

Posting Date: April 1, 2016

**NOTICE OF A REGULAR MEETING  
BONDURANT CITY COUNCIL  
APRIL 4, 2016**

**NOTICE IS HEREBY GIVEN** that a Regular Meeting of the City Council will be held at 6:00 p.m. on Monday, April 4, 2016, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

**AGENDA**

1. Roll Call
2. Call to Order and Declaring a Quorum
3. 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 March 21, 2016
  - b. Receive and File - Planning and Zoning Commission Minutes of February 25, 2016 and March 24, 2016
  - c. Claims Report
  - d. Bad Debt Utility Accounts
  - e. Tax Abatement Applications
  - f. Special Event Applications
7. Polk County Sheriff's Report
8. Guests requesting to address the City Council
9. **PRESENTATION** - Cole Nicholson, Eagle Scout Project - Lake Petocka Fitness Stations
10. **PRESENTATION** - Jeff Cook, Veterans Memorial Park Site
11. **RESOLUTION NO. 16-50** - Resolution designating the site 811 Grant Street, South as the Veterans Memorial Park
12. **RESOLUTION NO. 16-51** - Resolution approving the Casey's General Stores Easement Agreement
13. **RESOLUTION NO. 16-52** - Resolution approving the Plat of Survey of Parcel "2016-47" and Parcel "2016-48" of Lot 2, McCleary Meadows Industrial Park, City of Bondurant, Polk County, Iowa
14. **PUBLIC HEARING** - Relative to a request from Sandra Miller acting on behalf of Ethel C. Sankey to rezone a property located in the City of Bondurant from A-1 Agricultural to R-1 & R-2 Single Family Residential
15. **ORDINANCE 16-208** - (First Reading) Ordinance amending Chapter XXX, approving the Sankey Summit Plat 1 Rezoning
16. **RESOLUTION NO. 16-53** - Resolution approving Sankey Summit Plat 1 Preliminary Plat

17. **RESOLUTION NO. 16-54** - Resolution approving Final Payment to the WRA for the Mud Creek Interceptor Phase 19, Segment 3 Project Completed January 2015 in the Amount of \$53,808.20
18. **RESOLUTION NO. 16-55** - Resolution approving the Partial Payment to Nisley Construction for the City Park Shelter in the Amount of \$5,190.86
19. **RESOLUTION NO. 16-56** - Resolution approving the City of Bondurant's Sponsorship of Jazz in July on July 08, 2016, in order to provide Liability Coverage for the event
20. **ORDINANCE 16-209** - (First Reading) Ordinance amending Chapter 69, Parking Regulations, 6th Street, NE, No Parking Sign
21. Discussion Items –
  - a. Wolf Creek Sewer
22. Reports / Comments and appropriate action thereon:
  - a. Mayor
  - b. City Administrator
  - c. Council Members
  - d. City Attorney
23. Adjournment

City Council Meetings:

- Regular Meeting, April 18, 2016
- Regular Meeting, May 02, 2016
- Regular Meeting May 16, 2016
- Regular Meeting June 06, 2016

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

BONDURANT CITY COUNCIL  
Minutes  
March 21, 2016 6:00 P.M.  
Bondurant City Center

1. Roll Call

Present: Mayor Curt Sullivan, Council Member Doug Elrod, Council Member Bob Peffer, Council Member Wes Enos, Council Member Jennifer Keeler, Council Member Brian Lohse

City Officials

Present: City Administrator Mark Arentsen, City Clerk Shelby Hagan, Finance Director Lori Dunham, Recreation Coordinator Molly Rupert, BRSC Facility Manager Jason McGrann, City Engineer Bob Veenstra, Iowa House Representative Zach Nunn

2. Call to Order and Declaring a Quorum

Mayor Curt Sullivan called the meeting to order at 6:02 p.m. and declared a quorum.

3. Pledge of Allegiance

4. Abstentions declared - Council Member Lohse abstained from item #16.

5. Perfecting and Approval of the Agenda

Motion made by Keeler, seconded by Lohse, to amend the agenda striking item #11. Vote on Motion 5-0. Motion declared carried unanimously.

Motion made by Keeler, seconded by Enos, to approve the agenda as amended. Vote on Motion 5-0. Motion declared carried unanimously.

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 March 7, 2016
- b. Receive and File - Parks and Recreation Board Meeting Minutes of February 25, 2016
- c. Claims Report and February 2016 City of Bondurant Financial Statements (emailed 03/14/16)
- d. Tax Abatement Applications

Motion by Enos, seconded by Peffer, to approve the Consent Agenda. Vote on Motion 5-0. Motion declared carried unanimously.

7. Polk County Sheriff's Report – Nothing to report.

8. Guests requesting to address the City Council

9. **PRESENTATION** – Amanda Wanke, DART, Des Moines Area Regional Transit Authority

Elizabeth Presutti, DART Representative, updated Council on DART's Forward 2035 Project. Altoona Mayor and DART Commission Member Skip Conkling also spoke to Council on the Year Five Update Objectives. City Administrator Arentsen expressed his concerns about the future tax levy increases to the City residents.

10. **PRESENTATION** - Jason McGrann, BRSC Facility Manager

Jason McGrann, BRSC Facility Manager, updated Council on the operations of the Complex.

11. **PRESENTATION** - Max Colby, CBRE, Bondurant Post Office

Deleted from the agenda.

12. **RESOLUTION NO. 16-46** - Resolution approving the lease renewal for the Post Office and commission payment in the amount of \$1,390.50 to CBRE Richard Ellis

Council discussed the negotiations of the agreement. It was concluded the agreement was unfair to both parties.

Moved by Peffer, seconded by Keeler, to approve RESOLUTION NO. 16-46. Roll Call: Ayes: None. Nays: Lohse, Peffer, Enos, Keeler, Elrod. Motion Failed 0-5.

13. **RESOLUTION NO. 16-47** - Resolution approving the nine applications for Class C Liquor License (LC) Commercial and Outdoor Service, Pending Dram Shop Certification for Founders Irish Pub, 110 First Street, Southeast, Bondurant

Founders Irish Pub plans to extend their service during particular community events throughout the summer months.

Moved by Enos, seconded by Peffer, to approve RESOLUTION NO. 16-47. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

14. **RESOLUTION NO. 16-45** - Resolution approving the Special Events Application

Moved by Lohse, seconded by Enos, to approve RESOLUTION NO. 16-45. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

15. **RESOLUTION NO. 16-48** - Resolution setting the date of a Public Hearing for the Purpose of Amending the Current Budget of the City of Bondurant for the Fiscal Year Ending June 30, 2016

Moved by Enos, seconded by Keeler, to approve RESOLUTION NO. 16-48. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

16. **RESOLUTION NO. 16-49** - Resolution approving the Street Closing Application for St. Baldrick's Event Closing 110 First Street, SE on April 09, 2016  
The St. Baldrick's Committee will be hosting the event on the street in front of Founders Irish Pub. Prairie Meadows donated the tent for the event.

Moved by Keeler, seconded by Enos, to approve RESOLUTION NO. 16-49. Roll Call: Ayes: Peffer, Enos, Keeler, Elrod. Nays: None. Abstain: Lohse. Motion Carried 4-0.

17. **ORDINANCE 16-207** - (First Reading) Ordinance amending the City Code of the City of Bondurant, Iowa, by Amending Chapter 65.02 Four-Way Stop Intersection

The Main Street, Southeast and First Street, Southeast intersection will be added as a four-way stop.

Moved by Lohse, seconded by Enos, to waive the first and second reading, and approve the third and final reading for ORDINANCE 16-207. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

18. **ORDINANCE 16-204** - (Second Reading) Ordinance adding Chapter 124, Mobile Food Vendor

Moved by Lohse, seconded by Peffer, to amend ORDINANCE 16-204 due to a grammatical correction recommended by Council. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

Moved by Lohse, seconded by Peffer, to waive the second reading, and approve the third and final reading for ORDINANCE 16-204 as amended. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

19. Reports / Comments and appropriate action thereon:

- a. Mayor - BRAVO Meeting, thanks to Brian for filling in.
- b. City Administrator - Recreation Coordinator Molly Rupert, DOT landscaping along Highway 65, Meeting with the City Engineer about potential commercial development, Lake Petocka bathrooms, one truck of the two has been delivered, Grand Opening for City Park shelter is April 16.
- c. Council Members
  - Elrod - Welcomed Molly.
  - Keeler - Arts & Recreation Meeting and welcomed Molly.
  - Enos - None.
  - Peffer - None.
  - Lohse - Washington D.C. Trip - May 11-13

20. Adjournment

Moved by Peffer, seconded by Elrod, to adjourn the meeting at 7:42 p.m. Vote on Motion 5-0. Motion declared carried unanimously.

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Shelby Hagan, City Clerk

ATTEST:

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Curt Sullivan, Mayor

I, the understated Mayor Pro Tem 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 Mayor Pro Tem and City Council on March 21, 2016, 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 subjects 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.

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Curt Sullivan, Mayor

**CITY OF BONDURANT  
PLANNING AND ZONING COMMISSION  
February 25, 2016  
MINUTES**

**1. Call to Order**

Commission Chair Dave Higgins called the meeting to order at 6:01 p.m.

**2. Roll Call**

Roll call was taken and a quorum was declared.

Present: Commission Chair Dave Higgins  
Commission Member Brian Clayton  
Commission Member Jeff Kromrie  
Commission Member Tamara Russell  
Commission Member Roy McCleary  
Commission Member Karen Hudson

Absent: Commission Member Laura Wood

City Officials Present: City Administrator Mark Arentsen, City Clerk Shelby Hagan, City Council Member Doug Elrod

**3. Perfecting and Approval of the Agenda**

Motion made by McCleary, seconded by Russell, to approve the agenda. Vote on Motion 6-0. Motion declared carried unanimously.

**4. Approval of the Commission Minutes**

Motion made by McCleary, seconded by Russell, to approve the minutes of February 11, 2016. Vote on Motion 6-0. Motion declared carried unanimously.

**5. Guests requesting to address the Commission – None**

**6. RESOLUTION PZ-16-09 - Resolution approving the Final Plat of Renaud Heights Plat 3**

Bradley Geater, McClure Engineering Company, presented the Final Plat to the Commission.

Motion made by Clayton, seconded by McCleary, to approve RESOLUTION PZ-16-09. Vote on Motion 6-0. Motion declared carried unanimously.

**7. Discussion**

a. SUDAS - Discussed regulations on corner lots. City Clerk Hagan will consult with Brad Scheib.

b. Residential vs. Commercial Right-of-Way - Discussed setbacks between residential and commercial. City Clerk Hagan will consult with Brad Scheib.

**8. Reports and Comments**

**a. Commission Member Comments**

Commission Member Kromrie – None.

Commission Member Hudson - Tree Survey results.

Commission Member Clayton–Questioned the BRSC proposal.

Commission Member Russell - None.

Commission McCleary - None.

**b. Commission Chair Comments – None.**

**c. City Administrator Comments – Absent.**

**9. Adjournment**

Moved by McCleary, seconded by Hudson, to adjourn the meeting at 6:42 p.m.

_____	_____
Commission Chair, David Higgins	City Clerk, Shelby Hagan

**CITY OF BONDURANT  
PLANNING AND ZONING COMMISSION  
March 24, 2016  
MINUTES**

**1. Call to Order**

Commission Chair Dave Higgins called the meeting to order at 6:01 p.m.

**2. Roll Call**

Roll call was taken and a quorum was declared.

Present: Commission Chair Dave Higgins  
Commission Member Brian Clayton  
Commission Member Jeff Kromrie  
Commission Member Tamara Russell  
Commission Member Roy McCleary  
Commission Member Karen Hudson

Absent: Commission Member Laura Wood

City Officials Present: City Administrator Mark Arentsen, City Clerk Shelby Hagan, City Council Member Doug Elrod

**3. Perfecting and Approval of the Agenda**

Motion made by McCleary, seconded by Kromrie, to approve the agenda. Vote on Motion 6-0. Motion declared carried unanimously.

**4. Approval of the Commission Minutes**

Motion made by Russell, seconded by McCleary, to approve the minutes of February 25, 2016. Vote on Motion 6-0. Motion declared carried unanimously.

**5. Guests requesting to address the Commission – None**

**6. RESOLUTION PZ-16-11 - Resolution approving the Plat of Survey of Parcel "2016-47" and Parcel "2016-48" of Lot 2, McCleary Meadows Industrial Park, City of Bondurant, Polk County, Iowa**

Motion made by Clayton, seconded by Hudson, to approve RESOLUTION PZ-16-11. Roll Call: Ayes: Kromrie, Hudson, Higgins, Russell, Clayton. Absent: Wood. Abstain: McCleary. Motion Carried 5-0.

**7. RESOLUTION PZ-16-10 - Resolution approving the Sankey Summit Plat 1 Rezoning**

Two letters were submitted by adjacent property owners in support of the rezoning.

Motion made by Hudson, seconded by McCleary, to approve RESOLUTION PZ-16-10. Roll Call: Ayes: Kromrie, Hudson, Higgins, Russell, Clayton, McCleary. Absent: Wood. Motion Carried 6-0.

**8. RESOLUTION PZ-16-12 - Resolution approving the Sankey Summit Plat 1 Preliminary Plat**

The plat includes 100 lots; 36 R-1 and 65 R-2 lots. Eric Cannon, Snyder & Associates, questioned a few comments from City Engineer Bob Veenstra. Commission discussed the connectivity between the presented plat and future plats. Commission plans to meet in one week, March 31 to finalize the preliminary plat after conversations with Brad Scheib and Bob Veenstra regarding the connectivity.

Motion made by McCleary, seconded by Hudson, to table RESOLUTION PZ-16-12. Roll Call: Ayes: Kromrie, Hudson, Higgins, Russell, Clayton, McCleary. Absent: Wood. Motion Carried 6-0.

**9. Reports and Comments**

**a. Commission Member Comments**

Commission Member Kromrie - Questioned clean up at Road Ready due to ownership change, timeline of three businesses at 3507 Grant Street, South, and businesses at old carwash on Lincoln Street, Southeast.

Commission Member Hudson - Add Brad Scheib to standard procedure with Preliminary Plats, requesting map of City to show connectivity when plats are presented to Commission.

Commission Member Clayton-Questioned the development on the property North of the High School.

Commission Member Russell - None.

Commission McCleary - Questioned financial responsibility for the sidewalk on Grant Street, South.

**b. Commission Chair Comments - None.**

**c. City Administrator Comments - None.**

**10. Adjournment**

Moved by McCleary, seconded by Hudson, to adjourn the meeting at 6:55 p.m.

_____	_____
Commission Chair, David Higgins	City Clerk, Shelby Hagan

CHECK NO	DATE	EMP NO	PAY TO THE ORDER OF	CHECK AMOUNT	CLEARED	VOIDED	MANUAL
-----							
1			LEGACY BANK				
48912	3/25/2016	3129	MARGARET L CHRISTIAN	502.58			
48913	3/25/2016	5103	PATRICK COLLISON	339.65			
48914	3/25/2016	4128	JOHN A DOUGLAS	51.84			
				-----			
				894.07			
			ACH TRANSACTIONS				
129401	3/25/2016	8402	MARK J ARENTSEN	2294.99			
129501	3/25/2016	7104	BOYCE E BAILEY	963.50			
129601	3/25/2016	3133	BAILLIE C BRIGGS	413.53			
129701	3/25/2016	3118	JENNIFER CAMPBELL	936.06			
129801	3/25/2016	5113	LORI DUNHAM	1407.15			
129901	3/25/2016	7101	KENNETH E GROVE	1326.95			
130001	3/25/2016	5118	SHELBY HAGAN	1111.98			
130101	3/25/2016	4137	MARY N HANRAHAN	17.28			
130201	3/25/2016	7105	DAVID HIGGINS	932.56			
130301	3/25/2016	1441	AARON M KREUDER	1694.31			
130401	3/25/2016	7106	JASON L MCGRANN	1012.18			
130501	3/25/2016	3130	MARILYN M O'BRIEN	929.54			
130601	3/25/2016	5119	MISTY L RICHARDSON-KUGLER	200.00			
130602	3/25/2016	5119	MISTY L RICHARDSON-KUGLER	5.00			
130603	3/25/2016	5119	MISTY L RICHARDSON-KUGLER	787.96			
130701	3/25/2016	5122	MOLLY E RUPERT	363.63			
130801	3/25/2016	3128	JILL C SANDERS	1345.93			
130901	3/25/2016	1478	PATRICIA E SMITH	206.70			
131001	3/25/2016	5121	NICOLE M VAN HOUTEN	958.34			
131101	3/25/2016	4132	JANETTE L YOUNG	69.12			
				-----			
				16976.71			
			BANK TOTAL	17870.78			
			REPORT TOTAL	17870.78			

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL	ACCOUNT	CK SQ
LEGACY BANK									
A-29091	1	4/05/16	4/05/16	1715 A KING'S THRONE KYBOS	150.00	001		001-430-6415	1
				INVOICE TOTAL	150.00				
A-29259	1	4/05/16	4/05/16	KYBOS	190.00	001		001-440-6415	1
				INVOICE TOTAL	190.00				
				VENDOR TOTAL	340.00				
1473 ACCESS SYSTEMS LEASING									
18445707	1	4/05/16	4/05/16	COPIER	317.66	001		001-410-6499	1
	2			SERVER, THIN CLIENT SUPPO	382.00	001		001-410-6419	1
				INVOICE TOTAL	699.66				
				VENDOR TOTAL	699.66				
878 AMERICAN LIBRARY ASSOCIATION									
205226216	1	4/05/16	4/05/16	DUES	137.00	001		001-410-6210	1
				INVOICE TOTAL	137.00				
				VENDOR TOTAL	137.00				
1412 AMERICAN TOPPER									
50441	1	4/05/16	4/05/16	LINE X SPRAY;FLAPS	215.00	600		600-811-6710	1
	2			LINE X SPRAY;FLAPS	215.00	610		610-816-6710	1
				INVOICE TOTAL	430.00				
				VENDOR TOTAL	430.00				
37 ARDICK EQUIPMENT COMPANY									
7718 2	1	4/05/16	4/05/16	SIGNS-WISTERIA HTS	406.00	001		001-210-6499	1
				INVOICE TOTAL	406.00				
7719	1	4/05/16	4/05/16	SIGNS-PLEASANT GROVE	478.25	001		001-210-6499	1
				INVOICE TOTAL	478.25				
7720	1	4/05/16	4/05/16	SIGNS-EFNOR	53.50	001		001-210-6499	1
	2			SIGNS-STOP;POSTS	356.75	110		110-210-6509	1
				INVOICE TOTAL	410.25				
				VENDOR TOTAL	1,294.50				
1056 MARK ARENTSEN									
04042016	1	4/05/16	4/05/16	MILEAGE ALLOW APR 2016	165.00	001		001-621-6240	1
	2			MILEAGE ALLOW APR 2016	165.00	600		600-812-6240	1
	3			MILEAGE ALLOW APR 2016	170.00	610		610-817-6240	1
				INVOICE TOTAL	500.00				
				VENDOR TOTAL	500.00				
1598 ASI SIGNAGE INNOVATIONS									
196339	1	4/05/16	4/05/16	SHELTER PLAQUE-FINAL	808.52	335		335-430-6790	1
				INVOICE TOTAL	808.52				

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL	ACCOUNT	CK SQ
					VENDOR TOTAL				808.52
2031697310	1	4/05/16	4/05/16	48 BAKER & TAYLOR BOOKS-19	222.31	001		001-410-6502	1
					INVOICE TOTAL				222.31
2031715093	1	4/05/16	4/05/16	BOOKS-34	442.87	001		001-410-6502	1
					INVOICE TOTAL				442.87
2031747377	1	4/05/16	4/05/16	BOOKS-15	188.85	001		001-410-6502	1
					INVOICE TOTAL				188.85
2031756416	1	4/05/16	4/05/16	BOOKS-31	400.24	001		001-410-6502	1
					INVOICE TOTAL				400.24
2778308	1	4/05/16	4/05/16	BOOK RETURN-2	25.87-	001		001-410-6502	1
					INVOICE TOTAL				25.87-
2781559	1	4/05/16	4/05/16	BOOK CREDIT-2	18.71-	001		001-410-6502	1
					INVOICE TOTAL				18.71-
					VENDOR TOTAL				1,209.69
5292	1	4/05/16	4/05/16	796 MR ELECTRIC OF CENTRAL IOWA GENERATOR RENTAL-PAINE H	2,691.23	610		610-816-6415	1
					INVOICE TOTAL				2,691.23
5293	1	4/05/16	4/05/16	INSTALL GENERATOR CONTRO	2,534.89	610		610-816-6727	1
					INVOICE TOTAL				2,534.89
					VENDOR TOTAL				5,226.12
109680	1	4/05/16	4/05/16	1718 BRICK STREET MARKET SUPPLIES	5.97	001		001-410-6599	1
	2			SUPPLIES	62.29	001		001-410-6507	1
					INVOICE TOTAL				68.26
114025	1	4/05/16	4/05/16	SUPPLIES	29.81	001		001-410-6580	1
					INVOICE TOTAL				29.81
84699	1	4/05/16	4/05/16	SUPPLIES	32.12	001		001-410-6580	1
					INVOICE TOTAL				32.12
					VENDOR TOTAL				130.19
25	1	4/05/16	4/05/16	1282 JENNIFER CAMPBELL MILEAGE REIMB 3/18/16	61.56	001		001-410-6240	1
					INVOICE TOTAL				61.56
					VENDOR TOTAL				61.56
9670082316	1	4/05/16	4/05/16	1515 CENTURYLINK SERVICES	66.99	610		610-816-6373	1
					INVOICE TOTAL				66.99

