

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. 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: <https://us02web.zoom.us/j/89769362259>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL NOVEMBER 15, 2021

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on November 15, 2021, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Abstentions declared
4. Perfecting and Approval of the Agenda
5. Consent Agenda:

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

- a. Approval of City Council Meeting Minutes of November 1, 2021
- b. Receive & File - Annual Urban Renewal Report for Fiscal Year 2020-2021
- c. Receive & File - Library Board Meeting Minutes of October 6, 2021 & Library Director's Report
- d. Claims List
- e. Applications for Council Approval
- f. Approval of RFQ for Tree Removal
- g. -Resolution setting Public Hearing to Consider a Rezoning from the Medium Industrial (M-2) District to Central Business (C-4) District on Portions of Land Adjacent to the C-4 District
- h. -Resolution setting a date of Public Hearing to Consider 16th Street NE, Grant Street North to Pleasant Street NE, Water Connection Fee District and Establishing Connection Fees Therein
- i. -Resolution setting a date of Public Hearing to consider the Franklin Street - 2nd Street NW to the Former Railroad Right-of-Way Water Connection Fee District and establishing connection fees therein
- j. -Resolution setting a date of Public Hearing to Consider 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Connection Fee District

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.

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and Establishing Connection Fees Therein

- k. -Resolution setting a date of Public Hearing to Consider the Franklin Street NW - 2nd Street NW North 1/2 Mile Water Connection Fee District and Establishing Connection Fees Therein
- l. -Resolution Setting Date for Public Hearing on Designation of the Expanded Bondurant Urban Renewal Area and on Urban Renewal Plan Amendment
- m. -Resolution obligating Funds from the Urban Renewal Tax Revenue Funds for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the Next Succeeding Fiscal Year
- n. -Resolution authorizing the Tax Increment Financing (TIF) Indebtedness Certification to the County Auditor for Fiscal Year 2023
- o. -Resolution approving the Annual Finance Report to the State of IA for FY21
- p. -Resolution of Endorsement for the City of Bondurant's Application to MidAmerican Energy Company's Trees Please! Grant Program for Improvements proposed at Eagle Park
- q. - Resolution approving ISG Professional Services Agreement in the amount of \$7,000 for Conceptual Design Services to Assist with preparing the City of Bondurant's Application for Funding through the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative Grant Program for the proposed Eagle Park Improvements
- r. -Resolution of Endorsement for the City of Bondurant's Application to the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative Grant Program for Improvements proposed at Eagle Park
- s. -Resolution approving Pay Request No. 7 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project in the amount of \$52,407.00
- t. -Resolution approving Certificate of Completion and Final Acceptance of Agreement Work with the Iowa DOT for Shiloh Rose Parkway/23rd Street SW Public Infrastructure Improvements (Project Omega)
- u. -Resolution approving Change Order No. 3 (deduct of \$30,445.85) to Ryan Companies US, Inc. for Shiloh Rose Parkway/ 23rd St. SW Public Infrastructure Improvement Project (Project Omega)

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- v. -Resolution approving Pay Request No. 8 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project to Concrete Technologies Inc. in the amount of \$133,619.73.
 - w. -Resolution of Endorsement for the City of Bondurant's Application to the Rural Innovation Grant Program seeking Funds to Assist with implementation of the Dog Park Project
- 6. Guests requesting to address the City Council
- 7. Presentation
 - a. Brian Mulcahy, Des Moines Airport
- 8. **Public Hearing**
 - a. Hold public hearing regarding request for annexation of 70.00 acres of land on land owned by James & Judy Nelson and Kathryn Zimmer and Robert Johnson, also known as the Myers Certified Site Application Area.
 - b. Hold public hearing regarding request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District on property known as the Myers Certified Site Application area, pending annexation; and request for Future Land Use Map update from Reserve Ag/Residential and Reserve Industrial to Industrial.
- 9. Action Items
 - a. -Resolution considering approval of the Myers Certified Site Application Area Annexation Request
 - b. -(First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from Agricultural (A-1) to Medium Industrial (M-2), pending annexation, and amending the Future Land Use Map from Reserve Ag/Residential and Reserve Industrial to Industrial.
 - c. O-211101-215 -(Second Reading) Ordinance repealing Ordinance No. 01-202 Providing for the Division of Taxes Levied on Taxable Property in the 2001 Addition to the Bondurant Urban Renewal Area
 - d. -Resolution approving proposal from Vision Electric for lights in the downtown parking lot for \$17,500
- 10. Discussion Items -
 - a. Council Vacancy Discussion
- 11. Reports / Comments and appropriate action thereon:

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- a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
12. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
 13. Adjournment

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

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

Item No. 5.a.
For Meeting of 11/15/2021
Motion

TITLE: Approval of City Council Meeting Minutes of November 1, 2021

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. November 1, 2021 City Council Meeting Minutes

BONDURANT CITY COUNCIL

Minutes

November 1, 2021

Bondurant City Council

1. Roll Call

Present: Mayor Curt Sullivan, Council Member Tara Cox, Council Member Doug Elrod, Council Member Angela McKenzie, Council Member Bob Pepper

Absent: Council Member Wes Enos

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Planning & Community Development Director Maggie Murray, Library Director Jill Sanders

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Consent Agenda:

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

a. Approval of the City Council Meeting Minutes of October 18, 2021

b. Applications for Council Approval

c. Claims List

d. R-211101-286-Resolution approving Pay Request No. 13 for Story Construction for the Library Addition & Remodel Project in the amount of \$18,408.09

- e. R-211101-287-Resolution approving Pay Request No. 14 for Story Construction for the Library Addition & Remodel Project in the amount of \$3,917.86
- f. R-211101-288-Resolution approving Pay Request No. 7 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project to Concrete Technologies, Inc. in the amount of \$456,732.64
- g. R-211101-289-Resolution Approving Purchase of Snowplow Equipment for Existing Truck
- h. R-211101-290-Resolution Approving Purchase of Meter Reading Equipment
Mayor Sullivan questioned the status of the snowplow. Public Works Director Horton clarified the situation to the Mayor and Council.

Motion by Elrod, seconded by Cox, to Approve R-211101-290. Roll Call: Ayes: Cox, Elrod, McKenzie, Pfeffer. Nays: None. Absent: Enos. Motion carried 4-0.

6. Guests requesting to address the City Council

The Polk County Sheriff's Office had 580 calls of service, five arrests with six charges, 109 citations and written warnings, and 69 incidents with 75 charges in the month of October.

- a. Dwayne Hall regarding Stormwater Calculations
Dwayne Hall, 2901 Franklin Street, SW, is requesting an addition to the stormwater ordinance. Hall is requesting 2.1 to 3 acres would pay 2 units, and 4 to 6 acres would pay 3 units. The council would like to seek out insight from Veenstra & Kimm, Inc. for clarification and reasoning on the current calculations before proceeding with any changes.

7. **Public Hearing**

- a. Paine Heights Sewer Lining Project
Mayor opened the public hearing at 06:21 PM.
City Administrator Oliver explained that the original notice advertised the wrong year, so to achieve the city's goals of engaging the public and providing appropriate notice, city staff republished the information to hold an additional hearing.
Mayor closed the public hearing at 06:22 PM.

8. Action Items

- a. R-211101-291-Resolution approving Job Description and Salary Range for the Associate Planner Position
City Administrator Oliver presented the job to the council. Mayor Sullivan supports the position.

Motion by Elrod, seconded by Cox, to Approve R-211101-291. Roll Call: Ayes: Cox, Elrod, McKenzie, Pepper. Nays: None. Absent: Enos. Motion carried 4-0.

- b. R-211101-292-Resolution authorizing the Execution of a Memorandum of Agreement with Luther Park Apartments, Inc. regarding the Issuance of Senior Housing Refunding and Revenue Bonds, in one or more series
City Administrator Oliver updated the council on the agreement, and answered the council's questions pertaining to the agreement.
Motion by Elrod, seconded by Pepper, to Approve R-211101-292. Roll Call: Ayes: Cox, Elrod, McKenzie, Pepper. Nays: None. Absent: Enos. Motion carried 4-0.

- c. O-211101-215 -(First Reading) Ordinance repealing Ordinance No. 01-202 Providing for the Divison of Taxes Levied on Taxable Property in the 2001 Addition to the Bondurant Urban Renewal Area
Motion by Cox, seconded by Elrod, to waive the first and second reading, and approve the third and final reading of O-211101-215.
Council Member Pepper expressed to the council that the final reading should wait until all members of council have a chance to review the ordinance.
Motion withdrawn by Cox.
Motion by McKenzie, seconded by Pepper, to Approve O-211101-215.
Roll Call: Ayes: Cox, Elrod, McKenzie, Pepper. Nays: None. Absent: Enos. Motion carried 4-0.

9. Discussion Items -

- a. Discussion regarding parking (Linden-Locust Loop)
Public Works Director Horton provided an update to the council. The council agreed with the staff's recommendation regarding no parking.
- b. Discuss potential Amendment to the Highpoint Estates Development Area
Seth Moulton, DR Horton, presented an updated amendment to the Highpoint Estates Development.
Branden Stubbs, Stubbs Engineering, discussed the changes to the concept plan.
Council, staff, Molton and Stubbs discussed traffic, slab on grade, commercial, retention, lot sizes, townhomes, etc.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Upcoming Mayor's meeting.
- b. Council Members
McKenzie - ICON grant, upcoming meetings.
Peffer - Upcoming meetings, election tomorrow.
Cox - Chamber Strategic Planning meeting tomorrow, absent December 6th.
Elrod - Absent December 6th, DART meeting tomorrow.
- c. Administrator
Suggested a small gathering after the December 20th meeting to celebrate the Mayor's years of service.
- d. Directors
Sanders - Library update.
Murray - Comprehensive Plan update, stormwater meeting.
Horton - Project updates.

11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation

Motion by Peffer, seconded by McKenzie, to close the regular meeting and move into closed session at 07:42 PM. Roll Call: Ayes: Cox, Elrod, McKenzie, Peffer. Nays: None. Absent: Enos. Motion carried 4-0.
Mayor Sullivan closed the closed session at 08:01 PM.

12. Adjournment

Motion by Peffer, seconded by Cox, to adjourn at 08:02 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Curt Sullivan, Mayor

I, the undersigned Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on November 1, 2021, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available

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

Curt Sullivan, Mayor



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

Item No. 5.b.
For Meeting of 11/15/2021
Receive and File

TITLE: Receive & File - Annual Urban Renewal Report for Fiscal Year 2020-2021

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: Attached is the Annual Urban Renewal Report. This report must be submitted each year to the State of Iowa. It details revenues and expenditures for the City's urban renewal areas for the period beginning July 1, 2020 and ending June 30, 2021.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Receive and file the annual report.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. TIF-08G057-2018_11-12-2020 FY21

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: BONDURANT
Local Government Number: 77G715

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
BONDURANT URBAN RENEWAL	77025	4

TIF Debt Outstanding: 2,952,635

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	18,234	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	578,144
TIF Sp. Revenue Fund Interest:	110
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	578,254

Rebate Expenditures:	40,118
Non-Rebate Expenditures:	565,867
Returned to County Treasurer:	179
Total Expenditures:	606,164

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	-9,676	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 2,356,326

Urban Renewal Area Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL
 UR Area Number: 77025

UR Area Creation Date: 06/1988

UR Area Purpose: To foster economic development in the area through public improvements including sewer, water upgrades, and street improvements.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
BONDURANT CITY/BOND-FARR SCH/88 TIF INCR	770219	770221	16,422,065
BONDURANT CITY AG/BOND-FARR SCH/88 TIF INCR	770220	770222	0
BONDURANT CITY/BOND-FARR SCH/91 AMD TIF INCR	770475	770476	1,121,763
BONDURANT CITY/BOND-FARR SCH/01 AMD TIF INCR	770560	770561	229,916

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,084,830	155,655,970	25,824,000	3,224,000	0	-150,012	189,237,788	0	189,237,788
Taxable	608,942	88,596,259	23,241,600	2,901,600	0	-150,012	117,897,639	0	117,897,639
Homestead Credits									647

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 18,234 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 578,144
 TIF Sp. Revenue Fund Interest: 110
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 578,254

Rebate Expenditures: 40,118
 Non-Rebate Expenditures: 565,867
 Returned to County Treasurer: 179
Total Expenditures: 606,164

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: -9,676 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For BONDURANT URBAN RENEWAL

Stoner Construction Dev Agrmt

Description:	Street Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Main Street Reconstruction

Description:	Main Street Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2nd Street Trail

Description:	Bike/Walk Trail
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

Grant St Frontage Rd

Description:	Frontage Road due to Grant St relocation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Trail to Chichaqua

Description:	Bike/walk trail to Chichaqua
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

Trailhead Depot

Description:	Trailhead shelter; parking
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

Garfield Street Resurface

Description:	Garfield Street Resurface
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Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Paine Hts Stormwater/2nd trail

Description:	Stormwater Infrastructure/2nd St trail
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Petocka playground

Description:	playground/shelter improvement
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	Yes

Kinney Park parking lot improvement

Description:	park lot improvement
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	Yes

Pleasant St NE park land

Description:	Purchase and improvements
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	Yes

Pleasant ST NE park land Development

Description:	Land Development
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

342 10th St, Bridge, Garfield

Description:	Transportation Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Downtown Parking

Description:	Parking lot
Classification:	Roads, Bridges & Utilities

Created: Thu Oct 29 15:20:54 CDT 2020

Physically Complete:	No
Payments Complete:	No

Hwy65 Natural Gas

Description:	Pipeline
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Commercial Master Plan

Description:	Planning Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Economic Develop Dues & Activities

Description:	Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Project Blue Jay

Description:	Streets and Drainage Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Project Blue Jay

Description:	Streets and Drainage Improvements
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For BONDURANT URBAN RENEWAL

GO Urban Renewal Bonds 2008/2016A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	378,300
Interest:	5,982
Total:	384,282
Annual Appropriation?:	No
Date Incurred:	08/31/2008
FY of Last Payment:	2020

Stoner Construction

Debt/Obligation Type:	Rebates
Principal:	75,879
Interest:	0
Total:	75,879
Annual Appropriation?:	No
Date Incurred:	08/23/2008
FY of Last Payment:	2023

GO Urban Renewal Bonds 2013A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	80,000
Interest:	1,080
Total:	81,080
Annual Appropriation?:	No
Date Incurred:	03/06/2016
FY of Last Payment:	2020

GO Urban Renewal Bonds 2017

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	895,000
Interest:	90,723
Total:	985,723
Annual Appropriation?:	No
Date Incurred:	05/31/2017
FY of Last Payment:	2029

Econ Dvlpmt dues/activity FY18

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	910,000
Interest:	203,136
Total:	1,113,136
Annual Appropriation?:	No
Date Incurred:	06/30/2017
FY of Last Payment:	2029

Econ Dvlpmt

Debt/Obligation Type:	Other Debt
Principal:	69,234
Interest:	0
Total:	69,234
Annual Appropriation?:	No
Date Incurred:	08/20/2018
FY of Last Payment:	2021

Econ Dvlpmt

Debt/Obligation Type:	Other Debt
Principal:	243,301
Interest:	0
Total:	243,301
Annual Appropriation?:	No
Date Incurred:	11/15/2019
FY of Last Payment:	2022

Non-Rebates For BONDURANT URBAN RENEWAL

TIF Expenditure Amount:	54,992
Tied To Debt:	GO Urban Renewal Bonds 2008/2016A
Tied To Project:	Grant St Frontage Rd
TIF Expenditure Amount:	120,010
Tied To Debt:	GO Urban Renewal Bonds 2008/2016A
Tied To Project:	2nd Street Trail
TIF Expenditure Amount:	55,744
Tied To Debt:	GO Urban Renewal Bonds 2008/2016A
Tied To Project:	Petocka playground
TIF Expenditure Amount:	2,410
Tied To Debt:	GO Urban Renewal Bonds 2008/2016A
Tied To Project:	Main Street Reconstruction
TIF Expenditure Amount:	12,277
Tied To Debt:	GO Urban Renewal Bonds 2008/2016A
Tied To Project:	Paine Hts Stormwater/2nd trail
TIF Expenditure Amount:	2,762
Tied To Debt:	GO Urban Renewal Bonds 2008/2016A
Tied To Project:	Main Street Reconstruction
TIF Expenditure Amount:	117,530
Tied To Debt:	GO Urban Renewal Bonds 2017
Tied To Project:	Kinney Park parking lot improvement
TIF Expenditure Amount:	22,157
Tied To Debt:	GO Urban Renewal Bonds 2013A
Tied To Project:	Garfield Street Resurface
TIF Expenditure Amount:	8,158
Tied To Debt:	GO Urban Renewal Bonds 2013A
Tied To Project:	Trailhead Depot
TIF Expenditure Amount:	53,610
Tied To Debt:	Econ Dvlpmt dues/activity FY18
Tied To Project:	342 10th St, Bridge, Garfield
TIF Expenditure Amount:	13,553
Tied To Debt:	Econ Dvlpmt dues/activity FY18
Tied To Project:	Downtown Parking

TIF Expenditure Amount:	12,649
Tied To Debt:	Econ Dvlpmt dues/activity FY18
Tied To Project:	Hwy65 Natural Gas
TIF Expenditure Amount:	7,228
Tied To Debt:	Econ Dvlpmt dues/activity FY18
Tied To Project:	Commercial Master Plan
TIF Expenditure Amount:	13,553
Tied To Debt:	Econ Dvlpmt dues/activity FY18
Tied To Project:	Pleasant St NE park land
TIF Expenditure Amount:	69,234
Tied To Debt:	Econ Dvlpmt
Tied To Project:	Economic Develp Dues & Activities

Rebates For BONDURANT URBAN RENEWAL

319 Washington Ave SE

TIF Expenditure Amount:	40,118
Rebate Paid To:	M Burkes LLC
Tied To Debt:	Stoner Construction
Tied To Project:	Main Street Reconstruction
Projected Final FY of Rebate:	2023

TIF Taxing District Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL (77025)
 TIF Taxing District Name: BONDURANT CITY/BOND-FARR SCH/88 TIF INCR
 TIF Taxing District Inc. Number: 770221

TIF Taxing District Base Year:	1987		UR Designation
FY TIF Revenue First Received:	1988	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	06/1988

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	143,376,910	23,399,400	3,224,000	0	-131,492	173,188,818	0	173,188,818
Taxable	0	81,607,271	21,059,460	2,901,600	0	-131,492	107,926,839	0	107,926,839
Homestead Credits									587

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	8,024,819	107,926,839	16,422,065	91,504,774	3,114,674

FY 2020 TIF Revenue Received: 532,985

TIF Taxing District Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL (77025)
 TIF Taxing District Name: BONDURANT CITY AG/BOND-FARR SCH/88 TIF INCR
 TIF Taxing District Inc. Number: 770222

TIF Taxing District Base Year:	1987		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	06/1988

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,084,830	0	0	0	0	0	1,084,830	0	1,084,830
Taxable	608,942	0	0	0	0	0	608,942	0	608,942
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,084,830	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL (77025)
 TIF Taxing District Name: BONDURANT CITY/BOND-FARR SCH/91 AMD TIF INCR
 TIF Taxing District Inc. Number: 770476

TIF Taxing District Base Year:	1990	UR Designation	
FY TIF Revenue First Received:	2000	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	05/1991

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,767,300	2,424,600	0	0	-9,260	11,461,640	0	11,461,640
Taxable	0	4,990,168	2,182,140	0	0	-9,260	7,372,298	0	7,372,298
Homestead Credits									40

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,751,500	7,372,298	1,121,763	6,250,535	212,758

FY 2020 TIF Revenue Received: 37,337

TIF Taxing District Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL (77025)
 TIF Taxing District Name: BONDURANT CITY/BOND-FARR SCH/01 AMD TIF INCR
 TIF Taxing District Inc. Number: 770561

TIF Taxing District Base Year:	2000	UR Designation	
FY TIF Revenue First Received:	2001	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	03/2001

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,511,760	0	0	0	-9,260	3,502,500	0	3,502,500
Taxable	0	1,998,820	0	0	0	-9,260	1,989,560	0	1,989,560
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,000,740	1,511,020	229,916	1,281,104	43,607

FY 2020 TIF Revenue Received: 7,822



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

Item No. 5.c.
For Meeting of 11/15/2021
Receive and File

TITLE: Receive & File - Library Board Meeting Minutes of October 6, 2021 & Library Director's Report

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. October 6, 2021 Library Board Meeting Minutes
2. Directors Report October 2021

Meeting Minutes
Bondurant Community Library | Library Board of Trustees
Wednesday, October 6, 2021

1. **Roll Call:** *Members Present:* Pat Kaura, Craig Kinrade, Josh Bryant, Julie Bergeson, Jen Keeler, Sue Ugulini and Craig Campbell. Library Director Sanders was also present.
2. **Call to order:** Meeting called to order at 7:00 PM by President Kaura.
3. **Guests present:** Clint Jensen, Story Construction Management.
4. **Perfecting and Approving the Agenda:** Motion to approve the agenda by Ugulini, seconded by Keeler. Motion carried.
5. **Capital Improvement Project:** Mr. Clint Jensen [Story Construction Management] provided detailed updates on the capital improvement project, necessary change orders and current budget information. Currently working on minor fixes and final touches.
 - a. **Discussion/Decision Application and Certificate for Payment:** Motion to approve payment for the month of September by Ugulini, seconded by Kinrade. Motion carried.
 - b. **Discussion/Decision Change Orders:** Motion to approve change orders by Bryant, seconded by Keeler. Motion carried.
6. **Approval of Consent Agenda:**
 - a. Minutes of past meeting
 - b. Financial Report
 - c. Approve Warrant list / authorize expenditures
 - d. Staff Report
 - e. Director's Report
 - f. Statistics Review

Motion to approve the above consent agenda by Ugulini, seconded by Bryant. Motion carried.
7. **Public Comments:** None.
8. **Library Foundation Update:** Update provided on recent fundraising and outstanding grant applications.
9. **City Council Liaison Report:** None.
10. **Old Business:** None.
10. **New Business:**
 - a. **Review/Approve Artwork Display Policy.** Motion to approve the salary by Bergeson, seconded by Keeler. Motion carried.

b. Discussion/Decision Google Photography proposal. Motion to table by Bryant, seconded by Campbell. Motion to table carried.

11. Board President Items: Discussion of updated donor/city administration/Board members plaques due to expansion project. Director Sanders will obtain quote[s] and report back to the Board.

12. Adjournment: Motion to adjourn by Bryant, seconded by Kinrade. Motion carried and meeting adjourned at 7:44 PM.

Next Meeting: Wednesday, November 3, 2021



Librarian items November 2021

- In October, staff met with Kim Keitzman, Long Range Planning Consultant, in preparation for Long Range Planning sessions held in October. Two focus groups were held on the Oct 21 at 6 pm and Oct 23 at 10 am. Kim will submit a report that staff will begin to work through in preparation of the final document for Board approval and to be submitted to the State Library.
- The final Clerk II position to be filled at this time has been filled. Sunday open hours will begin on November 14th. Full time staff will work with the new Clerk II staff on Sundays for a period of time to make sure the transition will go smoothly. Sunday hours will be Noon to 5.
- Library staff have been researching a cloud based product from Envisionware that will manage our meeting space reservations. In the past staff has used a combination of an on-line form and a Google calendar to manage these spaces. With the increased amount of space to manage staff at least wanted to explore options. After an initial set up cost the year-to-year cost would increase \$210. It will go from \$415 to \$625 per year.
- Direct State Aid funds for the year have been received in the amount of \$2869.61. This is a slight increase from last year (+\$291.91). Open Access funding has not been received to date.

Stats for October 2021

- Total Circulation for the month 5839, 3672 (2020 Pandemic) last year at this time.
- On-line usage (e-Books, Downloadable music, Tumblebooks, Hoopla (music, ebooks, streaming video), Transparent Language, Brainfuse, Adventure Pass 986, 873 last year.
- Door Count 1511, last year 1466.
- Assisting patrons by phone, with the catalog, computers, etc. 420 and 435 last year.
- Story times- 21 were held with 104 attending, in person, last year 25 story times with 49 attending virtually.
- Total programming attendance 994 for adults, youth and children last year 506.
- Website hits 7561, last year 6961.
- Internet usage in house was 261, last year 184, 1049 Wi-Fi users 604 last year, 115 hotspot were used this past month last year 69.

- Meeting room –We are beginning to take reservations for the meeting room again. October had 21 reservations by the community.
- Issued 50 new library cards. Last year we issued 29 cards during the month of October.
- The library did 31 requests for materials from other libraries and provided 79 to other libraries.
- 234 items were added to the collection and 97 were removed.
- 1 Curbside deliveries were made.
- 4 Mobile Printing.
- 0 Inside appointments. The Library has opened for full service.



