

**NOTICE OF A REGULAR MEETING  
BONDURANT CITY COUNCIL  
May 18, 2015**

**NOTICE IS HEREBY GIVEN** that a Regular Meeting of the City Council will be held at 6:00 p.m. on Monday, May 18, 2015, 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 Items:
  - a. Approval of the City Council Meeting Minutes of May 04, 2015
  - b. Receive and File – Library Board Meeting Minutes of April 01, 2015 and Librarian Report
  - c. Receive and File – Planning and Zoning Commission Meeting Minutes of April 09, 2015
  - d. Claims Report and April 2015 Financial Statements (e-mailed 5/4/2015)
7. Tax Abatement Applications for City of Bondurant
  - Karl Lanes 1405 13th Street, SE
  - Cole Cunningham 3234 Birch Street, SW
  - Brenton Blum 516 Evergreen Drive, NW
  - Eliza Lower 404 1st Street, NW
  - Donald Stoeckel 1301 Caitlin Court, SE
  - Sarah Montgomery 413 Evergreen Drive, NW
8. Polk County Sheriff's Report
9. Guests requesting to address the City Council
10. Presentation – Greater Des Moines Convention and Visitors Bureau
11. **RESOLUTION NO. 15-57** – Resolution approving City of Bondurant membership in the Greater Des Moines Convention and Visitors Bureau, effective July 1, 2015, at a cost of \$1,500 per year
12. **RESOLUTION NO. 15-58** – Resolution approving the Final Plat for Wolf Creek Plat 6
13. **RESOLUTION NO. 15-59** – Resolution approving the Final Plat for Pleasant Grove Plat 2

14. **RESOLUTION NO. 15-60** – Resolution setting June 16, 2015, as the date for a public hearing for the purpose of rezoning the existing R-5 PUD to R-2 Residential in the Proposed Mallard Creek Subdivision
15. **PUBLIC HEARING** for Purpose of Amending the Current Budget of the City of Bondurant for the Fiscal Year ending June 30, 2015
16. **RESOLUTION NO. 15-61** – Resolution approving amending the Current Budget of the City of Bondurant for the Fiscal Year ending June 30, 2015
17. **RESOLUTION NO. 15-62** – Resolution approving fund transfers
18. **RESOLUTION NO. 15-63** – Resolution approving increasing the Water Connection Fee amount from \$150 to \$250 effective July 1, 2015
19. **RESOLUTION NO. 15-64** – Resolution approving a Proclamation declaring May 18, 2015, as Arbor Day in the City of Bondurant
20. **RESOLUTION NO. 15-65** – Resolution approving the tobacco permit application for Casey's General Store #1861, 1455 Grant Street, South, Bondurant
21. **RESOLUTION NO. 15-66** – Resolution approving the tobacco permit application for Casey's General Store #1373, 302 2nd Street, Northeast, Bondurant
22. **RESOLUTION NO. 15-67** – Resolution setting a Public Hearing date of June 1, 2015, to consider the sale of Outlot Z Detention Wisteria Heights Plat 2 to Integrity Homes
23. **RESOLUTION NO. 15-68** – Resolution approving the North Bondurant – Collector Street System and Land Planning Services Proposal from Hoisington Koegler Group Inc. and Veenstra & Kimm Inc. for a cost of \$19,500
24. **RESOLUTION NO. 15-69** – Resolution approving the renewal license application for EZ Mart LLC, 1111 Lincoln Street, SE, Bondurant, for Class B Wine Permit, Class C Beer Permit (Carryout Beer), Class E Liquor License (LE) and Sunday Sales
25. **ORDINANCE 15-202** – Ordinance amending the City Code of the City of Bondurant by amending Chapter 136 – Sidewalk Regulations (Third Reading)
26. Discussion Items –
  - a. Consideration of Mayoral Vacancy
27. Reports / Comments and appropriate action thereon:
  - a. Mayor
  - b. City Administrator
  - c. Council Members
28. Adjournment

BONDURANT CITY COUNCIL  
Minutes  
May 04, 2015 6:00 P.M.  
Bondurant City Center

**1. Roll Call**

Present: Mayor Keith Ryan, Council Member Wes Enos, Council Member Brian Lohse,  
Council Member Mike Reed, Council Member Curt Sullivan  
Absent: Council Member Robert Pepper  
City Officials  
Present: City Administrator Mark Arentsen, Assistant to City Administrator Mary Rork-Watson,  
Finance Director Lori Dunham, City Engineer Bob Veenstra, City Attorney David Brick

**2. Call to Order and Declaring a Quorum**

Mayor Keith Ryan called the meeting to order at 6:04 p.m. and declared a quorum.

**3. Pledge of Allegiance**

**4. Abstentions declared** — Council Member Lohse abstained from voting on Resolution No. 15-49.

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

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve the agenda as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**6. Consent Items:**

- a. Approval of the City Council Meeting Minutes of April 20, 2015 and April 23, 2015
- b. Claims Report
- c. Tax Abatement Applications – Ian Houglund, 3208 Birch Street, Southwest, Bondurant

Motion made by Council Member Lohse, seconded by Council Member Enos, to approve the Consent Items. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**7. Polk County Sheriff's Report** — Chief Joe Simon, Polk County Sheriff's Department, presented the Council Members with a report for January-April 2015. He said the Sheriff's Department had 974 calls for service during those months. Traffic and service went well during the Live Healthy 5K and the Sheriff's Department will be providing service during Biking Bondu and Jazz in July.

**8. Guests requesting to address the City Council** – No guests at this meeting.

**9. RESOLUTION NO. 15-49** — Resolution approving the Street Closing Application submitted by Brick Street Market to close Brick Street between Kid's Academy and Laser Wash for a car show on May 9, 2015, from 8 a.m. to 8 p.m.

Council Member Lohse said the car show is to support a charity and will host 50-60 cars. He said people can reach the car wash and the closing won't impede the flow of business though it will be a busy Saturday with the garage sales.

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve Resolution No. 15-49. Roll Call: Ayes: Enos, Sullivan, Reed. Nays: None. Abstain: Lohse. Motion carried.

**10. RESOLUTION NO. 15-50** – Resolution approving Partial Payment Application #001 for the City Park Shelter from Nisley Construction in the amount of \$8,787.50

Motion made by Council Member Enos, seconded by Council Member Reed, to approve Resolution No. 15-50. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**11. RESOLUTION NO. 15-51** – Resolution approving appointments to the Tax Abatement Review Committee

Council Member Sullivan asked if landowners could be added to the list or could attend meetings. City Administrator Arentsen said he anticipated the project would require 4-5 meetings and should be finished by July. He said the City still needed to appoint a representative.

Motion made by Council Member Enos, seconded by Council Member Sullivan, to amend Resolution No. 15-51 to add Council Member Lohse as the City's appointee. Roll Call: Ayes: 4. Nays: 0. Motion carried.

Motion made by Council Member Enos, seconded by Council Member Reed, to approve Resolution No. 15-51 as amended. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**12. RESOLUTION NO. 15-52** – Resolution approving the North Bondurant–Collector Street System and Land Planning Services proposal from Hoisington Koeqler Group Inc. for a cost of \$15,000

Finance Director Dunham said the funds were available in the budget amendment.

Council Member Lohse said the report from the Community Visioning Process on May 2nd revealed the community needs to address the traffic flow issues along Grant Street N/S and this study could address some of those issues.

Council Member Enos said community growth requires that developers have a plan from the City.

City Engineer Veenstra told the Council Members that the proposed study gives the City tools to develop a strategy for moving toward a concrete plan for implementation. He said the goal is to have a specific location for Collector streets. An official street map protects the City's plan and encourages developers to stay within the plan.

Council Member Sullivan said he would like to enlarge the scope of the study to include a north/south connector to 2nd Street through the Gabus property which is shown on the Comprehensive Plan.

The Council decided to ask Veenstra & Kimm and Hoisington Koeqler Group Inc. to submit proposals that included this additional piece.

Motion made by Council Member Enos, seconded by Council Member Lohse, to table Resolution No. 15-52. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**13. RESOLUTION NO. 15-53** – Resolution authorizing and directing the City Administrator to Write-off certain Emergency Services Medical Service Accounts as Noncollectable due to Medicaid, Medicare or too small to collect

Motion made by Council Member Lohse, seconded by Council Member Enos, to approve Resolution No. 15-53. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**14. RESOLUTION NO. 15-54** – Resolution approving the Memorandum of Understanding for the Central Iowa Code Consortium for the purpose of providing the unified code development in participating communities

Motion made by Council Member Sullivan, seconded by Lohse, to approve Resolution No. 15-54. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**15. RESOLUTION NO. 15-55** – Resolution approving changing the address of 224 Tailfeather Drive, Northeast to 227 Tailfeather Drive, Northeast, as previously recorded on the Final Plat for Lot 13 Pleasant Grove Plat 1

Motion made by Council Member Lohse, seconded by Council Member Enos, to approve Resolution No. 15-55. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**16. RESOLUTION NO. 15-56** – Resolution approving the renewal license application for a special Class C Beer Permit (BC) and Sunday Sales for Git-N-Go Convenience Store #41, 3207 Henry Street, Southwest, Bondurant

Motion made by Council Member Enos, seconded by Sullivan, to approve Resolution No. 15-56. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**17. ORDINANCE NO. 15-200** – Ordinance amending the City Code of the City of Bondurant by amending Chapter 92 – Water Rates to establish New Rates for Service within and outside the City (Third and Final Reading)

Council Member Lohse asked for clarification on when the increases begin. Finance Director Dunham explained the ordinance goes into effect for the July 1 billing which will be for water used May 1 to June 1.

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve the third and final reading of Ordinance No. 15-200. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**18. ORDINANCE NO. 15-201** – Ordinance amending the City Code of the City of Bondurant by amending Chapter 106 – Collection of Solid Waste (Third and Final Reading)

Motion made by Council Member Lohse, seconded by Council Member Enos, to approve the third and final reading of Ordinance No. 15-201. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**19. ORDINANCE NO. 15-202** – Ordinance amending the City Code of the City of Bondurant by amending Chapter 136 – Sidewalk Regulations (Second Reading)

Motion made by Council Member Enos, seconded by Council Reed, to approve the second reading of Ordinance No. 15-202. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**20. ORDINANCE NO. 15-203** – Ordinance amending the Code of Ordinances of the City of Bondurant, 2002, by amending Provisions Pertaining to Stop or Yield Required (First Reading)

Motion made by Council Member Lohse, seconded by Council Member Sullivan, to waive the first and second readings and approve the third and final reading of Ordinance No. 15-203. Roll Call: Ayes: 4. Nays: 0. Motion carried.

**21. Discussion Items –**

- a. Dave Harmeyer, VISTA Real Estate, Urbandale, addressed the Council regarding the future of the tax abatement schedule and the impact the changes could have on the developments with final plats. He asked the Council if the present developments would be “grandfathered” to protect people making investments in those subdivisions.

Council Member Lohse said he didn’t see residential tax abatement phasing out immediately. A reduction in the schedule will slow growth to support the school district and City resources.

Council Member Sullivan said he thought that any preliminary plats already filed should be protected.

City Administrator Arentsen said he talked to the County Assessor and was told the Assessor would apply whatever schedule the City submits. So if the schedule was different for future developments the new schedule could be applied to those and the present schedule to existing developments.

Council Members thought it would be best to see the Committee’s recommendations but they wanted fair solutions for developers working on approved preliminary plats.

b. Fence Maintenance

City Administrator Arentsen said the City doesn’t have a fence ordinance that requires maintenance standards for existing fences. He said it is difficult to address complaints regarding fence issues without an ordinance that gives specific guidelines.

Council Members discussed how to enforce any substandard maintenance. City Attorney Brick will prepare a draft ordinance for consideration.

**22. Reports / Comments and appropriate action thereon:**

- a. Mayor — going to Washington D.C. Sunday through Tuesday. He participated in the CVT Grand Opening and Ribbon Cutting on April 25.
- b. City Administrator — The results of the Community Visioning Focus Groups are available for review online at the Community Visioning website ([www.communityvisioning.org](http://www.communityvisioning.org)).
- The BDI Developers Conference is May 14 at Founders Irish Pub.
  - Continuing work to recruit tournaments to BRSC and concession stand operations are going well.
  - BRSC bathrooms should be finished this weekend.
- c. Council Members
- Council Member Lohse — Plans for Jazz in July include a sidewalk chalk event. Chris Vance will use chalk paint to create an original mural in the Trailhead Depot.
  - Council Member Enos — No comment
  - Council Member Reed — No comment

- Council Member Sullivan – Called Keith last week to thank him for the work he does. He also appreciated the recent repairs to Lincoln Street.
- d. City Attorney – Said City Administrator Arentsen asked about residents using the City-owned floodplain to make improvements on the property. Residents have added a shed, a fire-pit, a garden and bird feeders on the City's property.

City Administrator Arentsen was concerned about the precedent of allowing residents to use City-owned property for personal use. Other Council Members expressed concern with drainage issues and the safety of other homes and discussed how to address this matter.

23. Adjournment

Motion made by Council Member Lohse, seconded by Council Member Reed, to adjourn the meeting at 7:37 p.m. Roll Call: Ayes: 4. Nays: 0. Motion carried.

\_\_\_\_\_  
Mary Rork-Watson, Asst. to City Administrator

ATTEST:

\_\_\_\_\_  
Keith Ryan, Mayor

(SEAL)

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the Mayor and City Council on May 04, 2015, 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.

\_\_\_\_\_  
Keith Ryan, Mayor

Minutes of the Bondurant Community Library Board Meeting  
On Wednesday April 1, 2015

MEMBERS PRESENT: Craig Campbell, Patricia Kaura, Craig Kinrade, Michell Klinker-Feld, and Mary Thomas

1.) Meeting called to order at 7:03 PM

2.) Guests Present: None

3.) Minutes of the March 4, 2015 meeting were reviewed. Motion by Kaura, second by Campbell to approve the minutes as presented. Motion carried unanimously.

4.) FINANCIAL REPORT: A.) The financial report was reviewed. B.) The library director will follow up with the tree service. C.) A discussion was held on electronic payment.