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ	
9672418316	1	4/05/16	4/05/16	SERVICES	297.46	001	001-650-6373	1	
				INVOICE TOTAL	297.46				
9672668316	1	4/05/16	4/05/16	SERVICES	64.07	001	001-410-6373	1	
	2			SERVICES	162.94	001	001-410-6419	1	
				INVOICE TOTAL	227.01				
9674790316	1	4/05/16	4/05/16	SERVICES	230.01	001	001-410-6373	1	
				INVOICE TOTAL	230.01				
9674902316	1	4/05/16	4/05/16	SERVICES	105.61	001	001-150-6373	1	
	2			SERVICES	105.61	001	001-160-6373	1	
				INVOICE TOTAL	211.22				
9675778316	1	4/05/16	4/05/16	SERVICES	78.98	110	110-210-6373	1	
				INVOICE TOTAL	78.98				
				VENDOR TOTAL	1,111.67				
				1228 CINTAS CORPORATION #762					
762437652	1	4/05/16	4/05/16	LAUNDRY 3/8/16	25.30	001	001-650-6409	1	
	2			LAUNDRY 3/8/16	25.41	110	110-210-6499	1	
	3			LAUNDRY 3/8/16	12.04	001	001-150-6499	1	
				INVOICE TOTAL	62.75				
762440260	1	4/05/16	4/05/16	LAUNDRY 3/22/16	25.30	001	001-650-6409	1	
	2			LAUNDRY 3/22/16	25.41	110	110-210-6499	1	
	3			LAUNDRY 3/22/16	12.04	001	001-150-6499	1	
				INVOICE TOTAL	62.75				
				VENDOR TOTAL	125.50				
				134 DEMCO					
5829028	1	4/05/16	4/05/16	BOOK BAGS,MARKERS	286.21	167	167-410-6506	1	
				INVOICE TOTAL	286.21				
				VENDOR TOTAL	286.21				
				142 DES MOINES STAMP MANUFACTURING					
1066463	1	4/05/16	4/05/16	NAMEPLATE-RUPERT	15.50	001	001-430-6506	1	
				INVOICE TOTAL	15.50				
				VENDOR TOTAL	15.50				
				1069 FIRST NATIONAL BANK OMAHA					
0154 316	1	4/05/16	4/05/16	AMAZON-CELL CHARGER	18.08	110	110-210-6373	1	
	2			DEY APPLIANCE-FRIG HANDL	26.54	001	001-410-6350	1	
	3			CHAMBER BREAKFAST	10.00	001	001-621-6240	1	
	4			ZORO-BIRD SPIKES	269.10	335	335-430-6790	1	
	5			AMAZON-BOOKS	303.55	001	001-410-6502	1	
	6			DISC RUBBER STAMPS-STAMP	37.57	001	001-410-6506	1	
	7			AMAZON-POM POMS	36.01	001	001-410-6599	1	
				INVOICE TOTAL	700.85				

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST GL ACCOUNT	CK SQ
VENDOR TOTAL					700.85		
1603054	1	4/05/16	4/05/16	769 FRASER TRANSPORTATION SRVCS AMBULANCE DOS 3/6/16	200.00	001 001-160-6499	1
INVOICE TOTAL					200.00		
VENDOR TOTAL					200.00		
40239702	1	4/05/16	4/05/16	1563 GILCREST/JEWETT LUMBER CO POST-REAR BLDG AWNING	53.21	001 001-650-6399	1
INVOICE TOTAL					53.21		
VENDOR TOTAL					53.21		
05112016	1	4/05/16	4/05/16	783 GREATER DES MOINES PARTNERSHIP WASHINGTON DC TRIP-ENOS	2,250.00	001 001-520-6240	1
	2			WASHINGTON DC TRIP-LOHSE	2,250.00	001 001-520-6240	1
INVOICE TOTAL					4,500.00		
VENDOR TOTAL					4,500.00		
03312016	1	4/05/16	4/05/16	1927 HARTER CONCRETE LLC STREET REPAIR-2ND&DEER R	2,240.00	110 110-210-6417	1
INVOICE TOTAL					2,240.00		
VENDOR TOTAL					2,240.00		
41629	1	4/05/16	4/05/16	1735 HEARTLAND FLAGPOLES & FLAGS FLAG	50.00	001 001-410-6507	1
	2			FLAG	25.00	001 001-150-6507	1
	3			FLAG	25.00	001 001-160-6507	1
	4			FLAG	50.00	001 001-430-6507	1
	5			FLAG	28.00	001 001-650-6399	1
	6			FLAG	50.00	001 001-650-6507	1
	7			FLAG	28.00	001 001-430-6507	1
INVOICE TOTAL					256.00		
VENDOR TOTAL					256.00		
24451	1	4/05/16	4/05/16	1140 HOLBROOK CONSTRUCTION INC. MANHOLE REPAIRS-URBAN SR	14,000.00	610 610-816-6767	1
INVOICE TOTAL					14,000.00		
VENDOR TOTAL					14,000.00		
20750	1	4/05/16	4/05/16	205 HUBER GRADING BLADE;HAUL;SPREAD GRAVEL JR HAINES PKWY	1,868.03	001 001-430-6320	1
INVOICE TOTAL					1,868.03		
20751	1	4/05/16	4/05/16	TILE LINE REPAIR-4TH &GR	4,816.02	741 741-865-6350	1
INVOICE TOTAL					4,816.02		
VENDOR TOTAL					6,684.05		

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
-----								
				238 IOWA WORKFORCE DEVELOPMENT				
12016	1	4/05/16	4/05/16	1ST QTR SUI LIABILITY	8.39	112	112-150-6170	1
	2			1ST QTR SUI LIABILITY	8.39	112	112-160-6170	1
	3			1ST QTR SUI LIABILITY	32.40	112	112-410-6170	1
	4			1ST QTR SUI LIABILITY	2.35	112	112-430-6170	1
	5			1ST QTR SUI LIABILITY	70.82	112	112-621-6170	1
	6			1ST QTR SUI LIABILITY	22.17	112	112-210-6170	1
	7			1ST QTR SUI LIABILITY	6.70	600	600-811-6170	1
	8			1ST QTR SUI LIABILITY	6.70	610	610-816-6170	1
	9			1ST QTR SUI LIABILITY	3.65	112	112-170-6170	1
	10			1ST QTR SUI LIABILITY	3.94	741	741-865-6170	1
	11			1ST QTR SUI LIABILITY	4.21	112	112-440-6170	1
	12			1ST QTR SUI LIABILITY	1.63	112	112-180-6170	1
				INVOICE TOTAL	171.35			
				VENDOR TOTAL	171.35			
				932 IAMU				
13203	1	4/05/16	4/05/16	SCCIC TRAINING-MAR-OCT 2	1,157.08	001	001-180-6210	1
				INVOICE TOTAL	1,157.08			
				VENDOR TOTAL	1,157.08			
				13 IA COMMUNITIES ASSURANCE POOL				
25138	1	4/05/16	4/05/16	INSURE CITY PARK SHELTER	225.94	001	001-660-6408	1
				INVOICE TOTAL	225.94			
				VENDOR TOTAL	225.94			
				999999999 1760 IOWA MEDICAID ENTERPRISE				
1023238615	1	4/05/16	4/05/16	REIMB INCORRECT PYMT RUN	146.23	001	001-160-6450	1
				INVOICE TOTAL	146.23			
				VENDOR TOTAL	146.23			
				277 MARTIN MARIETTA MATERIALS				
17262838	1	4/05/16	4/05/16	ROCK-JR HAINES PWKY	881.44	110	110-210-6417	1
				INVOICE TOTAL	881.44			
17262840	1	4/05/16	4/05/16	ROCK-GRAVEL WEST PLAZA R	391.30	110	110-210-6417	1
				INVOICE TOTAL	391.30			
17262842	1	4/05/16	4/05/16	ROCK-JR HAINES PWKY	194.18	110	110-210-6417	1
				INVOICE TOTAL	194.18			
				VENDOR TOTAL	1,466.92			
				564 STOREY KENWORTHY/MATT PARROTT				
PINV378180	1	4/05/16	4/05/16	PRINTING-DISCONNECT NOTI	75.00	600	600-812-6414	1
	2			PRINTING-DISCONNECT NOTI	75.00	610	610-817-6414	1
	3			PRINTING-DISCONNECT NOTI	75.00	670	670-840-6414	1
	4			PRINTING-DISCONNECT NOTI	81.40	741	741-865-6414	1
				INVOICE TOTAL	306.40			

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
VENDOR TOTAL					306.40			
1576	1	4/05/16	4/05/16	842 MENARDS TOOLS-DEPOT HOT WATER HE	24.88	001	001-430-6507	1
				INVOICE TOTAL	24.88			
1793	1	4/05/16	4/05/16	SOAP DRIP TRAYS	11.92	335	335-430-6790	1
	2			PAINT-PO POST	10.47	001	001-650-6399	1
				INVOICE TOTAL	22.39			
VENDOR TOTAL					47.27			
527	1	4/05/16	4/05/16	612 METRO CHEMICAL LLC SOAP	37.10	001	001-430-6507	1
	2			SOAP	37.10	001	001-440-6507	1
				INVOICE TOTAL	74.20			
VENDOR TOTAL					74.20			
03042016	1	4/05/16	4/05/16	291 MIDAMERICAN ENERGY STREETLIGHT CONVERSION-G	1,300.00	110	110-210-6372	1
				INVOICE TOTAL	1,300.00			
VENDOR TOTAL					1,300.00			
04032016	1	4/05/16	4/05/16	1153 JILL MOLAND CLEANING	400.00	001	001-650-6499	1
				INVOICE TOTAL	400.00			
VENDOR TOTAL					400.00			
70006753	1	4/05/16	4/05/16	286 METRO WASTE AUTHORITY EXTRA ITEM STICKERS-30	30.00	670	670-840-6580	1
				INVOICE TOTAL	30.00			
70006765	1	4/05/16	4/05/16	RESIDENTIAL GARBAGE SRVC	14,560.65	670	670-840-6499	1
				INVOICE TOTAL	14,560.65			
70006774	1	4/05/16	4/05/16	CURB IT FEE	4,374.51	670	670-840-6435	1
				INVOICE TOTAL	4,374.51			
03312016	1	4/05/16	4/05/16	COMPOST IT CART STICKERS MARCH 2016	1,365.00	670	670-840-6580	2
				INVOICE TOTAL	1,365.00			
VENDOR TOTAL					20,330.16			
9784830001	1	4/05/16	4/05/16	322 OFFICE DEPOT INC PAPER,CRAFT STICKS,SPOON	60.89	001	001-410-6599	1
				INVOICE TOTAL	60.89			
9786329001	1	4/05/16	4/05/16	WIGGLE EYES, GLUE STICKS	86.08	001	001-410-6599	1
				INVOICE TOTAL	86.08			

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
VENDOR TOTAL					146.97			
49902	1	4/05/16	4/05/16	1234 OMNI-SITE.NET SD CARD-MALLARD PT LIFT	11.00	610	610-816-6350	1
INVOICE TOTAL					11.00			
VENDOR TOTAL					11.00			
03302016	1	4/05/16	4/05/16	1134 PETTY CASH POSTAGE	121.96	001	001-410-6508	1
	2			PEEPS	9.79	001	001-410-6599	1
INVOICE TOTAL					131.75			
VENDOR TOTAL					131.75			
831	1	4/05/16	4/05/16	338 POLK COUNTY AVIATION AUTHORITY FY2016 TAX LEVY	10,758.00	001	001-280-6413	1
INVOICE TOTAL					10,758.00			
VENDOR TOTAL					10,758.00			
H15082 416	1	4/05/16	4/05/16	982 PRINCIPAL LIFE LIFE INS APR 2016	74.83	112	112-621-6150	1
	2			LIFE INS APR 2016	41.17	112	112-210-6150	1
	3			LIFE INS APR 2016	21.37	600	600-811-6150	1
	4			LIFE INS APR 2016	21.37	610	610-816-6150	1
	5			LIFE INS APR 2016	8.59	741	741-865-6150	1
	6			LIFE INS APR 2016	28.49	112	112-430-6150	1
	7			LIFE INS APR 2016	64.44	112	112-410-6150	1
	8			LIFE INS APR 2016	12.19	112	112-170-6150	1
	9			LIFE INS APR 2016	10.69	112	112-440-6150	1
	10			LIFE INS APR 2016	9.54	112	112-150-6150	1
	11			LIFE INS APR 2016	9.54	112	112-160-6150	1
INVOICE TOTAL					302.22			
VENDOR TOTAL					302.22			
RI-160493	1	4/05/16	4/05/16	619 RACOM CORPORATION EDACS ACCESS	470.00	001	001-150-6373	1
	2			EDACS ACCESS	470.00	001	001-160-6373	1
INVOICE TOTAL					940.00			
VENDOR TOTAL					940.00			
3242016	1	4/05/16	4/05/16	1267 REES TREE SERVICE TREE REMOVAL-GRANT TRAIL	15,600.00	323	323-210-6499	1
INVOICE TOTAL					15,600.00			
VENDOR TOTAL					15,600.00			
IN3521635	1	4/05/16	4/05/16	1414 RHODE ISLAND NOVELTY SRP SUPPLIES	487.72	167	167-410-6506	1
INVOICE TOTAL					487.72			

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL	ACCOUNT	CK SQ
				VENDOR TOTAL	487.72				
1498	1	4/05/16	4/05/16	1404 RJ MARTIN EXCAVATING & TRUCK DIG TELEGRAPH POLES	200.00	001		001-430-6499	1
				INVOICE TOTAL	200.00				
1504	1	4/05/16	4/05/16	HAUL ROCK-JR HAINES	460.02	110		110-210-6417	1
				INVOICE TOTAL	460.02				
				VENDOR TOTAL	660.02				
03302016	1	4/05/16	4/05/16	1701 JILL SANDERS MILEAGE REIMB	49.68	001		001-410-6240	1
	2			EASTER CRAFT SUPPLIES-MI	16.94	001		001-410-6599	1
				INVOICE TOTAL	66.62				
				VENDOR TOTAL	66.62				
03302016	1	4/05/16	4/05/16	460 SAFETY COALITION OF CTRL IOWA DUES	100.00	001		001-180-6210	1
				INVOICE TOTAL	100.00				
				VENDOR TOTAL	100.00				
03252016	1	4/05/16	4/05/16	1928 SKINNER'S CARPET CLEANING INC CARPET CLEANING	441.00	001		001-650-6499	1
				INVOICE TOTAL	441.00				
				VENDOR TOTAL	441.00				
13684	1	4/05/16	4/05/16	1534 STRATUS BUILDNG SOLUTIONS IOWA CLEANING	443.39	001		001-410-6499	1
				INVOICE TOTAL	443.39				
				VENDOR TOTAL	443.39				
3335996 16	1	4/05/16	4/05/16	940 THE DES MOINES REGISTER SUBSCRIPTION	287.73	001		001-410-6502	1
				INVOICE TOTAL	287.73				
				VENDOR TOTAL	287.73				
6089000281	1	4/05/16	4/05/16	387 TREASURER - STATE OF IOWA SALES TAX MARCH 2016	246.00	741		741-050-2140	1
	2			SALES TAX MARCH 2016	412.00	610		610-050-2140	1
	3			SALES TAX MARCH 2016	3,446.00	600		600-050-2140	1
				INVOICE TOTAL	4,104.00				
				VENDOR TOTAL	4,104.00				
03182016	1	4/05/16	4/05/16	1156 JOSH TROUT SET UP MOLLY COMPUTER	112.50	001		001-621-6419	1
				INVOICE TOTAL	112.50				

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK	SQ
VENDOR TOTAL					112.50				
				770 UNITED HEALTHCARE-RIVER VALLEY					
0300009385	1	4/05/16	4/05/16	HEALTH INS APR 2016	2,926.56	112	112-621-6150	1	
	2			HEALTH INS APR 2016	1,501.33	0124	001-050-2124	1	
	3			HEALTH INS APR 2016	441.83	1024	110-050-2124	1	
	4			HEALTH INS APR 2016	182.89	6024	600-050-2124	1	
	5			HEALTH INS APR 2016	182.88	6124	610-050-2124	1	
	6			HEALTH INS APR 2016	135.00	7424	741-050-2124	1	
	7			HEALTH INS APR 2016	687.60	112	112-430-6150	1	
	8			HEALTH INS APR 2016	2,625.56	112	112-410-6150	1	
	9			HEALTH INS APR 2016	1,778.75	112	112-210-6150	1	
	10			HEALTH INS APR 2016	970.88	600	600-811-6150	1	
	11			HEALTH INS APR 2016	970.88	610	610-816-6150	1	
	12			HEALTH INS APR 2016	480.64	741	741-865-6150	1	
	13			HEALTH INS APR 2016	187.01	112	112-170-6150	1	
	14			HEALTH INS APR 2016	175.45	112	112-440-6150	1	
	15			HEALTH INS APR 2016	449.41	112	112-150-6150	1	
	16			HEALTH INS APR 2016	449.41	112	112-160-6150	1	
				INVOICE TOTAL	14,146.08				
				VENDOR TOTAL	14,146.08				
				525 US CELLULAR					
128731730	1	4/05/16	4/05/16	CELL PHONES	21.94	001	001-621-6373	1	
	2			CELL PHONES	113.91	600	600-812-6373	1	
	3			CELL PHONES	22.60	610	610-817-6373	1	
	4			CELL PHONES	91.99	610	610-816-6373	1	
	5			CELL PHONES	135.26	110	110-210-6373	1	
	6			CELL PHONES	22.04	001	001-430-6373	1	
	7			CELL PHONES	202.70	001	001-150-6373	1	
	8			CELL PHONES	202.68	001	001-160-6373	1	
	9			CELL PHONES	24.07	741	741-865-6373	1	
	10			CELL PHONES	24.60	001	001-440-6373	1	
				INVOICE TOTAL	861.79				
				VENDOR TOTAL	861.79				
				1622 VAN WALL EQUIPMENT INC					
248497	1	4/05/16	4/05/16	PARTS-GEAR SELECTOR	17.82	001	001-150-6332	1	
				INVOICE TOTAL	17.82				
				VENDOR TOTAL	17.82				
				1161 VEENSTRA & KIMM, INC.					
42811 21	1	4/05/16	4/05/16	BUILDING INSPECTIONS-FEB	6,359.87	001	001-170-6490	1	
				INVOICE TOTAL	6,359.87				
42814 3	1	4/05/16	4/05/16	2ND ST CULVERT REPLCMT S	135.00	338	338-865-6407	1	
				INVOICE TOTAL	135.00				
42823 6	1	4/05/16	4/05/16	MUD CRK TRAIL ALIGNMENT	130.24	337	337-210-6407	1	
				INVOICE TOTAL	130.24				

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL	ACCOUNT	CK SQ
42824	1	4/05/16	4/05/16	HAWTHORN CROSS WATER MAI	2,693.00	600		600-811-6407	1
				INVOICE TOTAL	2,693.00				
42826	1	4/05/16	4/05/16	DOT STREET DATA	1,050.00	110		110-210-6407	1
				INVOICE TOTAL	1,050.00				
4284	30	4/05/16	4/05/16	ENGINEERING FEES	59.50	001		001-540-6407	1
				INVOICE TOTAL	59.50				
4285-039	3	4/05/16	4/05/16	BLUEJAY LANDING CONSTR P	28.00	001		001-540-6407	1
				INVOICE TOTAL	28.00				
4285-040	3	4/05/16	4/05/16	WOLF CRK PL7,8 CONSTR PL	107.00	001		001-540-6407	1
				INVOICE TOTAL	107.00				
				VENDOR TOTAL	10,562.61				
9753	316	4/05/16	4/05/16	427 WALMART COMMUNITY SUPPLIES	68.66	001		001-410-6599	1
				INVOICE TOTAL	68.66				
				VENDOR TOTAL	68.66				
				LEGACY BANK TOTAL	126,885.66				
				TOTAL MANUAL CHECKS	.00				
				TOTAL E-PAYMENTS	.00				
				TOTAL PURCH CARDS	.00				
				TOTAL ACH PAYMENTS	.00				
				TOTAL OPEN PAYMENTS	126,885.66				
				GRAND TOTALS	126,885.66				

ACCOUNT NO ALPHA ID	DEPOSIT DATE	PEN TIMES	DEPOSIT AMOUNT	INTEREST AMOUNT	TOTAL AMOUNT	DEPOSIT REFUND CODE
3065002 ALTRINGER JILL	12/05/15	1	35.60	.00	35.60	Check
4010000 COMSTOCK JAMES	7/01/99	16	26.73	.00	26.73	Check
5310600 SMITH PATRICIA E	3/29/07		56.14	.00	56.14	Check
5565007 IHDE ALLEN	12/01/15		76.67	.00	76.67	Check
6597108 HEAVILIN JENNIFER	10/15/13	7	81.21	.00	81.21	Check
6597109 MULBERRY POINTE, LLC	3/03/16		79.92	.00	79.92	Check
6599108 LANG SARA M	6/12/15	1	57.55	.00	57.55	Check
6599317 BLANCHARD MARK	2/15/15	4	43.35	.00	43.35	Check
6605503 POTTEBAUM STEVE	1/08/16		78.61	.00	78.61	Check
6724500 GREENLAND HOMES	10/13/15		9.92	.00	9.92	Check
9450007 KJH RESIDENTIAL	12/14/15		178.61	.00	178.61	Check
11150000 INTEGRITY HOMES INC	3/04/16		42.10	.00	42.10	Check
12002001 DEBOER MIKE	4/14/10	16	65.33	.00	65.33	Check
14003101 ORR SARA	6/14/13	21	6.86	.00	6.86	Check
REPORT TOTAL			838.60	.00	838.60	
WATER			838.60	.00	838.60	

