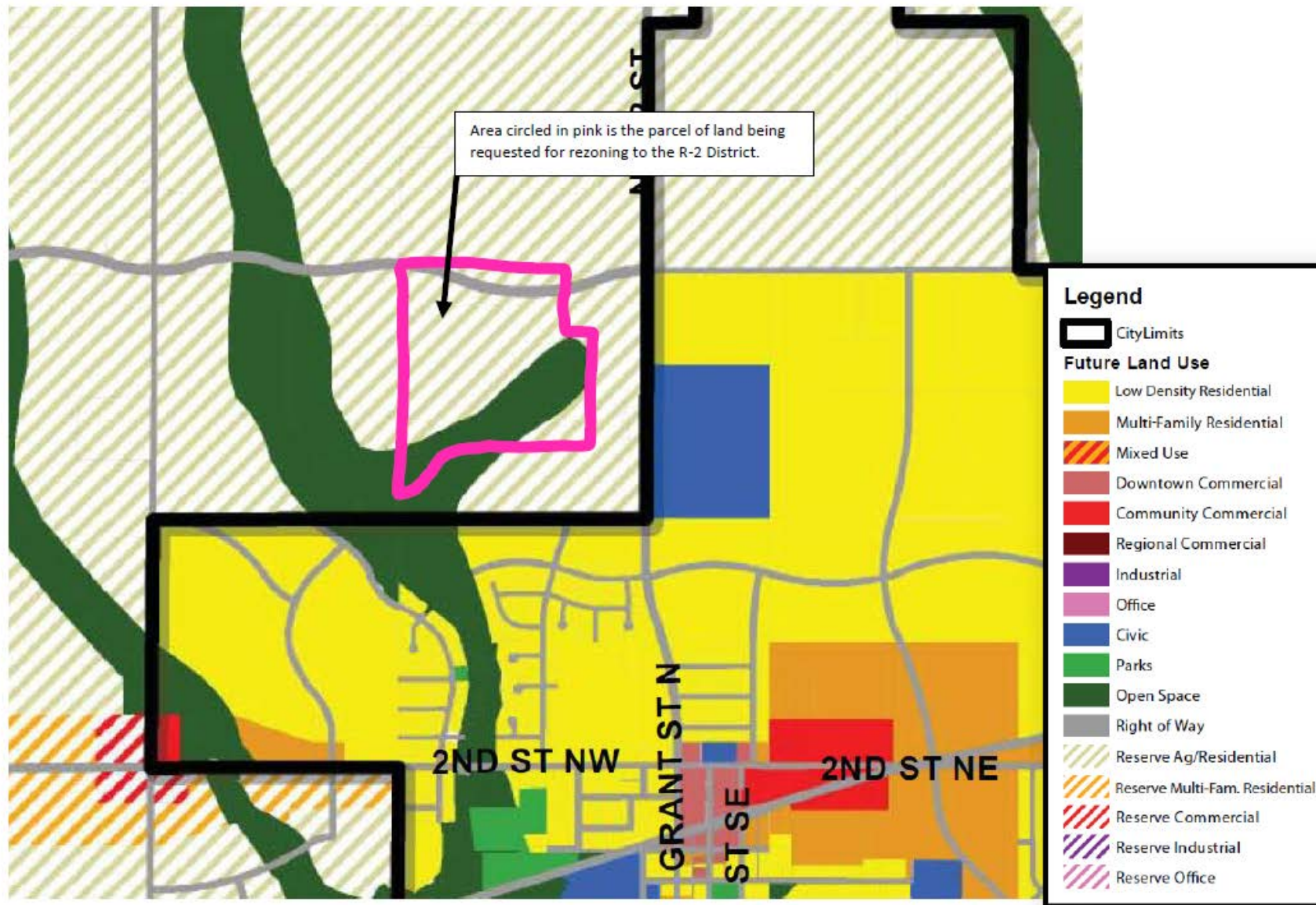


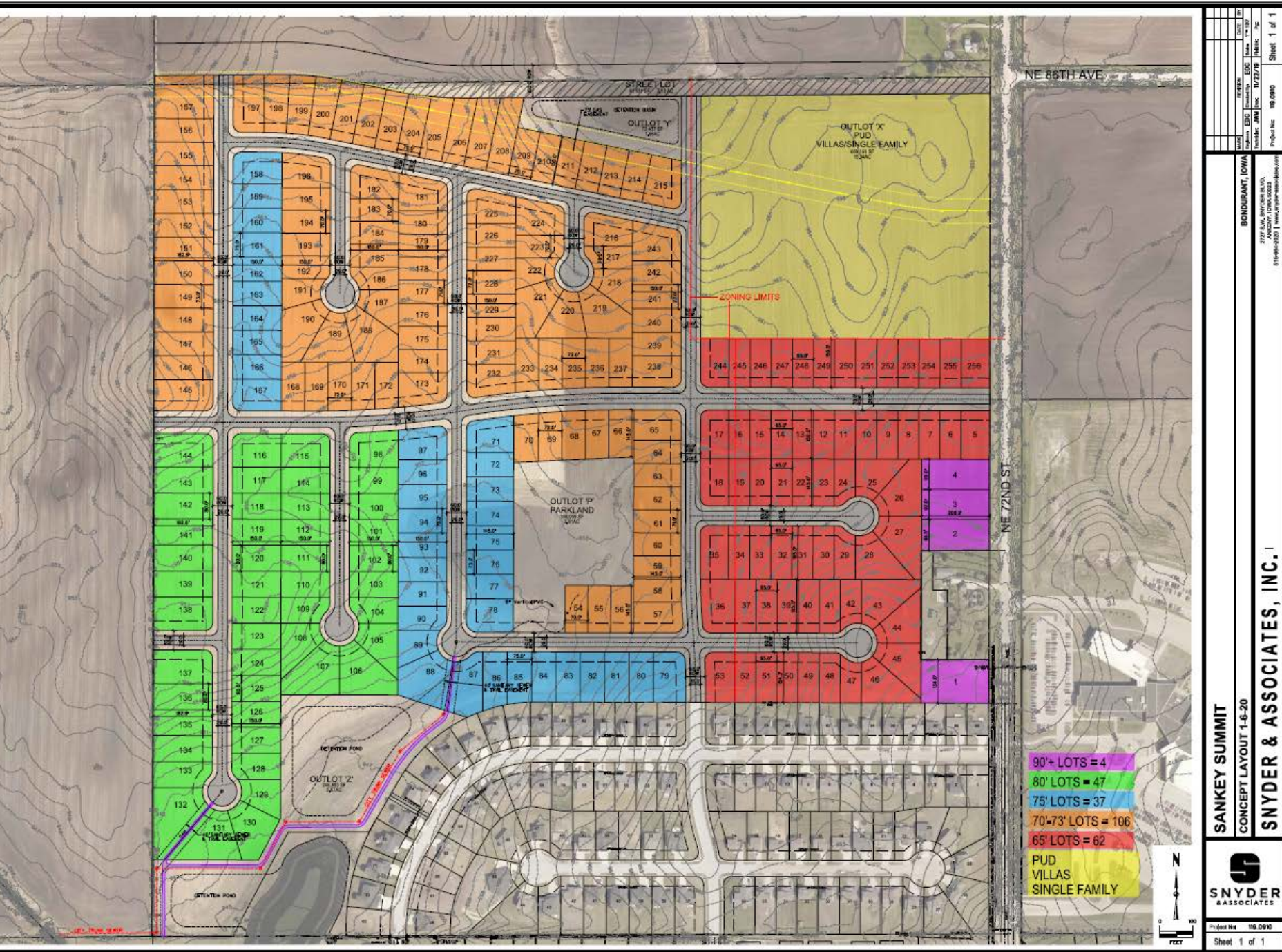
REZONING LEGAL DESCRIPTION: THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THE EAST 832.00 FEET (EXCEPT THE NORTH 790.00 FEET THEREOF) AND EXCEPT THE EAST 970.00 FEET OF THE NORTH 790.00 FEET AND EXCEPT SANKEY SUMMIT PLAT 1. CONTAINING APPROXIMATELY 85.76 ACRES.

Summary of Section 178.08.4 - R-2 Bulk Regulations:

(A) Minimum Lot Area	7,500 sq. ft. 10,000 sq. ft. for two family dwellings Add 2,000 sq. ft. for each additional unit
(B) Minimum Floor Area	950 sq. ft., ranch style 1000 sq. ft., two story 875 sq. ft., split level style 850 sq. ft., split foyer style
(C) Lot Width	65 ft., single family 85 ft., two-family Add 20 ft. for every additional unit 75 ft. for corner lots
(D) Front Yard	30 ft. for dwellings 50 ft. for any permitted use other than dwellings
(E) Side Yard	15 ft. total side yard, 5 ft. minimum on each side, 1 and 1 ½ stories 15 ft. total side yard, 7 ft. minimum on each side, 2 and 3 stories 35 ft on each side, church or school 3 ft. accessory buildings 50 ft. for any permitted use other than dwellings
(F) Rear Yard	35 ft. for single family 3 ft. accessory buildings 50 ft. for any permitted use other than dwellings
(G) Maximum Height	35 ft. principal buildings 12 ft. accessory buildings
(H) Maximum Stories	3 stories for principal buildings 1 story for accessory buildings
(I) Accessory Buildings	1,000 sq. ft. – Maximum Area for Accessory Garage 160 sq. ft. – Maximum Area for Yard Shed

Future Land Use Map





Excerpt from Rezoning Application
Public Comment Received - Owners within 200'

Chantelle Maxwell, property owner at 212 Aaron Ave NW:

Hello, I received the rezoning map for the property north of sankey summit. My husband and I will not be able to attend the meeting next week but I would like to ask you what the school systems plan is to accommodate the growth of the town this rezoning will create? Will there be more classes added to keep an ideal teacher to student ratio, another school for the kids clear out here, more buses?, free busing for the kids that are "IN TOWN" but not really IN TOWN? Will there be an additional preschool program added since the program now can already not accommodate for the number of preschoolers currently in town?

Thank you for your time.

Chantelle Maxwell

Rich Powers, Bondurant-Farrar Community School District

Maggie and Marketa,

We discussed the new projects you have recently shared at our board meeting Monday.

#1. We really appreciate the communication on the projects. I share them electronically with our board and Facility Planning group. No need for a hard copy, email is perfectly acceptable.

#2. We are most interested in being alerted to projects that would receive anything special outside of the normal graduated abatement programs. We will assume that all you have shared so far receives one of the typical options. Not that we would object to other incentives, it is simply helpful to be aware of those specifically.

#3. No concerns with any of the recent projects shared.

When a resident calls and asks about school planning please refer them to me. I'd be happy to share more.

We will be scheduling community meetings to review Master Facility Plans. The basics have already been posted. Feel free to contact me to present/update any community group. We will be seeking feedback and answering questions at the meetings and online.

2 docs you can share w/ the interested community member are below.

This is for our proposed new 7-8 grade building.
<https://drive.google.com/file/d/1vT68O5dvjB-H7vG2KhJedfS6JOoYcBPg/view>

Let me know if you have any questions.

Sincerely,

Rich

Grant & Lacie Calvin, property owners at 208 Aaron Ave NW:

Hello,

I am writing this email in regards to the proposed rezoning and annex of the property on the north side of Sankey Summit. I will be unable to attend the meeting as I will be out of town on vacation. I live at 208 Aaron Ave. NW.

First, I would like to start off by saying we thoroughly enjoy living in Bondurant. For the most part, this is just like the small town that we grew up in, and that is our main reason for residing here.

I would like to state that I am opposed to this expansion, at the current time. There are a few reason for this. The main reason I would like to put this expansion on hold, is mainly because I believe Bondurant needs to slow down on the residential growth they are approving. We can all agree that Bondurant is already bursting at the seams in almost every facet of the town. That includes, schools, city hall, property, and among other things the issues with more construction and lack of infrastructure. I am sure the homework has been done regarding some of these things, but I think you should reevaluate the approval of this property. How many vacant houses are there currently in the bondurant market? How many vacant lots are ready to be built on? Between the developments that are in progress to the west, and the development in Wolf Creek, how many lots still need houses on them?

Has anyone done the math on properties available or lots available at this current time? Is the sole purpose of this new development to bring new people in to town? Most likely people in town would not be able to sell their current house to move to this new proposed development because of the huge supply of new construction houses. The tax abatement along with the price of new construction homes makes it hard for someone in a house that is 5+ years old to sell theirs and move. So, that leaves the new homes for new families to move in to, which I am not opposed to, I just think we need to fill the new vacant homes and lots first.

Also, I would like to state, with the number of new homes and rising population paired with the little to no growth in actual businesses in Bondurant, the new homes should slow down and the tax abatement should be terminated. Once people make it through the tax abatement years, chances are high that those families will be moving. I knew when I moved here that the taxes were higher than average. But, what is currently being done to reduce those taxes? New houses certainly does not do it. Anything new construction does not contribute to the tax situation because of all the abatements.

There is little to no room to actually build a business in Bondurant, whether it be buy existing buildings or buy property. The businesses that are coming are the ones that have just moved across town. How can the P&Z board come up with ways to increase business alongside the new single family homes? What IS the board currently doing to grow the local businesses?

I personally own a business, where I rent office and warehouse space in Ankeny, because there is literally no where in town to conduct my business. I have tried for over a year to bring my business to town, but it just is not possible. My wife owns a hair salon and clothing boutique. We have been actively trying to find a place in Bondurant. Again, no such luck. There are a few city owned properties, that are not for sale, and I believe not adequately used. City owned property cost the tax payers money. When they sit vacant they cost the taxpayers more money.

As I sit here and type this email, I think about current properties that are under construction, owned, vacant, or outgrown by the city. That would be the old bank at the corner of Grant and 2nd which is currently vacant or being used for storage. City Hall is being added on to. The vacant lot on Main Street is virtually impossible to buy and build on unless the city approves the plan. And we should all be very honest with ourselves, the chances of a retail storefront with apartments on top is very unlikely to happen. We already know the fire department building is too small. Soon it will be the library and the public works building. Is there a plan in place for these things when the population jumps 2000+ people over the next couple years?

In short, please reconsider approving this annexation of property at the current time. One year would not be the end of everything. Just because someone purchases the property does not mean you must approve the request for rezoning. If you say yes once, it is very very difficult to tell the next person no. Thank you for your time

Respectfully,

Grant and Lacie Calvin

Grant Calvin

American Dream Exteriors, LLC

Joseph Koch, Koch & Associates

Maggie

I would ask that you pass the following statement to the City Council;

The Koch family has been farmers and property owner in Polk County, IA, and in the Bondurant area, for over 90 years. Not only our income, but also our quality of life has been tied to this land and the open space and rural environment it has afforded our family thru multiple generations. While we understand the reality of the need for additional housing and growth within the county, we are very concerned about the negative impact to agriculture and farming in the area. The rezoned land in question will “touch” the SE portion of our land and we are also very concerned about any impact to our ability to farm and/or interference into our ability to raise crops. How will you insure there is no spill over impact on our land from this new development, along with of course potential damage to our crops by having a dense and populated area so close? We have never had to be concerned about trespassing or damage to our land or crops and believe the dense planning so close will clearly pose a significant risk. How do you plan to mitigate this risk to our land and business?

Sincerely

Joseph Koch

Koch and Associates LLC

CITY OF BONDURANT
ORDINANCE NO. 200203-200

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY
AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE FROM AGRICULTURAL (A-1) TO
MEDIUM DENSITY RESIDENTIAL (R-2)

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

Section 1. PURPOSE. The purpose of this ordinance is to change the zoning from Agricultural (A-1) to Medium Density Residential (R-2) on the following property also proposed for annexation into the corporate limits of the City of Bondurant, Polk County, Iowa and described as follows:

THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT THE EAST 832.00 FEET (EXCEPT THE NORTH 790.00 FEET THEREOF) AND EXCEPT THE EAST 970.00 FEET OF THE NORTH 790.00 FEET AND EXCEPT SANKEY SUMMIT PLAT 1.

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

1. That the zoning change will create consistency between the City's Land Use Plan and Official Zoning Map.
2. That change zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.
4. That the public notice of this intended change has been published as by law required.
5. That such rezoning request does not become official until the annexation for this area is approved by the City Council and recorded.
6. That as allowed per Section 414.5 of the Iowa Code and as recommended by the Planning and Zoning Commission, that the following condition of rezoning approval be included as part of this rezoning ordinance: all lots within the requested rezoning area shall be developed and used for Single-Family Detached Use and not Two-Family Dwelling Use.

Section 3. HEREBY REZONED. The property, above described, is hereby rezoned to Medium Density Residential (R-2), pending annexation approval.

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

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

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

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

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: February 3, 2020

SECOND CONSIDERATION: February 24, 2020

THIRD CONSIDERATION: March 2, 2020



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

Item No. 6i
For Meeting of 03/02/2020

TITLE: Third ordinance consideration for rezoning from the City's Agricultural (A-1) District to the Medium Density Residential (R-2) District on the Sankey E rezoning area.

ACTION: Second ordinance consideration

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY: The City has received a rezoning application for a 19.58-acre area of land also proposed for annexation into the City of Bondurant's city limits in the area as shown in the enclosed maps. This rezoning application has been submitted by Bondurant Lots II, LLC (developer) on behalf of the Ethel C Sankey Trust (current owner). This rezoning land is currently situated outside Bondurant's city limits, and thus is not zoned by the City of Bondurant. The rezoning request is that the Official Zoning Map be changed from the Agricultural (A-1) District to the Medium Density Residential (R-2) District for this 19.58-acre rezoning area, pending annexation approval. This rezoning process is consistent with Section 177.07.7 of the City's Zoning Code, which notes that when land is annexed into the City, this annexed land is automatically zoned as being within the City's Agricultural (A-1) District unless a rezoning application is also submitted for consideration.

The purpose of this rezoning request is to allow for construction of a residential subdivision in this rezoning area that will meet the City's Medium Density (R-2) bulk requirements. Enclosed is a summary these R-2 bulk regulations.

Being considered by the Council as part of this rezoning staff report is the topic of rezoning only. The topic of preliminary plat approval will be considered by a separate resolution after the City's Planning and Zoning Commission has reviewed the preliminary plat; a rezoning review by the Planning and Zoning Commission and City Council does not require submittal of a detailed preliminary plat at the time of zoning consideration.

It should also be explained that City Council is also considering a rezoning ordinance for another related Medium Density (R-2) rezoning request for an 85.76-acre area of land just west. While both rezoning requests will be part of the same development area, two separate rezoning ordinances will be required for consideration by Council, as there will be two separate annexations (and timelines) involved as part of the annexation process of this overall development.

ANALYSIS: When considering rezoning requests, the Planning and Zoning Commission and City Council should take into account the following: Comprehensive Plan, Spot Zoning, and Public Input.

Comprehensive Plan:

A comprehensive plan serves as a long-range plan for community improvement, development, and growth. Iowa Code recommends for communities to adopt comprehensive plans, and that these plans should "include information on the amount, type, intensity and density of existing land use, trends in the market price, and plans for future land use throughout the municipality" (Chapter 18B). Said plans serve as policy guides, and are intended to be flexible and adaptive over time, setting forth the basic framework to guide activities and manage change.

The Future Land Use Map as part of the City's Comprehensive Plan guides for residential reserve development along with some greenspace within the proposed rezoning area. The developer is proposing residential construction with also some stormwater detention areas and a public park in their overall development plan. The uses proposed are consistent with the City's Future Land Use Map, so no update to the Future Land Use Map is proposed at this time.

In addition to the rezoning request being supported by the Future Land Use Map, below are some objectives pulled from the Comprehensive Plan which appear to also support the rezoning request:

Objective 4.1: *Maintain a diversity of single-family and multi-family housing that provides ample choices in housing style.*

Objective 4.23: *Guide new development to occur adjacent to other neighborhoods, rather than in a "leapfrog" pattern which can lead to the premature consumption of farmland.*

Spot Zoning:

According the Iowa State University & Outreach's "Midwest Planning Bluz", to determine whether illegal spot zoning has occurred, the courts consider whether the rezoning takes into account the following:

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

It does not appear this proposed rezoning constitutes spot zoning. As the enclosed Zoning Map shows, the requested zoning district of Medium Density Residential (R-2) also exists just south in the existing Sankey Summit Plat 1 subdivision area. Further, as previously noted, the Future Land Use Map as part of the City's Comprehensive Plan supports this rezoning request.

Public Input:

Per the City's Zoning Ordinance, letters were sent to property owners within 200' of the proposed rezoning. Thirty-two total letters were mailed by the City for this rezoning request. At the time of writing this report, the City has received comment from the following property owners within 200':

1. **Chantelle Maxwell, property owner at 212 Aaron Ave NW.** Enclosed public comment received on 1/13/2020. Comments received were regarding School District growth concerns as a result of the new development proposed. City staff responded to owner on 1/15/2020. No property owner response to 1/15/2020 email was received by staff.

2. **Grant & Lacie Calvin, property owners at 208 Aaron Ave NW.** Enclosed public received on 1/14/2020. Comments received were regarding general concerns over allowing additional growth within Bondurant. Staff responded to public comment on 1/15/2020. No property owner response to 1/15/2020 email was received by staff.
3. **Rich Powers, Superintendent of the Bondurant-Farrar Community School District.** Public comment received on 1/15/2020. Public comment noted that the rezoning notices were received by the District and have been shared with the Board and Facility Planning Group – there are no School District concerns at this time.

In addition to the above public comment received by property owners within 200', the following additional public comment was received by a non-owner within 200':


1. **Michael Webb, son of property owner at 8630 NE 72nd Street.** Michael stopped into City Hall on 1/15/2020 to discuss the proposed rezoning. He had no comments directly related to the rezoning request, but did have some questions relative to stormwater and also the future street extension of NE 86th Avenue. City staff relayed Michael Webb's comments to the developer's engineer.

The Planning and Zoning Commission meeting minutes of January 23rd, 2020 are included as part of the Council Packet – please see these minutes for additional public comment received during the Commission's rezoning public hearing.

PLANNING AND ZONING COMMISSION REVIEW/RECOMMENDATION:

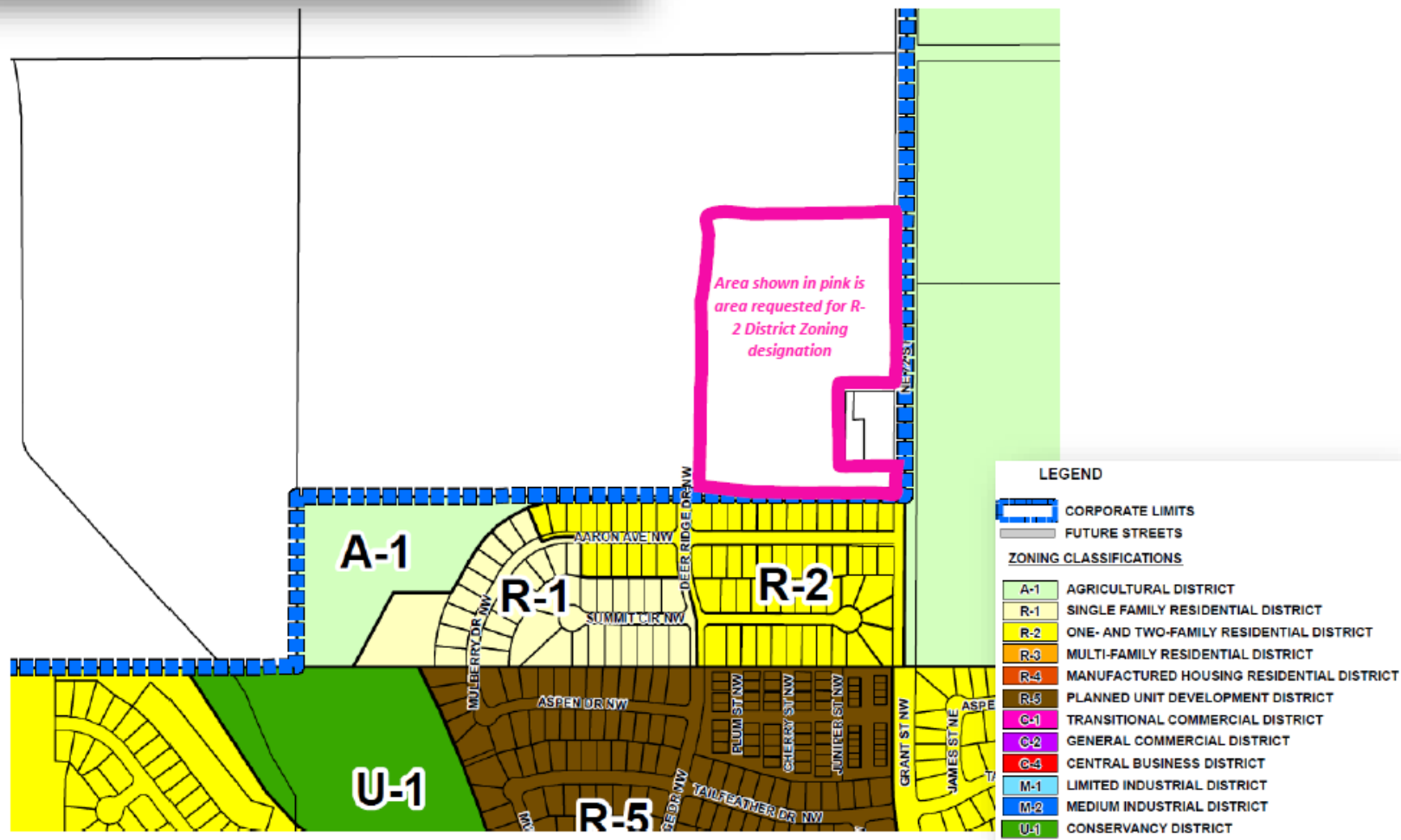
The Planning and Zoning Commission reviewed this rezoning request during their meeting on January 23rd, 2020 and voted unanimously for recommended rezoning approval, subject to the following recommended conditions:

1. That such rezoning request does not become official until the annexation for this same area is approved by the City Council and recorded; and
2. That all lots within the requested rezoning area shall be developed and used for Single-Family Detached Use and not Two-Family Dwelling Use.

____ Resolution <u> X </u> ____ Ordinance ____ Contract ____ Other (Specify) _____
Funding Source <u> N/A </u>
 _____ City Administrator

STAFF RECOMMENDATION: Subject to further comment received, staff recommends approval of the enclosed ordinance.

