

**Participants wishing to speak on a topic should message the meeting moderator. All participants are asked to mute their individual computers at times when they are not speaking to minimize background noise. Join: [Zoom Meeting Link](#)*

**NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
MARCH 30, 2026**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on March 30, 2026, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open, and the public is encouraged to attend.

AGENDA

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Presentations
 - a. Arbor Day Proclamation
5. Guests requesting to address the City Council
6. Perfecting and Approval of the Agenda
7. Consent Agenda:

All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.

 - a. - Resolution approving a revised Grain District Final Plat to include a corrected legal description
 - b. - Resolution authorizing the Administrative Specialist to apply for a Tuition Scholarship and attend the Iowa Municipal Professionals Institute (June 2026)
8. Discussion Items -
 - a. Public Presentation and Discussion of FY27 Budget Proposal
9. Adjournment

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

Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the City Clerk, (515) 967-2418 or shagan@cityofbondurant.com, no fewer than two business days prior to the meeting to enable the City of Bondurant to make reasonable arrangements to assure accessibility or language assistance for the meeting.



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

Item No. 4.a.
For Meeting of 3/30/2026
Presentation

TITLE: Arbor Day Proclamation

CONTACT PERSON:

Katie Klus, Communication & Events Coordinator

BRIEF HISTORY & ANALYSIS: Arbor Day was first established in 1872 by J. Sterling Morton to encourage tree planting and environmental stewardship, and it is now observed nationwide and internationally.

The attached proclamation designates April 24, 2026, as Arbor Day in the City of Bondurant and encourages residents to recognize the environmental, economic, and community benefits of trees, including improved air quality, reduced erosion, energy savings, and enhanced property values.

Adoption of this proclamation supports the City's commitment to sustainability, beautification, and quality of life for residents.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: No action required. The Mayor will read the Arbor Day Proclamation designating April 24, 2026, as Arbor Day in the City of Bondurant.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. Arbor Day Proclamation



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, 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 fires and countless other wood products, and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

Whereas, trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I, _____, Mayor of the City of
 _____, do hereby proclaim
 _____ as

Arbor Day

In the City of _____, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

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

Dated this _____ day of _____
 Mayor _____



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

Item No. 7.a.
For Meeting of 3/30/2026
Resolution

TITLE: - Resolution approving a revised Grain District Final Plat to include a corrected legal description

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director
Isaac Pezley, City Planner

BRIEF HISTORY & ANALYSIS:

The Bondurant City Council approved the Grain District Final Plat at its June 16, 2025 meeting. The plat was prepared by ISG, who has since received feedback from Polk County indicating that the legal description included on the approved plat must be corrected. The attached revised Grain District Final Plat incorporates the corrected legal description. No material changes to lot configuration or layout have been made since the original approval. Approval of the attached resolution will allow the City to move forward with recording the Grain District Final Plat.

FUNDING SOURCE:

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260330-98
2. 32109 FPLAT-1 1-28-26

CITY OF BONDURANT
RESOLUTION NO. 260330-98

RESOLUTION APPROVING A REVISED GRAIN DISTRICT FINAL PLAT TO INCLUDE
A CORRECTED LEGAL DESCRIPTION

WHEREAS on June 16, 2025, the Bondurant City Council approved the Grain District Final Plat; AND

WHEREAS the Grain District Final Plat has been prepared by ISG, the consulting firm jointly retained by The 101 LLC and the City of Bondurant, and includes land owned by both The 101 LLC and the City of Bondurant; AND

WHEREAS following the original June 2025 Final Plat approval, ISG has made corrections to the legal description listed on the Grain District Final Plat; AND

WHEREAS no material changes related to lot configuration or layout have been made since the June 2025 approval.

WHEREAS this is a subdivision within Bondurant's city limits described as follows:

ALL THAT PART OF BLOCK 12, OFFICIAL REPLAT OF OUTLOTS 10, 11 AND 12, AN OFFICIAL PLAT; PART OF LOT 7, BONDURANT HEIGHTS, AN OFFICIAL PLAT; PARCEL "L" OF PLAT OF SURVEY RECORDED IN BOOK 14493 PAGE 751; PARCEL "M" OF PLAT OF SURVEY FILED OCTOBER 19, 2012 IN BOOK 14493 PAGE 751; PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 31, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., IN POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, 33.00 FEET TO A POINT ON THE SOUTH LINE OF 2ND STREET NE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES 27 SECONDS EAST ON SAID SOUTH LINE, 451.67 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL M; THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS EAST ON SAID WEST LINE, 33.00 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 27 SECONDS EAST ON SAID NORTH LINE, 870.16 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 50 MINUTES 06 SECONDS EAST ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, 436.33 FEET TO A POINT ON THE SOUTH LINE OF THE WISCONSIN, IOWA AND NEBRASKA RAILWAY

COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY); THENCE SOUTH 77 DEGREES 19 MINUTES 29 SECONDS WEST ON SAID SOUTH LINE, 410.69 FEET; THENCE SOUTHWESTERLY 357.84 FEET ON SAID SOUTH LINE AND ON A 8788.17 FOOT TANGENTIAL CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 59 SECONDS TO A POINT ON THE EAST LINE OF LOT 7, BONDURANT HEIGHTS; THENCE SOUTH 00 DEGREES 34 MINUTES 01 SECONDS EAST ON SAID EAST LINE, 345.93 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 33 SECONDS WEST ON SAID EAST LINE, 16.50 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 09 SECONDS EAST, 208.93 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS WEST, 753.05 FEET TO A POINT ON THE WEST LINE OF SAID LOT 7; THENCE NORTH 00 DEGREES 34 MINUTES 18 SECONDS WEST ON SAID WEST LINE 323.70 FEET TO THE SOUTH LINE OF THE WISCONSIN, IOWA AND NEBRASKA RAILWAY COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY); THENCE SOUTH 72 DEGREES 33 MINUTES 45 SECONDS WEST ON SAID SOUTH LINE, 917.82 FEET TO A POINT ON THE CENTERLINE OF MAIN STREET NE; THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ON SAID CENTERLINE, 314.44 FEET; THENCE NORTH 72 DEGREES 33 MINUTES 45 SECONDS EAST, 34.59 FEET TO A POINT ON THE EAST LINE OF MAIN STREET NE, SAID LINE ALSO BEING THE WEST LINE OF BLOCK 12, OFFICIAL REPLAT OF OUTLOTS 10, 11 AND 12; THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ON SAID EAST LINE, 318.78 FEET TO A POINT ON THE SOUTH LINE OF 2ND STREET NE; THENCE NORTH 89 DEGREES 51 MINUTES 06 SECONDS EAST ON SAID SOUTH LINE, 599.92 FEET TO THE POINT OF BEGINNING.

WHEREAS the Grain District Final Plat is zoned Planned Unit Development (R-5); AND NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Grain District Final Plat is hereby approved.