**CITY OF BONDURANT  
INTERIM WARRANT LIST  
April 4, 2016**

<b>DATE</b>	<b>VENDOR - REFERENCE</b>	<b>ACCOUNT CODE</b>	<b>TOTALS</b>
03/25/16	IRS USA tax payment - Federal/FICA		7,202.61
03/24/16	Brick Street Market - Replace staledated ck #47888	001-430-6507	5.96
03/30/16	Postmaster - Utility bill mailing	600-812-6508	132.45
		610-817-6508	132.45
		670-840-6508	132.45
		741-865-6508	132.44
			<u>529.79</u>
03/30/16	Mediacom - Internet	001-621-6373	115.90
		Total	7,854.26

GRAND TOTALS-A/P	126,885.66
UTILITY DEPOSIT REFUNDS	838.60
INTERIM WARRANT LIST	<u>7,854.26</u>
TOTAL	<u><u>\$135,578.52</u></u>

Bad Debt Accounts 3-2016

1200005	67.05	14000703	120.52
1260004	82.98	14000901	216.22
1310000	116.28	14001103	220.74
2220004	181.35	14001703	69.38
2220008	342.04	14003506	115.57
2708001	7.32	14004203	82.22
2813001	255.94	14004301	241.79
2906101	211.74	14004302	112.46
3000008	84.05	14004703	92.03
3005000	54.76	14006203	259.35
3065001	44.65	14006603	59.75
3080006	248.96		7,125.21
3275006	70.72		
3340011	218.67		
4350004	51.12		
4400002	16.38		
4550008	130.28		
5120003	94.61		
5193001	160.06		
5565006	194.42		
5710000	448.09		
5820006	78.72		
6285016	226.64		
6593311	411.72		
6593411	42.59		
6595017	104		
6595022	13.11		
6596109	87.28		
6596609	18.17		
6597606	186.35		
6598208	77.85		
6598812	127.44		
6599305	48.15		
6599314	36.81		
6605501	57.48		
7310002	121.22		
7320000	128.48		
7550001	25.51		
8155000	75.73		
8493002	73.71		
9056002	102.59		
9442001	88.81		
9446009	28.44		
9448005	35.94		
10143001	158.16		
10175003	31		
14000405	75.13		

**Tax Abatement Applications  
April 4, 2016  
City of Bondurant**

Name	Address	Completion Date	Cost
Aaron Meyer	118 Tailfeather Drive, NE	March 18, 2016	\$297,500.00
Nathan Machovec	225 3rd Street, NW	March 23, 2016	\$234,500.00
Melodie & Christopher Smith	229 3rd Street, NW	March 23, 2016	\$258,000.00
Zacarias Martinez	113 4th Street, NW	March 28, 2016	\$234,500.00
Ashley Nelson	104 4th Street, NW	March 29, 2016	\$237,000.00
Connie Richardson	701 Filmore Avenue, SE	March 30, 2016	\$252,000.00
Derek Loonsberry	105 6th Street, NE	March 31, 2016	\$325,000.00
Brooke Cosner	438 4th Street, SE	April 1, 2016	\$213,000.00

# 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 not allowed.

(Please Print)

Name of Event Martial Artists for Children and Community Annual 5K Fun Run

Date of Event 07 May 2016 Location Depot Gazebo/Bondurant Emergency Services Building

Starting Time 0730 Ending Time 1100 Setup Time 30 minutes

Contact Person Alexander J Bishop, Vice President Martial Artists for Children and Community

ph #1 (515) 681-9513 ph #2 \_\_\_\_\_

Email bishopa9311@hotmail.com

Addl. Contact Bob Sledge, Owner Martial Arts America

ph #1 (515) 963-3494 ph #2 \_\_\_\_\_

Email maaankeney@outlook.com

Type of Event

- |                           |                         |
|---------------------------|-------------------------|
| A) Ceremony _____         | E) Fundraiser <u>X</u>  |
| B) Company Activity _____ | F) Cultural Event _____ |
| C) Bike Event _____       | G) Other _____          |
| D) Race Event <u>X</u>    |                         |

Describe the Event This is our annual 5K fundraiser for a local community in the Des Moines metro. This year we

approached Bondurant Fire Association and have chosen to raise funds for them as a part of this charity event. The race

(Fun Run) will be located on the bike trail from the depot area to the west and will not cross any city streets. except

Franklin St. (NE 64th)  
City Properties: Trailhead/The Depot | Lake Petocka | City Park | BRSC | Main Street—Empty Lot

Event Details:

- Number of people 60-100
- Open to the general public? Yes
- Tents No
- Amplified Music No
- Banners/Signs Yes
- Inflatable Houses/Toys No
- Trash Containers No
- Alcoholic Beverages No
- Portable Toilets No

Vendors:

- Number of Vendors \_\_\_\_\_
- List of Vendors \_\_\_\_\_

No vendors will be present. Some tables will be set up for race supplies and small snack items. The Fire Dept. may pull some trucks out of the station and have a table and/or gear set up for viewing as well.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Signs will guide event participants along the route; these will be the only ones.

\_\_\_\_\_

\_\_\_\_\_

\*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. Failure to do so will result in maintenance fees and/or fines according to littering ordinances.

•Alcoholic Beverages: If yes, please 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.

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)?

\_\_\_\_\_ YES X \_\_\_\_\_ NO

Do you anticipate the need for first aid booths, fire/rescue units present during your event?

\_\_\_\_\_ YES X \_\_\_\_\_ 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.

Signature Alexander J Bishop

Date 23 March 2016

Printed Name Alexander J Bishop

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 Council or 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.



*Turn around*

*Start*

# 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 not allowed.

Name of Event PONY EXPRESS RIDERS (Please Print)  
COLLECTION POINT

Date of Event MAY 7, 2016 Location INTERSECTION GRANT ST AND 2ND ST NE

Starting Time 8 AM Ending Time 1 PM Setup Time 7:30 AM

Contact Person MARKLENE SCARLETT

ph #1 515-975-8525 ph #2 \_\_\_\_\_

Email mulexps@gmail.com

Addl. Contact \_\_\_\_\_

ph #1 \_\_\_\_\_ ph #2 \_\_\_\_\_

Email \_\_\_\_\_

### Type of Event

- |                     |       |                   |                                     |
|---------------------|-------|-------------------|-------------------------------------|
| A) Ceremony         | _____ | E) Fundraiser     | <input checked="" type="checkbox"/> |
| B) Company Activity | _____ | F) Cultural Event | _____                               |
| C) Bike Event       | _____ | G) Other          | _____                               |
| D) Race Event       | _____ |                   |                                     |

Describe the Event AS VEHICLES STOP FOR THE 4-WAY STOP WE ASK FOR DONATIONS FOR EASTER SEALS CAMP SUNNYSIDE

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



**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.

Signature Marlene Scarlett

Date 3-17-16

Printed Name MARLENE SCARLETT PONY EXPRESS RIDERS OF IOWA

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 Council or 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.

CITY OF BONDURANT  
RESOLUTION NO. 16-50

RESOLUTION DESIGNATING THE SITE 811 GRANT STREET, SOUTH AS THE VETERANS  
MEMORIAL PARK

WHEREAS, the City of Bondurant along with the Bondurant Development, Inc. Arts and Recreation Committee are establishing a Veterans Memorial Park; AND

WHEREAS, the location of the Park has been identified as 811 Grant Street, South; AND

WHEREAS, the Park shall include a wall for veteran names, QR codes, video display for pictures and stories, flag poles, statues, meditation benches, listening devices, Braille, ADA compliant features, security surveillance system, parking and landscaping with tree shade; AND

WHEREAS, the budget for the development and delivery of the Scope of Work as identified in the Request for Proposal (RFP), is \$9,000,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the site for the Veterans Memorial Park, is hereby approved as presented.

Passed this 4th day of April, 2016,

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
Lohse				
Peffer				
Enos				
Keeler				
Elrod				

**City of Bondurant  
Request for Proposal  
Veteran Memorial Park  
MM DD, 2016**

**Overview:**

The City of Bondurant (City) is seeking proposals for a Veteran Memorial Park (Park). This Park shall include a wall for veteran names, QR codes, video display for pictures and stories, flag poles, statues, meditation benches, listening devices, braille, ADA compliant features, security surveillance system, parking and landscaping with tree shade. A shelter with/without restrooms will be considered, as well as the potential of a large military piece similar to a howitzer.

**Scope of Work:**

- Provide Park concept drawings, including site plan to include grading to prevent flooding.
- Provide Park project timeline and cost estimates. These costs shall be itemized.
- Provide Park operating cost estimates. These costs shall include utilities, seasonal and annual maintenance.
- Provide work schedule within 10 business days of RFP award announcement.
- Provide progress reports due 3<sup>rd</sup> Thursday of each month.
- Reference material; Bondurant 2030 Comprehensive Plan, Bondurant 2013 Park Master Plan.
- Reference to other cities' memorials and your experience.
- Input from local groups; American Legion Post 396, American Legion Auxiliary, Sons of American Legion, City Council, City Administrator, City Engineer, Park & Recreation Board, Planning & Zoning Commission, Tree Board, Art & Recreation Committee and Bondurant citizens.
- Delivery of site plan, color concept drawings, timeline and cost estimates suitable for presentation meetings and funding sources.
- Concept drawings mounted on foam board suitable for presentation meetings.
- Delivery of ten plans and one electronic copy.
- Submit a proposed action plan and funding sources.

**Location:**

Bondurant has identified a potential location for the Park at 811 Grant Street South. The approximate 1 acre site is owned by the city. The former lift station on the site can be removed. The storm siren on the site can be relocated in the general area. Please see attached photos. This site seems ideal since the site is located along Grant Street. This street is the major north-south street in Bondurant leading to downtown, city center, library and Bondurant-Farrar Community Schools. A future city recreational trail is planned to pass by this site. This future trail will pass through Gateway Park to the south and connect to the Gay Lea Wilson Trail leading to Altoona. The future trail will pass by City Park and connect to the Chichaqua Valley Trail at the Bondurant Regional Trailhead to the north. These trail connections will be part of the 35-mile loop connecting Bondurant, Altoona, Pleasant Hill, Des Moines and Berwick.

**Budget:**

The budget for the development and delivery of the Scope of Work, as approved by the City Council and American Legion Post 396, is \$9,000. Funds for this project are available after July 1, 2016. Firms requiring partial or full payment prior to July 1, 2016 should note that in their proposal.

**Timeline:**

Date	Task
------	------

March 22	Art & Recreation Committee RFP Approval
April 5	American Legion RFP Approval
April 14	American Legion Auxiliary RFP Approval
April 14	Planning & Zoning Commission RFP Approval
April 21	Park & Recreation Board RFP Approval
May 2	City Council RFP Approval
May	RFP Release to Potential Consulting Firms
May	Intent to Submit Proposal Deadline
May	RFP Deadline to Submit Proposals
June	Community Groups Update
June	Art & Recreation Committee RFP Award Announcement
June	Consulting Firm submit work schedule
June-July	Consulting Firm Park Plan development
July	Community Groups Update
August	Art & Recreation Committee Park Plan Approval
August	Park & Rec Board Approval
August	American Legion and American Legion Auxiliary Approval
August	City Council Park Plan Approval

**Terms & Conditions:**

- The City reserves the right to amend any portion of this Request for Proposal.
- The City reserves the right to reject any or all Proposals.
- Although cost is an important consideration, the City is not obligated to accept the lowest cost proposal. The award decision will be based on the evaluation criteria and submission instructions.
- Expenses incurred in the preparation of submittals, presentations and other incidental activities related to this solicitation are solely the responsibility of the respondent.
- All data, documents and other information provided to the City by the consultant in response to this RFP shall become property of the City.

**Evaluation Criteria:**

The City will evaluate proposals based on the following factors:

- Experience with projects of similar size, scope and complexity.
- Experience in meeting expectations on similar projects.
- Assurance that the Plan will be completed by August, or if not, the date by which the plan will be completed.
- References from similar projects.
- Fee for concept plan preparation.

**Submission Instructions:**

Proposals must include the following information:

- Contact Information – Firm Name, Address, Point of Contact, Phone Number and E-Mail Address.
- Statement of Qualifications – A statement of the firm’s experience and qualifications relevant to this project.
- Overview and Form of Organization - A general overview and history of the company, including form of organization, number of years in business, number of employees, corporate headquarters location, and the names of principals, officers and directors.
- Fee Structure – A summary of the firm’s fee structure for all personnel involved in the project, and a not to exceed quotation to complete this project.

- References – Names and telephone numbers of persons the City can contact of similar projects.
- Firm's Success – Provide two prior client deliveries demonstrating ability to accomplish the scope of work indicated above.
- Copies – Submit ten proposal copies and one electronic copy.
- Questions – Submit questions to [cook-jeff@hotmail.com](mailto:cook-jeff@hotmail.com), Responses will be returned to all interested firms. Questions will not be accepted after May ??.
- Deadline – Submit by May ??.
- Submit proposal by email or by regular mail.

City of Bondurant  
Jeff Cook  
200 2<sup>nd</sup> Street NE  
P.O. Box 37  
Bondurant, IA 50035  
[cook-jeff@hotmail.com](mailto:cook-jeff@hotmail.com)



— Chiriqua Valley Trail  
— Future Trail to Altoona

Trailhead

City Park

ON STREET TRAIL

GRANT ST

Veteran Memorial Park

18 FOOT TRAIL WITHIN R.O.W.

Gateway Park



**BONDURANT, IOWA**  
**MULTI-USE TRAIL**  
 9-2-18

CITY OF BONDURANT  
RESOLUTION NO. 16-51

RESOLUTION APPROVING THE CASEY'S GENERAL STORES EASEMENT AGREEMENT

WHEREAS, Casey's is the owner of certain real estate ("Casey's Property") located in Bondurant, Polk County, Iowa, legally described as follows:

Lot One (1), Bondurant Business Park Plat 1, Bondurant, Polk County, Iowa, upon which property Casey's has developed as a convenience store with gasoline sales facilities;

WHEREAS, City is the owner of certain real estate ("City Property") located South and adjacent to the Casey's Property used as a city park and bike trail connection also located in Bondurant, Polk County, Iowa; AND

WHEREAS, the parties wish to create for themselves, their heirs, successors and assigns, an easement over a paved portion of the Casey's Property for access to the City Property, upon the terms and conditions herein contained,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, the Casey's General Stores Easement Agreement, is hereby approved as presented.

Passed this 04th day of April, 2016,

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
Lohse				
Peffer				
Enos				
Keeler				
Elrod				

**Prepared by and after Recording Return to:**

Douglas M. Beech, Casey's General Stores, Inc., P.O. Box 3001, Ankeny, IA 50021 P: 515/965-6284

### EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by and between Casey's Marketing Company, an Iowa corporation with Headquarters at One S.E. Convenience Boulevard, Ankeny, Iowa (hereinafter referred to as "Casey's") and the City of Bondurant, an Iowa municipality, of 200 Second Street NE, Bondurant, Iowa (hereinafter referred to as "City"),

#### *WITNESSETH:*

WHEREAS, Casey's is the owner of certain real estate ("Casey's Property") located in Bondurant, Polk County, Iowa, legally described as follows:

Lot One (1), Bondurant Business Park Plat 1, Bondurant, Polk County, Iowa,

upon which property Casey's has developed as a convenience store with gasoline sales facilities;

WHEREAS, City is the owner of certain real estate ("City Property") located South and adjacent to the Casey's Property used as a city park and bike trail connection also located in Bondurant, Polk County, Iowa;

WHEREAS, the parties wish to create for themselves, their heirs, successors and assigns, an easement over a paved portion of the Casey's Property for access to the City Property, upon the terms and conditions herein contained.

NOW THEREFORE, in consideration of the premises and the mutual covenants herein set forth the parties agree as follows:

1. ACCESS EASEMENT. For and in consideration the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Casey's hereby grants and conveys unto City an easement over and across the paved portion of the Casey's Property for access to the City Property. Said paved portion of the Real Estate is hereinafter referred to as "Easement Area." City agrees to use its best efforts to assure that the above-described Easement Area is kept free of obstructions to the free flow of vehicular traffic over and across the same.
  
2. PURPOSE. The parties agree that the easement is given for the purpose of allowing ingress and egress to and from the Casey's Property and the City Property and the adjoining public roadways known as Brick Street and Grant Street to the city park located on the City Property by the City and their respective employees and business invitees.
  
3. INDEMNIFICATION. Each party hereto shall protect, defend, hold harmless and indemnify the other from and against any and all claims, losses, damage or liability arising out of its use of the Easement Area hereinabove described. Each party agrees to add the Easement Area hereinabove described to the premises covered by any policy of "Premises Liability" insurance which it maintains with respect to its property served by this easement.
  
4. BENEFIT. The easement rights herein granted and the obligations herein set forth shall be a covenant running with the land and shall be binding upon, and inure to the benefit of, the parties hereto and their assignees and successors in interest of their respective properties.

WHEREFORE, the parties have executed this Agreement on the date and year first written above.

**CITY OF BONDURANT, IOWA**

**CASEY'S MARKETING COMPANY**

By: \_\_\_\_\_  
Curt Sullivan, Mayor

By: \_\_\_\_\_  
Sam J. Billmeyer, Vice President

By: \_\_\_\_\_  
Shelby Hagan, City Clerk

By: \_\_\_\_\_  
Julia L. Jackowski, Secretary

**ACKNOWLEDGMENTS**

STATE OF IOWA            )  
  ) SS:  
COUNTY OF POLK         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me the undersigned, a Notary Public in and for said county and state, personally appeared Sam J. Billmeyer and Julia L. Jackowski, who being by me duly sworn, did state that they are the Vice President and Secretary, respectively, of Casey's Marketing Company, the corporation named in the foregoing instrument; that the seal affixed to the foregoing instrument is the seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and the said Sam J. Billmeyer and Julia L. Jackowski, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

STATE OF IOWA         )  
  ) SS:  
COUNTY OF POLK     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me, the undersigned, a Notary Public in and for said state, personally appeared Curt Sullivan and Shelby Hagan, to me personally known and who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Bondurant, Iowa; that the instrument was signed on behalf of the City, by the authority of its City Council, and that Curt Sullivan and Shelby Hagan acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City, by it voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

CITY OF BONDURANT  
RESOLUTION NO. 16-52

RESOLUTION APPROVING THE PLAT OF SURVEY OF PARCEL "2016-47" AND PARCEL "2016-48" OF LOT 2, MCCLEARY MEADOWS INDUSTRIAL PARK, CITY OF BONDURANT, POLK COUNTY, IOWA

WHEREAS, the Plat of Survey is for Road Ready Services, 1200 Prairie Drive, Southwest, Bondurant, Iowa; AND

WHEREAS, Legal Description of Parcel "2016-47" is part of Lot 2 in McCleary Meadows Industrial Park, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa, More particularly described as follows:

Beginning at the Northwest corner of said Lot 2; thence North 89°20'00" East, 687.31 feet on the North line of said Lot 2; thence South 0°56'05" East, 464.26 feet to a point on the South line of said Lot 2; thence Westerly on a 288.86 foot radius curve concave Southerly, having a delta of 19°21'35", an arc length of 97.60 feet on the South line of said Lot 2; thence South 89°08'39" West, 325.00 feet on the South line of said Lot 2; thence Westerly on a 340.00 foot radius curve concave Southerly, having a delta of 21°13'59", an arc length of 126.00 feet on the South line of said Lot 2 to the Southwest corner of said Lot 2; thence North 51°22'18" West, 186.01 feet on the West line of said Lot 2; thence North 0°56'05" West, 355.00 feet on the West line of said Lot 2 to the point of beginning containing 7.00 acres, more or less.

WHEREAS, Legal Description of Parcel "2016-48" is part of Lot 2 in McCleary Meadows Industrial Park, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa, More particularly described as follows:

Commencing at the Northwest corner of said Lot 2; thence North 89°20'00" East, 687.31 feet on the North line of said Lot 2 to the point of beginning; thence continuing North 89°20'00" East, 287.56 feet on the North line of said Lot 2 to the Northeast corner of said Lot 2; thence South 0°45'08" East, 342.24 feet on the East line of said Lot 2; thence South 43°17'16" West, 259.67 feet on the East line of said Lot 2 to the Southeast corner of said Lot 2; thence Northwesterly on a 288.86 foot radius curve concave Southwesterly, having a delta of 24°47'29", an arc length of 124.99 feet on the South line of said Lot 2; thence North 0°56'05" West, 464.26 feet on the West line of said Lot 2 to the point of beginning containing 3.00 acres, more or less.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, the Plat of Survey of Lot 2, McCleary Meadows Industrial Park, is hereby approved as presented.

Passed this 04th day of April, 2016,

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
Lohse				
Peffer				
Enos				
Keeler				
Elrod				

PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ-16-11

RESOLUTION APPROVING THE PLAT OF SURVEY OF PARCEL "2016-47" AND PARCEL "2016-48" OF LOT 2, MCCLEARY MEADOWS INDUSTRIAL PARK, CITY OF BONDURANT, POLK COUNTY, IOWA

WHEREAS, the Plat of Survey is for Road Ready Services, 1200 Prairie Drive, Southwest, Bondurant, Iowa; AND

WHEREAS, Legal Description of Parcel "2016-47" is part of Lot 2 in McCleary Meadows Industrial Park, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa, More particularly described as follows:

Beginning at the Northwest corner of said Lot 2; thence North 89°20'00" East, 687.31 feet on the North line of said Lot 2; thence South 0°56'05" East, 464.26 feet to a point on the South line of said Lot 2; thence Westerly on a 288.86 foot radius curve concave Southerly, having a delta of 19°21'35", an arc length of 9760 feet on the South line of said Lot 2; thence South 89°08'39" West, 325.00 feet on the South line of said Lot 2; thence Westerly on a 340.00 foot radius curve concave Southerly, having a delta of 21°13'59", and arc length of 126.00 feet on the South line of said Lot 2 to the Southwest corner of said Lot 2; thence North 51°22'18" West, 186.01 feet on the West line of said Lot 2; thence North 0°56'05" West, 355.00 feet on the West line of said Lot 2 to the point of beginning containing 7.00 acres, more or less.