Library Staff participated in both the City sponsored Spooktacular held on Saturday, 10/23 from 2-4 and Chamber sponsored Business Safe Trick Or Treat on Tuesday, 10/26 from 5-7 pm. Both events were well attended by 200-300 trick-or-treaters



Check Register

Packet: APPKT00532 - 11/4/21 AP FOR 11/15/21

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1473	ACCESS SYSTEMS LEASING	11/04/2021	Regular	0.00	799.64	59285
2030	ALLEGRA	11/04/2021	Regular	0.00	103.04	59286
0037	ARDICK EQUIPMENT COMPANY	11/04/2021	Regular	0.00	118.50	59287
0048	BAKER & TAYLOR	11/04/2021	Regular	0.00	1,133.50	59288
2200	CASEY'S BUSINESS MASTERCARD	11/04/2021	Regular	0.00	135.05	59289
0095	CFI SALES INC.	11/04/2021	Regular	0.00	1,107.00	59290
1228	CINTAS CORPORATION #762	11/04/2021	Regular	0.00	74.72	59291
2516	CONCRETE TECHNOLOGIES INC.	11/04/2021	Regular	0.00	456,732.64	59292
0134	DEMCO	11/04/2021	Regular	0.00	196.99	59293
0142	DES MOINES STAMP MANUFACTURIN	11/04/2021	Regular	0.00	238.65	59294
2013	EDUCATIONAL DEVELOPMENT CORP	11/04/2021	Regular	0.00	9.99	59295
2246	ETECH	11/04/2021	Regular	0.00	408.75	59296
2473	FINDAWAY WORLD LLC	11/04/2021	Regular	0.00	12.99	59297
1069	FIRST NATIONAL BANK OMAHA	11/04/2021	Regular	0.00	2,882.47	59298
1069	FIRST NATIONAL BANK OMAHA	11/04/2021	Regular	0.00	385.67	59299
0179	GRAYBAR	11/04/2021	Regular	0.00	151.08	59300
0230	IOWA ONE CALL	11/04/2021	Regular	0.00	387.80	59301
0784	IOWA PARKS & RECREATION ASSOC	11/04/2021	Regular	0.00	170.00	59302
0506	IDALS	11/04/2021	Regular	0.00	30.00	59303
2091	IEDA	11/04/2021	Regular	0.00	500.00	59304
0210	IMWCA	11/04/2021	Regular	0.00	74,743.00	59305
2078	KADETH INC	11/04/2021	Regular	0.00	6,867.50	59306
2539	LAURIE FREEBORN	11/04/2021	Regular	0.00	90.00	59307
2236	MATHESON TRIGAS INC	11/04/2021	Regular	0.00	83.30	59308
0040	MEDIACOM	11/04/2021	Regular	0.00	434.10	59309
2350	MEGAN SCHINCKE	11/04/2021	Regular	0.00	113.74	59310
0842	MENARDS	11/04/2021	Regular	0.00	11.94	59311
0599	MICROMARKETING LLC	11/04/2021	Regular	0.00	30.71	59312
2414	MID-IOWA SOLID WASTE EQUIPMENT	11/04/2021	Regular	0.00	139.08	59313
0286	METRO WASTE AUTHORITY	11/04/2021	Regular	0.00	35,552.44	59314
1457	O'REILLY AUTO PARTS	11/04/2021	Regular	0.00	14.95	59315
1858	OVERDRIVE INC	11/04/2021	Regular	0.00	2,977.78	59316
1134	PETTY CASH	11/04/2021	Regular	0.00	45.58	59317
1525	REGISTER MEDIA	11/04/2021	Regular	0.00	659.28	59318
2540	RHOMAR INDUSTRIES, INC	11/04/2021	Regular	0.00	3,320.89	59319
1470	SCIENCE CENTER OF IOWA	11/04/2021	Regular	0.00	250.00	59320
2542	SEILER INSTRUMENT & MFG. CO. INC.	11/04/2021	Regular	0.00	6,439.61	59321
0455	STAR EQUIPMENT LTD	11/04/2021	Regular	0.00	375.00	59322
1301	STOREY KENWORTHY	11/04/2021	Regular	0.00	60,327.27	59323
0564	STOREY KENWORTHY/MATT PARROTT	11/04/2021	Regular	0.00	281.10	59324
1534	STRATUS BUILDNG SOLUTIONS IOWA	11/04/2021	Regular	0.00	1,326.56	59325
2341	T-MOBILE	11/04/2021	Regular	0.00	500.00	59326
2406	UNIQUE	11/04/2021	Regular	0.00	8.95	59327
0525	US CELLULAR	11/04/2021	Regular	0.00	549.12	59328
1161	VEENSTRA & KIMM, INC.	11/04/2021	Regular	0.00	69,166.28	59329
2433	WEX BANK	11/04/2021	Regular	0.00	3,135.08	59330
0144	DES MOINES WATER WORKS	11/22/2021	Bank Draft	0.00	22.00	DFT0001259
0144	DES MOINES WATER WORKS	11/22/2021	Bank Draft	0.00	28,615.33	DFT0001260
0144	DES MOINES WATER WORKS	11/22/2021	Bank Draft	0.00	38,056.79	DFT0001261
0416	POSTMASTER	11/02/2021	Bank Draft	0.00	502.50	DFT0001262
2404	STORY CONSTRUCTION	11/03/2021	Bank Draft	0.00	18,408.09	DFT0001263

Check Register

Packet: APPKT00532-11/4/21 AP FOR 11/15/21

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2404	STORY CONSTRUCTION	11/03/2021	Bank Draft	0.00	3,917.86	DFT0001264

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	75	46	0.00	733,021.74
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	6	6	0.00	89,522.57
EFT's	0	0	0.00	0.00
	81	52	0.00	822,544.31

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	11/2021	822,544.31
			<u>822,544.31</u>



Check Register

Packet: APPKT00538 - 11/10/21 FOR MEETING ON 11/15/21

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
2342	A+ LAWN AND LANDSCAPE	11/10/2021	Regular	0.00	225.00	59331
1585	BIG GREEN UMBRELLA MEDIA INC	11/10/2021	Regular	0.00	467.00	59332
1537	BOUND TREE MEDICAL LLC	11/10/2021	Regular	0.00	274.55	59333
0073	BRICK,GENTRY,BOWERS,SWARTZ &	11/10/2021	Regular	0.00	4,077.30	59334
2508	CARTEGRAPH SYSTEMS LLC	11/10/2021	Regular	0.00	4,894.20	59335
0921	CDW GOVERNMENT, INC.	11/10/2021	Regular	0.00	228.68	59336
2543	CITY OF STATE CENTER	11/10/2021	Regular	0.00	6,000.00	59337
0939	OCCUPATIONAL HEALTH CTR OF SW	11/10/2021	Regular	0.00	779.50	59338
2075	CORE & MAIN LP	11/10/2021	Regular	0.00	881.00	59339
1678	DEERY BROTHERS CHEVROLET	11/10/2021	Regular	0.00	216.79	59340
0144	DES MOINES WATER WORKS	11/10/2021	Regular	0.00	186,606.60	59341
2473	FINDAWAY WORLD LLC	11/10/2021	Regular	0.00	19.94	59342
0780	FIRE SERVICE TRAINING BUREAU	11/10/2021	Regular	0.00	96.31	59343
0193	HAWKEYE TRUCK EQUIPMENT	11/10/2021	Regular	0.00	793.39	59344
2233	JENE JESS	11/10/2021	Regular	0.00	427.74	59345
0348	LINDE GAS & EQUIPMENT INC.	11/10/2021	Regular	0.00	616.33	59346
0308	MUNICIPAL SUPPLY	11/10/2021	Regular	0.00	8,063.00	59347
0286	METRO WASTE AUTHORITY	11/10/2021	Regular	0.00	160.00	59348
0337	POLK COUNTY TREASURER	11/10/2021	Regular	0.00	2.00	59349
1375	R & B SERVICES, LLC	11/10/2021	Regular	0.00	385.00	59350
0619	RACOM CORPORATION	11/10/2021	Regular	0.00	936.00	59351
2544	RICHARD TEDROW	11/10/2021	Regular	0.00	60.00	59352
1262	ROSS CHEMICAL SYSTEMS INC.	11/10/2021	Regular	0.00	318.80	59353
0455	STAR EQUIPMENT LTD	11/10/2021	Regular	0.00	375.00	59354
0850	STEWART ELECTRIC, INC.	11/10/2021	Regular	0.00	525.00	59355
2239	UPHDM OCCUPATIONAL MEDICINE	11/10/2021	Regular	0.00	23.00	59356
2231	VERIZON WIRELESS	11/10/2021	Regular	0.00	1,299.12	59357
0991	ZIEGLER INC.	11/10/2021	Regular	0.00	253.30	59358

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	38	28	0.00	219,004.55
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	38	28	0.00	219,004.55

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	11/2021	219,004.55
			219,004.55



Payroll Check Register

Checks

Pay Period: 10/25/2021-11/7/2021

Packet: PYPKT00268 - 10/25/21-11/7/21 PAID ON 11/12/21

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
CHRISTIAN, MARGARET L	3129	Regular	11/12/2021	997.88	1058



Payroll Check Register

Direct Deposits

Pay Period: 10/25/2021-11/7/2021

Packet: PYPKT00268 - 10/25/21-11/7/21 PAID ON 11/12/21

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	11/12/2021	219.45	102024
BAILEY, BOYCE E	7104	11/12/2021	1,229.17	102025
BERGESON, JOHN W	7121	11/12/2021	1,520.74	102026
BRIGGS, ASHTON S	1511	11/12/2021	745.30	102027
BRUCE, EMMA	3141	11/12/2021	498.28	102028
BUCKLIN, JEFFERY D	1562	11/12/2021	585.55	102029
CARPENTER, JOHN C	5129	11/12/2021	1,326.72	102030
COLLINS JR, ANTHONY M	9152	11/12/2021	1,000.56	102031
COLLINS JR, ANTHONY M	9152	11/12/2021	30.00	102031
COLLISON, PATRICK F	5103	11/12/2021	1,899.13	102032
CORY, JOHN P	7120	11/12/2021	1,165.69	102033
CRITTENDEN, MATTHEW	1567	11/12/2021	717.44	102034
ELLIOTT, KYLE	1568	11/12/2021	651.45	102035
GERDNER, RONALD L	7122	11/12/2021	1,406.53	102036
HAGAN, SHELBY L	5118	11/12/2021	1,961.36	102037
HARMISON, TROY G	1503	11/12/2021	1,276.25	102038
HIGGINS, DAVID P.	7105	11/12/2021	1,191.71	102039
HORTON, JOHN C	7112	11/12/2021	2,299.62	102040
HORTON, JOHN C	7112	11/12/2021	100.00	102040
HUFF, TIMOTHY J	1559	11/12/2021	1,235.73	102041
JESS, JENE N	5123	11/12/2021	2,463.50	102042
JOHNSON, ANNASTASHA	5130	11/12/2021	1,118.57	102043
KLINKER-FELD, MICHELL M	3135	11/12/2021	1,540.46	102044
KOOIKER, ASHTON BRENT	7123	11/12/2021	1,325.76	102045
KREUDER, AARON M	1441	11/12/2021	2,459.84	102046
MANGUM, MEGAN SUSANNA	3142	11/12/2021	500.03	102047
MARSHMAN, CRAIG A	5125	11/12/2021	1,340.91	102048
MORRIS, REBECCA L	1504	11/12/2021	1,824.18	102049
MURRAY, MARGARET	5126	11/12/2021	2,308.17	102050
OLIVER, MARKETA S	8403	11/12/2021	3,084.62	102051
OLIVER, MARKETA S	8403	11/12/2021	300.00	102051
PHIPPS-BUCKLIN, CHANTEL E	4145	11/12/2021	325.56	102052
REYNOLDS, RAY A	1537	11/12/2021	545.42	102053
SANDERS, JILL C	3128	11/12/2021	1,984.32	102054
SCHINCKE, MEGAN	3137	11/12/2021	359.85	102055
SCHINCKE, MEGAN	3137	11/12/2021	839.66	102055
SCHROER, DAVID J	1528	11/12/2021	247.28	102056
SMITH, PATRICIA E	1478	11/12/2021	466.65	102057
SPOERRY, DANIELLE M	1527	11/12/2021	1,101.13	102058
SUMMERS, ALAN C	1534	11/12/2021	167.92	102059
VAN HOUTEN, NICOLE M	5121	11/12/2021	1,163.94	102060
WELTHA, CLAYTON	1566	11/12/2021	669.48	102061



Payroll Check Register Report Summary

Pay Period: 10/25/2021-11/7/2021

Packet: PYPKT00268 - 10/25/21-11/7/21 PAID ON 11/12/21

Payroll Set: City of Bondurant, IA - 01

Type	Count	Amount
Regular Checks	1	997.88
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	42	47,197.93
Total	43	48,195.81



Refund Check Register

Refund Check Detail

UBPKT02170 - Refunds 01 UBPKT02168 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01635-02	TERA OBERBROECKLING 975 ARBOR WOODS DR PLEASANT HILL, IA 50327	11/3/2021	59259	98.19			98.19	Generated From Billing
01-01783-02	BOSER, JACK 750 19TH ST EAST MOLINE, IL 61244	11/3/2021	59260	124.45			124.45	Generated From Billing
01-01810-02	PHILLIP & MALEAH MIER 225 NE 60TH COURT ANKENY, IA 50021	11/3/2021	59261	167.96			167.96	Generated From Billing
01-01853-02	STEPHANIE GILBERT 302 E 22ND ST LOVILIA, IA 50150	11/3/2021	59262	167.24			167.24	Generated From Billing
01-01883-02	BRADY COOPER 4420 SE 35TH COURT DES MOINES, IA 50320	11/3/2021	59263	54.48			54.48	Generated From Billing
01-01938-01	JENNIFER JUHL 13552 NE 76TH ST MAXWELL, IA 50161	11/3/2021	59264	70.85			70.85	Generated From Billing
01-01967-01	MICHAEL WOLF 5712 OAK LANE PLEASANT HILL, IA 50327	11/3/2021	59265	75.17			75.17	Generated From Billing
01-02066-04	BRANDON SCHMIDTKE 1519 SPRAY ST BURLINGTON, IA 52601	11/3/2021	59266	68.68			68.68	Generated From Billing
01-02305-01	JESSE BALDWIN 2680 NE 102 AVE ANKENY, IA 50021	11/3/2021	59267	75.17			75.17	Generated From Billing
01-02386-11	GARVEY, HOLLY 3009 CENTER ST DES MOINES, IA 50312	11/3/2021	59268	131.76			131.76	Generated From Billing
01-02425-09	FOLEY, VANESSA L 3373 GROVELANDING CIRCLE GROVETOWN, GA 30813	11/3/2021	59269	120.50			120.50	Generated From Billing
01-02917-03	IOWA REALTY RELOCATION 3501 WESTOWN PKWY WEST DES MOINES, IA 50266	11/3/2021	59270	117.96			117.96	Generated From Billing
01-03163-05	CLEGHORN, TIMOTHY E 2953 KADING RD PERRY, IA 50220	11/3/2021	59271	60.97			60.97	Generated From Billing

UBPKT02170 - Refunds 01 UBPKT02168 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-03177-06	SHIMEK, KATHLEEN R 935 BREEZEWOOD CIRCLE ALTOONA, IA 50009	11/3/2021	59272	116.52			116.52	Generated From Billing
01-03186-02	AMY SMITH 6401 W 140TH ST S MITCHELLVILLE, IA 50169	11/3/2021	59273	63.91			63.91	Generated From Billing
02-01363-02	ALEXANDER LUND 3752 FROSTFIRE AVE GRAND ISLAND, NE 68803	11/3/2021	59274	120.13			120.13	Generated From Billing
02-01401-00	ANDREW GEORGE 910 NE 15TH ST ANKENY, IA 50021	11/3/2021	59275	74.45			74.45	Generated From Billing
02-02042-01	CATHY HAYWORTH 5935 CARDINAL COURT PLEASANT HILL, IA 50327	11/3/2021	59276	75.17			75.17	Generated From Billing
04-03455-03	HAILEY RAPER 331 S MAIN ST CHARITON, IA 50049	11/3/2021	59277	75.17			75.17	Generated From Billing
04-03491-04	BAUER, ANNA 1621 68TH ST WINSOR HEIGHTS, IA 50324	11/3/2021	59278	115.80			115.80	Generated From Billing
06-02201-02	JOYCE KARNS 9182 NE MORGAN DR BONDURANT, IA 50035	11/3/2021	59279	68.68			68.68	Generated From Billing
08-03380-01	GREGORY J ZIELINSKI 500 5TH AVE SW APT 6A ALTOONA, IA 50009	11/3/2021	59280	77.29			77.29	Generated From Billing
09-03226-04	SHAWN M ESSEX 3515 SE 17TH ST ANKENY, IA 50021	11/3/2021	59281	75.53			75.53	Generated From Billing
11-03265-02	JOHN GLISSMANN 5012 W 148TH ST N MINGO, IA 50168	11/3/2021	59282	71.03			71.03	Generated From Billing
16-01553-00	GREENLAND HOMES 1680 SW ANKENY RD # 2A ANKENY, IA 50023	11/3/2021	59283	120.13			120.13	Generated From Billing
16-01818-02	REBECCA HUGGINS 3301 6TH AVE SW ALTOONA, IA 50009	11/3/2021	59284	52.59			52.59	Generated From Billing
Total Refunds: 26		Total Refunded Amount:		2,439.78				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	2439.78
Revenue Total:	2439.78

General Ledger Distribution

Posting Date: 11/03/2021

	Account Number	Account Name	Posting Amount	IFT
Fund:	600 - WATER			
	600-000-1101	CLAIM ON POOLED CASH	-2,439.78	Yes
	600-050-2141	APPLIED CREDITS	2,439.78	
		600 Total:	0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-2,439.78	
	999-050-2300	DUE TO OTHER FUNDS	2,439.78	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	

Tax Abatement Applications
November 15, 2021
City of Bondurant

Name	Address	Closing Date	Cost
Mackenzie Lloyd	713 Elizabeth Lane, NW	2/20/2020	\$225,990.00
Michael Cagle	1013 37 th Street, SW	1/29/2020	\$339,900.00
Alexis Morrison & Adam Gillespie	788 McIntosh Court, NE	11/5/2021	\$308,276.00



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

Item No. 5.f.
For Meeting of 11/15/2021
Resolution

TITLE: Approval of RFQ for Tree Removal

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant needs to remove and clean-up of dead, diseased, and dying trees on city-owned properties and within certain right-of-way property. While the City is not required to issue an RFP for these services, staff recommends doing so in order to secure the best price. Attached you will find a Request for Proposals for the removal and clean up of trees, as identified in various locations around the community. Please note that based on publication timelines, the deadlines in the RFP may need to be slightly adjusted, however it is staff's goal to have the trees removed in time to potentially replace them in the spring.

FUNDING SOURCE: Tree Funds/RUT/General/Utilities

STAFF RECOMMENDATION: Approve issuance of the RFP for tree removal on a voice vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. REQUEST FOR QUOTE PROPOSAL FOR TREE REMOVAL

REQUEST FOR QUOTE PROPOSAL

FOR TREE REMOVAL WITHIN THE

CITY OF BONDURANT, IOWA

Intent: The City of Bondurant is requesting Competitive Sealed Proposals from qualified firms interested in contracting with the City to provide tree removal services for the removal and clean-up of dead, diseased, and dying trees on city owned properties and within certain right-of-way property within the City of Bondurant.

The sites are as follows:

- 1 tree located on residential ROW at 105 Lincoln St. SE Bondurant, Iowa 50035 situated on Lot 2 Blk. 6 in the City of Bondurant, Iowa
- 2 trees located on residential ROW at 201 Lincoln St. SE Bondurant, Iowa 50035 situated on Lot 4 Blk. 7 in the City of Bondurant, Iowa
- 1 tree located on residential ROW at 301 Lincoln St. SE Bondurant, Iowa 50035 situated on Lot 4 Blk. 20 in the City of Bondurant, Iowa
- 2 trees located on city owned property at 203 Lincoln St. SE Bondurant, Iowa (City Park)
- 6 trees located on city owned property at 200 Second St. NE Bondurant, Iowa (Bondurant City Center)
- 4 trees located on city owned property at 1250 Jr. Haines Parkway NE Bondurant, Iowa 50035 (Lake Petocka Park)

The sites are illustrated on the aerial maps that are an attachment to this document. Note: It is the City's intent to select a contractor for the site that will, in the City's sole determination, provide the best tree removal proposal at the least cost.

Scope of Work:

Demolition – The contractor will be responsible for demolition, stump removal, proper disposal and restoration of trees and stumps listed above.

The contractor will be responsible for all costs of transport and proper disposal of all demolition debris.

Certifications and permits – The contractor will be responsible for obtaining all certifications and permits necessary for completion of the project from the appropriate regulatory agencies.

Surveys and testing – Any surveys and materials testing that may be necessary for the successful completion of the project shall be the responsibility of the contractor.

Utility Disconnects – The demolition contractor will be responsible for coordinating and cost of all utility disconnects.

Reuse of Materials – No materials from the project are proposed for reuse by the City.

Salvage of Materials – Unless referenced otherwise, the contractor shall take ownership of all scrap/salvage materials.

Extent of Underground Demolition – The contractor will be responsible for demolition of stump material. The entire stump should be removed, and the opening filled with compacted earth. Approved material shall be placed as backfill in all excavated areas and graded to the elevation necessary to provide positive surface drainage to all areas of the site.

Responsibility for Temporary Facilities – The contractor will be responsible for all temporary facilities necessary to successfully complete the project – to include, but not limited to, Roll-Off dumpster, portable restrooms, site fencing, site security, etc. The contractor may obtain water from a fire hydrant upon request to the City of Bondurant Public Works Department.

Special Requirements – Caution and care must be exercised to prevent damage to adjacent structures, sidewalks and streetscape and to ensure that existing businesses in the area can operate normally without significant disruption during demolition activities. All required street closures shall be approved at least 48 hours in advance through the City of Bondurant Public Works Department Office. The completion date of the project is subject to weather related conditions, and it is expected that project should be completed within a reasonable timeframe agreed upon by City and said contractor.

Hazardous Materials – There are no known hazardous materials removals associated with this project.

Expected Condition of Site at Completion of Demolition – It is expected that the contractor will backfill all excavated areas with suitable material and grade the area to provide for positive surface drainage for the entire site (generally, 0.5% min. slope from highest point of adjacent curb or sidewalk). The contractor will be responsible for

repair of damage to any adjacent structures, and any curbing, sidewalk, or asphalt damaged during the project.

Proposal Requirements: • Interested firms must, at a minimum, provide the following information:

- **Qualifications/Experience:** Describe the firm's qualifications and experience with this type of work. Give examples and reference contact information for previous similar projects.

- **Approach:** Describe how the work will be accomplished. What measures will be employed to protect adjacent structures from damage? What practices will be used to minimize disruption of existing business operations?

- **Schedule:** Provide an estimated project schedule to complete the scope of work described above.

- **Safety:** Provide information regarding firm's safety record, and describe the specific safety measures/plan to be used in this project to protect personnel, public, structures and infrastructure.

- **Price:** It is the City of Bondurant's intent to select a contractor for the project that will, in the City's sole determination, provide the best demolition proposal at the least cost. Price must include any/all fees related to the project requirements.

Any questions regarding this RFQ should be sent in writing to John Horton, Public Works Director City of Bondurant by email at jhorton@cityofbondurant.com. The deadline for the submission of any and all questions and inquiries concerning this RFQ is Tuesday, November 23rd, 2021 at 10:00 am. The City shall have sole discretion in evaluating the qualifications of responders and the suitability of their proposals to meet the City's needs. The City reserves the right to select the Proposal that is deemed to be in the best interest of the City. The City also reserves the right to reject any and all Proposals.

Public bid opening will be November 24th, 2021, at 10:00 am City of Bondurant, Iowa Council Chambers 200 Second Street Northeast Bondurant, Iowa 50035

Bidders are requested to submit an original sealed bid proposal and bid bond form on or before November 24th, 2021, at 10:00 am to the office of the city clerk for the City of Bondurant, Iowa.



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

Item No. 5.g.
For Meeting of 11/15/2021
Resolution

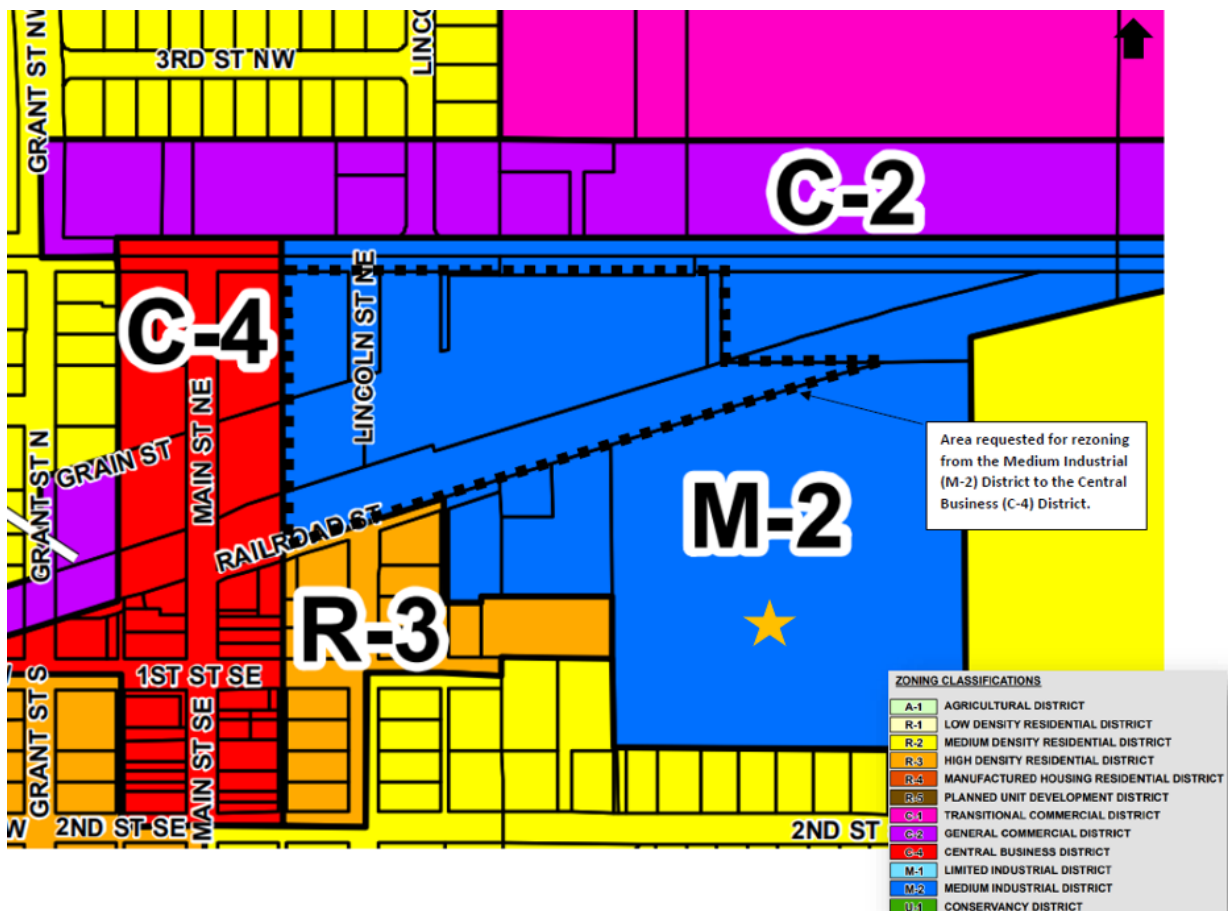
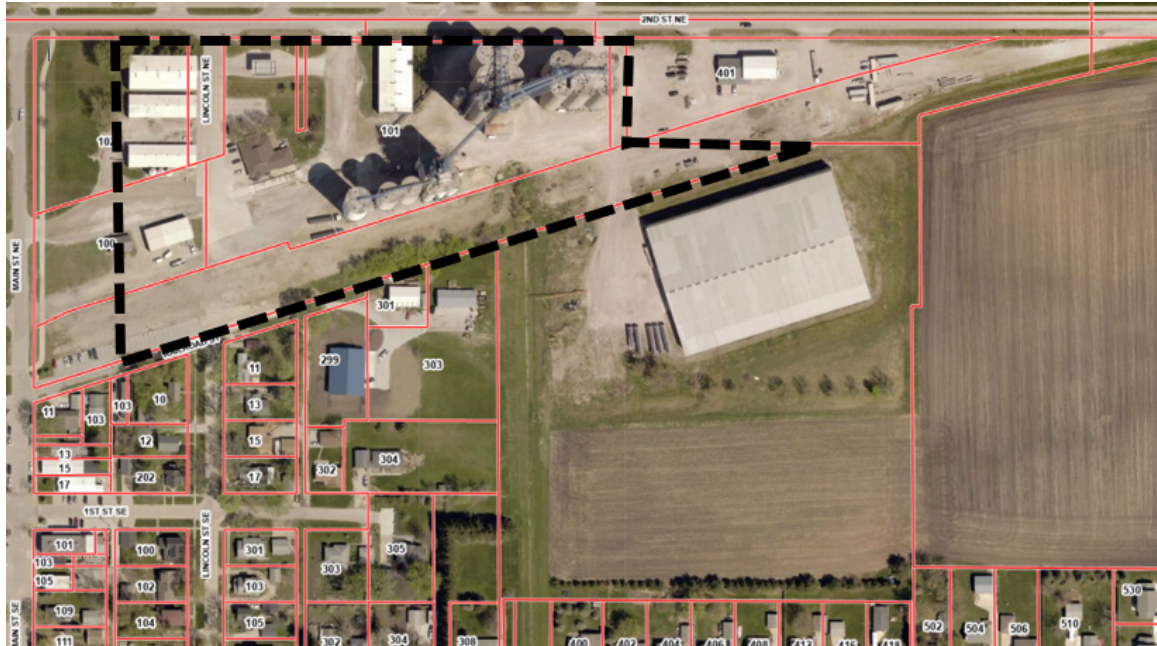
TITLE: -Resolution setting Public Hearing to Consider a Rezoning from the Medium Industrial (M-2) District to Central Business (C-4) District on Portions of Land Adjacent to the C-4 District

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Brief History:

The attached resolution sets a rezoning public hearing for December 6th to consider a Commission/Council-initiated rezoning request, as is allowable per Section 179.04.1 of the Zoning Code, on portions of property currently owned by the Landus Cooperative near the downtown area. The rezoning to be considered will be a rezoning from the City's Medium Industrial (M-2) to the Central Business (C-4) District for the area shown in bolded black in the maps below. The rezoning encompasses all of the downtown-area Landus property, except for the Landus property already zoned C-4 along Main Street NE and also except for Parcel 231/00220-017-000 (outlined below). It is anticipated a rezoning for all or portions of Parcel 231/00220-017-000 will be considered at a later date after this site has been evaluated in further detail as it relates to the area's Future Land Use Map.