Passed this 30th day of March 2026,

By: _____
Doug Elrod, Mayor

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

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

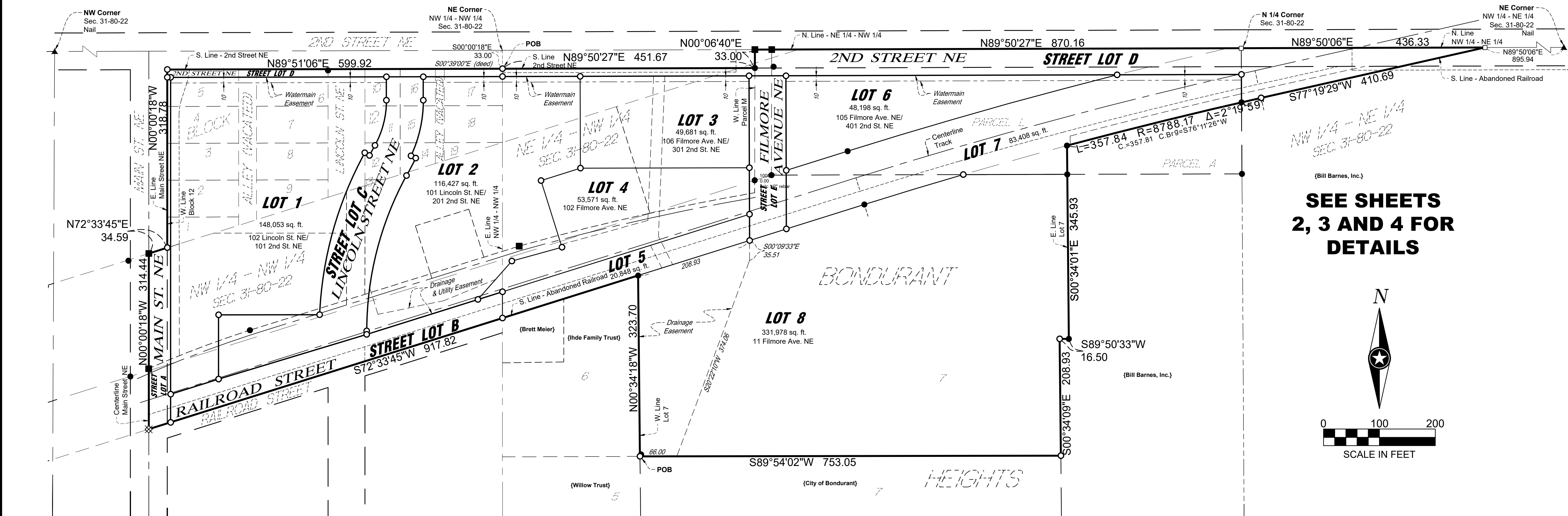
Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				

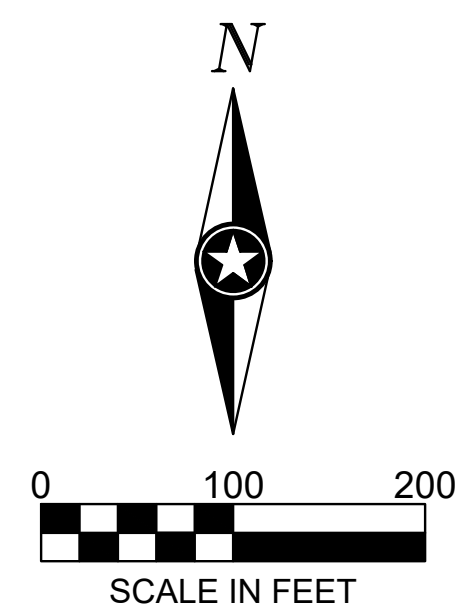
GRAIN DISTRICT FINAL PLAT



INDEX LEGEND	
FINAL PLAT	
CITY: BONDURANT	
COUNTY: POLK	
SUBDIVISION: GRAIN DISTRICT	
SECTION: 31-80-22	
PROPRIETOR: THE 101, LLC	
PLAT PREPARED FOR: THE 101, LLC	
PLAT PREPARED BY: DANIEL L. STUEBER	
COMPANY NAME: ISG	
OFFICE ADDRESS: 217 EAST SECOND STREET, SUITE 110	
DES MOINES, IA 50309	
PHONE: 515-243-9143	



**SEE SHEETS
2, 3 AND 4 FOR
DETAILS**



OVERALL DESCRIPTION

All that part of Block 12, Official Replat of Outlots 10, 11 and 12, an Official Plat; part of Lot 7, Bondurant Heights, an Official Plat; Parcel "L" of Plat of Survey recorded in Book 14493 Page 751; Parcel "M" of Plat of Survey filed October 19, 2012 in Book 14493 Page 751; part of the Northwest Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, and part of the Northwest Quarter of the Northeast Quarter, all in Section 31, Township 80 North, Range 22 West of the 5th P.M., in Polk County, Iowa, described as follows:

Commencing at the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 31; thence South 00 degrees 00 minutes 18 seconds East (assumed bearing) on the east line of said Northwest Quarter of the Northwest Quarter, 33.00 feet to a point on the south line of 2nd Street NE, said point also being the point of beginning; thence North 89 degrees 50 minutes 27 seconds East on said south line, 451.67 feet to a point on the west line of said Northwest Quarter of the Northwest Quarter, 33.00 feet to a point on the north line of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 50 minutes 27 seconds East on said north line, 870.16 feet to the North Quarter corner of said Section 31; thence North 89 degrees 50 minutes 06 seconds East on the north line of said Northwest Quarter of the Northwest Quarter, 436.33 feet to a point on the south line of the Wisconsin, Iowa and Nebraska Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Railway Company); thence South 77 degrees 19 minutes 29 seconds West on said south line, 410.69 feet; thence southwesterly 357.84 feet on said south line and on a 8788.17 foot tangential curve, concave to the southeast, having a central angle of 02 degrees 19 minutes 59 seconds to a point on the east line of Lot 7, Bondurant Heights; thence South 00 degrees 34 minutes 01 seconds East on said east line, 345.93 feet; thence South 89 degrees 50 minutes 33 seconds West on said east line, 16.50 feet; thence South 00 degrees 34 minutes 01 seconds East on said east line, 208.93 feet to a point on the west line of said Lot 7; thence North 00 degrees 34 minutes 18 seconds West on said west line, 323.70 feet to the south line of the Wisconsin, Iowa and Nebraska Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Railway Company); thence South 72 degrees 55 minutes 45 seconds West on said south line, 917.82 feet to a point on the centerline of Main Street NE; thence North 00 degrees 00 minutes 18 seconds West on said centerline, 314.44 feet; thence North 72 degrees 55 minutes 45 seconds East, 34.59 feet to a point on the east line of Main Street NE, said line also being the west line of Block 12, Official Replat of Outlots 10, 11 and 12; thence North 00 degrees 00 minutes 18 seconds West on said east line, 318.78 feet to a point on the south line of 2nd Street NE; thence North 89 degrees 51 minutes 06 seconds East on said south line, 599.92 feet to the point of beginning.

The above described property was formerly deeded as follows:

OVERALL RECORD DESCRIPTION

That part of the Northwest Quarter of the Northwest Quarter of Section 31, Township 80 North, Range 22 West of the 5th P.M., in Polk County, Iowa, bounded as follows: On the West by the Northerly extension of the center line of Main Street; on the Northwest by a line parallel with and distant 250 feet Northwesterly, measured at right angles, from the center line of the main track of the Wisconsin, Iowa and Nebraska Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Railway Company), as said main track center line was originally located and established across said Section 31; on the East by the Northerly extension of the center line of Lincoln Street; and on the Southeast by the following described line: Beginning at a point on the Northerly extension of the center line of Main Street, distant 9 feet Northwesterly, measured radially, from the center line of the most Northwesterly side track of the Chicago and North Western Railway Company (formerly the Chicago Great Western Railway Company), as said side track is now located; thence Northwesterly parallel with said side track center line to a point distant 8.5 feet Northwesterly, measured at right angles, from the Southwesterly extension of the center line of the tangent segment of said side track; thence Northwesterly parallel with said last described side track center line and the Southwesterly extension thereof, to a point on the Northerly extension of the center line of Lincoln Street, and there terminating, excepting therefrom that part, if any, lying Southeasterly of a line parallel with and distant 50 feet Northwesterly, measured at right angles, from the center line of the main track Railway Company, as the same is now located.

AND

A strip of land 100 feet in width extending over and across the North 1/2 of the Northwest 1/4 of Section 31, Township 80 North, Range 22 West of the 5th P.M., said strip of land being 50 feet in width on each side of the center line of the main track of the former Wisconsin, Iowa and Nebraska Railway Company (now the Chicago and North Western Railway Company), as said main track center line was originally located and established, and that part of the North 1/2 of the Northwest 1/4 of Section 31, Township 80 North, Range 22 West of the 5th P.M., lying Northwesterly of the above described 100-foot wide strip of land and lying Southeasterly of a line drawn parallel with and distant 9 feet Northwesterly, measured radially, from the curved segments and 8.5 feet Northwesterly, measured at right angles, from the tangent segments, of the most Northwesterly side track of the Chicago and North Western Transportation Company, as said side track is now located, except Parcel "L" of Plat of Survey filed on October 19, 2012 and recorded in Book 14493 Page 751 and except that part conveyed in Warranty Deed recorded in Book 14689 Page 266 and except that part conveyed in Quit Claim Deed recorded in Book 14688 Page 259.

AND

Lots 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 in Block 12 in the Official Plat of Out Lots 10, 11 and 12 in the Town of Bondurant, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa and The North-South Alley between Lots 14-16 and Lots 17-19 in Block 12 in the Official Plat of Outlots 10, 11 and 12 in the Town of Bondurant, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa. And That part of the Northeast Quarter of the Northwest Quarter of Section 31, Township 80 North, Range 22 West of the 5th P.M., in the Town of Bondurant, Polk County, Iowa, described as follows: Commencing at the northeast corner of the Northwest Quarter of said Section 31; thence South 00 degrees 39 minutes West 33.00 feet to the point of beginning; thence South 89 degrees 36 minutes 00 seconds East, 428.12 feet; thence South 73 degrees 11 minutes West 448.01 feet; thence North 00 degrees 39 minutes 00 seconds East, 132.84 feet to the point of beginning; and Commencing at the Northwest corner of Section 31, Township 80 North, Range 22 West of the 5th P.M., in the Town of Bondurant, Polk County, Iowa, thence North 90°00' East along the North line of the Northwest Quarter of said Section 31, 1038.0 feet, to the center line of Lincoln Street, as presently established; thence South 0°00' East, along said center line of Lincoln Street, 458.73 feet, to the center line of the most Northwesterly side track of the Chicago and North Western Railway Company, as presently established; thence North 72°55' East, along said center line 160.0 feet; thence North 17°05' West 8.5 feet, to the point of beginning; thence continuing North 17°05' West 90.0 feet, thence North 72°55' East 100.0 feet; thence South 17°05' East 90.0 feet; thence South 72°55' West 100.0 feet, to the point of beginning. And Commencing at the Northwest corner of Section 31, Township 80 North, Range 22 West of the 5th P.M., along the North line of Section 31, 347 feet; thence S. 0°39' W., 470.2 feet; thence N. 73°11' E., 200.0 feet to a point on the North line of the Chicago Great Western Railroad right-of-way, said point being 50 feet normally distant Northwesterly from the center line of the main track; thence Southwesterly 240.9 feet along a circular curve concave Southeasterly; thence S. 73°11' W., 75.0 feet; thence N. 16°49' W., 90.0 feet; thence S. 73°11' W., 100.0 feet; thence S. 16°49' E., 90.0 feet to a point on the North line of the said railroad right-of-way and 64 feet normally distant Northwesterly from the center line of the main track; thence S. 73°11' W. along the North line of said railroad right-of-way, 121.2 feet to a point on the East line of Lincoln Street; thence N. 0°39' E., along the East line of Lincoln Street, 194.99 feet to the point of beginning. All of the above described parcel being located in the Northwest Quarter of Section 31, Township 80 North, Range 22 West in the Town of Bondurant, Polk County, Iowa, and contains approximately 1.988 acres. Also, a portion of Lincoln Street in the Town of Bondurant, Iowa described as a tract of land being at the Southwest corner of the above described parcel, thence running Southwesterly along the right-of-way of the Chicago Great Western Railroad 34.6 feet to the center of Lincoln Street; thence North along the center line of Lincoln Street and parallel with the East line of Lincoln Street 194.99 feet; thence North a distance of 34.6 feet; thence South along the East line of Lincoln Street, 194.99 feet to the point of beginning. And Commencing at the Northwest corner of Section 31, Township 80 North, Range 22 West of the 5th P.M., along the North line of Section 31, 347 feet; thence S. 0°39' W., 470.2 feet; thence N. 73°11' E., 1240.80 feet to the point of beginning; thence N. 73°11' E., 235.2 feet to the South line of N.E. 78th Avenue; thence S. 89°21' E., along said South line, 23.0 feet; thence S. 0°39' W., 223.15 feet to a point on the North line of the Chicago Great Western Railroad right-of-way, said point being 30.3 feet normally distant Northwesterly from the center line of the main track; thence Southwesterly 191.70 feet along a circular curve concave Southeasterly to a point on the said railroad right-of-way, being 50 feet normally distant Northwesterly from the center line of the main track; thence N. 16°49' W., 200.0 feet to the point of beginning. All of the above described parcel being located in the Northwest Quarter of Section 31, Township 80 North, Range 22 West in the Town of Bondurant, Polk County, Iowa, and contains approximately 1.088 And Parcel "M" of Plat of Survey filed October 19, 2012 in Book 14493 Page 751 being part of the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 80 North, Range 22 West of the 5th P.M., now included in and forming a part of the City of Bondurant, Polk County, Iowa, and contains approximately 0.16 Acres (6,883 S.F.).

OVERALL RECORD DESCRIPTION cont.

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 in Block 12, and the vacated alley running North and South in said Block 12, all in the Official Replat of Out Lots 10, 11 and 12 in the Town of Bondurant, an Official Plat, now included in and forming a part of the City of Bondurant, Polk County, Iowa.

AND

(1) The 100 foot Abandoned Chicago and North Western Transportation Company Railroad in the NW 1/4 of the NE 1/4 of Section 31, Township 80 North, Range 22 West of the 5th P.M.; and

(2) Parcel "L" of Plat of Survey recorded in Book 14493 Page 751, being a part of the Abandoned Chicago and North Western Transportation Company Railroad in the NE 1/4 of the NW 1/4 of Section 31, Township 80 North, Range 22 West of the 5th P.M.

(3) That part of Lot 7, Bondurant Heights, an Official Plat, lying north of the following described line: Commencing at the northwest corner of said Lot 7; thence South 00 degrees 34 minutes 18 seconds East (assumed bearing) on the west line of said Lot 7, 323.70 feet to the point of beginning; thence North 89 degrees 54 minutes 02 seconds East, 753.05 feet to a point on the east line of said Lot 7 and there terminating.

(4) That part of the N 1/2 of the NW 1/4 of Section 31, Township 80 North, Range 22 West of the 5th P.M., lying North of the Chicago Great Western Railroad Co. Right-of-Way, except the West 1774 feet thereof, and except Parcel "M" of Plat of Survey recorded in Book 14493 Page 751, all now included in and forming a part of the City of Bondurant, Polk County, Iowa.

OWNERS / DEVELOPERS:

The 101, LLC
11925 NE 64th Ave
Elkhart, IA

City of Bondurant
200 2nd Street NE Box 37
Bondurant, IA 50035

AREA TABLE:

Lot 1: 148,053 sq. ft.
Lot 2: 116,427 sq. ft.
Lot 3: 49,681 sq. ft.
Lot 4: 53,571 sq. ft.
Lot 5: 20,848 sq. ft.
Lot 6: 48,198 sq. ft.
Lot 7: 83,408 sq. ft.
Lot 8: 331,978 sq. ft.
Street Lot A: 14,086 sq. ft.
Street Lot B: 28,700 sq. ft.
Street Lot C: 55,027 sq. ft.
Street Lot D: 76,735 sq. ft.
Street Lot E: 18,774 sq. ft.
Total = 1,045,486 sq. ft. (24.0 AC)

EXISTING PROPERTY:

ZONED:
Grain District PUD (R-5); refer to Grain District PUD ordinance for regulations pertaining to permitted uses, bulk, parking, signage, and other requirements.

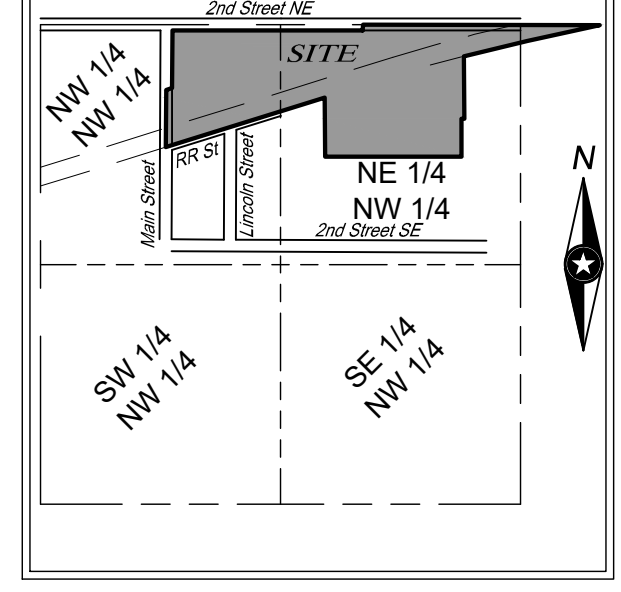
SURVEYOR:

ISG
217 East 2nd Street
Des Moines, IA 50309
(515)-243-9143

LEGEND

- Iron Monument Found
- Mag Nail Found
- Mag Nail Set
- 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 19880

VICINITY MAP (NOT TO SCALE)



I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed by:
DANIEL L. STUEBER Date: 1/28/26
PLS #19880
License Number 19880
My license renewal date is 12/31/2027
Pages covered by this seal 4

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.
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PROJECT

GRAIN DISTRICT

BONDURANT IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
6/12/25	City Comments	KH
6/13/25	City Comments	KH
1/28/26	Added overall description and addresses.	KH

PROJECT NO.	24-32109
FILE NAME	32109 FPLAT
DRAWN BY	KH
DESIGNED BY	-
REVIEWED BY	DS
ORIGINAL ISSUE DATE	2025/05/29
CLIENT PROJECT NO.	-

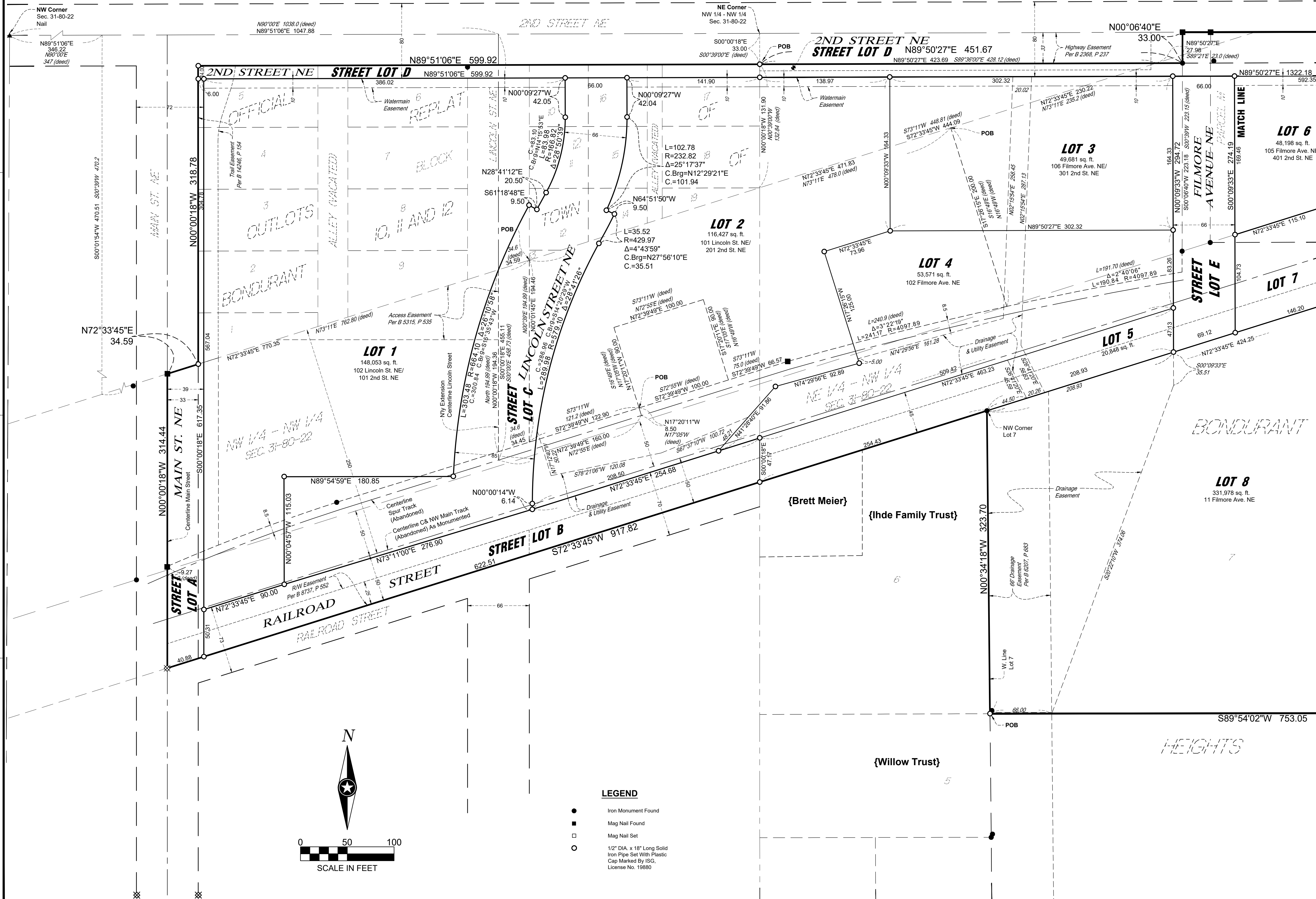
TITLE

FINAL PLAT

SHEET

1 OF 4

GRAIN DISTRICT FINAL PLAT



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PROJECT

GRAIN DISTRICT

BONDURANT IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
6/12/25	City Comments	KH
6/13/25	City Comments	KH
1/28/26	Added overall description and addresses.	KH

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FILE NAME	32109 FPLAT
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DESIGNED BY	-
REVIEWED BY	DS
ORIGINAL ISSUE DATE	2025/05/29
CLIENT PROJECT NO.	-

TITLE

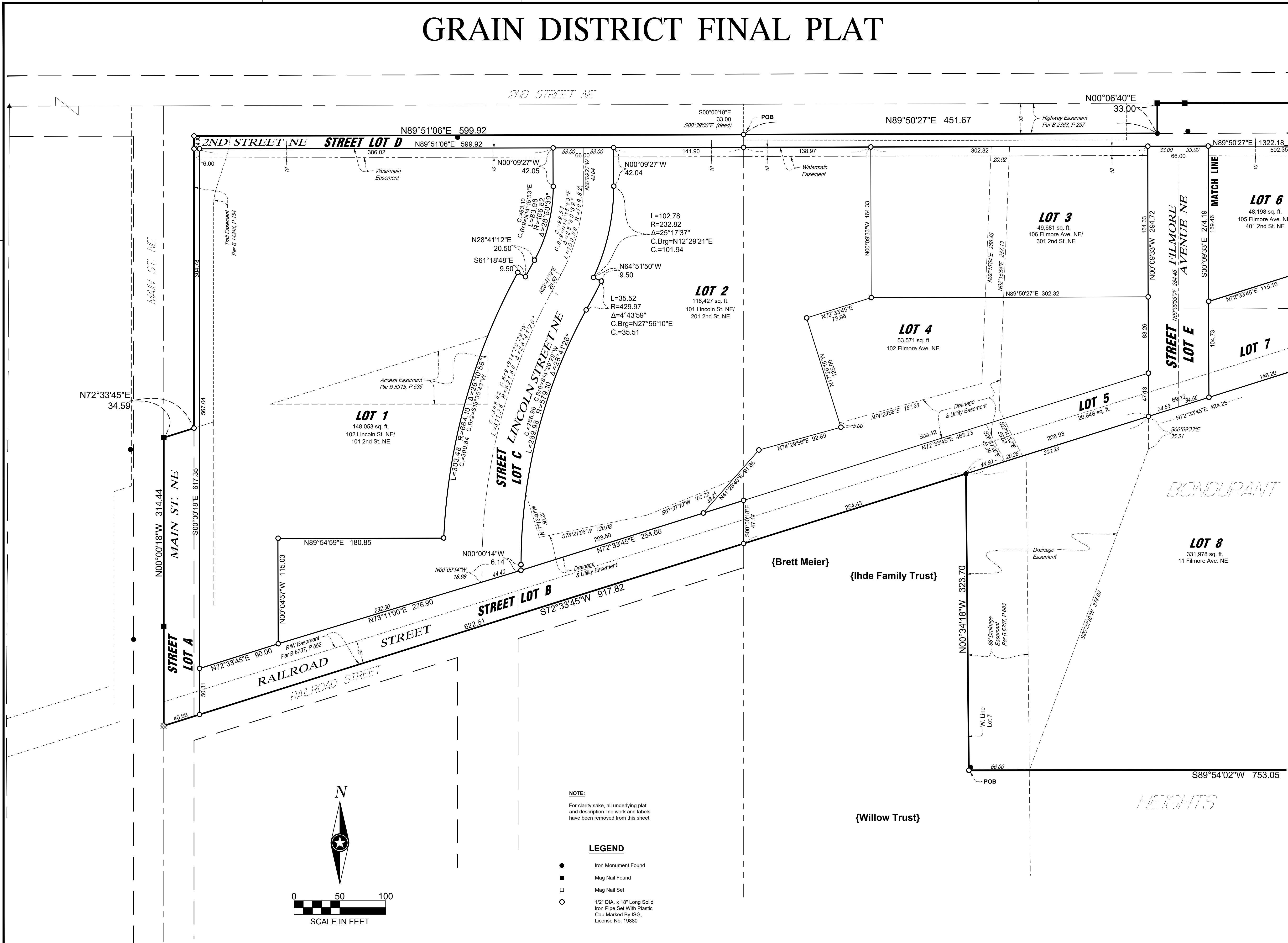
FINAL PLAT

SHEET

2

OF 4

GRAIN DISTRICT FINAL PLAT



NOTE:
For clarity sake, all underlying plat and description line work and labels have been removed from this sheet.

LEGEND

- Iron Monument Found
- Mag Nail Found
- Mag Nail Set
- 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 19880

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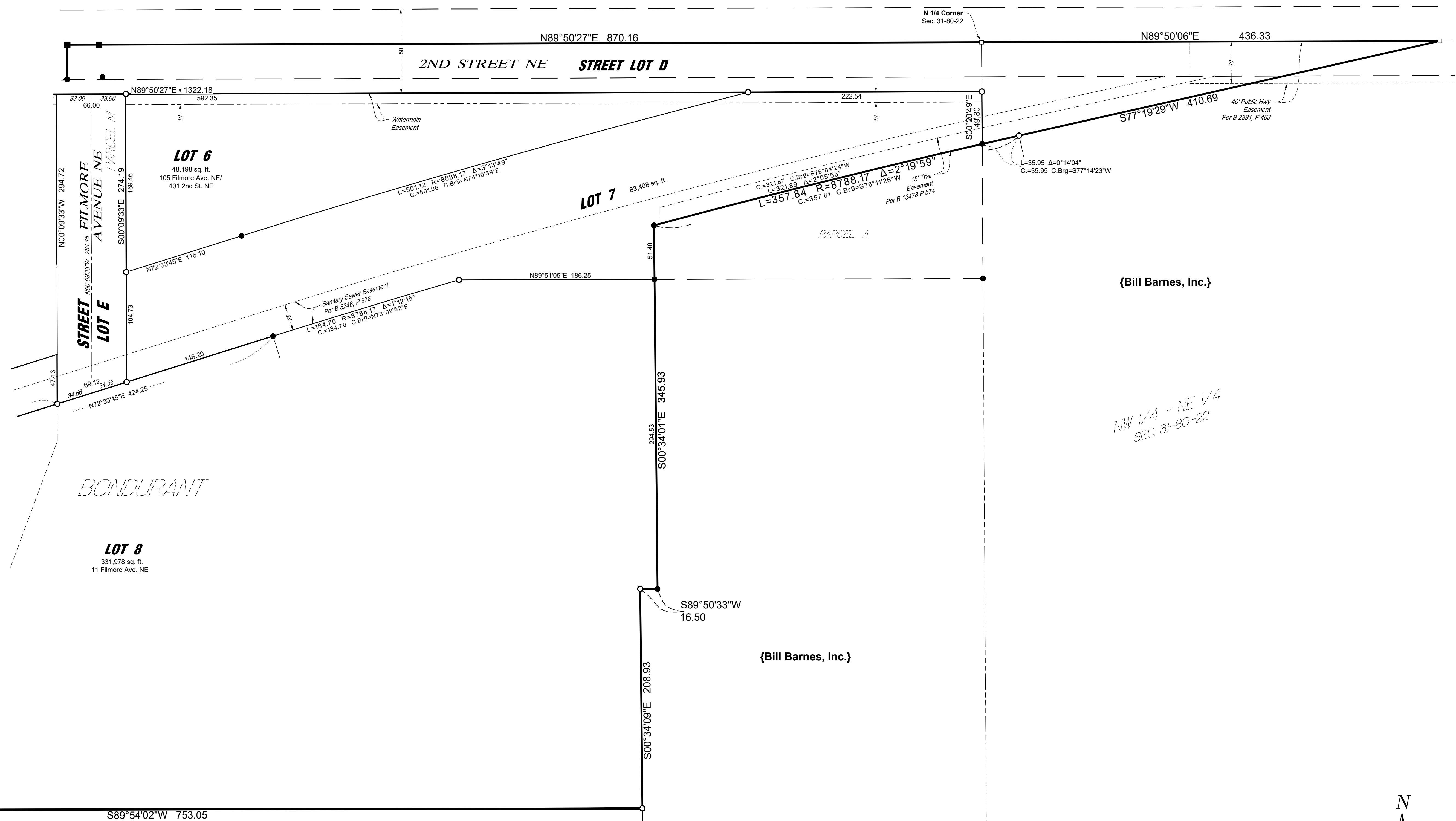
PROJECT		
GRAIN DISTRICT		
BONDURANT IOWA		
REVISION SCHEDULE		
DATE	DESCRIPTION	BY
6/12/25	City Comments	KH
6/13/25	City Comments	KH
1/28/26	Added overall description and addresses.	KH

PROJECT NO.	24-32109
FILE NAME	32109 FPLAT
DRAWN BY	KH
DESIGNED BY	-
REVIEWED BY	DS
ORIGINAL ISSUE DATE	2025/05/29
CLIENT PROJECT NO.	-

TITLE
FINAL PLAT

SHEET **3** OF 4

GRAIN DISTRICT FINAL PLAT



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

GRAIN DISTRICT

BONDURANT IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
6/12/25	City Comments	KH
6/13/25	City Comments	KH
1/28/26	Added overall description and addresses.	KH

PROJECT NO. 24-32109

FILE NAME 32109 FPLAT

DRAWN BY KH

DESIGNED BY -

REVIEWED BY DS

ORIGINAL ISSUE DATE 2025/05/29

CLIENT PROJECT NO. -

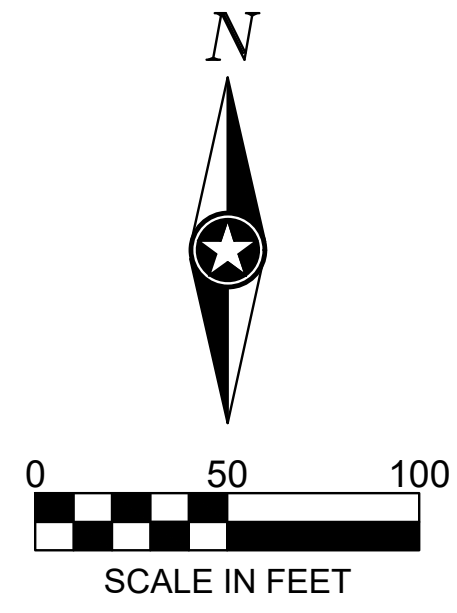
TITLE

FINAL PLAT

SHEET **4** OF 4

NOTE:
For clarity sake, all underlying plat and description line work and labels have been removed from this sheet.

- LEGEND**
- Iron Monument Found
 - Mag Nail Found
 - Mag Nail Set
 - 1/2" DIA. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 19880





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

Item No. 7.b.
For Meeting of 3/30/2026
Resolution

TITLE: - Resolution authorizing the Administrative Specialist to apply for a Tuition Scholarship and attend the Iowa Municipal Professionals Institute (June 2026)

CONTACT PERSON:

Craig Marshman, Administrative Specialist

BRIEF HISTORY & ANALYSIS: The Iowa Municipal Professionals Institute (MPI), offered through Iowa State University Extension and Outreach, is a long-standing training program designed to provide municipal professionals with practical education related to local government operations. The Institute, along with the Municipal Professionals Academy, has been serving Iowa communities for decades and annually trains hundreds of city clerks, finance officers, and administrative staff across the state.

MPI courses provide instruction on topics such as administrative law, public records, budgeting, ethics, and emerging issues affecting municipal government. The program also offers educational credits toward professional certifications through the International Institute of Municipal Clerks (IIMC) and the Iowa Municipal Finance Officers Association (IMFOA).

Participation in the Institute supports ongoing professional development and ensures staff remain current on evolving laws, regulations, and best practices. This training is particularly valuable given the broad and complex responsibilities of municipal staff, who often serve as the operational backbone of local government.

The proposed resolution authorizes the Administrative Specialist to apply for a tuition scholarship and attend the June 2026 session of the Institute. Approval of this resolution supports workforce development, enhances internal capacity, and promotes continued delivery of efficient and compliant municipal services to the community.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 260330-99

CITY OF BONDURANT
RESOLUTION NO. 260330-99

RESOLUTION AUTHORIZING THE ADMINISTRATIVE SPECIALIST TO APPLY FOR
A TUITION SCHOLARSHIP AND ATTEND THE IOWA MUNICIPAL PROFESSIONALS
INSTITUTE (JUNE 2026)

WHEREAS, the City recognizes that Iowa local governments are required to comply with multiple federal, state and local laws and agency rules, and

WHEREAS training is provided annually by the Iowa Municipal Professionals Institute and sponsored by the Iowa Municipal Finance Officers Association and the Iowa League of Cities, and

WHEREAS the City Council hereby encourages, the Administrative Specialist to seek a tuition scholarship to assist the financing of such training, and

WHEREAS provisions have been made in the City's budget in support of providing this important training to include travel, housing, meals and salary while attending, and

WHEREAS the Council is aware that all scholarships are awarded on a reimbursement basis. It is understood that upon successful completion of in-person classes at the Institute in June 2026, the city will be reimbursed for the amount of the scholarship awarded within 30 days, and

WHEREAS, applicants must show proof from their municipality that they are authorized to attend the Institute,

NOW, THEREFORE, the City of Bondurant does hereby authorize a tuition scholarship application be submitted before the deadline of April 6, and pledges city support for all those expenses mentioned above during attendance at the Iowa Municipal Professionals Institute in June 2026.

Passed this 30th day of March 2026,

By: _____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
Lyman				
McKenzie				
Sillanpaa				



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

Item No. 8.a.
For Meeting of 3/30/2026
Discussion Item

TITLE: Public Presentation and Discussion of FY27 Budget Proposal

CONTACT PERSON:

Marketa Oliver, ICMA-CM, SPHR, City Administrator
Jene Jess, Assistant City Administrator

BRIEF HISTORY & ANALYSIS:

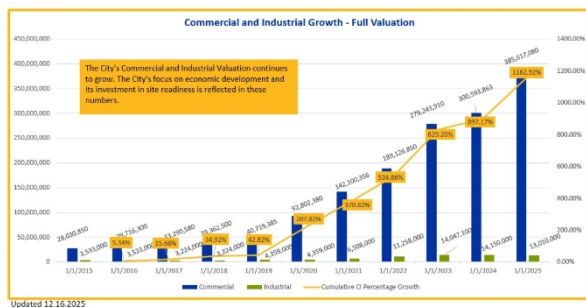
Submitted for your review and consideration is the Fiscal Year 2026-2027 Proposed Budget and Fiscal Year 2027-2028 Projected Budget, as well as a five-year Capital Improvement Plan. The budget provides the financial plan for all City funds and activities for the fiscal year beginning July 1, 2026, and ending June 30, 2027, as well as a projected view of the following fiscal year. The City unveiled a biennial budget document several years ago. While the final budget adoption will include only FY27, the FY28 information is presented as a planning tool to provide more foresight into the future of the City's finances and financial condition.

The proposed tax levy rate is \$10.82493, a slight reduction from last year's levy rate of \$10.83493 per thousand dollars of taxable valuation and the 20th consecutive year for a proposed reduction. The continued decrease is possible through the dramatic increase in commercial and industrial valuation effectuated by the Mayor and Council's vision and strategic economic development efforts, as well as the voter-approved, Local Option Sales and Services Tax (LOSST). During FY18, the City began an Economic Development Launch program, focusing on site certification as an economic development tool and on strategically investing in infrastructure in targeted locations where development was likely to be imminent. The results have been hugely beneficial, providing a growing foundation of commercial and industrial valuation to support the community's needs. The recent announcement that the Vermeer Corporation is purchasing the Timmins Certified Site and building a 300,000 square foot industrial facility which is retaining 143 jobs in the metro area and adding 185 jobs, culminating in more than 300 jobs in the new facility in Bondurant. The project represents a \$102.65 million private investment in the community, with a minimum assessed value of \$87.5 million, which is enabling the City to invest an estimated \$26 million in public infrastructure. This project is particularly exciting for a number of reasons. First, the ongoing private investment in the community is indicative that the City's strategy of

developing certified sites is successful in continuing to facilitate growth. The project also helps diversify the City’s tax base by expanding industrial valuation and adding another major taxpayer. From an economic development perspective, it is important to cultivate industry clusters while maintaining a diverse mix of industries to avoid overreliance on any single large taxpayer.

While the City has been able to reduce its levy for the past 20 years, it should be noted, however; that due to recent and ongoing state legislation and the level at which the levy rate sits currently, it may not be possible to continue to lower it. HF718, which was passed by the State Legislature in 2023, effectively limits the City’s ability to take advantage of the valuation it has created.

Below is a table showing the City’s commercial and industrial valuation growth since the inception of the Launch Program, a direct result of decisions made by the City’s elected leadership.



Operating investments align with available revenues through the lens of the City Council’s strategic plans, financial policies, and legislative directives. The investment the City makes in projects and services for the community for FY26 year-end is estimated to be \$70,152,691 and projected investments for FY27 are \$80,277,926. Capital projects continue to be a significant driver of the budget. The total for the City’s five-year Capital Improvement Plan (FY27-FY31) is \$131,098,590. Capital Projects are \$29,570,759 or 42.15% of the year-end estimate and \$28,676,578 or 35.72% of the proposed budget. Revenues are proposed to be \$67,067,327 for next year and estimated at \$45,387,379 for year-end. The difference between revenues and investments is funded through existing fund balances, pulled through from multi-year capital projects. Please note that overall revenues are below overall expenditures and that is due to the planned draw down of existing fund balances, predominantly for capital projects and purchases. This is NOT representative of any structural deficiency.

Capital projects are supported by several different funding sources, including grants, bonds, charges for services (which arise from payments to connect to the community’s water/sewer systems), and direct transfers from other operating funds, such as Road Use Tax or Local Option Sales and Services Tax. Bonds are repaid using the property tax debt service levy, Tax Increment Financing, Charges for Service (for utility projects),

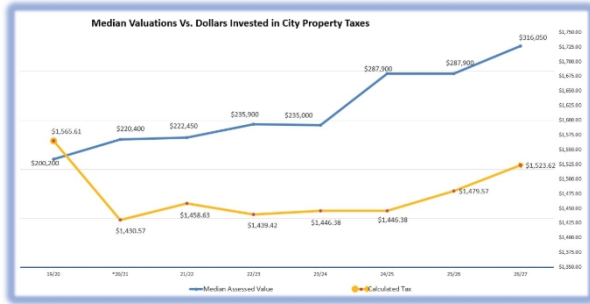
and transfers from other funds such as utility funds, Road Use Taxes, and the Local Option Sales and Services Tax (LOSST). Bondurant voters approved LOSST in August 2019, and it has been an essential source to fund capital projects and reduce the property tax levy.

As previously mentioned, the City’s commercial and industrial valuation has grown dramatically, and the City’s overall total valuation has increased by 343.65% over the past 10 years. It is important to note that a significant portion of this growth is related to new valuation and not revaluation. The City’s continued focus on economic development efforts has led to the City breaching a billion dollars in valuation in 2023, which is a considerable milestone for the community.

Assessment Year	Payable Fiscal Year	100% Actual Valuation	% Change
2016	*2017-2018	\$310,751,709	
2017	2018-2019	\$368,215,917	18.49%
2018	2019-2020	\$409,974,881	11.34%
2109	2020-2021	\$466,183,797	13.71%
2020	2021-2022	\$548,714,456	17.70%
2021	2022-2023	\$679,466,800	23.83%
2022	2023-2024	\$798,310,036	17.49%
2023	2024-2025	\$1,090,142,147	36.56%
2024	2025-2026	\$1,177,675,631	8.03%
2025	2026-2027	\$1,378,642,334	17.06%
*City began its Economic Development Launch program, including pursuing certified sites and investing proactively in infrastructure in strategic locations.			
Cumulative Change since the ED Launch Program:			343.65%

updated 12.16.2025

It is important to note that at the heart of the City’s economic development efforts are the goals of enhancing public safety and improving quality of life for the residents of Bondurant. In 2023 and again in 2025, residents saw a dramatic increase in assessed valuation, causing a tumult of concern that taxes would rise dramatically. At the time, the City conveyed the message that an increase in valuation does not directly equate to an equivalent increase in property taxes and often does not lead to any increase in property taxes at all. The discussion of valuation plays a critical role in the discussion of property taxes because the full valuation increases lead to taxable valuation increases and the increased tax base provides the foundation for the City to lower levy rates. Addressing citizen concerns about rising property values, below is a graph showing the trajectory of median valuations in Bondurant versus what the median-valued home actually paid in City of Bondurant property taxes since FY19/20. As you can see, while a median-value home has ascended in value by nearly 58% (from \$200,200 in FY20-assessment year 2018 to \$316,050 in FY26-assessment year 2024), the dollars invested in City property taxes have decreased by 2.68%, dropping from \$1,565.61 to \$1,523.62. At the same time, the Midwest CPI has increased 27.90%.



The FY27 budget reflects the City's ongoing priorities of enhancing strong core services of public safety and public works. The budget includes operational funding to enhance current staffing levels, which is consistent with the City's Mission and the long-term staffing plan. The proposed budget adds 2 Firefighter/Paramedic positions and a Parks and Recreation Director, an Operations Specialist in the Public Works Department, and an Administrative Specialist in Administration. The addition of Bondurant Emergency Services staff is part of a long-term staffing plan to address community needs. The chart below shows the emergency call trend.

The City's special census in 2015 counted 5,493 residents and in 2024, there were 9,393 residents, showing a 71% growth over the past decade. At the same time, the City has worked to automate to successfully delay the need for adding staff in administration. However, the organization has now reached a point where it needs some additional support, particularly in the area of human resources. With the staff addition in departments throughout the City, the need for human resources support has grown.

The FY26 year-end estimates include resources necessary to continue current operations and capital projects. Noted in the budget is an increase in Road Use Tax revenues. The City completed a special census during the past fiscal year, which indicated that Bondurant now has a population of 9,393, or 2,028 additional residents. The Census was certified in February 2025, meaning that the year-end Road Use Tax estimate for FY25 was boosted to reflect the additional residents, as it is based per capita. The City originally paid \$407,830 for the special census (The payment had to be made prior to the Census Bureau conducting the census.) and estimated it would be recouped during Year 2. Following the update in last year's executive summary, the City received a refund of \$174,682.19. This means the City's net investment for the special census, which yielded an additional 2,028 residents (from 7,365 to 9,393), was \$233,247.81. Road Use Tax revenues received in FY26 increased by \$274,471 over those received in FY24 (the last year full year of collection prior to the special census), meaning that the return on investment in the special census was realized in approximately 10 months.

Throughout the past fiscal year and to date, in the current fiscal year to date, the City has continued to achieve goals established and prioritized by the City Council. Accomplishments include:

- Finalized a development agreement with another major employer who is making a long-term investment in Bondurant, beginning with a \$102.65 million investment that will bring 300+ jobs to Bondurant, slated to open in 2027;
- Dedicated the Bondurant Emergency Services Facility, fully transitioning from a mixed (full-time augmented with paid per call) to a full-time/part-time department;
- Broke ground on The Station Project, reusing the former facility to become a recreational programming/civic use space, targeted for opening in June 2026;
- Dedicated water tower, including public art and lighting that markets Bondurant to the 40,000+ vehicles traveling daily on nearby Interstate 80;
- The City Council lowered the property tax rate for the 19th year in a row (A home of median valuation in Bondurant is actually paying less in property taxes to all taxing entities today than they were in 2020, even though the assessed home value has risen by nearly 58% and the Consumer Price Index has risen by 27.90%.);
- Opened Bondurant's first splash pad;
- Finalized construction of an all-inclusive playground;
- Completed three additional Certified Sites for Economic Development;
- Completed a special census, adding 2,028 citizens for a new official population of 9,393;
- Constructed major infrastructure upgrade to 2nd Street NE (near Myers1 Certified Site) and signalization of Highway 65/2nd Street (project is substantially complete with final completion in spring 2026);
- Constructed two additional parking lots downtown;
- Finalized upgrade to 2nd/64th intersection;
- Substantially completed basketball court and pickleball court at Wolf Creek;
- Created Pleasantview Park plan;
- Secured grant funding to invest in public art, including:
 - Puddle Pavilion in Eagle Park;
 - Mural designed and painted in the City Park south parking lot by local artists Chris Vance, Andrew Golightly, and students from the Bondurant-Farrar Community School District;
 - The Garden Project at Lake Petocka, a kayak launch and fishing dock project that is functional art and is under construction;
 - Moving Curiously Sculpture, currently in production and slated for installation at the entrance to The Grain District;
 - Silo Commons mural, for which the artist group has been recently selected;
- Spearheaded Silo Commons concept, securing a Prairie Meadows Legacy Grant, a Destination Iowa Grant, a MidAmerican Foundation Grant, and a Polk County Community Development Grant, as well as contributions from the Bondurant Community Foundation and multiple other private donors;
- Broke ground on The Grain District Downtown Redevelopment Plan and initiated construction of public infrastructure improvements, including additional parking in downtown;

- Launched capital project to bring street to new school and ultimately to create another north-south transportation corridor, planning jointly with Bondurant-Farrar Community Schools;
- Constructed a business incubation pad adjacent to downtown parking and leased the pad to a small business;
- Initiated Grant Street South corridor study and joint infrastructure committee with Bondurant-Farrar Community School;
- Launched a Street Tree Program, adopting a Right-of-Way tree ordinance and planting 250+ street trees over the past several years;
- Collaborated with Bondurant-Farrar Community School District on the development of joint sports courts (tennis/pickleball);
- Opened Park Side Trail Connection;
- Closed on land purchase for the new water treatment facility, completed pilot project, and initiated construction of wells to ensure sustainable water access, reliability, and quality for current and future residents;
- Secured funding for a Planning and Environmental Linkages Study for a future interstate interchange, collaborating with a neighboring community;
- Forged new Bondurant Emergency Services Department staffing model transitioning Bondurant into a full-time fire/EMS department;
- Advanced the implementation of the Comprehensive Stormwater Master Plan with improvements at 13th/Lincoln and north of Midwest Underground;
- Secured a total of \$2,901,175 in outside funding to assist with City projects and programs in Fiscal Year 2025 and \$1,372,608 to date in Fiscal Year 2026 with an additional estimated grant funding of \$12 million for year-end FY2026; and
- Earned multiple awards for innovative programs and transparency, including:
 - FY26, FY25, FY24, FY23, and FY22 GFOA Distinguished Budget Presentation Award;
 - 2023, 2024, and 2025 Bondurant Chamber of Commerce Organization of the Year Award - Bondurant Community Library; and
 - 2025 American Planning Association – National Best Practice in Planning Award for the Grain District Downtown Redevelopment Plan;
 - 2025 Governor’s Art Champion Award;
 - 2025 IaCMA Program of the Year Award – Public Art Program;
 - 3CMA Award of Excellence – Art, Culture, & Wayfinding Master Plan Promotional Item;
 - Iowa League of Cities Rhonda Wood Smith Award for Shelby Hagan;
 - 2025 American Planning Association – Iowa Chapter Awards for:
 - Daniel Burnham Award for Comprehensive Plan;
 - Best Practice Award for the Art, Culture, and Wayfinding Plan;
 - Urban Design Award for the Silo Commons Concept Plan; and
 - Implementation Award for City Park Master Plan;
 - 2025 International City/County Management Association Program Excellence Awards for:
 - Community Equity and Inclusion for BIinclusive Efforts (City Park inclusive playground, accessible improvements in the Station, etc. accommodating all abilities and sensory needs; and

- Community Health and Safety for Bsafe Programming (Safety Village, Home Alone Awareness, Babysitting Basics, etc.);
- 2026 1,000 Friends of Iowa Best Development Award (Civic) for the Bondurant Emergency Services Facility; and
- 2026 Keep Iowa Beautiful Robert D. Ray Community Award for Excellence.

Some issues for discussion:

MHIP Contribution

Biennial Strategic Planning Session

FUNDING SOURCE: All

STAFF RECOMMENDATION: This is a presentation and discussion item.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None