WHEREAS, Legal Description of Parcel "2016-48" is part of Lot 2 in McCleary Meadows Industrial Park, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa, More particularly described as follows:

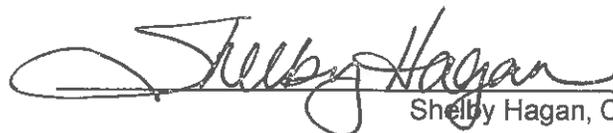
Commencing at the Northwest corner of said Lot 2; thence North 89°20'00" East, 687.31 feet on the North line of said Lot 2 to the point of beginning; thence continuing North 89°20'00" East, 287.56 feet on the North line of said Lot 2 to the Northeast corner of said Lot 2; thence South 0°45'08" East, 342.24 feet on the East line of said Lot 2; thence South 43°17'16" West, 259.67 feet on the East line of said Lot 2 to the Southeast corner of said Lot 2; thence Northwesterly on a 288.86 foot radius curve concave Southwesterly, having a delta of 24°47'29", an arc length of 124.99 feet on the South line of said Lot 2; thence North 0°56'05" West, 464.26 feet on the West line of said Lot 2 to the point of beginning containing 3.00 acres, more or less.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the Plat of Survey of Lot 2, McCleary Meadows Industrial Park, is approved and forwarded to the City Council with a recommendation for approval of same.

Moved by Clayton, Seconded by Hudson to adopt.

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

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

  
Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Kromrie	✓			
Hudson	✓			
Higgins	✓			
Russell	✓			
Wood				✓
Clayton	✓			
McCleary			✓	

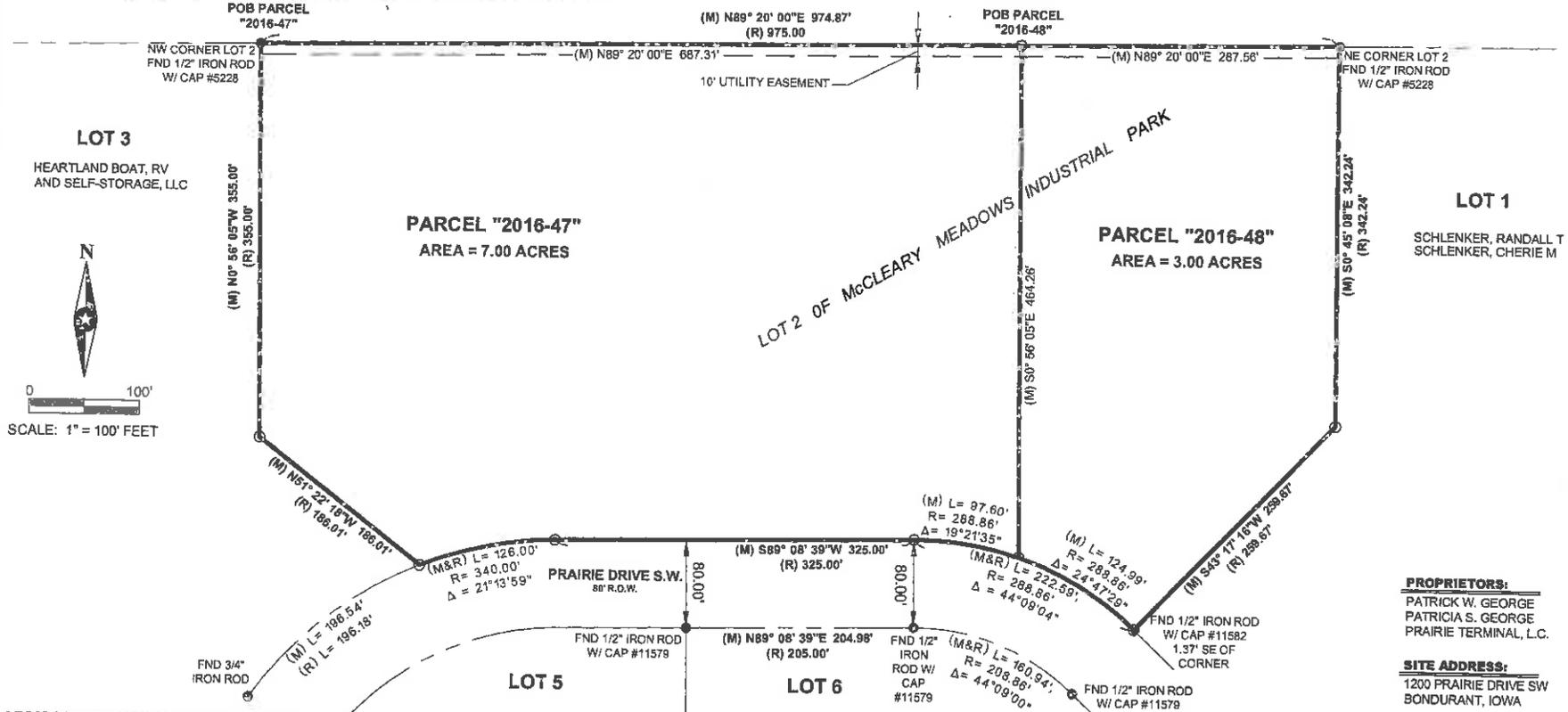
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Dave Higgins, Commission Chair

**PLAT OF SURVEY OF  
PARCEL "2016-47" AND PARCEL "2016-48" OF  
LOT 2, McCLEARY MEADOWS INDUSTRIAL PARK  
CITY OF BONDURANT, POLK COUNTY, IOWA**

GEORGE FAMILY 2009 REVOCABLE TRUST  
-EXCEPT THE S 367' OF THE W 348'- THE N 40A  
OF THE SW 1/4 LESS ROW SEC 1-79-23

P.L. -D BY: ABACI CONSULTING INC., 101 NE CIRCLE DR., GRIMES, IA 50111, PH: (515) 986-5040



**LEGAL DESCRIPTION OF PARCEL "2016-47"**  
PART OF LOT 2 IN McCLEARY MEADOWS INDUSTRIAL PARK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°20'00" EAST, 687.31 FEET ON THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 0°58'05" EAST, 464.26 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE WESTERLY ON A 288.86 FOOT RADIUS CURVE CONCAVE SOUTHERLY, HAVING A DELTA OF 19°21'35", AN ARC LENGTH OF 97.60 FEET ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 89°08'39" WEST, 325.00 FEET ON THE SOUTH LINE OF SAID LOT 2; THENCE WESTERLY ON A 340.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, HAVING A DELTA OF 21°13'59", AN ARC LENGTH OF 126.00 FEET ON THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 51°22'18" WEST, 186.01 FEET ON THE WEST LINE OF SAID LOT 2; THENCE NORTH 0°56'05" WEST, 355.00 FEET ON THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING CONTAINING 7.00 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION OF PARCEL "2016-48"**  
PART OF LOT 2 IN McCLEARY MEADOWS INDUSTRIAL PARK, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89°20'00" EAST, 687.31 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°20'00" EAST, 287.56 FEET ON THE NORTH LINE OF SAID LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 0°45'08" EAST, 342.24 FEET ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 43°17'18" WEST, 259.67 FEET ON THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTHWESTERLY ON A 288.86 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, HAVING A DELTA OF 24°47'29", AN ARC LENGTH OF 124.99 FEET ON THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 0°56'05" WEST, 464.26 FEET ON THE WEST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING CONTAINING 3.00 ACRES, MORE OR LESS.

**PROPRIETORS:**  
PATRICK W. GEORGE  
PATRICIA S. GEORGE  
PRAIRIE TERMINAL, L.C.  
  
**SITE ADDRESS:**  
1200 PRAIRIE DRIVE SW  
BONDURANT, IOWA

**ABACI CONSULTING, INC.**  
CIVIL ENGINEERING - LAND SURVEYING  
101 NE CIRCLE DRIVE, GRIMES, IOWA 50111  
PH: (515) 986-5048 FAX: (515) 986-0588

**LEGEND OF SYMBOLS & ABBREVIATIONS**

PROPERTY CORNER	SECTION CORNER	SECTION LINE
FOUND COR.	RECORDED	QTR/QTR LINE
MEASURED	CALCULATED	BOUNDARY LINE
ALL CORNERS SET W/ 1/2" DIA. I.R. W/ CAP #11579		PROPERTY LINE
		RIGHT OF WAY (ROW)
		CENTER LINE OF ROAD
		PUBLIC UTILITY EASEMENT (PUE)
		GAS EASEMENT

<b>PROJECT NO:</b>	16083
<b>DATE OF FIELD WORK:</b>	3/10/2018
<b>DRAWN BY:</b>	CTA
<b>DESIGNED BY:</b>	
<b>REVIEWED BY:</b>	VP
<b>ISSUE DATE:</b>	3/13/2018
<b>CLIENT PROJECT NO:</b>	

**PLAT OF SURVEY FOR**  
**ROAD READY SERVICES**  
**1200 PRAIRIE DR. S.W.**  
**BONDURANT, IOWA**

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

SIGNATURE: *Vincent E. Piagentini* DATE: 3/10/18  
VINCENT E. PIAGENTINI

PRINTED OR TYPED NAME:  
IOWA LIC. NO. 15982  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.



SHEET: 1 OF 1

PAGES COVERED BY THIS SET:

**ORDINANCE NO. 16-208**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE FROM AN A-1 AGRICULTURAL TO R-1 SINGLE FAMILY RESIDENTIAL AND R-2 SINGLE FAMILY RESIDENTIAL**

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

Section 1. **DISTRICT MODIFIED.** An amendment to the Zoning Classification of the following described property situated within the corporate limits of the City of Bondurant, Polk County, Iowa, from "A-1" Agricultural District to "R-1" Single Family Residential District and "R-2" Single Family Residential District:

**R-1 Legal Description**

A PART 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 AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 25; THENCE NORTH 89° 47' 44" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 597.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 08' 15" EAST, 23.48

FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 660.00 FEET, WHOSE ARC LENGTH IS 345.58 FEET AND WHOSE CHORD BEARS NORTH 15° 08' 15" EAST, 341.64 FEET; THENCE NORTH 30° 08' 15" EAST, 144.46 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 485.00 FEET, WHOSE ARC LENGTH IS 324.26 FEET AND WHOSE CHORD BEARS NORTH 49° 17' 27" EAST, 318.26 FEET; THENCE SOUTH 21° 33' 20" EAST, 185.00 FEET; THENCE NORTH 00° 00' 00" EAST, 0.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 99.34 FEET AND WHOSE CHORD BEARS NORTH 77° 55' 50" EAST, 98.89 FEET; THENCE SOUTH 00° 08' 15" WEST, 134.66 FEET; THENCE SOUTH 80° 53' 24" EAST, 96.18 FEET; THENCE SOUTH 89° 51' 45" EAST, 423.36 FEET; THENCE NORTH 00° 00' 00" EAST, 0.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 82.50 FEET AND WHOSE CHORD BEARS SOUTH 13° 06' 36" EAST, 82.46 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 203.10 FEET AND WHOSE CHORD BEARS SOUTH 08° 10' 28" EAST, 202.39 FEET; THENCE SOUTH 00° 08' 15" WEST, 98.80 FEET TO SAID SOUTH LINE OF THE NORTHEAST 1/4; THENCE SOUTH 89° 47' 44" WEST ALONG SAID SOUTH LINE, 1132.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.49 ACRES (500,482 S.F.),

**R-2 Legal Description**

A PART 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 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE SOUTH 89° 47' 44" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 894.00 FEET; THENCE NORTH

00° 08' 15" EAST, 98.80 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 203.10 FEET AND WHOSE CHORD BEARS NORTH 08° 10' 28" WEST, 202.39 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 82.50 FEET AND WHOSE CHORD BEARS NORTH 13° 06' 36" WEST, 82.46 FEET; THENCE NORTH 89° 51' 45" WEST, 423.36 FEET; THENCE NORTH 80° 53' 24" WEST, 96.18 FEET; THENCE NORTH 00° 08'

15" EAST, 134.66 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 99.34 FEET AND WHOSE CHORD BEARS SOUTH 77° 55' 50" WEST, 98.89 FEET; THENCE NORTH 21° 33' 20" WEST, 185.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 485.00 FEET, WHOSE ARC LENGTH IS

183.63 FEET AND WHOSE CHORD BEARS NORTH 79° 17' 27" EAST, 182.53 FEET; THENCE SOUTH 89° 51' 45" EAST, 1446.26 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 00° 08' 15" WEST ALONG SAID EAST LINE, 708.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.63 ACRES (855,250 S.F.).

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

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

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

**PASSED AND APPROVED** by the City Council this 04th day of April, 2016.

CITY OF BONDURANT, POLK COUNTY, IOWA

---

CURT SULLIVAN, MAYOR

ATTEST:

---

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION:  
SECOND CONSIDERATION:  
THIRD CONSIDERATION:

the administrative official and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building affected.

4. No permit for excavation for, or the erection or alteration of any building shall be issued before the application has been made for a certificate of occupancy, and no building or premises shall be occupied until that certificate is issued.
5. A certificate of nonconforming uses shall be required of all non-conforming uses. Application for a certificate for nonconforming uses shall be filed with the administrative official within twelve (12) months from the effective date of the ordinance codified herein, accompanied by affidavits of proof that such non-conforming use was not established in violation of previous ordinance.

#### 179.04 AMENDMENTS.

- Rezonings*
1. The Council may, from time to time, on its own action or on petition, amend, supplement, or change the boundaries or regulations herein or subsequently established. However, no such amendment, supplement, restriction, change of boundaries, or regulations shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. The notice of the time and place of the hearing shall be published as provided in Section 362.3 of the Code of Iowa, except that at least seven (7) days notice must be given and in no case shall the public hearing be held earlier than the next regularly scheduled Council meeting following the published notice. The notice shall be published in a paper of general circulation in the City. Such amendment, supplement, or change shall not become effective except by a favorable vote of a majority of all of the members of the Council. In case, however, of a written protest against a change or repeal which is filed with the Clerk and signed by the owners of 20% or more of the area of the lots included in the proposed change or repeal, or by the owners of 20% or more of the property which is located within two hundred feet of the exterior boundaries of the property for which the change or repeal is proposed, the change or repeal shall not become effective except by the favorable vote of at least three-fourths of all of the members of the Council. The provisions of Section 414.4 of the Code of Iowa relative to public hearings and official notice apply equally to all changes or amendments.
  2. Whenever any person desires that any amendment or change be made in this Zoning Code, including the text and/or map, as to any property in the City, and there shall be presented to the Council a petition requesting such change or amendment and clearly describing the property and its boundaries as to which the change or amendment is desired, duly signed by

the owners of fifty percent (50%) of the area of all real estate included within the boundaries of said tract as described in said petition, and in addition, duly signed by the owners of fifty percent (50%) of the area of all real estate lying outside of said tract but within two hundred (200) feet of the boundaries thereof (intervening streets and alleys not to be included in computing such two hundred [200] feet) it shall be the duty of the Council to vote upon such petition within ninety (90) days after the filing of such petition with the Clerk.

3. Before any action shall be taken as provided in this section, the party or parties proposing or recommending a change in the district regulations or district boundaries shall deposit with the Clerk the sum of \$100.00 for one acre, plus \$5.00 for each additional acre in a residential district and \$120.00 for one acre, plus \$10.00 for each additional acre in a commercial district, to cover the approximate costs of this procedure and under no conditions shall said sum or any part thereof, be refunded for failure of said amendment to be enacted into law.

*(Ordinance 09-204)*

4. Whenever any petition for an amendment, supplement, or change of the zoning regulations herein contained or subsequently established shall have been denied by the Council until one (1) year shall have elapsed from the date of the filing of the first petition.

**179.05 COMPLAINTS REGARDING VIOLATIONS.** Whenever a violation of this Zoning Code occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating fully the causes and basis thereof shall be filed with the administrative official. Said administrative official shall record properly such complaint, immediately investigate and take action thereon as provided by this Zoning Code.

**179.06 ENFORCEMENT; PENALTIES.**

1. Enforcement. All departments, officials and employees of the City who are vested with the duty or authority to issue permits or licenses shall issue no such permit or license for any use, structure or purpose if the same would not conform to the provisions of this Zoning Code.
2. Penalties for Violation. The owner or tenant of any building, structure, premises or part thereof, and any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains a violation of the provisions of this Zoning Code may each be found guilty of a separate offense and suffer the penalties provided in this Code of Ordinances. Nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

# HERALD-INDEX

RECEIVED

MAR 30 2016

## AFFIDAVIT OF PUBLICATION

CITY OF BONDURANT

State of Iowa

County of Polk, ss.:

The undersigned, being first duly sworn on oath, states that The Des Moines Register and Tribune Company, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Des Moines, Iowa, the publisher of

### THE ALTOONA HERALD-INDEX

newspaper of general circulation printed and published in the City of Des Moines, Polk County, Iowa, and that an advertisement, a printed copy of which is attached as Exhibit "A" and made part of this affidavit, was printed and published in The Altoona Herald-Index on the following dates:

Ad No.	Start Date:	Run Dates:	Cost:
0001121900	03/23/16	03/23/16	\$99.24

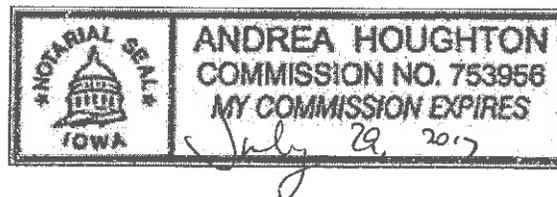
Copy of Advertisement  
Exhibit "A"

  
VP/Register Weekly Newspapers

Subscribed and sworn to before me by said affiant this

24th day of March, 2016

  
Notary Public in and for Polk County, Iowa



NOTICE OF PUBLIC HEARING REGARDING POTENTIAL REZONING OF PROPERTY IN SECTION 25,  
TOWNSHIP 80, RANGE 23 WEST IN THE CITY OF BONDURANT

Notice is hereby given that the Bondurant City Council will hold a public hearing in the Bondurant City Center, 200 2nd St. NE, Bondurant, IA at 6:00 p.m., on Monday April, 4, 2016 to consider a request from Sandra Miller acting on behalf of Ethel C. Sankey to rezone the following legally described property located in the City of Bondurant from A-1 Agricultural to R-1 Single Family Residential,

R-1 Legal Description

A PART 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 AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 25; THENCE NORTH 89° 47' 44" EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 597.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 08' 15" EAST, 23.48

FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 660.00 FEET, WHOSE ARC LENGTH IS 345.58 FEET AND WHOSE CHORD BEARS NORTH 15° 08' 15" EAST, 341.64 FEET; THENCE NORTH 30° 08' 15" EAST, 144.46 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 485.00 FEET, WHOSE ARC LENGTH IS 324.26 FEET AND WHOSE CHORD BEARS NORTH 49° 17' 27" EAST, 318.26 FEET; THENCE SOUTH 21° 33' 20" EAST, 185.00 FEET; THENCE NORTH 00° 00' 00" EAST, 0.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 99.34 FEET AND WHOSE CHORD BEARS NORTH 77° 55' 50" EAST, 98.89 FEET; THENCE SOUTH 00° 08' 15" WEST, 134.66 FEET; THENCE SOUTH 80° 53' 24" EAST, 96.18 FEET; THENCE SOUTH 89° 51' 45" EAST, 423.36 FEET; THENCE NORTH 00° 00' 00" EAST, 0.00 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 82.50 FEET AND WHOSE CHORD BEARS SOUTH 13° 06' 36" EAST, 82.46 FEET; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 203.10 FEET AND WHOSE CHORD BEARS SOUTH 08° 10' 28" EAST, 202.39 FEET; THENCE SOUTH 00° 08' 15" WEST, 98.80 FEET TO SAID SOUTH LINE OF THE NORTHEAST 1/4; THENCE SOUTH 89° 47' 44" WEST ALONG SAID SOUTH LINE, 1132.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.49 ACRES (500,482 S.F.),

AND, to consider a request from Sandra Miller acting on behalf of Ethel C. Sankey to rezone the following legally described property located in the City of Bondurant from A-1 Agricultural to R-2 Single Family Residential,

R-2 Legal Description

A PART 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 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 25; THENCE SOUTH 89° 47' 44" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 894.00 FEET; THENCE NORTH 00° 08' 15" EAST, 98.80 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 203.10 FEET AND WHOSE CHORD BEARS NORTH 08° 10' 28" WEST, 202.39 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 700.00 FEET, WHOSE ARC LENGTH IS 82.50 FEET AND WHOSE CHORD BEARS NORTH 13° 06' 36" WEST, 82.46 FEET; THENCE NORTH 89° 51' 45" WEST, 423.36 FEET; THENCE NORTH 80° 53' 24" WEST, 96.18 FEET; THENCE NORTH 00° 08'

15" EAST, 134.66 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 300.00 FEET, WHOSE ARC LENGTH IS 99.34 FEET AND WHOSE CHORD BEARS SOUTH 77° 55' 50" WEST, 98.89 FEET; THENCE NORTH 21° 33' 20" WEST, 185.00 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 485.00 FEET, WHOSE ARC LENGTH IS

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These two properties form a rectangular area and are generally located on the west side of Grant St. North, across the street from the Bondurant-Farrar High School. Written comments on this issue will be accepted by the City up to the time of the Public Hearing. Oral comments may be presented at the Public Hearing. Questions or comments on the rezoning can be directed to the City of Bondurant at 515-967-2418 or [marentsen@cityofbondurant.com](mailto:marentsen@cityofbondurant.com).

Dated this 10th day of March, 2016

City of Bondurant, Iowa  
Mark Arentsen, City Administrator

Publish March 23, 2016



**PETITION FOR REZONING  
SANKEY SUMMIT DEVELOPMENT**

TO: Honorable Mayor and City Council  
Plan and Zoning Commission

The undersigned owners of real estate lying outside of said described tract known as the Sankey Summit rezoning limits, but within two hundred and fifty (200') feet of the boundaries thereof, intervening streets and right of way not included in the computation of said distance, join in this petition for the purpose of having the above described Real Estate rezoned from A-1 to R-1 and R-2 for single family development.

Property Owner signature(s) of parcel(s) within 200' of the petition for rezoning are:

<u>DATE</u>	<u>NAME</u>	<u>ADDRESS</u>
1. <u>2016-03-14</u>	<u>Peak Development Corporation</u>	(Adjacent Property: Arbor Ridge Villas) <u>5700 University Avenue, Ste 220</u>
	X <u></u>	<u>West Des Moines IA 50266</u>
2. <u>3-15-16</u>	by Travis M. Sisson, President	
	X <u></u>	

Sankey Summit  
Re-zoning  
Fee

**RECEIPT** DATE 3.14.16 No. 400477  
RECEIVED FROM City of Michelle \$ 125.00  
One hundred twenty five DOLLARS  
 FOR RENT  
 FOR Balance Invoice # 201722  
ACCOUNT:  CASH  
PAYMENT:  CHECK 41614 FROM \_\_\_\_\_ TO \_\_\_\_\_  
BAL. DUE 125.00  MONEY ORDER  
 CREDIT CARD BY Mickel W

**RECEIPT** DATE 3.14.16 No. 400478  
RECEIVED FROM Snyder Pittsford \$ 250.00  
Two hundred fifty DOLLARS  
 FOR RENT  
 FOR Re-zoning fee Sankey Summit  
ACCOUNT:  CASH  
PAYMENT:  CHECK 1042 FROM \_\_\_\_\_ TO \_\_\_\_\_  
BAL. DUE 250.00  MONEY ORDER  
 CREDIT CARD BY Mickel W

**RECEIPT** DATE 3.14.16 No. 400479  
RECEIVED FROM Q3 Contracting \$ 300.00  
Three hundred DOLLARS  
 FOR RENT  
 FOR Snow ordinance # 2829  
ACCOUNT:  CASH  
PAYMENT:  CHECK 10214 FROM \_\_\_\_\_ TO \_\_\_\_\_  
BAL. DUE 300.00  MONEY ORDER  
 CREDIT CARD BY Mickel W

**RECEIPT** DATE 3.14.16 No. 400480  
RECEIVED FROM Waterhouse III Insurance \$ 200.00  
Two hundred DOLLARS  
 FOR RENT  
 FOR KRSC - Promotional Sign  
ACCOUNT:  CASH  
PAYMENT:  CHECK 05355 FROM \_\_\_\_\_ TO \_\_\_\_\_  
BAL. DUE 200.00  MONEY ORDER  
 CREDIT CARD BY Mickel W

**PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ-16-10**

**RESOLUTION APPROVING THE SANKEY SUMMIT PLAT 1 REZONING**

WHEREAS, a Public Hearing is set for Monday, April 4, 2016 considering a request from Sandra Miller acting on behalf of Ethel C. Sankey to rezone a property from A-1 Agricultural to R-1 Single Family Residential and R-2 Single Family Residential; AND

WHEREAS, the property is a part 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; AND

WHEREAS, the proposed zoning for Sankey Summit Plat 1 contains 35 lots in the R-1 section, and 65 lots in the R-2 section; AND

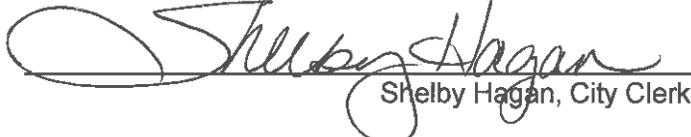
WHEREAS, included with the preliminary plat submittal was an analysis of stormwater detention required for the plat and a drainage calculation for the stormwater detention pond,

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the Sankey Summit Plat 1 rezoning, is approved and forwarded to the City Council with a recommendation for approval of same.

Moved by Hudson, Seconded by McCleary to adopt.

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

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

  
Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Kromrie	✓			
Hudson	✓			
Higgins	✓			
Russell	✓			
Wood				✓
Clayton	✓			
McCleary	✓			

\_\_\_\_\_  
Dave Higgins, Commission Chair

## Shelby Hagan

---

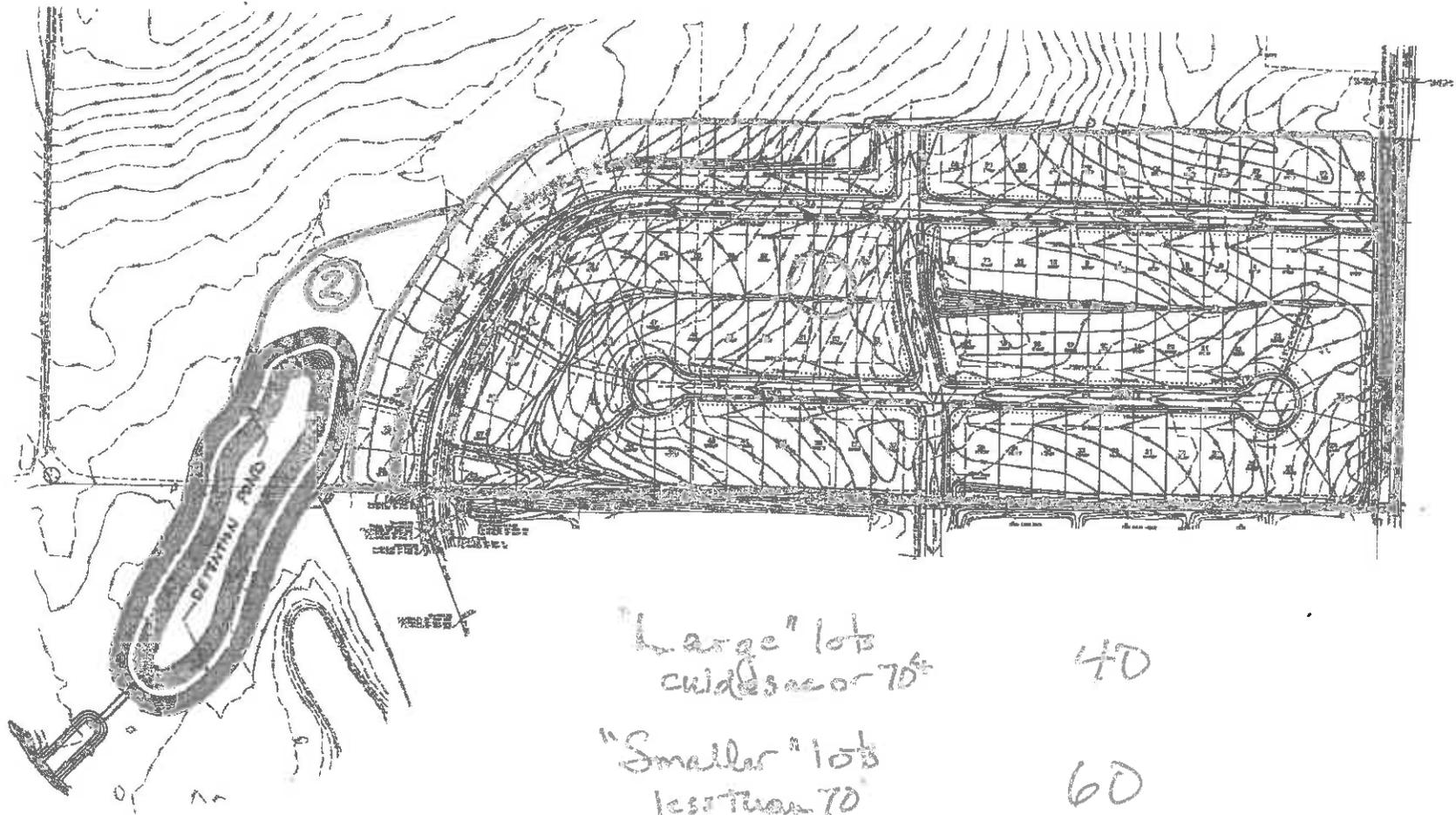
**From:** Mark Arentsen [marentsen@cityofbondurant.com]  
**Sent:** Saturday, March 19, 2016 11:14 AM  
**To:** csullivan@cityofbondurant.com; 'Brian Lohse'; Wes Enos; 'Bob Pepper'; 'Jen Keeler'; 'Doug Elrod'; dhiggins@cityofbondurant.com; bshea108@aol.com; 'Jeff Kromrie'; talyruss@msn.com; rmcclarey@q.com; 'Karen Hudson'; investigatorlw@gmail.com  
**Cc:** 'Shelby Hagan'  
**Subject:** Sankey Summit Plat 1  
**Attachments:** SKM\_C454e16031911050.pdf; SKM\_C454e16031911090.pdf

The 3/24 Planning & Zoning Commission meeting will include consideration of the proposed zoning for Sankey Summit Plat 1. This is the property across the street from the high school. A copy of the proposed zoning map is attached. The R-1 section contains 35 lots. The R-2 section contains 65 lots. A copy of the proposed Preliminary Plat was dropped off late yesterday. I've asked the developer if they want the Preliminary Plat considered at the 3/24 P&Z meeting. I have not received a response yet. The second attachment is a count of the number of lots which I've classified as "Large" and "Smaller". Large are cul-de-sac lots and lots over 70' of frontage. Smaller lots are less than 70' frontage. There are 40 large lots and 60 smaller lots. In my opinion this is a reasonable distribution of large and smaller sized lots.

*Mark Arentsen*

City Administrator  
City of Bondurant, Pop. 5,493  
200 Second St., NE, PO Box 37  
Bondurant, IA 50035  
515-967-2418  
515-971-6855 (Cell)  
515-967-5732 (Fax)  
[marentsen@cityofbondurant.com](mailto:marentsen@cityofbondurant.com)  
[www.cityofbondurant.com](http://www.cityofbondurant.com)





CITY OF BONDURANT  
RESOLUTION NO. 16-53

RESOLUTION APPROVING THE SANKEY SUMMIT PLAT 1 PRELIMINARY PLAT

WHEREAS, Vista Development is proposing residential development of Sankey Summit Plat 1, an area of approximately 31.12 acres containing proposed 99 lots on the west side of Grant St. across the street from the Bondurant-Farrar High School; AND

WHEREAS, the City Engineer and City planning consultant have reviewed the proposed Plat and have presented their comments; AND

WHEREAS, the Planning & Zoning Commission has reviewed the proposed Plat and has considered the City Engineer and planning consultant recommendations; AND

WHEREAS, the Planning & Zoning Commission at its March 31, 2016 meeting voted to approve the proposed plat as amended at this meeting; AND

WHEREAS, Vista Development is in agreement with the amendments adopted by the Planning & Zoning Commission,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Sankey Summit Plat 1 Preliminary Plat, is hereby approved as presented.

Passed this 04th day of April, 2016,

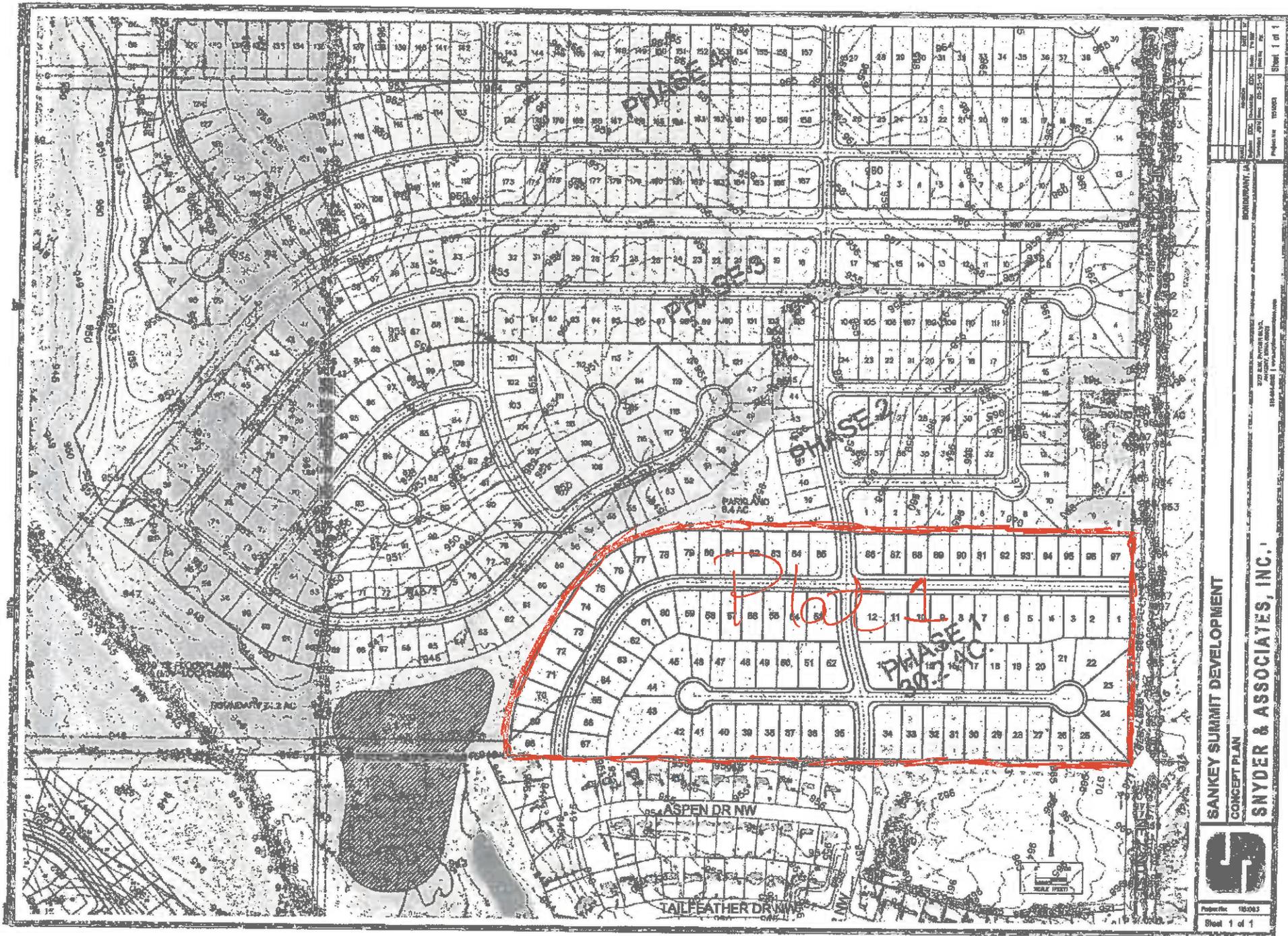
By: \_\_\_\_\_  
Curt Sullivan, Mayor

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
Lohse				
Peffer				
Enos				
Keeler				
Elrod				



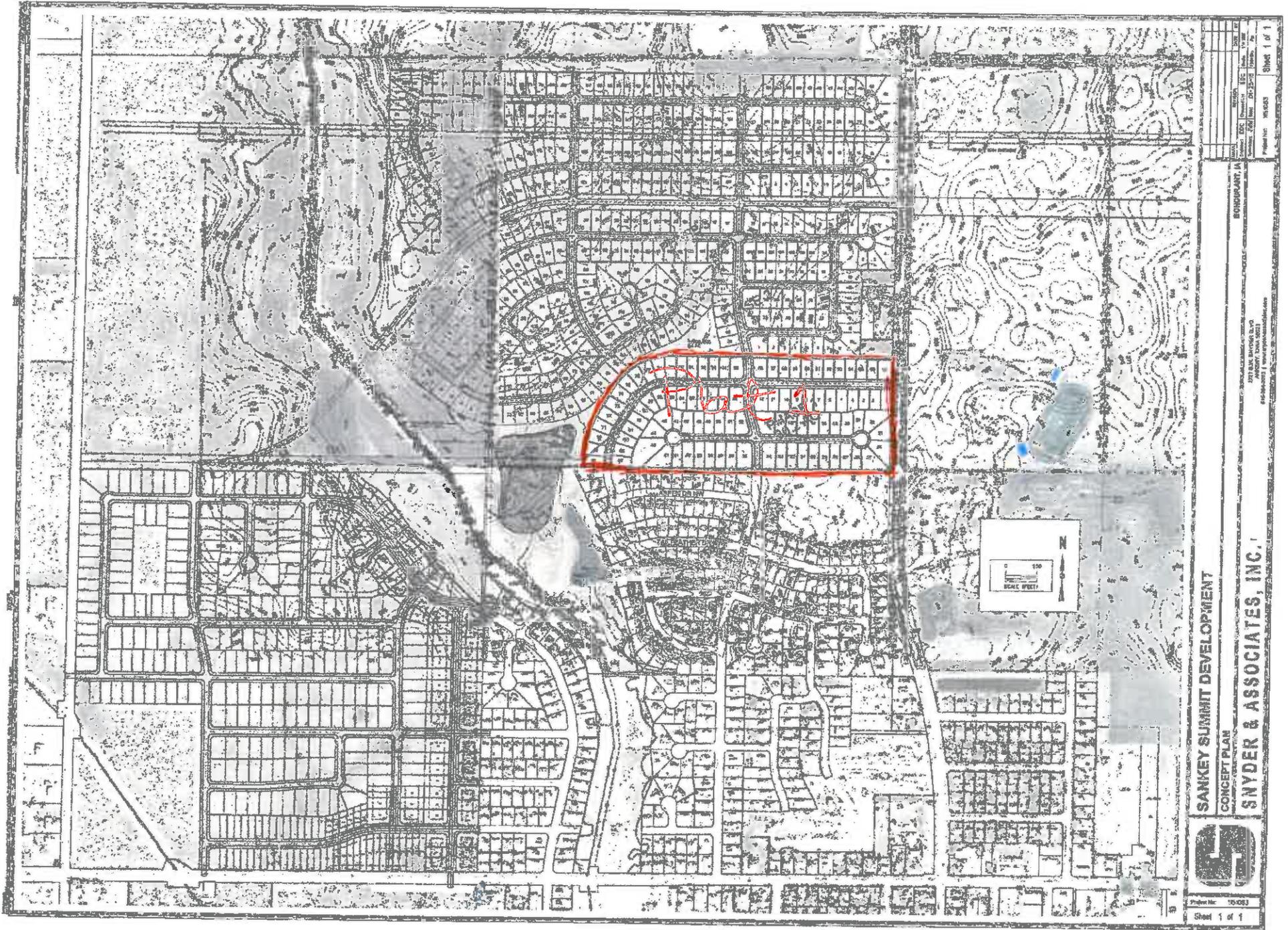
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MONITORING PLAN  
DATE: 10/20/03  
BY: J. SNYDER  
PROJECT: SANKEY SUMMIT DEVELOPMENT  
SHEET: 1 OF 1

SANKEY SUMMIT DEVELOPMENT  
CONCEPT PLAN  
SNYDER & ASSOCIATES, INC.



Project No: 15-043  
Sheet 1 of 1



DATE	10/03/03
BY	WJS
CHECKED BY	WJS
PROJECT NO.	15-033
SHEET NO.	1 of 1

**SANKEY SUMMIT DEVELOPMENT**  
**CONCEPT PLAN**  
**SNYDER & ASSOCIATES, INC.**

2000 SANKEY BLVD  
 SUITE 200  
 WASHINGTON, DC 20001

Project No: 15-033  
 Sheet 1 of 1



March 21, 2016

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

**BONDURANT, IOWA  
SANKEY SUMMIT PLAT 1  
PRELIMINARY PLAT  
REVIEW COMMENTS**

The writer has completed a review of the preliminary plat of Sankey Summit Plat 1 submitted to the City of Bondurant on March 17, 2016. Included with the preliminary plat submittal was the analysis of stormwater detention basin required for the plat.

Based on review of the preliminary plat, the following comments are offered:

1. Sheet 1 includes a description of the proposed R1 zoning area and proposed R2 zoning area. The vicinity map shows a distinguishing line between R1 and R2 areas. It is suggested the R1 and R2 areas be labeled on the vicinity map.
2. Sheet 2 shows the hydrant coverage circles. The hydrant coverage is adequate.
3. Sanitary sewer service to the plat is provided by extending the existing sanitary sewer on Mulberry Dr. NW. The sanitary sewer extends northeasterly on Street A and terminates west of Grant Street NW.
4. Sanitary sewer service to the southerly street, Street B, is provided by a sewer that extends through an easement from Street A to Street B between Lot 64 and Lot 65 and between Lot 45 and Lot 46. The preliminary plat shows a 25-foot wide sanitary sewer easement. The adequacy of this easement will be evaluated during the construction plan review and will be based on the depth of the sanitary sewer. The concern of the City is the width of the sanitary sewer easement be adequate to allow the City to excavate to the sewer in the event of future maintenance. If the depth of the sewer is greater than one-half the width of the easement the City may request the easement be widened.