5.) WARRANT LIST: A.) The expenditures were reviewed. The faucet leak was repaired by a city employee. Motion by Kaura, second by Campbell to approve the warrant list. Motion carried unanimously.

6.) STATISTICS: A.) The total circulation for March was 3138. B.) The number of new patron cards was double from last year.

7.) STAFF: A.) Bondurant library has received the \$4000 Facebook grant. The grant will be used to purchase new seating with electrical plug-ins for various devices and charging stations. B.) Two of the tall tables with chairs were sold to Gail Hackett, librarian at the middle school. C.) Kohl's department store of Ankeny has donated more Disney stuffed animals and books. They will be used as prizes for the library programs. D.) Weeding of junior fiction is complete. E.) The major programs for the summer have been scheduled. Donation letters have gone out. F.) The assistant director, adult services librarian, teen librarian and children's librarian attended Frontline Staff and Civility, staff training on customer service. G.) Staff have registered for Innovative Libraries Online Conference April 1, 2015. H.) The assistant director wrote 4 weekly blogs and the monthly article for Bondurant Living Magazine. I.) The president of the Bondurant Library Foundation and the assistant director of the library attended the Facebook Community Action Grant Recipient reception at the Altoona data center. J.) March library programs included 12 story times, 8 outreach programs, 5 Monday early out programs, 2 open craft events and 2 adult programs.

8.) LIBRARIAN ITEMS: A.) The library foundation has decided to purchase one of the seating units with the Facebook Grant monies of \$4000 and as many of the self-charging stations that the money will allow, up to a total of \$4300. B.) The Easter event has been coordinated with the Bondurant Men's Club, Brick Street Market, and the Parks and Rec Department. The library has coordinated the bunny suit, crafts, and will work the event. C.) The library foundation has agreed to purchase the CoLibri Book Covering System. The system cost is \$2599. The foundation will provide \$2500 with the balance to be obtained from the budget. D.) The director attended the Iowa Library Association Legislative Day at the Capital's Law Library on March 18, 2015. E.) The assistant director and the foundation president attended the Facebook reception on April 24, 2015. F.) The Polk County Library Association will meet March 31, 2015 in Grimes. A discussion was held on the association conference to be held in the fall in the Des Moines area. G.) On March 25, 2015 the Polk County Sheriff was called for a lady that was incapacitated in the library. She left and got in her car and drove away. The assistant director was able to get her license plate number and contacted the sheriff's office. H.) An informational paper was distributed regarding the Rural Polk County Library Funding Formula for 2015/2016.

9.) OLD BUSINESS: A.) The Equipment Use Policy was reviewed. It will be revised and submitted at the May meeting.

10.) NEW BUSINESS: A.) The Reference Services Policy was reviewed. Motion by Kinrade, second by Campbell to approve the Reference Service's Policy with grammatical errors corrected. The motion carried unanimously. B.) The Selection/Collection Development Policy was reviewed. Motion by Kinrade, second by Kaura to accept the Selection/Collection Development Policy as presented. Motion carried unanimously. C.) The Gifts and Memorials Policy was reviewed. Motion by Campbell, second by Kinrade to accept the Gifts and Memorials Policy as presented. Motion carried unanimously. D.) A discussion was held on the staff work space. Three contractors have looked at the space and will submit bids. E.) A "Trustee Dan" training film was presented.

11.) BOARD PRESIDENT ITEMS: The board president forwarded to board members the link for the "Jump Start" continuing education program presented by Iowa Library Services.

12.) Motion by Campbell, second by Kinrade to adjourn. Motion carried unanimously.

Meeting adjourned 8:05 PM  
Next meeting Wednesday May 6, 2015 7PM.

Respectfully submitted,  
Mary Thomas  
Secretary

## Librarian Report- April 2015

- Library Foundation President, Robin McNichols and Assistant Director, Jenny Campbell attended the Facebook reception on March 24<sup>th</sup> for recipients of the Facebook Grant. With this grant and a donation from the Foundation the library will be purchasing wired comfortable seating for patrons to plug their devices into and stand-alone charging stations. We hope to have them in place by the end of April.
- The Foundation has also purchased a book covering system for the library with a value of \$2500.00. This system will free up staff time and have a lower per unit cost of covering materials.
- I attended the Iowa Library Association's annual Legislative Day on March 18<sup>th</sup> at the Capitol. It was a great afternoon to visit with our legislator's on library issues and view the lovely Law Library at the Capitol.
- 
- Stats for March
- Total Circulation for the month 3138 up 460 check outs from last year at this time.
- On-line usage (e-Books, Downloadable music, Tumblebooks, Freegal (music), Reference USA, EBSCO, Learning Express and Zinio (magazines) 631.
- Door Count 2719 almost the same as last year.
- Assisting patrons by phone, with the catalog, computers, etc. 466 down 78 from last year.
- Story times 12 were held with 130 in attendance.
- Outreach to Daycare and preschools in community reached 518 children this month
- Total programming attendance for adults, youth and children 808.
- Website visits 629.
- Internet usage in house 234, last year 254, 68 Wi-Fi users, 11 iPad users.
- Meeting room usage 21 (does not include library programs) last year 23.
- Issued 27 new library cards Last year we issued 13 cards during the month of January.
- The library did 22 requests for materials from other libraries and provided 36 to other libraries.
- 191 items were added to the collection and 343 were removed.

**PLANNING AND ZONING COMMISSION**  
**April 09, 2015**  
**MINUTES**

1. Call to Order

Commission Chair Dave Higgins called the meeting to order at 6:02 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 Laura Wood

Absent: Commission Member Jennifer Keeler, Commission Member Roy McCleary  
City Officials

Present: City Administrator Mark Arentsen, Assistant to City Administrator Mary Rork-Watson

3. Perfecting and Approval of the Agenda

Motion made by Commission Member Kromrie, seconded by Commission Member Clayton, to approve the agenda as presented. Roll Call: Ayes: 5. Nays: 0. Motion carried.

4. Approval of Planning & Zoning Commission Minutes – February 26, 2015

Motion made by Commission Member Russell, seconded by Commission Member Wood, to approve the minutes as presented. Roll Call: Ayes: 5. Nays: 0. Motion carried.

5. Guests requesting to address the Planning and Zoning Commission – none

6. **RESOLUTION PZ-15-05** – Resolution recommending the approval of the Site Development Plan submitted by Concrete Technologies Inc., 1001 SE 37th Street, Grimes, to Erect and Operate a Temporary Concrete Batch Plant at 3507 Grant Street, South, Bondurant

Andy Denker, Vice President Operations and Justin Coenen, Portable Plant Manager, Concrete Technologies Inc. were present at the meeting to explain the project and to answer questions from Commission Members.

Mr. Denker said CTI has an agreement with Mr. Etzell to lease property at 3507 Grant Street, South, to erect and operate a concrete batch plant. The plant will be constructed on three acres currently an alfalfa field, not on the asphalt. There will be erosion control measures taken. The anticipated start of site development is April 20, 2015 and will take approximately two weeks to complete. When the DOT contract ends, the site will be restored.

The hours of operation are 8 p.m. to 6 a.m. with a 120 working day contract and work at the site should be completed by the last week in October.

Council Member Russell asked if there were any security concerns. Mr. Denker said someone would be at the site during the day and work occurs at night so there weren't any anticipated issues.

Commission Chair Higgins said CTI would need to rent a meter from Des Moines Water Works for the site. CTI anticipates purchasing one million gallons of water from the City of Bondurant.

Motion made by Commission Member Kromrie, seconded by Commission Member Wood, to recommend PZ-15-05 for approval. Roll Call: Ayes: 5. Nays: 0. Motion carried.

7. Reports / Comments and appropriate action thereon:

a. Commission Member Comments

- Commission Member Russell – no comment
- Commission Member Wood – no comment
- Commission Member Kromrie – no comment
- Commission Member Clayton – said the lot at 902 2nd Street, NE is muddy and the Pezzetti trucks were leaving mud on the streets. City Administrator Arentsen said they will be asked to clean up the street.

b. Commission Chair Comments – none

c. City Administrator Comments – none

8. Adjournment

Motion made by Commission Member Clayton, seconded by Commission Member Russell, to adjourn the meeting at 6:19 p.m. Roll Call: Ayes: 5. Nays: 0. Motion carried.

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Mary Rork-Watson, Asst. to City Administrator

**ATTEST:**

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Dave Higgins, Commission Chair



INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL	ACCOUNT	CK	SQ
LEGACY BANK										
A-23415	1	5/19/15	5/19/15	1715 A KING'S THRONE KYBOS-5/7-6/3/15	218.00	001		001-440-6415	1	
				INVOICE TOTAL	218.00					
				VENDOR TOTAL	218.00					
1230 ACME ELECTRIC COMPANIES										
3359551	1	5/19/15	5/19/15	SPRAYER	89.99	001		001-440-6507	1	
	2			SPRAYER	89.99	001		001-430-6507	1	
				INVOICE TOTAL	179.98					
				VENDOR TOTAL	179.98					
20 ALTOONA ACE HARDWARE										
31 415	1	5/19/15	5/19/15	DRILL BIT;HARDWARE-DEPOT STATION	54.49	001		001-430-6320	1	
	2			DUCT TAPE	4.99	610		610-816-6507	1	
	3			DRILL BIT;HARDWARE-BRSC	33.17	324		324-440-6799	1	
	4			SUPPLIES-SHELTER AREA BA	12.98	335		335-430-6790	1	
				INVOICE TOTAL	105.63					
330550	1	5/19/15	5/19/15	KEY COPIES-BRSC BATHROOM	5.97	001		001-440-6507	1	
				INVOICE TOTAL	5.97					
				VENDOR TOTAL	111.60					
1380 BARCO MUNICIPAL PRODUCTS INC.										
IN-215659	1	5/19/15	5/19/15	HI-VIS T-SHIRTS	26.67	600		600-811-6181	1	
	2			HI-VIS T-SHIRTS	26.67	610		610-816-6181	1	
	3			HI-VIS T-SHIRTS	26.67	001		001-440-6181	1	
	4			HI-VIS T-SHIRTS	53.34	001		001-430-6181	1	
	5			HI-VIS T-SHIRTS	133.37	110		110-210-6181	1	
				INVOICE TOTAL	266.72					
				VENDOR TOTAL	266.72					
1585 BIG GREEN UMBRELLA MEDIA INC										
344988	1	5/19/15	5/19/15	APRIL 2015 BONDU LIVING	437.50	001		001-621-6402	1	
	2			APRIL 2015 BONDU LIVING	87.50	600		600-812-6402	1	
	3			APRIL 2015 BONDU LIVING	87.50	670		670-840-6414	1	
	4			APRIL 2015 BONDU LIVING	87.50	610		610-817-6402	1	
				INVOICE TOTAL	700.00					
				VENDOR TOTAL	700.00					
1743 BOLAND RECREATION										
15045	1	5/19/15	5/19/15	TABLE;BENCH;TRASH CAN	2,075.00	335		335-430-6791	1	
	2			TABLE;BENCH;TRASH CAN	2,075.00	335		335-430-6793	1	
	3			TABLE;BENCH;TRASH CAN	2,075.00	335		335-430-6794	1	
	4			TABLE;BENCH;TRASH CAN	2,075.00	335		335-430-6795	1	
				INVOICE TOTAL	8,300.00					
				VENDOR TOTAL	8,300.00					

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
				73 BRICK GENTRY P.C.				
194448	1	5/19/15	5/19/15	LEGAL FEES	236.25	001	001-640-6411	1
	2			HIGGINS LAND PURCHASE CL	752.50	323	323-210-6411	1
	3			WOLF CREEK PARK DEED	705.12	335	335-430-6411	1
				INVOICE TOTAL	1,693.87			
194449	1	5/19/15	5/19/15	LEGAL FEES	360.00	001	001-640-6411	1
				INVOICE TOTAL	360.00			
				VENDOR TOTAL	2,053.87			
				1139 CENTRAL IOWA STRIPING				
05102015	1	5/19/15	5/19/15	23 CROSSWALKS;HWY65 CROS	4,100.00	110	110-210-6417	1
				INVOICE TOTAL	4,100.00			
				VENDOR TOTAL	4,100.00			
				1708 CITY OF PLEASANT HILL				
06012015	1	5/19/15	5/19/15	2014 PURCHASE CAPACITY-P	45,700.00	600	600-812-6803	1
	2			2014 PURCHASE CAPACITY-I	11,778.00	600	600-812-6853	1
				INVOICE TOTAL	57,478.00			
				VENDOR TOTAL	57,478.00			
				1835 COLIBRI SYSTEMS NORTH AMERICA				
9675	1	5/19/15	5/19/15	COLIBRI BOOK COVERING MA	1,495.00	167	167-410-6506	1
	2			BOOK COVERS	1,005.00	167	167-410-6506	1
				INVOICE TOTAL	2,500.00			
				VENDOR TOTAL	2,500.00			
				145 DIAM PEST CONTROL				
359538	1	5/19/15	5/19/15	PEST CONTROL	75.00	001	001-650-6499	1
				INVOICE TOTAL	75.00			
359554	1	5/19/15	5/19/15	PEST CONTROL	75.00	001	001-150-6499	1
				INVOICE TOTAL	75.00			
360324	1	5/19/15	5/19/15	PEST CONTROL	75.00	110	110-210-6499	1
				INVOICE TOTAL	75.00			
				VENDOR TOTAL	225.00			
				1693 DICKERSON MECHANICAL				
15993FINAL	1	5/19/15	5/19/15	MORGAN DR WATERMAIN RETA FINAL PAYMENT	4,088.68	600	600-811-6780	1
				INVOICE TOTAL	4,088.68			
				VENDOR TOTAL	4,088.68			
				144 DES MOINES WATER WORKS				
3300020415	1	5/19/15	5/19/15	WHOLESALE WATER COST	8,544.42	600	600-812-6413	1
	2			APR 2015 BOOSTER ST EST	700.00	600	600-812-6413	1
	3			REVENUE BOND-PRINCIPAL	4,101.42	600	600-812-6802	1