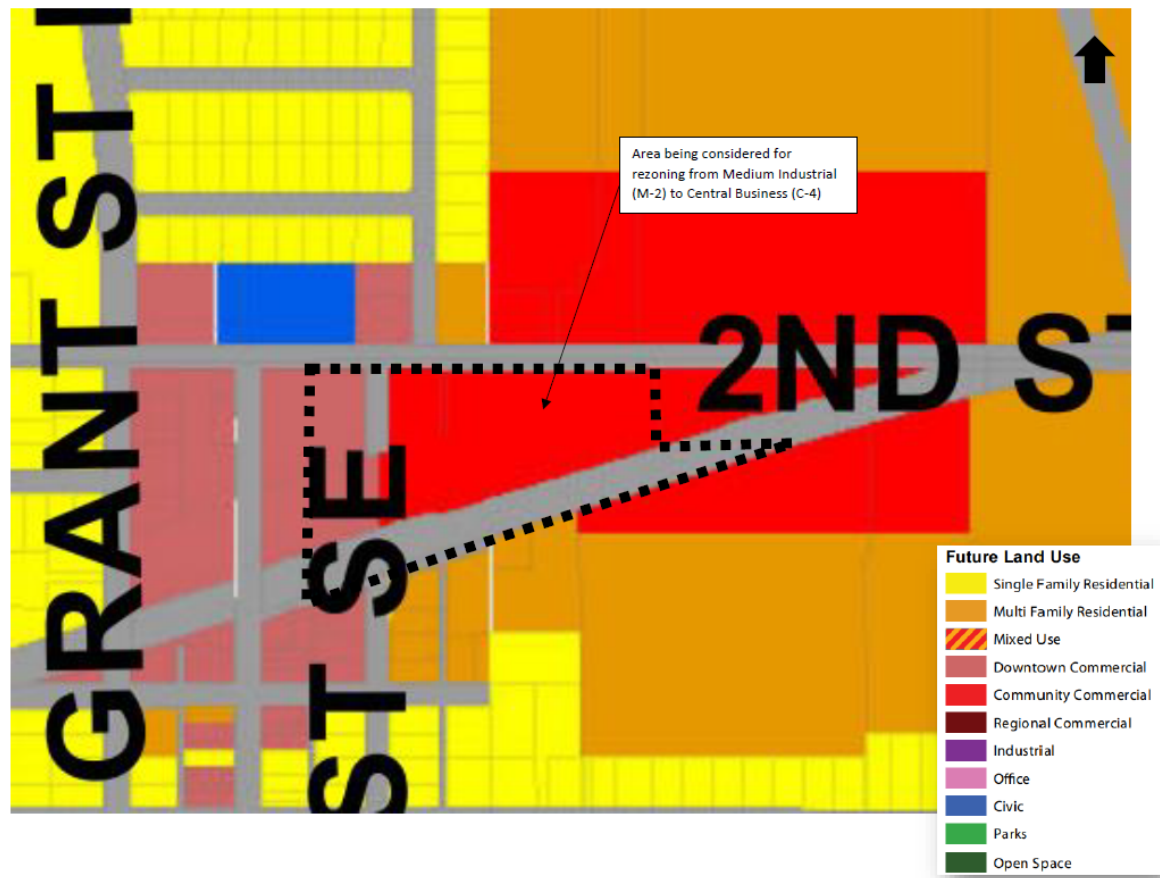
Analysis:

When considering rezoning requests, the Planning & Zoning Commission and City Council should

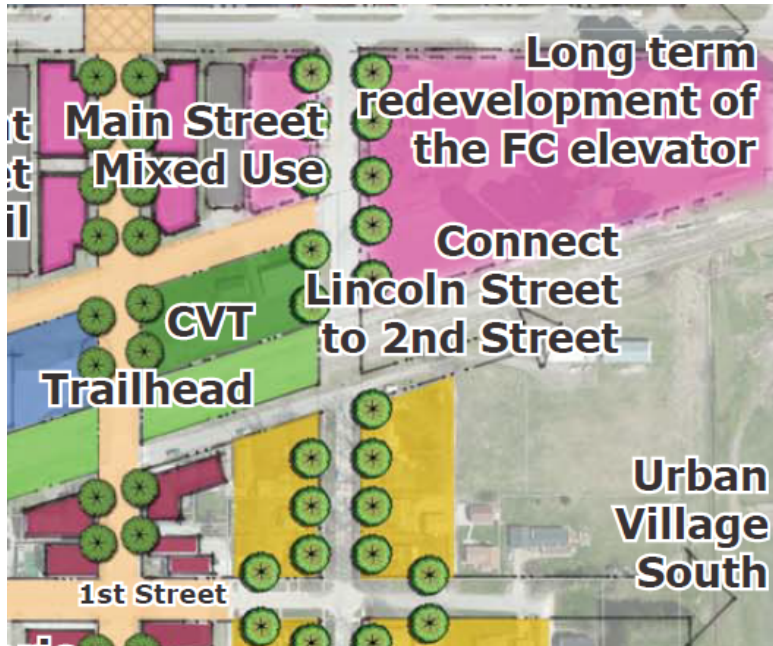
take into account the following: Comprehensive Plan, Consistency with the Zoning Code, Spot Zoning, and Public Input.

Comprehensive Plan

When a City considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. The bolded black area in the Future Land Use Map excerpt below represents the area being considered for rezoning. This map shows that the rezoning request is consistent with the Future Land Use Map, which currently guides for commercial development within the rezoning area.



This rezoning area is located within the Comprehensive Plan's identified Downtown Growth Area. A rezoning to the C-4 District could allow for the mixed use redevelopment scenario shown on Page 47 of the Comprehensive Plan and also shown below.



Consistency with the Zoning Code

Zoning Code consistency will be evaluated in further detail if/when redevelopment within the rezoning area is proposed. The eventual uses must be permitted uses of the C-4 District. Below is a brief summary of these uses - for the entire list of uses, please see Section 178.10.1 of the Zoning Code.

Permitted Use Summary:

- Retail, such as antique shops, apparel shops, art shops, auto and home supply stores, baby and children's stores, bicycle shops, book stores, camera stores, dry goods stores, florist shops, furniture stores, grocery stores, hardware stores, hobby shops, household appliance stores, jewelry stores, key shops, leather goods store, music stores, paint and wallpaper stores, plumbing/heating/air conditioning/refridgeration shops, tv sales shops, shoe and hat shops, toy stores, variety stores,
- Bakeries, confectionery stores, dairy stores, delicatessens, meat markets, restaurants, night clubs, cafes, taverns
- Car washes
- Clubs and lodges
- Consumer retail uses, personal service business
- Dance studios
- Funeral homes
- Hotels and motels
- Launderettes and dry cleaning establishments
- Medical, dental, osteopathic and clinics
- Music studios
- Printing shops

- Professional offices
- Public buildings
- Tailor and dressmaking shops
- Veteranarian clinics or hospitals
- Churches and similar places of worship
- Museums, libraries, parks, playgrounds, community centers
- Dwelling units, provided that said units are not located on the first floor

If the rezoning from M-2 to C-4 is approved, the existing grain elevator use will be subject to Section 176.04 of the Zoning Code, titled Nonconforming use of Structures.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the rezoning takes into account the following:

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

It does not appear that spot zoning will exist if the rezoning from M-2 to C-4 is approved, as the City's Future Land Use Map supports the rezoning. Further, this rezoning area is adjacent to existing C-4 land to the west.

Public Input

As required by the City's Zoning Ordinance, letters were sent to property owners within 200' of the proposed rezoning area notifying them of the requested rezoning. At the time of writing this report, no public comment has been received.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution setting the December 6th public hearing date. The Planning & Zoning Commission will consider this rezoning request during their meeting on November 18th - an update of the Commission's review will be included as part of the December 6th City Council agenda statement. Additionally, the current property owner supports the rezoning so long as they are able to continue current operations, which as an existing non-conforming use, they are able to do.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-293

CITY OF BONDURANT
RESOLUTION NO. 211115-293

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE PROPOSED
REZONING OF PROPERTY

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

That the City Council of the City of Bondurant, Iowa, hereby proposes to change the zoning from Medium Industrial (M-2) to Central Business (C-4) on property in Bondurant, Polk County, Iowa described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "L" OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD, AS SHOWN ON THE PLAT OF SURVEY THEREOF RECORDED IN BOOK 14493 ON PAGE 751 IN THE POLK COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID PARCEL "L" TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD;

THENCE SOUTHWEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE EAST LINE OF LOTS 1 THROUGH 5 IN BLOCK 12 OF THE ORIGINAL TOWN OF BONDURANT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, EXTENDED SOUTH;

THENCE NORTH, ALONG SAID EAST LINE EXTENDED AND ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 2ND STREET NE;

THENCE CONTINUING NORTH, ALONG SAID EAST LINE OF LOTS 1 THROUGH 5 EXTENDED NORTH TO THE NORTH RIGHT-OF-WAY LINE OF SAID 2ND STREET NE;

THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST LINE OF PARCEL "M" IN SAID PLAT OF SURVEY RECORDED IN BOOK 14493 ON PAGE 751, EXTENDED NORTH;

THENCE SOUTH, ALONG SAID EAST LINE OF PARCEL "M" EXTENDED AND ALONG SAID EAST LINE OF PARCEL "M" TO THE POINT OF BEGINNING.

A public hearing will be held on the 6th day of December 2021, at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, at which time the Council will hear public comments on the proposed rezoning of said property. For

further information on how to access this meeting virtually, please view the City's website at www.cityofbondurant.com or call City Hall at (515) 967-2418 during business hours.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 15th day of November 2021.

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

NOTICE OF PUBLIC HEARING

The City Council of the City of Bondurant will hold a public hearing at 6:00 p.m. on December 6, 2021 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to hear a rezoning request to update the Official Zoning Map from the Medium Industrial (M-2) District to the Central Business (C-4) District on property described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "L" OF THE ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD, AS SHOWN ON THE PLAT OF SURVEY THEREOF RECORDED IN BOOK 14493 ON PAGE 751 IN THE POLK COUNTY RECORDER'S OFFICE;

THENCE EAST, ALONG THE SOUTH LINE OF SAID PARCEL "L" TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ABANDONED CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY RAILROAD;

THENCE SOUTHWEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE EAST LINE OF LOTS 1 THROUGH 5 IN BLOCK 12 OF THE ORIGINAL TOWN OF BONDURANT, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA, EXTENDED SOUTH;

THENCE NORTH, ALONG SAID EAST LINE EXTENDED AND ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 2ND STREET NE;

THENCE CONTINUING NORTH, ALONG SAID EAST LINE OF LOTS 1 THROUGH 5 EXTENDED NORTH TO THE NORTH RIGHT-OF-WAY LINE OF SAID 2ND STREET NE;

THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST LINE OF PARCEL "M" IN SAID PLAT OF SURVEY RECORDED IN BOOK 14493 ON PAGE 751, EXTENDED NORTH;

THENCE SOUTH, ALONG SAID EAST LINE OF PARCEL "M" EXTENDED AND ALONG SAID EAST LINE OF PARCEL "M" TO THE POINT OF BEGINNING.

Such public hearing will also include a request to amend the City's Future Land Use Map from Reserve Ag/Residential and Reserve Industrial to Industrial.

All interested parties are encouraged to attend.

SHELBY HAGAN,
CITY CLERK



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

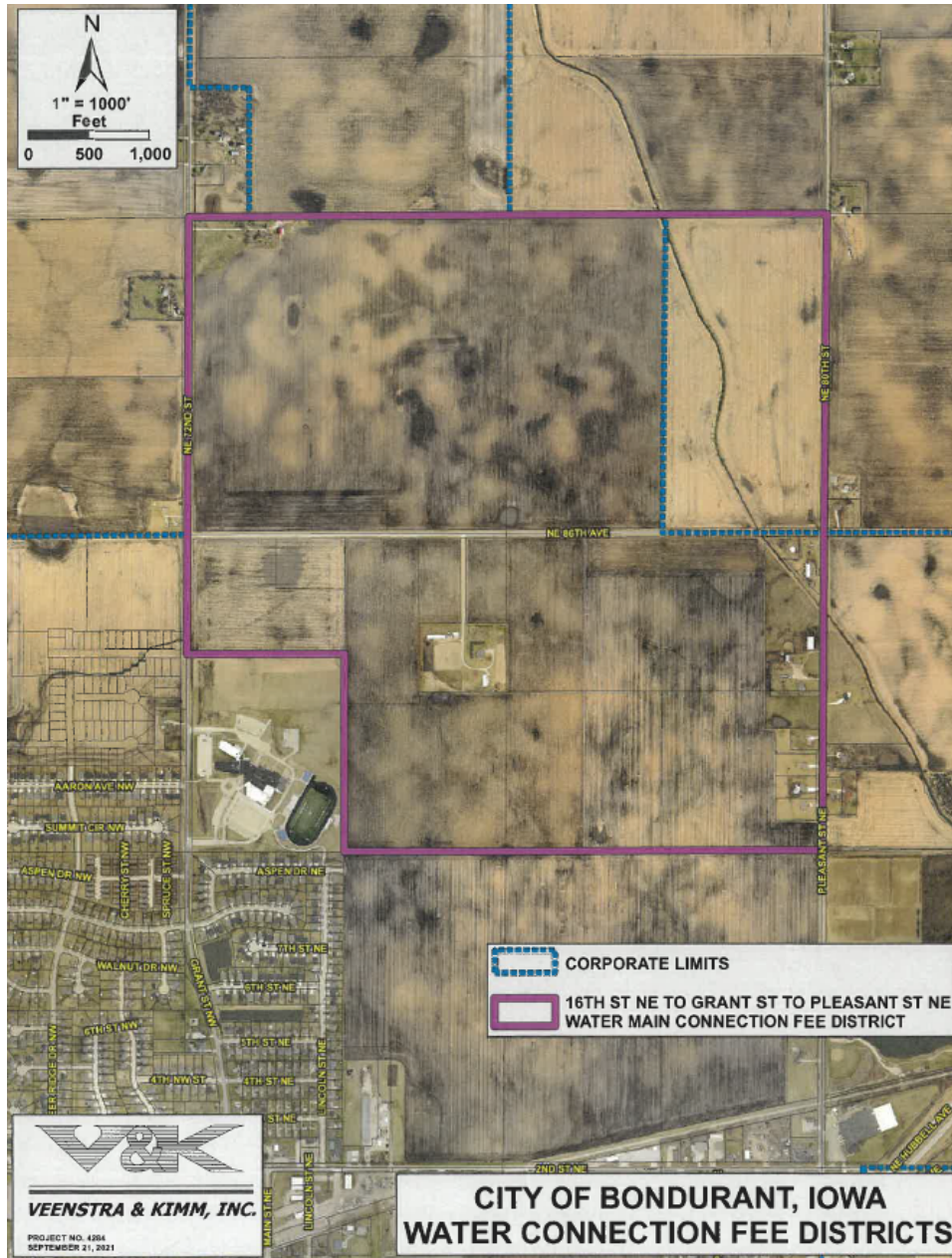
Item No. 5.h.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution setting a date of Public Hearing to Consider 16th Street NE, Grant Street North to Pleasant Street NE, Water Connection Fee District and Establishing Connection Fees Therein

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for December 6th to consider adoption of the 16th Street NE, Grant Street North to Pleasant Street NE, Water Connection Fee District and to establish connection fees therein. The map below shows the proposed boundary of this water connection fee district area.



The purpose of establishing this water connection fee district is so that the City can recover costs that will be incurred as a result of constructing a 12" water main within the proposed connection fee district area. The proposed per acre connection fee within the district will be \$1,115 per acre. This per acre fee was calculated by Veenstra & Kimm as follows: estimated construction cost of \$660,000 to construct the 12" water main within the connection fee district area/592 acres within the proposed connection fee district area = \$1,115 per acre.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper on November 16th. The City will mail notices to all property owners within the district on November 18th. The notice states that the connection fees apply only when, and if, the

property owner connects into the water main system within the connection fee district area.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution setting the December 6th public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-294

CITY OF BONDURANT
RESOLUTION NO. 211115-294

RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED
ADOPTION OF AN ORDINANCE REGARDING ESTABLISHMENT OF THE 16TH
STREET NE, GRANT STREET NORTH TO PLEASANT STREET NE, WATER
CONNECTION FEE DISTRICT AND CONNECTION FEES THEREIN

WHEREAS, the City Council of the City of Bondurant will hold a public hearing on the proposed ordinance to adopt the 16th Street NE, Grant Street North to Pleasant Street NE, Water Connection Fee District on Monday, December 6, 2021 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE;

WHEREAS, the proposed Water Connection Fee District consists of area located in Sections 19 and 30, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa; AND

WHEREAS, the water facilities within the proposed Water Connection Fee District will be constructed by the City of Bondurant; AND

WHEREAS, the connection fee for property owners within the benefitted district will be \$1,115 per acre through June 30, 2022 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the Connection Fee District fees are only applicable if and when a property owner physically connects to the water system of the Water Connection Fee District.

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

Passed this 15th day of November 2021

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
16TH STREET NE, GRANT STREET NORTH TO PLEASANT STREET NE, WATER CONNECTION FEE
DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 6th day of December, 2021 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa.

The 16th Street NE, Grant Street North to Pleasant Street NE, Water Connection Fee District consists of an area located in Sections 19 and 30, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa.

The water facilities within the 16th Street NE, Grant Street North to Pleasant Street NE, Water Connection Fee District consists of a water main to be constructed by the City of Bondurant.

The connection fee for the property owners within the benefitted district that connect to the proposed facilities will be \$1,115 per acre for the period through June 30, 2022. The fees shall increase each July 1 as prescribed in the ordinance establishing the 16th Street NE, Grant Street North to 16th Street NE, Water Connection Fee District.

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

By: Shelby Hagan, City Clerk



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

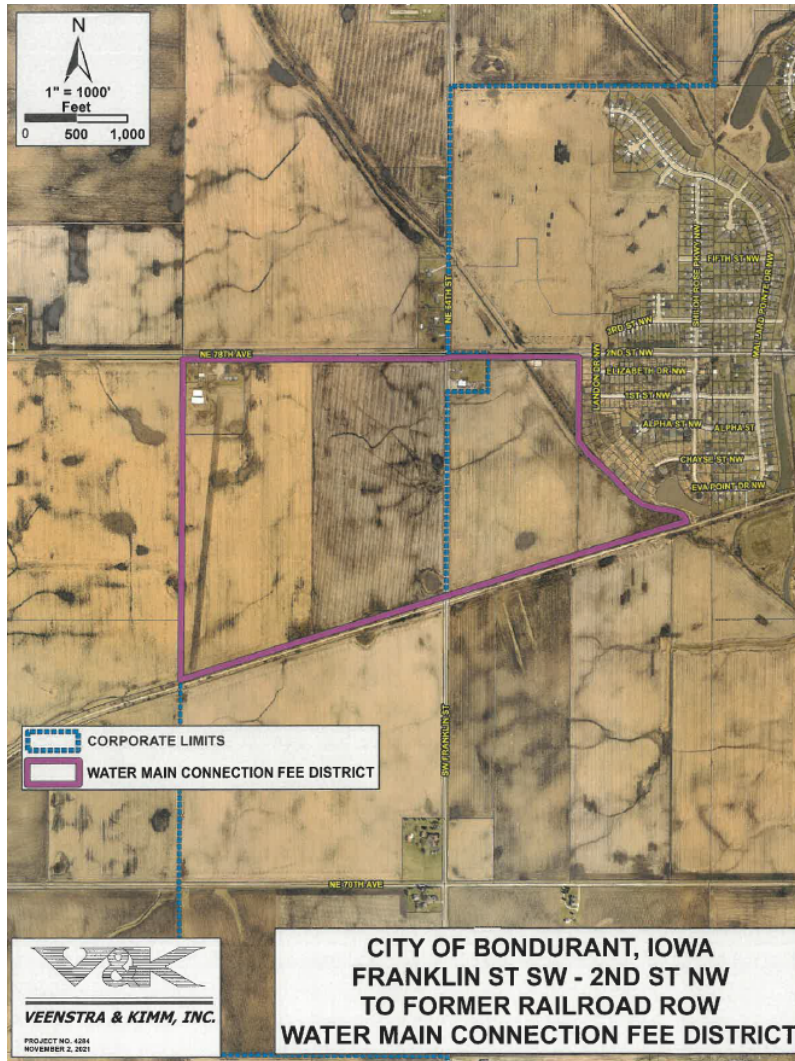
Item No. 5.i.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution setting a date of Public Hearing to consider the Franklin Street - 2nd Street NW to the Former Railroad Right-of-Way Water Connection Fee District and establishing connection fees therein

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for December 6th to consider adoption of the Franklin Street - 2nd Street NW to the Former Railroad Right-of-Way Water Connection Fee District and to establish connection fees therein. The map below shows the proposed boundary of this water connection fee district area.



The purpose of establishing this water connection fee district is so that the City can recover costs that will be incurred as a result of constructing a 12" water main within the proposed connection fee district area. The proposed per acre connection fee within the district will be \$1,199 per acre. This per acre fee was calculated by Veenstra & Kimm as follows: estimated construction cost of \$293,750 to construct the 12" water main within the connection fee district area/245 acres within the proposed connection fee district area = \$1,214 per acre.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper on November 16th. The City will mail notices to all property owners within the district on November 18th. The notice states that the connection fees apply only when, and if, the property owner connects into the water main system within the connection fee district area.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution setting the December 6th public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-295

CITY OF BONDURANT
RESOLUTION NO. 211115-295

RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED
ADOPTION OF AN ORDINANCE REGARDING ESTABLISHMENT OF THE FRANKLIN
STREET – 2ND STREET NW TO THE FORMER RAILROAD RIGHT-OF-WAY WATER
CONNECTION FEE DISTRICT AND CONNECTION FEES THEREIN

WHEREAS, the City Council of the City of Bondurant will hold a public hearing on the proposed ordinance to adopt the Franklin Street – 2nd Street NW to the Former Railroad Right-of-Way Water Connection Fee District on Monday, December 6, 2021 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE;

WHEREAS, the proposed Water Connection Fee District consists of area located in Sections 35 and 36, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa; AND

WHEREAS, the water facilities within the proposed Water Connection Fee District will be constructed by the City of Bondurant; AND

WHEREAS, the connection fee for property owners within the benefitted district will be \$1,199 per acre through June 30, 2022 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the Connection Fee District fees are only applicable if and when a property owner physically connects to the water system of the Water Connection Fee District.

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

Passed this 15th day of November 2021

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
FRANKLIN STREET – 2ND STREET NW TO THE FORMER RAILROAD RIGHT-OF-WAY
WATER CONNECTION FEE DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 6th day of December, 2021 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa.

The Franklin Street – 2nd Street NW to the Former Railroad Right-of-Way Water Connection Fee District consists of an area located in Sections 35 and 36, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa.

The water facilities within the Franklin Street – 2nd Street NW to the Former Railroad Right-of-Way consists of a water main to be constructed by the City of Bondurant.

The connection fee for the property owners within the benefitted district that connect to the proposed facilities will be \$1,199 per acre for the period through June 30, 2022. The fees shall increase each July 1 as prescribed in the ordinance establishing the Franklin Street – 2nd Street NW to the Former Railroad Right-of-Way Water Connection Fee District.

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

By: Shelby Hagan, City Clerk



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

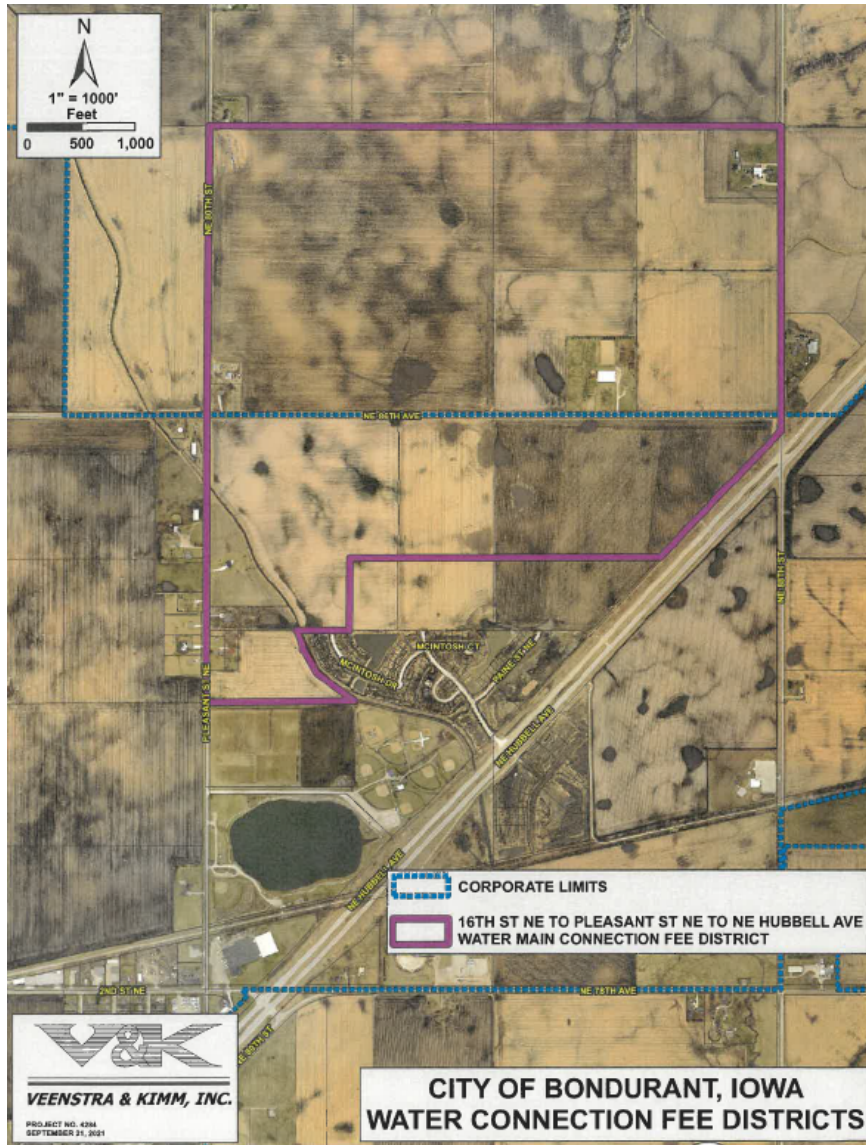
Item No. 5.j.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution setting a date of Public Hearing to Consider 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Connection Fee District and Establishing Connection Fees Therein

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for December 6th to consider adoption of the 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Connection Fee District and to establish connection fees therein. The map below shows the proposed boundary of this water connection fee district area. This proposed connection fee district will not overlap the existing Park Side Water Connection Fee District.