ZONING MAP CITY OF BONDURANT, IOWA

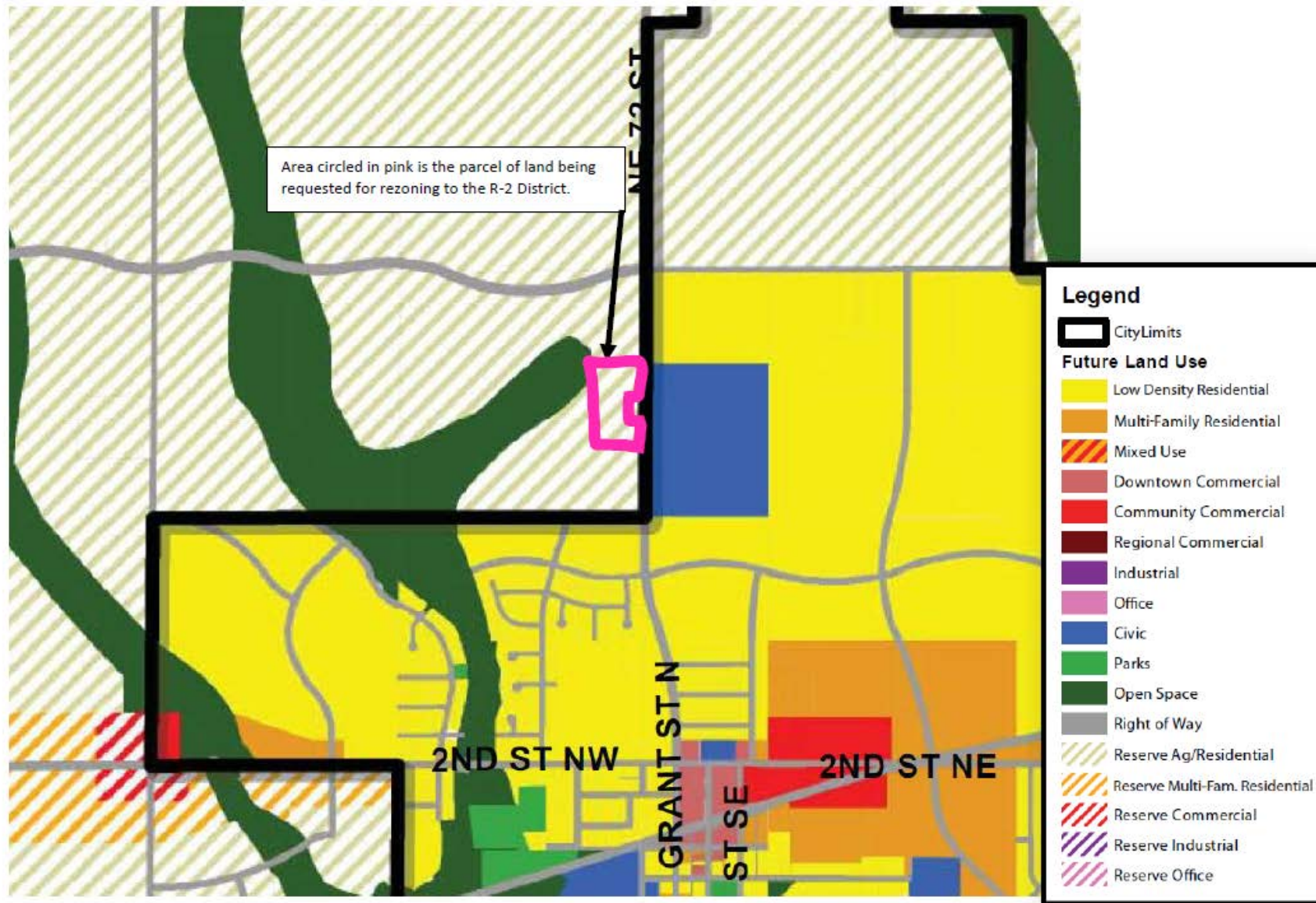


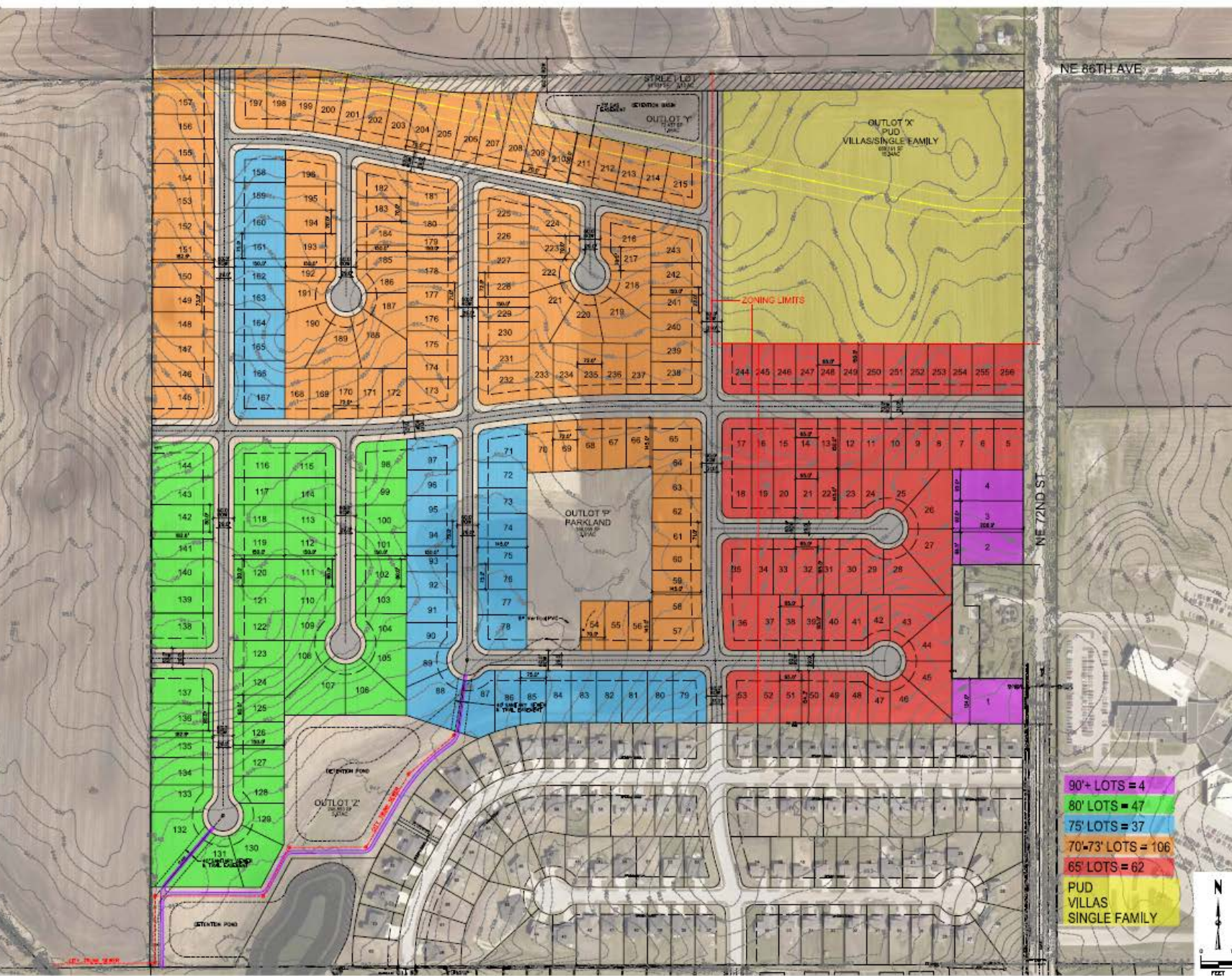
REZONING LEGAL DESCRIPTION: THE EAST 832.00 FEET (EXCEPT THE NORTH 790.00 FEET) OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT SANKEY SUMMIT PLAT 1. EXCEPT: A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1455.0 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., DOUGLAS TOWNSHIP, POLK COUNTY, IOWA, THENCE SOUTH 338.0 FEET, THENCE SOUTH 89°30' WEST 178.0 FEET, THENCE NORTH 215.0 FEET, THENCE SOUTH 89°30' WEST 45.0 FEET, THENCE NORTH 121.0 FEET, THENCE NORTH 89°30' EAST 223.0 FEET, TO THE POINT OF BEGINNING, 1.50 ACRES, MORE OR LESS. AND EXCEPT: BEGINNING AT A POINT BEING 1,455.00 FT. S-00°-00'00"-W AND 223.00 FT. S-89°-30'-00"-W OF THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE S-00°-00'00"-W, 121.00 FT., THENCE N-89°-30'-00"-E, 45.00 FT.; THENCE S-00°-00'00"-W, 215.00 FT.; THENCE S-89°-30'-00"-W, 81.03 FT.; THENCE N-00°-00'00"-E, 336.00 FT.; THENCE N-89°-30'-00"-E, 36.03 FT. TO THE POINT OF BEGINNING. ALL OF SAID PARCEL BEING LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND CONTAINING APPROXIMATELY 0.5000 ACRES. CONTAINING APPROXIMATELY 19.58 ACRES.

Summary of Section 178.08.4 - R-2 Bulk Regulations:

(A) Minimum Lot Area	7,500 sq. ft. 10,000 sq. ft. for two family dwellings Add 2,000 sq. ft. for each additional unit
(B) Minimum Floor Area	950 sq. ft., ranch style 1000 sq. ft., two story 875 sq. ft., split level style 850 sq. ft., split foyer style
(C) Lot Width	65 ft., single family 85 ft., two-family Add 20 ft. for every additional unit 75 ft. for corner lots
(D) Front Yard	30 ft. for dwellings 50 ft. for any permitted use other than dwellings
(E) Side Yard	15 ft. total side yard, 5 ft. minimum on each side, 1 and 1 ½ stories 15 ft. total side yard, 7 ft. minimum on each side, 2 and 3 stories 35 ft on each side, church or school 3 ft. accessory buildings 50 ft. for any permitted use other than dwellings
(F) Rear Yard	35 ft. for single family 3 ft. accessory buildings 50 ft. for any permitted use other than dwellings
(G) Maximum Height	35 ft. principal buildings 12 ft. accessory buildings
(H) Maximum Stories	3 stories for principal buildings 1 story for accessory buildings
(I) Accessory Buildings	1,000 sq. ft – Maximum Area for Accessory Garage 160 sq. ft. – Maximum Area for Yard Shed

Future Land Use Map





REVISIONS NO. DATE BY 1 10/20/2010 JAC		SHEET 1 OF 1
PROJECT NAME: 1022778 PROJECT NO: 1022778		

OWNER BONDUBANT, IOWA 2227 S.W. MAYFIELD BLVD. DES MOINES, IOWA 50312 515-261-0200 www.bondubant.com	
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DESIGNER SNYDER & ASSOCIATES, INC. 1000 E. 10TH ST., SUITE 100 DES MOINES, IOWA 50319 515-261-0200 www.snyderandassociates.com	
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PROJECT SANKEY SUMMIT CONCEPT LAYOUT 1-6-20	
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PROJECT NO. 1022778 SHEET 1 OF 1	
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Public Comment Received - Owners within 200'

1. Chantelle Maxwell, property owner at 212 Aaron Ave NW:

Hello, I received the rezoning map for the property north of sankey summit. My husband and I will not be able to attend the meeting next week but I would like to ask you what the school systems plan is to accommodate the growth of the town this rezoning will create? Will there be more classes added to keep an ideal teacher to student ratio, another school for the kids clear out here, more buses?, free busing for the kids that are "IN TOWN" but not really IN TOWN? Will there be an additional preschool program added since the program now can already not accommodate for the number of preschoolers currently in town?

Thank you for your time.

Chantelle Maxwell

2. Rich Powers, Bondurant-Farrar Community School District

Maggie and Marketa,

We discussed the new projects you have recently shared at our board meeting Monday.

#1. We really appreciate the communication on the projects. I share them electronically with our board and Facility Planning group. No need for a hard copy, email is perfectly acceptable.

#2. We are most interested in being alerted to projects that would receive anything special outside of the normal graduated abatement programs. We will assume that all you have shared so far receives one of the typical options. Not that we would object to other incentives, it is simply helpful to be aware of those specifically.

#3. No concerns with any of the recent projects shared.

When a resident calls and asks about school planning please refer them to me. I'd be happy to share more.

We will be scheduling community meetings to review Master Facility Plans. The basics have already been posted. Feel free to contact me to present/update any community group. We will be seeking feedback and answering questions at the meetings and online.

2 docs you can share w/ the interested community member are below.

This is for our proposed new 7-8 grade building.

<https://drive.google.com/file/d/1vT68O5dvjB-H7vG2KhJedfS6JOoYc8Pg/view>

This covers some updates needed in our middle school and district office.

<https://drive.google.com/file/d/1-peI3uUUSzKfe1t2QKp-LexbQnQ-1ICE/view>

Let me know if you have any questions.

Sincerely,

Rich

3. Grant & Lacie Calvin, property owners at 208 Aaron Ave NW:

Hello,

I am writing this email in regards to the proposed rezoning and annex of the property on the north side of Sankey Summit. I will be unable to attend the meeting as I will be out of town on vacation. I live at 208 Aaron Ave. NW.

First, I would like to start off by saying we thoroughly enjoy living in Bondurant. For the most part, this is just like the small town that we grew up in, and that is our main reason for residing here.

I would like to state that I am opposed to this expansion, at the current time. There are a few reason for this. The main reason I would like to put this expansion on hold, is mainly because I believe Bondurant needs to slow down on the residential growth they are approving. We can all agree that Bondurant is already bursting at the seams in almost every facet of the town. That includes, schools, city hall, property, and among other things the issues with more construction and lack of infrastructure. I am sure the homework has been done regarding some of these things, but I think you should reevaluate the approval of this property. How many vacant houses are there currently in the bondurant market? How many vacant lots are ready to be built on? Between the developments that are in progress to the west, and the development in Wolf Creek, how many lots still need houses on them?

Has anyone done the math on properties available or lots available at this current time? Is the sole purpose of this new development to bring new people in to town? Most likely people in town would not be able to sell their current house to move to this new proposed development because of the huge supply of new construction houses. The tax abatement along with the price of new construction homes makes it hard for someone in a house that is 5+ years old to sell theirs and move. So, that leaves the new homes for new families to move in to, which I am not opposed to, I just think we need to fill the new vacant homes and lots first.

Also, I would like to state, with the number of new homes and rising population paired with the little to no growth in actual businesses in Bondurant, the new homes should slow down and the tax abatement should be terminated. Once people make it through the tax abatement years, chances are high that those families will be moving. I knew when I moved here that the taxes were higher than average. But, what is currently being done to reduce those taxes? New houses certainly does not do it. Anything new construction does not contribute to the tax situation because of all the abatements.

There is little to no room to actually build a business in Bondurant, whether it be buy existing buildings or buy property. The businesses that are coming are the ones that have just moved across town. How can the P&Z board come up with ways to increase business alongside the new single family homes? What IS the board currently doing to grow the local businesses?
I personally own a business, where I rent office and warehouse space in Ankeny, because there is literally no where in town to conduct my business. I have tried for over a year to bring my business to town, but it just is not possible. My wife owns a hair salon and clothing boutique. We have been actively trying to find a place in Bondurant. Again, no such luck. There are a few city owned properties, that are not for sale, and I believe not adequately used. City owned property cost the tax payers money. When they sit vacant they cost the taxpayers more money.

As I sit here and type this email, I think about current properties that are under construction, owned, vacant, or outgrown by the city. That would be the old bank at the corner of Grant and 2nd which is currently vacant or being used for storage. City Hall is being added on to. The vacant lot on Main Street is virtually impossible to buy and build on unless the city approves the plan. And we should all be very honest with ourselves, the chances of a retail storefront with apartments on top is very unlikely to happen. We already know the fire department building is too small. Soon it will be the library and the public works building. Is there a plan in place for these things when the population jumps 2000+ people over the next couple years?

In short, please reconsider approving this annexation of property at the current time. One year would not be the end of everything. Just because someone purchases the property does not mean you must approve the request for rezoning. If you say yes once, it is very very difficult to tell the next person no. Thank you for your time

Respectfully,

Grant and Lacie Calvin

Grant Calvin
American Dream Exteriors, LLC
515-777-8420

CITY OF BONDURANT
ORDINANCE NO. 200203-201

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY
AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE FROM AGRICULTURAL (A-1) TO MEDIUM
DENSITY RESIDENTIAL (R-2)

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

Section 1. PURPOSE. The purpose of this ordinance is to change the zoning from Agricultural (A-1) to Medium Density Residential (R-2) on the following property also proposed for annexation into the corporate limits of the City of Bondurant, Polk County, Iowa and described as follows:

THE EAST 832.00 FEET (EXCEPT THE NORTH 790.00 FEET) OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, EXCEPT SANKEY SUMMIT PLAT 1

EXCEPT:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1455.0 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., DOUGLAS TOWNSHIP, POLK COUNTY, IOWA, THENCE SOUTH 336.0 FEET, THENCE SOUTH 89°30' WEST 178.0 FEET, THENCE NORTH 215.0 FEET, THENCE SOUTH 89°30' WEST 45.0 FEET, THENCE NORTH 121.0 FEET, THENCE NORTH 89°30' EAST 223.0 FEET, TO THE POINT OF BEGINNING, 1.50 ACRES, MORE OR LESS.

AND EXCEPT:

BEGINNING AT A POINT BEING 1,455.00 FT. S-00°-00'00"-W AND 223.00 FT. S-89°-30'-00"-W OF THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE S-00°-00'00"-W, 121.00 FT., THENCE N-89°-30'-00"-E, 45.00 FT.; THENCE S-00°-00'-00"-W, 215.00 FT.; THENCE S-89°-30'-00"-W, 81.03 FT.; THENCE N-00°-00'-00"-E, 336.00 FT.; THENCE N-89°-30'-00"-E, 36.03 FT. TO THE POINT OF BEGINNING. ALL OF SAID PARCEL BEING LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND CONTAINING APPROXIMATELY 0.5000 ACRES.

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

1. That the zoning change will create consistency between the City's Land Use Plan and Official Zoning Map.
2. That change zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.
4. That the public notice of this intended change has been published as by law required.

5. That such rezoning request does not become official until the annexation for this area is approved by the City Council and accepted by the State Development Board.
6. That as allowed per Section 414.5 of the Iowa Code and as recommended by the Planning and Zoning Commission, that the following condition of rezoning approval be included as part of this rezoning ordinance: all lots within the requested rezoning area shall be developed and used for Single-Family Detached Use and not Two-Family Dwelling Use.

Section 3. **HEREBY REZONED.** The property, above described, is hereby rezoned to Medium Density Residential (R-2), pending annexation approval.

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

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

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

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: February 3, 2020

SECOND CONSIDERATION: February 24, 2020

THIRD CONSIDERATION: March 2, 2020



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

Item No. 6j
For Meeting of 03/02/2020

TITLE: Third ordinance consideration for rezoning request from the City's Agricultural (A-1) District to the Planned Unit Development (R-5) District on the Webb rezoning area.

ACTION: Second ordinance consideration

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY: The City has received a rezoning application for a 62.84-acre area of land also proposed for annexation into the City of Bondurant's city limits in the area as shown in the enclosed maps. This rezoning application has been submitted by Quail Run West, LLC (developer) on behalf of Stanley & Mary Webb (current owners). This rezoning land is currently situated outside Bondurant's city limits, and thus is not zoned by the City of Bondurant. The rezoning request is that the Official Zoning Map be changed from the Agricultural (A-1) District to the Planned Unit development (R-5) District for this 62.84-acre rezoning area, pending annexation approval. This rezoning process is consistent with Section 177.07.7 of the City's Zoning Code, which notes that when land is annexed into the City, this annexed land is automatically zoned as being within the City's Agricultural (A-1) District unless a rezoning application is also submitted for consideration.

The purpose of this rezoning request is to allow for construction of a subdivision meeting requirements of the City's Planned Unit Development (R-5) District. Here is an excerpt on the intent section of the City's R-5 District: *"The R-5 District is intended and designed to provide a means for the development of large tracts of ground on a unit basis, allowing greater flexibility and diversification of land uses and building locations than the conventional single lot method provided in other sections of this Zoning Code".*

Enclosed is a Planned Unit Development Master Plan submitted by the developer as part of the rezoning request. You'll see that the Master Plan proposes that the majority of the subdivision will be comprised of single-family detached lots that will meet the minimum bulk requirements of the City's Medium Density (R-2) District. The Master Plan also shows two development areas for row house/multi-family development along 2nd Street NW and NE 64th Street. This Master Plan also shows that Outlot Z will be designated for future General Commercial (C-2) use; this commercial-type use designation is permitted in the R-5 District if Council determines this use to be consistent with the City's Comprehensive Plan (Section 178.06.1.H). In addition of these uses proposed, the developer will also need to meet requirements of the City's Stream Buffer Ordinance – the developer is accommodating for the Stream Buffer Ordinance, as is depicted in the dashed green line on the attached concept.

Being considered by the Council as part of this rezoning staff report is the topic of rezoning only. The topic of preliminary plat approval will be considered by a separate resolution after the City's Planning and Zoning Commission has reviewed the preliminary plat; a rezoning review by the Planning and Zoning Commission and City Council does not require submittal of a detailed preliminary plat at the time of zoning consideration.

ANALYSIS: When considering rezoning requests, the Planning and Zoning Commission and City Council should take into account the following: Comprehensive Plan, Spot Zoning, and Public Input.

Comprehensive Plan:

A comprehensive plan serves as a long-range plan for community improvement, development, and growth. Iowa Code recommends for communities to adopt comprehensive plans, and that these plans should "include information on the amount, type, intensity and density of existing land use, trends in the market price, and plans for future land use throughout the municipality" (Chapter 18B). Said plans serve as policy guides, and are intended to be flexible and adaptive over time, setting forth the basic framework to guide activities and manage change.

The Future Land Use Map as part of the City's Comprehensive Plan guides for multi-family residential reserve use along 2nd Street NW and the north portion of NE 64th Street. The Future Land Use Map then guides for low-density residential reserve use south of the multi-family use. In addition to these areas guided for residential use, the Future Land Use Map also guides for some conservancy space along the creek and also a commercial area at the corner of 2nd Street NW and NE 64th Street. The R-5 rezoning request appears to be consistent with the Future Land Use Map, so no update to the Future Land Use Map is proposed at this time.

In addition to the rezoning request being supported by the Future Land Use Map, below are some objectives pulled from the Comprehensive Plan which appear to also support the rezoning request:

- **Objective 4.1:** *Maintain a diversity of single-family and multi-family housing that provides ample choices in housing style.*
- **Objective 4.23:** *Guide new development to occur adjacent to other neighborhoods, rather than in a "leapfrog" pattern which can lead to the premature consumption of farmland.*

Spot Zoning:

According the Iowa State University & Outreach's "Midwest Planning Bluz", to determine whether illegal spot zoning has occurred, the courts consider whether the rezoning takes into account the following:

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

It does not appear this proposed rezoning constitutes spot zoning. As the enclosed Zoning Map shows, the requested zoning district of Planned Unit Development (R-5) also exists just east in the

existing Quail Run Plat 1 subdivision area. Further, as previously noted, the Future Land Use Map as part of the City's Comprehensive Plan supports this rezoning request.

Public Input:

Per the City's Zoning Ordinance, letters were sent to property owners within 200' of the proposed rezoning. Thirteen total letters were mailed by the City for this rezoning request. At the time of writing this report, the City has received comment from the following property owners within 200':


1. **Rich Powers, Superintendent of the Bondurant-Farrar Community School District.**
Public comment received on 1/15/2020. Public comment noted that the rezoning notices were received by the District and have been shared with the Board and Facility Planning Group – there are no School District concerns at this time.

The Planning and Zoning Commission meeting minutes of January 23rd, 2020 are included as part of the Council Packet – please see these minutes for additional public comment received during the Commission's rezoning public hearing.

PLANNING AND ZONING COMMISSION REVIEW/RECOMMENDATION:

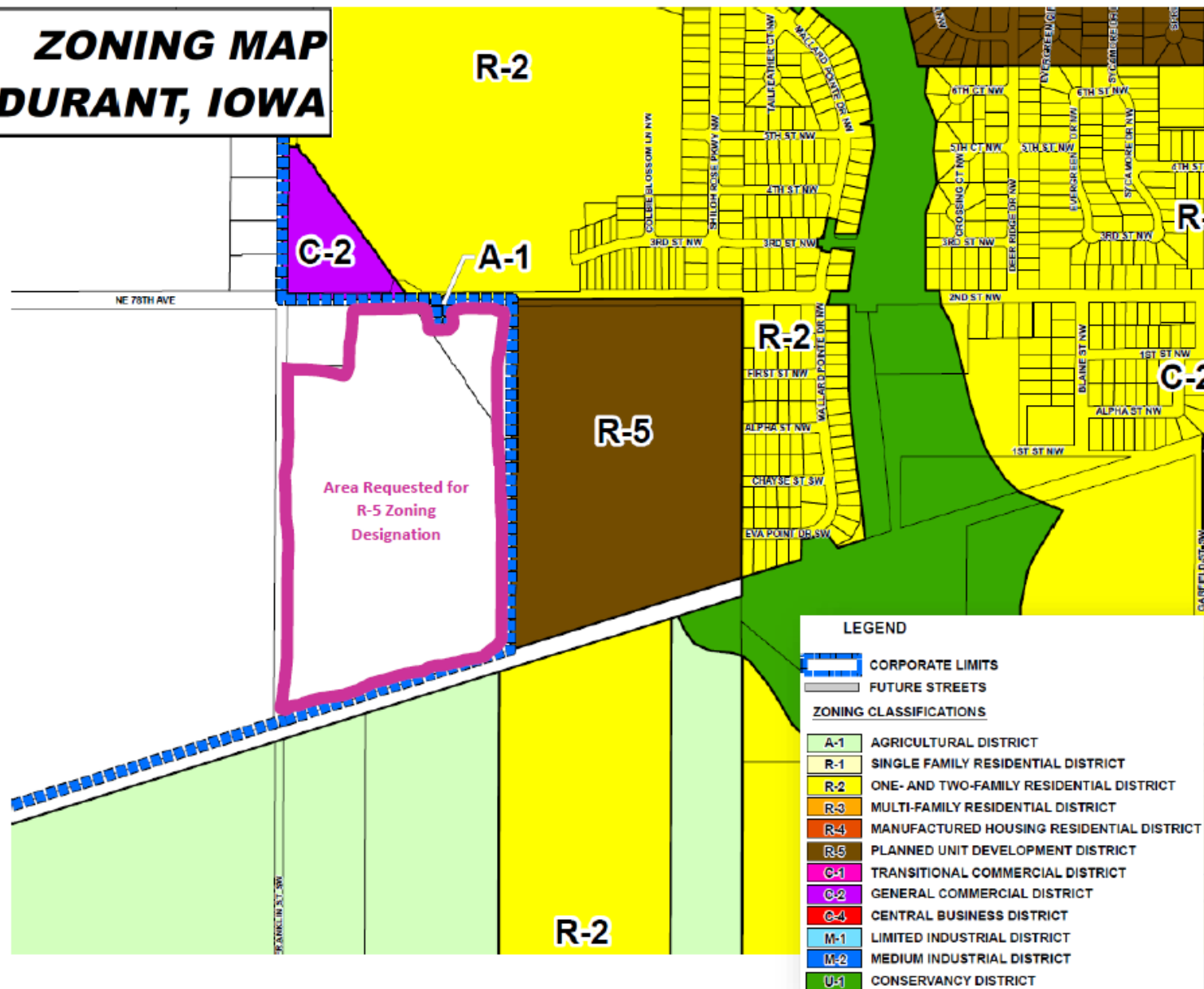
The Planning and Zoning Commission reviewed this rezoning request during their meeting on January 23rd, 2020 and voted unanimously for recommended rezoning approval, subject to the following code clarification item:

1. That such rezoning request does not become official until the annexation for this same area is approved by the City Council and accepted by the City Development Board.