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
	4			REVENUE BOND-INTEREST	1,422.90	600	600-812-6852	1
				INVOICE TOTAL	14,768.74			
85430830#4	1	5/19/15	5/19/15	AVAIL FEE-7950 NE 70TH	22.00	600	600-812-6413	1
				INVOICE TOTAL	22.00			
8602170*5	1	5/19/15	5/19/15	WATER SAMPLES	60.00	600	600-811-6389	1
				INVOICE TOTAL	60.00			
				VENDOR TOTAL	14,850.74			
				772 FRANCO TYP-POSTALIA INC				
102394603	1	5/19/15	5/19/15	METER INK CARTRIDGES	37.21	001	001-621-6506	1
	2			METER INK CARTRIDGES	37.21	600	600-812-6506	1
	3			METER INK CARTRIDGES	37.20	610	610-817-6506	1
				INVOICE TOTAL	111.62			
				VENDOR TOTAL	111.62			
				1363 GIT-N-GO CONVENIENCE STORES				
41004 415	1	5/19/15	5/19/15	FUEL	10.00	001	001-160-6331	1
	2			FUEL	76.62	110	110-210-6331	1
				INVOICE TOTAL	86.62			
				VENDOR TOTAL	86.62			
				1837 HENNINGSEN CONSTRUCTION INC				
98575	1	5/19/15	5/19/15	ASPHALT PATCH-LINCOLN SE	3,450.00	110	110-210-6417	1
				INVOICE TOTAL	3,450.00			
				VENDOR TOTAL	3,450.00			
				24 ALTOONA HERALD-INDEX				
1315959 15	1	5/19/15	5/19/15	WED SUBSCRIPT 6/1/15-5/3	25.09	001	001-621-6220	1
				INVOICE TOTAL	25.09			
				VENDOR TOTAL	25.09			
				1555 IOWA DEPT OF INSPECTION/APPEAL				
25689	1	5/19/15	5/19/15	SOCIAL GAMBLING LICENSE-	15.00	001	001-430-6298	1
				INVOICE TOTAL	15.00			
				VENDOR TOTAL	15.00			
				230 IOWA ONE CALL				
170523	1	5/19/15	5/19/15	LOCATES	77.40	600	600-812-6490	1
				INVOICE TOTAL	77.40			
				VENDOR TOTAL	77.40			
				223 IOWA DEPT OF NATURAL RESOURCES				
05042015SW	1	5/19/15	5/19/15	WASTEWATER OPERATOR CERT	60.00	610	610-817-6298	1
				INVOICE TOTAL	60.00			

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL	ACCOUNT	CK SQ
05042015WA	1	5/19/15	5/19/15	PUBLIC WATER SUPPLY CERT DRINKING WATER	60.00	600		600-812-6298	1
				INVOICE TOTAL	60.00				
05062015DH	1	5/19/15	5/19/15	PUBLIC WATER SUPPLY CERT	60.00	600		600-812-6298	1
				INVOICE TOTAL	60.00				
				VENDOR TOTAL	180.00				
				224 IOWA DEPT OF TRANSPORTATION					
25912	1	5/19/15	5/19/15	ZIP TIES	4.00	001		001-440-6507	1
				INVOICE TOTAL	4.00				
				VENDOR TOTAL	4.00				
				904 INTERSTATE BATTERY					
404932	1	5/19/15	5/19/15	BATTERY-ZERO TURN MOWER	80.95	001		001-430-6350	1
				INVOICE TOTAL	80.95				
				VENDOR TOTAL	80.95				
				1313 ISWEP					
9003	1	5/19/15	5/19/15	STORMWATER CERTIFICATION BBAILEY	65.00	741		741-865-6230	1
				INVOICE TOTAL	65.00				
				VENDOR TOTAL	65.00				
				1167 KEY COOPERATIVE					
10315 415	1	5/19/15	5/19/15	FUEL	132.61	001		001-150-6331	1
	2			FUEL	132.61	001		001-160-6331	1
	3			FUEL	167.50	600		600-811-6331	1
	4			FUEL	167.50	610		610-816-6331	1
	5			FUEL	579.48	110		110-210-6331	1
	6			FUEL	256.39	001		001-430-6331	1
	7			FUEL	95.77	741		741-865-6331	1
	8			FUEL	88.99	001		001-440-6331	1
				INVOICE TOTAL	1,620.85				
				VENDOR TOTAL	1,620.85				
				161 LEGACY BANK					
06022015FV	1	5/19/15	5/19/15	2013 FIRE VEHICLE NOTE-P	35,000.00	200		200-160-6802	1
	2			2013 FIRE VEHICLE NOTE-I	1,225.00	200		200-160-6852	1
				INVOICE TOTAL	36,225.00				
				VENDOR TOTAL					
				1838 LUCILLE'S GARDEN CENTER					
051815BRSC	1	5/19/15	5/19/15	2012 TAXABLE NOTE-PRINCI	50,000.00	200		200-430-6802	2
	2			2012 TAXABLE NOTE-INTERE	400.00	200		200-430-6852	2
				INVOICE TOTAL	50,400.00				
				VENDOR TOTAL	86,625.00				
				1838 LUCILLE'S GARDEN CENTER					
05062015	1	5/19/15	5/19/15	FLOWERS	156.45	001		001-430-6320	1

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
	2			FLOWERS	52.15	001	001-650-6399	1
				INVOICE TOTAL	208.60			
				VENDOR TOTAL	208.60			
				842 MENARDS				
77577	1	5/19/15	5/19/15	PLYWOOD;STUDS-BRSC WALLS	386.22	324	324-440-6799	1
				INVOICE TOTAL	386.22			
77613	1	5/19/15	5/19/15	STUDS-BRSC BATHROOM WALL	26.70	324	324-440-6799	1
				INVOICE TOTAL	26.70			
77653	1	5/19/15	5/19/15	QUARTER ROUND-BRSC BATHR	65.52	324	324-440-6799	1
				INVOICE TOTAL	65.52			
77974	1	5/19/15	5/19/15	QUARTER ROUND;CORNERS-BA	111.12	324	324-440-6799	1
				INVOICE TOTAL	111.12			
78369	1	5/19/15	5/19/15	WEEDEATER HEAD;LINE	20.98	001	001-440-6350	1
				INVOICE TOTAL	20.98			
78473	1	5/19/15	5/19/15	BUSHINGS;DRAIN VALVE	19.97	335	335-430-6790	1
				INVOICE TOTAL	19.97			
				VENDOR TOTAL	630.51			
				1836 MICHAEL TODD & COMPANY INC				
146836	1	5/19/15	5/19/15	GRIPPER TOOLS;SAFETY GLA	72.18	001	001-430-6507	1
	2			GRIPPER TOOLS;SAFETY GLA	72.18	110	110-210-6507	1
				INVOICE TOTAL	144.36			
				VENDOR TOTAL	144.36			
				288 MID-IOWA ASSOC OF LOCAL GOVTS				
04282015	1	5/19/15	5/19/15	FY2016 DUES	350.00	001	001-620-6210	1
	2			FY2015 MEALS	248.72	001	001-620-6210	1
				INVOICE TOTAL	598.72			
				VENDOR TOTAL	598.72			
				286 METRO WASTE AUTHORITY				
70005436	1	5/19/15	5/19/15	CURB-IT FEE	4,208.20	670	670-840-6435	1
				INVOICE TOTAL	4,208.20			
70005480	1	5/19/15	5/19/15	RESIDENTIAL GARBAGE SRVC	13,485.60	670	670-840-6499	1
				INVOICE TOTAL	13,485.60			
				VENDOR TOTAL	17,693.80			
				322 OFFICE DEPOT INC				
8282252001	1	5/19/15	5/19/15	CALCULATOR TAPE	9.90	600	600-812-6506	1
	2			CLIPBOARDS	15.80	001	001-650-6506	1
				INVOICE TOTAL	25.70			

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST	GL ACCOUNT	CK SQ
8282409001	1	5/19/15	5/19/15	RECEIPT BOOKS	38.70	001	001-621-6506	1
				INVOICE TOTAL	38.70			
				VENDOR TOTAL	64.40			
61575	1	5/19/15	5/19/15	325 P & P SMALL ENGINES OIL;TRIMMER LINE	111.01	001	001-430-6350	1
				INVOICE TOTAL	111.01			
62481	1	5/19/15	5/19/15	BLADE BALANCER	5.99	001	001-430-6507	1
				INVOICE TOTAL	5.99			
				VENDOR TOTAL	117.00			
5950	1	5/19/15	5/19/15	337 POLK COUNTY TREASURER APR 2015 LAW ENFORCEMENT	36,670.00	001	001-110-6050	1
				INVOICE TOTAL	36,670.00			
				VENDOR TOTAL	36,670.00			
01-45578	1	5/19/15	5/19/15	967 PRAIRIE AG SUPPLY REPLC SEAT SHOCKS	225.61	001	001-430-6350	1
				INVOICE TOTAL	225.61			
				VENDOR TOTAL	225.61			
3766878	1	5/19/15	5/19/15	1196 QUILL TONER	70.40	600	600-812-6506	1
	2			TONER	70.39	610	610-817-6506	1
				INVOICE TOTAL	140.79			
				VENDOR TOTAL	140.79			
8627205	1	5/19/15	5/19/15	1525 REGISTER MEDIA PUBLISHING	405.99	001	001-621-6402	1
				INVOICE TOTAL	405.99			
				VENDOR TOTAL	405.99			
31257	1	5/19/15	5/19/15	1368 S V P A ARCHITECTS INC. SHELTER CONSTR ADMIN	1,284.88	335	335-430-6790	1
				INVOICE TOTAL	1,284.88			
31258	1	5/19/15	5/19/15	SHELTER CONSTR ADMIN	1,342.50	335	335-430-6790	1
				INVOICE TOTAL	1,342.50			
				VENDOR TOTAL	2,627.38			
931467-IN	1	5/19/15	5/19/15	1106 SPRAYER SPECIALTIES, INC. 55 GAL SPRAYER	363.25	110	110-210-6504	1
	2			55 GAL SPRAYER	363.25	001	001-430-6504	1
	3			55 GAL SPRAYER	363.25	610	610-816-6504	1
	4			55 GAL SPRAYER	363.25	741	741-865-6507	1
				INVOICE TOTAL	1,453.00			

INVOICE#	LINE	DUE DATE	INVOICE DATE	REFERENCE	PAYMENT AMOUNT	DIST GL ACCOUNT	CK SQ
				VENDOR TOTAL	1,453.00		
1293670-00	1	5/19/15	5/19/15	1036 STETSON BUILDING PRODUCTS, INC CLOSED CEL BACKER ROD-BA	19.50	324 324-440-6799	1
				INVOICE TOTAL	19.50		
				VENDOR TOTAL	19.50		
9488-CR	1	5/19/15	5/19/15	850 STEWART ELECTRIC, INC. LEGION HALL LOCATE	170.00-	110 110-210-6310	1
				INVOICE TOTAL	170.00-		
9517	1	5/19/15	5/19/15	INSTALL FANS,LIGHTS,DRYE	3,316.00	324 324-440-6799	1
				INVOICE TOTAL	3,316.00		
				VENDOR TOTAL	3,146.00		
1782555-0	1	5/19/15	5/19/15	1535 TEAM SERVICES INC FOUNDATION TESTING	912.28	335 335-430-6790	1
				INVOICE TOTAL	912.28		
				VENDOR TOTAL	912.28		
35870	1	5/19/15	5/19/15	433 WILLIAMSONS REPAIR REPLC AMP-TRAILER LIGHTS	106.75	001 001-430-6350	1
				INVOICE TOTAL	106.75		
				VENDOR TOTAL	106.75		
22622	1	5/19/15	5/19/15	957 CITY OF DES MOINES WRA EXPENSE	34,287.40	610 610-817-6413	1
				INVOICE TOTAL	34,287.40		
				VENDOR TOTAL	34,287.40		
				LEGACY BANK TOTAL	286,866.21		
				TOTAL MANUAL CHECKS	.00		
				TOTAL E-PAYMENTS	.00		
				TOTAL PURCH CARDS	.00		
				TOTAL ACH PAYMENTS	.00		
				TOTAL OPEN PAYMENTS	286,866.21		
				GRAND TOTALS	286,866.21		
				Interim Warrants	7,497.63		
				Total	<u>\$294,363.84</u>		

**CITY OF BONDURANT  
INTERIM WARRANT LIST  
May 18, 2015**

<b>DATE</b>	<b>VENDOR - REFERENCE</b>	<b>ACCOUNT CODE</b>	<b>TOTALS</b>
05/08/15	IRS USA tax payment - Federal/FICA		7,497.63
		Total	7,497.63

**Tax Abatement Applications  
May 18, 2015**

<b>Name</b>	<b>Address</b>	<b>Completion Date</b>	<b>Construction Cost</b>
Karl Lanes	1405 13th Street, SE	3/1/2015	250,000
Cole Cunningham	3234 Birch Street, SW	5/14/2015	202,000
Brenton Blum	516 Evergreen Drive, NW	5/7/2015	272,500
Eliza Lower	404 1st Street, NW	5/7/2015	195,000
Donald Stoeckel	1301 Caitlin Court, SE	5/22/2015	195,861
Sarah Montgomery	413 Evergreen Drive, NW	5/14/2015	340,000

CITY OF BONDURANT  
RESOLUTION NO. 15-57

RESOLUTION APPROVING CITY OF BONDURANT MEMBERSHIP IN THE  
GREATER DES MOINES CONVENTION AND VISITORS BUREAU

WHEREAS, the Greater Des Moines Convention and Visitors Bureau offers benefits to metro communities including co-op advertising and marketing to reach visitors; AND

WHEREAS, the City of Bondurant would benefit from the ability to post events on a shared calendar and promote events and other amenities in the community; AND

WHEREAS, the cost of membership in the Greater Des Moines Convention and Visitors Bureau is \$1,500 per year and membership would begin July 1, 2015

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that City of Bondurant membership in the Greater Des Moines Convention and Visitors Bureau for a cost of \$1,500 per year, effective July 1, 2015, is hereby approved as presented.