*West Des Moines • Coralville • Omaha • Moline • Mason City • Sioux City • Liberty*

5. The sanitary sewer on Street B terminates at the cul-de-sac at the east end of the street.
6. The sanitary sewers are shown as 8-inch diameter. Based on the service area it would be anticipated the 8-inch sanitary sewer would be adequate.
7. The sanitary sewer does not show any extensions to the north plat boundary. Snyder & Associates, inc. previously indicated it would not be possible to extend the sewer north to achieve an additional service area.
8. 8-inch water mains are provided along all of the streets within the proposed subdivision.
9. The preliminary plat shows what appears to be connections to the existing water mains on Mulberry Dr. NW, Deer Ridge Dr. NW and Grant Street NW. The details of those connections will be addressed during the construction plan review.
10. It is requested the existing water mains on the east side of Mulberry Dr. NW and Deer Ridge Dr. should be illustrated on the preliminary plat.
11. The preliminary plat appears to indicate the water main on the west side of Grant Street NW is 2-inch diameter. This water main is 12-inch diameter and is located on the east side of Grant Street NW.
12. The water main on Street B west of Street C is a dead end serving 15 lots. The water main on Street B east of Street A serves 21 lots on a dead end main. At both locations the City should consider requiring a looped connection. The looped connection on the west end of Street B would be to Street A. The looped connection on the east end of Street B would be to Grant Street NW.
13. At the intersections of Street C with Street A and Street B water main valves will be required on all four quadrants of the intersection.
14. The preliminary plat shows a water main valve on Street C at the north plat boundary. No valve on the north side of Street A. It is suggested the valve shown at the north end of Street C be moved to the north side of the intersection. There is a hydrant at the north end of Street C that does not appear to provide required coverage. It may be preferable to close the valve on the water main on Street C at the north side of Street A and eliminate the hydrant. This water main would remain out of service until a future date when Street C is extended to the north.

15. Street A is shown as a 26-foot wide pavement located in a 50-foot wide right-of-way. The street is a construction of Mulberry Dr. NW that is a 26-foot wide pavement.  
  
Street A west of Street C is a continuation of Mulberry Dr. NW and a similar pavement width should be acceptable.
16. The City should consider requiring Street A east of Street C to be 31-foot pavement as the continuation to Grant Street NW may generate a significant traffic volume on this reach of Street A.
17. Street B is shown as a 26-foot wide pavement in a 50-foot right-of-way. This street width should be adequate based on the dead end street configuration.
18. The radius of the pavement width of the two culs-de-sac should be labeled.
19. Street C is shown as a 31-foot pavement in a 60-foot right-of-way. The street is a continuation of Deer Ridge Dr. NW that is a 28-foot pavement. The City might consider continuing the 28-foot pavement to Street B and transition to 31-foot pavement across the intersection.
20. The preliminary plat shows the location of storm sewers. The storm sewers are configured to convey the water westerly to the detention basin located west of the west boundary of the plat.
21. The storm sewer plan shows there are locations where the storm sewer system will intercept backyard drainage. These locations include Lot 46 serving the area between Street A and Street B west of Street C, between Lot 44 and Lot 45 serving the south side of Street B west of Street C, between Lot 13 and Lot 14 on the east side of Street C serving a portion of the drainage between Street A and Street B east of Street C, the southeast corner of Lot 36 serving the south side of Street B east of Street C, and on the south lot line of Lot 2 serving a portion of the drainage between Street B and Street A immediately west of Grant Street NW.
22. From an overall configuration perspective the storm sewer layout appears to be adequate. The storm sewer design will be reviewed in more detail at the construction plan review.
23. The grading plan shows walkout lots for Lots 69 through approximately 84 on the northwest side of Street A.

24. For the balance of the plat, walkout lots are not proposed.
25. At most locations there is a break line at the building setback line with the grading plan showing the front yard to drain to the street and the rear yard to drain to the rear yard drainage swale.
26. At a number of locations the grading plan utilizes a transverse or diagonal drainage pattern in which the rear yard would drain across adjoining lots before it would reach the rear yard drainage swale. While this design is generally satisfactory, it will require a note on the final plat indicating each lot must be graded in a manner that would accommodate the drainage from the adjoining upstream lot. Without this requirement individual lot development could potentially block rear yard drainage in a manner that would be adverse.
27. The preliminary plat does not show any parkland dedication within the plat boundary. In earlier reviews the developer indicated parkland would be provided in future phases of the development. The future phases of the development will require the construction of sanitary sewer, and this may not occur for a number of years. With no parkland dedication and no assurance as to the timing of future phases the City will need to reach an appropriate agreement with the developer relative to its obligations for parkland dedication.

The preliminary plat submittal included a drainage calculation for the stormwater detention pond. Based on review the following comments are offered:

1. The project shows a stormwater detention pond located west and southwest of the plat. The stormwater detention pond appears to be partially located on property owned by the developer and partially located on property not currently owned by the developer.
2. The total area of the plat served by the stormwater detention basin is 30.32 acres. This area includes what is labeled as Area 1 or the developed area.
3. In addition to the 30.32 acres, the drainage plan identifies Area 2 as the detention basin area outside of the plat. This area encompasses 5.23 acres and consists of undeveloped area and the detention pond.
4. The detention basin analysis is based on a 35.55 acre area consisting of both the subdivision and the detention basin area.

5. The predeveloped five year runoff is calculated at 27.41 cfs.
6. The stormwater drainage calculations show a maximum release rate of 26.84 cfs, or slightly less than the allowable release rate of 27.41 cfs.
7. The stormwater calculations indicate the required storage volume would be 254,735 cf, or 5.85 acre feet.
8. The bottom elevation of the detention basin is 942.00.
9. The report indicates the maximum water level under a 100 year event would be 943.79, or a depth of 1.79 feet.
10. The report indicates the maximum elevation before overtopping of the basin is 944.75, or a freeboard of 0.96 feet. The City's goal is to provide a minimum freeboard of 1-foot. For this detention basin the release from the basin is to the creek area. The lack of exactly 1-foot of freeboard is not considered significant.
11. The calculation indicates the MPE elevation is 944.79. This is 1-foot above the 100 year flood elevation, but only 0.04 feet above the overflow from the basin. The writer believes it would be preferable to have a higher MPE. A higher MPE does not appear to be an issue as the elevations in the lots nearest to the detention basin are well above 944.79.
12. The report shows a discharge pipe from the basin to be a 24-inch diameter pipe. The outlet piping will be reviewed in more detail as part of the construction plans.

If you have any questions or comments concerning the project, please contact the writer at 225-8000.

VEENSTRA & KIMM, INC.



H. R. Veenstra Jr.

HRVJr:pjh  
4285-041

## Shelby Hagan

---

**From:** Mark Arentsen [mailto:marentsen@cityofbondurant.com]  
**Sent:** Wednesday, March 30, 2016 12:09 PM  
**To:** csullivan@cityofbondurant.com; 'Brian Lohse'; Wes Enos; 'Bob Pepper'; 'Jen Keeler'; 'Doug Elrod'; dhiggins@cityofbondurant.com; 'Jeff Kromrie'; 'Karen Hudson'; talyruss@msn.com; 'Laura wood'; 'Clayton, Brian [ICN]'; rmcclarey@q.com; bveenstra@v-k.net; 'Shelby Hagan'  
**Subject:** FW: Comments on Sankey Summit Development

The City's planning consultant, Brad Scheib, has provided the comments below on proposed Sankey Summit Plat 1. This is the subdivision plat proposed across the street from the high school. This e-mail has also been sent to the developer and his engineer. These comments are in response to a request from the Planning & Zoning Commission at last week's meeting. They will be considered at tomorrow's Planning & Zoning Commission meeting.

*Mark Arentsen*

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City of Bondurant, Pop. 5,493  
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[www.cityofbondurant.com](http://www.cityofbondurant.com)

**From:** Brad Scheib [mailto:Brad@hkgi.com]  
**Sent:** Wednesday, March 30, 2016 11:15 AM  
**To:** Mark Arentsen  
**Subject:** Comments on Sankey Summit Development

Mark

I have done a quick review of the Sankey Summit Development project and offer the following comments:

1. My review draws from the past planning work we have done for Bondurant as it relates to the Comprehensive Plan, Small Area Planning, and collector street study in this area.
2. My review also draws on familiarity with some of the traffic/transportation issues associated with Grant Street as well as a general understanding of the topography, floodplain, and Mud Creek features of the area.
3. In reviewing the concept plan "A" dated 02-11-16 my key comments pertain to park and open space, trail connectivity, and roadway network connectivity.
  - a. Park and Open Space: Recognize that the park feature is identified in Phase 2 on the concept plan. The predominant critic of the park element as shown is that it is almost entirely in back yards and thus not visible nor highly accessible. I would recommend that a more useable and accessible park design be factored into the project. It should have a more prominent frontage on a public street and should demonstrate a portion of the park as useable park ground, not floodplain or poor soils. Having it in Phase 2 is ok and would enable Phase one to proceed as drawn.
  - b. Trail connectivity: The trail system needs to prioritize how connections are made in the most direct and safe manner to the high school and to the park network (yet to be clearly defined in later phases). The concept plat currently has extremely long block patterns. This pattern would require a more extensive network of trail/sidewalk easements connecting mid-block or through ends of cul-de-sacs to reduce bike/walk trip lengths. Because all phases of development are the same housing product, likely in a similar housing price range, experience has shown that it is very likely that these houses will generate

the same trip behaviors with the same peaking periods. The city should encourage if not require connections to the extent that you can make walking/biking as convenient and safe as possible and maximize the opportunity to reduce short car trips. Given the primary destination is across Grant Street, the city needs to consider upgrades to Grant Street that incorporate intersection control and pedestrian improvements on both sides of the street. The trail concept as shown is again largely in back yards with little public visibility. If the majority of single family homes build screening or fencing for privacy, then the trail becomes more of a liability than an asset. I would encourage considering ways to enhance access and visibility to the trail network.

- c. Roadway Network connectivity: The challenge to maintain a collector street network that provides continuity across northern Bondurant and potential relief for Main and Grant Street continues to be a dilemma. This project as proposed pushes the collector street further north. While not optimal, it is acceptable as the link to the east has also been pushed northward due to prior plat patterns and improvements planned at the High School. Our planning for the north Bondurant Collector street has already reflected this. The right of way shown is less than optimal as well, but a street with the collector function could be done within a 100' right of way. Future expansion however is limited. Furthermore the lots abutting the collector street are 150'; additional depth would enable greater buffering and landscaping for these lots. The local street pattern for Phase 1 is acceptable. Connection to Grant Street as shown in Phase 1 raises a potential concern that would benefit by a more extensive traffic study looking at short and long term traffic movements at that intersection. The number of access points that don't align should be minimized. Local street trips should be directed to the future collector street where possible. Access to Grant Street at this location is logical from an intersection spacing standpoint being more than 1,000 feet from Tailfeather Drive and a similar distance to the proposed collector street intersection. Alignment of high school access points with this street is an important consideration.
4. In general, Phase 1 appears to be consistent with the comprehensive plan directions. Key questions to resolve would be the design and traffic controls with the new street intersection with Grant Street.
5. Future phases as shown should be reconsidered based on the comments above which are supported by the Comprehensive Plan.

Please note that I was unable to connect with Bob Veenstra or Eric Cannon to discuss these.

Brad

## Shelby Hagan

---

**From:** Mark Arentsen [mailto:marentsen@cityofbondurant.com]  
**Sent:** Wednesday, March 30, 2016 1:48 PM  
**To:** 'Clayton, Brian [ICN]'  
**Cc:** 'Shelby Hagan'  
**Subject:** RE: Comments on Sankey Summit Development

Brian, Thank you for your comments. We will put them in the packet to the Commission members. I'll be talking about the Open Meetings Law tomorrow for a couple minutes. The City Attorney has advised that Reply to All "conversations" among Council members isn't a good idea. It would probably be best to apply this concept to the P&Z members also due to their significant role in property development issues. People can communicate with me, but I don't share those with the other members. I collect the comments and include them in the meeting packet. I can tell everyone what my opinion is because I don't vote on anything.

*Mark Arentsen*

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[www.cityofbondurant.com](http://www.cityofbondurant.com)

**From:** Clayton, Brian [ICN] [mailto:Brian.Clayton@iowa.gov]  
**Sent:** Wednesday, March 30, 2016 1:31 PM  
**To:** marentsen@cityofbondurant.com  
**Cc:** Brad@hkgi.com  
**Subject:** Comments on Sankey Summit Development

Mark, share however you feel appropriate. At this time, I will not push to have a street off the west cul-de-sac, but I do advocate for a trail easement off of both cul-de-sacs. Also to make sure the trail easement off of the west cul-de-sac extend all the way to the proposed trail to the west of the houses in phase 1.

I am starting to see the potential requirement for a sidewalk or trail easement off each new cul-de-sac, to facilitate pedestrian traffic throughout the contiguous neighborhoods.

Brian Clayton

**From:** Brad Scheib [mailto:Brad@hkgi.com]  
**Sent:** Wednesday, March 30, 2016 1:21 PM  
**To:** Clayton, Brian [ICN]  
**Subject:** RE: Comments on Sankey Summit Development

Brian

My email comments would support the notion of the trail easement to the east connecting to the high school. For sure I think that is a good idea. As well, whenever there is a block of more than 800 feet, we always encourage mid block sidewalk connections where there is a pedestrian destination such as the high school.

As for the roadway connection to the west, I think a local street connection is probably not critical to have and would end up being more of a negative than positive in the long run. But I do fully agree that a trail easement and connection is an important thing to require. Anything you can do to maximize the ped/trail connectivity is a PLUS and is supported by the comprehensive plan and probably the park plan.

Brad

**From:** Clayton, Brian [ICN] [<mailto:Brian.Clayton@iowa.gov>]  
**Sent:** Wednesday, March 30, 2016 1:10 PM  
**To:** 'Mark Arentsen'; [csullivan@cityofbondurant.com](mailto:csullivan@cityofbondurant.com); 'Brian Lohse'; Wes Enos; 'Bob Peffer'; 'Jen Keeler'; 'Doug Elrod'; [dhiggins@cityofbondurant.com](mailto:dhiggins@cityofbondurant.com); 'Jeff Kromrie'; 'Karen Hudson'; [talyruss@msn.com](mailto:talyruss@msn.com); 'Laura wood'; [rmccleary@q.com](mailto:rmccleary@q.com); [bveenstra@v-k.net](mailto:bveenstra@v-k.net); 'Shelby Hagan'; Brad Scheib  
**Subject:** RE: Comments on Sankey Summit Development

Mark, since we were told to ask questions before our meetings, here I go.

Brad, in an effort to clarify what a few of us questioned at the last P&Z meeting, we were questioning the viability for a Phase 1 plat connection from the west cul-de-sac through the houses to connect to houses in the next phase, on the west side of the probable trail. In an effort to avoid cul-de-sacs and increase connectivity between neighborhoods, a few of us like the idea of having a through street rather than another cul-de-sac on the west end of phase 1. Although the developer does not like that idea, due to losing 1-2 lots, we did consider as a fall back that a trail easement be plotted from the cul-de-sac across the street between the houses to the probable trail to the west. When thinking of the trail easement between the houses, I also like the idea of the same trail easement on the east cul-de-sac, as it may facilitate pedestrian access to the high school. What are your thoughts? Anyone else??

Brian Clayton

**From:** Mark Arentsen [<mailto:marentsen@cityofbondurant.com>]  
**Sent:** Wednesday, March 30, 2016 12:09 PM  
**To:** [csullivan@cityofbondurant.com](mailto:csullivan@cityofbondurant.com); 'Brian Lohse'; Wes Enos; 'Bob Peffer'; 'Jen Keeler'; 'Doug Elrod'; [dhiggins@cityofbondurant.com](mailto:dhiggins@cityofbondurant.com); 'Jeff Kromrie'; 'Karen Hudson'; [talyruss@msn.com](mailto:talyruss@msn.com); 'Laura wood'; Clayton, Brian [ICN]; [rmccleary@q.com](mailto:rmccleary@q.com); [bveenstra@v-k.net](mailto:bveenstra@v-k.net); 'Shelby Hagan'  
**Subject:** FW: Comments on Sankey Summit Development

The City's planning consultant, Brad Scheib, has provided the comments below on proposed Sankey Summit Plat 1. This is the subdivision plat proposed across the street from the high school. This e-mail has also been sent to the developer and his engineer. These comments are in response to a request from the Planning & Zoning Commission at last week's meeting. They will be considered at tomorrow's Planning & Zoning Commission meeting.

*Mark Arentsen*

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[www.cityofbondurant.com](http://www.cityofbondurant.com)

## Shelby Hagan

---

**From:** Karen Hudson [kahudson73@gmail.com]  
**Sent:** Thursday, March 31, 2016 8:57 AM  
**To:** Clayton, Brian [ICN]  
**Cc:** Mark Arentsen; csullivan@cityofbondurant.com; Brian Lohse; Wes Enos; Bob Pepper; Jen Keeler; Doug Elrod; dhiggins@cityofbondurant.com; Jeff Kromrie; talyruss@msn.com; Laura wood; rmccleary@q.com; bveenstra@v-k.net; Shelby Hagan; Brad@hkgi.com  
**Subject:** Re: Comments on Sankey Summit Development

All,

Here are my thoughts:

- I am still in favor of the through street, to connect the street that runs east-west and then curves south with the park and future phases. Brad doesn't comment on this specifically. However, his comments about the need for connectivity, the length of the blocks as shown, and the description of having the connection to the east pushed further north as "not optimal," indicate to me that he agrees that this plat would benefit from more connections to future phases.
- Brian, I thought the fall back was a trail easement that would replace the through street. I think that connection is more important, since it provides a public connection to the park. However, I think continuing the trail easement through to the west cul-de-sac would further improve the connections, and I think that would be a good thing to ask the developer to include. If we could turn the trail easement to the cul-de-sac into a street, that would be even better.
- I am less certain about connecting the east cul-de-sac via trail to Grant Street, though I am not opposed to it. We currently do not have sidewalks or trail on the west side of Grant, so would the connection be just to Grant Street, or will we have a sidewalk or trail on the west side of Grant Street also? Maybe we would only need a trail going north so pedestrians and bicyclists could cross at the street that connects to the high school.
- Mark, can you confirm that the proposed new access to Grant Street from the high school will match up with the proposed street, or that the school is willing to match with what is built in this development? I agree with Brad, that the number of access points that don't align should be minimized, so I'd like to confirm that we won't have a misalignment with this proposal.
- I am glad to have Brad's opinion on the proposed parkland that is shown as part of phase 2. My initial reaction was the same, that it is not a prominent and well-integrated part of the future plat. The connection to the pond and Eagle Park is good, but having more public frontage is something to consider for the next phase of this development.

thanks,  
Karen

On Mar 30, 2016, at 11:09 AM, Clayton, Brian [ICN] <[Brian.Clayton@iowa.gov](mailto:Brian.Clayton@iowa.gov)> wrote:

Mark, since we were told to ask questions before our meetings, here I go.

Brad, in an effort to clarify what a few of us questioned at the last P&Z meeting, we were questioning the viability for a Phase 1 plat connection from the west cul-de-sac through the houses to connect to houses in the next phase, on the west side of the probable trail. In an effort to avoid cul-de-sacs and increase connectivity between neighborhoods, a few of us like the idea of having a through street rather than another cul-de-sac on the west end of phase 1. Although the developer does not like that idea,

PLANNING AND ZONING COMMISSION  
RESOLUTION NO. PZ-16-12

3/31/16

RESOLUTION APPROVING THE SANKEY SUMMIT PLAT 1 PRELIMINARY PLAT

WHEREAS, a Public Hearing is set for Monday, April 4, 2016 considering a request from Sandra Miller acting on behalf of Ethel C. Sankey to rezone a property from A-1 Agricultural to R-1 Single Family Residential and R-2 Single Family Residential; AND

WHEREAS, the property is a part 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; AND

WHEREAS, the proposed zoning for the Sankey Summit Preliminary Plat 1 contains 35 lots in the R-1 section, and 65 lots in the R-2 section,

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Bondurant, Iowa, that the Sankey Summit Plat 1 Preliminary Plat, is approved and forwarded to the City Council with a recommendation for approval of same.

Moved by Hudson, Seconded by Clayton, to adopt.

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

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

  
Shelby Hagan, City Clerk

Action	Yay	Nay	Abstain	Absent
Kromrie	✓			
Hudson	✓			
Higgins	✓			
Russell	✓			
Wood				✓
Clayton	✓			
McCleary				✓

\_\_\_\_\_  
Dave Higgins, Commission Chair

## Shelby Hagan

---

**From:** Mark Arentsen [mailto:marentsen@cityofbondurant.com]  
**Sent:** Friday, April 01, 2016 10:03 AM  
**To:** 'Shelby Hagan'  
**Subject:** FW: 1151083 pre plat  
**Attachments:** PP1151083 3-31-16.pdf

Shelby, Please include the e-mail below and the attachment in the packet.