____ Resolution <u> X </u> Ordinance ____ Contract ____ Other (Specify) _____	
Funding Source _____ N/A	
APPROVED FOR SUBMITTAL _____	
City Administrator	

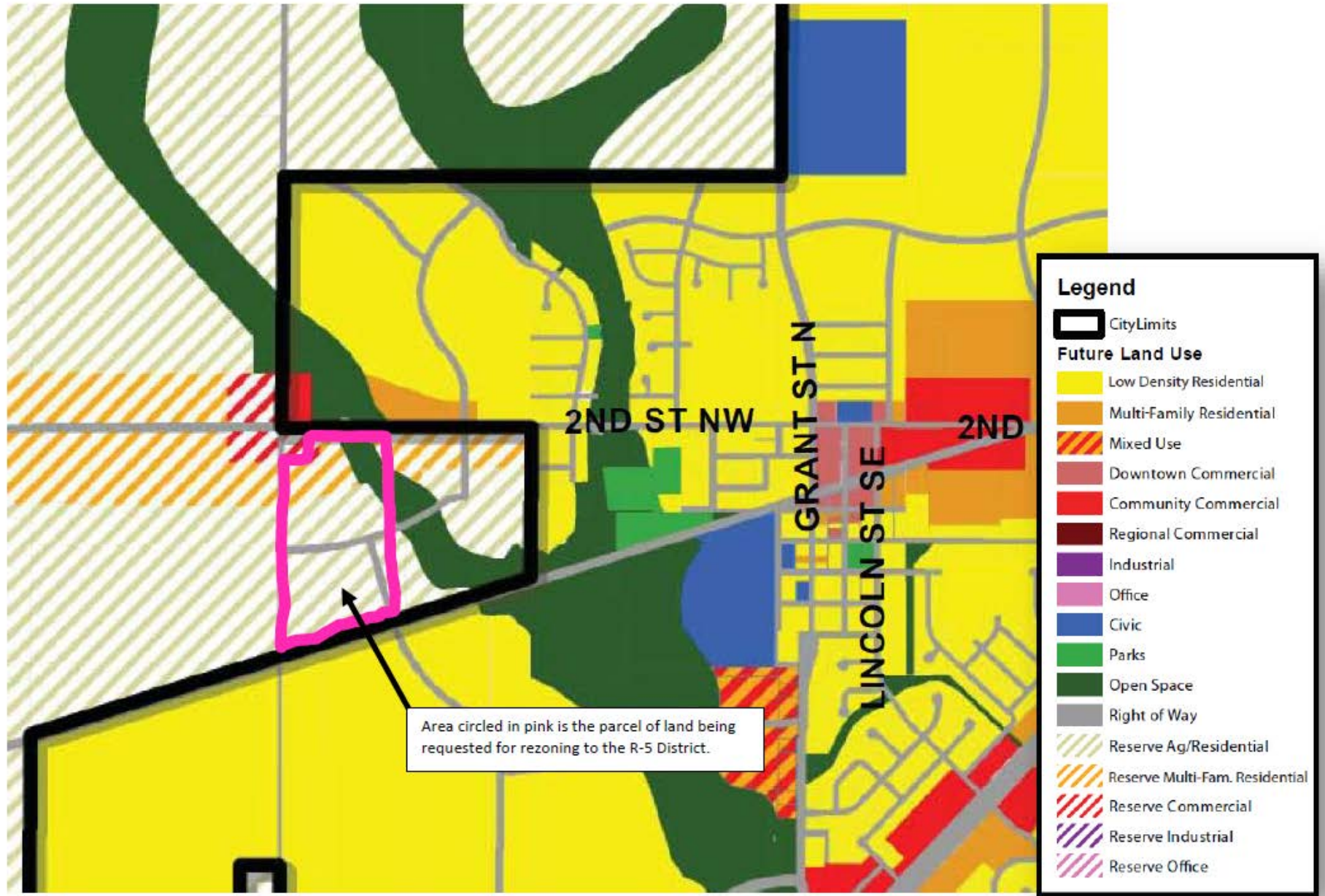
STAFF RECOMMENDATION: Subject to further comment received, staff recommends approval of second reading of the enclosed ordinance.

ZONING MAP CITY OF BONDURANT, IOWA



REZONING LEGAL DESCRIPTION: THE WEST 1/2 OF THE NW 1/4 OF SECTION 38, TOWNSHIP 80 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING NORTH OF THE RAILROAD RIGHT-OF-WAY, EXCEPT THE SOUTH 100 FEET OF THE NORTH 134.5 FEET OF THE EAST 75 FEET OF THE WEST 955 FEET, AND EXCEPT A PARCEL BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE DUE EAST 407.9 FEET ALONG THE NORTH LINE OF THE NW 1/4, THENCE SOUTH 0°32' WEST 381.1 FEET; THENCE NORTH 89°33' WEST 408.4 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4, THENCE NORTH 0°37' EAST ALONG THIS LINE 377.9 FEET TO POINT OF BEGINNING AND EXCEPT THOSE PARCELS CONVEYED TO POLK COUNTY BY WARRANTY DEED RECORDED IN BOOK 9575, PAGE 946 AND BOOK 9575, PAGE 948, AND EXCEPT 3.13 ACRES OF ROAD (THE 1.50 ACRES OF DITCH BEING ADDED FROM ABSTRACT 75658 BY AMERICAN ABSTRACT COMPANY CONTINUED TO MAY 14, 1983, AT 2:01 P.M.). CONTAINING APPROXIMATELY 62.84 ACRES.

Future Land Use Map



CITY OF BONDURANT
ORDINANCE NO. 200203-202

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY
AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE FROM AGRICULTURAL (A-1) TO
PLANNED UNIT DEVELOPMENT (R-5)

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

Section 1. PURPOSE. The purpose of this ordinance is to change the zoning from Agricultural (A-1) to Planned Unit Development (R-5) on the following property also proposed for annexation into the corporate limits of the City of Bondurant, Polk County, Iowa and described as follows:

THE WEST 1/2 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, LYING NORTH OF THE RAILROAD RIGHT-OF-WAY, EXCEPT THE SOUTH 100 FEET OF THE NORTH 134.5 FEET OF THE EAST 75 FEET OF THE WEST 955 FEET, AND EXCEPT A PARCEL BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE DUE EAST 407.9 FEET ALONG THE NORTH LINE OF THE NW 1/4, THENCE SOUTH 0°32' WEST 381.1 FEET; THENCE NORTH 89°33' WEST 408.4 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4, THENCE NORTH 0°37' EAST ALONG THIS LINE 377.9 FEET TO POINT OF BEGINNING AND EXCEPT THOSE PARCELS CONVEYED TO POLK COUNTY BY WARRANTY DEED RECORDED IN BOOK 9575, PAGE 946 AND BOOK 9575, PAGE 948, AND EXCEPT 3.13 ACRES OF ROAD (THE 1.50 ACRES OF DITCH BEING ADDED FROM ABSTRACT 75658 BY AMERICAN ABSTRACT COMPANY CONTINUED TO MAY 14, 1963, AT 2:01 P.M.).

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

1. That the zoning change will create consistency between the City's Land Use Plan and Official Zoning Map.
2. That change zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.
4. That the public notice of this intended change has been published as by law required.
5. That such rezoning request does not become official until the annexation for this area is approved by the City Council and accepted by the City Development Board.

Section 3. HEREBY REZONED. The property, above described, is hereby rezoned to Planned Unit Development (R-5), pending annexation approval.

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

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

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

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: February 3, 2020

SECOND CONSIDERATION: February 24, 2020

THIRD CONSIDERATION: March 2, 2020



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

Item No. 6k
For Meeting of 03/02/2020

TITLE: Third ordinance consideration for request to modify an existing Planned Unit Development (R-5) District.

ACTION: Second ordinance consideration

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY: The City is in receipt of a request by Quail Run LLC, owner/developer, to modify an existing area of land zoned as being within the City's Planned Unit Development (R-5) District. Please see the enclosed map showing this area requested for modification. This zoning modification request is to keep the Planned Unit Development (R-5) District designation, but to establish minimum lot size requirements to allow for single-family detached residential development to occur within the requested modification area.

This area of land was rezoned from Agricultural (A-1) to Planned Unit Development (R-5) in May 2018 as part of the original overall Quail Run rezoning request. At the time the rezoning was approved, there were no bulk regulations/uses identified for the current requested modification area. Section 178.06.5.D of the City's Zoning Code states that substantial modifications to an existing Planned Unit Development Master Plan shall be processed in the same manner as a rezoning. Enclosed is an updated Planned Unit Development Master Plan submitted by the developer as part of the zoning modification request. You'll see that Lots 17-37 fall within the current zoning modification area.

Being considered by the Commission as part of this zoning modification staff report is the topic of zoning modification only. The topic of preliminary plat approval will be considered by a separate resolution after the City's Planning and Zoning Commission has reviewed the preliminary plat.

ANALYSIS: When considering R-5 District zoning modification requests, the Planning and Zoning Commission and City Council should take into account the following: Comprehensive Plan, Requirements of the Planned Unit Development District, and Public Input.

Comprehensive Plan:

The Future Land Use Map as part of the City's Comprehensive Plan guides for low-density residential reserve in this area requested for zoning modification. The zoning modification request

appears to be consistent with the Future Land Use Map, so no update to the Future Land Use Map is proposed at this time.

Requirements of the Planned Unit Development District (Section 178.06):


The enclosed Master Plan lists the proposed bulk regulations for this modification area. These bulk regulations meet minimum requirements of the City's Medium Density (R-2) District relative to single-family detached requirements.

Public Input:

Per the City's Zoning Ordinance, letters were sent to property owners within 200' of the proposed zoning modification area. Seven total letters were mailed by the City for this modification request. At the time of writing this report, no public comment has been received relative to the modification request.

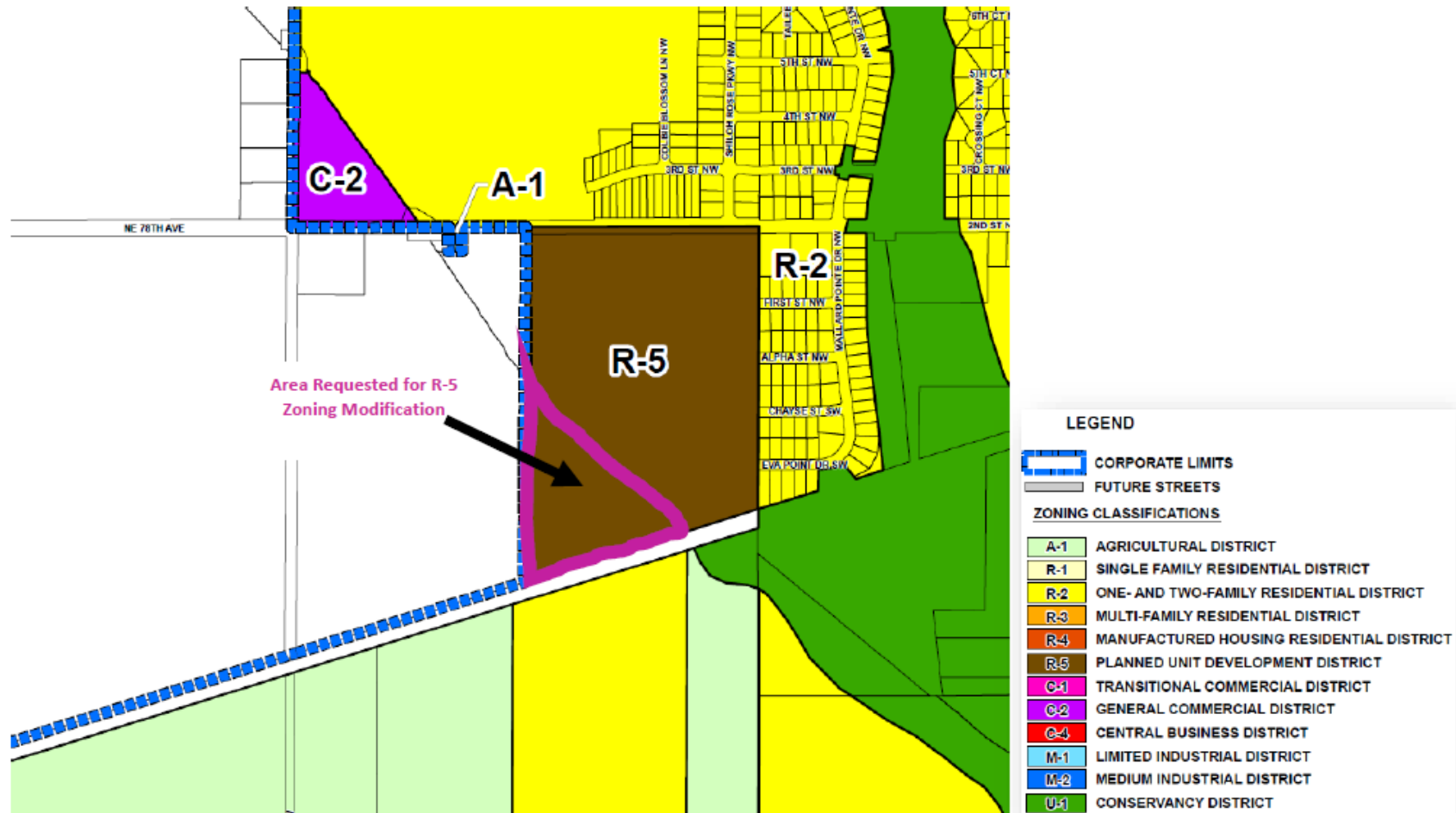
PLANNING AND ZONING COMMISSION REVIEW/RECOMMENDATION:

The Planning and Zoning Commission reviewed this rezoning request during their meeting on January 23rd, 2020 and voted unanimously for recommended Planned Unit Development (R-5) District modification approval to allow for single-family detached use as shown on the Master Plan within this modification area.

____ Resolution <u> X </u> Ordinance ____ Contract ____ Other (Specify) _____	
Funding Source _____ N/A	
APPROVED FOR SUBMITTAL _____	
City Administrator	

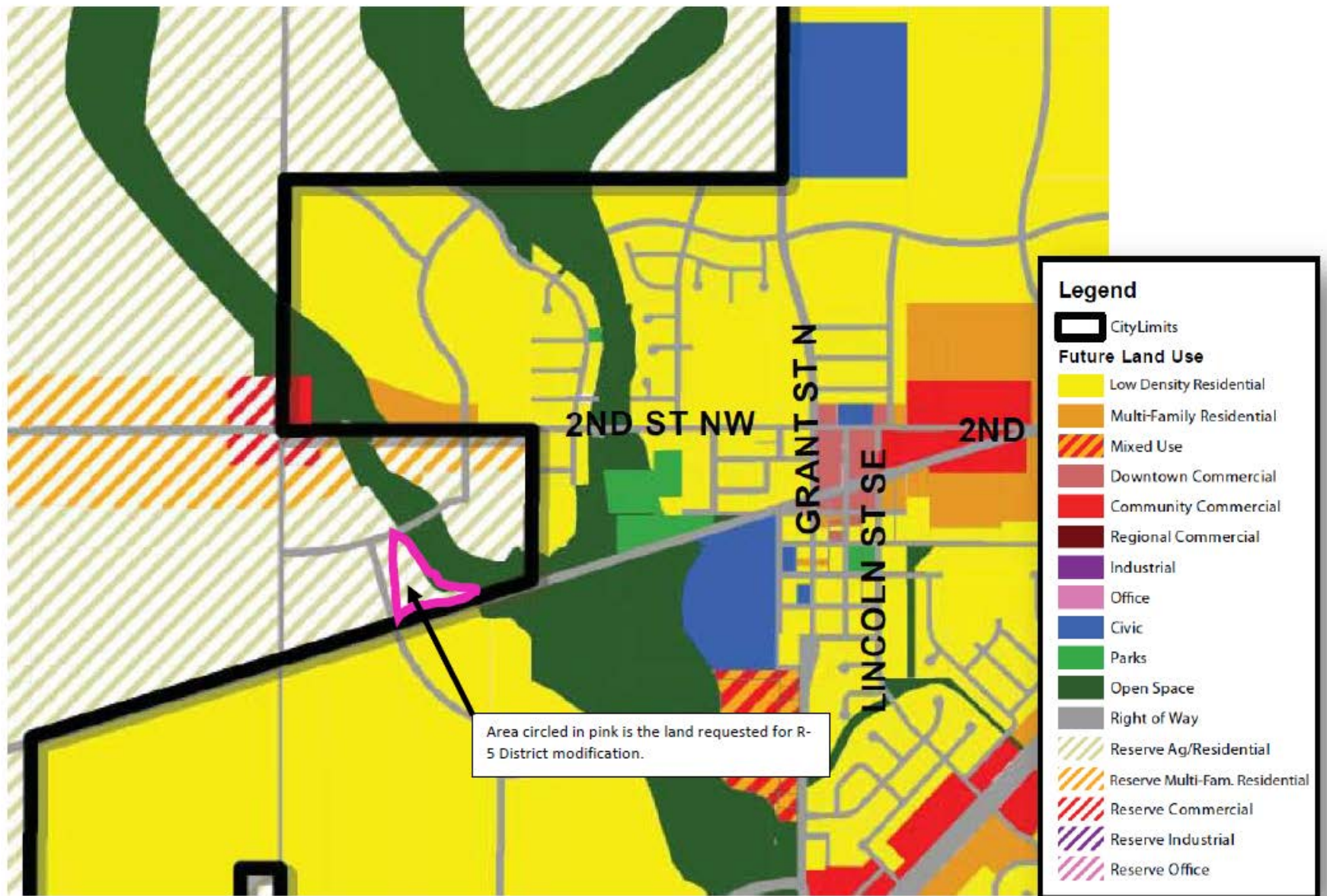
STAFF RECOMMENDATION: Subject to further comment received, staff recommends approval of second reading of the enclosed ordinance.

ZONING MAP CITY OF BONDURANT, IOWA



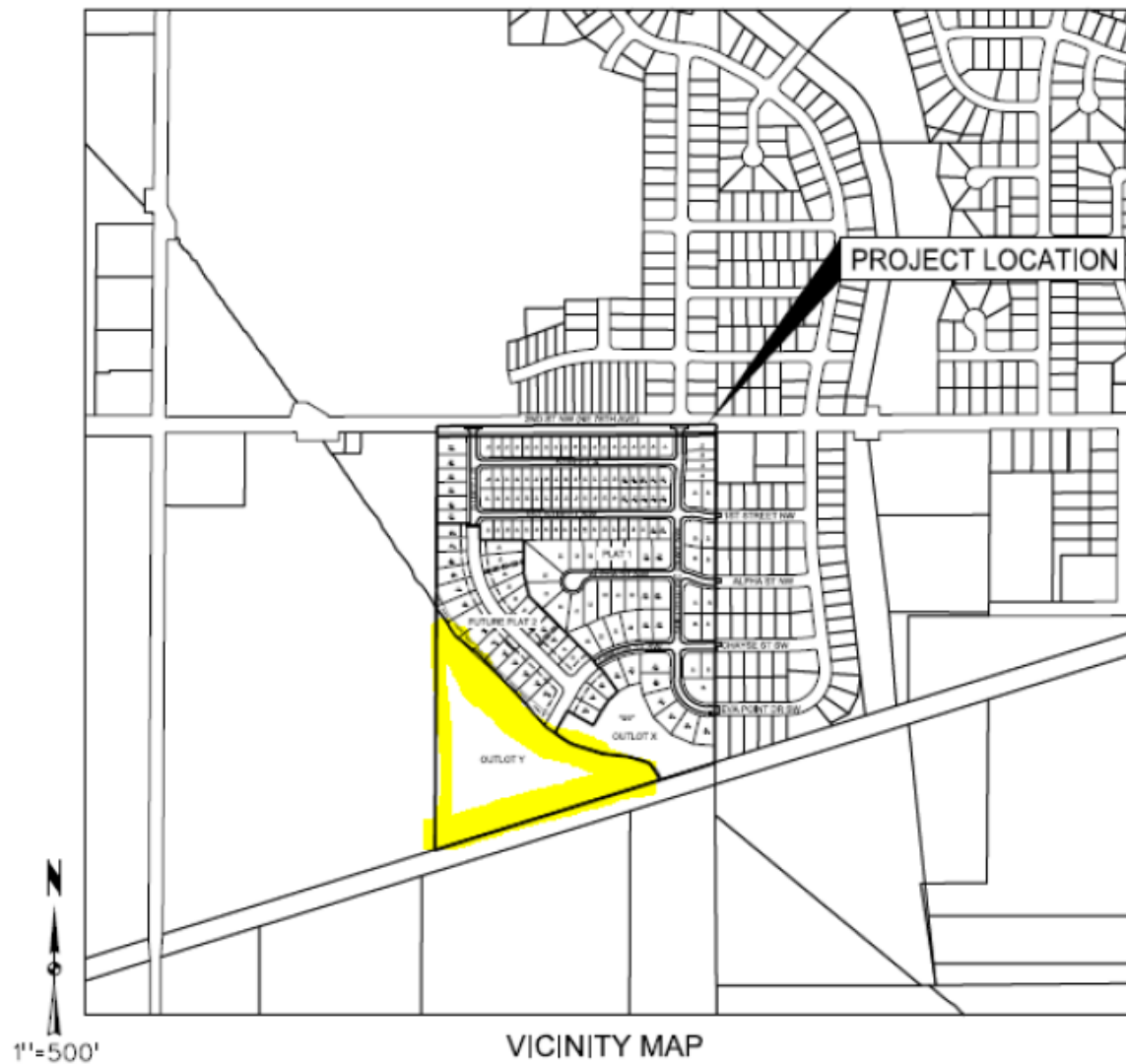
ZONING MODIFICATION LEGAL DESCRIPTION: A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 00°18'03" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 857.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°57'44" EAST, 188.42 FEET; THENCE SOUTH 47°05'22" EAST, 305.14 FEET; THENCE SOUTH 42°28'13" EAST, 285.39 FEET; THENCE SOUTH 54°48'09" EAST, 80.28 FEET; THENCE SOUTH 54°48'09" EAST, 91.47 FEET; THENCE SOUTH 72°47'59" EAST, 156.18 FEET; THENCE SOUTH 83°50'19" EAST, 121.91 FEET; THENCE SOUTH 73°00'38" EAST, 104.92 FEET; THENCE SOUTH 41°32'35" EAST, 54.56 FEET; THENCE SOUTH 24°20'38" EAST, 42.78 FEET; THENCE SOUTH 72°42'26" WEST, 1115.82 FEET; THENCE NORTH 00°18'03" EAST, 1143.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.96 ACRES (521, 057 S.F.).

Future Land Use Map



Excerpt from

QUAIL RUN PRELIMINARY PLAT



The Quail Run Preliminary Plat area was rezoned by Council on 5/21/2018. At the time of rezoning and also preliminary plat approval, no bulk regulations were established for the highlighted portion above now proposed for Planned Unit Development (R-5) District Modification – such modification will be to establish bulk regulations for the proposed single-family lots within this area.

CITY OF BONDURANT
ORDINANCE NO. 200203-203

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY
MODIFYING THE ZONING CLASSIFICATION OF AN EXISTING PLANNED UNIT DEVELOPMENT (R-5)
DESIGNATION

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

Section 1. PURPOSE. The purpose of this ordinance is to modify an existing Planned Unit Development (R-5) District by establishing single-family detached use and bulk regulations as shown on the Master Plan on the following property in the City of Bondurant, Polk County, Iowa and described as follows:

A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 80 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 00°16'03" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 857.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34°57'44" EAST, 166.42 FEET; THENCE SOUTH 47°05'22" EAST, 305.14 FEET; THENCE SOUTH 42°28'13" EAST, 285.39 FEET; THENCE SOUTH 54°46'09" EAST, 60.28 FEET; THENCE SOUTH 54°46'09" EAST, 91.47 FEET; THENCE SOUTH 72°47'59" EAST, 156.16 FEET; THENCE SOUTH 83°50'19" EAST, 121.91 FEET; THENCE SOUTH 73°00'36" EAST, 104.92 FEET; THENCE SOUTH 41°32'35" EAST, 54.56 FEET; THENCE SOUTH 24°20'38" EAST, 42.76 FEET; THENCE SOUTH 72°42'26" WEST, 1115.82 FEET; THENCE NORTH 00°16'03" EAST, 1143.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.96 ACRES (521, 057 S.F.).

Section 3. HEREBY MODIFIED. The property, above described, is hereby modified to establish use and bulk regulations within an existing Planned Unit Development (R-5) District as shown on the Master Plan.

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

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

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

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: February 3, 2020

SECOND CONSIDERATION: February 24, 2020

THIRD CONSIDERATION: March 2, 2020



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

Item No. 6l
For Meeting of 3/2/2020

TITLE: Resolution affixing a public hearing for March 23rd, 2020 regarding a public storm sewer easement vacation request for the Hazel Marie Townhomes Plat 2 & Plat 4 areas.

ACTION: Resolution for vote on March 2nd, 2020

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY: The City is in receipt of the enclosed Easement Vacation Plat for the Hazel Marie Townhomes Plat 2 & Plat 4 areas. This easement vacation request has been submitted to eliminate the existing 30'-wide storm sewer easement which was established as part of the 2005-approved Hazel Marie Townhomes Plat 2 Subdivision. This Easement Vacation Plat would also then re-establish a narrower 15'-wide public storm sewer easement as shown in the Easement Vacation Plat to accommodate for the existing public storm sewer that exists underground. This request has been submitted to allow for construction of a dwelling on Lot 7 of Hazel Marie Townhomes Plat 4.

ANALYSIS: The following were notified of this easement vacation request:


1. **John Horton, Public Works Director.** John reviewed and noted no concerns with the Easement Vacation Plat. John noted that the proposed 15'-wide permanent easement width is sufficient, as the storm runs very shallow in this area.
2. **Bob Veenstra, City Engineer.** Bob reviewed and noted no concerns with the proposed 15'-wide easement area. Bob noted that because the existing easement is a single-purpose (city storm), no other utility notifications for this easement vacation request should be necessary.

PLANNING AND ZONING COMMISSION REVIEW/RECOMMENDATION

The Planning and Zoning Commission reviewed this easement vacation request during their February 13th, 2020 meeting and recommended unanimous approval with a 6-0 vote.

ALTERNATIVES: The option exists to not set the March 23rd public hearing; however, this is not recommended by staff as a public hearing is required for such public easement vacation requests.

STAFF RECOMMENDATION: Staff recommends approval of the resolution setting the public storm sewer easement vacation public hearing for March 23rd, 2020.

<input checked="checked" type="checkbox"/> Resolution _____ Ordinance ____ Contract _____ Other (Specify) _____
Funding Source _____ N/A
APPROVED FOR SUBMITTAL _____ 
City Administrator

CITY OF BONDURANT
RESOLUTION NO. 200302-62

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE PROPOSED PUBLIC STORM SEWER
EASEMENT VACATION REQUEST FOR AN EASEMENT SITUATED IN THE HAZEL MARIE TOWNHOMES
PLATS 2 & 4

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

That the City Council of the Bondurant, Iowa, hereby proposes to vacate a public storm sewer easement on the following property located in Bondurant, Polk County, Iowa, and described as follows:

A 30 FOOT WIDE PUBLIC STORM SEWER EASEMENT UNDER AND ACROSS OUTLOT "Z", HAZEL MARIE TOWNHOMES PLAT 2 AND LOT 7, HAZEL MARIE TOWNHOMES PLAT 4, EXCEPT THE PORTION EXTENDING ONTO LOT 1, CLARENCE OLESON VISTA ESTATES PLAT 6, ALL IN AND FORMING A PART OF THE CITY OF BONDURANT, IOWA, THE CENTERLINE OF SAID EASEMENT, 15 FEET ON EACH SIDE, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERNMOST CORNER OF HAZEL MARIE TOWNHOMES PLAT 2, ALSO BEING THE WESTERNMOST CORNER OF CLARENCE OLESON VISTA ESTATES PLAT 6; THENCE S43°14'30"W, 41.65 FEET ALONG THE NORTHWESTERLY LINE OF SAID HAZEL MARIE TOWNHOMES PLAT 2 TO THE POINT OF BEGINNING; THENCE S58°10'46"E, 180.45 FEET TO A POINT LYING ON A CURVE ON THE NORTHWESTERLY RIGHT-OF-WAY OF ADAMS STREET SE, SAID CURVE HAVING A RADIUS OF 260.09 FEET (RECORDED AS 260.00 FEET) AND CONCAVE SOUTHEASTERLY, SAID POINT BEING S32°27'42"W, 2.06 FEET SOUTHWESTERLY FROM THE NORTHEAST CORNER OF SAID HAZEL MARIE TOWNHOMES PLAT 2 AS MEASURED ALONG A CHORD OF SAID CURVE WITH A CENTRAL ANGLE OF 1°19'36" AND AN ARC DISTANCE OF 2.06 FEET.