Passed this 18th day of May, 2015,

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

\_\_\_\_\_  
Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				

CITY OF BONDURANT  
RESOLUTION NO. 15-58

A RESOLUTION APPROVING THE FINAL PLAT FOR WOLF CREEK PLAT 6

WHEREAS, a Final Plat has been submitted for Wolf Creek Plat 6, described as Outlot "X" of Wolf Creek Plat 5, being an official plat now included in and forming a part of the City of Bondurant, Polk County, Iowa and containing 4.71 acres; AND

WHEREAS, the following conditions for approval have been met:

- 1. Construction is 100% complete and approved by the City Public Works Department
- 2. Verification that the street light fee has been paid to Mid-American Energy
- 3. Four-year maintenance bonds have been provided for street, sewer, water and storm sewer construction

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Final Plat for Wolf Creek Plat 6, Bondurant, Polk County, Iowa, is hereby approved as presented.

Passed this 18th day of May, 2015,

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

\_\_\_\_\_  
Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				

# WOLF CREEK PLAT 6 FINAL PLAT

Curve No.	Delta	Radius	Arc Length	Tangent	Chord Bearing-Distance
A-1	79.330° RT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-2	96.848° RT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-3	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-4	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-5	79.330° LT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-6	96.848° LT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-7	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-8	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-9	79.330° RT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-10	96.848° RT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-11	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-12	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-13	79.330° LT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-14	96.848° LT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-15	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-16	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-17	79.330° RT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-18	96.848° RT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-19	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-20	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-21	79.330° LT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-22	96.848° LT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-23	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-24	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-25	79.330° RT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-26	96.848° RT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-27	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-28	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-29	79.330° LT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-30	96.848° LT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-31	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-32	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-33	79.330° RT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-34	96.848° RT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-35	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-36	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-37	79.330° LT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-38	96.848° LT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-39	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-40	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-41	79.330° RT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-42	96.848° RT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-43	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-44	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-45	79.330° LT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-46	96.848° LT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-47	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-48	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-49	79.330° RT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-50	96.848° RT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-51	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-52	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-53	79.330° LT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-54	96.848° LT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-55	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-56	57.045° LT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-57	79.330° RT	63.00'	89.61'	103.87'	S 17° 58' 33" W 68.07'
A-58	96.848° RT	63.00'	102.54'	118.27'	S 11° 58' 33" W 82.07'
A-59	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'
A-60	57.045° RT	63.00'	51.29'	74.88'	S 83° 13' 40" W 32.27'

**OWNER/DEVELOPER**  
 JAY ROSENBERGER  
 3000 WOLF CREEK PLAT 6  
 BONDURANT, IA 50035

**ZONING**  
 UNCLASSIFIED UNIT DEVELOPMENT

**BULK REGULATIONS**  
 10% FRONT YARD SETBACK - 20'  
 10% REAR YARD SETBACK - 20'

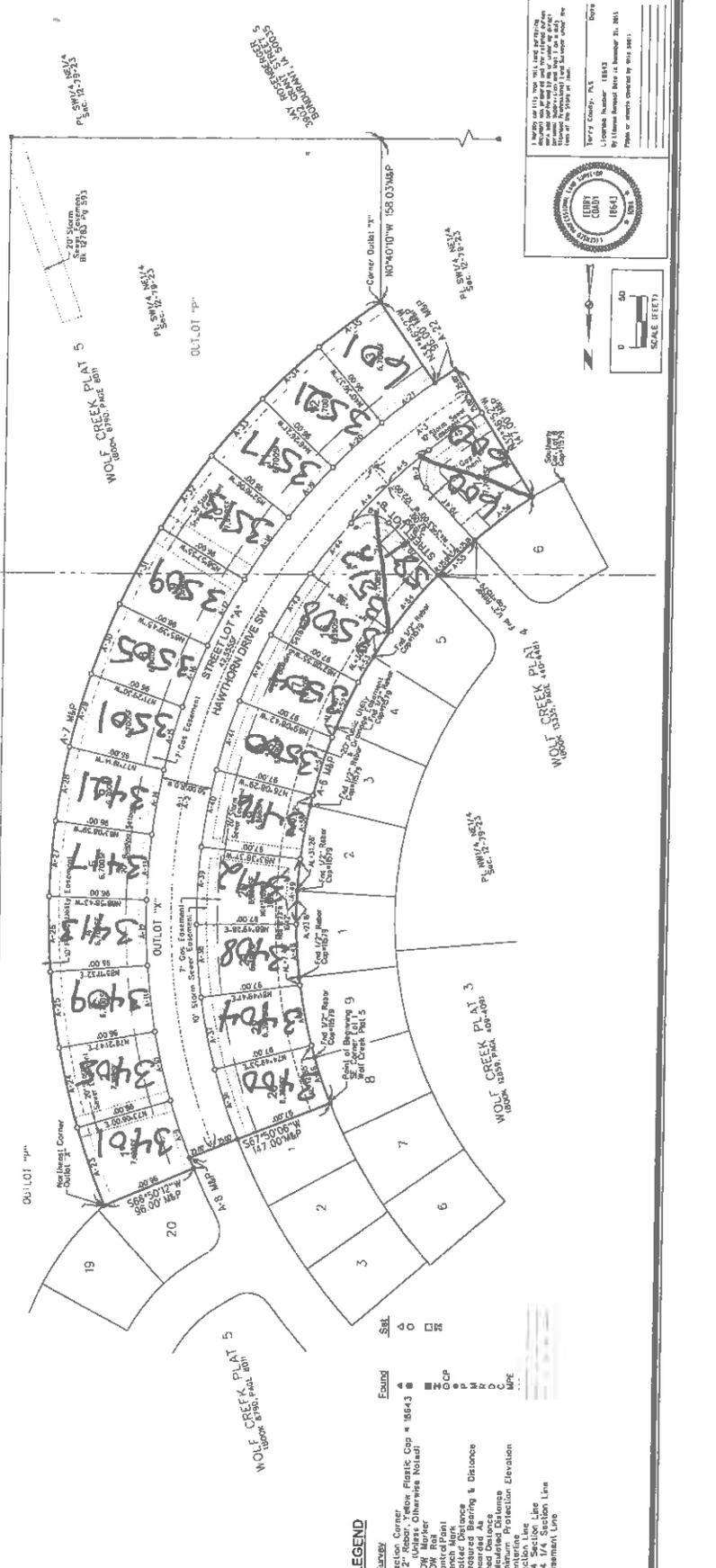
**BASIS OF BEARING**  
 1983 NAD 83 STATE PLANE COORDINATE SYSTEM

**DATE OF SURVEY**  
 02-03-07  
 10-14-09

**AREA SUMMARY**  
 3000 WOLF CREEK PLAT 6  
 3000 WOLF CREEK PLAT 6  
 3000 WOLF CREEK PLAT 6

**PLAT DESCRIPTION**  
 WOLF CREEK PLAT 6  
 3000 WOLF CREEK PLAT 6  
 3000 WOLF CREEK PLAT 6

**OUTLOT "A"**  
 3000 WOLF CREEK PLAT 6  
 3000 WOLF CREEK PLAT 6



**OWNER/DEVELOPER**  
 JAY ROSENBERGER  
 3000 WOLF CREEK PLAT 6  
 BONDURANT, IA 50035

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 BONDURANT, IA 50035

**ZONING**  
 UNCLASSIFIED UNIT DEVELOPMENT

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 10% FRONT YARD SETBACK - 20'  
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**OUTLOT "A"**  
 3000 WOLF CREEK PLAT 6  
 3000 WOLF CREEK PLAT 6



Scale: 1" = 50'  
 Scale: 1" = 50'

1092

Mid American Energy Company

2/26/2015

Electric deposit - Wolf Creek Plat 6- Electrical NON T  
Electric deposit - Wolf Creek Plat 6- Electrical REFU

13,496.34  
50,203.90

Wolf Creek Plat 6 - Electrical deposit

63,700.24

PRODUCT 08LT104 USE WITH PAPER ENVELOPE

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83 EB0004 ST1809 09/11/2014 15:26

CITY OF BONDURANT  
RESOLUTION NO. 15-59

A RESOLUTION APPROVING THE FINAL PLAT FOR PLEASANT GROVE PLAT 2

WHEREAS, a Final Plat has been submitted for Pleasant Grove Plat 2, described as a part of Outlot "Y", Pleasant Grove, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa and containing 5.572 acres more or less; AND

WHEREAS, the following conditions for approval have been met:

1. Construction is 100% complete and approved by the City Public Works Department
2. Verification that the street light fee has been paid to Mid-American Energy
3. Four-year maintenance bonds have been provided for street, sewer, water and storm sewer construction

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Final Plat for Pleasant Grove Plat 2, Bondurant, Polk County, Iowa, is hereby approved as presented.

Passed this 18th day of May, 2015,

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

\_\_\_\_\_  
Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				



APR 06 2015

**MidAmerican Energy Company  
ELECTRIC DISTRIBUTION SYSTEM PROPOSAL**

MidAmerican Energy Company, an Iowa Corporation, its successors and assigns ("Company") and Bondurant Lots LLC ("Applicant"), agree as follows:

1. Applicant has platted in the City of Bondurant, Iowa an Official Plat known as Pleasant Grove Plat 2, and has divided the same into numbered lots for building purposes as shown in the plat attached hereto.
2. MidAmerican Energy Company furnishes electric service in Bondurant, Iowa, and is willing to provide electric service to lots in Pleasant Grove Plat 2 and to install underground electric distribution facilities for the purpose and upon the terms and conditions hereinafter set forth for purposes of this proposal. Electric distribution is defined as that utility plant normally operated fewer than 15,000 volts, constructed on public right-of-way or easements, and normally intended to provide service to more than one customer. Service conductors installed between the distribution system and the customer's point of attachment are not provided for in this proposal.
3. In consideration of the receipt of \$77,064.49 of which \$62,589.70 is a refundable Advance for Construction and \$14,474.79 is a nonrefundable Contribution in Aid of Construction. MidAmerican Energy Company agrees to construct the necessary underground electric distribution facilities as set forth below:
  - a. Install primary and secondary distribution conductors to serve lots one (1) through twenty-nine (29) within said development.
  - b. Install transformers as required to serve the individual lot. Transformers may be installed at the time of cable installation or, at the Company's option, be installed when individual building construction is started. Costs are included in paragraph 3 above.
  - c. Install underground service wiring for lighting the streets within the development. Steel street lighting poles shall be utilized along with high intensity discharge lighting fixtures of the size and number designated by the entity having jurisdiction over the plan for lighting streets in the development. **The applicant will be responsible for staking the locations of the lights prior to installation.**

Included in paragraph 3 above are costs of \$14,474.79 for 5 streetlights as recommended by the company. Any change in this number by the authority having jurisdiction will be billed or refunded to the Applicant at a rate of \$2,894.96 per Streetlight.

15066

**BONDURANT LOTS LLC**

2400 86TH STREET, SUITE 24  
URBANDALE, IOWA 50322-4306  
(515) 276-3456



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PAY 04/30/15 \*\*\*\*\*98,818.09  
TO THE ORDER OF DATE AMOUNT  
NINETY EIGHT THOUSAND EIGHT HUNDRED EIGHTEEN DOLLARS AND 9 CENTS

MidAmerican Energy  
P.O. Box 8020

Davenport IA 52808-8020

  
AUTHORIZED SIGNATURE

||

**BONDURANT LOTS LLC**

15066

Invoice Reference	Invoice Date	Invoice Comment	Gross Amount	Discount Amount	Net Amount
PG Plat2 Gas	04/30/15	PleasantGroveP2-Gas	21753.60		21753.60
PG Plt2-Elec	04/30/15	PG Plat 2 - Electric	77064.49		77064.49

04/30/15 00015066 98818.09 98818.09

CITY OF BONDURANT  
RESOLUTION NO. 15-60

RESOLUTION SETTING JUNE 16, 2015, AS THE DATE FOR A PUBLIC HEARING  
FOR THE PURPOSE OF REZONING THE EXISTING R-5 PUD TO R-2 RESIDENTIAL  
IN THE PROPOSED MALLARD CREEK SUBDIVISION

WHEREAS, Classic Builders has requested the rezoning of the existing R-5 PUD to R-2 residential in the proposed Mallard Creek subdivision; AND

WHEREAS, this property is described as Area "A" an irregular shaped portion of the southwest quarter in Section Twenty-Five (25) in Township Eighty (80) North, Range Twenty-Three (23) West of the 5th P.M. Bondurant, Polk County, Iowa; AND

WHEREAS, Classic Builders proposes to build 75 lots with single family residences and 10 lots with bi-attached residences on the total area of 38.53 acres; AND

WHEREAS, the Planning and Zoning Commission of the City of Bondurant, Iowa, approved the rezoning and forwarded it to the City Council with a recommendation for approval

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, to set the date of June 16, 2015, at 6:00 p.m. for a public hearing conducted by the Council, pursuant to published notice, for persons to express their views for or against rezoning the existing R-5 PUD to R-2 Residential in the Proposed Mallard Creek Subdivision.

Passed this 18th day of May, 2015,

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

\_\_\_\_\_  
Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				

## Mark Arentsen

---

**From:** Erin Ollendike [ErinO@cda-eng.com]  
**Sent:** Tuesday, May 12, 2015 3:18 PM  
**To:** Mark Arentsen  
**Cc:** 'Higgins Dave'; 'Brian Clayton '; 'Jeff Kromrie'; talyruss@msn.com; 'Roy McCleary'; 'Jennifer Keeler'; investigatorlw@gmail.com; 'Karen Hudson'  
**Subject:** RE: Mallard Creek Rezoning

Mark,

See below for answers to your questions in red. Let me know if you have any further questions. Thanks.

Erin Ollendike, P.E. | *project manager*

**CIVIL DESIGN ADVANTAGE LLC**

3405 SE Crossroads Drive, Suite G Grimes, IA 50111

o 515.369.4400 f 515.369.4410 c 515.208.9188

[ErinO@cda-eng.com](mailto:ErinO@cda-eng.com)

[www.CDA-eng.com](http://www.CDA-eng.com)

**From:** Mark Arentsen [<mailto:marentsen@cityofbondurant.com>]  
**Sent:** Tuesday, May 12, 2015 2:42 PM  
**To:** Erin Ollendike  
**Cc:** 'Higgins Dave'; 'Brian Clayton '; 'Jeff Kromrie'; [talyruss@msn.com](mailto:talyruss@msn.com); 'Roy McCleary'; 'Jennifer Keeler'; [investigatorlw@gmail.com](mailto:investigatorlw@gmail.com); 'Karen Hudson'  
**Subject:** Mallard Creek Rezoning

Erin, I have several questions/comments about the Mallard Creek rezoning proposal. Could you have a response for these at the P&Z meeting Thursday?