The purpose of establishing this water connection fee district is so that the City can recover costs that will be incurred as a result of constructing a 12" water main within the proposed connection fee district area. The proposed per acre connection fee within the district will be \$1,318 per acre. This per acre fee was calculated by Veenstra & Kimm as follows: estimated construction cost of \$656,250 to construct the 12" water main within the connection fee district area/498 acres within the proposed connection fee district area = \$1,318 per acre.

As required by the Iowa Code, a public hearing notice will be printed in the newspaper on November 16th. The City will mail notices to all property owners within the district on November 18th. The notice states that the connection fees apply only when, and if, the property owner connects into the water main system within the connection fee district area.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution setting the December 6th public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-296

CITY OF BONDURANT
RESOLUTION NO. 211115-296

RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED
ADOPTION OF AN ORDINANCE REGARDING ESTABLISHMENT OF THE 16TH
STREET NE, PLEASANT STREET NE TO NE HUBBELL AVENUE, WATER
CONNECTION FEE DISTRICT AND CONNECTION FEES THEREIN

WHEREAS, the City Council of the City of Bondurant will hold a public hearing on the proposed ordinance to adopt the 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Connection Fee District on Monday, December 6, 2021 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE;

WHEREAS, the proposed Water Connection Fee District consists of area located in Sections 20 and 29, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa; AND

WHEREAS, the water facilities within the proposed Water Connection Fee District will be constructed by the City of Bondurant; AND

WHEREAS, the connection fee for property owners within the benefitted district will be \$1,318 per acre through June 30, 2022 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the Connection Fee District fees are only applicable if and when a property owner physically connects to the water system of the Water Connection Fee District.

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

Passed this 15th day of November 2021

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
16TH STREET NE, PLEASANT STREET NE TO NE HUBBELL AVENUE, WATER CONNECTION FEE
DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 6th day of December, 2021 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa.

The 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Connection Fee District consists of an area located in Sections 20 and 29, Township 80 North, Range 22 West of the 5th Principal Meridian, Polk County, Iowa.

The water facilities within the 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Connection Fee District consists of a water main to be constructed by the City of Bondurant.

The connection fee for the property owners within the benefitted district that connect to the proposed facilities will be \$1,318 per acre for the period through June 30, 2022. The fees shall increase each July 1 as prescribed in the ordinance establishing the 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Connection Fee District.

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

By: Shelby Hagan, City Clerk



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

Item No. 5.k.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution setting a date of Public Hearing to Consider the Franklin Street NW - 2nd Street NW North 1/2 Mile Water Connection Fee District and Establishing Connection Fees Therein

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for December 6th to consider adoption of the Franklin Street NW - 2nd Street NW North 1/2 Mile Water Connection Fee District and to establish connection fees therein. The map below shows the proposed boundary of this water connection fee district area.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-297

CITY OF BONDURANT
RESOLUTION NO. 211115-297

RESOLUTION SETTING DATE OF PUBLIC HEARING ON THE PROPOSED
ADOPTION OF AN ORDINANCE REGARDING ESTABLISHMENT OF THE FRANKLIN
STREET NW – 2ND STREET NW NORTH ½ MILE WATER CONNECTION FEE
DISTRICT AND CONNECTION FEES THEREIN

WHEREAS, the City Council of the City of Bondurant will hold a public hearing on the proposed ordinance to adopt the Franklin Street NW – 2nd Street NW North ½ Mile Water Connection Fee District on Monday, December 6, 2021 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE;

WHEREAS, the proposed Water Connection Fee District consists of area located in Sections 25 and 26, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa; AND

WHEREAS, the water facilities within the proposed Water Connection Fee District will be constructed by the City of Bondurant; AND

WHEREAS, the connection fee for property owners within the benefitted district will be \$1,214 per acre through June 30, 2022 and as prescribed in the ordinance establishing the Connection Fee District; AND

WHEREAS, the Connection Fee District fees are only applicable if and when a property owner physically connects to the water system of the Water Connection Fee District.

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

Passed this 15th day of November 2021

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

**NOTICE OF PUBLIC HEARING
ON
PROPOSED ADOPTION OF ORDINANCE
FRANKLIN STREET NW – 2ND STREET NW NORTH ½ MILE WATER CONNECTION FEE DISTRICT
AND
CONNECTION FEES THEREIN**

The City Council of the City of Bondurant, Iowa will hold a public hearing on the proposed ordinance at 6:00 P.M. on the 6th day of December, 2021 in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa.

The Franklin Street – 2nd Street NW North ½ Mile Water Connection Fee District consists of an area located in Sections 25 and 26, Township 80 North, Range 23 West of the 5th Principal Meridian, Polk County, Iowa.

The water facilities within the Franklin Street NW – 2nd Street NW North ½ Mile Water Connection Fee District consists of a water main to be constructed by the City of Bondurant.

The connection fee for the property owners within the benefitted district that connect to the proposed facilities will be \$1,214 per acre for the period through June 30, 2022. The fees shall increase each July 1 as prescribed in the ordinance establishing the Franklin Street NW – 2nd Street NW North ½ Mile Water Connection Fee District.

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

By: Shelby Hagan, City Clerk



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

Item No. 5.I.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution Setting Date for Public Hearing on Designation of the Expanded Bondurant Urban Renewal Area and on Urban Renewal Plan Amendment

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing date to expand the City's urban renewal area to include land that is currently under development as a certified site, located south of Second Street NE/NE 78th Street and east of Highway 65 (see map for specific area). Additionally, it includes land that is in between the City limits and the certified site area. The City is currently in the annexation process on the certified site land. The plan amendment also includes projects to upgrade the intersection, purchase land, and build an emergency services facility. Please note that this amendment does not obligate the City to do any of these projects; it simply authorizes the City to pursue them. Additionally, this resolution is simply setting the date for a public hearing on this matter. Notices will go out to other taxing entities and a consultation will be held with them on these projects.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-298
2. UR Ag Land Agreements (Form) (Bondurant-59 2021)-v2
3. UR Plan Amend (Bondurant #59 2021)-v3

CITY OF BONDURANT
RESOLUTION NO. 211115-298

Resolution Setting Date for Public Hearing on Designation of the Expanded
Bondurant Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Bondurant, Iowa (the "City") by resolution previously established the Bondurant Urban Renewal Area (the "Urban Renewal Area") and an adopted urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing to pay the costs of the City's 2nd Street Realignment Project; and (b) using tax increment financing to pay the costs of acquiring property and undertaking the development of a City Campus thereon, which will include a new Emergency Services Facility; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the Property and on the Amendment;

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

Section 1. This City Council will meet at the Bondurant City Center, Bondurant, Iowa, on December 20, 2021, at six o'clock p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Bondurant, which publication shall be not less than four (4) nor more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved November 15, 2021.

Mayor

Attest:

City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
BONDURANT URBAN RENEWAL AREA AND ON PROPOSED URBAN
RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at six o'clock p.m., at the Bondurant City Center, Bondurant, Iowa, on December 20, 2021, the City Council of the City of Bondurant will hold a public hearing on the question of amending the Urban Renewal Plan (the "Plan") for the Bondurant Urban Renewal Area (the "Urban Renewal Area") and designating an expanded Bondurant Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including all the property described as follows:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID POINT ALSO BEING THE NORTH 1/4 CORNER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4;

THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH, ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHEAST CORNER OF LOT 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5th P.M., POLK COUNTY, IOWA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 2 EXTENDED WEST TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4;

THENCE NORTH, ALONG SAID WEST LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE;

THENCE NORTHEAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE;

THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE TO THE WEST LINE OF PARCEL 'H' IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, AS

SHOWN ON THE PLAT OF RETRACEMENT SURVEY THEREOF RECORDED IN BOOK 13080 ON PAGE 445 IN THE POLK COUNTY RECORDER'S;

THENCE NORTH, ALONG SAID WEST LINE OF PARCEL 'H' TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE;

THENCE NORTHEAST, ALONG SAID SOUTHEASTELRY RIGHT-OF-WAY LINE OF HUBBELL AVENUE TO THE NORTH LINE OF THE SOUTH 75 FEET OF ABANDONED RAILROAD RIGHT-OF-WAY;

THENCE EAST, ALONG SAID NORTH LINE OF THE SOUTH 75 FEET OF ABANDONED RAILROAD RIGHT-OF-WAY TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29;

THENCE SOUTH, ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29 TO THE POINT OF BEGINNING.

AND

THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 SECTION 32 TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST 1/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND

THE EAST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST 2/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA.

The proposed amendment to the Plan brings the property described above under the Plan and makes it subject to the provisions of the plan. The amendment includes the authorization of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing to pay the costs of the City's 2nd Street Realignment Project; and (b) using tax increment financing to pay the costs of acquiring property and undertaking the development of a City Campus thereon, which will include a new Emergency Services Facility. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Shelby Hagan
City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

EXHIBIT A
Legal Description
Expanded Bondurant Urban Renewal Area
(December, 2021 Addition)

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID POINT ALSO BEING THE NORTH 1/4 CORNER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4;

THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH, ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHEAST CORNER OF LOT 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5th P.M., POLK COUNTY, IOWA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 2 EXTENDED WEST TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4;

THENCE NORTH, ALONG SAID WEST LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE;

THENCE NORTHEAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE;

THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE TO THE WEST LINE OF PARCEL 'H' IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, AS SHOWN ON THE PLAT OF RETRACEMENT SURVEY THEREOF RECORDED IN BOOK 13080 ON PAGE 445 IN THE POLK COUNTY RECORDER'S;

THENCE NORTH, ALONG SAID WEST LINE OF PARCEL 'H' TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE;

THENCE NORTHEAST, ALONG SAID SOUTHEASTELRY RIGHT-OF-WAY LINE OF HUBBELL AVENUE TO THE NORTH LINE OF THE SOUTH 75 FEET OF ABANDONED RAILROAD RIGHT-OF-WAY;

THENCE EAST, ALONG SAID NORTH LINE OF THE SOUTH 75 FEET OF ABANDONED RAILROAD RIGHT-OF-WAY TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29;

THENCE SOUTH, ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29 TO THE POINT OF BEGINNING.

AND

THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 SECTION 32 TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST 1/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND

THE EAST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST 2/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA.

STATE OF IOWA
POLK COUNTY
CITY OF BONDURANT

SS:

I, the undersigned, City Clerk of the City of Bondurant, Iowa do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded Bondurant Urban Renewal Area for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this ____ day of _____, 2021.

City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

STATE OF IOWA
POLK COUNTY
CITY OF BONDURANT

SS:

I, the undersigned, City Clerk of the City of Bondurant, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on the question of designating the expanded Bondurant Urban Renewal Area for the City and on an urban renewal plan amendment.

WITNESS my hand this ____ day of _____, 2021.

City Clerk

(FORM OF AGREEMENT FOR ENTITIES)

**AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE BONDURANT URBAN RENEWAL AREA**

WHEREAS, the City Council of the City of Bondurant, Iowa (the “City”) has proposed to adopt an amendment to the Urban Renewal Plan for the Bondurant Urban Renewal Area (the “Urban Renewal Area”), pursuant to Chapter 403 of the Code of Iowa in order to undertake activities authorized by that Chapter, including but not limited to the use of tax increment financing as provided in Section 403.19 of the Code of Iowa; and

WHEREAS, it has been proposed that the Urban Renewal Area include certain real property which is described on Exhibit A (the “Property”) to the Urban Renewal Area; and

WHEREAS, a portion of the Property is owned by [Insert Name of Entity] (the “Undersigned”); and

WHEREAS, Section 403.17 of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of “agricultural land,” unless the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that the portion of the Property owned by the Undersigned meets the definition of “agricultural land” in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Undersigned as follows:

1. The Undersigned hereby certifies that it is the owner of a portion of the Property described on Exhibit A hereto.

2. The Undersigned hereby agrees that the City may include all of the Property owned by the Undersigned in the Urban Renewal Area.

DATED this ____ day of _____, 2021.

(INSERT NAME OF ENTITY)

By: _____

Title: _____

(FORM OF AGREEMENT FOR INDIVIDUALS)

**AGREEMENT TO INCLUDE AGRICULTURAL LAND
IN THE BONDURANT URBAN RENEWAL AREA**

WHEREAS, the City Council of Bondurant, Iowa (the “City”) has proposed to adopt an amendment to the Urban Renewal Plan for the Bondurant Urban Renewal Area (the “Urban Renewal Area”), pursuant to Chapter 403 of the Code of Iowa in order to undertake activities authorized by that Chapter, including but not limited to the use of tax increment financing as provided in Section 403.19 of the Code of Iowa; and

WHEREAS, it has been proposed that the Urban Renewal Area include certain real property which is described on Exhibit A (the “Property”) to the Urban Renewal Area; and

WHEREAS, a portion of the Property is owned by [Insert Name(s) of Individual Property Owner(s)] (the “Undersigned”); and

WHEREAS, Section 403.17 of the Code of Iowa provides that no property may be included in an urban renewal area which meets the definition in that Section of “agricultural land,” unless the owners of such property agree to include such property in such urban renewal area; and

WHEREAS, it has been determined that the portion of Property owned by the Undersigned meets the definition of “agricultural land” in Section 403.17(3) of the Code of Iowa;

NOW, THEREFORE, it is hereby certified and agreed by the Undersigned as follows:

1. The Undersigned hereby certifies that he/she is the owner of a portion of the Property described on Exhibit A hereto.

2. The Undersigned hereby agrees that the City may include all portions of the Property owned by the Undersigned in the Urban Renewal Area.

DATED this ____ day of _____, 2021.

(INSERT NAME OF PROPERTY OWNER)

(Repeat for Other Owner(s) of Record)

EXHIBIT A

DESCRIPTION OF THE PROPERTY

CITY CAMPUS PROPERTY AND INFRASTRUCTURE:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID POINT ALSO BEING THE NORTH 1/4 CORNER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4;

THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH, ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHEAST CORNER OF LOT 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 2 EXTENDED WEST TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4;

THENCE NORTH, ALONG SAID WEST LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE;

THENCE NORTHEAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE;

THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE TO THE WEST LINE OF PARCEL 'H' IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, AS SHOWN ON THE PLAT OF RETRACEMENT SURVEY THEREOF RECORDED IN BOOK 13080 ON PAGE 445 IN THE POLK COUNTY RECORDER'S;

THENCE NORTH, ALONG SAID WEST LINE OF PARCEL 'H' TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE;

THENCE NORTHEAST, ALONG SAID SOUTHEASTELRY RIGHT-OF-WAY LINE OF HUBBELL AVENUE TO THE NORTH LINE OF THE SOUTH 75 FEET OF ABANDONED RAILROAD RIGHT-OF-WAY;

THENCE EAST, ALONG SAID NORTH LINE OF THE SOUTH 75 FEET OF ABANDONED RAILROAD RIGHT-OF-WAY TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29;

THENCE SOUTH, ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29 TO THE POINT OF BEGINNING.

CERTIFIED SITE PROPERTY:

THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 SECTION 32 TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST 1/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND

THE EAST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST 2/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA.

CITY OF BONDURANT, IOWA
URBAN RENEWAL PLAN AMENDMENT
BONDURANT URBAN RENEWAL AREA

December, 2021

The Urban Renewal Plan (the “Plan”) for the Bondurant Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purposes of adding certain real property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the December, 2021 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: 2nd Street Realignment Project

Name of Urban Renewal Area: Bondurant Urban Renewal Area

Date of Council Approval of the Project: December 20, 2021

Description of Project and Project Site: The City will undertake the design and construction of a street on portion of the Property (as defined in Section 1 of this Amendment) which will realign 2nd Street east of Highway 65 (also known as NE 78th Avenue) to service an industrial area as well as a new city campus area (the “2nd Street Project”). Construction of the 2nd Street Project will include street paving; the construction of sanitary sewer, water and storm water drainage system improvements; the construction of sidewalk and curb and gutter improvements; the installation of street lighting and signage; and the incidental utility, landscaping, site clearance and cleanup work related thereto.

It is expected that the completed 2nd Street Project will cause increased and improved ability of the City to provide adequate transportation infrastructure for the growth and retention of commercial and industrial enterprises in the City. Further, it is anticipated that the 2nd Street Project will support and encourage industrial development on the Certified Site Property (as defined in Exhibit A hereto) and will support the development of the City Campus Project (as hereinafter defined).

Description of Properties to be Acquired in Connection with Project: The City will acquire the Property (as defined in Section 1 of this Amendment), or a portion thereof, and such easement territory and rights-of-way as are necessary to successfully undertake the 2nd Street Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the 2nd Street Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the 2nd Street Project will not exceed \$4,500,000, plus any interest expense incurred on the Obligations.

B.

Name of Project: City Campus Project

Name of Urban Renewal Area: Bondurant Urban Renewal Area

Date of Council Approval of the Project: December 20, 2021

Description of Properties to be Acquired in Connection with Project: The City will acquire certain real property (the "City Campus Property") situated in the Urban Renewal Area and bearing Polk County Property Tax Parcel Identification Numbers 230/00455-008-000; 230/00455-009-000 and 230/00455-000-000 and will undertake the development of the City Campus thereon, as hereinafter described.

Description of Project and Project Site: The City will undertake the planning and design of a City Campus the City Campus Property. The City Campus Project will include site preparation of the City Campus Property and a parking lot for the construction of an Emergency Services Facility and, eventually, a Public Works Facility.

It is anticipated that the City will begin the construction, furnishing, and equipping of the Emergency Services Facility (the "EMS Facility Project") on the City Campus Property in the City's 2023 fiscal year. The completed EMS Facility Project will serve as the headquarters for the City's fire department, emergency medical services and ambulance department and will include a fitness center for use by City employees.

The completed City Campus Project will have a direct, positive impact on the Urban Renewal Area, and community at large, through the provision of enhanced municipal emergency services and municipal public works facilities.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the City Campus Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the City Campus Project will not exceed \$7,000,000, plus any interest expense incurred on the Obligations.

Analysis of Use of TIF: In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the City has analyzed its proposed use of incremental property tax revenues for the funding of the EMS Facility Project and alternative development and funding options for the EMS Facility Project. The results of that analysis are summarized as follows:

A) Alternate Development Options: The City Council has determined that a need exists for the provision of a new, improved and expanded emergency services in the Urban Renewal Area. The City's ability to fulfill its duty of fire protection and emergency medical services in the Urban Renewal Area is diminished by inadequate, outdated and undersized fire station and emergency medical services facilities. The use of the City Campus Property as the site for the EMS Facility Project is an optimal use for this land. Promoting other types of development on the Property to the exclusion of the EMS Facility Project will not meet the public need being addressed by the EMS Facility Project. Further, the proximity of the EMS Facility Project to the Certified Site Property will promote industrial development on the Certified Site Property.

B) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: Local Option Sales and Services Tax Revenues are unavailable to assist with the EMS Facility Project because such Revenues have been allocated to other projects in the City

* General Fund: The City will use proceeds in the General Fund to pay for the acquisition of the City Campus Property. Further, the City is at its \$8.10 per thousand levy limit for the General Fund, and the annual proceeds from this levy are fully committed to maintain the operational integrity of the City. The City cannot access its General Fund to pay for additional costs of the EMS Facility Project funding without risking unsound fiscal practice.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available for the purpose of funding the EMS Facility Project, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City will use its urban renewal authority to aid in the authorization of general obligations bonds (collectively, the "Bonds") to finance the EMS Facility Project. The use of tax increment financing to pay a portion of the debt service payments on the Bonds will lessen the burden on individual tax payers that would result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives in the Urban Renewal Area. It is not feasible for the City to issue general obligation indebtedness for the EMS Facility Project without the ability to assure the taxpayers of the City that tax increment financing will be available to assist with a portion of the debt service on the Bonds.

* Utility Surpluses: The City does not have identified surpluses in its sewer and/or water utility funds that could aid in the funding of the EMS Facility Project.

* Grants: The City intends to apply for available grants to assist in paying the costs of the EMS Facility Project.

***The City will amend the Plan in the future to complete the analysis required by Section 403.5(2)(b)(1) of the Code of Iowa for the Public Works Facility project if the City determines to use tax increment financing to assist in paying the costs of the Public Works Facility project.**

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$ 27,430,593</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed TIF debt to be incurred under the December, 2021 Amendment*:	<u>\$11,500,000</u>

* It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded Bondurant Urban Renewal Area
(December, 2021 Addition)

CITY CAMPUS PROPERTY AND INFRASTRUCTURE:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, SAID POINT ALSO BEING THE NORTH 1/4 CORNER OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA;

THENCE SOUTH, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 32 TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4;

THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH, ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 TO THE NORTHEAST CORNER OF LOT 2 OF THE OFFICIAL PLAT OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5th P.M., POLK COUNTY, IOWA, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF BONDURANT, POLK COUNTY, IOWA;

THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 2 EXTENDED WEST TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4;

THENCE NORTH, ALONG SAID WEST LINE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE;

THENCE NORTHEAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF HUBBELL AVENUE TO THE NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE;

THENCE EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF NE 78TH AVENUE TO THE WEST LINE OF PARCEL 'H' IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, AS SHOWN ON THE PLAT OF RETRACEMENT SURVEY THEREOF RECORDED IN BOOK 13080 ON PAGE 445 IN THE POLK COUNTY RECORDER'S;

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THENCE NORTHEAST, ALONG SAID SOUTHEASTELRY RIGHT-OF-WAY LINE OF HUBBELL AVENUE TO THE NORTH LINE OF THE SOUTH 75 FEET OF ABANDONED RAILROAD RIGHT-OF-WAY;

THENCE EAST, ALONG SAID NORTH LINE OF THE SOUTH 75 FEET OF ABANDONED RAILROAD RIGHT-OF-WAY TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29;

THENCE SOUTH, ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 29 TO THE POINT OF BEGINNING.

CERTIFIED SITE PROPERTY:

THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 SECTION 32 TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST 1/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND

THE EAST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST 2/3 OF THE WEST 1/2 OF THE NORTH 60 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA.



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

Item No. 5.m.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution obligating Funds from the Urban Renewal Tax Revenue Funds for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the Next Succeeding Fiscal Year

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: The City issued bonds in January 2021 that were subject to annual appropriation. The bonds were issued for Project Omega, an economic development project. The proceeds, combined with a RISE grant, were used to construct public infrastructure, including roads, sewer, water, and stormwater. The attached resolution appropriates the TIF dollars necessary to pay the debt service on the bond for the 2022/2023 fiscal year.

FUNDING SOURCE: TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-299

CITY OF BONDURANT
RESOLUTION NO. 211115-299

Obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year

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

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

WHEREAS, the City has scheduled payments in the amount of \$244,700 (the "Annual Payments") which shall come due in the fiscal year beginning July 1, 2022 with respect to the City's General Obligation Annual Appropriation Urban Renewal Bonds, Series 2021A; and

WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payments, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2022;

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

Section 1. The City Council hereby obligates \$244,700 for appropriation from the Urban Renewal Tax Revenue Fund to the Annual Payments in the fiscal year beginning July 1, 2022.

Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City's December 1, 2021 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the next succeeding fiscal year.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 15, 2021.

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				



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

Item No. 5.n.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution authorizing the Tax Increment Financing (TIF) Indebtedness Certification to the County Auditor for Fiscal Year 2023

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: This is an annual report that is required to be completed and submitted to the Department of Management. It is reporting the TIF expenditures and revenues occurring during FY21. The report also certifies the amount of TIF requested for fiscal year 2023, which begins July 1, 2022 and ends June 30, 2023.

The City of Bondurant annually certifies and requests funds to pay for Urban Renewal Projects in the Urban Renewal Plan, including indebtedness, or bonds, rebate agreements and economic development expenses. The City also decertifies outstanding debt to reflect additional revenues that may have been received throughout the year, such as interest earned. The certification is due to Polk County by December 1, 2021 for the Fiscal Year 2023.

FUNDING SOURCE: TIF

STAFF RECOMMENDATION: Review and Approve

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-300
2. TIF CERTIFICATION FY22 FOR FY23
3. FY21 Spreadsheet

CITY OF BONDURANT
RESOLUTION NO. 211112-300

RESOLUTION AUTHORIZING THE TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO THE COUNTY AUDITOR FOR FISCAL YEAR 2023

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

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

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

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

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Bondurant, Iowa, that the Fiscal Year 2023 TIF Certification is approved as presented, certifying \$8,294,241 in Urban Renewal Area Indebtedness not previously certified; decertifying a total of \$5,598; and requesting a total of \$1,746,660 in TIF funds for FY2023.

Passed this 12th day of November 2021

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

City: Cit y of Bondurant County: Polk

Urban Renewal Area Name: Bondurant Urban Renewal

Urban Renewal Area Number: 77025 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 8,294,241

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF 'FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this _____ day of _____, _____

Signature of Authorized Official Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Cit y of Bondurant County: PolkUrban Renewal Area Name: Bondurant Urban RenewalUrban Renewal Area Number: 77025 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. 2021A GO CORP PURP BD TF interest, and admin fee 1,367,181.39+6,200,000+(31*300)	11/15/2021	\$ 7,576,481.00
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
2. 2020 Washington Street Deceleration Lane 44,037.25 1st & Main Economic 23,662.33 Downtown Parkway 85,337.47	11/15/2021	153,037
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
3. DNG Properties extension of Street development agreement reimbursement	11/15/2021	84,858
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
4. Economic Development Activities	11/15/2021	479,865
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 8,294,241

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: City of Bondurant County: Polk

Urban Renewal Area Name: Bondurant Urban Renewal

Urban Renewal Area Number: 77025 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
17 GO URB REN FY23	147,385
18A GO CORP PURP BD FY23	115,355
2020B GO CORP BD FY23	713,900
2021A GO CORP BD FY23	50,000
DNG Properties extension of Street	84,858
2020 Washington Street Deceleration Lane	44,037
1st & Main Economic	23,662
Downtown Parkway	85,337
Economic Development Activities	482,124
TOTAL	1,746,660

Dated this 15 day of November, 2021

Signature of Authorized Official

Telephone

CERTIFICATION TO COUNTY AUDITOR
Use One Certification Per Urban Renewal Area

Urban Renewal Area Name: Bondurant Urban Renewal

Urban Renewal Area Number: 77025 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certification(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
TIF Interest earned	60
Stoner agreement last payment was less than requested =41298-35760	5,538
Total Reduction In Indebtedness For This Urban Renewal Area:	5,598

Dated this day of ,

Signature of Authorized Official

Telephone

FY20 Activity	TIF-Eligible Expenses paid by General Fund Vendor/Staff Member	Expenses	Notes
Finance Director		\$ 16,331.25	25%
City Administrator		\$ 38,728.94	30%
Planning Director		\$ 9,544.95	20% average 8 hours per week
Public Works Director		\$ 22,199.97	30%
City Clerk		\$ 5,060.74	10%
Brad Lewis deed - legal services	Brick Gentry P.C	\$ 61.25	
Downs Trust land purchase - legal	Brick Gentry P.C	\$ 35.00	
Irrigation system for the soccer club	Meston Brothers	\$ 14,700.00	
RMS WARRANTY DEED	POLK COUNTY RECORDER	\$ 22.00	
INTEREST PAID FROM PREMIUM 2021A	UMB	\$ 192,531.39	
2021A UNDER WRITER DISCOUNT	PIPER SADLE	\$ 45,375.00	
2021A ISSUANCE COST	PFM	\$ 25,000.00	
2021A ISSUANCE COST	DORSEY WHITNEY	\$ 16,000.00	
2021A ISSUANCE COST	MOODYS	\$ 17,000.00	
2021A ISSUANCE COST	PRINTING	\$ 4,759.31	
Arial photos of TIF projects	Photos by Ben	\$ 375.00	
Comprehensive Plan	V&K	\$ 233.62	
Recording notice of use restrictions	POLK COUNTY RECORDER	\$ 12.00	
CITY PARK CONCEPTUAL DESIGN	RDG	\$ 4,222.85	
CITY PARK CONCEPTUAL DESIGN	RDG	\$ 8,658.18	
COMMERCE CROSSINGS ENGINEERING	VEENSTRA & KIMM	\$ 1,513.48	
COMP PLAN, COMMERCE CROSSING PROPERTY EXCHANGE	VEENSTRA & KIMM	\$ 4,672.40	
CITY PARK CONCEPTUAL DESIGN	RDG	\$ 5,714.02	
PARKING LOT MURAL SUPPLIES	MENARDS	\$ 405.90	
PARKING LOT MURAL SUPPLIES	MENARDS	\$ 97.25	
PARKING LOT MURAL SUPPLIES	ACME TOOLS	\$ 420.00	
PARKING LOT MURAL SUPPLIES	MENARDS	\$ 57.14	
DC TRIP	GREATER DES MOINES PARTN	\$ 14,500.00	
FY 2022 ASSESSMENT	DES MOINES AREA MPO	\$ 2,783.20	TOTAL INVOICE \$6958
LASERFICHE SOFTWARE SUBSCRIPTION	OPG-3	\$ 1,636.66	TOTAL INVOICE \$9820
CITY PARK CONCEPT DESIGN	RDG	\$ 4,424.78	
URBAN RENEWAL PUBLIC HEARING NOTICE	REGISTER MEDIA	\$ 150.00	
HEADSHOTS	TIM VORLAND PHOTOGRAPH	\$ 75.00	
HEADSHOTS	TIM VORLAND PHOTOGRAPH	\$ 1,205.00	
MILEAGE REIMBURSEMENT CONFERENCE IN BURLINGTON	JENé JESS	\$ 40.09	TOTAL INVOICE \$200.48
CITY PARK CONCEPTUAL DESIGN	RDG	\$ 1,728.65	
DESIGN SERVICES	LETTERMAN CREATIVE	\$ 360.00	
DESIGN SERVICES	LETTERMAN CREATIVE	\$ 810.00	
REAL ESTATE CONFERENCE	REAL ESTATE PUBLISHING CO	\$ 99.00	
ANNUAL CONFERENCE	IOWA LEAGUE OF CITIES	\$ 172.00	TOTAL INVOICE \$860
CITY PARK CONCEPTUAL DESIGN	RDG	\$ 740.85	
COMP PLAN RESEARCH & ANALYSIS	CONFLUENCE	\$ 680.00	TOTAL INVOICE \$3400
AIRPLANE TICKET FOR PORTLAND CITY MANAGER CONFERENCE	TCM BANK	\$ 78.08	TOTAL CHARGE \$390.4
CITY MANAGER CONFERENCE FEE	TCM BANK	\$ 144.00	TOTAL CHARGE \$720
IOWA CITY MANAGER CONFERENCE HOTEL ROOM 1	TCM BANK	\$ 44.07	TOTAL CHARGE \$220.34
IOWA CITY MANAGER CONFERENCE HOTEL ROOM 2	TCM BANK	\$ 90.90	TOTAL CHARGE \$454.48
IOWA CITY MANAGER CONFERENCE HOTEL ROOM 3	TCM BANK	\$ 44.07	TOTAL CHARGE \$220.34
MEAL WHILE AT IACMA CONFERENCE	TCM BANK	\$ 4.60	TOTAL CHARGE \$23
MEAL WHILE AT IACMA CONFERENCE	TCM BANK	\$ 5.24	TOTAL CHARGE \$26.18
HOTEL FOR DOWNTOWN DEVELOPMENT CONFERENCE	TCM BANK	\$ 130.63	
DOWNTOWN DEVELOPMENT CONFERENCE FEE	TCM BANK	\$ 165.00	
ANNUAL HOTEL/MOTEL 28E AGREEMENT	GREATER DES MOINES PARTN	\$ 1,500.00	
CITY PARK DESIGN	RDG PLANNING & DESIGN	\$ 1,205.67	
TEAM DINNER	MARKETA OLIVER	\$ 11.02	TOTAL CHARGE \$22.04
MILEAGE REIMBURSEMENT	MARKETA OLIVER	\$ 56.56	TOTAL CHARGE \$113.12
BDI POCKET JOURNALS	PREMIUM SOLUTIONS	\$ 853.60	
CATERING FOR DEVELOPMENT MEETING	BRICK STREET MARKET	\$ 125.95	
SUPPLIES FOR DEVELOPMENT MEETING	BRICK STREET MARKET	\$ 16.06	
LEGAL SERVICES	BRICK, GENTRY, BOWERS, SW	\$ 1,522.50	TOTAL CHARGE \$9315.22
MEETING SUPPLIES REIMBURSEMENT	ANNA JOHNSON	\$ 80.46	
PAPER WEGHTS	AMERICAN AWARDS, INC	\$ 250.00	
CATERING FOR DEVELOPMENT MEETING	BRICK STREET MARKET	\$ 315.92	
CATERING FOR DEVELOPMENT MEETING	BRICK STREET MARKET	\$ 208.84	
FRUIT TRAY FOR DEVELOPMENT MEETING	BRICK STREET MARKET	\$ 20.00	
ICREA, BDI SERVICE	BONDURANT DEVELOPMENT	\$ 1,823.25	
PIE FOR DEVELOPMENT MEETING	HOME SLICE	\$ 135.00	
COMP PLAN SERVICES	CONFLUENCE	\$ 4,085.79	TOTAL CHARGE \$20428.94
PARKING AT APA CONFERENCE	JENé JESS	\$ 20.00	
10TH ST EXTENSION	VEENSTRA & KIMM	\$ 352.00	
GRANT ST S PRELIM DESIGN	VEENSTRA & KIMM	\$ 2,304.00	
10TH ST EXTENSION	VEENSTRA & KIMM	\$ 1,408.00	
10TH ST EXTENSION - TRAVEL FEE	VEENSTRA & KIMM	\$ 22.40	
GRANT ST S PRELIM DESIGN	VEENSTRA & KIMM	\$ 704.00	
DOLLAR TREE DEVELOPMENT MEETING SUPPLIES	TCM BANK	\$ 50.29	
STAPLES DEVELOPMENT MEETING BOOKLETS	TCM BANK	\$ 907.09	
AMAZON - DEVELOPMENT MEETING SUPPLIES	TCM BANK	\$ 50.00	
IOWA LEAGUE OF CITIES CONFERENCE HOTEL	TCM BANK	\$ 63.16	TOTAL CHARGE \$315.78
IOWA LEAGUE OF CITIES CONFERENCE HOTEL	TCM BANK	\$ 63.16	TOTAL CHARGE \$315.78
IOWA LEAGUE OF CITIES CONFERENCE HOTEL	TCM BANK	\$ 63.16	TOTAL CHARGE \$315.78
IOWA LEAGUE OF CITIES CONFERENCE HOTEL	TCM BANK	\$ 63.16	TOTAL CHARGE \$315.78
Subtotal		\$ 482,124.49	
Long Term Debt			
17 GO URB REN RD TIF	DEBT SERVICE	\$ 147,385.00	
18A GO CORP PURP BD TIF	DEBT SERVICE	\$ 115,355.00	
2020B GO CORP PURP BD TIF	DEBT SERVICE	\$ 713,900.00	
2021A GO CORP PURP BD TF	DEBT SERVICE	\$ 7,576,481.39	NEW DEBT PRIN AND INTEREST AND ADMIN FEES
2021A GO CORP PURP BD TF	DEBT SERVICE	\$ 50,000.00	
Subtotal		\$ 8,553,121.39	

Development Agreements			
DNG Properties extension of Street		\$	84,858.00
Subtotal		\$	84,858.00
			<u>\$ -</u>
Capital Projects (Finalizing)			
2020 Washington Street Deceleration Lane	CAPITAL PROJECT	\$	44,037.25
1st & Main Economic	CAPITAL PROJECT	\$	23,662.33
Downtown Parkway	CAPITAL PROJECT	\$	85,337.47
	CAPITAL PROJECT		
	CAPITAL PROJECT		
Subtotal		\$	153,037.05
Decerify			
TIF Interest earn		\$	-
Subtotal		\$	60.42
Grand Total		\$	9,273,140.93

NOT PREVIOUSLY CERTIFIED	Page 1, 2021A, CAPITAL PROJ	\$	7,908,605.88
AMOUNT REQUESTED FOR FY22	FORM 2	\$	1,746,659.54
AMOUNT DECERTIED	FORM 3	\$	(60.42)
AMOUNT DECERTIED	FORM 3		5538



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

Item No. 5.o.
For Meeting of 11/15/2021
Receive and File

TITLE: -Resolution approving the Annual Finance Report to the State of IA for FY21

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The Code of Iowa requires all Iowa cities to publish and file an Annual Finance Report. Attached is the report that was published and submitted to the state. The purpose of this agenda item is to receive and file the report for the FY2022 audit.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-301
2. AFR

CITY OF BONDURANT
RESOLUTION NO. 211112-301

RESOLUTION APPROVING THE ANNUAL FINANCIAL REPORT FOR FISCAL YEAR
2021

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

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Annual Financial Report for Fiscal Year 2021, is hereby approved as presented.

Passed this 12th day of November 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

STATE OF IOWA 2021 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2021 CITY OF BONDURANT, IOWA DUE: December 1, 2021	
	16207700300000
	CITY OF BONDURANT
	PO Box 37
	BONDURANT IA 50035-0037
	POPULATION: 7365

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

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	3,089,216		3,089,216	3,019,349
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	3,089,216		3,089,216	3,019,349
Delinquent Property Taxes	0		0	0
TIF Revenues	536,611		536,611	514,762
Other City Taxes	733,550	0	733,550	753,399
Licenses and Permits	758,216	0	758,216	402,082
Use of Money and Property	85,736	1,572	87,308	16,024
Intergovernmental	7,093,303	0	7,093,303	10,395,564
Charges for Fees and Service	592,880	3,832,018	4,424,898	3,828,178
Special Assessments	8,562	0	8,562	6,026
Miscellaneous	2,707,757	29,875	2,737,632	293,450
Other Financing Sources	12,142,782	293,800	12,436,582	12,452,662
Transfers In	2,698,854	0	2,698,854	2,698,855
Total Revenues and Other Sources	30,447,467	4,157,265	34,604,732	34,380,351
Expenditures and Other Financing Uses				
Public Safety	2,228,956		2,228,956	2,350,781
Public Works	1,721,655		1,721,655	1,750,017
Health and Social Services	105		105	14,750
Culture and Recreation	715,520		715,520	771,599
Community and Economic Development	338,855		338,855	408,104
General Government	687,456		687,456	712,059
Debt Service	1,773,717		1,773,717	1,798,818
Capital Projects	17,275,540		17,275,540	19,241,438
Total Governmental Activities Expenditures	24,741,804	0	24,741,804	27,047,566
BUSINESS TYPE ACTIVITIES		5,133,530	5,133,530	6,193,696
Total All Expenditures	24,741,804	5,133,530	29,875,334	33,241,262
Other Financing Uses	0	0	0	
Transfers Out	2,243,015	455,839	2,698,854	2,698,855
Total All Expenditures/and Other Financing Uses	26,984,819	5,589,369	32,574,188	35,940,117
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	3,462,648	-1,432,104	2,030,544	-1,559,766
Beginning Fund Balance July 1, 2020	5,398,208	4,249,845	9,648,053	9,649,255
Ending Fund Balance June 30, 2021	8,860,856	2,817,741	11,678,597	8,089,489

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

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2021	Amount	Indebtedness at June 30, 2021	Amount
General Obligation Debt	17,680,000	Other Long-Term Debt	974,944
Revenue Debt	4,710,000	Short-Term Debt	0
TIF Revenue Debt	6,050,000		
		General Obligation Debt Limit	23,312,151

CERTIFICATION

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

	Publication
Signature of Preparer	
Printed name of Preparer	Phone Number
	Date Signed
Signature of Mayor or other City official (Name and Title)	

PLEASE PUBLISH THIS PAGE ONLY

REVENUE P2

CITY OF BONDURANT
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2021
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section A - Taxes	1								1
Taxes levied on property	2	2,227,913		271,007			3,089,216		3,089,216
Less: Uncollected Property Taxes - Levy Year	3		590,296				0		0
Net Current Property Taxes	4	2,227,913	590,296	271,007	0	0	3,089,216		3,089,216
Delinquent Property Taxes	5						0		0
Total Property Tax	6	2,227,913	590,296	271,007	0	0	3,089,216		3,089,216
TIF Revenues	7		536,611				536,611		536,611
Other City Taxes									
Utility Tax Replacement Excise Taxes	8	14,463		1,663			19,979		19,979
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9		3,853				0		0
Parimutuel Wager Tax	10						0		0
Gaming Wager Tax	11						0		0
Mobile Home Tax	12						0		0
Hotel / Motel Tax	13	506					506		506
Other Local Option Taxes	14		713,065				713,065		713,065
Total Other City Taxes	15	14,969	716,918	1,663	0	0	733,550	0	733,550
Section B - Licenses and Permits	16	758,216					758,216		758,216
Section C - Use of Money and Property	17								17
Interest	18	783		293	637	8	3,245	1,572	4,817
Rents and Royalties	19	12,743					12,743		12,743
Other Miscellaneous Use of Money and Property	20	43,471	26,277				69,748		69,748
	21						0		0
Total Use of Money and Property	22	56,997	27,411	293	637	8	85,736	1,572	87,308
Section D - Intergovernmental	24								24
Federal Grants and Reimbursements	26								26
Federal Grants	27	133,939	184,428				318,367		318,367
Community Development Block Grants	28						0		0
Housing and Urban Development	29						0		0
Public Assistance Grants	30						0		0
Payment in Lieu of Taxes	31						0		0
Payroll tax refund	32		33,594				33,594		33,594
Total Federal Grants and Reimbursements	33	133,939	218,022	0	0	0	351,961	0	351,961

REVENUE P3
CITY OF BONDURANT
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2021
NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section D - Intergovernmental - Continued	41									41
State Shared Revenues	43									43
Road Use Taxes	44	824,306						824,306		44
Other state grants and reimbursements	48									48
State grants	49									49
Iowa Department of Transportation	50	4,217						4,217		50
Iowa Department of Natural Resources	51							5,743,110		51
Iowa Economic Development Authority	52							0		52
CEBA grants	53							0		53
Commercial & Industrial Replacement Claim	54	31,485	8,388	3,620				43,493		54
Payroll tax refund	55		12					12		55
	56							0		56
	57							0		57
	58							0		58
	59							0		59
Total State	60	31,485	836,923	0	3,620	5,743,110	0	6,615,138	0	60
Local Grants and Reimbursements										
County Contributions	63	35,292						35,292		63
Library Service	64	500						500		64
Township Contributions	65	90,412						90,412		65
Fire/EMT Service	66							0		66
	67							0		67
	68							0		68
	69							0		69
Total Local Grants and Reimbursements	70	126,204	0	0	0	0	126,204	0	126,204	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	291,628	1,054,945	0	3,620	5,743,110	0	7,093,303	0	71
Section E - Charges for Fees and Service	72									72
Water	73							1,681,582		73
Sewer	74							1,827,134		74
Electric	75							0		75
Gas	76							0		76
Parking	77							0		77
Airport	78							0		78
Landfill/garbage	79	363,348						363,348		79
Hospital	80							0		80

REVENUE P4

CITY OF

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section E - Charges for Fees and Service - Continued	81									81
Transit	82						0		0	82
Cable TV	83						0		0	83
Internet	84						0		0	84
Telephone	85						0		0	85
Housing Authority	86						0		0	86
Storm Water	87						0	323,302	323,302	87
Other:	88									88
Nursing Home	89						0		0	89
Police Service Fees	90						0		0	90
Prisoner Care	91						0		0	91
Fire Service Charges	92						0		0	92
Ambulance Charges	93	151,631					151,631		151,631	93
Sidewalk Street Repair Charges	94	28,893					28,893		28,893	94
Housing and Urban Renewal Charges	95						0		0	95
River Port and Terminal Fees	96						0		0	96
Public Scales	97						0		0	97
Cemetery Charges	98	12,320				3,080	15,400		15,400	98
Library Charges	99	3,713					3,713		3,713	99
Park, Recreation, and Cultural Charges	100	21,188					21,188		21,188	100
Animal Control Charges	101	256					256		256	101
Administrative & Record Request Fee	102	8,376					8,376		8,376	102
Plat of Survey	103	75					75		75	103
Total Charges for Service	104	589,800	0	0	0	3,080	592,880	3,832,018	4,424,898	104
Section F - Special Assessments	106	1,393			7,169		8,562		8,562	106
Section G - Miscellaneous	107									107
Contributions	108	38,304	58,182				96,486		96,486	108
Deposits and Sales/Fuel Tax Refunds	109	4,640					4,640		4,640	109
Sale of Property and Merchandise	110	275	11,925				12,200		12,200	110
Fines	111	18,070					18,070		18,070	111
Internal Service Charges	112						0		0	112
Refunds & Reimbursements	113	17,295	2,139		2,315,380		2,334,814		2,334,814	113
Host Fee	114	19,908					19,908		19,908	114
Connection Fee	115				221,639		221,639		221,639	115
Meter Deposit	116						0	29,875	29,875	116
	117						0		0	117
	118						0		0	118
	119						0		0	119
Total Miscellaneous	120	98,492	72,246	0	2,537,019	0	2,707,757	29,875	2,737,632	120

REVENUE P5

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

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15, 16, 22, 71, 104, 106, and 120)	121 4,039,408	2,461,816	537,001	276,583	8,287,935	3,088	15,605,831	3,863,465	19,469,296	121
Section H - Other Financing Sources	123									123
Proceeds of capital asset sales	124						0		0	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125			253,031	11,889,751		12,142,782	293,800	12,436,582	125
Proceeds of anticipatory warrants or other short-term debt	126						0		0	126
Regular transfers in and interfund loans	127 202,741	68,668		795,227	1,161,332		2,227,968		2,227,968	127
Internal TIF loans and transfers in	128 243,301			227,585			470,886		470,886	128
	129						0		0	129
	130						0		0	130
Total Other Financing Sources	131 446,042	68,668	0	1,275,843	13,051,083	0	14,841,636	293,800	15,135,436	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132 4,485,450	2,530,484	537,001	1,552,426	21,339,018	3,088	30,447,467	4,157,265	34,604,732	132
Beginning Fund Balance July 1, 2020	134 2,299,618	959,682	-24,944	485,235	1,655,261	23,356	5,398,208	4,249,845	9,648,053	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136 6,785,068	3,490,166	512,057	2,037,661	22,994,279	26,444	35,845,675	8,407,110	44,252,785	136

EXPENDITURES P6
CITY OF BONDURANT
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2021
NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental through (f) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2							0	0		2
Jail	3							0	0		3
Emergency Management	4							0	0		4
Flood control	5							0	0		5
Fire Department	6	933,303	85,910					1,019,213		1,019,213	6
Ambulance	7	334,097	85,848					419,945		419,945	7
Building Inspections	8	618,563	3,359					621,922		621,922	8
Miscellaneous Protective Services	9	4,403	711					5,114		5,114	9
Animal Control	10	545						545		545	10
Other Public Safety	11							0		0	11
Disaster Recovery	12		162,217					162,217		162,217	12
	13							0		0	13
Total Public Safety	14	1,890,911	338,045		0	0	0	2,228,956		2,228,956	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16	520,458	780,976					1,301,434		1,301,434	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18							0		0	18
Traffic Control Safety	19	39,407						39,407		39,407	19
Snow Removal	20							0		0	20
Highway Engineering	21							0		0	21
Street Cleaning	22							0		0	22
Airport (if not an enterprise)	23	38,898						38,898		38,898	23
Garbage (if not an enterprise)	24	340,621	1,295					341,916		341,916	24
Other Public Works	25							0		0	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	939,384	782,271		0	0	0	1,721,655		1,721,655	28
Section C - Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34	105						105		105	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36							0		0	36
	37							0		0	37
	38							0		0	38
Total Health and Social Services	39	105	0		0	0	0	105		105	39
Section D - Culture and Recreation	40										40
Library Services	41	366,862	100,576					467,438		467,438	41
Museum, Band, Theater	42							0		0	42
Parks	43	167,361	8,517					175,878		175,878	43
Recreation	44	38,528	8,612					47,140		47,140	44
Cemetery	45	8,101	1,722					9,823		9,823	45
Community Center, Zoo, Marina, and Auditorium	46							0		0	46
Other Culture and Recreation	47	2,232						2,232		2,232	47
Street Tree	48		13,009					13,009		13,009	48
	49							0		0	49
Total Culture and Recreation	50	583,084	132,436		0	0	0	715,520		715,520	50

EXPENDITURES P7

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

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52							0		0	52
Economic development	53	204,440	29,051					233,491		233,491	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55	69,604						69,604		69,604	55
Other community and economic development	56							0		0	56
TIF Rebates	57			35,760				35,760		35,760	57
	58							0		0	58
Total Community and Economic Development	59	274,044	29,051	35,760	0	0	0	338,855		338,855	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	82,094	27,955					110,049		110,049	61
Clerk, Treasurer, Financial Administration	62	215,141	243,511					458,652		458,652	62
Elections	63							0		0	63
Legal Services and City Attorney	64	11,203						11,203		11,203	64
City Hall and General Buildings	65	36,781						36,781		36,781	65
Tort Liability	66	69,640						69,640		69,640	66
Other General Government	67							0		0	67
Administrative Fee	68	1,131						1,131		1,131	68
	69							0		0	69
Total General Government	70	415,990	271,466		0	0	0	687,456		687,456	70
Section G - Debt Service	71							0		0	71
Principal and Interest Payments	72				1,773,717			1,773,717		1,773,717	72
	73							0		0	73
Total Debt Service	74	0	0	0	1,773,717	0	0	1,773,717		1,773,717	74
Section H - Regular Capital Projects - Specify	75										75
City Wide Capital Projects	76					17,275,540		17,275,540		17,275,540	76
	77							0		0	77
Subtotal Regular Capital Projects	78	0	0	0	0	17,275,540	0	17,275,540		17,275,540	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0	0	0	0	0	0		0	82
Total Capital Projects	83	0	0	0	0	17,275,540	0	17,275,540		17,275,540	83
Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	84	4,103,518	1,553,269	35,760	1,773,717	17,275,540	0	24,741,804		24,741,804	84
TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"	85										85

EXPENDITURES P8

CITY OF

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i))	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								1,120,547	1,120,547	88
Capital Outlay	89								1,149	1,149	89
Debt Service	90								128,803	128,803	90
Sewer and Sewage Disposal - Current Operation	91								1,149,487	1,149,487	91
Capital Outlay	92								1,957,722	1,957,722	92
Debt Service	93								372,975	372,975	93
Electric - Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106									0	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120								132,946	132,946	120
Capital Outlay	121								150,125	150,125	121
Debt Service	122								119,776	119,776	122
Other Business Type - Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								5,133,530	5,133,530	129

EXPENDITURES P9
CITY OF BONDURANT
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2021 -- Continued
NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (a) through (f) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	4,103,518	1,553,269	35,760	1,773,717	17,275,540	0	24,741,804	5,133,530	29,875,334	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132		932,405			839,724		1,772,129	455,839	2,227,968	132
Internal TIF loans/repayments and transfers out	133			470,886				470,886		470,886	133
	134							0		0	134
Total Other Financing Uses	135	0	932,405	470,886	0	839,724	0	2,243,015	455,839	2,698,854	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	4,103,518	2,485,674	506,646	1,773,717	18,115,264	0	26,984,819	5,589,369	32,574,188	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140						26,444	26,444		26,444	140
Restricted	141		848,192	5,411	263,944	4,879,015		5,996,562		5,996,562	141
Committed	142							0		0	142
Assigned	143									0	143
Unassigned	144	2,681,550	156,300					2,837,850		2,837,850	144
Total Governmental	145	2,681,550	1,004,492	5,411	263,944	4,879,015	26,444	8,860,856		8,860,856	145
Proprietary	146								2,817,741	2,817,741	146
Total Ending Fund Balance June 30,	147	2,681,550	1,004,492	5,411	263,944	4,879,015	26,444	8,860,856	2,817,741	11,678,597	147
Total Requirements (Sum of lines 136 and 147)	148	6,785,068	3,490,166	512,057	2,037,661	22,994,279	26,444	35,845,675	8,407,110	44,252,785	148

OTHER P10

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

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

Part IV

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

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID			Amount
Total Salaries and Wages Paid			1,660,278

Part V Debt Outstanding, Issued, and Retired

Transit subsidies

A. Long-Term Debt

Debt During the Fiscal Year			Debt Outstanding JUNE 30, 2021						
Purpose	Line	Debt Outstanding JULY 1, 2020	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.	1,438,425		170,196	775,000			493,229	38,811
Sewer Utility	2.	3,230,039		228,323			2,520,000	481,715	64,933
Electric Utility	3.								
Gas Utility	4.								
Transit-Bus	5.	1,342,250		173,500	1,168,750				43,448
Industrial Revenue	6.								
Mortgage Revenue	7.								
TIF Revenue	8.	8,700,000	6,050,000	180,000	8,520,000	6,050,000			321,081
Other Purposes / Miscellaneous	9.								
GO	10.	4,372,750	3,580,000	736,500	7,216,250				199,491
Parking	11.								
Airport	12.								
Stormwater	13.		2,290,000	100,000			2,190,000		19,210
Section 108	14.								
Total Long-Term		19,083,464	11,920,000	1,588,519	17,680,000	6,050,000	4,710,000	974,944	686,974



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

Item No. 5.p.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution of Endorsement for the City of Bondurant's Application to MidAmerican Energy Company's Trees Please! Grant Program for Improvements proposed at Eagle Park

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution is a resolution of endorsement for the City of Bondurant's application to MidAmerican Energy Company's Trees Please! Grant Program. The City of Bondurant is requesting \$4,000 in grant funding through MidAmerican's program to plant trees as part of the proposed Eagle Park improvements. This grant program is a 50/50 match program, meaning this will be at least an \$8,000 tree planting project. The grant money plus the match will assist in planting approximately 26 trees in Eagle Park.

Planting trees in Eagle Park is consistent with the the 2013 Park, Trail & Greenway Master Plan. This document guides for planting of more than 100 trees in Eagle Park.

Planting trees in public places is also consistent with the City's 2020 Urban Forest Management Plan. This document notes the City of Bondurant should grow its urban tree canopy by approximately 400 trees over the following decades.

Public trees can offer a variety of benefits. For further information on the benefits of public trees, please view the following pamphlet published by the Iowa Department of Natural Resources:

<https://www.iowadnr.gov/Portals/idnr/uploads/forestry/urban/CommunityBenefitsPublicTrees.pdf>.

FUNDING SOURCE: Other grant funds

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-303

CITY OF BONDURANT
RESOLUTION NO. 211115-303

RESOLUTION OF ENDORSEMENT FOR CITY OF BONDURANT'S GRANT
APPLICATION REQUEST TO MIDAMERICAN ENERGY COMPANY'S TREES
PLEASE! PROGRAM

WHEREAS, the Bondurant City Council wishes to make Eagle Park an area where people can interact with nature in a way that educates and preserves the natural habitat of the species who live there; AND

WHEREAS, a general concept was laid out for the park in the Park, Trail, and Greenway Master Plan adopted in 2013 that included trees, native grasses, butterfly gardens, stormwater cells, soft paths, benches, and a concrete path with an overlook to be able to view the multi-acre park; AND

WHEREAS, the City of Bondurant recognizes the importance of growing the community's urban tree canopy, as identified in the City's 2020 Urban Forest Management Plan; AND

WHEREAS, the City of Bondurant is appreciative of the opportunity to apply for funds through MidAmerican Energy Company's Trees Please! Grant Program; AND

WHEREAS, the City of Bondurant acknowledges the Trees Please! Grant Program is a 50/50 matching program.

NOW, THEREFORE, BE IT RESOLVED that the Bondurant City Council endorses the proposed planting of trees in Eagle Park.

BE IT FURTHER RESOLVED that the Bondurant City Council authorizes City Staff to submit the City's grant request in the amount of \$4,000 to MidAmerican Energy Company's Trees Please! Grant Program.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 15th day of November 2021.

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				



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

Item No. 5.q.
For Meeting of 11/15/2021
Resolution

TITLE: - Resolution approving ISG Professional Services Agreement in the amount of \$7,000 for Conceptual Design Services to Assist with preparing the City of Bondurant's Application for Funding through the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative Grant Program for the proposed Eagle Park Improvements

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is in the process of piecing together grant funds to allow for completion of the following improvements proposed at Eagle Park. Thus far the City has been successful securing \$150,000 in grant funds from Facebook and \$100,000 in grant funds through the Iowa DNR's City Parks & Open Spaces REAP program. The following improvements were identified in the City's [2013 Park, Trail & Greenway Master Plan](#):

- Walking trail throughout Eagle Park
- Mud Creek access point
- Stormwater wetlands near the access point*
- Solar-powered charging benches along the walking path
- Native planting area(s)
- Butterfly garden
- Trees
- Wayfinding and interpretive signage

In the future, it is also anticipated that a paved trail connection over Mud Creek should exist to link the east and west neighborhoods.

While the 2013 Park, Trail & Greenway Master Plan identified areas for smaller stormwater treatment cells, it has been brought to staff's attention through recent discussions with Jennifer Welch of the Iowa Department of Agriculture and Land Stewardship (IDALS) that larger-scale wetland(s) should instead be constructed as part of the Eagle Park improvements. The reason why wetlands are necessary instead of

retention cells is due to the amount of acres that drain into Eagle Park.

The attached contract from ISG proposes to create an implementable conceptual plan for Eagle Park. The conceptual plan will take into account the needed wetland area(s) and also how the walking trails and other improvement features will interact with these wetland area(s). ISG's work will target obtaining grant funds through IDALS' Water Quality Initiative (WQI) Grant Program. The City of Bondurant could be eligible to apply for up to \$250,000 in grant funds through this program. ISG's services will include creating an opinion of probable costs.

ISG was the firm that prepared the regional Iowa Confluence Water Trails (ICON) Plan and this plan will be developed in connection with the vision laid out in the Water Trails Master Plan.

FUNDING SOURCE: General Fund/Grant Funds

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution approving the ISG contract.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-304
2. 2021-11-09 Eagle Park WQI_ISG

CITY OF BONDURANT
RESOLUTION NO. 211115-304

RESOLUTION APPROVING PROFESSIONAL SERVICES AGREEMENT WITH ISG IN THE AMOUNT OF \$7,000 FOR CONCEPTUAL DESIGN SERVICES FOR EAGLE PARK AND TO ASSIST WITH THE CITY'S PRE-APPLICATION FOR GRANT FUNDING TO THE IOWA DEPARTMENT OF AGRICULTURE AND LAND STEWARDSHIP'S WATER QUALITY INITIATIVE PROGRAM

WHEREAS, the City's 2013 Park, Trail & Greenway Master Plan identifies improvements proposed as Eagle Park; AND

WHEREAS, prior to implementing the identified Eagle Park improvements, a detailed conceptual plan and opinion of probable costs is necessary to take into account the identified wetland area needed south of the south detention pond; AND

WHEREAS, the ISG contract in the amount of \$7,000 proposes such conceptual planning and cost generation services; AND

WHEREAS, ISG will also assist in the preparation of the City of Bondurant's pre-application to the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative Grant Program.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the agreement with ISG in a total amount of \$7,000 is hereby approved, pending review of legal counsel.

Passed this 15th day of November 2021

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

November 9, 2021

Maggie Murray, AICP
Planning and Community Development
Director
City of Bondurant
200 2nd Street NE Box 37
Bondurant, IA 50035
Planning@CityofBondurant.com

RE: SCOPE FOR DESIGN SERVICES FOR EAGLE PARK
CONCEPT DESIGN AND WQI APPLICATION PREPERATION.

ISG

DEAR MAGGIE,

ISG appreciates the opportunity to partner with the City of Bondurant on this exciting project and stands eager to assist in realizing the City's vision for Eagle Park. The ISG team recognizes the important role the City's water resources play in helping to shape the future, whether through flood control efforts or the City's leadership in efforts to improve recreation along the Mud Creek, the impact efforts to improve water quality and enhance flood resiliency have in ensuring success is paramount. To realize the goals the city has for Eagle Park, ISG will work closely with the City and NRCS to develop an implementable concept plan, targeted at obtaining a WQI grant for the project.

ISG's team of professional engineers, architects, and designers have extensive experience in park planning, urban stormwater and green infrastructure, stream restoration and channel design, and community engagement expertise needed for a successful project. Our team will help you achieve your goal of creating safe and accessible outdoor spaces, lasting green infrastructure solutions, and educational opportunities for park users.

SCOPE OF SERVICES

Concept Development

ISG will refine concepts for Eagle Park to include but not be limited to the following amenities:

1. 8'-wide crushed limestone walking trail throughout Eagle Park.
2. Mud Creek access point and stormwater wetland near this access point.
3. Solar-powered charging benches along the walking path.
4. Native planting area(s).
5. Butterfly garden.
6. 50 trees. The types of trees planted will be consistent with the species listed in the City's 2020 Urban Forest Management Plan (prepared by the Iowa DNR).
7. Wayfinding and interpretative signage.
8. Future paved trail connection over Mud Creek linking the east and west neighborhoods.

As part of the concept design, ISG will prepare preliminary stormwater feature sizing and treatment calculations to be included in the WQI application. ISG will balance cost of the City's budget combined with WQI options 1 and 2 to find the appropriate balance of water quality features while maintaining the other designed amenities.

Deliverables Include:

- 1) 24x36" annotated plan view rendering
- 2) Two Meetings with City staff and NRCS
- 3) Opinion of Probable Cost

300+
EMPLOYEE OWNERS

43
STATES LICENSED

ZWEIG GROUP
HOT FIRM LIST
FOR 2019

TOP 500
2020 ENR FIRM

LISTEN FIRST

1

LISTEN

Listen to the ideas, concerns, and perspectives.

2

ASK

Ask the right questions to earn your trust and establish a clear vision for the project

3

UNDERSTAND

Understand what matters most to the success of the project's schedule, design, and overall stakeholder and community impact

4

RESPOND

Respond with design and project management solutions that reflect the community's values and beliefs

WQI Application

ISG will Prepare the WQI Grant pre-application for submittal no later than Friday 3, 2021.

COMPENSATION

ISG proposes to provide the scope of services described within this proposal for compensation in accordance with the following schedule:

	Value
Phase 1: Concept Development Due Diligence	\$5,500
Phase 2: Preliminary Development	\$1,500
Total	\$7,000

With better decisions faster, a dedicated and invested team, a listen-first approach, and a focus on the client, ISG is eager, ready, and committed to be the partner from beginning to end that can make it all happen. ISG appreciates the opportunity to provide a solution tailored to vision of Bondurant. Upon acceptance of this proposal, please sign the acknowledgment box below and return a copy to our office. We look forward to providing you with responsive service, a collaborative approach, and timely delivery.

Sincerely,



Craig Clarkson, PE
Craig.Clarkson@ISGInc.com

ACKNOWLEDGMENT OF ACCEPTANCE

Accepted this _____ day of _____, 2021.

Name: _____

Title: _____

Signature: _____

This proposal is valid for 30 days.



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

Item No. 5.r.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution of Endorsement for the City of Bondurant's Application to the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative Grant Program for Improvements proposed at Eagle Park

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is eligible to request up to \$250,000 in grant funds through the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative Grant Program. The City will be submitting a grant application to this program to seek funds to implement the wetland project in Eagle Park; for further information on this, please see the agenda statement related to the ISG contract also on this same Council agenda.

The City's pre-application to this grant program is due December 3rd, 2021. One of the pre-application evaluation factors is: demonstrated strong partnerships and documented financial and in-kind support as matching funds/resources. The attached resolution authorizes staff to move forward with submitting a grant application. The attached resolution also acknowledges that the City of Bondurant can request up to \$250,000 in grant funds, and that if awarded, these grant funds cannot exceed 50% of the total project cost to implement the wetlands portion of the Eagle Park improvements.

If the City of Bondurant is selected to be eligible to submit a full application, this application will be due February 11th, 2022. Notification of grant awards will be made March 4th, 2022.

FUNDING SOURCE: Other grants and general fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-305

CITY OF BONDURANT
RESOLUTION NO. 211115-305

RESOLUTION OF ENDORSEMENT FOR CITY OF BONDURANT'S GRANT
APPLICATION REQUEST TO THE IOWA DEPARTMENT OF AGRICULTURE AND
LAND STEWARDSHIP'S WATER QUALITY INITIATIVE GRANT PROGRAM

WHEREAS, the Bondurant City Council wishes to make Eagle Park an area where people can interact with nature in a way that educates and preserves the natural habitat of the species who live there; AND

WHEREAS, a general concept was laid out for the park in the Park, Trail, and Greenway Master Plan adopted in 2013 that included trees, native grasses, butterfly gardens, stormwater cells, soft paths, benches, and a concrete path with an overlook to be able to view the multi-acre park; AND

WHEREAS, upon further review of the proposed Eagle Park improvements, it has been determined that wetlands are necessary instead of retention cells for managing stormwater; AND

WHEREAS, the City of Bondurant is appreciative of the opportunity to submit a pre-application to the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative Grant Program to seek funds to implement a wetland project in Eagle Park; AND

WHEREAS, the City of Bondurant may request up to \$250,000 in grant funds through the Water Quality Initiative Grant Program; AND

WHEREAS, the City of Bondurant acknowledges the Water Quality Initiative Grant Program is a 50/50 matching program.

NOW, THEREFORE, BE IT RESOLVED that the Bondurant City Council endorses the proposed wetland area in Eagle Park.

BE IT FURTHER RESOLVED that the Bondurant City Council authorizes City Staff to submit the City's grant request to the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative Grant Program.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 15th day of November 2021.

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				



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

Item No. 5.s.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution approving Pay Request No. 7 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project in the amount of \$52,407.00

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends to Council the attached resolution to approve pay application #7 in the amount of \$52,407.00 related to the professional services agreement for the Commerce Crossing Public Improvements Project.

As a reminder, the Commerce Crossing Project is the Economic Development project that is being constructed on the former Rosenberger Property that lays along Interstate 80 West of Grant St. South.

FUNDING SOURCE: Bond Funding supported by TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-306
2. Pay Request No. 7

CITY OF BONDURANT
RESOLUTION NO. 211115-306

RESOLUTION APROVING PAY APPLICATION #7 FOR THE PROFESSIONAL
SERVICES AGREEMENT FOR THE COMMERCE CROSSING PUBLIC
IMPROVEMENT PROJECT TO SHIVE-HATTERY IN THE AMOUNT OF \$52,407.00

WHEREAS, on October 29th, 2021, the City of Bondurant received pay application #7 for the professional services agreement for the Commerce Crossing Public Improvement Project; AND

WHEREAS, pay app #7 is for professional services rendered through October 22, 2021; AND

WHEREAS, staff has reviewed the pay application and recommends approval.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that pay application #7 for the Commerce Crossing Public Improvement Project professional services agreement in the above-referenced amount to Shive-Hattery is hereby approved.

Passed this 15th day of November 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Peffer				
Enos				
McKenzie				
Elrod				

Shive-Hattery | PO Box 1599 | Cedar Rapids, IA 52406-1599 | 319.362.0313 | shive-hattery.com

October 29, 2021

Invoice No: 4194871 - 7

Marketa Oliver
City of Bondurant, IA
200 Second Street NE
PO Box 37
Bondurant, IA 50035-0037

Commerce Crossing Development - Public Improvements
Services provided through October 22, 2021:

	Total Fee	Percent Complete	Fee Earned	Previous Fee Billing	Current Fee Billing
Base Contract	347,300.00	89.00	309,097.00	281,313.00	27,784.00
Amend #1 Survey	27,300.00	96.00	26,208.00	16,926.00	9,282.00
Amend #1 Observation	14,500.00	85.00	12,325.00	6,960.00	5,365.00
Amend #1 Testing	34,400.00	83.00	28,552.00	18,576.00	9,976.00
Total Fee	423,500.00		376,182.00	323,775.00	52,407.00
	Total Fee				52,407.00
			AMOUNT DUE THIS INVOICE		\$52,407.00

CRB

TERMS: PAYMENT SHALL BE DUE UPON RECEIPT.

ACH PAYMENTS NOW ACCEPTED. PLEASE EMAIL AR@SHIVE-HATTERY.COM FOR DETAILS.



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

Item No. 5.t.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution approving Certificate of Completion and Final Acceptance of Agreement Work with the Iowa DOT for Shiloh Rose Parkway/23rd Street SW Public Infrastructure Improvements (Project Omega)

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant approved an agreement with the State of Iowa for a RISE grant in the amount of \$1,065,032 on September 21, 2020 (Agreement No. 2021-R-001). The grant was for improvements to Shiloh Rose Parkway and 23rd Street SW for an economic development project that would create 100 full-time and up to 400 part-time jobs. Those improvements have now been completed and the company is open and doing business.

The last step towards the completion of the RISE Grant that the City was awarded for the Project Omega Public Improvements Project is to sign off on the IOWA DOT certificate of completion to be filed with the paperwork for the final RISE grant reimbursement. Iowa DOT requires that the Council gives final approval and acceptance of the work completed. Council had previously signed off on the project completion to close out the project with the contractor on the project and with Ryan Co. who was the developer for Project Omega.

The attached resolution approves the Certificate of Completion and Final Acceptance of Agreement Work with the Iowa DOT.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-307
2. Iowa DOT Certificate of Completion_640003

CITY OF BONDURANT
RESOLUTION NO. 211115-307

RESOLUTION APPROVING CERTIFICATE OF COMPLETION AND FINAL
ACCEPTANCE OF AGREEMENT WORK WITH IOWA DOT

WHEREAS, the Bondurant City Council approved an agreement with the State of Iowa for a RISE grant in the amount of \$1,065,032 on September 21, 2020 (Agreement No. 2021-R-001); AND

WHEREAS, the grant was for improvements to Shiloh Rose Parkway and 23rd Street SW for an economic development project that would create 100 full-time and up to 400 part-time jobs; AND

WHEREAS, the infrastructure improvements have now been completed and the company is open and doing business; AND

WHEREAS, the City wishes to affirm that the work covered by the above-referenced agreement has been completed in accordance with said agreement.

NOW THEREFORE BE IT RESOLVED by the City Council for the City of Bondurant, Iowa that the attached Form 640003 titled, "Iowa DOT Certificate of Completion and Final Acceptance of Agreement Work" is hereby approved as accepted.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 15th day of November 2021.

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				



**CERTIFICATE of COMPLETION and
FINAL ACCEPTANCE of AGREEMENT WORK**

COMPANY: Shive-Hattery Inc COUNTY/CITY: West Des Moines

ADDRESS: 4125 Westown Pkwy, Suite 100 PROJECT NO.: RM-0747(614)--9D77

KIND OF WORK: Paving, Drainage, and Grading

AGREEMENT DATE: August 17, 2020 FIELD COMPLETION DATE: August 30, 2021

This is to certify that the work covered by the above referenced agreement has been completed in accordance with said agreement and is hereby accepted, subject to final audit of costs.

SIGNATURE:  DATE: October 11, 2021
Project Engineer (Res. Construction) (Area Engineer) (County) (City) (City)
(Consultant) Year

*SIGNATURE: _____ DATE: _____, _____
District (Construction) (Maintenance) (Local Systems) Engineer Year

Approved and work accepted by the Board of Supervisors/City
Council of _____

this _____ day of _____, _____
Year

SIGNATURE: _____
Chairman/Mayor

Acknowledge completion of project in accordance with referenced agreement by the Iowa Department of
Transportation

this _____ day of _____, _____
Year

SIGNATURE: _____
Iowa Department of Transportation

*On Local State Assisted
Projects District does
NOT certify but
acknowledges
completion of project.

DO NOT WRITE IN THIS BOX. CENTRAL OFFICE USE ONLY.
(Check or Initial Appropriate Box)

☐ Office of Audits

☐ Copy to Company

☐ Copies to District

☐ Original to Files



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

Item No. 5.u.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution approving Change Order No. 3 (deduct of \$30,445.85) to Ryan Companies US, Inc. for Shiloh Rose Parkway/ 23rd St. SW Public Infrastructure Improvement Project (Project Omega)

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve change order #3 in the amount of (-\$30,445.85) related to the construction management fee contract with Ryan Companies US, Inc. for Shiloh Rose Parkway/23rd St. SW Public Infrastructure Improvement Project.

This change order represents a contract reconciliation for the construction management contract that the City had with Ryan Co. for the Project Omega Public Improvements Project. The original contract amount was for \$158,131.88. The actual amount paid to Ryan Co. for the work performed was \$127,686.03 which results in the \$30,445.85 reduction to the original contract.

The Construction Management contract was a percentage of total contract to McAninch Corporation which came in under the original budgeted amount resulting in this reduction change order.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-308
2. Change Order No. 3

CITY OF BONDURANT
RESOLUTION NO. 211115-308

RESOLUTION APPROVING CHANGE ORDER #3 TO RYAN COMPANIES US, INC.
FOR THE SHILOH ROSE PKWY/23rd ST. SW PUBLIC IMPROVEMENT PROJECT IN
THE AMOUNT OF
(-\$30,445.85)

WHEREAS, the Shiloh Rose Pkwy/23rd St. SW Roadway Improvements Project Change Order #3 was submitted on November 8th, 2021; AND

WHEREAS, the change order #3 is for construction management fee for the Shiloh Rose Pkwy/23rd ST. SW Public Improvement Project; AND

WHEREAS, City Staff have reviewed the change order for accuracy; AND

WHEREAS, the amount for Change Order #3 is **(-\$30,445.85)**

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the change order #3 for Ryan Companies US, Inc. in the amount of **(-\$30,445.85)** is hereby approved.

Passed this 15th day of November 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

CHANGE ORDER

PROJECT: Project Omega Phases 2 & 3
(Name and Address) 2300 Shiloh Rose Pkwy SW
Bondurant, Iowa

CHANGE ORDER #: 003

DATE: 11/8/2021

TO: Ryan Companies
(Name and Address) 111 East Grand Suite 200
Des Moines, Iowa 50309

PROJECT #: 005546000

CONTRACT DATE:

Change Order Line Items:

#	Description	Amount
1	Project Omega Phases 2 and 3 - Ryan CMA final contract reconciliation.	\$(30,445.85)
Grand Total:		\$(30,445.85)

The original total was\$ 157,696.00

Net change by previously authorized Change Orders was\$ 435.88

Total prior to this Change Order was\$ 158,131.88

Amount of this Change Order is(\$30,445.85)

New total including this Change Order is\$ 127,686.03

The Contract Time will be adjusted by

The date of Substantial Completion as of the date of this Change Order therefore is:

Ryan Companies

111 East Grand Suite 200
Des Moines, Iowa 50309

ADDRESS

DocuSigned by:
Eric Bridgewater

BY (Signature)
Eric Bridgewater

(Typed name)
11/8/2021

DATE

City of Bondurant

OWNER (Firm Name)
PO Box 37
Bondurant, Iowa 50035

ADDRESS

BY (Signature)

(Typed name)

DATE



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

Item No. 5.v.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution approving Pay Request No. 8 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project to Concrete Technologies Inc. in the amount of \$133,619.73.

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay application #8 in the amount of \$133,619.73 related to Commerce Crossings Phase 2 Public Infrastructure Improvement Project. Phase 2 is approximately 77% complete.

This pay application is for work completed from October 23rd through November 5th , 2021.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-309
2. Pay Request No. 8

CITY OF BONDURANT
RESOLUTION NO. 211115-309

RESOLUTION APPROVING PAY APPLICATION #8 TO CONCRETE
TECHNOLOGIES INC. FOR THE COMMERCE CROSSINGS PHASE 2 PUBLIC
IMPROVEMENT PROJECT IN THE AMOUNT OF \$133,619.73

WHEREAS, the Commerce Crossings Phase 2 Public Improvements Project Pay Application #8 was submitted on November 9th, 2021; AND

WHEREAS, the pay application #8 is for the Commerce Crossings Phase 2 Public Improvement Project; AND

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

WHEREAS, the amount for Pay Application #8 is \$133,619.73.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Pay Application #8 for Concrete Technologies Inc. in the amount of \$133,619.73 is hereby approved.

Passed this 15th day of November 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				



Owner: CITY OF BONDURANT
200 2ND STREET NE
BONDURANT, IA 50035

Contractor: Concrete Technologies Inc.
1001 SE 37th St.
Grimes, IA 50111

PAY REQUEST 8

PROJECT TITLE:	COMMERCE CROSSINGS DEVELOPMENT PUBLIC IMPROVEMENTS, PHASE 2	
S-H PROJECT FILE NUMBER:	4194870	
ORIG. CONTRACT AMOUNT & DATE:	\$1,963,849.83	06/07/21
ESTIMATED COMPLETION DATE:	June 10, 2022	
PAY PERIOD:	10/22/2021 - 11/05/2021	
PAY REQUEST NUMBER:	8	
DATE:	November 8, 2021	

BID ITEMS							
ITEM NO.	ITEM DESCRIPTION	UNIT	TOTAL QUANTITY	CONTRACTOR BID UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETED TO DATE	VALUE COMPLETED TO DATE
1	TOPSOIL, STRIP, SALVAGE AND SPREAD	CY	6890.00	\$ 3.15	\$ 21,703.50	6,890.00	\$ 21,703.50
2	EXCAVATION, CLASS 10, RDWY & BORROW	CY	9160.00	\$ 3.50	\$ 32,060.00	9,160.00	\$ 32,060.00
3	SUBGRADE PREPARATION, 12 IN.	SY	10624.00	\$ 2.65	\$ 28,153.60	10,624.00	\$ 28,153.60
4	SUBGRADE TREATMENT, CEMENT STABILIZATION	TON	406.00	\$ 325.00	\$ 131,950.00	0.00	\$ -
5	MODIFIED SUBBASE, 6 IN.	SY	10624.00	\$ 11.25	\$ 119,520.00	10,624.00	\$ 119,520.00
6	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 10 IN	LF	447.00	\$ 75.50	\$ 33,748.50	523.00	\$ 39,486.50
7	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 15 IN	LF	278.00	\$ 56.75	\$ 15,776.50	278.00	\$ 15,776.50
8	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 18 IN	LF	556.00	\$ 56.75	\$ 31,553.00	556.00	\$ 31,553.00
9	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 24 IN	LF	466.00	\$ 70.50	\$ 32,853.00	466.00	\$ 32,853.00
10	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 30 IN	LF	221.00	\$ 92.50	\$ 20,442.50	221.00	\$ 20,442.50
11	STORM SWR G-MAIN, TRENCHED, RCP CLASS III, 36 IN	LF	124.00	\$ 112.50	\$ 13,950.00	124.00	\$ 13,950.00
12	STORM SWR G-MAIN, TRENCHED, RCAP CLASS III, 18 IN EQ.	LF	233.00	\$ 105.00	\$ 24,465.00	233.00	\$ 24,465.00
13	CONCRETE APRONS, 36 IN	EACH	2.00	\$ 3,410.00	\$ 6,820.00	2.00	\$ 6,820.00
14	SUBDRAIN, LONGITUDINAL, 4 IN. PVC	LF	3669.00	\$ 19.00	\$ 69,711.00	250.00	\$ 4,750.00
15	SUBDRAIN, OUTLETS AND CONNECTIONS	EACH	42.00	\$ 305.00	\$ 12,810.00	46.00	\$ 14,030.00
16	LOCATING TILE LINES	STA	18.50	\$ 575.00	\$ 10,637.50	18.50	\$ 10,637.50
17	REPAIR TILE LINES, UNSPECIFIED SIZE AND TYPE	LF	370.00	\$ 8.50	\$ 3,145.00	370.00	\$ 3,145.00
18	WATER MAIN, TRENCHED, PVC, 8 IN.	LF	214.00	\$ 44.25	\$ 9,469.50	214.00	\$ 9,469.50
19	WATER MAIN, TRENCHED, PVC, 12 IN.	LF	1930.00	\$ 60.00	\$ 115,800.00	1,930.00	\$ 115,800.00
20	WATER MAIN, TRENCHLESS, PVC, 12 IN.	LF	80.00	\$ 151.00	\$ 12,080.00	80.00	\$ 12,080.00
21	FITTINGS, DUCTILE IRON	LB	3910.00	\$ 6.50	\$ 25,415.00	4,143.00	\$ 26,929.50
22	GATE VALVE ASSEMBLY, DIP, 8 IN.	EACH	5.00	\$ 2,205.00	\$ 11,025.00	6.00	\$ 13,230.00
23	GATE VALVE ASSEMBLY, DIP, 12 IN.	EACH	6.00	\$ 3,570.00	\$ 21,420.00	7.00	\$ 24,990.00
24	FIRE HYDRANT ASSEMBLY, WM-201	EACH	5.00	\$ 5,250.00	\$ 26,250.00	5.00	\$ 26,250.00
25	TEMPORARY FLUSHING AND BLOWOFF DEVICE	EACH	3.00	\$ 4,305.00	\$ 12,915.00	5.00	\$ 21,525.00
26	VALVE BOX EXTENSION	EACH	1.00	\$ 1,050.00	\$ 1,050.00	1.00	\$ 1,050.00
27	CONNECTION TO EXISTING WATER SYSTEM	EACH	2.00	\$ 2,835.00	\$ 5,670.00	2.00	\$ 5,670.00
28	REMOVAL AND ABATEMENT OF TRANSITE PIPE	LS	1.00	\$ 5,250.00	\$ 5,250.00	1.00	\$ 5,250.00
29	SANITARY SEWER MANHOLE, SW-301, 48 IN	EACH	2.00	\$ 4,300.00	\$ 8,600.00	2.00	\$ 8,600.00
30	STORM SEWER MANHOLE, SW-401, 48 IN	EACH	1.00	\$ 2,835.00	\$ 2,835.00	1.00	\$ 2,835.00
31	STORM SEWER MANHOLE, SW-401, 60 IN	EACH	1.00	\$ 3,885.00	\$ 3,885.00	1.00	\$ 3,885.00
32	STORM SEWER MANHOLE, SW-401, 96 IN	EACH	1.00	\$ 9,240.00	\$ 9,240.00	1.00	\$ 9,240.00
33	INTAKE, DOUBLE GRATE, SW-505	EACH	9.00	\$ 3,570.00	\$ 32,130.00	9.00	\$ 32,130.00
34	INTAKE, DOUBLE GRATE WITH MANHOLE, SW-506	EACH	12.00	\$ 6,040.00	\$ 72,480.00	12.00	\$ 72,480.00
35	REMOVE STORM SEWER INTAKE	EACH	1.00	\$ 1,575.00	\$ 1,575.00	1.00	\$ 1,575.00

36	STD / S-F PCC PAVEMENT, CLASS C-SUD, 9 IN.	SY	9048.00	\$ 73.00	\$ 660,504.00	8,200.00	\$ 598,600.00
37	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	STA	16.90	\$ 380.00	\$ 6,422.00	16.90	\$ 6,422.00
38	RECREATIONAL TRAIL, PCC, 6 IN.	SY	1920.00	\$ 52.00	\$ 99,840.00	0.00	\$ -
39	DETECTABLE WARNINGS	SF	140.00	\$ 39.00	\$ 5,460.00	0.00	\$ -
40	DRIVEWAY, GRANULAR, CLASS A CRUSHED STONE	TON	234.70	\$ 35.75	\$ 8,390.53	117.35	\$ 4,195.26
41	PAVEMENT REMOVAL	SY	1157.00	\$ 9.25	\$ 10,702.25	1,157.00	\$ 10,702.25
42	TRAFFIC SIGNALIZATION	LS	1.00	\$ 72,715.00	\$ 72,715.00	0.00	\$ -
43	PAINTED PAVEMENT MARKINGS, DURABLE	STA	52.40	\$ 180.00	\$ 9,432.00	0.00	\$ -
44	PAINTED PAVEMENT SYMBOLS AND LEGENDS, DURABLE	EACH	11.00	\$ 230.00	\$ 2,530.00	0.00	\$ -
45	PAVEMENT MARKINGS REMOVED	STA	6.40	\$ 315.00	\$ 2,016.00	0.00	\$ -
46	TRAFFIC CONTROL	LS	1.00	\$ 9,135.00	\$ 9,135.00	0.90	\$ 8,221.50
47	HYDRAULIC SEEDING, FERTILIZING, TYPE 1	ACRE	3.20	\$ 1,415.00	\$ 4,528.00	0.00	\$ -
48	HYDRAULIC SEEDING, FERTILIZING, TYPE 5	ACRE	3.20	\$ 340.00	\$ 1,088.00	0.00	\$ -
49	SWPPP PREPARATION	LS	1.00	\$ 1,050.00	\$ 1,050.00	1.00	\$ 1,050.00
50	SWPPP MANAGEMENT	LS	1.00	\$ 3,675.00	\$ 3,675.00	0.75	\$ 2,756.25
51	FILTER SOCK, 8 IN.	LF	500.00	\$ 1.60	\$ 800.00	0.00	\$ -
52	REMOVAL OF FILTER SOCK	LF	500.00	\$ 0.55	\$ 275.00	0.00	\$ -
53	TEMPORARY RECP, WOOD EXCELSIOR MAT	SQ	627.00	\$ 1.85	\$ 1,159.95	0.00	\$ -
54	RIP-RAP, CLASS E	TON	23.00	\$ 77.75	\$ 1,788.25	53.80	\$ 4,182.95
55	SILT FENCE OR DITCH CHECK	LF	2850.00	\$ 1.60	\$ 4,560.00	1,652.00	\$ 2,643.20
56	SILT FENCE OR DITCH CHECK, REMOVAL OF SEDIMENT	LF	2850.00	\$ 0.05	\$ 142.50	0.00	\$ -
57	SILT FENCE OR DITCH CHECK, REMOVAL OF DEVICE	LF	2850.00	\$ 0.05	\$ 142.50	0.00	\$ -
58	STABILIZED CONSTRUCTION ENTRANCE	SY	139.00	\$ 11.50	\$ 1,598.50	139.00	\$ 1,598.50
59	EROSION CONTROL MULCHING, HYDROMULCH	ACRE	6.40	\$ 2,470.00	\$ 15,808.00	0.00	\$ -
60	INTAKE PROTECTION DEVICE	EACH	21.00	\$ 158.00	\$ 3,318.00	2.00	\$ 316.00
61	INLET PROTECTION DEVICE, REMOVAL OF SEDIMENT	EACH	21.00	\$ 52.50	\$ 1,102.50	0.00	\$ -
62	INLET PROTECTION DEVICE, REMOVAL OF DEVICE	EACH	21.00	\$ 26.25	\$ 551.25	0.00	\$ -
63	MOWING	ACRE	6.40	\$ 105.00	\$ 672.00	0.00	\$ -
64	MOBILIZATION	LS	1.00	\$ 43,500.00	\$ 43,500.00	1.00	\$ 43,500.00
65	CONCRETE WASHOUT	LS	1.00	\$ 4,555.00	\$ 4,555.00	1.00	\$ 4,555.00
CO 1.1	TRAFFIC SIGNALIZATION - ALTERNATE SUPPLIER	LS	1.00	\$ 2,787.00	\$ 2,787.00	1.00	\$ 2,787.00
CO 2.1	SIGNAL CONDUIT, 4 IN., REMOVE AND REPLACE	LS	1.00	\$ 3,880.00	\$ 3,880.00	1.00	\$ 3,880.00
CO 2.2	SANITARY SEWER, 8 IN., CORE DRILL AND STUB OUT	LS	1.00	\$ 8,250.00	\$ 8,250.00	1.00	\$ 8,250.00
				TOTAL	\$ 1,978,766.83		\$ 1,515,995.01

MATERIALS STORED SUMMARY			
Description	# of Units	Unit Price	Extended Cost
			\$ -
TOTAL			\$ -

PAY REQUEST SUMMARY			
		Total Approved	Total Completed
Contract Price		\$ 1,963,849.83	\$ 1,515,995.01
Approved Change Order #	CO#1	\$ 2,787.00	
Approved Change Order #	CO#2	\$ 12,138.00	
Revised Contract Price		\$ 1,978,774.83	\$ 1,515,995.01
Materials Stored			\$ -
Retainage (5%)			\$ 75,799.75
Liquidated Damages			
Total Earned Less Retainage			\$ 1,440,195.26
Total Previously Approved (list each)	Pay Request 1	\$26,744.66	
	Pay Request 2	\$32,658.82	
	Pay Request 3	\$125,856.11	
	Pay Request 4	\$195,218.09	
	Pay Request 5	\$65,453.57	
	Pay Request 6	\$403,901.64	
	Pay Request 7	\$456,732.64	
Total Previously Approved			\$1,306,575.53
Amount Due This Request			\$ 133,619.73
Percent Complete			77%
Percent of Contract Period Utilized			42%

The amount of: **\$133,619.73** is recommended for approval for payment in accordance with the terms of the Contract

Contractor:	Recommended By:	Checked By:
Concrete Technologies Inc.	Shive-Hattery	City of Bondurant
Signature: 	Signature:  Nov 9 2021 1:36 PM	Signature:
Name: Trent Peterson	Name: David Flichler, PE	Name: John Horton
Title: Project Manager	Title: Project Engineer	Title: Public Works Director
Date: 11-8-21	Date:	Date:

Owner: City of Bondurant	Approved by: x _____	Date: x _____
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**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 5.w.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution of Endorsement for the City of Bondurant's Application to the Rural Innovation Grant Program seeking Funds to Assist with implementation of the Dog Park Project

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is eligible to request up to \$20,000 in grant funds through the Rural Innovation Grant Program. The Rural Innovation Grant Program seeks to support creative, non-traditional ideas that focus on current issues and challenges faced by rural communities associated with the themes of community investment, growth, and connection. This grant program is the result of the Governor's Empower Rural Iowa Initiative's 2018 Recommendations.

The City of Bondurant will be applying for grant funds through this program to help implement the dog park project. The City anticipates engaging with

The City's grant application is due December 1st, 2021. This is a 1: 1/2 match program, meaning that the City must have \$10,000 in matching funds if requesting the full \$20,000. If the City of Bondurant is awarded grant funds, the funded grant project must take place between January 1, 2022 and June 30, 2023. The City currently has a net of \$9,777.53 in dog park donations received over the past few years. Staff recommends adding general fund dollars to this to request the full \$20,000 grant.

FUNDING SOURCE: Grant funds/Donations/General Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-310

CITY OF BONDURANT
RESOLUTION NO. 211115-310

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S GRANT
APPLICATION REQUEST TO THE RURAL INNOVATION GRANT PROGRAM

WHEREAS, the City's Park, Trail & Greenway Master Plan guides for construction of a dog park within the community to help provide for a type of park space not currently available within Bondurant; AND

WHEREAS, the City of Bondurant is appreciative of the opportunity to apply for funds through the Rural Innovation Grant Program to help implement the proposed dog park project; AND

WHEREAS, the City of Bondurant acknowledges the Rural Innovation Grant Program is 1: ½ cash match grant program; AND

WHEREAS, the City of Bondurant plans to use donations from the community for the dog park as the match for the grant.

NOW, THEREFORE, BE IT RESOLVED that the Bondurant City Council endorses the proposed dog park.

BE IT FURTHER RESOLVED that the Bondurant City Council authorizes City Staff to submit the City's grant request in the amount of \$20,000 to the Rural Innovation Grant Program.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 15th day of November 2021.

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

New Terminal Funding Presentation

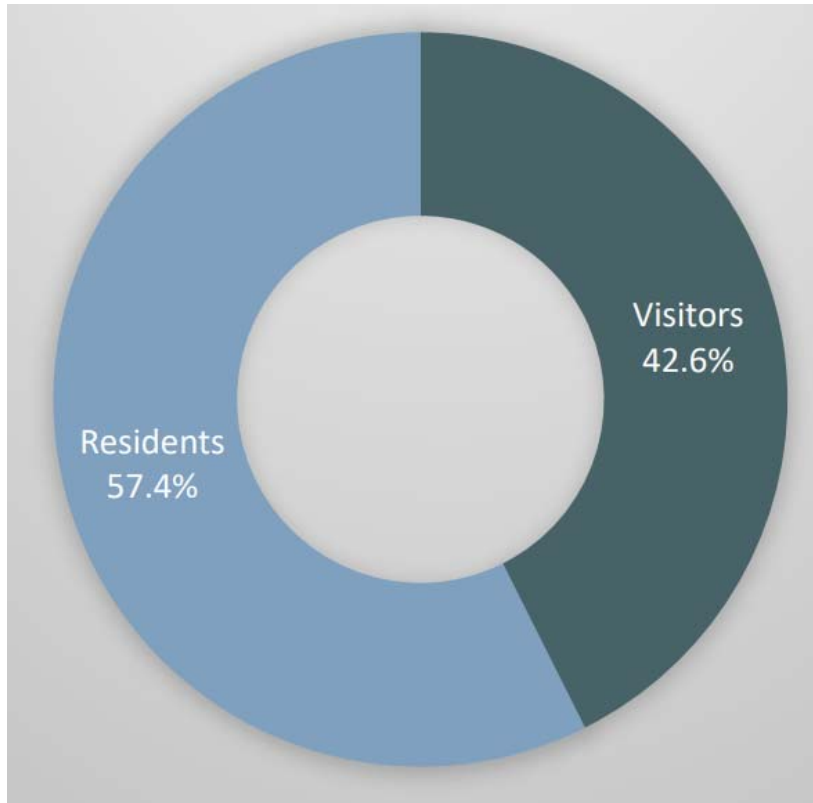
Nov. 15, 2021





Des Moines Airport Authority Iowa's Airport

- ▶ The state's largest airport
- ▶ A gateway and hub for commerce
- ▶ 65% of Iowa's commercial traffic and 50% of air cargo
- ▶ Independent from City of Des Moines since 2011
- ▶ Not supported by property taxes



Out of 3.4M Passengers,
57.4% Originate in DSM's
90-mile Catchment Area

*Data from YE 2Q2018



Top Airport Users

- West Des Moines
- Urbandale
- Johnston
- Ankeny
- Clive
- Waukee
- Des Moines
- Ames
- Altoona

TOP ZIPS USING DSM

Market Share Report (DSM Volume Sort); #1-35

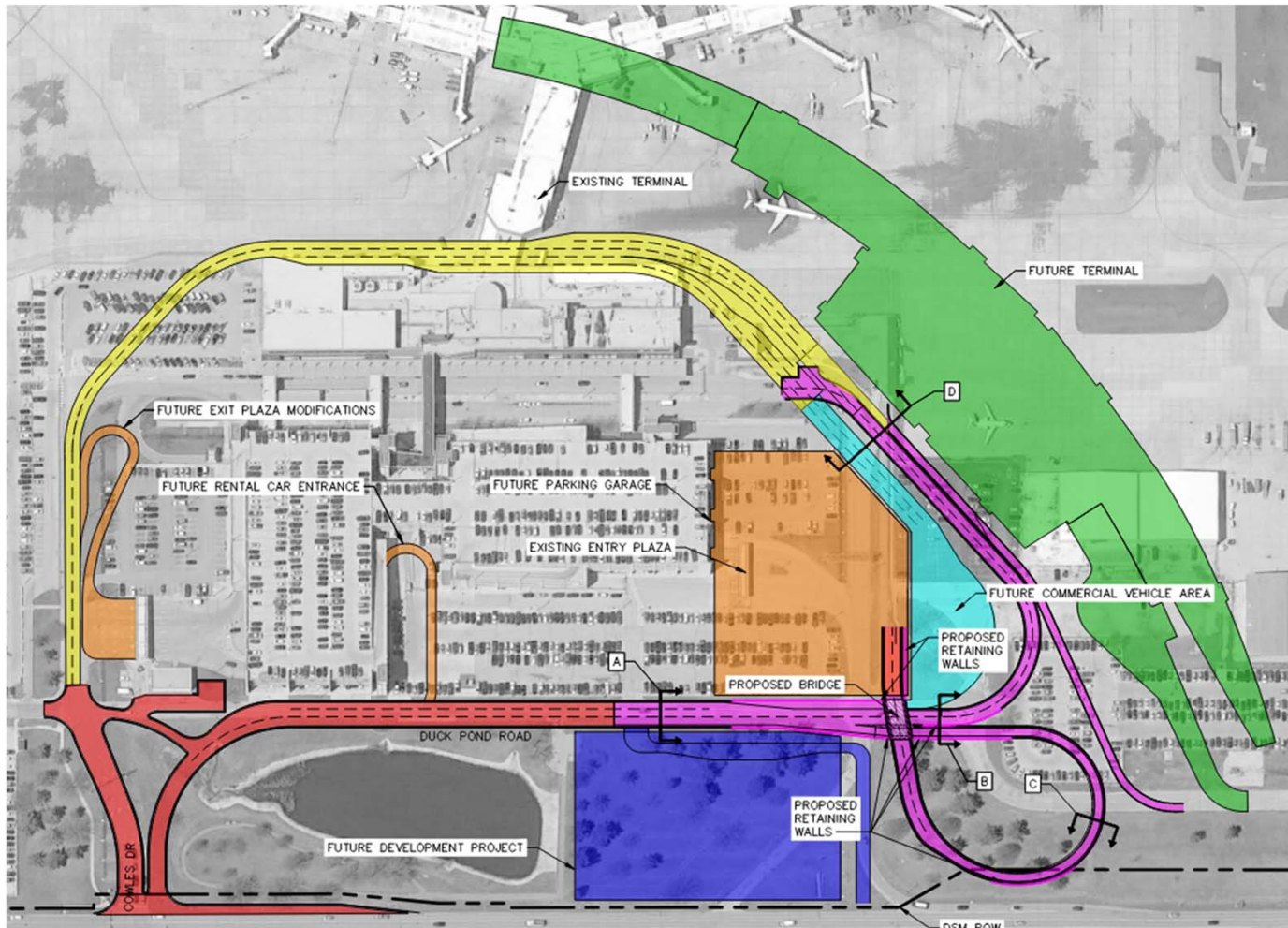
Rank	Zip	Location	Miles From DSM	Pax Using DSM	Pax Using All Ports	DSM Share	DSM Leakage	Pax Using MCI	MCI Share	Pax Using OMA	OMA Share	Pax Using MSP	MSP Share
1	50265	WEST DES MOINES, IA	4	36,859	38,846	94.9%	5.1%	897	2.3%	781	2.0%	-	0.0%
2	50266	WEST DES MOINES, IA	7	35,908	38,433	93.4%	6.6%	1,098	2.9%	1,056	2.7%	-	0.0%
3	50322	URBANDALE, IA	8	31,241	33,468	93.3%	6.7%	922	2.8%	893	2.7%	-	0.0%
4	50131	JOHNSTON, IA	11	28,964	31,373	92.3%	7.7%	955	3.0%	977	3.1%	-	0.0%
5	50023	ANKENY, IA	14	27,634	30,289	91.2%	8.8%	1,040	3.4%	1,001	3.3%	-	0.0%
6	50325	CLIVE, IA	9	26,567	28,605	92.9%	7.1%	866	3.0%	877	3.1%	-	0.0%
7	50263	WAUKEE, IA	12	23,558	25,949	90.8%	9.2%	998	3.8%	1,107	4.3%	-	0.0%
8	50323	URBANDALE, IA	9	22,062	23,710	93.0%	7.0%	695	2.9%	723	3.0%	-	0.0%
9	50021	ANKENY, IA	14	21,211	25,054	84.7%	15.3%	700	2.8%	659	2.6%	-	0.0%
10	50310	DES MOINES, IA	6	20,779	21,933	94.7%	5.3%	505	2.3%	438	2.0%	-	0.0%
11	50312	DES MOINES, IA	3	20,398	21,292	95.8%	4.2%	402	1.9%	339	1.6%	-	0.0%
12	50315	DES MOINES, IA	2	17,328	17,993	96.3%	3.7%	306	1.7%	238	1.3%	-	0.0%
13	50010	AMES, IA	35	16,622	24,003	69.2%	30.8%	1,232	5.1%	1,568	6.5%	-	0.0%
14	50317	DES MOINES, IA	8	14,889	16,814	88.6%	11.4%	349	2.1%	294	1.7%	-	0.0%
15	50014	AMES, IA	35	14,685	18,457	79.6%	20.4%	1,193	6.5%	1,584	8.6%	-	0.0%
16	50009	ALTOONA, IA	13	14,120	16,556	85.3%	14.7%	458	2.8%	356	2.2%	-	0.0%
17	50125	INDIANOLA, IA	14	13,119	14,592	89.9%	10.1%	831	5.7%	452	3.1%	-	0.0%
18	50320	DES MOINES, IA	5	11,430	11,985	95.4%	4.6%	265	2.2%	186	1.6%	-	0.0%
19	50111	GRIMES, IA	14	10,886	11,913	91.4%	8.6%	419	3.5%	468	3.9%	-	0.0%
20	50211	NORWALK, IA	6	10,863	11,489	94.6%	5.4%	320	2.8%	230	2.0%	-	0.0%
21	50327	PLEASANT HILL, IA	10	10,167	11,617	87.5%	12.5%	280	2.4%	210	1.8%	-	0.0%
22	50321	DES MOINES, IA	1	10,096	10,381	97.3%	2.7%	138	1.3%	104	1.0%	-	0.0%
23	50311	DES MOINES, IA	5	8,123	8,473	95.9%	4.1%	160	1.9%	136	1.6%	-	0.0%
24	50208	NEWTON, IA	35	7,517	12,021	62.5%	37.5%	664	5.5%	391	3.3%	-	0.0%
25	50313	DES MOINES, IA	9	7,498	7,934	94.5%	5.5%	186	2.3%	171	2.2%	-	0.0%
26	50226	POLK CITY, IA	18	7,324	8,122	90.2%	9.8%	303	3.7%	348	4.3%	-	0.0%
27	50003	ADEL, IA	20	7,015	8,270	84.8%	15.2%	486	5.9%	681	8.2%	-	0.0%
28	50316	DES MOINES, IA	6	6,277	6,543	95.9%	4.1%	123	1.9%	98	1.5%	-	0.0%
29	50036	BOONE, IA	40	6,268	10,779	58.2%	41.8%	688	6.4%	580	5.4%	2,666	24.7%
30	50219	PELLA, IA	40	5,439	9,878	55.1%	44.9%	844	8.5%	317	3.2%	-	0.0%
31	50158	MARSHALLTOWN, IA	53	5,078	18,073	28.1%	71.9%	717	4.0%	466	2.6%	3,461	19.1%
32	50273	WINTERSET, IA	25	5,023	6,525	77.0%	23.0%	734	11.2%	711	10.9%	-	0.0%
33	50309	DES MOINES, IA	4	4,688	4,842	96.8%	3.2%	74	1.5%	64	1.3%	-	0.0%
34	50501	FORT DODGE, IA	72	4,589	17,302	26.5%	73.5%	1,034	6.0%	1,346	7.8%	8,340	48.2%
35	50201	NEVADA, IA	37	4,560	6,663	68.4%	31.6%	330	5.0%	367	5.5%	-	0.0%

Current Status:

- ▶ The airport has experienced 35% - 45% in passenger growth over the last 10 years
- ▶ Terminal facilities are severely constrained at peak times
- ▶ Aircraft parking spaces overnight at the terminal are exhausted



Our Vision





DES MOINES INTERNATIONAL AIRPORT - COWLES DRIVE PHASE 2 / 3





PROPOSED CONCEPT - COWLES DRIVE FACING NORTH ELEVATED
DES MOINES INTERNATIONAL AIRPORT - COWLES DRIVE PHASE 2 / 3



PROPOSED CONCEPT - COWLES DRIVE FACING NORTH
DES MOINES INTERNATIONAL AIRPORT - COWLES DRIVE PHASE 2 / 3



PROPOSED CONCEPT - NORTHBOUND FLEUR DRIVE ELEVATED
DES MOINES INTERNATIONAL AIRPORT - COWLES DRIVE PHASE 2 / 3





Terminal Program Financing

COSTS

Enabling Projects	\$85.3M
Entrance Road Remaining Phases II to VI	\$29M
Parking Garage Expansion/ Rental Car Facilities	\$63.2M
Terminal/ Demo Existing Terminal	\$398M
TOTAL	\$575,500,000

FUNDING SOURCES

Private Investment on Airport (Signature and UPS)	\$18.3M
Authority Reserves/Revenues/ Bonding	\$223.2M
Regional Municipalities/Counties	\$34M
State/Federal Infrastructure Grants	\$300M
TOTAL	\$575,500,000



Municipal and County Investment

	Population*	Per Capita	Total	Proposed Payment Schedule			
				2023	2024	2025	2026
Des Moines	214,237	\$50	\$ 10,000,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
West Des Moines	67,899	\$30	2,036,970	509,243	509,243	509,243	509,243
Ankeny	67,355	\$30	2,020,650	505,163	505,163	505,163	505,163
Urbandale	44,379	\$30	1,331,370	332,843	332,843	332,843	332,843
Waukee	24,089	\$30	722,670	180,668	180,668	180,668	180,668
Johnston	22,582	\$30	677,460	169,365	169,365	169,365	169,365
Altoona	19,221	\$30	576,630	144,158	144,158	144,158	144,158
Clive	17,242	\$30	517,260	129,315	129,315	129,315	129,315
Grimes	14,804	\$30	444,120	111,030	111,030	111,030	111,030
Pleasant Hill	10,019	\$30	300,570	75,143	75,143	75,143	75,143
Bondurant	6,958	\$10	69,580	17,395	17,395	17,395	17,395
Polk City	4,961	\$10	49,610	12,403	12,403	12,403	12,403
Windsor Heights	4,809	\$10	48,090	12,023	12,023	12,023	12,023
Mitchellville	2,258	\$10	22,580	5,645	5,645	5,645	5,645
Elkhart	918	\$10	9,180	2,295	2,295	2,295	2,295
Runnells	504	\$10	5,040	1,260	1,260	1,260	1,260
Alleman	452	\$10	4,520	1,130	1,130	1,130	1,130
Polk County			10,000,000	2,500,000	2,500,000	2,500,000	2,500,000
Dallas County and Cities			2,000,000	500,000	500,000	500,000	500,000
Jasper County and Cities			500,000	125,000	125,000	125,000	125,000
Story County and Cities			2,000,000	500,000	500,000	500,000	500,000
Warren County and Cities			1,000,000	250,000	250,000	250,000	250,000
			<u>\$ 34,336,300</u>				

* 2019 population estimate from Census.gov will be used for the per capita calculation

Project Timeline



New entrance / Phase I of the roadway is completed and operational



Design work on the new terminal could begin as early as 2022



New parking garage construction breaks ground in 2023



Terminal construction could begin as early as 2024



New terminal could be completed as early as 2026

Our Request





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

Item No. 8.a.
For Meeting of 11/15/2021
Public Hearing

TITLE: Hold public hearing regarding request for annexation of 70.00 acres of land on land owned by James & Judy Nelson and Kathryn Zimmer and Robert Johnson, also known as the Myers Certified Site Application Area.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

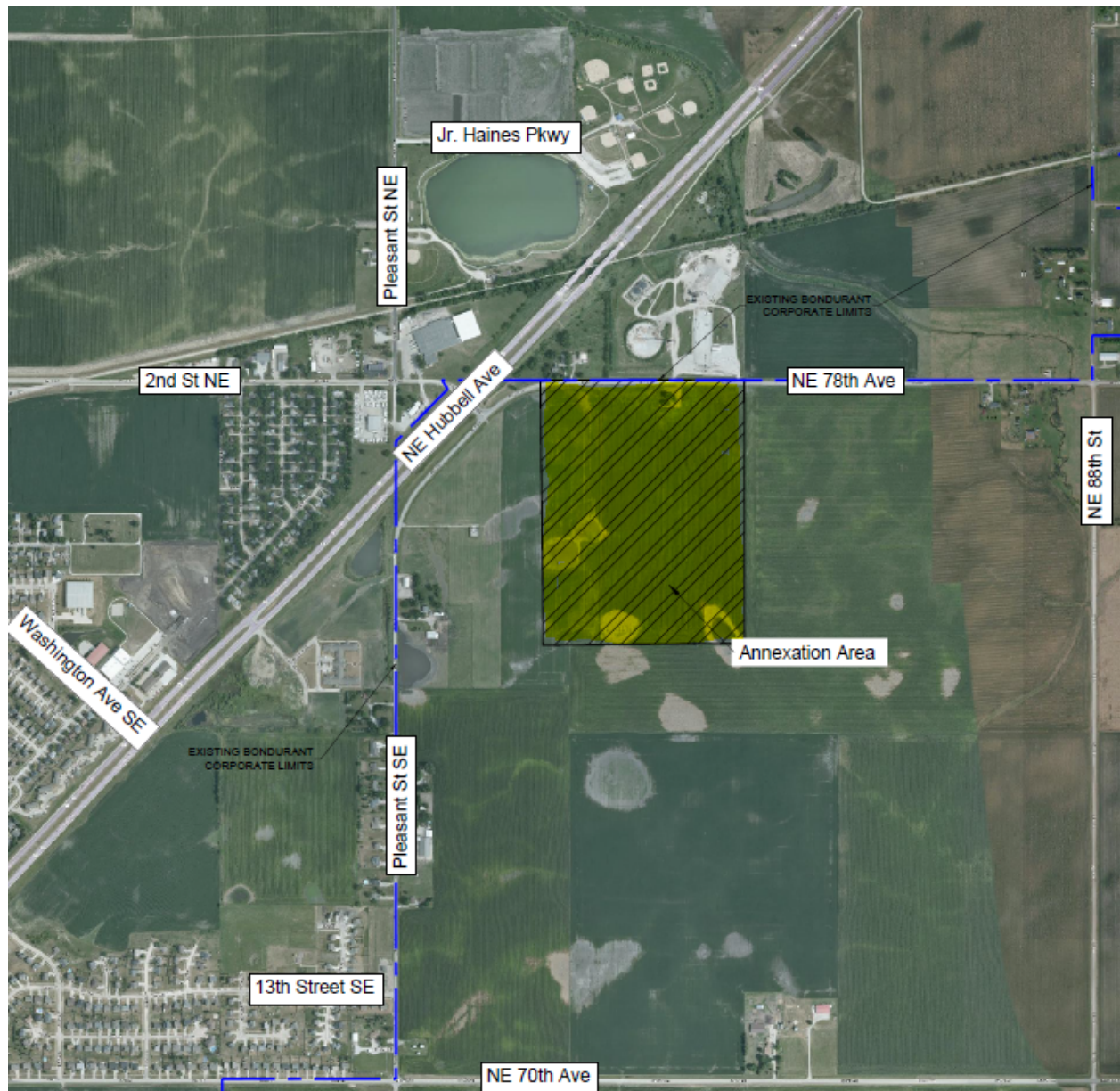
BRIEF HISTORY & ANALYSIS: The City of Bondurant has received the attached requests for annexation of land into Bondurant's city limits. These two requests will be processed as part of one annexation review process. Iowa Code specifies processes for the following types of annexation applications:

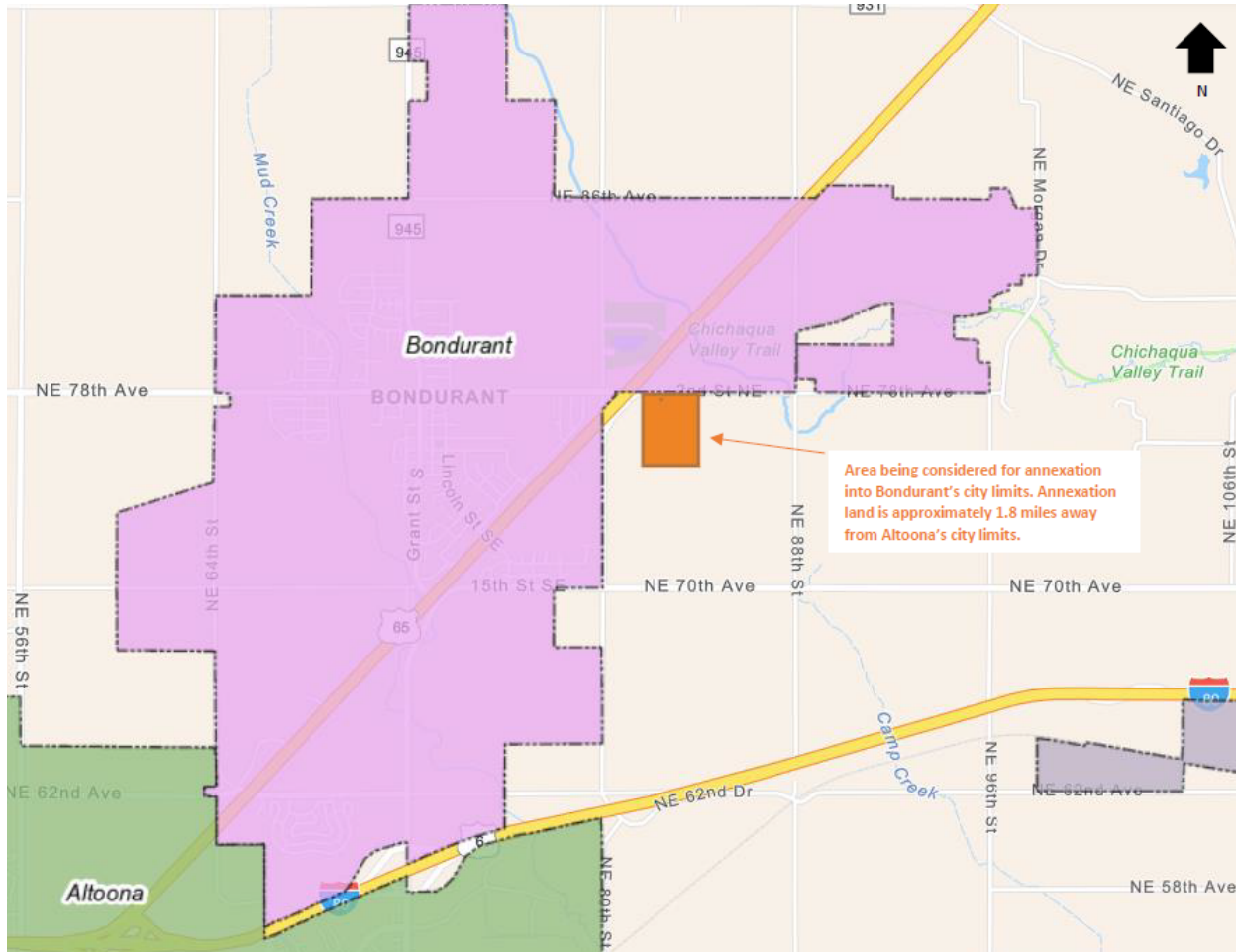
1. 100% voluntary annexation, not within an urbanized area of another city;
2. 100% voluntary annexation, within an urbanized area of another city;
3. 80% voluntary/20% involuntary, not within an urbanized area of another city;
4. 80% voluntary/20% involuntary, within an urbanized area of another city;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

This annexation request is considered a 100% voluntary annexation, within the urbanized area of another city (Altoona). After this annexation request is considered by the Bondurant City Council, the State's City Development Board must also review the annexation request.

Two parcels comprise this annexation area; one is owned by James & Judy Nelson and the other is owned by Kathryn Zimmer and Robert Johnson. Jamie Myers of Paramount Land is currently in the process of purchasing the parcels proposed for annexation. The annexation area is comprised of 70.00 acres - this includes the south 1/2 of 2nd Street NE/NE 78th Avenue adjacent to the annexation area. The north 1/2 of this street portion is already situated within Bondurant's city limits.

The following maps identify the annexation area.





The City of Bondurant is currently pursuing that this site be designated as a certified site through the Iowa Economic Development Authority's Certified Site Program. In order to be designated as a certified site, this property must be located within Bondurant's city limits and be zoned for industrial use. For zoning/land use questions, please see the corresponding Council agenda statement also on this November 15th agenda.

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

Consistency with the Comprehensive Plan

Approval of this annexation request is consistent with Objective 4.23 of the Comprehensive Plan, which encourages new development to occur adjacent to other existing development rather than in a "leapfrog" pattern. Industrial land exists to the north - the Landus site at 2020 2nd Street NE.

Annexation of this area is also supported by a key aspect of the Comprehensive Plan's Highway 65 Corridor Growth Area, which notes that annexation should be explored

within this general area along 2nd Street NE east of Highway 65.

Street & Utility Connectivity

This annexation area fronts the existing 2nd Street NE/NE 78th Avenue. Street and utility connectivity will be evaluated in further detail through an eventual preliminary platting process. Development must follow the City's Streets Master Plan, which guides for a new north/south road connecting to a realigned intersection of 2nd Street NE/NE 78th Avenue out to Highway 65 within this general area.

Outreach

As required by Chapter 368 of the Iowa Code, in October 2021, the City mailed annexation notices to the following entities: City of Altoona, Polk County Board of Supervisors, Polk County Attorney, public utilities, and the Des Moines Area Metropolitan Planning Organization. No public comments have been received to date.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this annexation request during their October 28th, 2021 meeting and voted on recommended approval with a 5-0 vote.

Hold the public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None



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

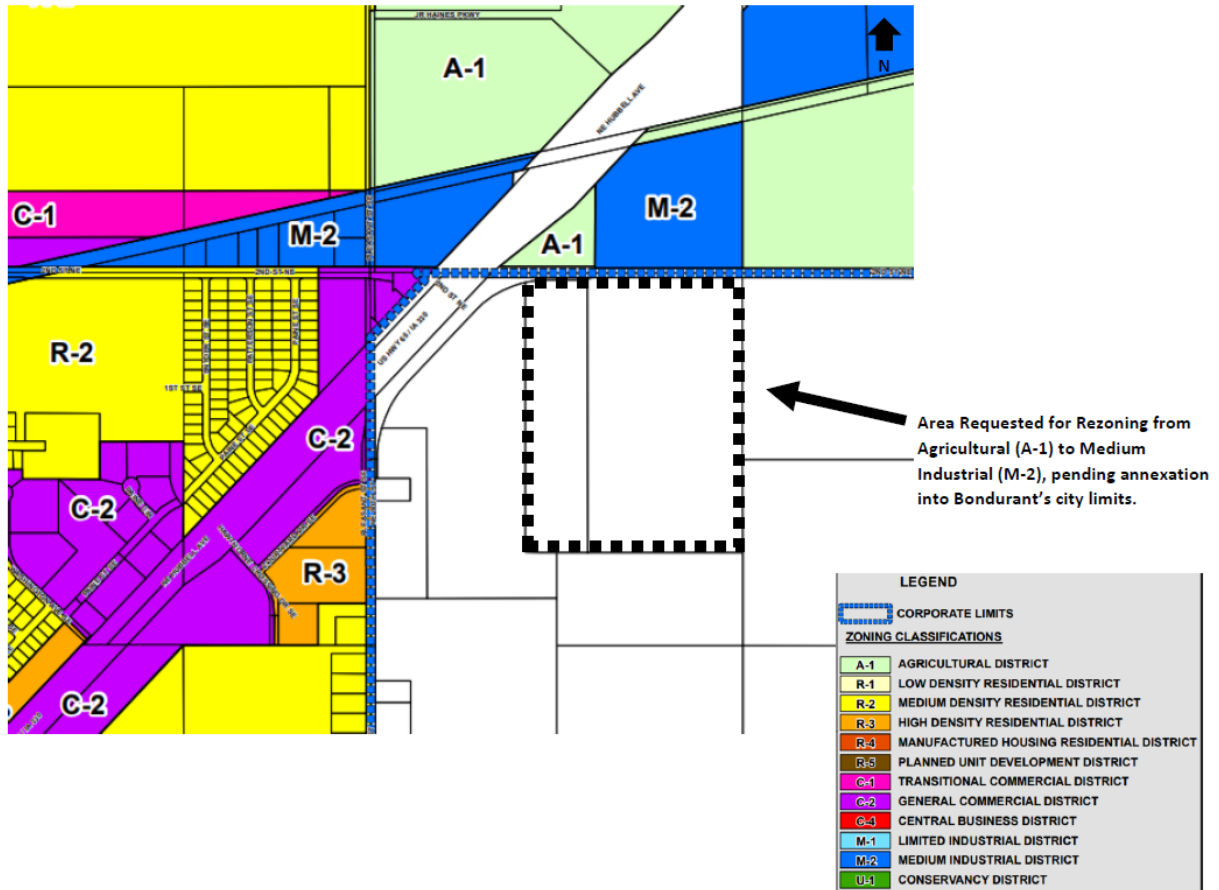
Item No. 8.b.
For Meeting of 11/15/2021
Public Hearing

TITLE: Hold public hearing regarding request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District on property known as the Myers Certified Site Application area, pending annexation; and request for Future Land Use Map update from Reserve Ag/Residential and Reserve Industrial to Industrial.

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City has received a rezoning application for the land currently being considered as part of the Myers Certified Site Annexation area. The rezoning request is that the Official Zoning Map be changed from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation approval. This rezoning process is consistent with Section 177.07.7 of the City's Zoning Code, which notes that when land is annexed into the City, this annexed land is automatically zoned as Agricultural (A-1) unless a rezoning application is also submitted for consideration. The map below shows the area being considered for rezoning:



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

Comprehensive Plan

When a city considers a rezoning ordinance, it must find the rezoning is consistent with its Future Land Use Map. Below is a clip from the City's current Future Land Use Map, which shows industrial for a portion of this rezoning property and reserve ag/residential for the remaining portions. The Future Land Use Map amendment request is that the map be updated to show industrial use for the entire Myers Certified Site area. The Future Land Use Map already recognizes that industrial development can occur along the 2nd Street NE corridor east of Highway 65 in this general area - the amendment being considered takes into account the development land needed to construct out an industrial site, as the current area identified along 2nd Street NE for industrial use does not have much depth.

Future Land Use Map



Consistency with the Zoning Code

This will be reviewed in further detail when an eventual site plan is submitted for this rezoning area.

Spot Zoning

To determine whether illegal spot zoning has occurred, the courts consider the rezoning takes into account the following:

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

It does not appear that spot zoning will exist if the rezoning from A-1 to M-2 is approved in this area as long as the Future Land Use Map amendment is also considered for approval at this same time. M-2 zoning exists in this area immediately north of this area currently being considered for rezoning. The City's Future Land Use Map, even without the amendment, recognizes the need for industrial

use within this general area of Bondurant.

Public Input

As required by the Zoning Ordinance, letters were sent to property owners within 200' of the proposed rezoning area notifying them of the requested rezoning. James & Sheryl Weston, property owners within Bondurant's city limits within 200' of the rezoning area, attended the October 28th Planning & Zoning Commission meeting to learn more about the annexation and rezoning process for this property.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission considered this rezoning and future land use map amendment request during their meeting on October 28th, 2021 and voted on recommended approval with a 6-0 vote.

Hold public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None

CITY OF BONDURANT
RESOLUTION NO. 211115-311

RESOLUTION APPROVING THE MYERS SITE CERTIFICATION AREA
ANNEXATION AREA, A 100% VOLUNTARY ANNEXATION REQUEST FOR THE
ANNEXATION OF 70.00 ACRES INTO THE CITY OF BONDURANT'S CITY LIMITS
WITHIN TWO MILES OF ALTOONA'S CITY LIMITS

WHEREAS, the City of Bondurant has received annexation petitions from James L & Judy L Nelson and Kathryn M Zimmer, Robert M Johnson (Trustee), and Robert M Johnson (Trust), owners, for voluntary annexation on property as described as follows; AND:

THE EAST $\frac{1}{6}$ OF THE NORTH 60 ACRES OF THE WEST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST $\frac{1}{3}$ OF THE WEST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA AND INCLUDING THE ADJACENT COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD; AND

THE EAST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST $\frac{2}{3}$ OF THE WEST $\frac{1}{2}$ OF THE NORTH 60 ACRES OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA AND INCLUDING THE ADJACENT COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.

WHEREAS, this annexation application is considered a 100% voluntary annexation and is located within two miles of the City of Altoona's city limits; AND

WHEREAS, there is no current address assigned to this land requested for annexation; AND

WHEREAS, the annexation area is comprised of 70.00 acres and includes annexation of the south $\frac{1}{2}$ of 2nd Street NE/NE 78th Avenue adjacent to the annexation area; AND

WHEREAS, on October 28th, 2021 the Planning and Zoning Commission of the City of Bondurant reviewed this annexation request and has made the following finding, AND:

1. That the annexation is consistent with the City's Comprehensive Plan.

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

WHEREAS, as required by Iowa Code Section 368.7(3), notice was mailed to the City of Altoona, the Polk County Board of Supervisors, affected public utilities, and the Des Moines Area MPO on October 20th, 2021; AND

WHEREAS, as required by Iowa Code Section 368.7(3), notice was published in the Des Moines Register on October 27th, 2021; AND

WHEREAS, as required by Iowa Code Section 368.7(3), the Bondurant City Council held a public hearing to hear public comments on the proposed annexation of said property during their meeting on November 15th, 2021; AND

WHEREAS, upon approval of this resolution, the City Clerk shall mail to the City Development Board the City's annexation documents; AND

WHEREAS, this annexation request is considered complete only after the City Development Board has filed and recorded copies of the annexation as required by Iowa Code Section 368.20(1).

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 15th day of November, 2021.

By: _____
Curt Sullivan, Mayor

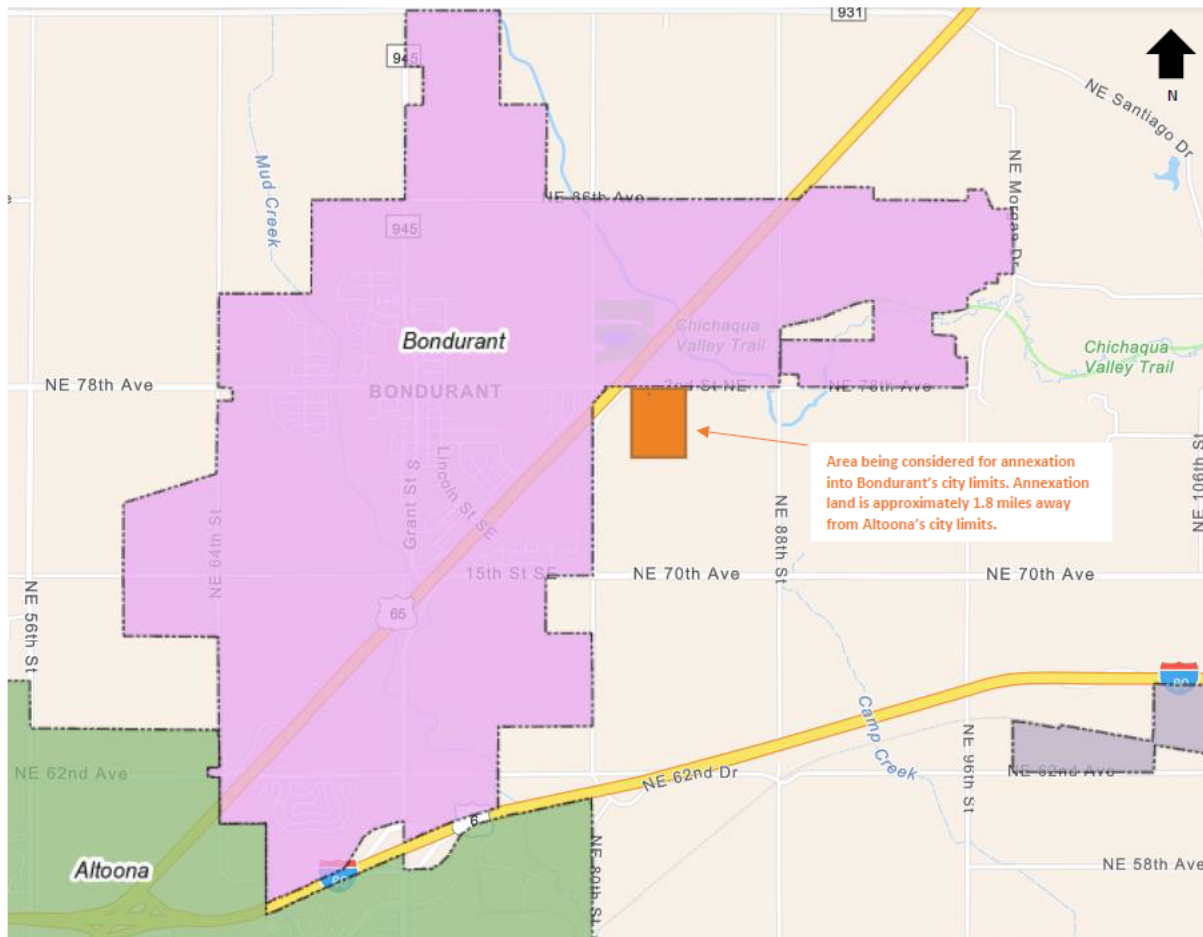
ATTEST: I, Shelby Hagan, City Clerk of Bondurant, hereby certify that at a meeting of the City Council held on the above date, among other proceedings the above was adopted.

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				

Exhibit A – Annexation Area (General Location Map)



Attachment B – Annexation Map (Close-up)



CITY OF BONDURANT
ORDINANCE NO. 211115-216

AN ORDINANCE PROVIDING FOR A CHANGE IN FUTURE LAND USE FROM RESERVE AG/RESIDENTIAL AND RESERVE INDUSTRIAL TO INDUSTRIAL; AND AMENDING THE CODE OF ORDINANCES OF THE CITY OF BONDURANT, IOWA, 2002, BY AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE FROM AGRICULTURAL (A-1) TO MEDIUM INDUSTRIAL (M-2), PENDING ANNEXATION, ON LAND KNOWN AS THE MYERS CERTIFIED SITE AREA

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

Section 1. PURPOSE. The purpose of this ordinance is to amend the Future Land Use Map from Reserve Ag/Residential and Reserve Industrial to Industrial on property proposed for annexation into Bondurant's city limits described as follows; AND:

THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ SECTION 32 TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST 1/3 OF THE WEST ½ OF THE NORTH 60 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND

THE EAST ½ OF THE NORTH 60 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST 2/3 OF THE WEST ½ OF THE NORTH 60 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA.

To change the zoning from Agricultural (A-1) to Medium Industrial (M-2), pending annexation, on this same property proposed for annexation into Bondurant's city limits described as follows:

THE EAST 1/6 OF THE NORTH 60 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ SECTION 32 TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA, SUBJECT TO EXISTING ROAD RIGHT-OF-WAY AND ALSO THE WEST 1/3 OF THE WEST ½ OF THE NORTH 60 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND

THE EAST ½ OF THE NORTH 60 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA; AND THE EAST 2/3 OF THE WEST ½ OF THE NORTH 60 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ SECTION 32, TOWNSHIP 80 NORTH, RANGE 22, POLK COUNTY, IOWA.

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

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

Section 3. HEREBY REZONED. The property, above described, is hereby rezoned to Medium Industrial (M-2).

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

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

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

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: November 15, 2021

SECOND CONSIDERATION:

THIRD CONSIDERATION:

CITY OF BONDURANT
ORDINANCE NO. 211101-215

An Ordinance Repealing Ordinance No. 01-202 Providing for the Division of Taxes Levied on Taxable Property in the in the 2001 Addition to the Bondurant Urban Renewal Area

WHEREAS, the City Council (the "Council") of Bondurant, Iowa (the "City") previously enacted Ordinance No. 01-202 (the "Ordinance") providing for the division of taxes levied on taxable property in the 2001 Addition to the Bondurant Urban Renewal Area (the "Urban Renewal Area") pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, it is now necessary for the Council to take action to repeal the Ordinance;

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

Section 1. Purpose. The Ordinance is hereby repealed as of July 1, 2022, and the City's ability to collect incremental property tax revenues (the "TIF Revenues") from the Urban Renewal Area is hereby terminated as of July 1, 2022. The City will continue to collect TIF Revenues from the 2001 Addition to the Urban Renewal Area through the end of the City's 2021-2022 fiscal year.

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

Section 3. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Bondurant, Iowa, on November 1, 2021.

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: November 1, 2021

SECOND CONSIDERATION: November 15, 2021

THIRD CONSIDERATION:



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

Item No. 9.d.
For Meeting of 11/15/2021
Resolution

TITLE: -Resolution approving Proposal from Vision Electric for Lights in the Downtown Parking Lot for \$17,500

CONTACT PERSON:

Marketa Oliver, City Administrator
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: The City has in its current capital plan funds budgeted to install lights in the newly-constructed parking lot downtown. Attached is a proposal to install the lights, as well as a security camera. The cost is \$17,500. This is the final piece of the downtown parking lot project.

FUNDING SOURCE: TIF/Capital Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 211115-302
2. Vision Electric Proposal

CITY OF BONDURANT
RESOLUTION NO. 211115-302

RESOLUTION APROVING VISION ELECTRIC PROPOSAL IN THE
AMOUNT OF \$17,500 FOR DOWNTOWN PARKING LOT LIGHTS AND
CAMERA

WHEREAS, the City recently completed construction of a parking lot to serve the downtown business area located at the northeast corner of Main St SE and 2nd St SE;
AND

WHEREAS, the final addition to the parking lot is lighting and a security camera; AND

WHEREAS, Vision Electric provided a proposal in the amount of \$17,500 that includes labor and materials for underground conduit and wiring to two new pole lights along the south side of the parking lot, trenching and backfilling work with original soils and a security camera to be hung on one of the two poles; AND

WHEREAS, this project is included in the City's current Capital Improvement Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Vision Electric Proposal for new parking lot lights and a security camera is hereby approved.

Passed this 15th day of November 2021,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Elrod				
Enos				
McKenzie				
Peffer				



PHONE: 515-957-9370 FAX: 515-957-9376

QUOTATION/PROPOSAL

Vision Electric Inc.

3300 Henry Drive, STE 5
Bondurant, IA 50035
Mike Collison
Cell 515-210-5832
Office 515-957-9370 ext. 204
TO: John Horton City of Bondurant

TERMS NET 10 DAYS

DATE: 11/12/21

PROJECT: City Park Pole Lights and Camera

We are pleased to quote you the work needed for your new parking lot lights:

A. Provide and Install Labor and Materials for:

- a. Underground conduit and wiring to 2 new pole lights along South side of parking lot.
 - i. Poles and fixtures to be similar in design and size to existing poles on Main St.
- b. Trenching and backfilling with original soils
- c. Security camera to be hung on one of the two poles
 - i. Camera to be connected wirelessly to existing park shelter camera system

Total Quote \$ 17,500.00

Thank you,
Mike Collison



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

Item No. 10.a.
For Meeting of 11/15/2021
Discussion Item

TITLE: Council Vacancy Discussion

CONTACT PERSON:

Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: A vacancy is occurring on the City Council effective January, 2022 when Council Member Elrod is sworn in as Mayor. The City Council now has the decision to fill a vacancy by appointment or by calling for a special election. The vacant position expires December 31, 2023. If the Council were to appoint to fill the vacancy, the appointed individual would serve in the role until the regular City Council election scheduled for November, 2023 is certified. The elected individual would then be immediately seated.

An appointment must be made within 60 days after the vacancy occurs. Alternatively, a special election must be held at the earliest practicable date but no later than 90 days after the vacancy occurs. Bondurant has a primary election provision, which means that notice to the auditor must be given at least 60 days before the special election date. For reference, the City's most recent City Council election cost \$4,490.15.

If the Council decides to appoint a replacement, the council must publish notice of its intention to appoint at least four but no more than 20 days before the appointment is scheduled to occur. The publication must also notify city residents of the right to request a special election by filing a petition.

Should an individual wish to force a special election, s/he would need to submit a petition with a certain number of eligible elector signatures. The number of signatures required on a petition requesting a special election varies depending on the population of the city and for Bondurant would be 15% of the votes cast for all candidates for the City Council at the last regular election in which a Council seat was on the ballot or 200, whichever is less. Specifically for Bondurant, it would be 104 signatures. (1,381 votes cast for 2 seats = $691 \times .15\% = 103.65$ which translates to 104 signatures required because you cannot have .1 of a person.) The petition must be filed with the city clerk within 14 days after publication of the notice of intent to appoint or within 14 days after

the appointment is made, whichever is later.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: This is presented for Council discussion and direction.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None