A public hearing will be held on the March 23rd day of March, 2020, AD, at 6:00 p.m. in the Bondurant Community Library at 104 2nd Street NE, Bondurant, Iowa at which time the Council will hear public comments on the proposed change public storm sewer easement vacation request.

The City Clerk is hereby directed to publish notice of said hearing, as required by law.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 2nd day of March, 2020.

By: _____
Curt Sullivan, 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				
Elrod				
Enos				
McKenzie				
Peffer				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant, Iowa, hereby proposes to vacate a public storm sewer easement located in Bondurant, Polk County, Iowa and described as follows:

A 30 FOOT WIDE PUBLIC STORM SEWER EASEMENT UNDER AND ACROSS OUTLOT "Z", HAZEL MARIE TOWNHOMES PLAT 2 AND LOT 7, HAZEL MARIE TOWNHOMES PLAT 4, EXCEPT THE PORTION EXTENDING ONTO LOT 1, CLARENCE OLESON VISTA ESTATES PLAT 6, ALL IN AND FORMING A PART OF THE CITY OF BONDURANT, IOWA, THE CENTERLINE OF SAID EASEMENT, 15 FEET ON EACH SIDE, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERNMOST CORNER OF HAZEL MARIE TOWNHOMES PLAT 2, ALSO BEING THE WESTERNMOST CORNER OF CLARENCE OLESON VISTA ESTATES PLAT 6; THENCE S43°14'30"W, 41.65 FEET ALONG THE NORTHWESTERLY LINE OF SAID HAZEL MARIE TOWNHOMES PLAT 2 TO THE POINT OF BEGINNING; THENCE S58°10'46"E, 180.45 FEET TO A POINT LYING ON A CURVE ON THE NORTHWESTERLY RIGHT-OF-WAY OF ADAMS STREET SE, SAID CURVE HAVING A RADIUS OF 260.09 FEET (RECORDED AS 260.00 FEET) AND CONCAVE SOUTHEASTERLY, SAID POINT BEING S32°27'42"W, 2.06 FEET SOUTHWESTERLY FROM THE NORTHEAST CORNER OF SAID HAZEL MARIE TOWNHOMES PLAT 2 AS MEASURED ALONG A CHORD OF SAID CURVE WITH A CENTRAL ANGLE OF 1°19'36" AND AN ARC DISTANCE OF 2.06 FEET.

A public hearing will be held on the 23rd day of March, 2020 AD, at 6:00 p.m. in the Bondurant Community Library at 104 2nd Street NE, Bondurant, Iowa at which time the Council will hear public comments on the proposed public storm sewer easement vacation request.

SHELBY HAGAN,
CITY CLERK

Index Legend

Type...: Easement Plat - 15' Storm Sewer Easement

Description...: Outlot "Z", Hazel Marie Townhomes Plat 2 & Lot 8, Hazel Marie Townhomes Plat 4

Address...: 1300 Audrey Street SE - Bondurant, IA

Owner...: H. Marie, L.L.C.

Requester...: Jeff Buckley (Lansink Construction, Inc.)

Surveyor...: Brian R. Campbell, PE, PLS

Return to...: Campbell Engineering & Land Surveying
301 NE Trilein Dr. - Suite #1
Ankeny, IA 50021
515-963-4385
info@cesiowa.com

Recorder Use Only

<u>Legend</u>	
CL	Centerline
(M)	Measured Distance
(P)	Platted Distance
RCP	Reinforce Concrete Pipe
●	Found 5/8"Ø Iron rebar

LEGAL DESCRIPTION OF 15' PUBLIC

A 15 foot wide Public Storm Sewer Easement under and
a part of the City of Bondurant, Iowa, more particularly de
Westernmost corner of Clarence Oleson Vista Estates Pl
the Point of Beginning; thence S57°53'31"E, 166.41 feet
Clarence Oleson Vista Estates Plat 6; thence S46°45'30"
the Northwesterly right-of-way of Adams Street SE, said
said curving right-of-way 12.59 feet to the left having a ch
Townhomes Plat 2; thence N43°14'30"E; 15.29 feet to th

Point of Commencement - 5/8"Ø Iron rebar
Northernmost plat corner of Hazel Marie Townhomes Plat 2 &
Westernmost corner of Clarence Oleson Vista Estates Plat 6

Point of Beginning

Existing 30' Storm Sewer
Easement to be vacated

CL Existing 30"Ø
RCP Storm Sewer

Clarence Oleson Vista Estates Plat 6
S46°45'30"E 175.75'
168.46'

Outlot "Z", Hazel Marie Townhomes Plat 2

Lot 7
1300

Lot 8
1302

Outlot "Z", Hazel Marie Townhomes Plat 4

Audrey Street SE

Adams St. SE

Northeast plat corner of Hazel Marie
Townhomes Plat 2 - 5/8"Ø Iron rebar

Ch = S31°44'17"W 12.59'
L = 12.59'
R = 260.09'(M), 260.00'(P)
D = 2°46'27"

Graphic Scale
0 10' 20'

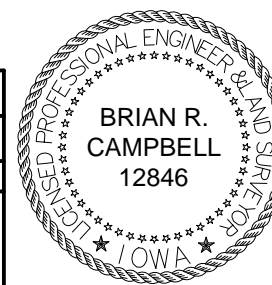
Public Storm Sewer Easement Being Conveyed to the City of Bondurant
and across Outlot "Z", Hazel Marie Townhomes Plat 2 and Lot 7, Hazel Marie Townhomes Plat 4, in and forming
as described as Commencing at the Northernmost plat corner of Hazel Marie Townhomes Plat 2, also being the

Signed: _____
Brian R. Campbell, P.E., P.L.S.

Date: _____ Lic. No. _____
*My license renewal date is December 31, 2021

FIELD WORK.:	
DRAWN BY.... BRC	1/21/2020
CHECKED BY:	
REVISED BY.. BRC	2/5/2020
REVISED BY..	
REVISED BY :	

PROJECT #: HML2001	
FILE #.....: EP2001	
SCALE	SHEET
VERT...:	<u>1</u>
HORIZ.:1"=20'	Of <u>1</u>






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

Item No. 6m
For Meeting of 03/02/2020

ITEM TITLE: Resolution approving City Council Meeting Dates for March 23, 2020

CONTACT PERSON: Marketa Oliver, City Administrator

SUMMARY EXPLANATION: The City Council meets on the first and third Monday of the month. Throughout the year meetings fall on holidays, so meetings are typically moved to the next business day. Due to Spring Break and a lack of quorum available, the regularly scheduled March 16, 2020 City Council meeting will be moved to March 23, 2020.

<input checked="checked" type="checkbox"/> Resolution _____ _____	<input type="checkbox"/> Ordinance _____	<input type="checkbox"/> Contract _____	<input type="checkbox"/> Other (Specify) _____
Funding Source <u>N/A</u>			
<div style="text-align: center;"> APPROVED FOR SUBMITTAL _____ City Administrator</div>			

RECOMMENDATION: Approve the meeting dates.

CITY OF BONDURANT
RESOLUTION NO. 200302-63

RESOLUTION APPROVING CITY COUNCIL MEETING DATE FOR MARCH 23, 2020

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

WHEREAS, meetings fall on holidays throughout the CY 2020; AND

WHEREAS, due to Spring Break and a lack of quorum available, the regularly scheduled March 16, 2020 meeting will be moved to March 23, 2020,

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

Passed and adopted this 2nd day of March, 2020,

Curt Sullivan, 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
McKenzie				
Peffer				
Enos				
Keeler				
Elrod				



BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA


AGENDA STATEMENT

Item No. 6n
For Meeting of 03/02/2020

ITEM TITLE: Resolution designating the Official Depositories for Calendar Year 2020 and setting Deposit Limits

CONTACT PERSON: Shelby Hagan, City Clerk

SUMMARY EXPLANATION: The State of Iowa Code Sections 452 and 453 require cities to designate financial institutions that they plan to deposit money during calendar year 2020. This year's resolution also updates the amount of money the City is permitted to have in banking institutions. This is necessary for the larger capital projects the City has been pursuing.

<input checked="checked" type="checkbox"/> Resolution _____	<input type="checkbox"/> Ordinance _____	<input type="checkbox"/> Contract _____	<input type="checkbox"/> Other (Specify) _____
Funding Source <u>N/A</u>			
			
APPROVED FOR SUBMITTAL _____			
City Administrator			

RECOMMENDATION: Approve resolution designating CY2020 depositories.

CITY OF BONDURANT
RESOLUTION NO. 200302-64

RESOLUTION DESIGNATING THE OFFICIAL DEPOSITORIES FOR 2020 AND SETTING DEPOSIT LIMITS

WHEREAS, the City of Bondurant is required to choose financial depositories for City of Bondurant funds in conformance with all applicable provisions of Iowa Code 452 and 453 (1983), as amended by 1984 Iowa Act, S.F. 2220; AND

WHEREAS, the following list of financial institutions meets these criteria and are presented for consideration:

Depository Name	Location of Home Office	Maximum Balance in effect under prior resolution	Maximum Balance in effect under this resolution
Legacy Bank	Altoona, IA	\$4,000,000.00	\$15,000,000.00
IPAIT	Des Moines, IA	\$4,000,000.00	\$15,000,000.00
Wells Fargo Bank	Des Moines, IA	\$3,000,000.00	\$3,000,000.00
U.S. Bank	St. Paul, MN	\$3,000,000.00	\$3,000,000.00

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that these financial institutions are hereby designated official depositories for 2020; AND

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the City Council of the City of Bondurant, Iowa, that the City Administrator and/or Finance Director is hereby authorized to deposit City of Bondurant funds in amounts not to exceed the maximum approved for each respective designated financial institution.

BE FINALLY RESOLVED, by the City Council of the City of Bondurant, Iowa, that deposits received into the institutions in February 2020 are hereby retroactively approved and this resolution will take effect February 1, 2020.

Passed this 2nd day of March, 2020,

By: _____
Curt Sullivan, 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				
Enos				
McKenzie				
Elrod				



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

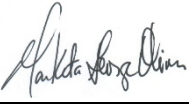
Item No. 6o
For Meeting of 03.02.2020

ITEM TITLE: Consideration of resolution Approving Agreement regarding Infrastructure Project with Ryan Companies

CONTACT PERSON: Marketa Oliver, City Administrator

SUMMARY EXPLANATION: As discussed at the most recent council meeting, Ryan Companies is requesting the City approve a change order with McAninch Corporation on the Southwest District Infrastructure Project (32nd St. SW/Grant St. S./Shiloh Rose Parkway SW Public Infrastructure Improvement Project).

Bids were opened for the project on February 13th a contract with McAnInch was approved on February 24th, 2020. The change order being requested is an incentive for expediting contract completion and finalizing improvements by September 15, 2020 instead of October 15, 2020. The Change Order will result in an increase in the price of the Infrastructure Project of up to \$1,904,347.50, an amount for which Ryan would pay pursuant to the attached agreement. If the company is able to finalize the project and earn the incentive payment, they will be paid an additional \$1,787,070 and there would be an additional \$72,277.50 in project management costs. Regardless of whether or not the incentive is earned, there would be an additional \$45,000 in engineering costs. Ryan Companies will reimburse the City for the additional engineering cost regardless of whether or not the expedited completion date is achieved and for the additional incentive payment totaling \$1,859,347.50 if the accelerated completion date is achieved.

<input checked="" type="checkbox"/> Resolution _____ Ordinance ____ Contract ____ Other (Specify) _____	
Funding Source _____ Outside funding _____	
APPROVED FOR SUBMITTAL _____	 _____ City Administrator

RECOMMENDATION: Approve resolution on a roll call vote.

CITY OF BONDURANT
RESOLUTION NO. 200302-65

RESOLUTION APPROVING AGREEMENT REGARDING INFRASTRUCTURE PROJECT

WHEREAS, the City has is undertaking a major public infrastructure improvement project; AND

WHEREAS, the City Council approved a contract with McAninch Corporation for the Southwest District Infrastructure Project (32nd St. SW/Grant St. S./Shiloh Rose Parkway SW Public Infrastructure Improvement Project) on February 24th; AND

WHEREAS, the Development Company on the adjacent project is requesting the City approve a change order to expedite the project; AND

WHEREAS, the change order being requested is an incentive for expediting contract completion and finalizing improvements by September 15, 2020 instead of October 15, 2020; AND

WHEREAS, the Change Order will result in an increase in the price of the Infrastructure Project of up to \$1,904,347.50, an amount for which Ryan would pay pursuant to the attached agreement; AND

WHEREAS, if McAninch is able to finalize the project and earn the incentive payment, they will be paid an additional \$1,787,070 and there would be an additional \$72,277.50 in project management costs; AND

WHEREAS, regardless of whether or not the incentive is earned, there would be an additional \$45,000 in engineering costs for which Ryan Companies will pay; and

WHEREAS, Ryan Companies will reimburse the City for the additional incentive payment totaling \$1,859,347.50 if the accelerated completion date is achieved.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the attached agreement is approved and the Mayor is authorized to execute agreement.

Passed this 2nd day of March, 2020,

Curt Sullivan, 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				
Elrod				
Enos				
McKenzie				
Peffer				

AGREEMENT REGARDING INFRASTRUCTURE PROJECT

This Agreement is entered into between the City of Bondurant, Iowa (the "City") and Ryan Companies US, Inc. (the "Company") as of _____, 2020 (the "Commencement Date").

WHEREAS, the City and the Company have entered into that certain Amended and Restated Development Agreement dated November 12, 2020 (the "Master Agreement"); and

WHEREAS, pursuant to the Master Agreement, the Company has acquired, and subsequently transferred, certain real property (the "Property") which is situated in the City; and

WHEREAS, pursuant to the Master Agreement, the Company has undertaken the development of new warehouse and distribution facilities on the Property (the "Project"), for the benefit of the current owner of the Property; and

WHEREAS, pursuant to the Master Agreement, in order to support the development of the Property and the construction and operation of the Project, the City has agreed to undertake the installation of certain public infrastructure improvements, and cause completion thereof by certain dates (the "Infrastructure Project") on the Property; and

WHEREAS, the City has awarded the contract (the "Construction Contract") for the construction of the Infrastructure Project to McAninch Corporation (the "Contractor"); and

WHEREAS, the Company has requested that the City enter into a change order with the Contractor modifying the Construction Contract to accelerate the completion date (the "Phase One and Two Completion Date") for Phase One and Phase Two of the Infrastructure Project, and the Company is willing to pay the costs that will be incurred by the City in accelerating the Phase One and Two Completion Date; and

NOW THEREFORE, the parties hereto agree as follows:

A. City's Covenants.

1. Infrastructure Project; Change Order. The City agrees to enter into a change order (the "Change Order") attached hereto as Exhibit A modifying the Construction Contract to accelerate the Phase One and Two Completion Date from October 15, 2020 to September 15, 2020. The City agrees to provide a copy of the executed Change Order to the Company promptly after the full execution thereof. The City hereby acknowledges that the Change Order will result in an increase in the price of the Infrastructure Project of up to \$1,904,347.50 if completion is successfully achieved by September 15, 2020, or will reduce the price of the Infrastructure Project, in each case in accordance with the terms of the change order.

B. Company's Covenants.

1. Payment to the City. The Company agrees to remit payment to the City in the amount of \$45,000 for Civil Design Services within thirty (30) days after the date services have been paid by the City. The Company agrees to remit payment to the City in the amount of up to \$1,859,347.50 within thirty (30) days of receipt by the Company of reasonable evidence that the accelerated deadline has been met and payment has been made to the Contractor. The City and the Company acknowledge and agree that the payment contemplated herein is paid only after the accelerated deadline is met per the terms of the change order and the Infrastructure Project is timely completed by such date. Notwithstanding the execution of the Change Order, any additional payments required thereunder will not be made if the Infrastructure Project is not completed by September 15, 2020, except to the extent expressly provided in the change order.

2. Default Provisions. The following shall be "Events of Default" under this Agreement, and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

- (a) Failure by the Company to fully and timely remit payment to the City pursuant to Section B.1 of this Agreement.
- (b) Failure by the Company to comply with any and all material provisions of this Agreement.
- (c) Failure by the City to enter into the Change Order within ten (10) days after the date hereof.
- (d) Failure by the Contractor to complete the Infrastructure Project in compliance with the change order.

Whenever any Event of Default by Company described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, City shall then have the right to pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.

In the event of any Event of Default by the City or Contractor as contemplated in clauses 2(c) or (d) above, no payments shall be made by Contractor hereunder except to the extent expressly provided by the change order, notwithstanding anything to the contrary herein.

C. Administrative Provisions

1. Amendment and Assignment. Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party, which consent shall not be unreasonably withheld or delayed.

2. Successors. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. Term. The term (the "Term") of this Agreement shall commence on the Commencement Date and end on the date on which the City has received payment from the Company pursuant to Sections A.1 and B.1 of this Agreement.

4. Choice of Law. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF BONDURANT, IOWA

By: _____
Curt Sullivan, Mayor


Attest:

Shelby Hagan, City Clerk

RYAN COMPANIES US, INC.

By: _____
Title: _____

EXHIBIT A
CHANGE ORDER

 <div style="display: inline-block; vertical-align: middle;"> CITY OF BONDURANT 200 2nd Street NE Bondurant, IA 50035 </div>		CHANGE ORDER																									
		Distribution: Owner <input checked="" type="checkbox"/> Engineer <input checked="" type="checkbox"/> Contractor <input checked="" type="checkbox"/> Other <input type="checkbox"/>																									
Contractor: McAninch Corporation 4001 Delaware Avenue Des Moines, IA 50313		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Project Title</td> <td colspan="3">32nd / Grant / Shiloh Rose Roadway Improvements Project</td> </tr> <tr> <td>S-H Project File Number</td> <td colspan="3">4193831</td> </tr> <tr> <td>RIG#</td> <td colspan="3">RM-0747(812)-9D-77</td> </tr> <tr> <td>Orig. Contract Amount & Date</td> <td>\$10,985,509.72</td> <td colspan="2">February 24, 2020</td> </tr> <tr> <td>Change Order Number</td> <td colspan="3">01</td> </tr> <tr> <td>Date</td> <td colspan="3">March 2, 2020</td> </tr> </table>		Project Title	32nd / Grant / Shiloh Rose Roadway Improvements Project			S-H Project File Number	4193831			RIG#	RM-0747(812)-9D-77			Orig. Contract Amount & Date	\$10,985,509.72	February 24, 2020		Change Order Number	01			Date	March 2, 2020		
Project Title	32nd / Grant / Shiloh Rose Roadway Improvements Project																										
S-H Project File Number	4193831																										
RIG#	RM-0747(812)-9D-77																										
Orig. Contract Amount & Date	\$10,985,509.72	February 24, 2020																									
Change Order Number	01																										
Date	March 2, 2020																										
<p>THE CONTRACT IS CHANGED AS FOLLOWS:</p> <p>Owner shall pay the contractor an early completion bonus of fifty-nine thousand five hundred sixty-nine Dollars (\$59,569) per calendar day for each calendar day that substantial completion occurs in advance of scheduled substantial completion on October 16th, 2020. The early completion bonus shall apply to all stages with the exclusion of stages 3 and 4. If substantial completion of any stage, with the exclusion of stages 3 and 4, remains incomplete no early completion bonus shall be paid for any stage. Substantial completion shall be as defined in specification section "regulations of the contract", part 27.2. A maximum of 30 calendar days will be counted and paid as early completion bonus for a total maximum early completion bonus of one million seven hundred eighty-seven thousand seven hundred Dollars (\$1,787,070). October 16th, 2020 shall not be included in the count of each calendar day when computing the total number of days of early completion, i.e. substantial completion achieved on October 16th, 2020 would be a total of two (2) calendar days counted toward payment of early completion bonus. Furthermore to be considered substantially complete on any particular day, the substantial completion must be achieved by 12 PM (12 noon) and calendar days of early completion shall only be paid in whole numbers (no partial days). Delays due to weather, change orders, overruns of quantities, utility delays, or any other delays will not be considered as justification to modify the calendar substantial completion dates or justify payment of any early completion bonus.</p> <p>The early completion bonus will have no effect on the No Excuse Road Opening Bonus. The No Excuse Road Opening shall be per the original contract documents.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:10%;">Item</th> <th style="width:40%;">Description</th> <th style="width:10%;">Unit</th> <th style="width:10%;">Unit Price</th> <th style="width:10%;">Quantity Adjustment</th> <th style="width:10%;">Value Adjustment</th> </tr> </thead> <tbody> <tr> <td>CO 1.1</td> <td>Calendar Day Early Completion Bonus</td> <td>CDAY</td> <td>\$59,569.00</td> <td align="right">30</td> <td align="right">\$1,787,070.00</td> </tr> <tr> <td colspan="5" style="text-align: right;">TOTAL</td> <td align="right">\$1,787,070.00</td> </tr> </tbody> </table>				Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment	CO 1.1	Calendar Day Early Completion Bonus	CDAY	\$59,569.00	30	\$1,787,070.00	TOTAL					\$1,787,070.00						
Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment																						
CO 1.1	Calendar Day Early Completion Bonus	CDAY	\$59,569.00	30	\$1,787,070.00																						
TOTAL					\$1,787,070.00																						
CHANGE ORDER SUMMARY																											
The Original Contract Sum was		\$10,985,509.72																									
Net Change by previously authorized Change Orders		\$0.00																									
The Contract Sum prior to This Change Order was		\$10,985,509.72																									
The Contract Sum will be increased by this Change Order in the amount of		\$1,787,070.00																									
The new Contract Sum including this Change Order will be		\$12,772,579.72																									
Aggregate Change Order as a percent of Original Contract		16.27%																									
The Contract Time will be changed by		0 Days																									
The date of Final Completion as of the date of this Change Order therefore is		June 15, 2021																									
NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER																											
Contractor:		Recommended By:	Checked By:																								
McAninch Corporation		Shlve-Hattery	City of Bondurant																								
Signature:		Signature:	Signature:																								
Name:		Name: Nathan T. Hardisty, PE	Name:																								
Title:		Title: Project Manager	Title:																								
Date:		Date:	Date:																								
Owner: City of Bondurant																											
<div style="display: flex; justify-content: space-between;"> x _____ Date: _____ </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> Date: _____ </div>																											



BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 6p
For Meeting of 03/02/2020

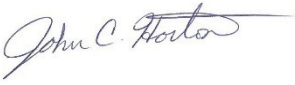
ITEM TITLE: Resolution approving Change Order No. 1 in the amount of \$1,787,070.00 for McAninch Corporation for the 32nd St. SW/Grant St. S/Shiloh Rose Pkwy. SW Public Infrastructure Improvement Project

CONTACT PERSON: John Horton, Public Works Director

SUMMARY EXPLANATION: On February 24, 2020, the City Council awarded the Project Contract to McAninch Corporation. The original contract was \$10,985,509.72. Attached is Change Order No. 1 which includes a change necessary to an early completion bonus for the contractor. Owner shall pay the contractor an early completion bonus of \$59,569.00 per calendar day for each calendar day that substantial completion occurs in advance of scheduled substantial completion on October 15, 2020. The early completion bonus shall be paid for substantial completion of all stages, excluding stages 3 and 4. Substantial completion shall be as defined in specification section “regulations of the contract”, part 27.2. A maximum of 30 calendar days will be counted and paid as early completion bonus for a total maximum early completion bonus of \$1,787,070.00. October 15, 2020 shall not be included in the count of each calendar day when computing the total number of days of early completion, i.e. substantial completion achieved on October 13, 2020 would be a total of 2 calendar days counted toward payment of early completion bonus. Furthermore to be considered substantially complete on any particular day, the substantial completion must be achieved by 12:00 p.m. and calendar days of early completion shall only be paid in whole numbers (no partial days). Delays due to weather, change orders, overruns of quantities, utility delays, or any other delays will be considered as justification to modify the calendar substantial completion dates or justify payment of any early completion bonus.

The early completion bonus will have no effect on the No Excuse Road Opening Bonus. The No Excuse Road Opening shall be per the original contract documents.

This brings the new contract total to \$12,772,579.72. The date of Final Completion as of the date of this Change Order there is June 15, 2021.

<input checked="" type="checkbox"/> Resolution _____	<input type="checkbox"/> Ordinance _____	<input type="checkbox"/> Contract _____	<input type="checkbox"/> Other (Specify) _____
Funding Source _____			
APPROVED FOR SUBMITTAL _____ 			
Public Works Director			

RECOMMENDATION: Approve resolution on a roll call vote.

CITY OF BONDURANT
RESOLUTION NO. 200302-66

RESOLUTION APPROVING CHANGE ORDER NO. 1 FOR THE CONTRACT MCANINCH
CORPORATION IN THE AMOUNT OF \$1,787,070.00

WHEREAS, on February 13, 2020, the City of Bondurant opened bids for the 32nd St. SW/Grant St. S/Shiloh Rose Pkwy. SW Public Infrastructure Improvement Project; AND

WHEREAS, on February 24, 2020, the contract for the 32nd St. SW/Grant St. S/Shiloh Rose Pkwy. SW Public Infrastructure Improvement Project in the amount of \$10,985,509.72; AND

WHEREAS, the City of Bondurant wishes to amend the contract to include an early completion bonus for the contractor in the amount of \$1,787,070.00; AND

WHEREAS, the new contract sum including this Change Order is \$12,772,579.72,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that Change Order No. 1 for the McAninch Contract is hereby approved in the amount of \$1,787,070.00.

Passed this 2nd day of March, 2020,

By: _____
Curt Sullivan, 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
Enos				
Cox				
McKenzie				
Elrod				
Peffer				



CITY OF BONDURANT

200 2nd Street NE
Bondurant, IA 50035

CHANGE ORDER

Distribution:

Owner X
Engineer X
Contractor X
Const. Mgr. X

Contractor: **McAninch Corporation**
4001 Delaware Avenue
Des Moines, IA 50313

Project Title	32nd / Grant / Shiloh Rose Roadway Improvements Project	
S-H Project File Number	4193931	
RISE#	RM-0747(612)-9D-77	
Orig. Contract Amount & Date	\$10,985,509.72	February 24, 2020
Change Order Number	01	
Date	March 2, 2020	

THE CONTRACT IS CHANGED AS FOLLOWS:

Owner shall pay the contractor an early completion bonus of fifty-nine thousand five hundred sixty-nine Dollars (\$59,569) per calendar day for each calendar day that substantial completion occurs in advance of scheduled substantial completion on October 15th, 2020. The early completion bonus shall be paid for substantial completion of all stages, excluding stages 3 and 4. Substantial completion shall be as defined in specification section "regulations of the contract", part 27.2. A maximum of 30 calendar days will be counted and paid as early completion bonus for a total maximum early completion bonus of one million seven hundred eighty-seven thousand seventy Dollars (\$1,787,070). October 15th, 2020 shall not be included in the count of each calendar day when computing the total number of days of early completion, i.e. substantial completion achieved on October 13th, 2020 would be a total of two (2) calendar days counted toward payment of early completion bonus. Furthermore to be considered substantially complete on any particular day, the substantial completion must be achieved by 12 PM (12 noon) and calendar days of early completion shall only be paid in whole numbers (no partial days). Delays due to weather, change orders, overruns of quantities, utility delays, or any other delays will not be considered as justification to modify the calendar substantial completion dates or justify payment of any early completion bonus.