1. What area is proposed for duplexes?

- The area being proposed for duplex units is the first east/west street parallel to 2<sup>nd</sup> Street NW. The lots within the lot exhibit provided that are designated as duplex lots have an "A" following the number.

2. Are any driveways connecting to 2nd St. NW?

- There would be no driveways off of 2<sup>nd</sup> Street NW.

3. The City recently revised its zoning ordinance and now expects that single family zoned areas will be designated as R-1. R-2 will be used for areas which could also include two unit buildings. The City will not want to use R-2 zoning for locations which are expected to be exclusively single family.

- The area shown in the rezoning map represents an area that was rezoned a few years ago as a PUD. According to the City's ordinance a PUD expires after two years so the request is to take the PUD back to the original zoning which is R-2. The property surrounding is already zoned for R-2 and we are not proposing to modify that zoning to R-1. If this odd shaped area is rezoned to R-1 there will be odd shaped property lines that won't match up to the surrounding zoning which will make it difficult to develop.

4. The drawing showing the lot configuration does not match the map showing the area requested for rezoning so I'm confused about what the map with the lots represents. Is the map with the lots showing what you expect to be Plat 1?

- Classic Builders is only buying the portion of property that shows up in the conceptual plan provided and does not match the area of the PUD. This boundary represents the amount of lots that can be sewerred off of the existing system to the east. This conceptual plan shows how the developer would like to build out the development but it will be split into phases.

*Mark Arentsen*

## Mark Arentsen

---

**From:** Erin Ollendike [ErinO@cda-eng.com]  
**Sent:** Friday, May 08, 2015 5:34 PM  
**To:** Mark Arentsen <marentsen@cityofbondurant.com> (marentsen@cityofbondurant.com)  
**Subject:** Mallard Creek Rezoning  
**Attachments:** Mallard Creek - Rezoning Lot Exhibit (Classic Builders) 2015-05-08.pdf; Mallard Creek - Rezoning Map - 2015-05-08.pdf

Mark,

Attached is a rezoning map and conceptual plan for the portion of property being purchased by Classic Builders. We would like to request that this item be placed on the next available agenda for rezoning of the PUD portion to R-2 Residential. Please let me know if you need hard copies delivered or require any additional information. Thanks.

Erin Ollendike, P.E. | *project manager*

**CIVIL DESIGN ADVANTAGE LLC**

3405 SE Crossroads Drive, Suite G Grimes, IA 50111

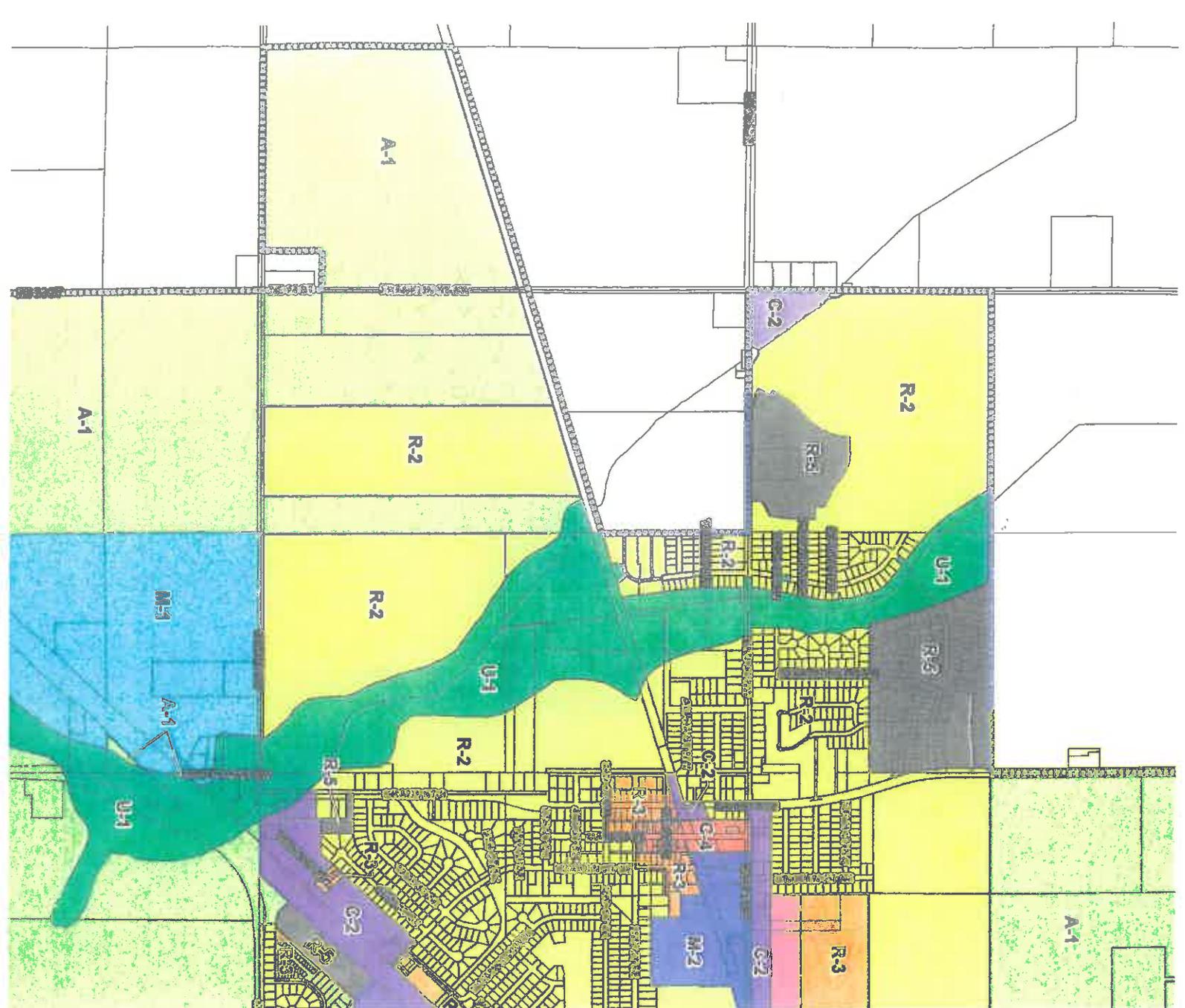
o 515.369.4400 f 515.369.4410 c 515.208.9188

[ErinO@cda-eng.com](mailto:ErinO@cda-eng.com)

[www.CDA-eng.com](http://www.CDA-eng.com)







# MALLARD CREEK ZONING EXHIBIT

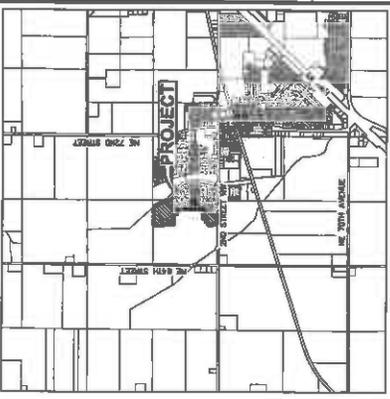
BONDURANT, IOWA CIVIL DESIGN ADVANTAGE ENGINEER: E: JIM

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50111 PHONE: (515) 398-4400 FAX: (515) 398-4410



DATE	
REVISION	
PREPARED	
DATE	

VICINITY MAP



**OWNER**  
MALLARD CREEK NO 1 LLC  
FOR SACRED NATIONAL COMPANY  
CHAMPA, NE 68134

**APPLICANT**  
CLASSIC BUILDERS  
1910 SW PAVIA SQUARE LANE  
ARMENT, IA 50823

**LOT SUMMARY**  
TOTAL AREA = 3853 AC  
= 75 LOTS  
= 10 LOTS  
SINGLE FAMILY  
B1-ATTACHED  
\*LOTS 44-138 WILL HAVE B1-ATTACHED HOMES

2/5/12



**CITY OF BONDURANT  
RESOLUTION NO. 15-61**

**A RESOLUTION AMENDING THE CURRENT BUDGET OF THE CITY OF  
BONDURANT FOR THE FISCAL YEAR ENDING JUNE 30, 2015**

WHEREAS, Intergovernmental Revenue increased due to traffic light grant award and Charges for Services increased due to higher utility usage; AND

WHEREAS, Expenditures and Other Financing Uses increased in the following:

- Debt Service expense increased due to final payment of 2007 debt that was advance refunded in 2013
- Business-type expenses increased due to water main/valve projects and increase in wholesale water cost; AND

WHEREAS, there will be no increase in tax levies to be paid in the current fiscal year named above related to the proposed budget amendment. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the amendment of the current budget of the City for the Fiscal Year ending June 30, 2015, is hereby approved as presented.

Passed this 18th day of May 2015,

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

\_\_\_\_\_  
Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				

# 77-715

## CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION

To the Auditor of POLK County, Iowa:

The City Council of BONDURANT in said County/Counties met on May 18, 2015, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. Thereupon, the following resolution was introduced.

RESOLUTION No. 15-61

**A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30 2015**  
(AS AMENDED LAST ON September 2, 2014 .)

Be it Resolved by the Council of the City of BONDURANT  
Section 1. Following notice published May 6, 2015

and the public hearing held, May 18, 2015 the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at that hearing:

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
<b>Revenues &amp; Other Financing Sources</b>				
Taxes Levied on Property	1	1,765,702	0	1,765,702
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
<b>Net Current Property Taxes</b>	<b>3</b>	<b>1,765,702</b>	<b>0</b>	<b>1,765,702</b>
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	479,322	0	479,322
Other City Taxes	6	27,853	0	27,853
Licenses & Permits	7	129,740	13,800	143,540
Use of Money and Property	8	29,947	2,700	32,647
Intergovernmental	9	1,811,009	150,110	1,961,119
Charges for Services	10	1,974,500	216,800	2,191,300
Special Assessments	11	21,400	8,900	30,300
Miscellaneous	12	188,650	-12,820	175,830
Other Financing Sources	13	780,253	16,861	797,114
<b>Total Revenues and Other Sources</b>	<b>14</b>	<b>7,208,376</b>	<b>396,351</b>	<b>7,604,727</b>
<b>Expenditures &amp; Other Financing Uses</b>				
Public Safety	15	770,831	-8,000	762,831
Public Works	16	637,263	-12,240	625,023
Health and Social Services	17	10,020	0	10,020
Culture and Recreation	18	543,230	-29,669	513,561
Community and Economic Development	19	272,905	10,000	282,905
General Government	20	723,283	-16,194	707,089
Debt Service	21	1,012,354	1,676,000	2,688,354
Capital Projects	22	2,995,454	-33,346	2,962,108
<b>Total Government Activities Expenditures</b>	<b>23</b>	<b>6,965,340</b>	<b>1,586,551</b>	<b>8,551,891</b>
Business Type / Enterprises	24	1,782,031	104,940	1,886,971
<b>Total Gov Activities &amp; Business Expenditures</b>	<b>25</b>	<b>8,747,371</b>	<b>1,691,491</b>	<b>10,438,862</b>
Transfers Out	26	778,253	18,861	797,114
<b>Total Expenditures/Transfers Out</b>	<b>27</b>	<b>9,525,624</b>	<b>1,710,352</b>	<b>11,235,976</b>
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year</b>	<b>28</b>	<b>-2,317,248</b>	<b>-1,314,001</b>	<b>-3,631,249</b>
	<b>29</b>			
Beginning Fund Balance July 1	30	5,365,906	0	5,365,906
<b>Ending Fund Balance June 30</b>	<b>31</b>	<b>3,048,658</b>	<b>-1,314,001</b>	<b>1,734,657</b>

Passed this 18 day of May 2015  
(Day) (Month/Year)

Signature  
City Clerk/Finance Officer

Signature  
Mayor

CITY OF BONDURANT  
RESOLUTION NO. 15-62

RESOLUTION APPROVING FUND TRANSFERS

WHEREAS, Fund Transfers are needed for debt payments and capital project closeouts; AND

WHEREAS, fund transfers are also needed from the Water and Sewer Enterprise Funds to the General Fund and Employee Benefits Fund to support administrative costs

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Fund Transfers are hereby approved as follows:

**FROM:**  
TIF Special Revenue 125-910-6911 \$226,101.00  
**TO:**  
Debt Service 200-910-4831 \$226,101.00  
**REASON:**  
Fund 2008 TIF debt

**FROM:**  
TIF Special Revenue 125-910-6911 \$ 79,885.00  
**TO:**  
Debt Service 200-910-4831 \$ 79,885.00  
**REASON:**  
Fund 2013A TIF debt

**FROM:**  
TIF Capital Proj.-HS Water/Sewer Main 311-910-6911 \$ 18,952.00  
**TO:**  
Debt Service 200-910-4831 \$ 18,952.00  
**REASON:**  
Arbor Ridge LLC paid assessment 9/2013

**FROM:**  
Water Enterprise 600-910-6910 \$ 83,869.47  
**TO:**  
Debt Service 200-910-4830 \$ 83,869.47  
**REASON:**  
Fund 2014A GO Bond Issuance-Purchase water capacity

**FROM:**  
Capital Proj - PW Blaine Shop 328-910-6910 \$ 3,160.60  
**TO:**  
Capital Proj - Floodplain Land Purchase 333-910-4830 \$ 3,160.60  
**REASON:**  
Fund Higgins land purchase and close out Blaine Shop Addn.