*Mark Arentsen*

City Administrator  
City of Bondurant, Pop. 5,493  
200 Second St., NE, PO Box 37  
Bondurant, IA 50035  
515-967-2418  
515-971-6855 (Cell)  
515-967-5732 (Fax)  
[marentsen@cityofbondurant.com](mailto:marentsen@cityofbondurant.com)  
[www.cityofbondurant.com](http://www.cityofbondurant.com)

---

**From:** Eric Cannon [mailto:ecannon@snyder-associates.com]  
**Sent:** Friday, April 01, 2016 9:12 AM  
**To:** Mark Arentsen  
**Cc:** Scott Temple; 'Dave Harmeyer'; Derek Temple  
**Subject:** FW: 1151083 pre plat

Mark,

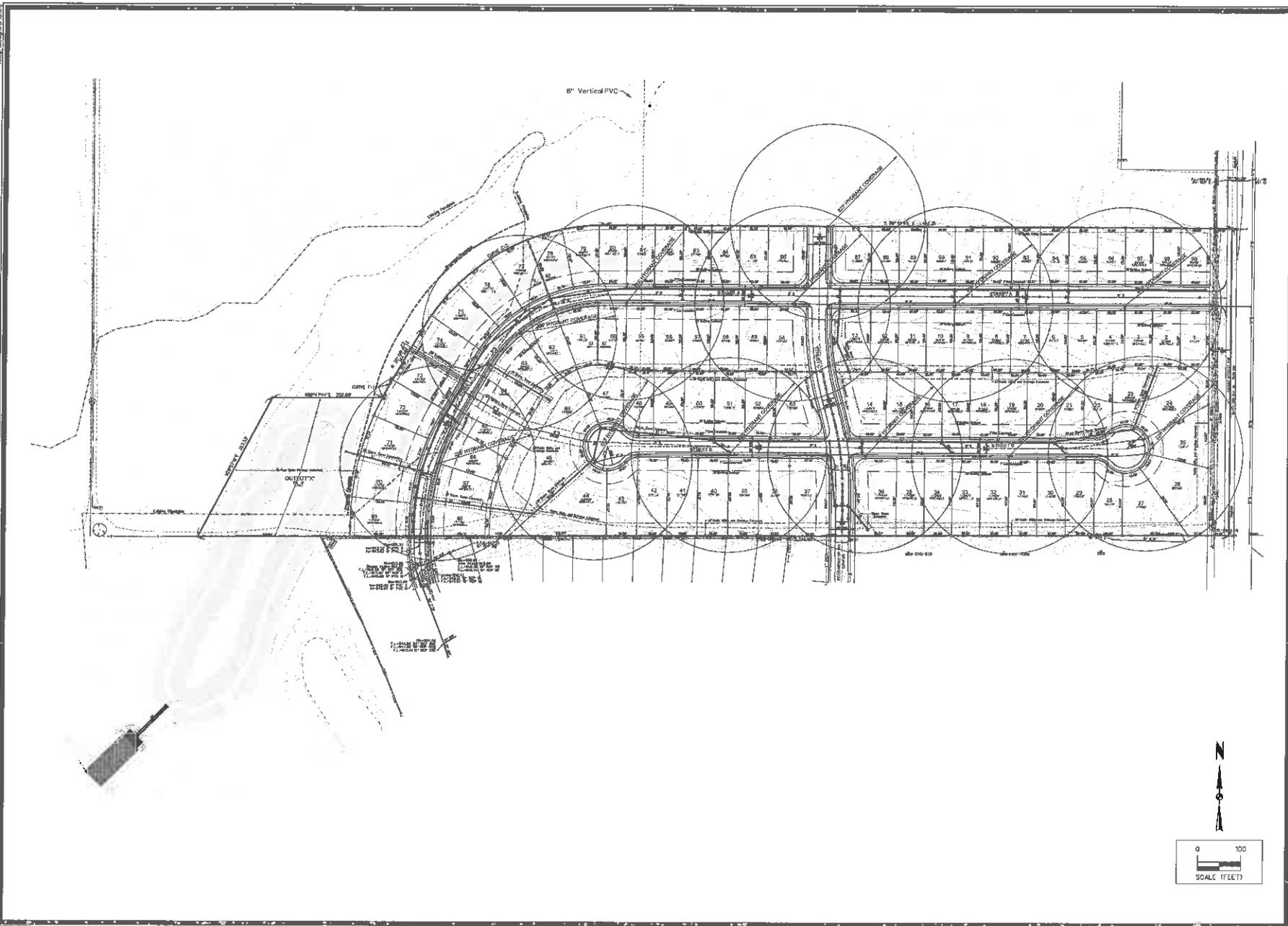
Please find attached the updated Preliminary Plat drawing that we had last night showing the revised ROW and street width on the east side of Street A as requested as well as the updated trail connection on the west side and a net loss of 1 lot to the development with some larger lots on the west end adjacent to the pond. Note that we are updating the legal description to include the pond area in an Outlot and I will get that on the drawings before Monday night but wanted to get this for you to get into the packets this morning.

We would also ask that the Council consider the waiver of the 2<sup>nd</sup> and 3<sup>rd</sup> reading for the rezoning request as the developer has already acquired two extensions on the project to their due diligence to allow for the approval process and public hearings so anything that can be done to get this approved would be appreciated. Also note that there were no comments or questions raised by anyone from the public at the public hearing with the Planning and Zoning Commission where the zoning was unanimously approved. Please let me know if you have any comments or questions on anything and I believe that Dave was going to get you the specifics on the parkland dedication here this morning directly. Thanks again.

**Eric D. Cannon, P.E.**  
Civil Engineer  
**SNYDER & ASSOCIATES, INC.**  
2727 SW Snyder Blvd. | Ankeny, IA 50023  
P: 515.964.2020 ext. 2556 | F: 515.964.7938  
C: 515.577.2451  
[ecannon@snyder-associates.com](mailto:ecannon@snyder-associates.com)



\\snyder\shared\project\1151083\1151083.dwg 11/15/16 11:51:03 AM



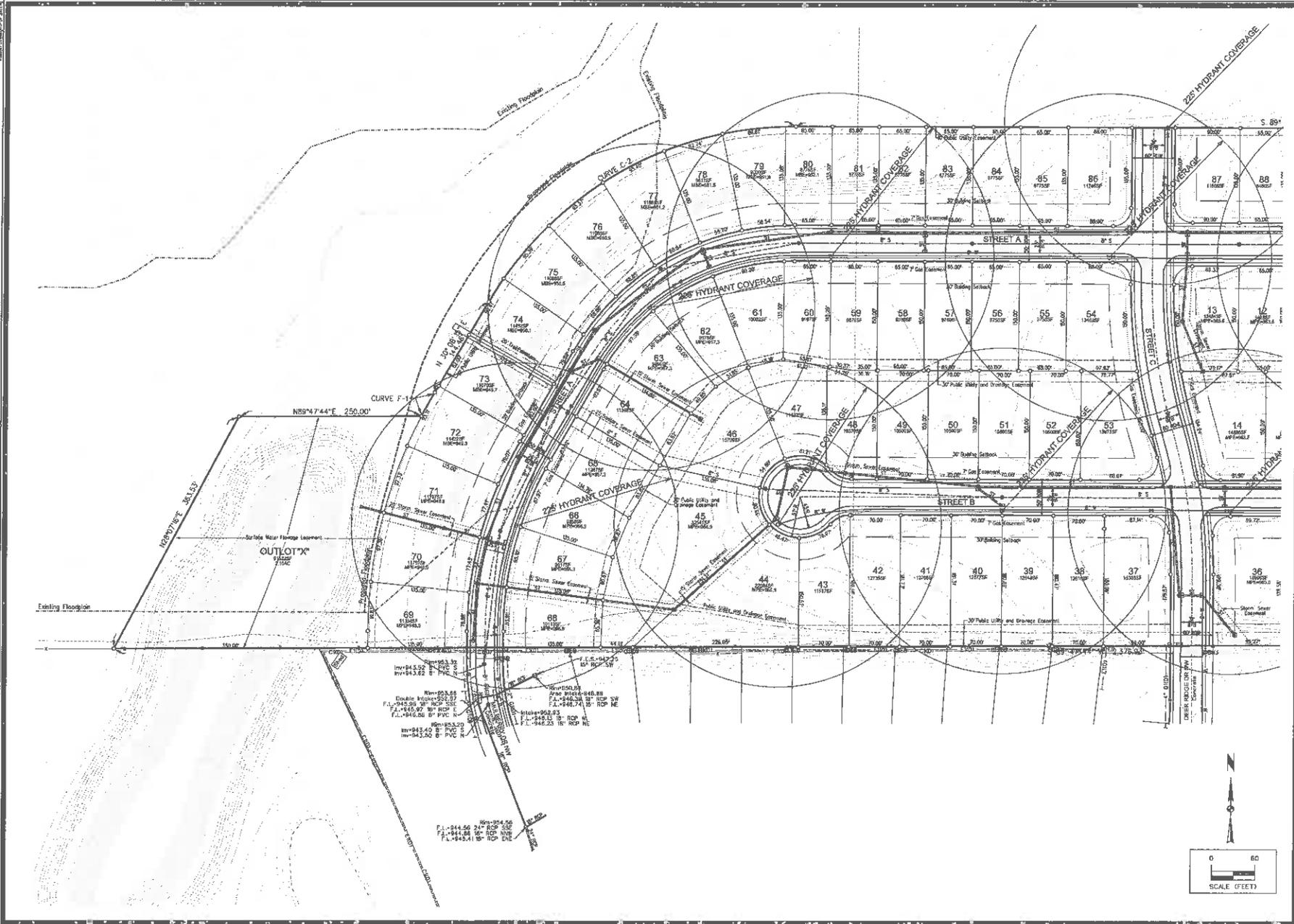
<b>SANKEY SUMMIT</b>		<b>BONDURANT, IA</b>	
<b>PRELIMINARY PLAT - OVERALL SITE LAYOUT</b>		2777 S.W. SNYDER BLVD. ANKENY, IOWA 50223 615-964-0220   www.snyder-associates.com	
<b>SNYDER &amp; ASSOCIATES, INC.</b>		<b>Project No. 1151083</b>	
Project No. 1151083		Sheet: 2 of 6	

PLAN LAYOUT BY: JAMES W. SNYDER, INC. DATE: 03-18-15

SCALE: 1" = 40'

DATE: 03-18-15

PROJECT NO: 1151083



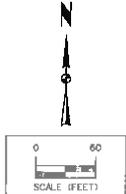
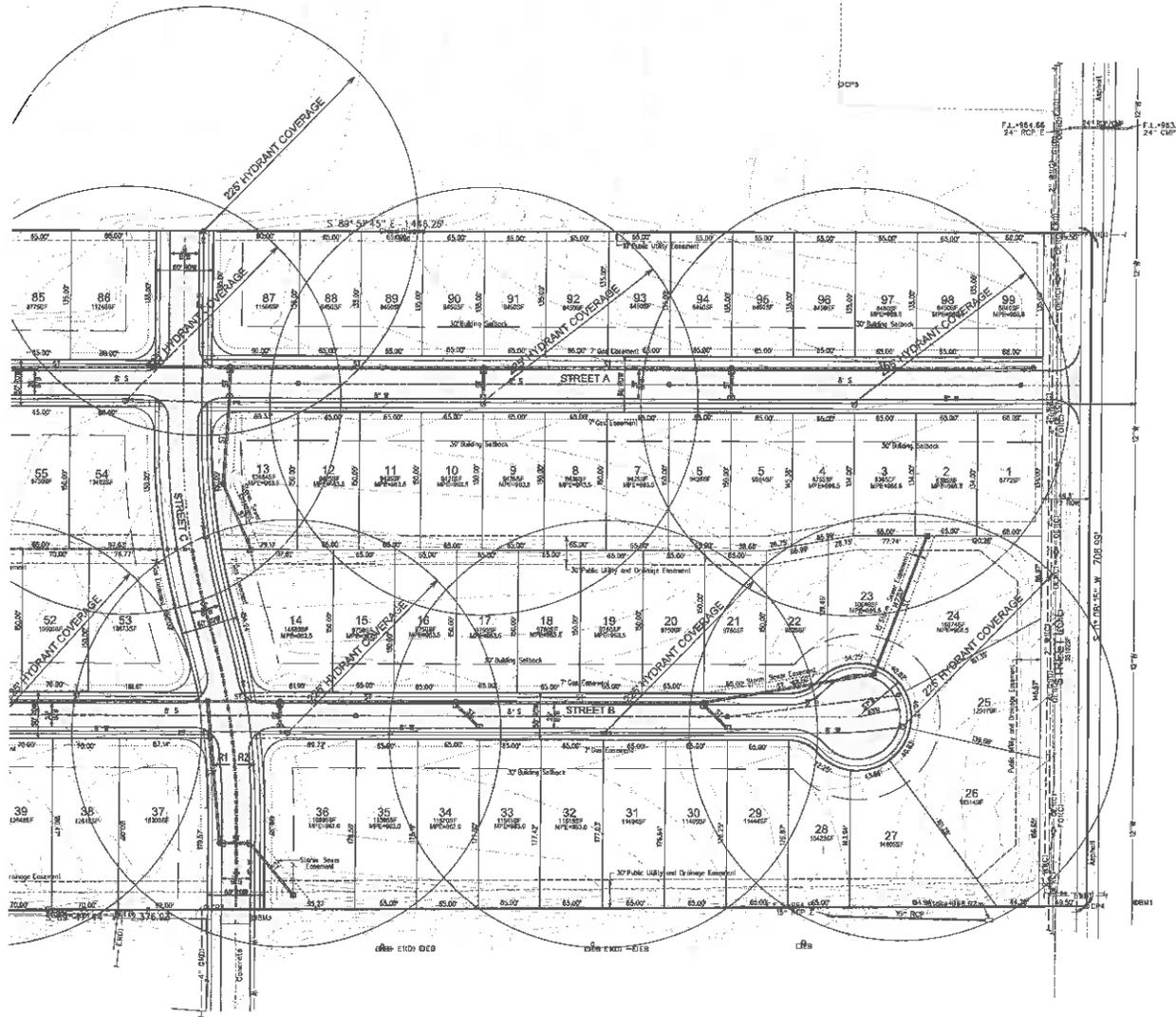
MARK	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	03/18/15	JMS
2	EDC CHECKED BY	03-18-15	JMS
3	INCORPORATED JWM	03-18-15	JMS

Project No: 1151083  
Sheet 3 of 6

**SANKEY SUMMIT**  
PRELIMINARY PLAT - LOT LAYOUT  
**SNYDER & ASSOCIATES, INC.**  
2177 S.W. SNYDER BLVD.  
KANSAS CITY, MO 64111  
615-804-2020 | www.snyder-associates.com

Project No: 1151083  
Sheet 3 of 6

PLAN VIEW HYDRANT COVERAGE



REVISION	DATE	BY
1	03-18-16	JWM
2	03-18-16	JWM
3	03-18-16	JWM
4	03-18-16	JWM
5	03-18-16	JWM
6	03-18-16	JWM
7	03-18-16	JWM
8	03-18-16	JWM
9	03-18-16	JWM
10	03-18-16	JWM
11	03-18-16	JWM
12	03-18-16	JWM
13	03-18-16	JWM
14	03-18-16	JWM
15	03-18-16	JWM
16	03-18-16	JWM
17	03-18-16	JWM
18	03-18-16	JWM
19	03-18-16	JWM
20	03-18-16	JWM
21	03-18-16	JWM
22	03-18-16	JWM
23	03-18-16	JWM
24	03-18-16	JWM
25	03-18-16	JWM
26	03-18-16	JWM
27	03-18-16	JWM
28	03-18-16	JWM
29	03-18-16	JWM
30	03-18-16	JWM
31	03-18-16	JWM
32	03-18-16	JWM
33	03-18-16	JWM
34	03-18-16	JWM
35	03-18-16	JWM
36	03-18-16	JWM
37	03-18-16	JWM
38	03-18-16	JWM
39	03-18-16	JWM

REVISIONS PER CITY COMMENTS

ENGINEER: EDC  
 CHECKED BY: EDC  
 DATE: 03-18-16  
 PROJECT NO: 1151083

**SANKEY SUMMIT**  
**PRELIMINARY PLAT - LOT LAYOUT**  
**SNYDER & ASSOCIATES, INC.**

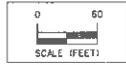
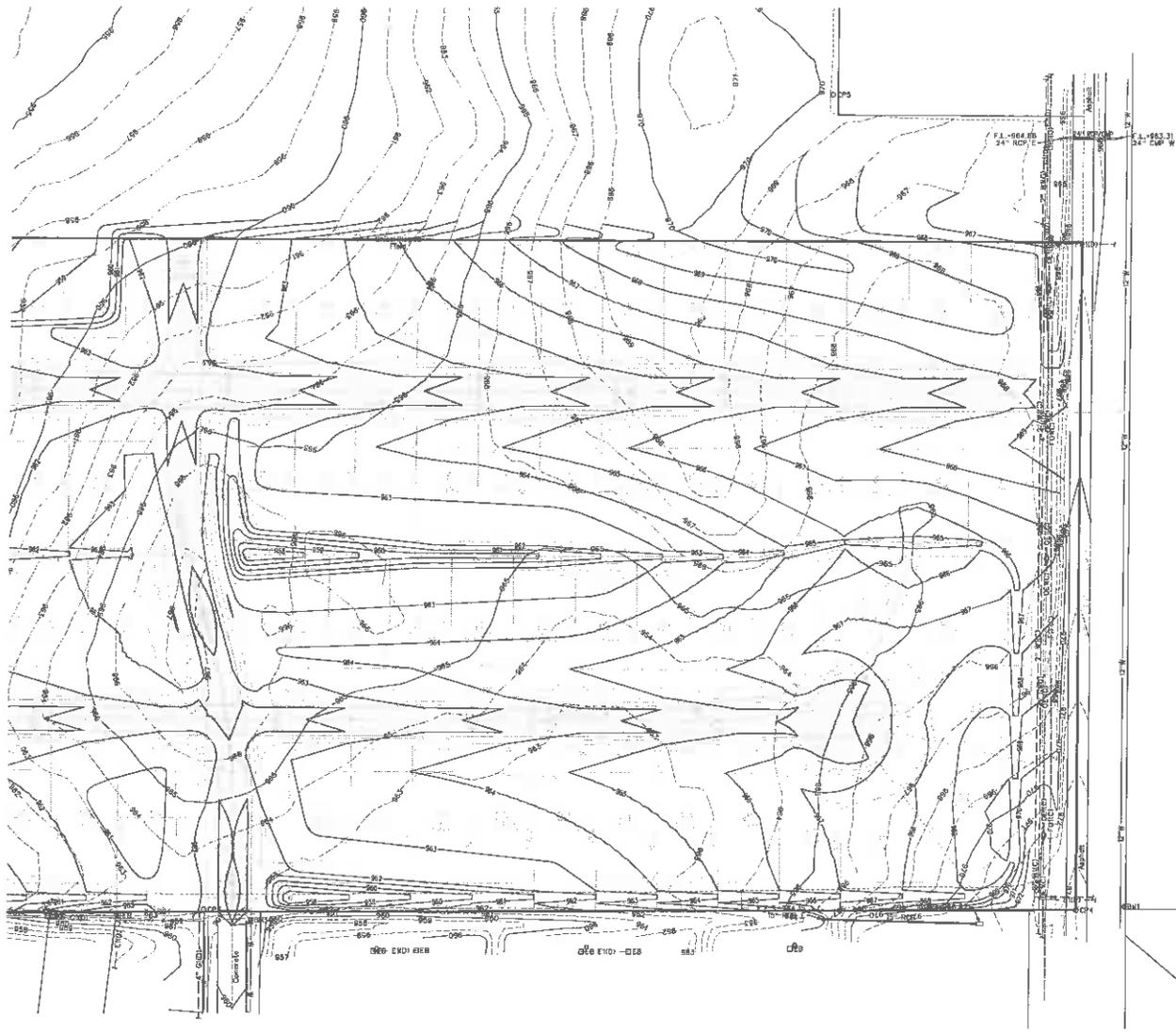
227 S.W. SNYDER BLVD.  
 PORTLAND, OREGON 97202  
 503.255.8888 | www.snyderandassociates.com

Project No: 1151083  
 Sheet 4 of 6



11/15/2016 10:00 AM

11/15/2016 10:00 AM



NO.	REVISION	DATE	BY
1	REVISED AS PER CITY COMMENTS	03/27/16	JMM
	Engineer: EDC	Checked by: EDC	Scale: 1"=60'
	Draftsman: WMM	Date: 03-18-16	Plot No: 115/083
	Project No: 115/083		Sheet 6 of 6

**SANKEY SUMMIT**  
**PRELIMINARY PLAT - GRADING PLAN**  
**BONDURANT, IA**  
**SNYDER & ASSOCIATES, INC.**  
 2707 S.W. SNYDER BLVD.  
 KANSAS CITY, MO 64111  
 816-884-2020 | www.snyder-associates.com



Project No: 115/083  
 Sheet 6 of 6

CITY OF BONDURANT  
RESOLUTION NO. 16-54

RESOLUTION APPROVING FINAL PAYMENT TO THE WRA FOR THE MUD CREEK  
INTERCEPTOR PHASE 19, SEGMENT 3 PROJECT COMPLETED JANUARY 2014 IN  
THE AMOUNT OF \$53,808.20

WHEREAS, the City of Bondurant entered into an agreement with the Wastewater Reclamation Authority (WRA) to bid the City project to both remove some lift stations and connect remaining lift stations to the Mud Creek Interceptor Phase 19, Segment 3; AND

WHEREAS, on May 7, 2013, the WRA received bids for this connection with the low bid from Geislinger and Sons, Inc., with a bid amount of \$408,592.80; AND

WHEREAS, Geislinger and Sons, Inc., has performed this work to remove and connect Bondurant lift stations which was completed in January 2014; AND

WHEREAS, the City approved and paid the initial invoice of \$350,000 on September 21, 2015; AND

WHEREAS, the WRA has overseen the Phase 19, Segment 3 work and has submitted to the City an invoice requesting the final payment of \$53,808.20

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the final payment to the WRA for Invoice 9760 in the amount of \$53,808.20 for the Mud Creek interceptor Phase 19, Segment 3 project, is hereby approved.

Passed this 04th day of April, 2016,

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
Lohse				
Peffer				
Enos				
Keeler				
Elrod				



CITY OF DES MOINES, IOWA  
 PO Box 1633  
 Des Moines, IA 50305-1633

# INVOICE

Invoice Date	Invoice No.
03/17/2016	9760
Customer Number	
10988	
Invoice Total Due	
\$53,808.20	
Payment Terms	
Due Upon Receipt	

BONDURANT CITY OF  
 MARK J ARENTSEN CITY ADMIN  
 200 2ND AV NE  
 BONDURANT, IA 50035-0037 USA

00180182016400009760000053808200

All Returned Checks will be assessed a surcharge of \$20.00 Invoice Date 03/17/2016 Customer Number 10988

Description	Quantity	Price	UOM	Original Bill	Adjustment	Paid	Amount Due
WRA PROJECT COMPLETION OF MUD CREEK SEGMENT 3 GEISINGER IS NOW FINAL BONDURANT SHARE OF \$4,514,784.46 IS \$403,808.20 LESS 350,000 PAID IN 2015	1.00	\$53,808.20	EACH	\$53,808.20	\$0.00	\$0.00	\$53,808.20
Please put invoice Number on your check. Make Checks Payable to: City of Des Moines						Invoice Total:	\$53,808.20

Please contact Accounts Receivable at (515) 237-1340 with questions.



**PROJECT SUMMARY**

WRA Mud Creek Interceptor, Phase 19, Segment 3  
Activity ID 07-2012-007

On May 21, 2013, under WRA Board Resolution No. WRA13-65, the WRA Board awarded the contract for the above improvements to Geislinger & Sons Inc., in the amount of \$4,538,427.40. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	Engineering	6/30/2014 Various Additional Work Items	\$91,847.20
2	Engineering	1/6/2015 Various Additional Work Item	\$(31,604.14)
3	Engineering	12/15/2015 Final Quantity Adjustments	\$(83,886.00)
<b>Original Contract Amount</b>			<b>\$4,538,427.40</b>
<b>Total Change Orders</b>			<b>\$(23,642.94)</b>
<b>Percent of Change Orders to Original Contract</b>			<b>(0.52)%</b>
<b>Total Contract Amount</b>			<b>\$4,514,784.46</b>

WRA Mud Creek Interceptor, Phase 19, Segment 3  
Final Partial Payment

	SRF Eligible	Non-Eligible	Total
Original Contract Amount	\$4,129,834.60	\$408,592.80	\$4,538,427.40
Change Order #1	\$87,447.20	\$4,400.00	\$91,847.20
Ineligible cost is in quantity adjustment to bid item 28			
Change Order #2	-\$36,079.54	\$4,475.40	-\$31,604.14
Ineligible cost is an additional item (change order item 2.01)			
Change Order #3	-\$70,226.00	-\$13,650.00	-\$83,886.00
Ineligible cost is in quantity adjustment to bid items 26, 29, 39, 41			
Current Contract Amount	\$4,110,976.26	\$403,808.20	\$4,514,784.46
Work Completed To Date:	\$4,110,976.26	\$403,808.20	\$4,514,784.46
- Retainage	\$123,329.29	\$12,114.25	\$135,443.54
- Previous Payments	\$3,987,646.97	\$391,693.95	\$4,379,340.92
Total Due Contractor	\$0.00	\$0.00	\$0.00

*Bondurant's  
Share*

CITY OF BONDURANT  
RESOLUTION NO. 16-55

RESOLUTION APPROVING PARTIAL PAYMENT TO NISLEY CONSTRUCTION FOR  
THE CITY PARK SHELTER IN THE AMOUNT OF \$5,190.86

WHEREAS, the City of Bondurant (City) entered into an agreement with Nisley Construction to bid the City project to construct the City Park Shelter; AND

WHEREAS, on April 23, 2015, the City received bids for this project with the low bid from Nisley Construction with a bid amount of \$132,826.00; AND

WHEREAS, Nisley Construction has performed this work which was substantially completed in Fall 2015; AND

WHEREAS, the SVPA Architects, Inc. has overseen the City Park Shelter work and has submitted to the City an invoice requesting the partial payment of \$5,190.86 to Nisley Construction,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the partial payment to Nisley Construction in the amount of \$5,190.86 for the City Park Shelter Project, is hereby approved.

Passed this 04th day of April, 2016,

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
Lohse				
Peffer				
Enos				
Keeler				
Elrod				

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES Two

TO OWNER: **City of Bondurant**  
**PO Box 37**  
**200 2nd Str. NE**  
**Bondurant, Iowa 50035**

PROJECT: **Bondurant City Park Shelter** APPLICATION NO: **04**

Distribution to:

OWNER  
 ARCHITECT  
 CONTRACTOR

FROM CONTRACTOR:  
**Nisley Construction**  
**3111 Edison Road**  
**Seymour, IA 52590**

VIA ARCHITECT: **SVPA Architects, Inc.**  
**1466 28th Str. Ste. 200**  
**West Des Moines, Ia 50266**

PERIOD TO: **2-9-16**

PROJECT NOS: **13053**

CONTRACT FOR: **General Construction**

CONTRACT DATE: **4/23/15**

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

- 1. ORIGINAL CONTRACT SUM \$ 132,826
- 2. Net change by Change Orders \$ 2701.32
- 3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 135,527.32
- 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 135,527.32
- 5. RETAINAGE:
  - a. 5 % of Completed Work \$ 5190.86  
(Column D + E on G703)
  - b. 5 % of Stored Material \$ \_\_\_\_\_  
(Column F on G703)
- Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 5190.86
- 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) \$ 128,750.32
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 125,124.50
- 8. CURRENT PAYMENT DUE \$ 310,212.02
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 5,190.86

CONTRACTOR:

By: [Signature] Date: 2-9-16

State of: \_\_\_\_\_ County of: \_\_\_\_\_  
 Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_  
 Notary Public: \_\_\_\_\_  
 My Commission expires: \_\_\_\_\_

**Architect's CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 5212.02

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: [Signature] Date: MARCH 31, 2016

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$0.00
Total approved this Month		
<b>TOTALS</b>		
<b>NET CHANGES by Change Order</b>		



March 25, 2016

Mr. Freeman Nisley  
Nisley Construction  
3111 Edison Road  
Seymour, IA 52590

RE: 13058 Bondurant City Park Shelter Closeout Requirements

Dear Freeman:

We have received your closeout information and have the following comments. These comments are referenced by specification section number; please refer to your project manual for more complete information.

**As-Built Drawings:**

1. Specifications require as-built drawings showing any revisions be submitted to the Owner for record purposes. Please submit - or confirm this has been completed.

**Test and Balance Report:** Testing and balancing was required for this project. Please submit the test report.

**Warranties:**

1. General Contractor Warranty: A 1 year general workmanship warranty from Nisley Construction is required. Please submit.
2. Section 07 31 13 Asphalt Shingles: The warranty was submitted, but there is no documentation that the warranty was registered with the shingle manufacturer. Please submit a warranty that has been completed and signed.
3. Section 07 26 00 Sheet Metal Flashing and Trim: The specifications call for a 20 year finish warranty. Please submit.
4. Section 07 92 00 Joint Sealants: The specifications require a 2 year installer warranty in addition to the 2 year manufacturer warranty. Please submit.
5. Section 10 14 00 Identification Devices: Specification requires a 5 year manufacturer warranty. Please submit.
6. Section 10 28 00 Toilet Bath and Laundry Accessories: Specifications require a 10 year warranty for the mirror. Please submit.
7. Section 23 30 00 Plumbing Equipment: Specifications require the warranty be in the Owner's name and registered. Please submit documentation that this has been done.
8. Section 23 40 00 Plumbing Fixtures: Specifications require the warranty be in the Owner's name and registered. Please submit documentation that this has been done.
9. Section 26 09 50 Electric Heating: Specifications require the warranty be in the Owner's name and registered. Please submit documentation that this has been done.
10. Section 26 51 00 Interior Lighting: The 2 year warranty for the linear fluorescent ballasts was submitted, but the 5 year pro-rated warranty on the emergency lights battery was not. Please submit.

**Extra Materials/Tools:**

1. Specifications require additional materials/tools be given to the Owner for maintenance as follows:
  - A. Section 08 71 00 Door Hardware: Special tools (if any)
  - B. Section 09 30 00 Tiling: Leftover product
  - C. Section 09 90 00 Paint: Leftover product
  - D. Section 09 93 00 Transparent Finishing: Leftover product

- E. Section 22 10 00 Plumbing Piping Specialties: 1 extra hose bibb key, one extra hose end of vacuum breaker for hose bibb.

**Operations and Maintenance Information**

- 1. Some of the required maintenance and operations data was given to the Owner; the following still needs to be submitted.
  - A. Section 08 71 00 Door Hardware
  - B. Section 10 14 00 Identification Devices
  - C. Section 10 21 13 Toilet Compartments
  - D. Section 23 34 16 Centrifugal HVAC Fan

Please submit this information at your earliest convenience. When closeout is complete, SVPA will release your retainage of \$5,190.86 to the City of Bondurant for payment.

Please contact me if you have any questions.

Sincerely,



Thad N. Long, AIA  
Vice President

PC: Mark Arentsen, City of Bondurant  
File

TNL:kw

CITY OF BONDURANT  
RESOLUTION NO. 16-56

A RESOLUTION APPROVING THE CITY OF BONDURANT'S SPONSORSHIP OF JAZZ IN JULY ON JULY 08, 2016, IN ORDER TO PROVIDE LIABILITY COVERAGE FOR THE EVENT

WHEREAS, Brian Lohse, 1500 Morgan Drive, Northeast, Bondurant, on behalf of the BDI Arts and Recreation Committee has requested the City of Bondurant to assume sponsorship of the Jazz in July event scheduled for July 08, 2016, to provide adequate liability coverage for the event; AND

WHEREAS, the BDI Arts and Recreation Committee will still maintain responsibility of the event including organizing activities, publicity and other associated duties

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the City of Bondurant approves sponsoring Jazz in July to provide liability coverage.

Passed this 04th day of April, 2016,

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
Enos				
Lohse				
Peffer				
Reed				
Sullivan				

ORDINANCE NO. 16-209

ORDINANCE AMENDING THE CITY CODE OF THE CITY OF BONDURANT, IOWA, BY AMENDING  
CHAPTER 69 – PARKING REGULATIONS TO ESTABLISH A NO PARKING ZONE ON 6TH  
STREET, NORTHEAST, NORTH SIDE OF STREET

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

Section 1. **SECTION AMENDED.** Chapter 69, Section 69.08 of the Code of Ordinances of the City of Bondurant, Iowa, 2002, is hereby amended to reflect the following:

111) Sixth Street, NE, north side of street

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

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

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

**PASSED AND APPROVED** by the City Council this 04th day of April, 2016.

CITY OF BONDURANT, POLK COUNTY, IOWA

---

CURT SULLIVAN, MAYOR

ATTEST:

---

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION:

SECOND CONSIDERATION:

THIRD CONSIDERATION:

## Shelby Hagan

---

**From:** Mark Arentsen [marentsen@cityofbondurant.com]  
**Sent:** Saturday, March 26, 2016 2:02 PM  
**To:** csullivan@cityofbondurant.com; 'Brian Lohse'; Wes Enos; 'Bob Pepper'; 'Jen Keeler'; 'Doug Elrod'  
**Cc:** ldunham@cityofbondurant.com; 'Shelby Hagan'; 'Pat Collison'; dhiggins@cityofbondurant.com  
**Subject:** Sewer service to Rosenberger and Wolf Creek properties  
**Attachments:** SKM\_C454e16032613310.pdf; Rosenberger Proposed Development 3-25-16.pdf

The attached map shows two potential sewer locations to serve the Rosenberger property and the Wolf Creek subdivision between I-80 and Wolf Creek. Installation of this sewer line will be a Discussion Item on the 4/4 City Council agenda. A potential developer of the Rosenberger property and Mark Hammersma, owner and developer of Wolf Creek, are both interested in seeing this sewer installed. I've been discussing this issue with Mark H. for a couple years. He needs the sewer installed by next year to continue the build out of Wolf Creek. The Wolf Creek plats being installed this year are the last that can be built without this sewer installation. Estimated cost for this sewer is in the \$250,000 range. The concept discussed with both Mark H. and the potential Rosenberger developer involves a connection fee district. This would require the City to install the sewer and then be reimbursed for its costs as the property develops. Both have agreed that the connection fee district concept makes sense. It's possible that they would agree to a minimum assessment arrangement in which they'd agree to pay a predetermined amount each year as part of a developers agreement, but that issue hasn't been discussed yet. You may recall that the Council has discussed establishing a \$200,000 fund for this type of project. In my opinion, a \$250,000 project is doable and reasonable.

I believe this sewer project is a "best of both worlds" event. The Council has indicated interest in installing infrastructure that facilitates commercial development. Another attached map shows the potential commercial lot configuration for the Rosenberger property. These 7 lots, especially the ones fronting I-80, may have the highest potential value of any property in the City. What better place to install sewer that promotes commercial development? These lots are the "first cut" of a development concept for the property, so it's possible that other lot arrangements will be considered. Water service and street alignment has also been considered and I believe both can be worked out. There may be drainage issues that need further consideration.

Wolf Creek has proven to be a steadily developing subdivision for years. I think it's reasonable to expect the build out pattern for Wolf Creek to continue especially in an improving housing market. Mark H. told me several days ago that Plat 8, 23 lots, has been sold to Greenland Homes. Greenland has also proven to be a steady residential developer in Bondurant so it's reasonable to expect both of the 2016 plats, 7 and 8, will be built out in the next couple years. The new sewer is needed to install what will probably be Plat 9 and beyond. One of the good things about the reliable development experience in Wolf Creek is that improves the probability that the City will recoup its investment for the sewer serving Wolf Creek with reasonable certainty. This will help replenish the sewer infrastructure fund for use in future projects.

Bob Veenstra has developed a timeline for this sewer which shows construction this coming winter with completion in June, 2017.

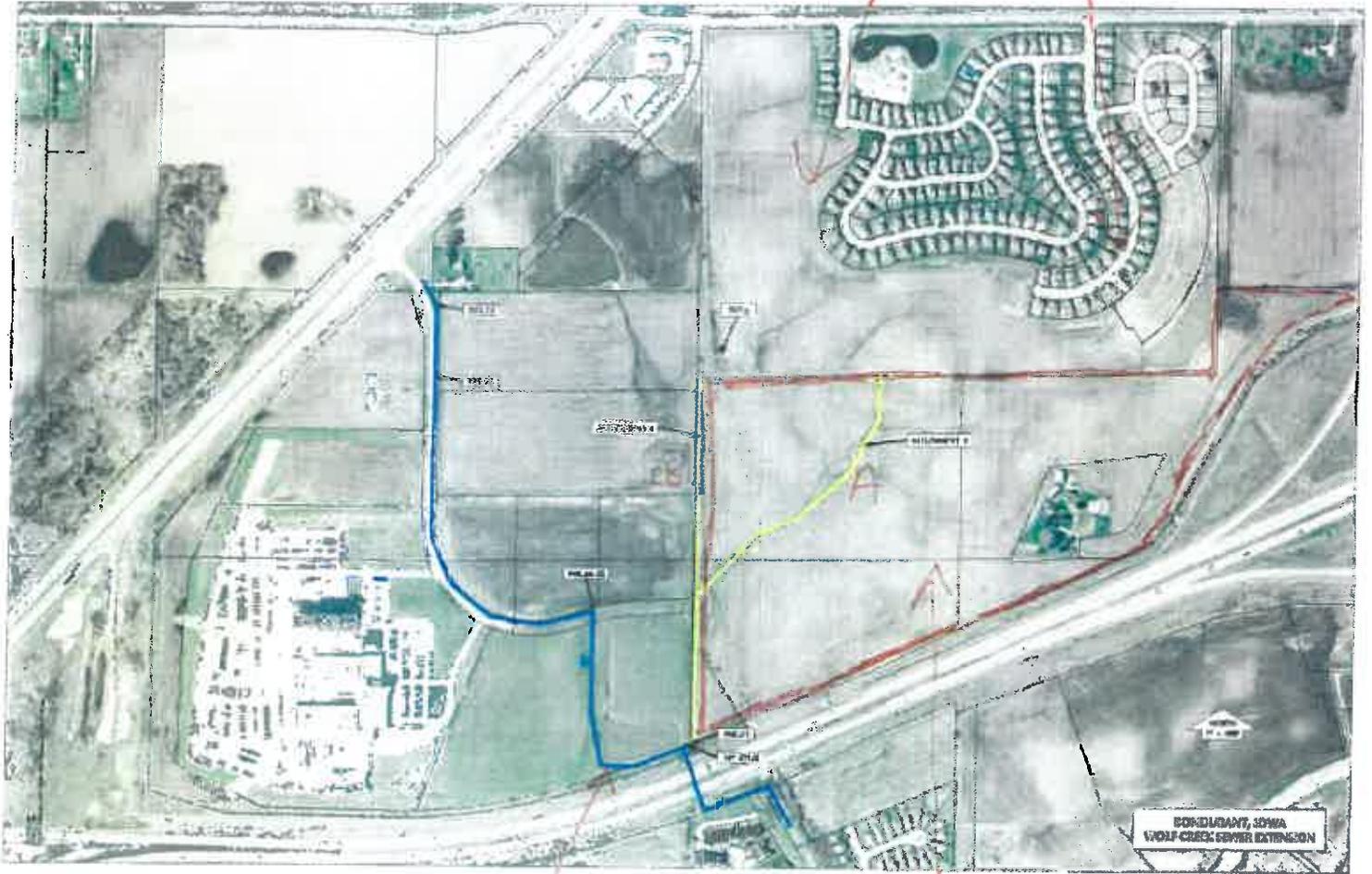
Please let me know if you have any questions or comments about this issue.

*Mark Arentsen*

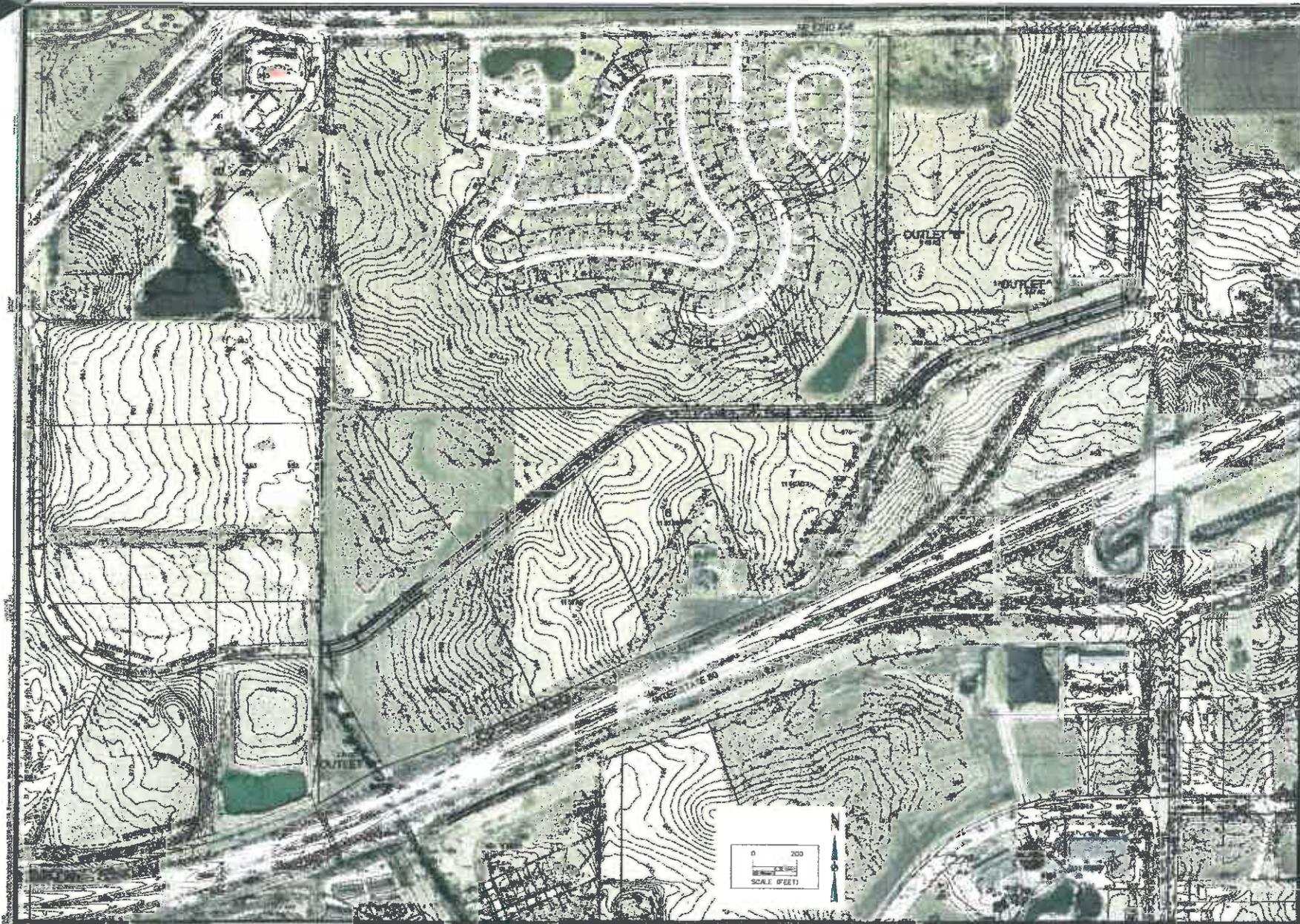
City Administrator  
City of Bondurant, Pop. 5,493  
200 Second St., NE, PO Box 37  
Bondurant, IA 50035  
515-967-2418  
515-971-6855 (Cell)

515-967-5732 (Fax)  
[marentsen@cityofbondurant.com](mailto:marentsen@cityofbondurant.com)  
[www.cityofbondurant.com](http://www.cityofbondurant.com)

Wolf Creek Subdivision



Existing sewer in blue line Rosenberg Property



PROJECT	116XXX	DATE	11/17
DESIGNED BY	JAC	DRAWN BY	JAC
CHECKED BY	JAC	DATE	11/17
PROJECT NO.	116XXX	SHEET NO.	1 of 1

**ROSENBERGER ALTOONA**  
**CONCEPT B**  
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