The early completion bonus will have no effect on the No Excuse Road Opening Bonus. The No Excuse Road Opening shall be per the original contract documents.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
CO 1.1	Calendar Day Early Completion Bonus	CDAY	\$59,569.00	30	\$1,787,070.00
				TOTAL	\$1,787,070.00
CHANGE ORDER SUMMARY					
The Original Contract Sum was				\$10,985,509.72	
Net Change by previously authorized Change Orders				\$0.00	
The Contract Sum prior to This Change Order was				\$10,985,509.72	
The Contract Sum will be Increased by this Change Order in the amount of				\$1,787,070.00	
The new Contract Sum including this Change Order will be				\$12,772,579.72	
Aggregate Change Order as a percent of Original Contract				16.27%	
The Contract Time will be changed by				0 Days	
The date of Final Completion as of the date of this Change Order therefore is				June 15, 2021	

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER

Contractor:	Recommended By:	Recommended By:	Checked By:
McAninch Corporation	Ryan Companies	Shive-Hattery	City of Bondurant
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Name: Matt Dykstra	Name: Eric Bridgewater	Name: Nathan T. Hardisty, PE	Name: John C. Horton
Title: VICE PRESIDENT	Title: Project Manager	Title: Project Manager	Title: Public Works Director
Date: 2.27.2020	Date: 2/27/2020	Date: 2/27/2020	Date: 2-27-2020

Owner: City of Bondurant

Approved by: x _____ Date: _____



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

Item No.6q
For Meeting of 03/02/2020

ITEM TITLE: Resolution ordering approving change order #2 for upgrading traffic signal equipment for the 32nd St. SW/Grant St. S./Shiloh Rose Parkway SW Public Infrastructure Improvement Project.

CONTACT PERSON: John Horton, Public Works Director

SUMMARY EXPLANATION:

Staff would recommend to Council the approval of the attached resolution to approve change order #2 in the amount of \$121,237.27 related to upgrading equipment for the new traffic signals for 32nd St. SW/Grant St. S./Shiloh Rose Parkway SW Public Infrastructure Improvement Project.

This will allow the city to upgrade equipment for the traffic signals that will allow the city to have the capacity for Emergency Vehicle Preemption or (EVP). This will allow Bondurant Fire and EMS the ability to preempt the traffic signal timing to allow emergency vehicle to get to the destination in a timelier manner during heavy traffic times. This system is also being used Metro wide and will allow other entities the ability to use as well in times of emergency.

This change order also includes an upgraded control cabinet at each intersection to be able to house all the necessary components in one cabinet. This will also give the City the ability and flexibility for the future when connected vehicles become a more prevalent part of everyday life.

Due to the favorable bid that was awarded for the project this allows the City to be able to use RISE funding to offset the cost of this equipment that we would not be able to leverage in the future when upgrades would be necessary.

Staff would recommend approval of the resolution.

<input checked="checked" type="checkbox"/> Resolution _____ Ordinance ____ Contract ____ Other (Specify) _____
Funding Source _____ RISE/Bond Funding _____
APPROVED FOR SUBMITTAL _____ Public Works Director

RECOMMENDATION: Approve resolution on a roll call vote.

CITY OF BONDURANT
RESOLUTION NO. 200302-67

RESOLUTION APPROVING CHANGE ORDER #2 TO MCANINCH CORPORATION FOR THE 32nd ST./GRANT ST S./SHILOH ROSE
PKWY PUBLIC IMPROVEMENT PROJECT IN THE AMOUNT OF \$121,237.27

WHEREAS, the 32nd / Grant / Shiloh Rose Roadway Improvements Project Change Order #2 was submitted on February 28th, 2020; AND

WHEREAS, the change order #2 is for equipment upgrades to the traffic signals being installed for the 32nd ST SW/Grant ST S./Shiloh Rose Pkwy Public Improvement Project; AND

WHEREAS, Engineers from Shive-Hattery and City Staff have reviewed the change order for accuracy; AND

WHEREAS, the amount for Change Order #2 is \$121,237.27,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the change order #2 for McAninch Corporation in the amount of \$121,237.27 is hereby approved.

Passed this 2nd day of March 2020,

By: _____
Curt Sullivan, 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				
Enos				
McKenzie				
Elrod				



CITY OF BONDURANT

200 2nd Street NE
Bondurant, IA 50035

CHANGE ORDER

Distribution:	
Owner	<u> X </u>
Engineer	<u> X </u>
Contractor	<u> X </u>
Const. Mgr.	<u> X </u>

Contractor: **McAninch Corporation**
4001 Delaware Avenue
Des Moines, IA 50313

Project Title	32nd / Grant / Shiloh Rose Roadway Improvements Project	
S-H Project File Number	4193931	
RISE#	RM-0747(612)--9D-77	
Orig. Contract Amount & Date	\$10,985,509.72	February 24, 2020
Change Order Number	2	
Date	March 2, 2020	

THE CONTRACT IS CHANGED AS FOLLOWS:

CO-2.1: The original bid documents included Emergency Vehicle Preemption (EVP) for the intersections on HWY 65, however did not include EVP for the intersections on 32nd St SW. This change order item adds the wiring, equipment, materials, and labor necessary to install emergency vehicle preemption for the intersections on 32nd St SW.

CO-2.2: This item is to provide for four EVP units that can be mounted into emergency vehicles that correspond with the EVP equipment to be installed with the traffic signals.

CO-2.3: The project as bid includes traffic signal cabinets, however this change order is to change to a different traffic signal cabinet meeting a different and more recent specification than the cabinet included in the bid. This cabinet will allow for greater flexibility for traffic signal operations and maintenance as well as eliminates the need for a separate battery backup cabinet.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
CO-2.1	Traffic Signals - Emergency Vehicle Preemption - 32nd Street SW	LS	\$42,174.00	1	\$42,174.00
CO-2.2	Traffic Signals - Emergency Vehicle Preemption - Four vehicular units	LS	\$18,700.00	1	\$18,700.00
CO-2.3	Traffic Signals - ATC Traffic Controllers Cabinets - Six Intersections	LS	\$60,363.27	1	\$60,363.27
TOTAL					\$121,237.27

CHANGE ORDER SUMMARY	
The Original Contract Sum was	\$10,985,509.72
Net Change by previously authorized Change Orders	\$1,787,070.00
The Contract Sum prior to This Change Order was	\$12,772,579.72
The Contract Sum will be increased by this Change Order in the amount of	\$121,237.27
The new Contract Sum including this Change Order will be	\$12,893,816.99
Aggregate Change Order as a percent of Original Contract	17.37%
The Contract Time will be changed by	0 Days
The date of Final Completion as of the date of this Change Order therefore is	June 15, 2021

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER

Contractor:	Recommended By:	Recommended By:	Checked By:
McAninch Corporation	Ryan Companies	Shive-Hattery	City of Bondurant
Signature:	Signature:	Signature:	Signature:
Name: Matt Dykstra	Name: Eric Bridgewater	Name: Nathan T. Hardisty, PE	Name: John Horton
Title:	Title: Project Manager	Title: Project Manager	Title: Public Works Director
Date:	Date:	Date:	Date:

Owner: City of Bondurant

Approved by: x _____ Date: _____



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

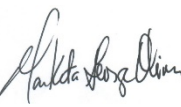
Item No. 6r
For Meeting of 03/02/2020

ITEM TITLE: Resolution approving action to order construction and set date of hearing and letting for the Northwest Trunk Sewer

CONTACT PERSON: Marketa Oliver, City Administrator

SUMMARY EXPLANATION:

The attached resolution is to begin the process to take bids for the Northwest Trunk Sewer Project.

<u> X </u> Resolution _____ Ordinance ____ Contract ____ Other (Specify) _____	
Funding Source _____ Bonds _____	
APPROVED FOR SUBMITTAL _____	
City Administrator	

RECOMMENDATION: Approve resolution on a roll call vote.

CITY OF BONDURANT
RESOLUTION NO. 200302-68

RESOLUTION APPROVING ACTION TO ORDER CONSTRUCTION AND SET DATE OF LETTING FOR THE
NORTHWEST TRUNK SEWER PROJECT

WHEREAS, the City Council orders construction for the Northwest Trunk Sewer Project; AND

WHEREAS, bids are due and will be opened March 31st at 10:00 a.m., 2020; AND

WHEREAS, a public hearing is scheduled for April 6th at 6:00 p.m. in the Bondurant Community Library at 104 2nd Street NE, Bondurant, IA; AND

WHEREAS, the City Council will review the bids and consider awarding a construction contract for the project following the public hearing.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the action to order construction and letting for the Northwest Trunk Sewer Project is hereby approved as presented.

Passed this 2nd day of March, 2020,

By: _____
Curt Sullivan, 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				
Elrod				
Enos				
McKenzie				
Peffer				



February 17, 2020

John P. Danos
Dorsey & Whitney LLP
801 Grand Avenue
Suite 4100
Des Moines, Iowa 50309-2790

BONDURANT, IOWA
NORTHWEST TRUNK SEWER
NOTICE OF PUBLIC HEARING
NOTICE TO BIDDERS

Enclosed is a draft copy of the Notice of Public Hearing and a draft copy of the Notice to Bidders for the Northwest Trunk Sewer project for the City of Bondurant. The Notice of Public Hearing and Notice to Bidders are being transmitted for your review and modification.

The preliminary schedule for the project is:

March 2, 2020	City Council action to order construction and set date of Hearing and Letting
March 31, 2020	Receive and open bids at 10:00 A.M.
April 6, 2020	Public Hearing at 6:00 P.M.
April 6, 2020	Possible Award of Contract and approval of Contract and Bond

On behalf of the City of Bondurant this letter is to request your office to prepare the necessary proceedings for the bidding phase of the project.

John P. Danos
February 17, 2020
Page 2

If you have any questions or comments concerning the project, please contact the writer at 225-8000, or at bveenstra@v-k.net.

VEENSTRA & KIMM, INC.

Original Signed by
H. R. Veenstra Jr.

H. R. Veenstra Jr.

HRVJr:kld
42847

Enclosures

Cc: Marketa Oliver, City of Bondurant – w/enclosure✓

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE CONSTRUCTION OF THE NORTHWEST TRUNK SEWER FOR THE CITY OF BONDURANT, IOWA

At 6:00 P.M. on the 6th day of April, 2020, the City Council of the City of Bondurant, Iowa will, in said Council Chambers at City Hall, 200 Second Street NE, Bondurant, Iowa, hold a hearing and said Council proposes to adopt plans, specifications, form of contract and estimate of cost for the Northwest Trunk Sewer project.

The description of the project is as follows:

NORTHWEST TRUNK SEWER

Construct Northwest Trunk Sewer including all labor, materials and equipment necessary for approximately 9,680 linear feet of sanitary sewer installed in open cut, 8-inch through 24-inch, 160 linear feet of sanitary sewer installed using trenchless construction, 18-inch and 24-inch, manholes, service risers, surface restoration and miscellaneous associated work, including cleanup. The project is located along Mud Creek from about 5th Street SW to Aaron Avenue NW near Mulberry Drive NW in Bondurant, Iowa.

At said hearing, the City Council will consider the proposed plans, specifications, form of contract and estimate of cost for the project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

This notice is given by order of the Council of the City of Bondurant, Iowa.

Curt Sullivan, Mayor

ATTEST:

Marketa Oliver, City Administrator

NPH-1

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NOTICE TO BIDDERS

NOTICE OF TAKING BIDS FOR THE NORTHWEST TRUNK SEWER FOR THE CITY OF BONDURANT, IOWA

Sealed proposals will be received by the City Clerk of the City of Bondurant, Iowa, in the at the City Hall, 200 Second Street NE, Bondurant, Iowa, before 10:00 A.M. on the 31st day of March, 2020 for the construction of the Northwest Trunk Sewer, as described in the plans and specifications therefor, now on file in the office of the City Clerk. Proposals will be opened and the amount of the bids announced in said Council Chambers by the City Administrator and Project Engineers at the time and date specified above.

The location of the work to be done and the kinds and sizes of materials proposed to be used are as follows:

NORTHWEST TRUNK SEWER

Construct Northwest Trunk Sewer including all labor, materials and equipment necessary for approximately 9,680 linear feet of sanitary sewer installed in open cut, 8-inch through 24-inch, 160 linear feet of sanitary sewer installed using trenchless construction, 18-inch and 24-inch, manholes, service risers, surface restoration and miscellaneous associated work, including cleanup. The project is located along Mud Creek from about 5th Street SW to Aaron Avenue NW near Mulberry Drive NW in Bondurant, Iowa.

All work and materials are to be in accordance with the proposed plans, specifications, form of contract and estimate of cost now on file in the office of the City Clerk of Bondurant, Iowa, and by this reference made a part thereof as though fully set out and incorporated herein.

All proposals and bids in connection therewith shall be submitted to the City Clerk of said City on or before the time herein set for said hearing. All proposals shall be made on official bidding blanks furnished by the City, and any alterations in the official form of proposal will entitle the Council, at its option, to reject the proposal involved from consideration. Each proposal shall be sealed and plainly identified.

Each proposal shall be made out on a blank form furnished by the municipality and must be accompanied by bid security, as follows: a certified or cashier's check, drawn on a solvent Iowa bank or a bank chartered under the laws of the United States or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United

NTB-1

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Notice to Bidders

States, in an amount equal to ten percent (10%) of the bid, or a bid bond executed by a corporation authorized to contract as a surety in the State of Iowa in a penal sum of ten percent (10%) of the bid.

The bid security should be made payable to the CITY OF BONDURANT, IOWA. The bid security must not contain any conditions either in the body or as an endorsement thereon. The bid security shall be forfeited to the City as liquidated damages in the event the successful bidder fails or refuses to enter into a contract within 10 days after the award of contract and post bond satisfactory to the City insuring the faithful fulfillment of the contract and the maintenance of said work, if required, pursuant to the provisions of this notice and the other contract documents. Bidders will use the bid bond form included in the specifications.

At said hearing, the City Council will consider the proposed plans, specifications, form of contract and estimate of cost for the project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any objections to said plans, specifications and form of contract or to the estimated cost of said improvements made by any interested party.

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa, and to Iowa domestic labor, to the extent lawfully required under Iowa statutes; provided that the award of contract will be made to the lowest responsible bidder submitting the lowest responsive bid, which shall be determined without regard to state or local law whereby preference is given on factors other than the amount of the bid.

Failure to submit a fully completed Bidder Status Form with the bid may result in the bid being deemed nonresponsive and rejected.

The City Council reserves the right to reject any or all bids, to waive informalities or technicalities in any bid and to accept the bid which it deems to be to the best interest of the City.

The City reserves the right to defer acceptance of any proposal for a period not to exceed thirty (30) calendar days from the date of hearing.

The successful bidder will be required to furnish a bond in an amount equal to one hundred percent (100%) of the contract price, said bond to be issued by a responsible surety approved by the City Council and authorized to transact business in the State of Iowa and shall guarantee the faithful performance of the contract and the terms and conditions therein contained, and shall guarantee the prompt payment to all persons, firms,

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Notice to Bidders

subcontractors and corporations furnishing materials for or performing labor in the prosecution of the work, and the maintenance of improvements in good repair for not less than four (4) years from the time of acceptance of the improvements by the City.

The work will commence within ten (10) days after written Notice to Proceed. All work on the project shall be completed by December 15, 2020.

Liquidated damages in the amount of Five Hundred Dollars (\$500.00) per calendar day may be assessed for each day the project is not completed.

Payment for said improvements will be made in cash from sale of general obligation bonds or notes, water revenue bonds or notes, or from such funds as are legally available for said purposes. Any combination of the above methods of payment may be used at the discretion of the City Council.

Payment to the Contractor will be on the basis of monthly estimates equivalent to ninety-five percent (95%) of the contract value of the work completed and material delivered to the site during the preceding calendar month less penalties. Payments made shall in no way be construed as an act of acceptance for any part of the work partially or totally completed.

A sales tax exemption certificate will be available for all material purchased for incorporation in the project.

Plans and specifications governing the construction of the proposed improvements, and the prior proceedings of the City Council referring to and defining said proposed improvements are hereby made a part of this notice and the proposed contract by reference and the proposed contract shall be executed in compliance therewith.

Copies of said plans and specifications are now on file in the office of the City Clerk, for examination by bidders. Copies may be obtained from Veenstra & Kimm, Inc., 3000 Westown Parkway, West Des Moines, Iowa 50266.

This notice is given by order of the Council of the City of Bondurant, Iowa.

Curt Sullivan, Mayor

ATTEST:
Marketa Oliver, City Administrator

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CITY OF BONDURANT
RESOLUTION NO. 200302-72

RESOLUTION LEVYING ASSESSMENT FOR COSTS OF NUISANCE ABATEMENT
FOR 1610 GARFIELD ST SW, BONDURANT, POLK COUNTY, IOWA

WHEREAS, the City of Bondurant is working to maintain a healthy environment and improve the aesthetic image of Bondurant, Polk County, Iowa, by pursuing trimming of tall grass, volunteer trees and removal of tree branches, removing accumulation of junk a hazardous materials; AND

WHEREAS, an invoice was sent to the following property owners as a nuisance violation pertaining to Chapter 50, Section 50.02 and directed their removal

1610 GARFIELD ST SW

\$1355 (12/04/2019)

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant in session this 2ND day of March, 2020, that it hereby gives approval to proceed with the special assessment with the amount shown thereon assessed and levied against the properties for collection in the same manner as property tax.

BE IT FURTHER RESOLVED, that said assessments may be paid in full or in part without interest within thirty days after the first publication notice of October 26, 2016, and November 2, 2016. Thereafter, all unpaid special assessments bear the interest rate of 4.05% as set by Bondurant City Council. Said assessment shall be subject to a \$100 county fee and the total amount payable at the office of the County Treasurer of Polk County, Iowa.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to certify said schedule to the County Treasurer of Polk County, Iowa and to publish notice of said certification in the Herald-Index.

Passed this 2nd day of March, 2020,

By: _____
Curt Sullivan, 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				
Enos				
McKenzie				
Elrod				



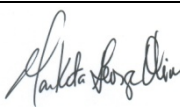
**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 11
For Meeting of 03/02/2020

ITEM TITLE: Resolution approving Development Agreement with MPP Partners, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

CONTACT PERSON: Marketa Oliver, City Administrator

SUMMARY EXPLANATION: The agreement has been discussed previously and has been under legal counsel review.

<input checked="" type="checkbox"/> Resolution _____ Ordinance ____ Contract ____ Other (Specify) _____	
Funding Source _____	TIF _____
APPROVED FOR SUBMITTAL _____	
City Administrator	

RECOMMENDATION: Approve the resolution.

HOLD HEARING ON AND APPROVE
DEVELOPMENT AGREEMENT AND TAX
INCREMENT PAYMENTS

(MPP Partners, LLC)

420886-44

Bondurant, Iowa

March 2, 2020

A meeting of the City Council of the City of Bondurant, Iowa, was held at 6:00 o'clock p.m., on March 2, 2020, at the Bondurant Community Library, 104 2nd Street NE, Bondurant, Iowa, pursuant to the rules of the Council.

The Mayor presided and the roll was called, showing members present and absent as follows:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on a Development Agreement between the City and MPP Partners, LLC had been published according to law and as directed by the City Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Here list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections or comments, the Mayor announced that the hearing was closed.

Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared said resolution duly adopted, as follows:

CITY OF BONDURANT
RESOLUTION NO. 200302-69

Resolution Approving Development Agreement with MPP Partners, LLC,
Authorizing Annual Appropriation Tax Increment Payments and Pledging
Certain Tax Increment Revenues to the Payment of the Agreement

WHEREAS, the City of Bondurant, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Bondurant Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, a certain development agreement (the “Agreement”) between the City and MPP Partners, LLC (the “Company”) has been prepared in connection with the construction of new industrial facilities (the “Project”) on certain real property in the Urban Renewal Area for use in the Company’s precast concrete manufacturing business operations; and

WHEREAS, under the Agreement, the City would provide annual appropriation tax increment payments to the Company in a total amount not exceeding \$250,000; and

WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on March 2, 2020, and has otherwise complied with statutory requirements for the approval of the Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Bondurant, Iowa, as follows:

Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that:

(a) The Project will add diversity and generate new opportunities for the Bondurant and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of new jobs, which are warranted in comparison to the amount of the proposed property tax incentives.

Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the incremental property tax payments to the Company thereunder.

Section 3. The Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City, in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "MPP Partners, LLC Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

Certain real property situated in the City of Bondurant, Polk County, State of Iowa, bearing Polk County Property Tax Parcel Identification Number 231/0001-003-001.

Section 5. The City hereby pledges to the payment of the Agreement the MPP Partners, LLC Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no payment will be made under the Agreement unless and until monies from the MPP Partners, LLC Subfund are appropriated for such purpose by the City Council.

Section 6. After the certification of indebtedness to the County Auditor of Polk County, Iowa and the continuing pledging of the MPP Partners, LLC Subfund and the portion

of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the County Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

Section 7. All resolutions or parts thereof in conflict herewith are hereby repealed.
Passed and approved March 2, 2020.

Mayor

Attest:

City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

STATE OF IOWA
COUNTY OF POLK
CITY OF BONDURANT

SS:

I, the undersigned, Clerk of the City of Bondurant, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to holding a public hearing and adopting a resolution to approve a Development Agreement.

WITNESS MY HAND this _____ day of _____, 2020.

City Clerk



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

Item No. 13
For Meeting of 3/2/2020

ITEM TITLE: Hold public hearing to hear comments on the proposed Sankey 80/20 annexation; and resolution for vote approving annexation.

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY: In December 2019 the City of Bondurant received the enclosed annexation request by Sandra Miller, Trustee of the Ethel C Sankey Trust (owner) for voluntary annexation of 34.71 acres to be annexed into the City of Bondurant's city limits. This annexation application was submitted as a result of the proposed single-family detached development within this 34.71 acres. Upon review of the voluntary annexation request, staff noticed that this land cannot be annexed without also annexing two additional parcels currently outside of Bondurant's city limits; reasoning - Iowa Code prohibits annexations that create islands of unincorporated land surrounded by city limits. Please see the enclosed maps showing the existing city limits and also the area currently proposed for 80/20 annexation. These two additional parcels proposed as part of this current annexation include:

1. **Parcel # 200/00330-001-000**
 - **Owner:** Robert & Linda Pitt
 - **Physical Address:** 8360 NE 72nd Street, Bondurant, IA 50035
 - **Acres Included in Annexation Area:** 1.50 acres
2. **Parcel # 200/00330-004-000**
 - **Owner:** Bill Barnes Inc
 - **Physical Address:** None Listed
 - **Acres Included in Annexation Area:** 0.50 acres

Iowa Code specifies processes for the following types of annexation applications:

1. 100% voluntary annexation, not within an urbanized area of another city;
2. 100% voluntary annexation, within an urbanized area of another city;
3. 80% voluntary/20% involuntary, not within an urbanized area of another city;
4. 80% voluntary/20% involuntary, within an urbanized area of another city; and
5. Involuntary

This annexation request will be considered an 80% voluntary/20% involuntary, not within the two-mile urbanized area of another community (Iowa Code 368.7(1)). Iowa Code requires City Council to hold a

public hearing prior to voting on a resolution considering approval of an annexation request. After Council's consideration of the annexation resolution after the public hearing, the City will send its annexation files to the State's City Development Board for review and approval.

The total amount of land proposed for annexation as part of this 80/20 request is 36.71 acres. This land proposed for annexation is situated in unincorporated Polk County just north of the existing residential Sankey Summit Plat 1. This 36.71 acres also includes annexation of the west ½ of Grant Street North/NE 72nd Street adjacent to the annexation area.

ANALYSIS: When the Planning and Zoning Commission and City Council reviews annexation applications, they review the following topics: Consistency with the Comprehensive Plan, Street and Utility Connectivity, and Outreach.

Consistency with the City's Comprehensive Plan - Future Land Use Map:

This annexation application is consistent with the following objective of the City's Comprehensive Plan:

- **Objective 4.23:** *Guide new development to occur adjacent to other neighborhoods, rather than in a "leapfrog" pattern which can lead to the premature consumption of farmland.*

This annexation application is also consistent with the City's Future Land Use Map, which guides for low-density residential reserve development along with some greenspace within the proposed rezoning area. The developer is proposing single-family detached residential construction with also some stormwater detention areas and a public park in their overall development plan.

Street & Utility Connectivity:

This requested annexation area is adjacent to the existing Grant Street North/NE 72nd Street road right-of-way. As part of the development proposed, the developer will connect this neighborhood to Grant Street North/NE 72nd Street.

The Comprehensive Plan has the following utility objectives relative to development of new annexation areas:

- **Objective 6.20:** Encourage urban design and density patterns that maximize the effective use of existing and proposed sanitary sewer systems from the standpoint of capacity utilization and cost effectiveness. *Comment by John Horton, Public Works Director: while the 2011 Comprehensive Plan made reference to wastewater capacity concerns, this 2011 information is outdated - wastewater capacity is no longer a concern since the City's connection to the Wastewater Reclamation Authority is complete.*
- **Objective 6.25:** Ensure adequate storage capacity and water distribution systems are in place to accommodate future growth and development such that existing development areas are not negatively impacted by new water usage demand. *Comment by John Horton, Public Works Director: planning for future water demand is a concern that is already on City staff's radar. During their meeting on January 21st, City Council will be considering a proposal from the City Engineer to begin a Water System Study. This Water System Study will take into account the City's entire growth area so that staff can better plan to accommodate for future growth through the City's Capital Improvement Plan. For the time being though - this current*

development area should not have any adverse impacts due its proximity to the City's connection source point and also the tower that controls Bondurant's water pressure.

- **Objective 6.27:** Ensure new development on the edge of the community is provided with a water distribution system that is looped and provides adequate pressure for fire protection.
Comment by John Horton, Public Works Director: This development area does not give me cause for concern as stated above due to the proximity of the source connection. All construction plans for any new development are reviewed to ensure the integrity of the system as to not negatively impact the system as a whole, and to ensure that we can supply adequate fire protection.

The developer will need to show the above objectives can be met through the eventual detailed preliminary plat submittal process.


Outreach:

As required by Chapter 368 of the Iowa Code, on January 6th the City mailed an annexation consultation notice to the Polk County Board of Supervisors and the Douglas Township Trustees. The City held the required consultation notice on January 17th – no public comment was received at this consultation. The City also notified the Polk County Auditor's Office for a review of the legal description and parcel ownership – on January 16th the Auditor's Office noted that the listed legal and ownership are okay. The City also notified the Polk County Attorney's Office since roadway area is also included for annexation – no comment has been received to date.

In February the City mailed annexation notices to the following: Board of Supervisors, each non-consenting owner within the annexation area, each owner adjacent to the annexation that is not within City limits, and each affected public utility. City staff had been in discussions with Robert & Linda Pitt, property owners at 8360 NE 72nd Street, regarding potentially signing a voluntary annexation application as part of this annexation process. No voluntary application has been received to date.

ALTERNATIVES: The option exists to not hold the scheduled public hearing; however, this is not recommended, as a public hearing is required for review of annexations. Not holding this public hearing will impact the annexation timeline.

STAFF RECOMMENDATION: Staff recommends approval of the annexation resolution. After this public hearing, the City will forward the annexation information to the State's City Development Board so that they can begin their review process.

<input checked="" type="checkbox"/> Resolution _____ Ordinance ____ Contract _____ Other (Specify) _____	
Funding Source _____ N/A	
APPROVED FOR SUBMITTAL _____	
City Administrator	

Ethel C Sankey Trust Annexation Application

APPLICATION FOR ANNEXATION
CITY OF BONDURANT,
POLK COUNTY, IOWA

TO THE CITY COUNCIL OF THE CITY OF BONDURANT, POLK COUNTY, IOWA

I/ We, being the owner(s) of the following described territory adjoining the City of Bondurant, Polk County, Iowa:

THE EAST 832.00 FEET EXCEPT THE SOUTH 735 FEET OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF BONDURANT, POLK COUNTY, IOWA.

Ethel C Sankey Trust voluntary annexation legal description continued in Exhibit A

Hereby make application to the Honorable Mayor and City Council to assent by resolution to such territory becoming a part of the City of Bondurant, Polk County, Iowa. Attached is a plat of such territory showing the situation thereof with reference to the existing corporate limits of the city.

Dated this 24 day of December, 2019

Name of Owner(s): Ethel C Sankey Trust

Sandra Miller, Trustee

Address of Owner(s): 2116 Crown Flair Dr.

West Des Moines, IA 50265

Signature of Owner(s): Sandra Miller Trustee

Filed with the City of Bondurant, Polk County, Iowa City Clerk on the 24 day of December, 2019

File this application with the Bondurant City Center, 200 Second Street,
Northeast, Post Office Box 37, Bondurant, Iowa 50035-0037.

Ethel C Sankey Trust Annexation Application (Continued)

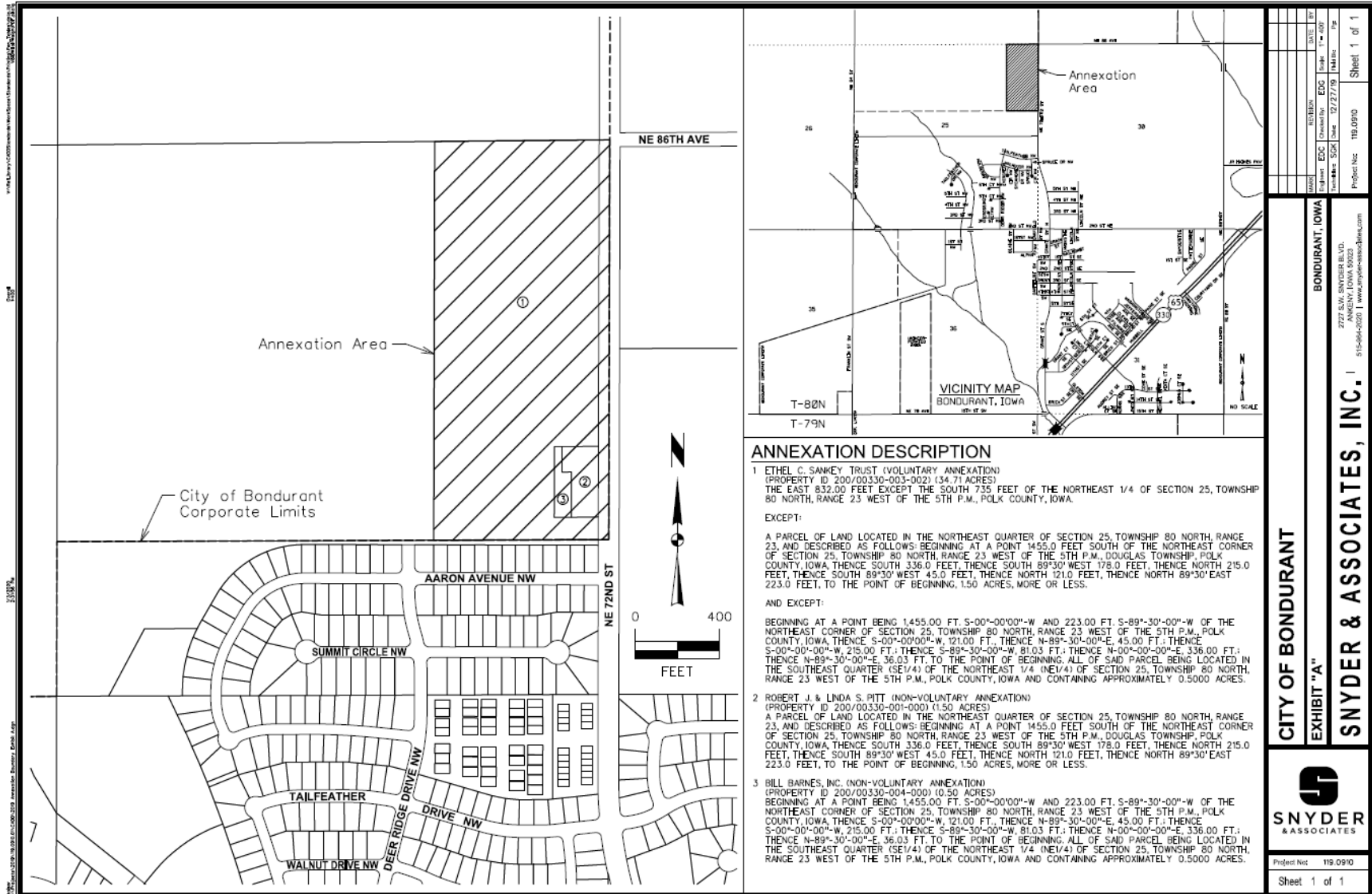
EXCEPT:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1455.0 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., DOUGLAS TOWNSHIP, POLK COUNTY, IOWA, THENCE SOUTH 336.0 FEET, THENCE SOUTH 89°30' WEST 178.0 FEET, THENCE NORTH 215.0 FEET, THENCE SOUTH 89°30' WEST 45.0 FEET, THENCE NORTH 121.0 FEET, THENCE NORTH 89°30' EAST 223.0 FEET, TO THE POINT OF BEGINNING, 1.50 ACRES, MORE OR LESS.

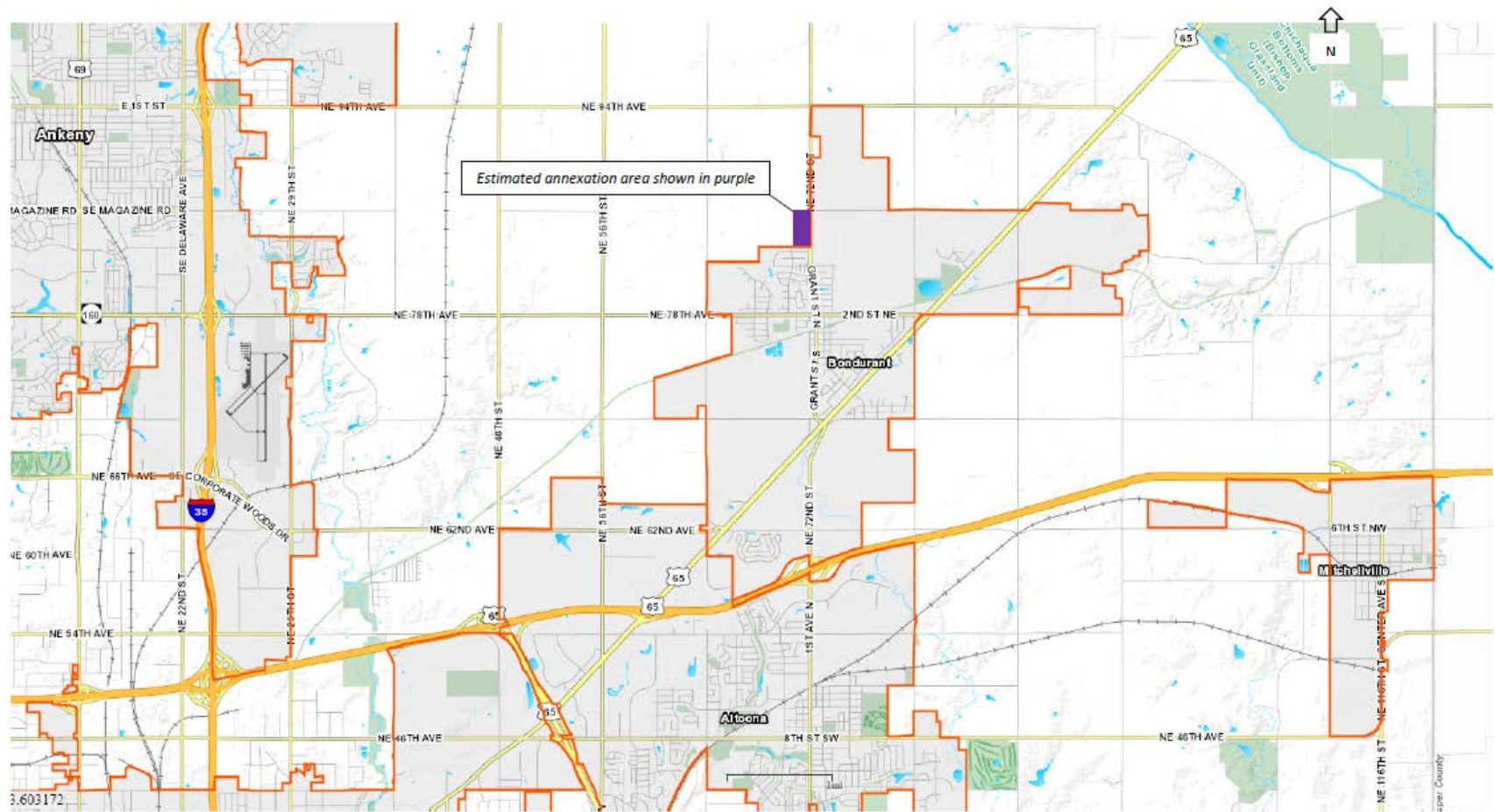
AND EXCEPT:

BEGINNING AT A POINT BEING 1,455.00 FT. S-00°-00'00"-W AND 223.00 FT. S-89°-30'-00"-W OF THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE S-00°-00'00"-W, 121.00 FT., THENCE N-89°-30'-00"-E, 45.00 FT.; THENCE S-00°-00'-00"-W, 215.00 FT.; THENCE S-89°-30'-00"-W, 81.03 FT.; THENCE N-00°-00'-00"-E, 336.00 FT.; THENCE N-89°-30'-00"-E, 36.03 FT. TO THE POINT OF BEGINNING. ALL OF SAID PARCEL BEING LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND CONTAINING APPROXIMATELY 0.5000 ACRES.

Annexation Area Map (Close-Up)

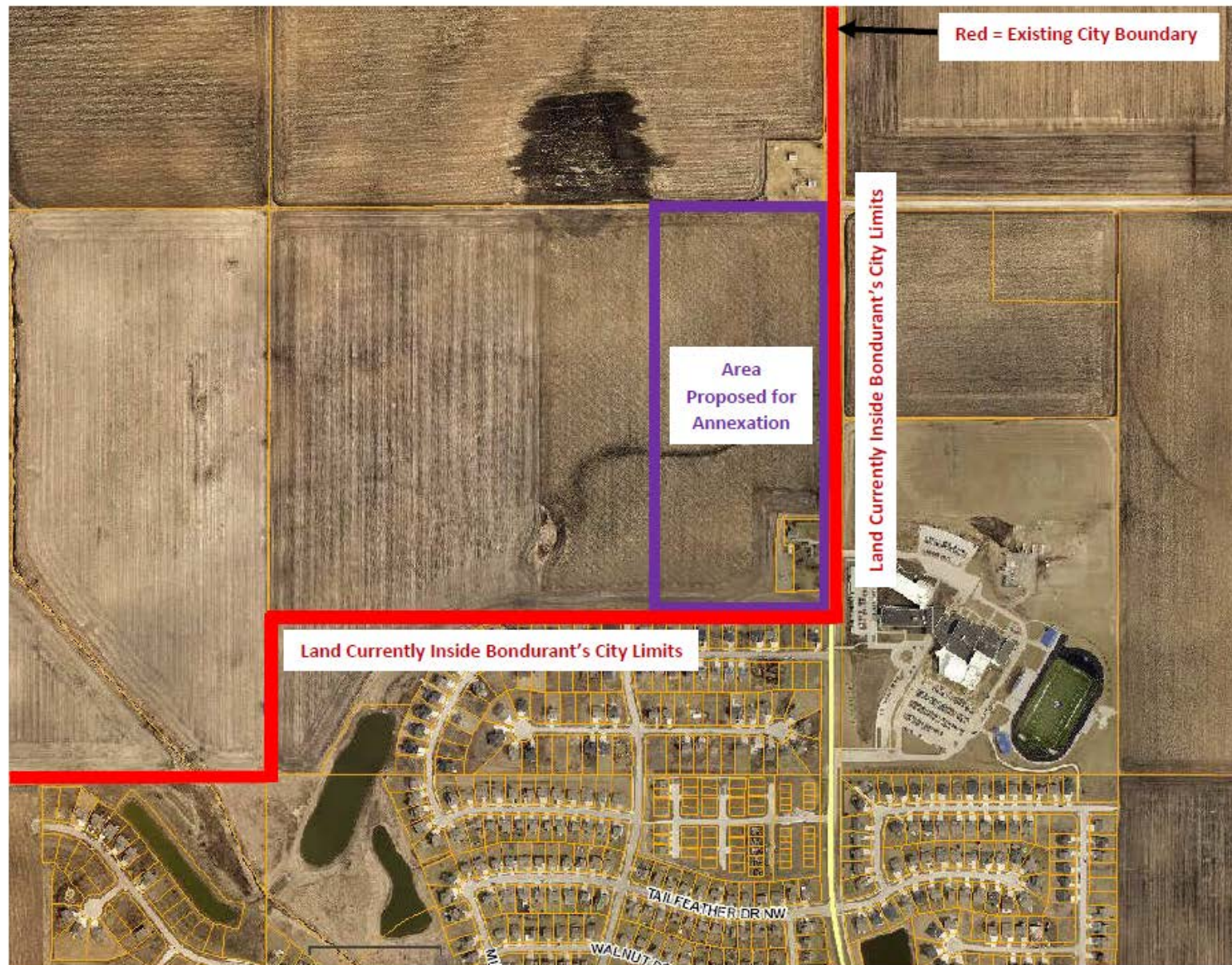


Area Map – Showing Proposed Annexation Area in Relation to Existing City Limits



Map imagery obtained from Polk County GIS Mapping Website

Area Map – Existing City of Bondurant City Limits



Aerial Imagery Map – Showing Existing City Limits

CITY OF BONDURANT
RESOLUTION NO. 200302-70

RESOLUTION APPROVING THE SANKEY 80/20 ANNEXATION REQUEST FOR ANNEXATION INTO THE CITY
OF BONDURANT'S CITY LIMITS

WHEREAS, the City of Bondurant has received a voluntary annexation petition from Sandra Miller of the Ethel C Sankey Trust, owner, requesting annexation of the following property comprised of 34.71 acres and legally described as follows:

THE EAST 832.00 FEET EXCEPT THE SOUTH 735 FEET OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

EXCEPT:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1455.0 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., DOUGLAS TOWNSHIP, POLK COUNTY, IOWA, THENCE SOUTH 336.0 FEET, THENCE SOUTH 89°30' WEST 178.0 FEET, THENCE NORTH 215.0 FEET, THENCE SOUTH 89°30' WEST 45.0 FEET, THENCE NORTH 121.0 FEET, THENCE NORTH 89°30' EAST 223.0 FEET, TO THE POINT OF BEGINNING, 1.50 ACRES, MORE OR LESS.

AND EXCEPT:

BEGINNING AT A POINT BEING 1,455.00 FT. S-00°-00'00"-W AND 223.00 FT. S-89°-30'-00"-W OF THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE S-00°-00'00"-W, 121.00 FT., THENCE N-89°-30'-00"-E, 45.00 FT.; THENCE S-00°-00'-00"-W, 215.00 FT.; THENCE S-89°-30'-00"-W, 81.03 FT.; THENCE N-00°-00'-00"-E, 336.00 FT.; THENCE N-89°-30'-00"-E, 36.03 FT. TO THE POINT OF BEGINNING. ALL OF SAID PARCEL BEING LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND CONTAINING APPROXIMATELY 0.5000 ACRES.

WHEREAS, as allowed per Iowa Code Section 368.7(1)(a), territory comprising not more than 20% of the land area may be included in the application without the consent of the owner to avoid creating an island of unincorporated area; AND

WHEREAS, as part of this annexation request, the following property has been included as part of the annexation area so as to avoid creating and island of unincorporated land surrounded by city limits; AND

ROBERT J. & LINDA S. PITT (NON-VOLUNTARY ANNEXATION)
(PROPERTY ID 200/00330-001-000) (1.50 ACRES)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1455.0 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., DOUGLAS TOWNSHIP, POLK COUNTY, IOWA, THENCE SOUTH 336.0 FEET, THENCE SOUTH 89°30' WEST 178.0 FEET, THENCE NORTH 215.0 FEET, THENCE SOUTH 89°30' WEST 45.0 FEET, THENCE NORTH 121.0 FEET, THENCE NORTH 89°30' EAST 223.0 FEET, TO THE POINT OF BEGINNING, 1.50 ACRES, MORE OR LESS.

BILL BARNES, INC. (NON-VOLUNTARY ANNEXATION)
(PROPERTY ID 200/00330-004-000) (0.50 ACRES)

BEGINNING AT A POINT BEING 1,455.00 FT. S-00°-00'00"-W AND 223.00 FT. S-89°-30'-00"-W OF THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, THENCE S-00°-00'00"-W, 121.00 FT., THENCE N-89°-30'-00"-E, 45.00 FT.; THENCE S-00°-00'-00"-W, 215.00 FT.; THENCE S-89°-30'-00"-W, 81.03 FT.; THENCE N-00°-00'-00"-E, 336.00 FT.; THENCE N-89°-30'-00"-E, 36.03 FT. TO THE POINT OF BEGINNING. ALL OF SAID PARCEL BEING LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST 1/4 (NE1/4) OF SECTION 25, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH P.M., POLK COUNTY, IOWA AND CONTAINING APPROXIMATELY 0.5000 ACRES.

WHEREAS, this annexation area does not fall within the two-mile urbanized area of another city; AND

WHEREAS, this annexation includes annexation of the west ½ of NE 72nd Street adjacent to the annexation area; AND

WHEREAS, annexation area maps are attached to this resolution as Exhibits A & B; AND

WHEREAS, as required by Iowa Code Section 368.7(1), notice was published in the Des Moines Register on February 14th, 2020; AND

WHEREAS, as required by Iowa Code Section 368.7(1), the Bondurant City Council held a public hearing to hear public comments on the proposed annexation of said property during their meeting on March 2nd, 2020; AND

WHEREAS, an annexation under Iowa Code 368.7(1) is not considered complete without four-fifths approval by the City Development Board.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BONDURANT, IOWA THAT: that this annexation request is hereby approved as presented.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 2nd day of March, 2020.

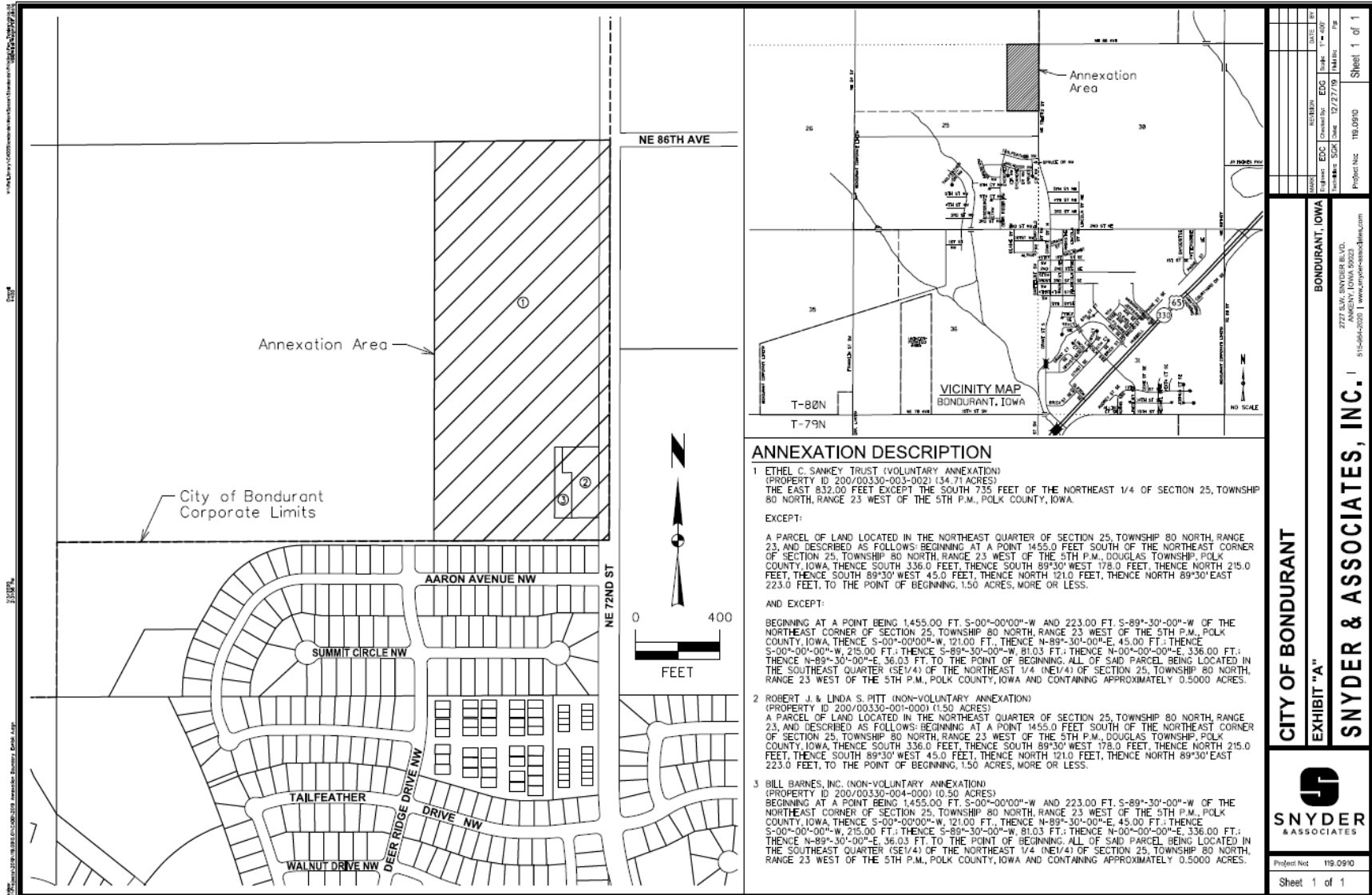
By: _____
Curt Sullivan, Mayor

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				
Elrod				
Enos				
McKenzie				
Peffer				





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

Item No. 15
For Meeting of 3/2/2020

TITLE: Hold public hearing on proposed Future Land Use Map update from Multi-Family Residential to Low-Density Residential and a rezoning from the General Commercial (C-2) District and Multi-Family Residential (R-3) District to the Medium Density Residential (R-2) District on the single-family detached development land within the Prairie Point View Preliminary Plat development area.

ACTION: Hold public hearing and first ordinance consideration on March 2nd, 2020

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY: On September 16th, 2019, City Council approved the Prairie Point View Preliminary Plat. The Preliminary Plat that was reviewed noted existing Medium Density Residential (R-2) Zoning for the entire single-family detached development area – because of this zoning note, the City reviewed the Plat under the assumption it was zoned R-2. It was brought to staff's attention this week that some portions of the residential development area are not actually zoned R-2 and are either in the Multi-Family Residential (R-3) or General Commercial (C-2) Districts. The purpose of this rezoning request is to clean up those portions of the Official Zoning Map not currently zoned R-2 to allow for the single-family detached development as originally planned and approved by the Commission and Council. The area's commercial outlot along Highway 65, Outlot Z, will remain zoned as being C-2. The rezoning application was submitted by the property owner - Kimberly Development Corporation.

When a community rezones property, it needs to make sure that such rezoning is in harmony with the Future Land Use Map as part of its Comprehensive Plan. You'll see that the enclosed Future Land Use Map excerpt guides for Multi-Family Development for a portion of the requested rezoning area. The ordinance being considered by Council includes verbiage on both a Future Land Use Map update from Multi-Family Residential to Low Density Residential and also the rezoning from R-3 & C-2 to R-2 to make sure the following is met with this rezoning request:

1. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map.

Being considered by the Council as part of this rezoning staff report is the topic of setting a rezoning public hearing only. Again, the purpose of this rezoning request is to clean up the Official Zoning Map so that it is consistent with the single-family detached development within the Prairie Point View Preliminary Plat development area.

ANALYSIS: When considering rezoning requests, the Planning and Zoning Commission and City Council should take into account the following: Comprehensive Plan, Spot Zoning, and Public Input.

Comprehensive Plan:

A comprehensive plan serves as a long-range plan for community improvement, development, and growth. Iowa Code recommends for communities to adopt comprehensive plans, and that these plans should "include information on the amount, type, intensity and density of existing land use, trends in the market price, and plans for future land use throughout the municipality" (Chapter 18B). Said plans serve as policy guides, and are intended to be **flexible and adaptive over time**, setting forth the basic framework to guide activities and manage change.

The proposed Prairie Point View subdivision will be single-family detached. This new development is adjacent to existing single-family detached development to the south. The existing and proposed low density development within this area could justify an update to the City's Future Land Use Map.

Spot Zoning:

According the Iowa State University & Outreach's "Midwest Planning Bluz", to determine whether illegal spot zoning has occurred, the courts consider whether the rezoning takes into account the following:

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

It does not appear this proposed rezoning constitutes spot zoning. As the enclosed Zoning Map shows, the requested zoning district of Medium Density Residential (R-2) also exists just south and east.

Public Input:

As required by the City's Zoning Ordinance, letters will be sent to property owners within 200' of the proposed rezoning notifying them of the requested rezoning. No public comment has been received to date.


PLANNING AND ZONING COMMISSION REVIEW/RECOMMENDATION

The Planning and Zoning Commission reviewed this request during their meeting on February 13th, 2020 and voted unanimously for recommended approval with a 6-0 vote, subject to the following rezoning condition:

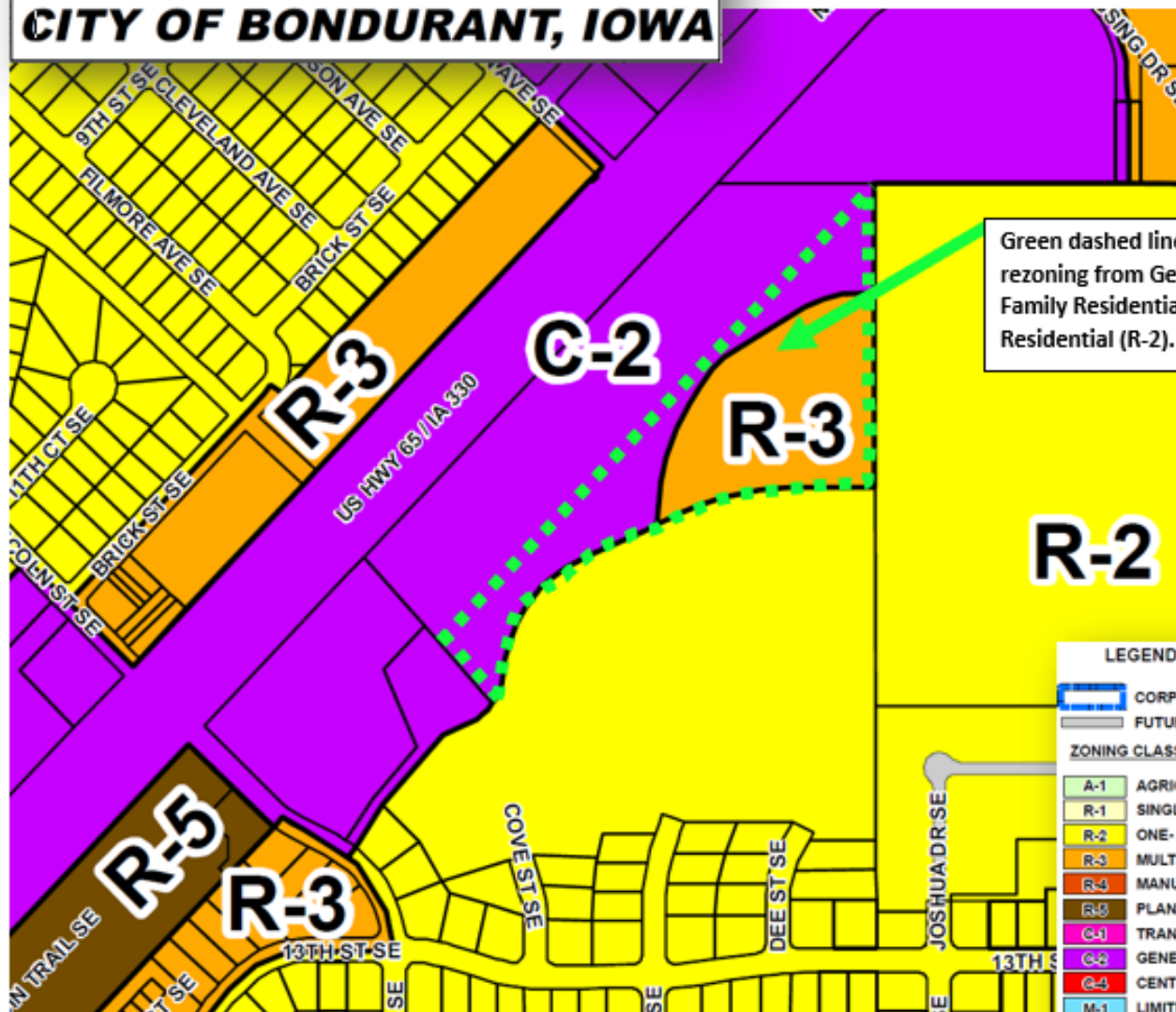
1. That all residential lots within the requested rezoning area shall be developed and used for Single-Family Detached Use and not Two-Family Dwelling Use.