**FROM:**  
Capital Proj – Pleasant/15<sup>th</sup> St Overlay 332-910-6910 \$ 15,314.08  
**TO:**  
Capital Proj - Floodplain Land Purchase 333-910-4830 \$ 15,314.00  
**TO:**  
General Fund 001-910-4830 \$ .08  
**REASON:**  
Fund Higgins land purchase and close out Pleasant/15th Overlay

**FROM:**  
Capital Proj – Community Center 330-910-6910 \$ 9,503.54

<b>TO:</b>		
<u>Capital Proj - Trailhead</u>	321-910-4830	\$ 9,503.54
<b>REASON:</b>	Fund deficit and close out Trailhead project	
<b>FROM:</b>		
<u>Capital Proj - Community Center</u>	330-910-6910	\$ 48,840.56
<b>TO:</b>		
<u>Capital Proj - Gay Lea Wilson</u>	323-910-4830	\$ 48,840.56
<b>REASON:</b>	Fund trail design costs from Depot to Brick St SE	
<b>FROM:</b>		
<u>Capital Proj - Paine St Connection</u>	336-910-6910	\$ 5,272.38
<b>TO:</b>		
<u>Capital Project - 2nd St NW Culvert</u>	338-910-4830	\$ 5,272.38
<b>REASON:</b>	Fund initial culvert design costs	
<b>FROM:</b>		
<u>Water Enterprise</u>	600-910-6910	\$ 49,223.00
<b>TO:</b>		
<u>General Fund</u>	001-910-4830	\$ 39,223.00
<u>Employee Benefits</u>	112-910-4830	\$ 10,000.00
<b>REASON:</b>	PILOT - January-June	
<b>FROM:</b>		
<u>Sewer Enterprise</u>	610-910-6910	\$ 49,223.00
<b>TO:</b>		
<u>General Fund</u>	001-910-4830	\$ 39,223.00
<u>Employee Benefits</u>	112-910-4830	\$ 10,000.00
<b>REASON:</b>	PILOT - January-June	

Passed this 18th day of May, 2015

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

---

Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				

CITY OF BONDURANT  
RESOLUTION NO. 15-63

RESOLUTION APPROVING INCREASING THE WATER CONNECTION FEE  
AMOUNT FROM \$150 TO \$250, EFFECTIVE JULY 1, 2015

WHEREAS, Bondurant City Code 90.06 states the person who makes the application for [water] service shall pay to the City Administrator a connection fee, in accordance with the fee schedule established by resolution of the Council, for connection within and outside the corporate limits; AND

WHEREAS, the water connection fee within corporate limits hasn't increased for at least 15 years; AND

WHEREAS, this fee needs to increase to cover costs incurred by the City; AND

WHEREAS, notice of this proposed increase has been mailed to 18 builders/developers and no objectives have been received

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the increase of the water connection fee (within corporate limits) from \$150 to \$250, effective July 1, 2015, is hereby approved as presented.

Passed this 18th day of May, 2015,

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

\_\_\_\_\_  
Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				

April 29, 2015

Name  
Address  
Address

Dear Name,

The City of Bondurant is considering a fee increase of \$100 for new construction connections to the City's water system. The current fee of \$150 was set more than 15 years ago. The proposed fee of \$250 would be effective July 1. A Resolution setting the new fee is planned for the May 18 City Council meeting. The City is also planning to increase its water usage rate by 7.5% effective July 1. The usage rate is paid by people who use water. This rate was last increased in 2007.

The primary reason for these increases is debt service costs related to the purchase of 700,000 gallons of water capacity from the City of Pleasant Hill in March, 2014. Cost for this purchase was \$1,757,000. In 2013 the City exceeded its 500,000 gallons per day capacity limit several times. This resulted in a rate penalty to the City for all 2014 water used. Purchasing the additional capacity was necessary to avoid future rate penalties.

Des Moines Water Works has increased its charges to the City in eight of the last nine years. These included increases of 14.77% in 2009, 14.85% in 2010 and 19.83% in 2011. The City absorbed all of these increases with no change to its connection fee or charges to customers.

A schedule showing connection fees charged by other cities is attached. Even with the proposed \$100 increase, Bondurant fees are still lower than a number of other metro area cities.

If you have any comments on the proposed fee increase you can make them at any time via e-mail or written correspondence.

Thank you for your continued interest in Bondurant.

Sincerely,

Mark J. Arentsen  
City Administrator

Brian Curner  
 Vista Development  
 Peak Development  
 Chris Harvey - Easton  
 John Kline  
 Mark Hammesma - Chateau  
 Greenland Homes  
 Rigid Builders  
 M.J. Properties  
 Berkley Home  
 Tanzanite  
 Classic Builder  
 Orton Homes  
 Cedar Brook  
 Parks Custom  
 Ron's Homes  
 Sage Homes

Destiny Homes

## BUILDING PERMIT WATER CONNECTION FEE

APRIL 10, 2015

<u>CITY</u>	<u>AMOUNT</u>	<u>COMMENTS</u>
Clive	\$ -0-	
Johnston	\$ -0-	Des Moines Waterworks operates water system
Pleasant Hill	\$ -0-	Des Moines Waterworks operates water system
Altoona	\$100	Water service development fee of \$900
Ankeny	\$150	
<b>BONDURANT</b>	<b>\$150</b>	<b>This fee has not changed for at least 15 years. Fee is \$1,000 for properties on City water which are outside of the City limits.</b>
Carlisle	\$165	
Norwalk	\$275	
WDM	\$450	Water supply connection fee of \$700. Irrigation system fee of \$700. Water district fees to developers in some locations.
Waukee	\$470	
Grimes	\$500	Commercial \$1,500
Urbandale	\$872	Includes construction water

**CITY OF BONDURANT  
FEE SCHEDULE 4/06/09**

<b>CODE SECTION</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
<b>35.08.3</b>	<b>A 0427 = Ambulance Service (treatment, no transport)</b>	<b>\$600.00</b>
	<b>A 0427 = ALS I Emergency</b>	<b>\$600.00</b>
	<b>A 0433 = ALS II Emergency</b>	<b>\$825.00</b>
	<b>A 0429 = BLS Emergency</b>	<b>\$600.00</b>
	<b>A 0425 = Loaded Mileage (per mile)</b>	<b>\$11.00</b>
	<b>Paramedic Intercept / Tier</b>	<b>\$150.00</b>
	<b>Copy of Paperwork</b>	<b>\$25.00</b>
	<b>Insufficient Checks</b>	<b>\$25.00</b>
	<b>Extrication</b>	<b>\$250.00</b>
	<b>Foam (per 5-gallon)</b>	<b>\$175.00</b>
	<b>Peat Moss (per bag)</b>	<b>\$40.00</b>
	<b>Vehicle Fires</b>	<b>\$250.00</b>
<b>115.03</b>	<b>Cemetery Lot Sale - Resident (2 per lot)</b>	<b>\$400.00 each lot</b>
<b>115.03</b>	<b>Lot Sale - Non-Resident (2 per lot)</b>	<b>\$800.00 each lot</b>
<b>106.08.3</b>	<b>Collector's License Fee (Hauling Permit)</b>	<b>\$25.00</b>
<b>135.09.9</b>	<b>Excavation Fee</b>	<b>\$25.00</b>
<b>55.17</b>	<b>Impounding Costs</b>	<b>Cost(s) plus 15%</b>
<b>60.08.2</b>	<b>Parade Permit Fee</b>	<b>\$10.00</b>
<b>96.02</b>	<b>Sewer Connection Fee within City Limits</b>	<b>\$300.00</b>
	<b>Stormwater Management Compliance Fee</b>	<b>\$40.00</b>
<b>90.06</b>	<b>Water Connection Fee within City Limits</b>	<b>\$150.00</b>
	<b>Water Connection Fee outside City Limits</b>	<b>\$1,000.00</b>
<b>91.11</b>	<b>Water Meter Testing Charge</b>	<b>\$50.00</b>
<b>92.05</b>	<b>Water Service Disconnection Fee</b>	<b>\$50.00</b>
<b>92.05</b>	<b>Water Service Reconnection Fee</b>	<b>\$100.00</b>

## BUILDING PERMIT WATER CONNECTION FEE

APRIL 10, 2015

<u>CITY</u>	<u>AMOUNT</u>	<u>COMMENTS</u>
Clive	\$ -0-	
Johnston	\$ -0-	Des Moines Waterworks operates water system
Pleasant Hill	\$ -0-	Des Moines Waterworks operates water system
Altoona	\$100	Water service development fee of \$900
Ankeny	\$150	
<b>BONDURANT</b>	<b>\$150</b>	<b>This fee has not changed for at least 15 years. Fee is \$1,000 for properties on City water which are outside of the City limits.</b>
Carlisle	\$165	
Norwalk	\$275	
WDM	\$450	Water supply connection fee of \$700. Irrigation system fee of \$700. Water district fees to developers in some locations.
Waukee	\$470	
Grimes	\$500	Commercial \$1,500
Urbandale	\$872	Includes construction water

CITY OF BONDURANT  
RESOLUTION NO. 15-64

RESOLUTION APPROVING A PROCLAMATION DECLARING MAY 18, 2015, AS  
ARBOR DAY IN THE CITY OF BONDURANT

WHEREAS, the City of Bondurant values the importance of maintaining a healthy tree canopy;  
AND

WHEREAS, the City has established the Bondurant City Tree Board and employs trained City  
staff to maintain the City's community trees; AND

WHEREAS, the City values being a community member of the Tree City USA program and  
encourages its citizens to observe Arbor Day

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that  
the Proclamation declaring May 18, 2015, as Arbor Day in the City of Bondurant, is hereby  
approved as presented.

Passed this 18th day of May, 2015,

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

\_\_\_\_\_  
Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				

# PROCLAMATION

## City of Bondurant

**WHEREAS**, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

**WHEREAS**, this holiday, called *Arbor Day*, was first observed with the planting of more than a million trees in Nebraska; and

**WHEREAS**, 2015 is the 143rd anniversary of the holiday and *Arbor Day* is now observed throughout the nation and the world; and

**WHEREAS**, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and

**WHEREAS**, trees are a renewable resource giving us paper, wood for our homes, fuel for our fire, and beautify our community; and

**WHEREAS**, trees, wherever they are planted, are a source of joy and spiritual renewal

**NOW, THEREFORE**, I, Keith Ryan, Mayor of the City of Bondurant, do hereby proclaim May 18, 2015, as the 143rd anniversary celebration of *Arbor Day* in the City of Bondurant, and I urge all citizens to celebrate *Arbor Day* and to support efforts to protect our trees and woodlands, and

**FURTHERMORE**, I urge all citizens to plant trees to gladden the heart and promote well-being of this and future generations.

Dated this 18th day of May, 2015,

---

Keith Ryan, Mayor

CITY OF BONDURANT  
RESOLUTION NO. 15-65

RESOLUTION APPROVING THE TOBACCO PERMIT APPLICATION FOR CASEY'S  
GENERAL STORE #1861

WHEREAS, Casey's Marketing Company d/b/a Casey's General Store #1861, 1455 Grant Street, South, Bondurant, has applied for a renewal of the Iowa Retail Permit Application for Cigarette/ Tobacco/Nicotine/Vapor for July 1, 2015 through June 30, 2016; AND

WHEREAS, the application has been properly completed and a check for \$75.00 has been received by the City of Bondurant for payment

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the tobacco permit application for Casey's General Store #1861, 1455 Grant Street, South, is hereby approved as presented.

Passed this 18th day of May, 2015,

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

\_\_\_\_\_  
Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				



For period JULY 1ST, 2015 through June 30, 2016

PLEASE TYPE OR PRINT LEGIBLY

Please mail this completed application to your local jurisdiction.
If you have any questions call your city clerk (within city limits) or your
county auditor (outside city limits).

I/we hereby make application for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor
products:

Business information:

Trade Name/DBA: CASEY'S MARKETING CO./DBA CASEY'S GENERAL STORE # 1861
Physical Location Address: 1455 GRANT ST S, City: BONDURANT ZIP: 50035
Mailing Address: PO BOX 3001 City: ANKENY State: IA ZIP: 50021
Business Phone Number: ( ) 5159578910

Legal Owner Information:

Type of Ownership: Sole Proprietor Partnership Corporation X LLC LLP
Legal Owner: CASEY'S MARKETING COMPANY
(Name of sole proprietor, partnership, corporation, LLC, or LLP)
Mailing Address: PO BOX 3001 City: ANKENY State: IA ZIP: 50021
Phone Number: (515) 446-6728 Fax Number: (515) 965-6205 Email: MICHELLE.ROGNESS@CASEYS.COM

Retail Information:

Types of Sales: Over-the-counter X Vending machine
Does the Establishment sell vapor products/alternative nicotine products only? Yes No X

Type of Establishment

Bar Convenience store/gas station X Drug store Hotel/motel Liquor store
Restaurant Tobacco store Alternative nicotine/vapor store
Has vending machine that assembles cigarettes Other

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws
governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

SIGNATURE OF OWNER, PARTNER(S), OR CORPORATE OFFICIAL

Name (please print) JULIA L. JACKOWSKI, SECRETARY Name (please print)
Signature Julia L. Jackowski Signature
Date 5/1/15 Date

FOR CITY CLERK/COUNTY AUDITOR ONLY - MUST BE COMPLETE

Amount Paid: Date issued Permit Number New Renewal Please send completed/approved copy to:
Iowa Department of Commerce, Alcoholic Beverages Division Name
of Issuing City or County

CITY OF BONDURANT  
RESOLUTION NO. 15-66

RESOLUTION APPROVING THE TOBACCO PERMIT APPLICATION FOR CASEY'S  
GENERAL STORE #1373

WHEREAS, Casey's Marketing Company d/b/a Casey's General Store #1373, 302 2nd Street, Northeast, Bondurant, has applied for a renewal of the Iowa Retail Permit Application for Cigarette/ Tobacco/Nicotine/Vapor for July 1, 2015 through June 30, 2016

WHEREAS, the application has been properly completed and a check for \$75.00 has been submitted

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the tobacco permit application for Casey's General Store #1373, 302 2nd Street, Northeast, is hereby approved as presented.

Passed this 18th day of May, 2015,

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

\_\_\_\_\_  
Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				



For period JULY 1ST, 2015 through June 30, 2016

**PLEASE TYPE OR PRINT LEGIBLY**

Please mail this completed application to your local jurisdiction.  
If you have any questions call your city clerk (within city limits) or your  
county auditor (outside city limits).