ALTERNATIVES: The option exists to not hold the public hearing; however, this is not recommended, as state code requires a public hearing as part of all rezoning requests.

STAFF RECOMMENDATION: Subject to further comment received at the public hearing, staff recommends approval of the enclosed ordinance which contains P&Z's recommended condition.

_____ Resolution <u> X </u> Ordinance _____ Contract _____ Other (Specify) _____	
Funding Source <u> N/A </u>	
APPROVED FOR SUBMITTAL _____	
City Administrator	

ZONING MAP **CITY OF BONDURANT, IOWA**



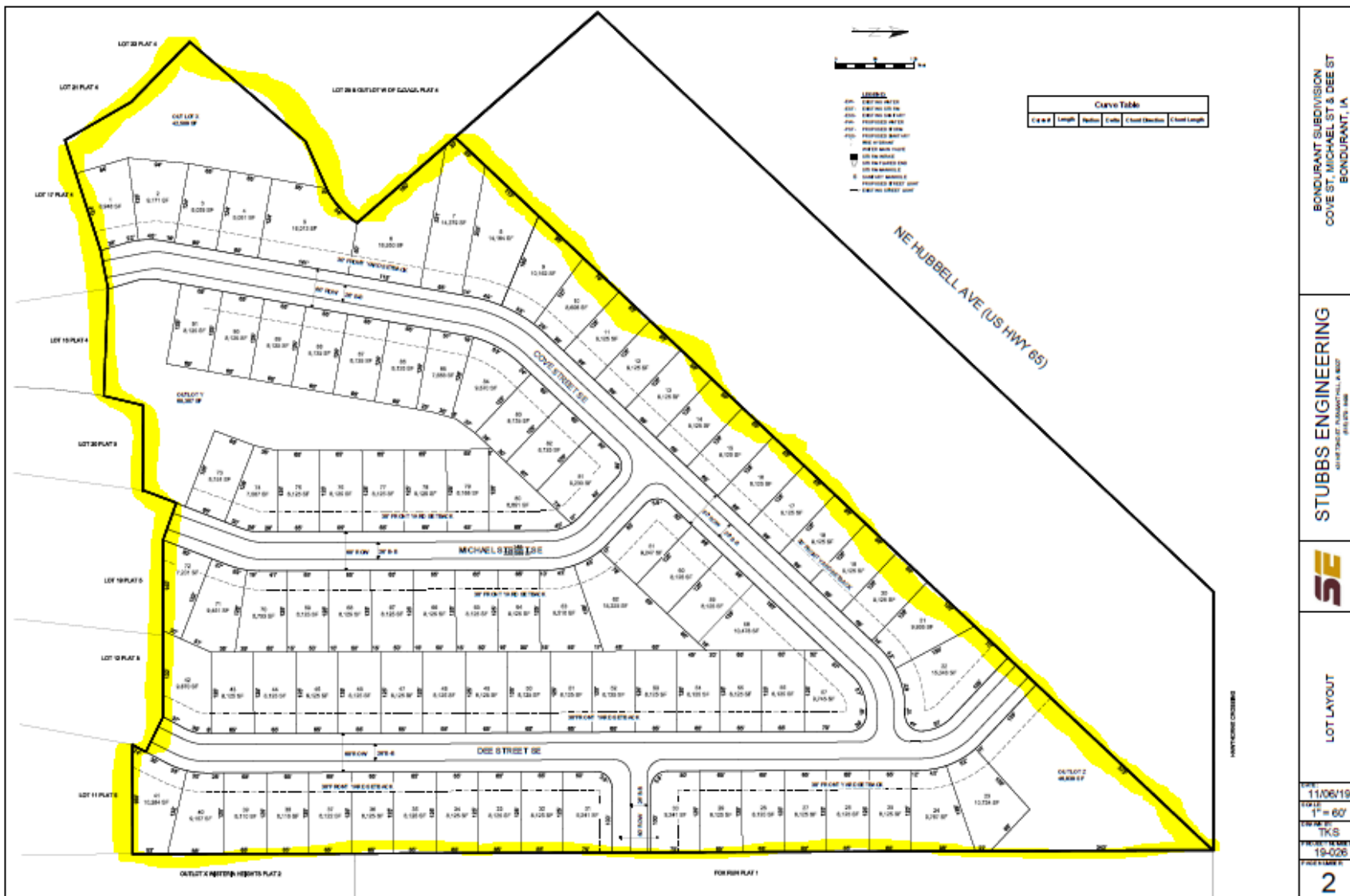
Green dashed line represents area requested for rezoning from General Commercial (C-2) and Multi-Family Residential (R-3) to Medium Density Residential (R-2).

LEGEND	
	CORPORATE LIMITS
	FUTURE STREETS
ZONING CLASSIFICATIONS	
	A-1 AGRICULTURAL DISTRICT
	R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT
	R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
	R-4 MANUFACTURED HOUSING RESIDENTIAL DISTRICT
	R-5 PLANNED UNIT DEVELOPMENT DISTRICT
	C-1 TRANSITIONAL COMMERCIAL DISTRICT
	C-2 GENERAL COMMERCIAL DISTRICT
	C-3 CENTRAL BUSINESS DISTRICT
	M-1 LIMITED INDUSTRIAL DISTRICT
	M-2 MEDIUM INDUSTRIAL DISTRICT
	U-1 CONSERVANCY DISTRICT

Future Land Use Map



Prairie Point View Subdivision – Area Highlighted in Yellow is the Single-Family Detached Development Area



Summary of Section 178.08.4 - R-2 Bulk Regulations:

(A) Minimum Lot Area	7,500 sq. ft. 10,000 sq. ft. for two family dwellings Add 2,000 sq. ft. for each additional unit
(B) Minimum Floor Area	950 sq. ft., ranch style 1000 sq. ft., two story 875 sq. ft., split level style 850 sq. ft., split foyer style
(C) Lot Width	65 ft., single family 85 ft., two-family Add 20 ft. for every additional unit 75 ft. for corner lots
(D) Front Yard	30 ft. for dwellings 50 ft. for any permitted use other than dwellings
(E) Side Yard	15 ft. total side yard, 5 ft. minimum on each side, 1 and 1 ½ stories 15 ft. total side yard, 7 ft. minimum on each side, 2 and 3 stories 35 ft on each side, church or school 3 ft. accessory buildings 50 ft. for any permitted use other than dwellings
(F) Rear Yard	35 ft. for single family 3 ft. accessory buildings 50 ft. for any permitted use other than dwellings
(G) Maximum Height	35 ft. principal buildings 12 ft. accessory buildings
(H) Maximum Stories	3 stories for principal buildings 1 story for accessory buildings
(I) Accessory Buildings	1,000 sq. ft – Maximum Area for Accessory Garage 160 sq. ft. – Maximum Area for Yard Shed

CITY OF BONDURANT
ORDINANCE NO. 200302-205

AN ORDINANCE PROVIDING FOR A CHANGE IN FUTURE LAND USE TO LOW DENSITY RESIDENTIAL AND AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE FROM GENERAL COMMERCIAL (C-2) AND MULTI-FAMILY RESIDENTIAL (R-3) TO MEDIUM DENSITY RESIDENTIAL (R-2)

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

Section 1. PURPOSE. The purpose of this ordinance is to change the future land use from Multi-Family Residential to Low Density Residential on the following property located in Bondurant, Polk County, Iowa as described as follows:

That part of the West Half of the Southeast Quarter of Section 31, Township 80 North, Range 22 West of the 5th P.M., Polk County, Iowa lying East of US Highway 65, except Clarence Oleson Vista Estates Plats 1 through 5, more particularly described as follows;

Beginning at the Southeast corner of the Northwest Quarter of said Southeast Quarter; thence North 00 degrees 12 minutes 17 seconds West, 1,319.28 feet to the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 43 degrees 16 minutes 37 seconds West, 1,598.90 feet to the North line of Clarence Oleson Vista Estates Plat 4 recorded in Book 11800 Pages 717-729; thence South 41 degrees 08 minutes 05 seconds East, 200.13 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence with a curve turning to the right with an arc length of 65.58 feet, with a radius of 150.00 feet, with a chord bearing of South 46 degrees 57 minutes 25 seconds west, with a chord length of 65.06 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence South 65 degrees 58 minutes 28 seconds West, 85.46 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence South 40 degrees 40 minutes 09 seconds West, 234.23 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence South 45 degrees 43 minutes 24 seconds East, 129.18 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence South 29 degrees 51 minutes 00 seconds East, 117.11 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence North 72 degrees 07 minutes 16 seconds East, 177.97 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence North 79 degrees 01 minutes 35 seconds East, 60.22 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence South 87 degrees 39 minutes 07 seconds East, 164.96 feet to a corner of said Clarence Oleson Vista Estates Plat 4 also being the West line of Clarence Oleson Vista Estates Plat 5 recorded in Book 12341 Pages 792-801; thence North 11 degrees 49 minutes 02 seconds East, 6.59 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence North 13 degrees 39 minutes 55 seconds East, 55.87 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence South 89 degrees 41 minutes 22 seconds East, 130.49 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence with a curve turning to the right with an arc length of 30.15 feet, with a radius of 630.44 feet, with a chord bearing of North 20 degrees 19 minutes 23 seconds East, with a chord length of 30.14 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence North 20 degrees 39 minutes 02 seconds East, 24.80 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence South 70 degrees 16 minutes 21 seconds East, 60.00 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence South 89 degrees 57 minutes 51 seconds East, 272.51 feet to a corner of said

Clarence Oleson Vista Estates Plat 5; thence South 63 degrees 45 minutes 40 seconds East, 60.14 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence with a curve turning to the right with an arc length of 23.59 feet, with a radius of 371.50 feet, with a chord bearing of South 28 degrees 53 minutes 24 seconds West, with a chord length of 23.59 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence North 89 degrees 49 minutes 21 seconds East, 168.21 feet to the Northeast corner of said Clarence Oleson Vista Estates Plat 5 also being the East line of said West Half of the Southeast Quarter; thence North 00 degrees 07 minutes 25 seconds West, 340.42 feet to the Point of Beginning, having an area of 27.45 Acres; excluding those portions already designated for Low Density Residential Use.

AND

To change the zoning from General Commercial (C-2) and Multi-Family Residential (R-3) to Medium Density Residential (R-2) on the following property located in Bondurant, Polk County, Iowa and described as follows:

That part of the West Half of the Southeast Quarter of Section 31, Township 80 North, Range 22 West of the 5th P.M., Polk County, Iowa lying East of US Highway 65, except Clarence Oleson Vista Estates Plats 1 through 5, more particularly described as follows;

Beginning at the Southeast corner of the Northwest Quarter of said Southeast Quarter; thence North 00 degrees 12 minutes 17 seconds West, 1,319.28 feet to the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 43 degrees 16 minutes 37 seconds West, 1,598.90 feet to the North line of Clarence Oleson Vista Estates Plat 4 recorded in Book 11800 Pages 717-729; thence South 41 degrees 08 minutes 05 seconds East, 200.13 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence with a curve turning to the right with an arc length of 65.58 feet, with a radius of 150.00 feet, with a chord bearing of South 46 degrees 57 minutes 25 seconds west, with a chord length of 65.06 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence South 65 degrees 58 minutes 28 seconds West, 85.46 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence South 40 degrees 40 minutes 09 seconds West, 234.23 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence South 45 degrees 43 minutes 24 seconds East, 129.18 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence South 29 degrees 51 minutes 00 seconds East, 117.11 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence North 72 degrees 07 minutes 16 seconds East, 177.97 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence North 79 degrees 01 minutes 35 seconds East, 60.22 feet to a corner of said Clarence Oleson Vista Estates Plat 4; thence South 87 degrees 39 minutes 07 seconds East, 164.96 feet to a corner of said Clarence Oleson Vista Estates Plat 4 also being the West line of Clarence Oleson Vista Estates Plat 5 recorded in Book 12341 Pages 792-801; thence North 11 degrees 49 minutes 02 seconds East, 6.59 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence North 13 degrees 39 minutes 55 seconds East, 55.87 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence South 89 degrees 41 minutes 22 seconds East, 130.49 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence with a curve turning to the right with an arc length of 30.15 feet, with a radius of 630.44 feet, with a chord bearing of North 20 degrees 19 minutes 23 seconds East, with a chord length of 30.14 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence North 20 degrees 39 minutes 02 seconds East, 24.80 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence South 70

degrees 16 minutes 21 seconds East, 60.00 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence South 89 degrees 57 minutes 51 seconds East, 272.51 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence South 63 degrees 45 minutes 40 seconds East, 60.14 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence with a curve turning to the right with an arc length of 23.59 feet, with a radius of 371.50 feet, with a chord bearing of South 28 degrees 53 minutes 24 seconds West, with a chord length of 23.59 feet to a corner of said Clarence Oleson Vista Estates Plat 5; thence North 89 degrees 49 minutes 21 seconds East, 168.21 feet to the Northeast corner of said Clarence Oleson Vista Estates Plat 5 also being the East line of said West Half of the Southeast Quarter; thence North 00 degrees 07 minutes 25 seconds West, 340.42 feet to the Point of Beginning, having an area of 27.45 Acres; excluding those portions currently zoned Medium Density Residential (R-2).

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

1. That the zoning change will create consistency between the City's Land Use Plan and Official Zoning Map.
2. That change zoning will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.
4. That the public notice of this intended change has been published as by law required.
5. That as allowed per Section 414.5 of the Iowa Code and as recommended by the Planning and Zoning Commission, that the following condition of rezoning approval be included as part of this rezoning ordinance: all residential lots within the requested rezoning area shall be developed and used for Single-Family Detached Use and not Two-Family Dwelling Use.

Section 3. HEREBY REZONED. The property, above described, is hereby rezoned to Medium Density Residential.

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

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

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

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION:

SECOND CONSIDERATION:

THIRD CONSIDERATION:



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

Item No. 17
For Meeting of 3/2/2020

TITLE: Hold public hearing for rezoning request from the City's Agricultural (A-1) District to the Limited Industrial (M-1) District on the portion of land located within the I-80 Business Park that is part of Bondurant's city limits; and first ordinance consideration.

ACTION: Hold public hearing, 1st reading for vote

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY: The City has received a rezoning application for an existing 4.67-acre parcel of land within Bondurant's city limits along Hubbell Road SW and NE 62nd Avenue, as shown in the enclosed maps. This rezoning application has been submitted by the owner, I-80 Business Park, LLC. This parcel is currently zoned as being within the City's Agricultural (A-1) District. The rezoning request is that the Official Zoning Map be changed from the Agricultural (A-1) District to the Limited Industrial (M-1) District for Parcel #7923-12-100-001 only. The purpose of this rezoning request is to allow for construction of a detention pond on the land requested for rezoning. This detention pond will serve the developable commercial and limited industrial lots of the I-80 Business Park Subdivision. The developable lots of the I-80 Business Park Subdivision are located within the Altoona's city limits just to the west of this land in Bondurant's city limits being requested for rezoning.

Being considered by the Council as part of this rezoning request for this 4.67-acre parcel only. Uses proposed within Altoona's city limits fall under the City of Altoona's zoning jurisdiction.

ANALYSIS: When considering rezoning requests, the Planning and Zoning Commission and City Council should take into account the following: Comprehensive Plan, Spot Zoning, and Public Input.

Comprehensive Plan:

A comprehensive plan serves as a long-range plan for community improvement, development, and growth. Iowa Code recommends for communities to adopt comprehensive plans, and that these plans should "include information on the amount, type, intensity and density of existing land use, trends in the market price, and plans for future land use throughout the municipality" (Chapter 18B). Said plans serve as policy

guides, and are intended to be flexible and adaptive over time, setting forth the basic framework to guide activities and manage change.

Bondurant's Comprehensive Plan currently guides for a future use of industrial in the area requested for rezoning, so no update to the City's Future Land Use Map is proposed at this time.

Spot Zoning:

According the Iowa State University & Outreach's "Midwest Planning Bluz", to determine whether illegal spot zoning has occurred, the courts consider whether the rezoning takes into account the following:

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

It does not appear this proposed rezoning constitutes spot zoning. As the enclosed Zoning Map shows, the requested zoning district of Limited Industrial (M-1) also exists for a portion of land just north of NE 62nd Avenue (Oxbow Subdivision currently under construction) and also for a portion of land just east of Hubbell Road SW (existing Mid-Country Machinery site at 3509 Franklin Street SW). Further, as previously noted, the City's Comprehensive Plan supports this rezoning request, as the City's Future Land Use Map as part of the City's Comprehensive Plan guides for guides for industrial use in the area requested for rezoning from Agricultural (A-1) to Limited Industrial (M-1).

Public Input:

As required by the City's Zoning Ordinance, letters were sent to property owners within 200' of the proposed rezoning notifying them of the requested rezoning. On January 9th, 2020 the City Clerk received the enclosed petition signed by people against the rezoning request – some of these signatures are by residents of Bondurant, while others are signed by residents of unincorporated Polk County or Altoona. Enclosed is a map created by City staff showing the location of signatures obtained. This petition was signed by the following people:

1. Jerry & Mindla White, property owners at 6204 & 6206 NE 62nd Avenue (within Bondurant's city limits)
2. Mike Hall, property owner at 2907 Franklin Street SW (within Bondurant's city limits)
3. Rob & Jayce Hall, property owner at 2803 Franklin Street SW (within Bondurant's city limits)
4. Randy & Sarah Butler, property owners at 6208 NE 62nd Street (within Bondurant's city limits)
5. Matt Hall, resident at 6545 NE 64th Street (within Bondurant's city limits)
6. Ronald Stanley, property owner at 6590 NE 64th Street (unincorporated Polk County)

7. Dale & Marlys Larson, property owners at 6604 NE 64th Street (unincorporated Polk County)
8. Leo & Carol Engelbrecht, property owners at 6101 NE 62nd Street (within Altoona's city limits)
9. Renee Allen, property owner at 6131 NE 62nd Avenue (within Altoona's city limits)


As required by Section 414.5 of the Iowa Code, in case of a written protest against a change which is filed with the City Clerk and signed by the owners of 20% of more of the property which is located within 200' of the property for which the zoning change is proposed, the rezoning shall not become effective except by the favorable vote of at least $\frac{3}{4}$ of all of the members of the Council. There are three properties inside Bondurant's city limits that are within 200' of the requested rezoning. All three of these properties signed the petition against the rezoning.

PLANNING AND ZONING COMMISSION REVIEW/RECOMMENDATION

On January 23rd the Planning and Zoning Commission voted for recommended rezoning approval with a 5-2 vote.

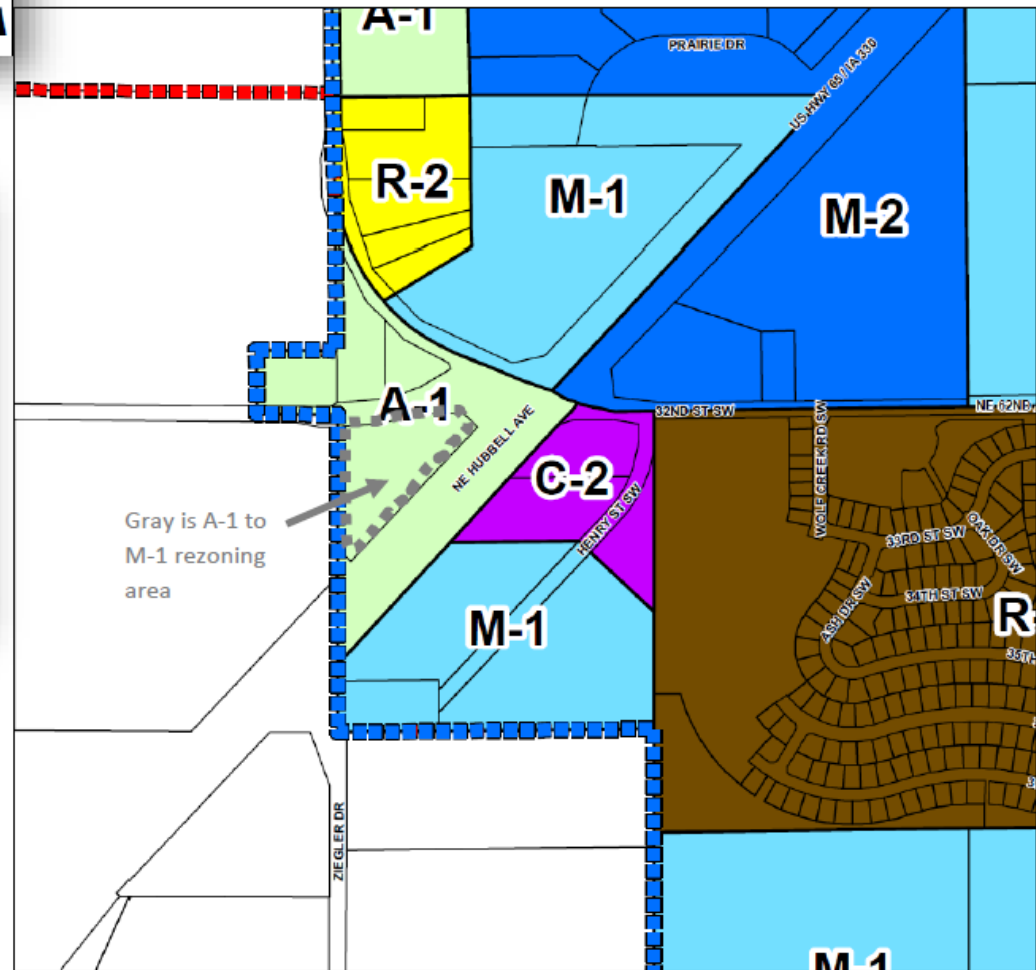
ALTERNATIVES: The option exists to not hold the public hearing; this is not suggested by staff, as a rezoning public hearing is required by Iowa Code. After the required public hearing, the option exists for Council to approve the rezoning ordinance, deny the rezoning ordinance, or to table pending additional comment/feedback.

STAFF RECOMMENDATION: Planning staff recommends approval of this rezoning request, as it is consistent with the City's Future Land Use Map as part of its Comprehensive Plan. Staff cautions that if this rezoning ordinance were to be denied, an update to the Future Land Use Map will need to occur to reflect a new identified future land use of this area. If an update to the Future Land Use Map were to occur for another type of suggested land use, such as commercial, a rezoning application to allow for such detention pond use could still be considered a reasonable request.

____ Resolution ____ <input checked="" type="checkbox"/> Ordinance ____ Contract ____ Other (Specify) ____
Funding Source ____ N/A

APPROVED FOR SUBMITTAL _____ <div style="text-align: center;">City Administrator</div>

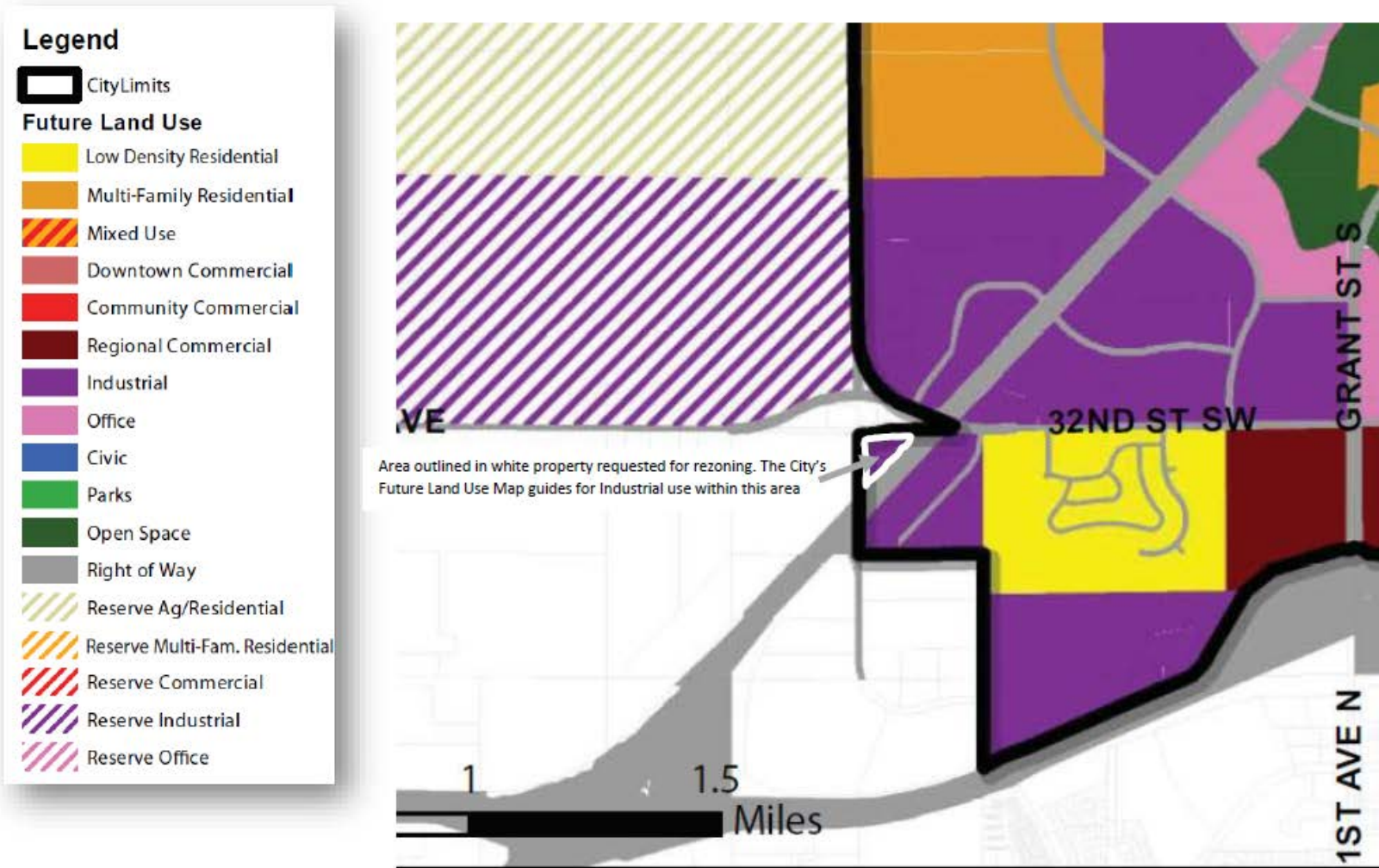
ZONING MAP CITY OF BONDURANT, IOWA

LEGEND	
	CORPORATE LIMITS
	FUTURE STREETS
ZONING CLASSIFICATIONS	
	A-1 AGRICULTURAL DISTRICT
	R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
	R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT
	R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
	R-4 MANUFACTURED HOUSING RESIDENTIAL DISTRICT
	R-5 PLANNED UNIT DEVELOPMENT DISTRICT
	C-1 TRANSITIONAL COMMERCIAL DISTRICT
	C-2 GENERAL COMMERCIAL DISTRICT
	C-3 CENTRAL BUSINESS DISTRICT
	M-1 LIMITED INDUSTRIAL DISTRICT
	M-2 MEDIUM INDUSTRIAL DISTRICT
	U-1 CONSERVANCY DISTRICT



REZONING LEGAL DESECRIPTION: A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 89°12'07" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 518.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HUBBELL AVENUE; THENCE SOUTH 46°52'55" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 81.62 FEET; THENCE SOUTH 43°12'33" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 761.39 FEET; THENCE NORTH 46°35'09" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 77.56 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°02'35" WEST ALONG SAID WEST LINE, 550.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.67 ACRES (203,215 SQUARE FEET).