I/we hereby make application for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor  
products:

**Business information:**

Trade Name/DBA: CASEY'S MARKETING CO./DBA CASEY'S GENERAL STORE # 1373  
Physical Location Address: 302 2ND ST NE, PO BOX 246 City: BONDURANT ZIP: 50035  
Mailing Address: PO BOX 3001 City: ANKENY State: IA ZIP: 50021  
Business Phone Number: (          ) 5159678002

**Legal Owner Information:**

Type of Ownership: Sole Proprietor Partnership Corporation **X** LLC LLP

Legal Owner: CASEY'S MARKETING COMPANY  
(Name of sole proprietor, partnership, corporation, LLC, or LLP)

Mailing Address: PO BOX 3001 City: ANKENY State: IA ZIP: 50021  
Phone Number: (515) 446-6728 Fax Number: (515) 965-6205 Email: MICHELLE.ROGNESS@CASEYS.COM

**Retail Information:**

Types of Sales: Over-the-counter **X** Vending machine

Does the Establishment sell vapor products/alternative nicotine products only? Yes No **X**

**Type of Establishment**

Bar Convenience store/gas station **X** Drug store Hotel/motel Liquor store   
Restaurant  Tobacco store  Alternative nicotine/vapor store   
Has vending machine that assembles cigarettes  Other

If application is approved and permit granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

**SIGNATURE OF OWNER, PARTNER(S), OR CORPORATE OFFICIAL**

Name (please print) JULIA L. JACKOWSKI, SECRETARY Name (please print) \_\_\_\_\_  
Signature *Julia L. Jackowski* Signature \_\_\_\_\_  
Date 5/1/15 Date \_\_\_\_\_

**FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE**

Amount Paid: \_\_\_\_\_  
Date issued \_\_\_\_\_  
Permit Number \_\_\_\_\_  
New   
Renewal

Please send completed/approved copy to:  
Iowa Department of Commerce, Alcoholic Beverages Division Name  
of Issuing City or County \_\_\_\_\_

CITY OF BONDURANT  
RESOLUTION NO. 15-67

RESOLUTION SETTING A PUBLIC HEARING DATE OF JUNE 1, 2015, TO  
CONSIDER THE SALE OF OUTLOT "Z" DETENTION WISTERIA HEIGHTS PLAT 2  
TO INTEGRITY HOMES

WHEREAS, Brian Curnes, Integrity Homes, has expressed interest in purchasing an outlot currently owned by the City of Bondurant and legally called Outlot "Z" Detention Wisteria Heights Plat 2; AND

WHEREAS, this sale will benefit the City by reducing the area for the City to maintain and reducing liability, and will remain a detention basin; AND

WHEREAS, combined payment and other considerations are adequate to meet the requirements of a Municipality transferring land under Iowa Code 364.7

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, to set the date of June 01, 2015, at 6:00 p.m. for a public hearing conducted by the Council, pursuant to published notice, for persons to express their views for or against the sale of Outlot "Z" Detention Wisteria Heights Plat 2 to Integrity Homes.

Passed this 18th day of May, 2015,

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

\_\_\_\_\_  
Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				



May 12, 2015

To the Honorable Mayor Keith Ryan and Distinguished Members of City Council:

As developer and builder at Wisteria Heights I write to express interest in obtaining an outlot currently owned by the city of Bondurant and legally called "OUTLOT Y WISTERIA HEIGHTS PLAT 2"

By increasing the lots sizes to include this area will produce a more desirable lot and remove the city of Bondurant from liability and have the maintenance of this area be passed onto the individual lot owners as opposed to having the city of Bondurant constantly having to maintain this area.

The area mentioned is labeled as Outlot "Z" Detention in the attached rendering.

This area can not and will not be used for anything other than the original use, a detention basin.

Thank you for your time and consideration in this matter.

Brian Curnes, Owner  
Integrity Land Development, LLC  
Integrity Homes, Inc.  
515-771-9090  
bcurnes@yahoo.com



## Mark Arentsen

---

**From:** Mark Arentsen [marentsen@cityofbondurant.com]  
**Sent:** Thursday, May 14, 2015 10:46 AM  
**To:** 'Keith Ryan'; 'Curt Sullivan'; 'Brian Lohse'; Wes Enos (wes@wesenos.com); 'Mike Reed'; 'Bob Peffer'  
**Cc:** 'Mary Rork-Watson'; 'Bob Veenstra' (bveenstra@v-k.net); 'brian curnes'; 'David Brick'  
**Subject:** FW: Easement document  
**Attachments:** Legacy Golf Course Easement.rtf

Curt S. called yesterday and asked about maintenance of the detention area in Wisteria Heights if ownership of the detention area is split up and assigned to each adjacent property owner. I sent Bob Veenstra an e-mail asking if he knew of any recommended maintenance practices. I received the attached easement document today. If the detention area property is parceled out to the adjacent lots, there would still be an easement for the retention area. I'm not the best source on how to deal with this legally but perhaps there should be language on the final plat stating the restrictions involved in the easement area. This could include a statement that no grade changes or improvements are allowed in the detention area easements.

Mark Arentsen  
City Administrator  
City of Bondurant, Pop. 3,860  
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)

-----Original Message-----

**From:** Deb Luke [<mailto:dluke@v-k.net>]  
**Sent:** Thursday, May 14, 2015 8:19 AM  
**To:** Mark Arentsen  
**Subject:** Easement document

Good morning Mark,  
Bob Veenstra Jr. asked that I forward the attached document to you.

--  
Deb Luke  
Veenstra & Kimm, Inc.  
515-225-8000 (Phone)  
515-225-7848 (Fax)

Prepared by and Return to: Jennifer Drake, Hubbell Realty Company, 6900 Westown Parkway, West Des Moines, Iowa 50266. (515) 280-2057  
SPACE ABOVE THIS LINE FOR RECORDER

EASEMENT FOR STORM WATER DETENTION FACILITY

KNOW ALL PERSONS BY THESE PRESENTS:

That LEGACY GOLF CLUB, INC., an Iowa corporation, (hereafter called "Grantor") in consideration of the sum of One Dollar (\$1.00) to be paid by the City of Norwalk, the receipt of which is hereby acknowledged by the Grantor, do hereby sell, grant, and convey unto the CITY OF NORWALK, a municipality, (hereafter called "City"), a perpetual Easement for a Storm Water Detention Facility under, over, through, and across (hereafter the "Easement") the following described real estate:

See attached Exhibit "A"

(hereafter the "Easement Area") for the purposes of the City grading, improving and maintaining the surface of said Easement Area in a manner that will permit the free and unobstructed flow of surface water over and across and into the Easement Area.

This Easement shall be subject to the following terms and conditions:

1. ERECTION OF STRUCTURES PROHIBITED. Grantor shall not erect any structure, building or fence over or within the Easement Area.
2. OBSTRUCTIONS PROHIBITED. Grantor shall not erect or cause to be placed on the easement area any structure, material, device, thing or matter, or plant or permit to grow any hedge or other vegetative growth that could obstruct, impede, or otherwise interfere with the flow of surface water over and across the Easement Area.
3. MAINTENANCE OF STORMWATER DETENTION FACILITY. The Grantor shall be responsible for all maintenance activities required to keep the stormwater detention facility in good repair and condition at all times, including the removal of debris, trash and vegetation that might accumulate within the detention facility. The Grantor shall be responsible for the removal of silt that will accumulate from time to time within the stormwater detention facility to the extent such silt accumulations reduce the effective storage volume required for the stormwater detention function of the facility. The obligation to remove silt does not extend to the removal of silt in the permanent pool area below the low water level used for stormwater detention.

4. MODIFICATIONS PROHIBITED. Grantor shall not change the grade, elevation, contour or any other portion of the stormwater detention facility, including the overflow control weir. Grantor shall not modify the stormwater detention facility in any manner that would reduce the volume of stormwater detention.
5. RIGHT OF ACCESS. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described.
6. EASEMENT RUNS WITH LAND. This Easement shall be deemed to run with the land and shall benefit the City and its successors and assigns and shall be binding on Grantor and on Grantor's successors and assigns.
7. MAINTENANCE AUTHORITY AND RESPONSIBILITY. If the City of Norwalk determines the Grantor is not satisfying the maintenance provision in 3. MAINTENANCE OF EASEMENT the City shall notify the Grantor of the required maintenance. The Grantor shall have 60 calendar days in which to complete the required maintenance. In the event the Grantor does not complete the required maintenance by the end of the 60 calendar day period, or such extended period as agreed to by the City, the City shall have the right to perform such maintenance as determined by the City to be required to satisfy the requirements of 3. MAINTENANCE OF EASEMENT. In the event the City, at the end of the notice period, elects to undertake the said maintenance the Grantor agrees to reimburse and hold the City harmless for all costs incurred for the performing of the maintenance required under 3. MAINTENANCE OF EASEMENT.

Grantor does HEREBY COVENANT with the City that Grantor holds said real estate described in this Easement Area by title in fee simple; that Grantor has good and lawful authority to convey the same; and said Grantor covenants to WARRANT AND DEFEND the said Easement Area against the lawful claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

Words and phrases herein including acknowledgement hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

LEGACY GOLF CLUB, INC.

By: \_\_\_\_\_  
 Matt P. Manning, President

STATE OF IOWA                    )  
   )  
 COUNTY OF \_\_\_\_\_        ) SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Matt P. Manning, to me personally know, who, being by me duly sworn, did say that he is the President of Legacy Golf Club, Inc. an Iowa Corporation.

\_\_\_\_\_  
 Notary Public in and for said State

CITY OF BONDURANT  
RESOLUTION NO. 15-68

RESOLUTION APPROVING THE NORTH BONDURANT – COLLECTOR SYSTEM  
AND LAND PLANNING SERVICES PROPOSAL FROM HOISINGTON KOEGLER  
GROUP INC. IN THE AMOUNT OF \$19,500

WHEREAS, it is in the best interest for the City of Bondurant to plan for the future physical growth and development of the community; AND

WHEREAS, certain state laws empower cities to plan for and preserve the locations of key infrastructure improvements such as streets, utility corridors, and parks; AND

WHEREAS, it is in the City's best interest (financially and practically) to provide for a more "known" major street network across developing areas of the community; AND

WHEREAS, Hoisington Koegler Group Inc., in coordination with Veenstra & Kimm Inc. has developed a proposal for services to assist the City in facilitating a planning process that will establish an official street network map for collector streets serving the northern portions of Bondurant (generally Lake Petocka to NE 64th Street) and southwesterly through the Gabus property to 2nd Street, NW; AND

WHEREAS, the estimate (attached) for completing this work is approximately \$19,500 which includes \$11,000 for HKGi and \$8,500 for Veenstra and Kimm who will undertake particular elements of the study (attached)

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Proposal for Services offered by HGKi for \$11,000 and Veenstra & Kimm for \$8,500 for North Bondurant – Collector Street System and Land Planning Services in the amount of \$19,500, is hereby approved as presented.

Passed this 18th day of May, 2015

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

---

Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				

## Mary Rork-Watson

---

**From:** Mark Arentsen [mailto:marentsen@cityofbondurant.com]  
**Sent:** Wednesday, May 13, 2015 10:59 AM  
**To:** 'Mary Rork-Watson'  
**Subject:** FW: bondurant study

Mary, Please include a Resolution on the 5/18 agenda approving the road study that was tabled at the last meeting. Please include the e-mail below in the Council packet. I will also send you a copy of V&K's revised proposal on this issue. Please include the fee amount from Brad Scheib and Bob Veenstra in the Resolution.

*Mark Arentsen*

City Administrator  
City of Bondurant, Pop. 3,860  
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)

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**From:** Brad Scheib [mailto:Brad@hkgi.com]  
**Sent:** Wednesday, May 13, 2015 9:07 AM  
**To:** Mark Arentsen; 'Bob Veenstra' (bveenstra@v-k.net)  
**Subject:** bondurant study

Mark

I have spoken with both of you in the last week in regards to our proposal for services to assist the city with establishing a more firm understanding and policy direction for collector streets serving the northern portion of Bondurant. The following is an attempt to clarify my letter proposal dated April 15:

1. The geography of this work plan does include aligning the east/west corridor with a corridor that would extend west of Grant Street, across Mallard Creek, and include a leg that would connect south through the Gabus property to 2<sup>nd</sup> Street. It is our intent to build off the small area planning we have already done for this property and to engage the property owners in this area.
2. Crossing Mallard Creek is the challenge but is a necessary transportation improvement. Thus far we have only looked at it from a very high level. A more technical evaluation should be done in this area to understand the roadway infrastructure needs and costs, particularly as it relates to storm water management impacts and opportunities.

While the letter proposal from HKGI should not need to be adjusted, given the technical evaluation of the Mallard Creek area, I believe Bob should confirm his understanding and cost estimate.

Thanks and let me know if you have any further questions.

**Brad Scheib, AICP**  
Vice President

**Hoisington Koegler Group**

May 11, 2015

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

CITY OF BONDURANT, IOWA  
NORTH COLLECTOR STREET PLAN  
SCOPE OF SERVICES

This letter is to present Veenstra & Kimm, Inc.'s scope of services and proposed fee for work on the preparation of a collector street study for the North Bondurant Street. The work would be undertaken in coordination with the work by Hoisington Koegler Group, Inc. on the North Collector Street.

The North Collector Street study would cover two separate reaches. The first reach would be from North Grant Street easterly to Highway 65. The second reach would be from Grant Street westerly and southerly to 2<sup>nd</sup> Street NW.

In conjunction with Veenstra & Kimm, Inc.'s work Hoisington Koegler Group, Inc. will be developing land use plan and locational study for the North Collector Street between Grant Street and Highway 65. Hoisington Koegler Group, Inc. previously completed a land use and preliminary street locational plan for the area from Grant Street southwesterly to 2<sup>nd</sup> Street NW. That plan will need to be slightly refined due to recent development activity.

The scope of services by Veenstra & Kimm, Inc. is developed by task assignment to coordinate with the work by Hoisington Koegler Group, Inc. The work east of Grant Street north is primarily a support role involving modeling and development of the rough geometrics.