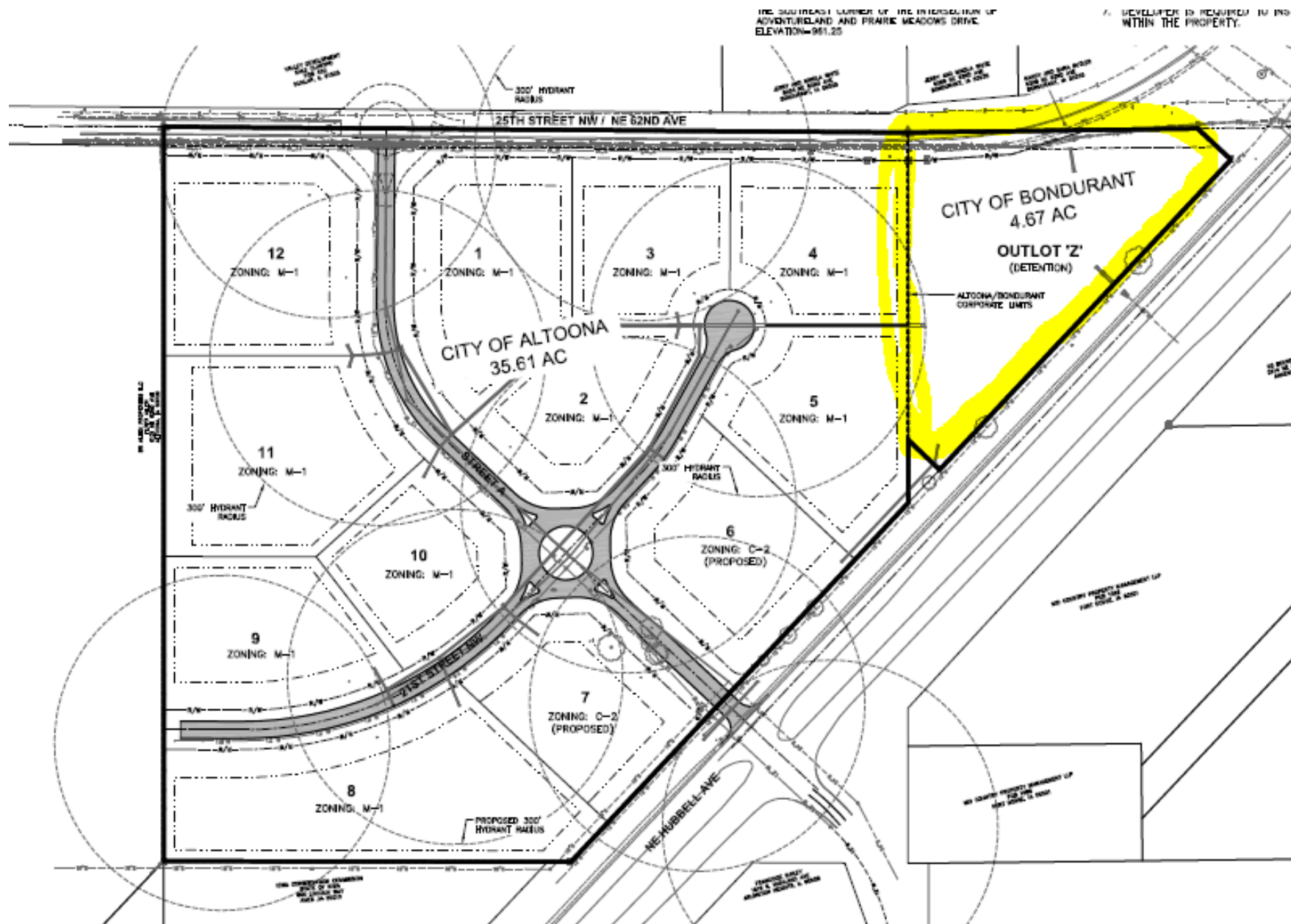
Future Land Use Map (Guides Rezonings)



Area Map



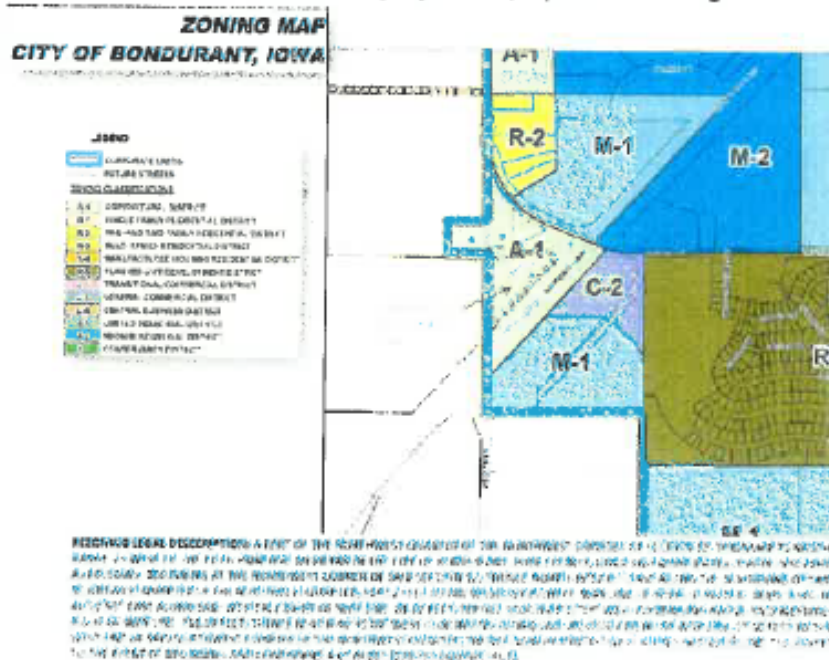
Excerpt from Preliminary Plat – Showing Location of Rezoning Parcel



Copy of Official Petition Against the Rezoning Application, Received on 1/9/2020

Petition to the City of Bondurant (IA) Planning and Zoning Commission and its City Council to **REJECT** the re-zoning request submitted as a result of the I-80 Business Park Subdivision (located to the south of NE 62nd Avenue) to change zoning designation from Agricultural (A-1) to Limited Industrial (M-1). See below map showing parcel.

We, the undersigned residents and primary homeowners, living (domiciled) in the immediate vicinity (within 1/2 mile or less) of the parcel in question, vehemently oppose re-zoning this land from Agricultural (A-1) to Limited Industrial (M-1). As long-time residents within the city limits and/or school district of Bondurant, we pay property taxes to Bondurant to be served as residents. This proposed re-zoning would NOT serve us as the AFFECTED residents of Bondurant. There are NO BENEFITS to us, as residents of the city of Bondurant (or its school district), to re-zone this parcel. Rezoning it would do nothing to improve our families' quality of life; rather, re-zoning this parcel will be overwhelmingly be detrimental to our well-being. This re-zoning request, if approved, will further DEGRADE the quality of life within our residential community within area of Bondurant by increasing the excessive noise (e.g. Jake braking by commercial vehicles), create unwanted air / light pollution, traffic, development hazards, and other issues, (e.g. lost electrical, internet, phone services, broken drainage tiles and/or degraded surface and sub-surface water drainage) caused by the development activities in the area. Keeping this parcel zoned for agricultural provide a "buffer" preventing undesirable developments adjacent to our residential properties. For these reasons (and many others), we request the City of Bondurant unanimously reject the proposed re-zoning.



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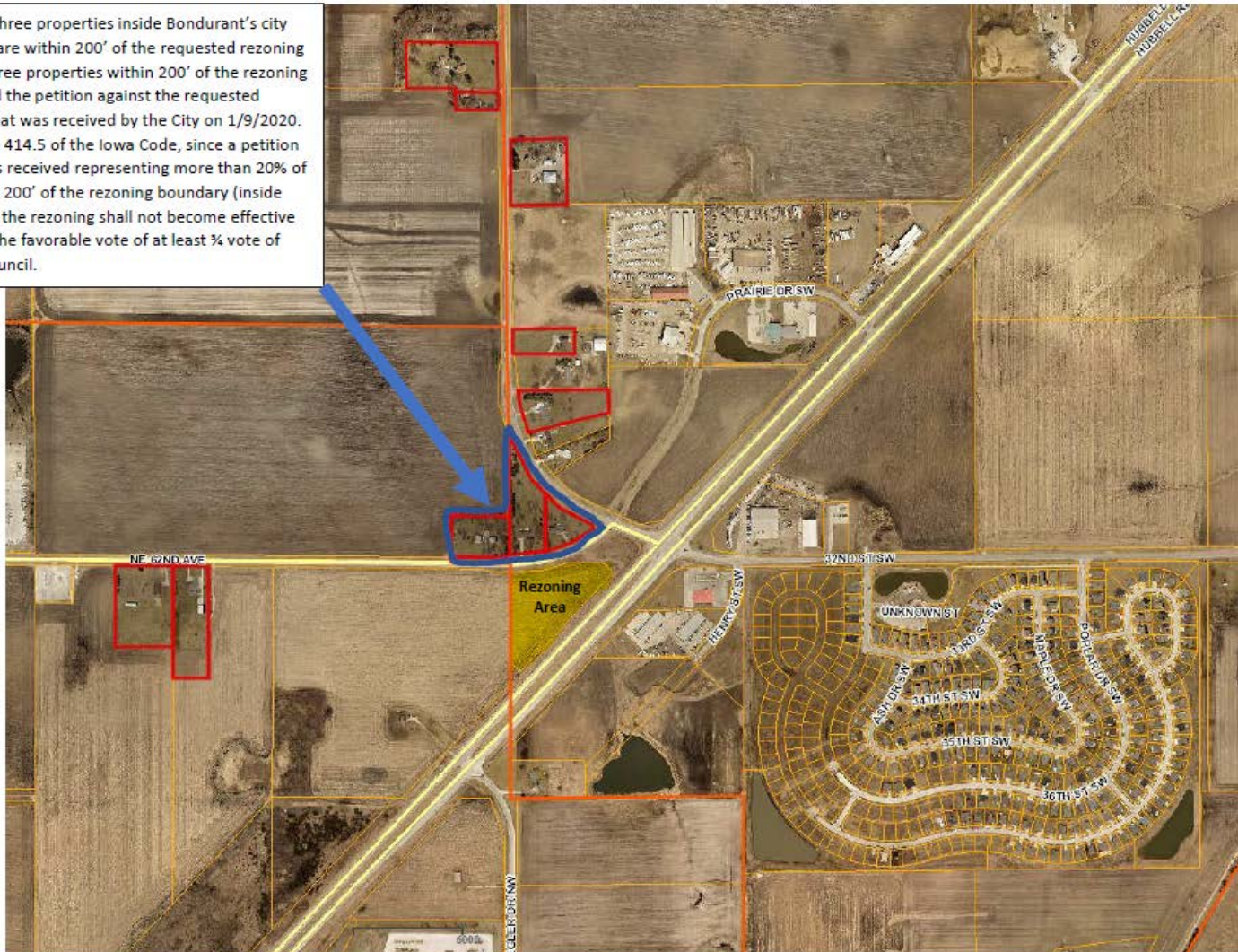
Copy of Official Petition Against the Rezoning Application, Received on 1/9/2020

Thursday, January 9th, 2020

Name	Address	Phone #	Signature	Email address
JERRY E. WHITE	6206 NE 62ND AVE 6204 NE 62ND AVE	(515) 333-1134	Jerry E. White	WHITEJERRYE@JONASDEBEES.CO
Mindla White	6206 NE 62ND AVE 6204 NE 62ND AVE	515 4802135	Mindla White	Mindla.White@net.net
Mike Hall	2507 Franklin St	515-6697622	Mike Hall	mhall@notonice.com
RONALD STANLEY	6590 NE 64TH	515 318-0406	Ronald Stanley	7A207A Stanley 64th
Pale Larsson	6604 NE 64th	907 3883	Pale Larsson	marcd@ms11.com
MARCO LARSON	"	"	"	"
Matt Hall	6545 NE 64th	(515) 238-7853	Matt Hall	matth584@ad.com
Carol Engelbrecht	6101 NE 62nd	515-967-3854	Carol Engelbrecht	caroleo1970@gmail.com
Leo Engelbrecht	"	"	Leo Engelbrecht	"
Rob Hall	2803 Franklin St SW	967-7113	Rob Hall	rhall24@aol.com
JAYCE HALL	"	"	Jayce Hall	"
Sara Butler	6208 NE 62nd Ave	515-371-4581	Sara Butler	Kenzic22@yahoo.com
Randy Butler	"	515-371-4580	Randy Butler	"
Genie Allen	6131 NE 62nd Ave Altamira	515-250-4778	Genie Allen	Fluid-Fluents@rocketmail.com

Map Created by City Staff Showing the Location of Signatures of the Petition Against the Rezoning Request

There are three properties inside Bondurant's city limits that are within 200' of the requested rezoning area. All three properties within 200' of the rezoning area signed the petition against the requested rezoning that was received by the City on 1/9/2020. Per Section 414.5 of the Iowa Code, since a petition against was received representing more than 20% of land within 200' of the rezoning boundary (inside city limits), the rezoning shall not become effective except by the favorable vote of at least $\frac{3}{4}$ vote of the City Council.



CITY OF BONDURANT
ORDINANCE NO. 200302-206

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY
AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE FROM AGRICULTURAL (A-1) TO
LIMITED INDUSTRIAL (M-1)

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

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

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF BONDURANT, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 89°12'07" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 518.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HUBBELL AVENUE; THENCE SOUTH 46°52'55" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 81.62 FEET; THENCE SOUTH 43°12'33" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 761.39 FEET; THENCE NORTH 46°35'09" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 77.56 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°02'35" WEST ALONG SAID WEST LINE, 550.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.67 ACRES (203,215 SQUARE FEET).

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

1. That the zoning change will create consistency between the City's Future Land Use Map and Official Zoning Map.
2. That the zoning change will maintain a consistency with adjacent land uses and provide a transition for adjacent zoning.
3. That the zoning change will not negatively impact the character of the neighborhood.
4. That the public notice of this intended change has been published as by law required.

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

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

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

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

Passed and approved by the City Council of the City of Bondurant, Iowa this ____ day of _____, 2020.

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION:

SECOND CONSIDERATION:

THIRD CONSIDERATION:



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

Item No. 18
For Meeting of 03/02/2020

ITEM TITLE: Consideration of Ordinance 200224-204 Amending Chapter 92, Water Rates, Adjusting Water Rates and Fees Effective on Bills Issued after 4/1/2020

CONTACT PERSON: Marketa Oliver, City Administrator

SUMMARY EXPLANATION: The City has been notified that the wholesale water rate from Des Moines Water Works is increased by \$0.21 per 1,000 gallons. The attached ordinance adjusts water rates in proportion to the amount that the wholesale rate is being adjusted. The City is not able to absorb the wholesale increases this year. This is simply a pass-through cost.

____ Resolution <u>X</u> Ordinance ____ Contract ____ Other (Specify) _____
Funding Source _____
APPROVED FOR SUBMITTAL _____ City Administrator

RECOMMENDATION: Waive the second reading, and approve the third and final reading of ordinance on a roll call vote.

CITY OF BONDURANT
ORDINANCE NO. 200224-204

ORDINANCE AMENDING CHAPTER 92, WATER RATES, ADJUSTING WATER RATES AND CHARGES
EFFECTIVE ON BILLS ISSUED AFTER 4/1/2020

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

Section 1. **SECTION AMENDED.** Chapter 92.02 Rates for Service of the Code is amended as follows:

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

1. A service availability charge of ~~\$6.24~~ \$6.45 per month.
2. In addition to the service availability charge, a usage charge of ~~\$6.24~~ \$6.45 for each 1,000 gallons of water used per month.
3. A usage charge of ~~\$9.29~~ \$9.50 for each 1,000 gallons of water withdrawn from a hydrant as an approved metered withdrawal. No service availability charge is required.
4. A usage charge of ~~\$10.37~~ \$10.58 for each 1,000 gallons of withdrawn water from a hydrant under an approved withdrawal not qualifying for the metered withdrawal. No service availability charge is required.
5. A usage surcharge of ~~\$15.14~~ \$15.35 per 1,000 gallons of water withdrawn from a hydrant for flushing will be added to the usage charge for any withdrawal not in conformance with the requirements of 92.13. The surcharge shall apply to all water volume used for flushing. The surcharge would not be applied to other usage if a portion of the withdrawal is for a purpose other than flushing.

Section 3. **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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

Section 5. **EFFECTIVE DATE.** This ordinance shall be applied to all bills issued after 4/1/2020.

PASSED AND APPROVED by the City Council this 24th day of February, 2020.

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

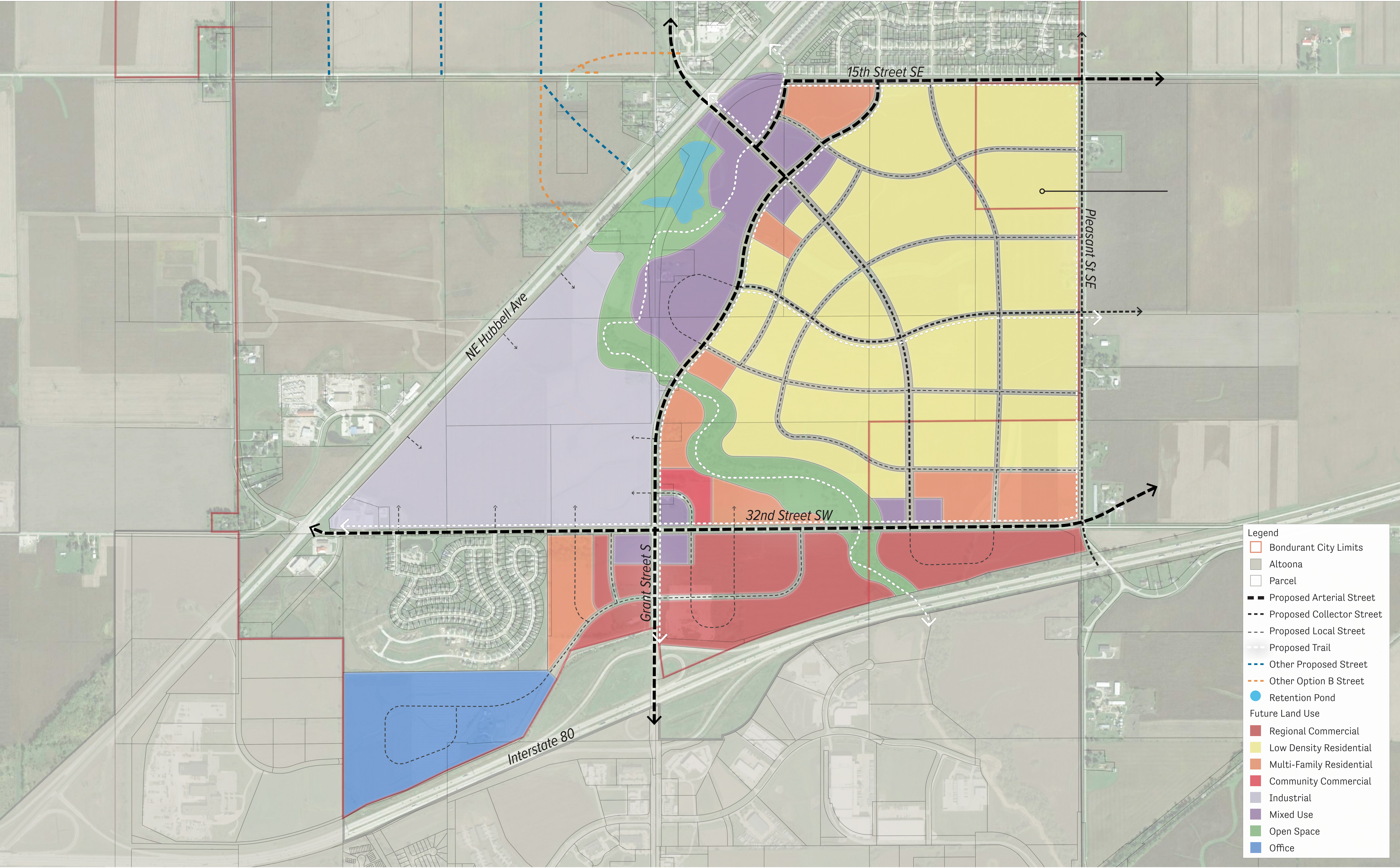
ATTEST:

SHELBY HAGAN, CITY CLERK

FIRST CONSIDERATION: February 24, 2020

SECOND CONSIDERATION: Waived

THIRD CONSIDERATION: March 2, 2020





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

Item No. 19c
For Meeting of 3/2/2020

TITLE: Resolution approving issuance of a request for proposals for a complete update of the City of Bondurant's Comprehensive Plan.

ACTION: Resolution for vote on March 2nd, 2020

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY: Both the Planning and Zoning Commission and City Council have been discussing the need for a complete update of the City of Bondurant's Comprehensive Plan. The current [Comprehensive Plan](#) was adopted in May 2012. Since this 2012 adoption, Bondurant has experienced growth which would justify the need for a complete update of the current Comprehensive Plan. While a Comprehensive Plan generally aims to plan twenty years in advance, the typical useable shelf life of a plan is ten years; so, a complete update of Bondurant's plan is consistent with this standard. For further information on the what the purpose of a Comprehensive Plan is, you can view the [Comprehensive & Visioning Plans](#) page on the City's website.

A draft request for proposals will be available for Planning and Zoning Commission and City Council's review at the March 2nd meeting.

Once the request has been released and the submittal deadline is past, a Comprehensive Plan RFP Scoring Committee will review all proposals received, will conduct consultant interviews, and will provide a recommendation for City Council approval. Staff is recommending that this Comprehensive Plan RFP Scoring Committee be comprised of the Mayor, a City Council member, a Planning & Zoning Commission member, the City Administrator, and the Planning & Community Development Director. The Scoring Committee will use the evaluation criteria as noted in the RFP when reviewing proposals received.


Below is a draft timeline of the Comprehensive Plan update process:

- **March 2020** – City releases RFP.
- **April 2020** – RFPs due to the City, Comprehensive Plan Steering Committee reviews and scores proposals, provides recommendation for Council.
- **May 2020** – City Council enters into contract with selected consultant.
- **June 2020-2021** – Consultant updates Comprehensive Plan. This update process will include extensive public input.

- **End of 2021** – City adopts updated Comprehensive Plan.

ALTERNATIVES: The option exists to not approve this resolution or table pending additional information.

STAFF RECOMMENDATION: Staff recommends approval of the enclosed resolution.

<input checked="checked" type="checkbox"/> Resolution	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Contract	<input type="checkbox"/> Other (Specify) _____
Funding Source <u>N/A for the RFP</u>			
APPROVED FOR SUBMITTAL			
City Administrator			

CITY OF BONDURANT
RESOLUTION NO. 200302-71

RESOLUTION APPROVING ISSUANCE OF REQUEST FOR PROFESSIONAL SERVICES FOR A
COMPLETE UPDATE OF THE CITY OF BONDURANT'S COMPREHENSIVE PLAN

WHEREAS, the City of Bondurant wishes to develop a complete update of its 2012 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Planning & Community Development Director is hereby directed to solicit request for proposals from firms for a complete update of the City's Comprehensive Plan.

Passed this 2nd day of March, 2020,

By: _____
Curt Sullivan, 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
McKenzie				
Peffer				
Enos				
Cox				
Elrod				



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

For Meeting of 3/2/2020

TITLE: P&Z and Council discussion regarding initiating a planning process for creating a Downtown Plan.

ACTION: Planning & Zoning Commission and City Council discussion item.

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

BRIEF HISTORY: The City's 2012 Comprehensive Plan identified a key implementation strategy of Developing a Downtown Master/Action Plan. The text of this implementation strategy further describes this action as: a focused effort to define a vision for downtown and a strategic action plan to attract the right development with the right character and identity will prove a valuable long-term asset.

While the City is just starting the process of completing updating its 2012 Comprehensive Plan by authorizing staff to release an RFP, it is anticipated that this updated Comprehensive Plan will not be finalized until the end of 2021. Staff feels that having a Downtown Plan adopted in the meantime is important. This Plan will help provide clear guidance to staff, the Commission, and City Council on priorities of the downtown. The draft Comprehensive Plan RFP is worded such that the selected consultant will need to reference this Downtown Plan as part of the Comprehensive Plan update process; this ensures that the Downtown Plan and the updated Comprehensive Plan are consistent with one another.


This planning process will look to identify and prioritize implementation actions in the downtown relating to traffic flow/parking, stormwater, site and building design, amenities, and other topics.

This Downtown Plan will be drafted in house by planning staff, with assistance from V&K regarding traffic flow/parking and stormwater action items. A Downtown Plan Steering Committee will be formed to help provide public input as part of this planning process. Staff is suggesting that this Steering Committee be comprised of a Council member, a Planning & Zoning Commission member, downtown stakeholders, City staff, and others. Once the Downtown Plan has been fully drafted, this plan will be reviewed by the Planning & Zoning Commission for recommended approval by City Council.

While the City of Bondurant is not a Main Street Iowa Community, Main Street Iowa does offer a Downtown Walk Around Service to non-Main Street Iowa Communities for a fee of \$300. Main Street Iowa will meet with community/downtown leaders before walking Bondurant's downtown. After this walk around, Main Street Iowa staff will prepare a presentation and recommendations. City staff feels this Downtown Walk Around can serve as a kickoff to the City's downtown planning process.

Below is a potential timeline for adopting a Downtown Plan:

- **March 2020** – Downtown Steering Committee is formed, and a Downtown Walk Around event is scheduled.
- **April 2020 –May 2020** – Downtown Steering Committee meets 2-3 times to provide feedback to staff.
- **June 2020** – Downtown Plan is drafted by staff.
- **July 2020** – Downtown Plan is reviewed by the Planning & Zoning Commission and adopted by City Council after a public hearing is held.

<u> </u> Resolution <u> </u> Ordinance <u> </u> Contract <u> </u> Other (Specify) <u>Discussion Item</u>	
Funding Source	<u> TIF, Utilities, General Fund </u>
APPROVED FOR SUBMITTAL	
City Administrator	