In the reach from Grant Street to 2<sup>nd</sup> Street NW this same type of work would be undertaken relative to the traffic modeling and development of a conceptual plan. The work under Task 5 between Grant Street and 2<sup>nd</sup> Street NW will address the issues of the crossing of Mud Creek, including the development of a culvert concept and cost estimate. The engineering analysis and development of the culvert and associated improvements between Grant and 2<sup>nd</sup> Street NW involves the largest component of work in that reach of the study area.

In developing the scope of services Veenstra & Kimm, Inc. worked with Brad Scheib of Hoisington Koegler Group, Inc. to ensure the level of effort coincided with the level of effort by Hoisington Koegler Group, Inc. It is quite possible additional studies may be necessary before a street project would be ready for preliminary design development. However, additional analyses area deferred for a separate phase or separate study.

Veenstra & Kimm, Inc.'s proposed fee for the scope of services by each of the two areas and by work task aligned with the Hoisington Koegler Group, Inc. study is as follows:

	East of Grant	West of Grant
Task 1: Coordination and alignment	\$500	\$1,000
Task 2: Development of approximate traffic volumes and needs based on MPO data with modeling	\$1,200	\$1,000
Task 5: Prepare a conceptual plan for the roadway, including cross sections and intersection geometrics along with a phasing plan	\$1,250	\$4,200
Task 6: Consultation on a street assessment policy	\$500	\$500
Task 9: Assistance with draft report	\$500	\$1,500
	<u>\$3,950</u>	<u>\$8,200</u>

Veenstra & Kimm, Inc.'s proposal is based on the work being undertaken on an hourly fee basis. The maximum not to exceed fee for the study, including both of the study reaches, would be \$12,150.

The cost could be reduced to the range of \$8,500 if the City wishes to delay the analyses of the crossing of Mud Creek and not include that work in the current study effort.

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  
428

## MEMORANDUM

Hoisington Koegler Group Inc.



**To:** Mark Arentsen, City Administrator  
**From:** Brad Scheib, AICP, Vice President  
**Subject:** North Bondurant – Collector Street System and Land Planning Services  
**Date:** 15 April 2015

It is in the best interest for growing metropolitan area communities to plan for the future physical growth and development of a community. Certain state laws empower cities to plan for and preserve the locations of key infrastructure improvements such as streets, utility corridors, and parks. Not planning in advance for these community improvements can result in higher City operations and maintenance costs, traffic issues, higher infrastructure replacement/redevelopment costs, lost economic development opportunity, and other quality of life related impacts.

The Comprehensive Plan for the City of Bondurant provides a good start and a policy direction for public improvements. However, it is a high level, generalized direction for how the community will grow and develop over a defined time period. It leaves the details up to current market forces, individual property owners, and developers putting all the pressure on elected officials to balance long term community goals with short term financial gains.

Bondurant has taken a proactive step in some areas of the community completing “small area plans” to further vet development possibilities and demonstrate how key infrastructure (major streets, parks, and storm water) could be linked together and coordinated across multiple parcels. These small area plans provide guidance and direction, but are still far from a guarantee that key infrastructure improvements will provide for a most efficient long term improvement.

Given the growth pressures and prospects in Bondurant, it is in the city’s best interest (financially and practically) to provide for a more “known” major street network across developing areas of the community. This is best achieved through a collaborative planning process working with major land owners, developers, and community members, to secure future collector street right-of-way through anticipated growth areas. This effort is consistent with multiple implementation strategies outlined in the Comprehensive Plan and further advances investments in small area planning, park and trail planning, and infrastructure planning completed by the city of Bondurant in recent years.

Hoisington Koegler Group offers the following proposal for services to assist the city in facilitating a planning process that will establish an official street network map for collector streets serving the northern portions of Bondurant (generally Lake Petocka to NE 64<sup>th</sup> Street).

**Task 1: Project Coordination Meetings and Communications:** Meet with the following property owners on an individual basis. The purpose of these meetings is to inform property owners of the value of planning for system improvements (transportation, parks, utilities), to explain the planning process and strengthen or establish an open line of communication, and to learn from property owners what their plans and visions are for their property. Key to the step is communicating the intentions of the City. The City is not acting as a developer; however, the city is working to align community systems (such as collector streets) across multiple properties, so that all developers are working with a common, known system. Key property owners in North Bondurant include the following as taken from Polk County Assessors data:

1. Stephanie and Verceel Barnes (and Bill Barnes Inc.)
2. Newby Farms Inc.
3. Beth & Jim Clayton
4. Freeland/Wood/Moffat
5. Ethel Stankey Trust (Sandra Miller)
6. Bondurant Farrar Schools
7. Linda and Robert Pitt
8. Ever Grand Farm
9. Mallard Creek I LLC

This task will also include coordination meetings with County and Township officials in regards to long range planning, annexation plans, and alignment with County Transportation systems.

**Task 2: Define the corridor.** Based on the city's comprehensive plan, what is learned through property owner meetings, and the physical features of the land, we will collaborate with Veenstra & Kimm to define a series of alternative alignments for a collector street corridor connecting generally Lake Petocka with NE 64<sup>th</sup> Street. This task will include mapping and analysis building off of prior comprehensive planning and small area planning work completed for the city. Additional field investigations and site data will be collected through property owner meetings to contribute to this task. Sketches and vignettes will be prepared to demonstrate how development accesses and abuts the collector street corridor.

**Task 3: Meet with PC/CC to provide update and introduce the corridor concepts.** We will conduct a presentation/workshop with the Planning Commission and City Council to present findings and introduce the corridor concepts.

**Task 4: Establish and Official Map.** We will refine the corridor concepts to a preferred corridor and map the corridor using GIS mapping software and Polk County Parcel data as a base map. This map will serve as an official "policy" map in conjunction with the Comprehensive Plan and other official policy documents of the city.

**Task 5: Assist staff with final public hearings.** Technical assistance will be provided to staff as requested to facilitate formal approvals.

**Key Project Deliverables:**

1. GIS shapefile with official corridor and database tabulation of acres for each parcel.
2. Hardcopy and pdf file of official map of corridor.
3. Sketches/diagrams illustrating development access and frontage character along corridor.

Our estimate for completing this work is approximately \$11,000 in fees including expenses. This project could be completed within 2-4 months pending meeting schedules and stakeholder availability.

CITY OF BONDURANT  
RESOLUTION NO. 15-69

RESOLUTION APPROVING THE RENEWAL LIQUOR LICENSE APPLICATION FOR  
EZ MART LLC, 1111 LINCOLN STREET, SE, FOR CLASS B WINE PERMIT, CLASS C  
BEER PERMIT, CLASS E LIQUOR LICENSE AND SUNDAY SALES

WHEREAS, EZ Mart, 1111 Lincoln Street, SE, Bondurant, Iowa, has applied for a Class B Wine Permit, Class C Beer Permit (Carryout Beer), Class E Liquor License (LE) and Sunday Sales in accordance with the provisions of Chapter 123 of the Code of Iowa; AND

WHEREAS, Bondurant Emergency Services conducted an inspection that revealed no violations; AND

WHEREAS, the application was completed accurately and in timely fashion

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Renewal Liquor License Application for EZ Mart, 1111 Lincoln Street, SE, Bondurant, is hereby approved as presented.

Passed this 18th day of May, 2015,

By: \_\_\_\_\_  
Keith Ryan, Mayor

ATTEST: I, Mark J. Arentsen, City Administrator 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.

\_\_\_\_\_  
Mark J. Arentsen, City Administrator

Council Action	Ayes	Nays	Abstain	Absent
Enos				
Lohse				
Peffer				
Reed				
Sullivan				

**Applicant License Application ( LE0002205 )**

<b>Name of Applicant:</b> <u>EZ MART LLC</u>		
<b>Name of Business (DBA):</b> <u>EZ Mart</u>		
<b>Address of Premises:</b> <u>1111 SE Lincoln Street</u>		
<b>City</b> <u>Bondurant</u>	<b>County:</b> <u>Polk</u>	<b>Zip:</b> <u>50035</u>
<b>Business</b>	<u>(515) 490-3290</u>	
<b>Mailing</b>	<u>1111 SE Lincoln Street</u>	
<b>City</b> <u>Bondurant</u>	<b>State</b> <u>IA</u>	<b>Zip:</b> <u>50035</u>

**Contact Person**

<b>Name</b> <u>Gurmeet Kaur</u>
<b>Phone:</b> <u>(515) 490-3290</u> <b>Email</b>

**Classification** Class E Liquor License (LE)

**Term:** 12 months

**Effective Date:** 06/01/2015

**Expiration Date:** 05/31/2016

**Privileges:**

- Class B Wine Permit
- Class C Beer Permit (Carryout Beer)
- Class E Liquor License (LE)
- Sunday Sales

**Status of Business**

<b>BusinessType:</b> <u>Limited Liability Company</u>
<b>Corporate ID Number:</b> <u>432936</u> <b>Federal Employer ID</b> <u>454765270</u>

**Ownership**

**Gurmeet Kaur**

**First Name:** Gurmeet      **Last Name:** Kaur  
**City:** Bondurant      **State:** Iowa      **Zip:** 50035  
**Position:** Member  
**% of Ownership:** 50.00%      **U.S. Citizen:** Yes

**Savneet Kaur**

**First Name:** Savneet      **Last Name:** Kaur  
**City:** Bondurant      **State:** Iowa      **Zip:** 50035  
**Position:** Member  
**% of Ownership:** 50.00%      **U.S. Citizen:** Yes

**Insurance Company Information**

**Insurance Company:** Merchants Bonding Company

**Policy Effective Date:** 06/01/2015

**Policy Expiration** 01/01/1900

**Bond Effective** 2

**Dram Cancel Date:**

**Outdoor Service Effective**

**Outdoor Service Expiration**

**Temp Transfer Effective**

**Temp Transfer Expiration Date:**

**Mary Rork-Watson**

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**From:** Licensing@lowaABD.com  
**Sent:** Tuesday, May 12, 2015 2:33 AM  
**To:** mrorkwatson@cityofbondurant.com  
**Cc:** Licensing@lowaABD.com  
**Subject:** Liquor License Submitted to Local Authority

The following licenses are completed and awaiting local authority approval:

<b>License #</b>	<b>License Status</b>	<b>Business Name</b>
LE0002205	Submitted to Local Authority	EZ Mart (1111 SE Lincoln Street Bondurant Iowa, 50035)

Please do not respond to this email. Contact the Division's Licensing Section with questions regarding the application process or application status toll-free at 866.lowaABD (866.469.2223) (select option 1), locally at 515.281.7400 (select option 1).

For assistance by email contact [Licensing@lowaABD.com](mailto:Licensing@lowaABD.com)

**Bondurant Emergency Services  
101 N Grant ST  
BONDURANT, IA 50035**

**Default Inspection Checklist**

<b>Occupancy Name:</b> EZ-Mart	<b>Ph:</b>
<b>Address:</b> 1111 Lincoln ST SE BONDURANT, IA 50035	515-490-3290
<b>Inspector:</b> <u>Chris Pulson</u>	<u>11:05 am</u>
<b>Date Inspected:</b> <u>5/13/2015</u>	

**Exits** **Notes:**

Fire Escapes Properly Maintained  Pass  Fail  N/A  Unk \_\_\_\_\_

Free From Obstruction  Pass  Fail  N/A  Unk \_\_\_\_\_

Exit Signs Illuminated  Pass  Fail  N/A  Unk \_\_\_\_\_

Corridors and Exits Properly Lighted  Pass  Fail  N/A  Unk \_\_\_\_\_

**Fire Alarm Systems** **Notes:**

Control Systems  Pass  Fail  N/A  Unk \_\_\_\_\_

Audible Alarm  Pass  Fail  N/A  Unk \_\_\_\_\_

Actuating Device  Pass  Fail  N/A  Unk \_\_\_\_\_

**Fire Extinguishers** **Notes:**

Hydrostatic Test  Pass  Fail  N/A  Unk \_\_\_\_\_

Identification  Pass  Fail  N/A  Unk \_\_\_\_\_

Proper Installation  Pass  Fail  N/A  Unk \_\_\_\_\_

Ease of Access  Pass  Fail  N/A  Unk \_\_\_\_\_

**Sprinkler Systems** **Notes:**

Alarm Valves  Pass  Fail  N/A  Unk \_\_\_\_\_

Head Clearance  Pass  Fail  N/A  Unk \_\_\_\_\_

Shutoff Valves  Pass  Fail  N/A  Unk \_\_\_\_\_

Water Connections  Pass  Fail  N/A  Unk \_\_\_\_\_



Bondurant Emergency Services  
101 N Grant ST  
BONDURANT, IA 50035

No Violation Notice

Wednesday May 13, 2015

EZ-Mart  
1111 Lincoln ST SE  
BONDURANT, IA 50035

An inspection of your facility on Wednesday May 13, 2015 revealed no violations to the Fire Code of the City of BONDURANT.

Thank you for your cooperation.



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Poulson, Chris /Deputy Chief  
Inspector

**ORDINANCE NO. 15-202**

**ORDINANCE AMENDING THE CITY CODE OF THE CITY OF BONDURANT BY  
AMENDING CHAPTER 136 – SIDEWALK REGULATIONS**

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

Section 1. **SECTION MODIFIED.** Chapter 136 – Sidewalk Regulations. The Code of Ordinances is amended by the following modifications to Chapter 136 – Sidewalk Regulations:

**136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS.** It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. *There is no minimum accumulation which does not require removal. Any accumulation which is visible must be removed. This includes snow which blows or drifts onto a sidewalk at any time.* If a property owner does not remove snow, ice or accumulations within twenty-four (24) hours after such accumulation, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax.

(Code of Iowa, Sec. 364.12 [2b & e])

*(Ordinance No. 08-202)*

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 effect from and after its final passage and approval and publication as provided by law.

**PASSED AND APPROVED** by the City Council this \_\_ day of \_\_, 2015.

CITY OF BONDURANT, POLK COUNTY, IOWA

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Keith Ryan, Mayor

**ATTEST:**

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Mark J. Arentsen, City Clerk

(SEAL)

FIRST CONSIDERATION: April 20, 2015

SECOND CONSIDERATION: May 04, 2015

THIRD CONSIDERATION: