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/84367720782*

NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
JANUARY 18, 2022

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on January 18, 2022, 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 January 3, 2022
   b. Receive and File - Library Director's Report
   c. Claims List
   d. Applications for Council Approval
   e. -Resolution setting public hearing for February 7, 2022 to hear public comment on Proposed Property Tax Levy (Please note this is NOT the rate the City is proposing for the final property tax rate. This is the Max Levy Rate hearing required by State Law.)
   f. - Resolution certifying the population of the Myers Certified Site annexation area
   g. -Resolution approving letter of engagement with Piper Sanlder & Co for Project Financings related to the General Obligation Annual Appropriation GO Bonds, Series 2022A
   h. -Resolution approving Engagement Letter from Public Financial Advisors LLC (PFM) to act as Financial Advisor in connection with the issuance of approximately $14,055,000 General Oglibation Annual Appropriation Corporate Purpose Bonds, Series 2022A
   i. -Resolution approving Pay Request No. 2 for the Paine Heights Sewer Lining Project

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.

   j. -Resolution approving Certificate of Completion for the Paine Heights Sewer Lining Project (Municipal Pipe Tool Co. LLC)
   k. -Resolution appointing Jon Klein to the Board of Adjustment
   l. -Resolution approving a Contract in the amount not to exceed $65,000 with SAM for Stormwater GIS Services
   m. -Resolution authorizing the use of a preliminary official statement for the sale of General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A
   n. -Resolution of endorsement for the City of Bondurant's grant application to the Iowa Economic Development Authority's Community Catalyst Grant Program
   o. -Resolution of endorsement of the Bondurant Parks and Recreation Grant Application Request to the Iowa Foundation of Parks and Recreation Mini Grant Program
   p. -Resolution approving application for Planning and Design Loan Application to the State Revolving Fund for Water Tower, Well Field, and Water Treatment Plant Improvement Project

6. Guests requesting to address the City Council
7. Action Items
   a. -Resolution designating the last Saturday in October as Door-to-Door "Trick-or-Treat" Night
8. Discussion Items -
   a. -Stormwater Discussion - residential lots larger than 2 acres
9. Reports / Comments and appropriate action thereon:
   a. Mayor
   b. Council Members
   c. Administrator
   d. Directors
10. **<u>Closed Session</u>**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
11. Adjournment

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

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

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
January 3, 2022
Bondurant City Council

1. Roll Call

Present:	Mayor Doug Elrod, Tara Cox, Angela McKenzie, Bob Peffer, Matt Sillanpaa, Chad Driscoll
City Officials Present:	City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Planning & Community Development Maggie Murray, Fire Chief Aaron Kreuder, Library Director Jill Sanders

2. Call to Order and Declaring a Quorum

   Mayor Elrod called the meeting to order at 06:01 PM and declared a quorum.

3. Abstentions declared

   None.

4. Perfecting and Approval of the Agenda

   Motion by Peffer, seconded by Cox, to approve the agenda. Vote on Motion 5-0. 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 City Council Meeting Minutes of December 20, 2021

   b. Claims List

   c. Applications for Council Approval

   d. R-220103-1-Resolution affixing a Date for a Public Hearing for February 7, 2022 to Consider the Proposed Annexation of Land into the City of Bondurant's City Limits

   e. R-220103-2-Resolution approving Pay Request No. 1 for the Paine Heights Sewer Lining Project

f. R-220103-3-Resolution approving Pay Request No. 14 to Multiple Vendors for the Bondurant Library Expansion Project in the amount of $10,945.41

g. R-220103-4-Resolution approving Pay Request No. 15 to Multiple Vendors for retainage for the Library Expansion & Renovation Project in the amount of $72,562.33

h. R-220103-5-Resolution approving Parks & Recreation Meeting Dates for Calendar Year 2022

i. R-220103-13-Resolution appointing Jason Vore to the Board of Adjustment

Council Member Peffer clarified that the Parks and Recreation Board are moving back to monthly meetings.
Motion by Peffer, seconded by Cox, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.

6. Guests requesting to address the City Council

Taylor Pickering, 141 Paine Street, SE, presented an issue she is experiencing with her sewer service. Staff investigated the issue to ensure the issue was not a result of the Paine Heights Sewer Lining Project. After investigation, a large root mass in the service stub. The homeowner is requesting the city to remove the tree from the right-of-way to prevent the issue from occurring again. The council and staff are requesting more information before proceeding with a decision.

Lt. Gaeletch, Polk County Sheriff's Department, reported 584 calls of service for the month of December.

7. Presentations

a. Library Annual Report

Jill Sanders, Library Director, presented the Library's Annual Report.

8. **<u>Public Hearing</u>**

a. Public Hearing on Proposal to Enter into an Essential Purpose Loan Agreement

Mayor Elrod opened the public hearing at 06:27 PM.
City Administrator Oliver explained that the bonds are for the future city campus and the capital improvement projects associated with that project.
Mayor Elrod closed the public hearing at 06:29 PM.

b. Public Hearing on Proposal to Enter into a General Purpose Loan Agreement

Mayor Elrod opened the public hearing at 06:29 PM.
No public comment.
Mayor Elrod closed the public hearing at 06:29 PM.

c. Public Hearing on Proposal to Enter into an Urban Renewal Loan Agreement

Mayor Elrod opened the public hearing at 06:29 PM.
Council Member Cox questioned if the bonds could be used for Central Park. City Administrator Oliver clarified that the bonds are specifically for the city campus project, but worded in a way where they can be used on other capital improvement projects.
Mayor Elrod closed the public hearing at 06:31 PM.

9. Action Items

a. R-220103-6-Resolution adopting the City of Bondurant Records Retention Schedule

Motion by Driscoll, seconded by Cox, to Approve R-220103-6. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

b. R-220103-7-Resolution establishing Electronic Imaging and Destruction of Records and Documents Policy

Motion by Cox, seconded by Peffer, to Approve R-220103-7. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

c. R-220103-8-Resolution allowing Electronic Signatures to be Sent and Accepted by the City of Bondurant, Iowa

Motion by Driscoll, seconded by Peffer, to Approve R-220103-8. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

d. R-211207-340-Resolution approving Appointments to MWA Board for CY 2022

Motion by Cox, seconded by Sillanpaa, to appoint Bob Peffer and Approve R-211207-340. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Abstain: Peffer. Absent: None. Motion carried 4-0.

e. R-220103-9-Resolution approving Appointments to the BRAVO Board for CY 2022

Motion by Peffer, seconded by Cox, to appoint Chad Driscoll as the primary and Matt Sillanpaa as the alternate, and Approve R-220103-9. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa. Nays: None. Abstain: Driscoll. Absent: None. Motion carried 4-0.

f. R-220103-10-Resolution approving Appointments to the MAC Board for CY 2022

Motion by Cox, seconded by Peffer, to appoint Matt Sillanpaa as the primary and Chad Driscoll as the alternate, and approve R-220103-10. Roll Call: Ayes: Cox, McKenzie, Peffer, Driscoll. Nays: None. Abstain: Sillanpaa. Absent: None. Motion carried 4-0.

g. R-220103-11-Resolution approving Agreement between Metro Waste Authority and City of Bondurant Iowa to manage Recycling, Solid Waste, and Yard Collection Waste Services

Motion by Peffer, seconded by Cox, to Approve R-220103-11. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

h. R-220103-12-Resolution taking Additional Action on Proposals to Enter into General Obligation Loan Agreements and Combining Loan Agreements

Motion by Cox, seconded by Peffer, to Approve R-220103-12. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

10. Discussion Items -

a. Discussion regarding Draft Golf Cart Ordinance

Council discussed the ordinance, specific streets, rules, regulations, restrictions, etc.

b. Beggars' Night Date (designating the last Saturday of October each year)

The council discussed the pros and cons of potentially moving Beggars Night to the last Saturday of October.

11. Reports / Comments and appropriate action thereon:

a. Mayor

Appointed Tara Cox to Mayor Pro Tem, looking forward to working with the new council members.

b. Council Members

Cox - Chamber & BDI updates, will not be at the next City Council meeting.
Driscoll - Happy to be here.
Peffer - Welcome new members.
Sillanpaa - Thanks for the welcome, and thanked Marketa for meeting with him.
McKenzie - None.

c. Administrator

The next council meeting is on a Tuesday due to the holiday.

d. Directors

Sanders - None.
Kreuder - None.
Murray - The city received a $20,000 dog park grant.
Horton - None.

12. **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 Driscoll, to close the regular meeting and move into closed session at 07:27 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
Mayor Elrod closed the closed session at 07:59 PM.

13. Adjournment

Motion by Peffer, seconded by Cox, to adjourn at 07:59 PM. Vote on Motion 5-0. Motion carried.

____
Shelby Hagan, City Clerk

ATTEST:

____
Doug Elrod, Mayor

I, the understated Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on January 3, 2022, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subject were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

____
Doug Elrod, Mayor

Librarian items December 2021

- I have completed paperwork and coursework for Public Library Director Endorsement with the State Library of Iowa. This Silver level endorsement is valid through 12/31/2024.
- Open Access/Access Plus reimbursement from the State Library has been received for the amount of $2388.56. The total received in Direct State Aid for the year is $5258.17.
- The final installation of furniture from Library Furniture International was done on Dec 16th. This included dividers on the computer tables and delivery of 2 wooden chairs for the study tables.
- Delivery of meeting room furniture from Koch Brothers was completed Dec. 27 and 28.

Stats for December 2021

- Total Circulation for the month 5361, 1896 (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 913, 794 last year.
- Door Count 2929.
- Assisting patrons by phone, with the catalog, computers, etc. 432 and 617 last year.
- Story times- 20 were held with 86 attending, in person, last year 12 story times with 10 attending virtually.
- Total programming attendance 708 for adults, youth and children last year 35 attended.
- Website hits 5870, last year 5092.
- Internet usage in house was 244, last year 10, 828 Wi-Fi users 301 last year, 106 hotspot were used this past month last year 65.
- Meeting room –We are beginning to take reservations for the meeting room again. December had 30 reservations by the community.
- Issued 28 new library cards. Last year we issued 5 cards during the month of December.
- The library did 10 requests for materials from other libraries and provided 42 to other libraries.
- 235 items were added to the collection and 164 were removed.
- 0 Curbside deliveries were made.
- 15 Mobile Printing.
- 0 Inside appointments. The Library has opened for full service.

Holiday programming included A Family Escape Room. Zoie and Peyton escaped the Escape Room.

Check Register

Packet: APPKT00561 - PYPKT00281 - 12/20-01/02/2022 PAID 01/07/2022

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0106	COLLECTION SERVICES CENTER	01/07/2022	Regular	0.00	254.77	59644

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	254.77
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	**1**	**0.00**	**254.77**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2022	254.77
			254.77

Check Register

Packet: APPKT00563 - 1/12/22 URGENT AP FOR LUNCH MEETING

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0177	GOLDEN CIRCLE MUNIC OFFICERS A	01/12/2022	Regular	0.00	9.62	59692

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	9.62
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	**1**	**0.00**	**9.62**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2022	9.62
			9.62

Check Register

Packet: APPKT00559 - 1/11/22 AP FOR MEETING ON 1/18/22

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
1747	ABSOLUTE CONCRETE	01/12/2022	Regular	0.00	22,319.67	59645
1473	ACCESS SYSTEMS LEASING	01/12/2022	Regular	0.00	404.84	59646
0020	ALTOONA ACE HARDWARE	01/12/2022	Regular	0.00	24.72	59647
2559	ANDREW WALLACE	01/12/2022	Regular	0.00	43.00	59648
0048	BAKER & TAYLOR	01/12/2022	Regular	0.00	2,118.38	59649
0049	BAKER GROUP	01/12/2022	Regular	0.00	1,461.97	59650
1547	BIBLIONIX	01/12/2022	Regular	0.00	2,420.00	59651
1537	BOUND TREE MEDICAL LLC	01/12/2022	Regular	0.00	47.90	59652
2416	BROCKWAY MECHANICAL & ROOFING	01/12/2022	Regular	0.00	4,356.82	59653
0097	CITY OF DES MOINES	01/12/2022	Regular	0.00	67,622.10	59654
2553	CLEARGOV	01/12/2022	Regular	0.00	20,100.00	59655
2316	CROWN TROPHY	01/12/2022	Regular	0.00	11.90	59656
2554	DES MOINES PARKS AND RECREATION	01/12/2022	Regular	0.00	75.00	59657
0145	DIAM PEST CONTROL	01/12/2022	Regular	0.00	75.00	59658
2525	DINGES FIRE COMPANY	01/12/2022	Regular	0.00	2,360.00	59659
2246	ETECH	01/12/2022	Regular	0.00	6,281.25	59660
	Void	01/12/2022	Regular	0.00	0.00	59661
2462	FOR SURE ROOFING, LLC	01/12/2022	Regular	0.00	6,337.85	59662
0877	IOWA LIBRARY ASSOCIATION	01/12/2022	Regular	0.00	305.00	59663
0230	IOWA ONE CALL	01/12/2022	Regular	0.00	365.70	59664
2223	IMAGE 360	01/12/2022	Regular	0.00	2,149.16	59665
0210	IMWCA	01/12/2022	Regular	0.00	11,034.00	59666
0904	INTERSTATE BATTERY	01/12/2022	Regular	0.00	329.85	59667
2558	JULIE SPRINGER	01/12/2022	Regular	0.00	172.00	59668
2078	KADETH INC	01/12/2022	Regular	0.00	910.00	59669
2556	KERRY PASSECK	01/12/2022	Regular	0.00	915.00	59670
2079	LIBRARY FURNITURE INTL INC	01/12/2022	Regular	0.00	695.00	59671
0842	MENARDS	01/12/2022	Regular	0.00	165.43	59672
0599	MICROMARKETING LLC	01/12/2022	Regular	0.00	175.70	59673
2414	MID-IOWA SOLID WASTE EQUIPMENT	01/12/2022	Regular	0.00	1,248.80	59674
0286	METRO WASTE AUTHORITY	01/12/2022	Regular	0.00	30,200.04	59675
2423	NELSON ELECTRIC COMPANY	01/12/2022	Regular	0.00	10,945.41	59676
2192	OMNI EMS	01/12/2022	Regular	0.00	994.89	59677
1134	PETTY CASH	01/12/2022	Regular	0.00	66.87	59678
0354	PFM FINANCIAL ADVISORS LLC	01/12/2022	Regular	0.00	8,500.00	59679
0900	POLK COUNTY AUDITOR	01/12/2022	Regular	0.00	850.12	59680
0759	POLK COUNTY EMERGENCY MGMT	01/12/2022	Regular	0.00	3,682.50	59681
0337	POLK COUNTY TREASURER	01/12/2022	Regular	0.00	57,433.00	59682
2424	RH GRABAU CONSTRUCTION	01/12/2022	Regular	0.00	30,005.31	59683
2557	SHAWN GLASER	01/12/2022	Regular	0.00	5.00	59684
2422	SMART CONCRETE SOLUTIONS	01/12/2022	Regular	0.00	13,899.50	59685
1336	SMITH'S SEWER SERVICE, INC.	01/12/2022	Regular	0.00	850.00	59686
0564	STOREY KENWORTHY/MATT PARROTT	01/12/2022	Regular	0.00	358.69	59687
1534	STRATUS BUILDNG SOLUTIONS IOWA	01/12/2022	Regular	0.00	851.56	59688
2341	T-MOBILE	01/12/2022	Regular	0.00	439.38	59689
2406	UNIQUE	01/12/2022	Regular	0.00	80.55	59690
2231	VERIZON WIRELESS	01/12/2022	Regular	0.00	1,379.11	59691
0144	DES MOINES WATER WORKS	01/24/2022	Bank Draft	0.00	14,357.52	DFT0001369
0144	DES MOINES WATER WORKS	01/24/2022	Bank Draft	0.00	22.00	DFT0001370
0144	DES MOINES WATER WORKS	01/24/2022	Bank Draft	0.00	25,081.87	DFT0001371

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
0416	POSTMASTER	01/04/2022	Bank Draft	0.00	500.49	DFT0001372

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	74	46	0.00	315,067.97
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	4	4	0.00	39,961.88
EFT's	0	0	0.00	0.00
	78	**51**	**0.00**	**355,029.85**

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	1/2022	355,029.85
			355,029.85

Refund Check Register
Refund Check Detail

UBPKT02323 - Refunds 01 UBPKT02321 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-02227-04	JASON WAGAMAN	1/5/2022	59627	117.24			117.24	Generated From Billing
01-02471-00	JEFF SPRINGER	1/5/2022	59628	74.45			74.45	Generated From Billing
01-03623-01	PETERMEIER, DYLAN J	1/5/2022	59629	121.57			121.57	Generated From Billing
04-03412-01	JODY KELLEY	1/5/2022	59630	25.17			25.17	Generated From Billing
05-02601-06	BUTLER, RYAN	1/5/2022	59631	122.29			122.29	Generated From Billing
06-02396-08	BEELER, LAURA B	1/5/2022	59632	130.32			130.32	Generated From Billing
08-03376-01	AMANDA L NECESSARY	1/5/2022	59633	97.76			97.76	Generated From Billing
10-02736-03	ADAM PARSLEY	1/5/2022	59634	112.03			112.03	Generated From Billing
10-02958-02	THOMAS VANWOERKOM	1/5/2022	59635	75.17			75.17	Generated From Billing
16-01370-00	D.R. HORTON, IOWA LLC	1/5/2022	59636	125.17			125.17	Generated From Billing
16-01409-00	HAPPE HOMES	1/5/2022	59637	36.52			36.52	Generated From Billing
16-01422-00	TANZANITE HOMES	1/5/2022	59638	45.95			45.95	Generated From Billing
16-01451-00	D R HORTON, IOWA LLC	1/5/2022	59639	98.81			98.81	Generated From Billing
16-01473-00	HAPPE HOMES	1/5/2022	59640	64.83			64.83	Generated From Billing
16-01608-00	GREENLAND HOMES	1/5/2022	59641	57.28			57.28	Generated From Billing
16-01611-00	BRENNER BUILT LLC	1/5/2022	59642	122.29			122.29	Generated From Billing
16-01622-00	OAKSTONE HOMES, INC	1/5/2022	59643	94.18			94.18	Generated From Billing
Total Refunds: 17			**Total Refunded Amount:**	1,521.03				

Revenue Code Summary

Revenue Code		Amount
996 - UNAPPLIED CREDITS		1521.03
	Revenue Total:	1521.03

General Ledger Distribution

Posting Date: 01/03/2022

	Account Number	Account Name	Posting Amount	IFT
Fund: 600 - WATER				
	600-000-1101	CLAIM ON POOLED CASH	-1,521.03	Yes
	600-050-2141	APPLIED CREDITS	1,521.03	
		600 Total:	0.00	
Fund: 999 - POOLED CASH				
	999-000-1100	POOLED CASH	-1,521.03	

Account Number	Account Name	Posting Amount	IFT
999-050-2300	DUE TO OTHER FUNDS	1,521.03	Yes
	999 Total:	0.00	
	Distribution Total:	0.00	

Tax Abatement Applications
January 18, 2022
City of Bondurant

Name	Address	Closing Date	Cost
Stephen Delger	3413 Wolf Creek Road, SW	8/19/2021	$280,000.00
Zach & Kelly Nunn	779 McIntosh Court, NE	10/18/2021	$331,000.00
David Ferguson	930 McIntosh Drive, NE	12/9/2021	$399,750.00
Keith & Jina Brincks	102 Landon Drive, NW	1/13/2022	$363,526.00
Avini Properties, LLC	511 Elizabeth Lane, NW	1/14/2022	$274,990.00
Avini Properties, LLC	718 Elizabeth Lane, NW	1/14/2022	$274,990.00
SDB Ventures, LLC	717 Elizabeth Lane, NW	1/10/2022	$274,990.00
SDB Ventures, LLC	3306 Linden Drive, SW	1/20/2022	$260,000.00

State of Iowa
Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
WALKING PASTA LLC	Walking Pasta	(515) 707-4632

ADDRESS OF PREMISES	CITY	COUNTY	ZIP
3209 Henry Street Southwest	Bondurant	Polk	50035

MAILING ADDRESS	CITY	STATE	ZIP
8750 Northeast Morgan Drive	Bondurant	Iowa	50035

Contact Person

NAME	PHONE	EMAIL
Tamara Harter	(515) 707-4632	walkingpastafoodbus@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Liquor License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Jan 1, 2022	Dec 31, 2022	

SUB-PERMITS

Special Class C Liquor License

State of Iowa
Alcoholic Beverages Division

PRIVILEGES

Sunday Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Tamara Harter	Bondurant	Iowa	50035	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Illinois Casualty Co	Jan 1, 2022	Jan 1, 2023

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE

State of Iowa
Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
H4 Enterprises, LLC	Clover Barn Beverages	(515) 202-1388

ADDRESS OF PREMISES	CITY	COUNTY	ZIP
8382 NE 88th Street	Bondurant	Polk	50035

MAILING ADDRESS	CITY	STATE	ZIP
11534 NE 78th Ave	MITCHELLVILLE	Iowa	50169

Contact Person

NAME	PHONE	EMAIL
Lochlan McIntosh	(515) 202-1388	mcintosh6@live.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0044164	Class C Liquor License	12 Month	Submitted to Local Authority

TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS
Mar 1, 2022	Feb 28, 2023	

SUB-PERMITS

Class C Liquor License

State of Iowa
Alcoholic Beverages Division

PRIVILEGES

Catering, Outdoor Service, Sunday Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

No Ownership information found

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Illinois Casualty Co	Mar 1, 2022	Mar 1, 2023
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.e.
For Meeting of 1/18/2022
Resolution

TITLE: -Resolution setting public hearing for February 7, 2022 to hear public comment on Proposed Property Tax Levy (Please note this is NOT the rate the City is proposing for the final property tax rate. This is the Max Levy Rate hearing required by State Law.)

CONTACT PERSON:
Marketa Oliver, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The attached resolution sets a public hearing for the City's Maximum Levy Rate. The rate notice prescribed by the State is confusing referencing this as a hearing on the "Proposed Property Tax Levy" as this is neither the property tax levy the City is proposing nor the full levy rate. This hearing is on the maximum amount of revenue the City can collect from ***certain*** tax levies. For the City of Bondurant, the maximum amount of revenue that could potentially be collected from the levies included in this hearing notice ***IF*** the City chose to fully utilize each of the levies, is $3,967,377, significantly higher than the FY22 number of $2,804,871. This number is greater than the prior fiscal year based on the City's growth. Please note that this does not mean an increase in individual homeowners' property taxes and it does not mean that the City is proposing to collect all of these revenues. Given that the City is anticipating lowering its levy rate again for the 16th year in a row, the increase in revenue shown here is driven primarily by new construction and significant new industrial and commercial valuation. Some growth is driven by the fact that it was a revaluation year for residential properties, which rose in value an average of 7.45%. The increase in property tax collections will also be reduced by the use of Local Option Sales and Services Tax, which is not reflected in the Max Levy information. Staff recommends using to drive down the Employee Benefits levy rates for property tax reduction. That is not reflected in this notice. (The hearing on the full budget and final proposed levy rate will be held in March.)

The Max Levy publication is confusing because of the title. The confusion is usually cleared up for people when the Property Tax Levy Rate and Budget Hearing is published. The City is currently prohibited from publishing the Max Levy notice and the Adoption of Budget and Certification of City Taxes at the same time. However, it is critical to note again that staff anticipates lowering the levy rate again. Combined with the lower levy rate and the reduction in taxable valuation because of the decrease in the rollback, residential property owners can expect to see the dollar amount of property taxes they pay to remain approximately the same, even with the average increase in valuations that went into effect January 1, 2021.

FUNDING SOURCE: The City pays for this publication from the City's general fund.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220118-14

CITY OF BONDURANT
RESOLUTION NO. 220118-14

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE PROPOSED PROPERTY TAX LEVY

WHEREAS, the City Council of the City of Bondurant, Iowa, hereby collects certain revenues from property tax levies as allowed by law; and

WHEREAS, the valuation for the City of Bondurant has grown significantly, leading to an increase in the revenues collected, necessary to support the maintenance, operations, and capital projects of a growing community; and

WHEREAS, the State of Iowa compels the City to publish and hold a hearing on what is commonly referred to as the "Max Levy" rate, representing what revenues the City could collect IF it used the levies to the extent identified in the attached notice; and

WHEREAS, the City Council for the City of Bondurant anticipates lowering the property tax levy rate for the 16th year in a row for Fiscal Year 22/23.

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

That the City Council of the City of Bondurant, Iowa, hereby sets the date of a public hearing on the proposed Fiscal Year City Property Tax Levy for Monday, February 7, 2021 at 6:00 p.m. at the Bondurant City Hall, 200 2nd Street NE, Bondurant, Iowa 50035 or via Zoom at https://us02web.zoom.us/j/85211663912.

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

That the City Council encourages any resident or taxpayer to participate in the hearing and learn about the City's budget and budgeting process.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of January 2022.

By: ______________________________
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

NOTICE OF PUBLIC HEARING - CITY OF BONDURANT - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2022 - June 30, 2023

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/7/2022 **Meeting Time:** 06:00 PM **Meeting Location:** 200 Second Street NE, Bondurant, IA or via Zoom at https://us02web.zoom.us/j/85211663912

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available) www.cityofbondurant.com

City Telephone Number (515) 630-6987

	Current Year Certified Property Tax 2021 - 2022	Budget Year Effective Property Tax 2022 - 2023	Budget Year Proposed Maximum Property Tax 2022 - 2023	Annual % CHG
Regular Taxable Valuation	299,243,501	363,998,792	363,998,792	
Tax Levies:				
Regular General	2,423,872	2,423,872	2,948,390	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit			0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center			0	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	68,050	68,050	85,000	
Support of Local Emer. Mgmt. Commission	3,500	3,500	7,365	
Emergency	0	0	98,280	
Police & Fire Retirement			0	
FICA & IPERS	124,600	124,600	510,177	
Other Employee Benefits	184,849	184,849	318,165	
Total Tax Levy	2,804,871	2,804,871	3,967,377	41.44
Tax Rate	9.37321	7.70572	10.89942	

Explanation of significant increases in the budget:

The Max Levy Numbers DO NOT REPRESENT A TAX INCREASE TO AN INDIVIDUAL PROPERTY OWNER. The numbers simply show the amount of revenue the City could collect IF it utilized these levies at the maximum amounts. Increases in revenues stem from increase in valuation from growth. The City anticipates lowering its levy rate again this year. This levy does not represent the City's entire levy as several are exempted from this notification. The City is required to publish this notice pursuant to State Law.

If applicable, the above notice also available online at:

www.cityofbondurant.com

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.f.
For Meeting of 1/18/2022
Resolution

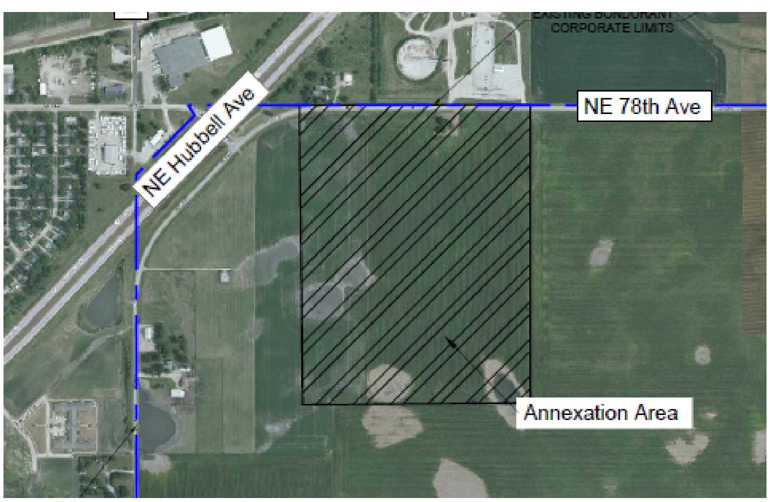
TITLE: - Resolution certifying the population of the Myers Certified Site annexation area

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Iowa Code 312.3(4) requires the Mayor and City Council to certify the population of any annexed territory, as determined by the last certified federal census, to the treasurer of the state in order for apportionment of street construction funds to be adjusted.

The enclosed resolution certifies the current population of the Myers Certified Site Annexation Area. No change in Bondurant's population has occurred as a result of this annexation. The Myers Certified Site area was approved by City Council on November 15, 2021. The State's City Development Board then reviewed and approved this request during their meeting on December 8, 2021, since the annexation falls within 2 miles of Altoona's city limits.

The map below shows this Myers Certified Site Annexation Area:



FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution certifying the population, as this is required by Iowa Code.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 220118-15

CITY OF BONDURANT
RESOLUTION NO. 220118-15

RESOLUTION CERTIFYING POPULATION OF THE MYERS CERTIFIED SITE ANNEXATION AREA TO THE STATE TREASURER

WHEREAS, according to the 2020 Census, the City of Bondurant has attained a population of 7,365 people; AND

WHEREAS, on November 15, 2021, the City Council approved the Myers Certified Site Annexation Area 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 INCLUDING THE ADJACENT COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD; 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 AND INCLUDING THE ADJACENT COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINE OF THE ADJACENT ROAD.

WHEREAS, annexation area is currently used for agricultural use; AND

WHEREAS, given its current use, the population of the annexed area has been determined to be zero (0); AND

WHEREAS, the City of Bondurant certifies the population of the last known data from the 2020 Census.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa that the certification of population of the Myers Certified Site Annexation Area to the State Treasurer, is hereby approved as presented.

Passed this 18th day of January 2022,

By: ____
Doug Elrod, Mayor

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

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

____
Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.g.
For Meeting of 1/18/2022
Resolution

TITLE: -Resolution approving letter of engagement with Piper Sanlder & Co for Project Financings related to the General Obligation Annual Appropriation GO Bonds, Series 2022A

CONTACT PERSON:
Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Attached is a resolution approving a Piper Sandler Engagement Letter for the 2022A Bond Financing. The purpose of the agreement is to secure rating on proposed bonds; subscribe for SLGS or acquire U.S. Treasury securities as agent for and on behalf of the Issuer if a portion of any financing considered includes an advance refunding; provide assistance with disclosure counsel regarding preparation of the official statement; market the bonds to potential investors; and coordinate closing effort for bonds.

The City secured a discount from Piper Sandler's rate, of $0.50 per bond, culminating in a $7,000 savings.

The timeline to authorize and close the bonds is February 22, 2022.

FUNDING SOURCE: Fees are part of the issuance fees that are deducted from the bond proceeds.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 220118-16
2. Engagement Letter Piper Sandler Bondurant 2022A

CITY OF BONDURANT
RESOLUTION NO. 220118-16

RESOLUTION APPROVING THE AGREEMENT WITH PIPER SANDLER FOR PROJECT FINANCINGS FOR GENERAL OBLIGATION ANNUAL APPORPIRATION GO BONDS, SERIES 2022A

WHEREAS, Piper Sandler will serve as underwriter for General Obligation Annual Appropriation GO Bonds, Series 2022A; AND

WHEREAS, Piper Sandler will:
- Prepare numbers describing various options to finance the Project;
- Assist securing rating on proposed bonds;
- Subscribe for SLGS or acquire U.S. Treasury securities as agent for and on behalf of the Issuer, if a portion of any financing considered includes an advance refunding;
- Assist with disclosure counsel regarding preparation of the official statement; and
- Market bonds to potential investors.

WHEREAS, in addition to fees for services, Piper Sandler will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, printing, telephone, postage, internet posting and other ordinary costs which are incurred by Piper Sandler; AND

WHEREAS, all fees are calculated based on the par amount of the bonds offered, specifically with a maximum fee of 0.70% if the rating is “A3” or higher and a maximum fee of 0.90% if the rating is below “A3” or not rated.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Agreement with Piper Sandler, is hereby approved.

Passed this 18th day of January 2022,

By: ____________________________________
Doug Elrod, Mayor

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

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

____
Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

PIPER | SANDLER

3900 INGERSOLL AVE., SUITE 110
DES MOINES, IA 50312
515/247-2340
Piper Sandler & Co
Since 1895. Member SIPC and NYSE

December 3, 2021

City of Bondurant
c/o Ms. Marketa Oliver, City Administrator
200 2nd Street NE, PO Box 37
Bondurant, IA 50035

Re: Engagement Letter with Piper Sandler & Co for Project Financings
Project: General Obligation Annual Appropriation GO Bonds, Series 2022A

Dear Ms. Oliver:

We understand that the City of Bondurant, Iowa (the "Issuer") wishes to issue Annual Appropriation General Obligation Bonds (to financing various infrastructure improvement and land acquisition costs of the City), (collectively, the "Bonds," the "Bond Issue" or the "Project") and has selected Piper Sandler & Co. ("Piper") to serve as underwriter for the proposed issuance. We appreciate the opportunity to serve you in this manner. This letter will serve as an agreement regarding the terms of this engagement. In addition, we would like to take this opportunity to set forth some pertinent information about the process of underwriting.

Although Piper intends to work closely with you during the period preceding the pricing and sale of the proposed Bond Issue with the aim of timely completion of the financing, we are not herein making a final commitment to underwrite bonds until certain events have occurred. Such a commitment is subject to, among other things, satisfactory completion and execution of all final documentation for an offering (including a Bond Purchase Agreement containing all provisions necessary to satisfy federal securities laws and the rules of the Municipal Securities Rulemaking Board, and all other applicable rules and regulations); absence of any material adverse change in the financial markets or in the financial condition, operations or prospects of the Issuer; receipts of all required governmental approvals and appropriate legal opinions; an underwriter's review ("due diligence") of the offering documents, as required under federal securities laws; the negotiation of appropriate indemnification; state blue sky reviews, as appropriate; and credit approval by Piper. This Agreement is therefore not a final commitment by Piper, express or implied, to underwrite or purchase any securities, nor does it obligate Piper to enter into a Bond Purchase Agreement. While we do not anticipate difficulties in the course of the proposed financing, and look forward to a successful conclusion to this engagement, we prefer to identify these conditions to our final commitment at the outset.

Our efforts will include:

a) Preparation of numbers describing various options to finance the Project
b) Assistance securing rating on proposed bonds
c) If a portion of any financing considered includes an advance refunding, subscribe for SLGS or acquire U.S. Treasury securities as agent for and on behalf of the Issuer
d) Assistance with disclosure counsel regarding preparation of the official statement
e) Marketing the bonds to potential investors
f) Coordination of closing effort for bonds

During the course of the engagement, Piper will to participate in discussions with bond counsel, finance officials or internal legal counsel of the Issuer to assist in advising the Issuer, as part of the underwriting process, of various financial structures for the proposed offering and their probable reception in the municipal bond markets.

Further details regarding the underwriting will be set forth in a Bond Purchase Agreement to be executed at the time of pricing of the Bonds. The Issuer and its chosen counsel agree to cooperate with and assist Piper in connection with such duties.

Compensation. As compensation for Piper's services, the Issuer will pay Piper a fee to be determined by the nature of the offering as set forth in Schedule A hereto. Fees will be payable to Piper in the form of an underwriter's discount on the Bond Issue as set forth therein. The fees, disbursements and other charges of Piper's outside legal counsel will be added to Piper's discount. Piper shall select such counsel in its sole discretion.

Termination. The Issuer may not terminate this Agreement at any time prior to completion of the Project other than for non-performance on the part of Piper, in which case the Issuer may terminate this agreement, and upon such termination, all fees due to Piper for time served assisting with the Project shall be due and payable immediately by the Issuer. Piper may terminate this Agreement at any time on 30 days written notice.

Assignment. Neither Piper nor the Issuer shall have the right or power to assign this Agreement or parts thereof, or its respective duties, without the express written consent of the other party. In the event of acquisition of Piper by a third party firm, notice shall be given to the Issuer regarding the acquisition and the Issuer shall have the opportunity to consent to the assignment of this Agreement, which consent shall not be unreasonably withheld.

No Advisory or Fiduciary Role. We are writing to provide you with certain regulatory disclosures as required by the Municipal Securities Rulemaking Board. As part of our services, Piper Sandler may provide advice concerning the structure, timing, terms, and other similar matters concerning an issue of municipal securities that Piper Sandler is underwriting or placing. However, Piper Sandler intends to serve as Underwriter and not as a financial advisor to you in this transaction; and the primary role of Piper Sandler is to purchase securities for resale to investors or arrange for the placement of securities in an arm's length commercial transaction between you and Piper Sandler. Piper Sandler has financial and other interests that differ from your interests.

No Recourse for Tax Matters. No recourse shall be had against Piper for loss, damage, liability, cost or expense (whether direct, indirect or consequential) of the Issuer arising out of or in defending, prosecuting, negotiating or responding to any inquiry, questionnaire, audit, suit, action, or other proceeding brought or received from the Internal Revenue Service in connection with the Bonds or otherwise relating to the tax treatment of interest on the Bond.

Governance This Agreement will be governed by, and construed in accordance with, the laws of the State of Iowa, without regard to principles of conflicts of law to the extent that the application of the laws of another jurisdiction would be required thereby. The Issuer and Piper each hereby irrevocably waive any right they may have to a trial by jury in respect of any claim based upon or arising out of this Agreement or the transactions contemplated hereby.

Official Statement. The antifraud provisions of the federal securities laws apply to statements made by the Issuer, whether made in a Preliminary Official Statement, a final Official Statement, (collectively, "Offering Documents") on a website or in a rating agency presentation (if reasonably expected to reach investors) or if made by the Issuer in connection with secondary market information required to be disseminated under relevant contracts. The Issuer acknowledges and understands that state and federal laws relating to disclosure in connection with municipal securities, including but not limited to the

Official Statement (continued).
Securities Act of 1933 and Rule 10b-5. Under Rule 10b-5 (adopted pursuant to Section 10(b) of the Securities Exchange Act of 1934) ("10b5"), it is unlawful for any person, in connection with the disclosures made above, to make any untrue statement of a material fact or to omit to state a material fact necessary in order to make the statements made, in the light of the circumstances under which they were made, not misleading. The Issuer hereby acknowledges its responsibility with respect to compliance with federal securities laws and represents its intention to comply in all respects with federal securities laws. The Issuer hereby further acknowledges its intention to certify as to the accuracy and completeness of the Offering Documents without limitation or qualification.

Piper will assemble the preliminary and final official statement from information received from you, third parties and your agents, such as bond counsel. Piper will rely on you to provide us with accurate and complete information, access to relevant personnel and agents, and your final approval to the distribution and use of the preliminary and final official statements to carry out these duties. In addition you agree to allow us to rely on any opinion or representation of you or your counsel as to the accuracy or completeness of the preliminary and final official statement.

Failure of Piper to advise the Issuer respecting 10b5 shall not constitute a breach by Piper or any of its duties and responsibilities under this Agreement. The Issuer acknowledges that any Official Statement distributed in connected with an issuance of securities are statements of the Client and not of Piper, and the Issuer acknowledges its responsibility to attest to the accuracy and completeness of the Official Statement without limitation or qualification.

Consent to Jurisdiction; Service of Process, waiver of jury trial. The parties each hereby (a) submits to the jurisdiction of the Federal court sitting in Des Moines, Iowa with respect to any actions and proceedings arising out of or relating to this Agreement, (b) agrees that all claims with respect to such actions or proceedings may be heard and determined in such court, (c) waives the defense of an inconvenient forum, (d) agrees not to commence any action or proceeding relating to this Agreement other than in the Federal court sitting in Des Moines, Iowa and (e) agrees that a final judgment in any such action or proceeding shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law. The parties each hereby agree to waive any right to a trial by jury with respect to any claim, counterclaim or action arising out of or in connection with this agreement or the transactions contemplated hereby.

Issuer to Provide Information and Documents to Piper. The Issuer agrees to provide to Piper all documents on which the Issuer has relied for purposes of certifying the Issuer is not aware of a material fact, nor has the Issuer omitted to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, with respect to the issuance of the Bonds. The Issuer also agrees to complete, and agrees to cause its agents and consultants to provide, upon request, answers and provide any documents requested by Piper as part of due diligence requested by Piper in compliance with Pipers duties and obligations with respect to MSRB, SEC or other regulatory requirements.

Indemnification. The Issuer will indemnify and hold harmless Piper, each individual, corporation, partnership, trust, association or other entity controlling Piper, any affiliate of Piper or any such controlling entity and their respective directors, officers, employees, partners, incorporators, shareholders, servants, trustees and agents (hereinafter the "Indemnitees") against any and all liabilities, penalties, suits, causes of action, losses, damages, claims, costs and expenses (including, without limitation, fees and disbursements of counsel) or judgments of whatever kind or nature (each a "Claim"), imposed upon, incurred by or asserted against the Indemnitees arising out of or based upon (i) any allegation that the Official Statement, the information about the Client or any information provided by the Client to Piper included (as of any relevant time) or includes an untrue statement of a material fact or omitted (as of any relevant time) or omits to state any material fact necessary to make the statements therein, in light of the

Indemnification (continued).
circumstances under which they were made, not misleading or (ii) arising out of or based upon the breach by the Client of any agreement, covenant or representation made in or pursuant to this Bond Issuance Resolution, Tax Exemption Certificate, or any purchase agreement between the Client and the purchaser of the Bonds

Representations, Warranties and Agreements of the Issuer. You represent and warrant to, and agree with us, that:

a) the Securities will be sold by you in compliance with the requirements for exemptions from registration or qualification of, and otherwise in accordance with, all federal and state securities laws and regulations;

b) you agree to be responsible for the accuracy and completeness of any Transaction Materials to the extent of federal securities laws applicable to the Transaction. You agree to notify us promptly of any material adverse changes, or development that may lead to any material adverse change, in your business, properties, operations, financial condition or prospects and concerning any statement contained in any Transaction Material, or in any other information provided to us, which is not accurate or which is incomplete or misleading in any material respect;

c) you will make available to us such documents and other information which we reasonably deem appropriate and will provide us with access to your officers, directors, employees, accountants, counsel and other representatives; it being understood that we will rely solely upon such information supplied by you and your representatives without assuming any responsibility for independent investigation or verification thereof; and

d) at the closing, you will permit us to rely on your representations and warranties, and cause your counsel to permit us to rely upon any opinion, furnished to any purchaser of Securities.

No Liability for Final Numbers. To the extent that we provided the Issuer and bond counsel with certain computations that show a bond yield, issue price, weighted average maturity and certain other information with respect to the Bonds, these computations are made using software licensed to Piper by a third party vendor, DBC, and are provided for informational purposes only. We express no view regarding the legal sufficiency of any such computations or the correctness of any legal interpretation made by bond counsel.

Miscellaneous. This Agreement embodies the entire agreement and understanding between the parties hereto and supersedes all prior agreements and understandings relating to the subject matter hereof. If any provision of this Agreement is determined to be invalid or unenforceable in any respect, such determination will not affect such provision in any other respect or any other provision of this Agreement, which will remain in full force and effect. This Agreement may not be amended or otherwise modified or waived except by an instrument in writing signed by both Piper and Issuer except that to the extent that any term of an executed Bond Purchase Agreement conflicts with the terms of this Agreement, in which case the terms of the Bond Purchase Agreement shall have precedence.

{remainder of page left blank intentionally}

This letter agreement may be executed in any number of counterparts, each of which shall be an original and all of which, when taken together, shall constitute one agreement. Delivery of an executed counterpart of a signature page of this letter agreement by facsimile transmission shall be effective as delivery of a manually executed counterpart of this letter agreement.

Please confirm that the foregoing correctly sets forth our agreement by signing and returning to Piper Sandler & Co., the enclosed original copy of this Agreement.

Very truly yours,

via email / TRS

Travis R. Squires
Managing Director

Please acknowledge your acceptance by indicating below:

Signature ____________________________

Issuer: ____________________________

Name ____________________________

Title ____________________________

Date on which this letter is executed by the Issuer: ___________________________

Schedule A – Maximum Fees

All fees are calculated based the par amount of bonds offered:.

If the rating is “A3” or higher, the maximum fee shall be 0.70%
If the rating is below “A3“ or not rated, the maximum fee shall be 0.90%

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.h.
For Meeting of 1/18/2022
Resolution

TITLE: -Resolution approving Engagement Letter from Public Financial Advisors LLC (PFM) to act as Financial Advisor in connection with the issuance of approximately $14,055,000 General Oglibation Annual Appropriation Corporate Purpose Bonds, Series 2022A

CONTACT PERSON:
Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Attached is a resolution approving a PFM Engagement Letter for not-to-exceed $2,750,000 Sewer Revenue Bonds, Series 2020C. The revenue bonds are for the NW Trunk Sewer project.

The letter confirms an agreement that PFM to serve as municipal advisor on this transaction. The scope of services indicates that PFM will:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with Client's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Assist Client by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any
- investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to Client.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cashflow requirements, if necessary.
- If appropriate, develop credit rating presentation and coordinate with Client the overall presentation to rating agencies.
- Assist Client in the procurement of other services relating to debt issuance such as printing, paying agent and registrar, etc.
- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond resolutions regarding security, creation of

reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond resolutions.

- PFM will complete a parity certificate if required by the authorizing resolutions of outstanding parity debt.
- Review the terms, conditions and structure of any proposed debt offering undertaken by Client and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Coordinate with Client's staff and other advisors with respect to the furnishing of data for offering documents. PFM will assist Client in the preparation of the offering document, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents and that the ultimate responsibility remains with Client.
- Provide regular updates of bond market conditions and advise Client as to the most advantageous timing for issuing its debt.
- Advise Client on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
- Assist and advise Client in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make definitive recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
- Arrange for the closing of the transaction.
- Preparation and delivery of bond financing record to Client.

PFM's fee is $20,000, payable upon closing, as well as standard reimbursements. PFM and bond counsel fees are the same regardless of the method of sale. The timeline to close the bonds is February 22, 2022.

FUNDING SOURCE: Fees are part of the issuance fees that are deducted from the bond proceeds.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 220118-17
2. PFM Engagement Letter GO Series 2022A

CITY OF BONDURANT
RESOLUTION NO. 220118-17

RESOLUTION APPROVING THE AGREEMENT WITH PFM FINANCIAL ADVISORS, LLC IN CONNECTION WITH THE ISSUANCE OF APPROXIMATELY $14,055,000 GENERAL OBLIGATION ANNUAL APPROPRIATION CORPORATE PURPOSE BONDS, SERIES 2022A

WHEREAS, PFM Financial Advisors, LLC will act as a financial advisor to the City of Bondurant, Iowa in connection with the issuance of approximately $14,055,000 General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A; AND

WHEREAS, PFM will provide, upon request of the City, financial planning and debt issuance development services, as applicate and set forth in Exhibit A to the Engagement Letter; AND

WHEREAS, in addition to $20,000 one-time fee for services, PFM will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, printing, telephone, postage, internet posting and other ordinary costs which are incurred by PFM; AND

WHEREAS, this Engagement Letter shall remain in effect until all related activities associated with this transaction are complete unless canceled in writing by either party upon thirty (30) days written notice to the other party,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Agreement with PFM Financial Advisors, LLC, is hereby approved.

Passed this 18th day of January 2022,

By: ____
Doug Elrod, Mayor

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

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

____
Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

pfm

801 Grand
Suite 3300
Des Moines, IA 50309
515.243.2600

pfm.com

December 29, 2021

Jenè Jess
Finance Director
City of Bondurant, Iowa
200 2nd Street NE, PO Box 37
Bondurant, Iowa 50035

Dear Jenè,

The purpose of this letter (this "Engagement Letter") is to confirm our agreement that PFM Financial Advisors LLC ("PFM") will act as financial advisor to the City of Bondurant, Iowa (the "Client") in connection with the issuance of approximately $14,055,000 General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A. PFM will provide, upon request of Client, financial planning and debt issuance development services, as applicable and set forth in Exhibit A to this Engagement Letter. Most tasks requested by Client will not require all services provided for in Exhibit A and as such the specific scope of services for such task shall be limited to just those services required to complete the task.

PFM is a registered municipal advisor with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. As of the date of this letter, Client has **not** designated PFM as its independent registered municipal advisor ("IRMA") for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the "IRMA exemption."). Client agrees not to represent that PFM is Client's IRMA with respect to any aspect of a municipal securities issuance or municipal financial product, without PFM's prior written consent.

MSRB Rule G-42 requires that municipal advisors make written disclosures to its clients of all material conflicts of interest and certain legal or disciplinary events and certain regulatory requirements. Such disclosures are provided in PFM's disclosure statement delivered to Client together with this agreement.

PFM's services will commence as soon as practicable after the receipt of this Engagement Letter by Client and a request by Client for such service. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Engagement Letter. Services provided by PFM which are not included in the scope of services set forth in Exhibit A of this agreement shall be completed as agreed in writing in advance between Client and PFM. Upon request of Client, PFM or an affiliate of PFM may agree to additional services to be provided by PFM or an affiliate of PFM, by a separate agreement between Client and PFM or its respective affiliate.

For the services described in Exhibit A, PFM's professional fees will be paid as provided in Exhibit B. In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses, as outlined in Exhibit B, which are incurred by PFM. Upon request of Client, documentation of such expenses will be provided.

This Engagement Letter shall remain in effect until all related activities associated with this transaction are complete unless canceled in writing by either party upon thirty (30) days written notice to the other party. PFM shall not assign any interest in this Engagement Letter or subcontract any of the work performed under this Engagement Letter without the prior written consent of Client; provided that upon notice to Client, PFM may assign this Engagement Letter or any interests hereunder to a municipal advisor entity registered with the SEC that directly or indirectly controls, is controlled by, or is under common control with, PFM.

All information, data, reports, and records ("Data") in the possession of Client or any third party necessary for carrying out any services to be performed under this Engagement Letter shall be furnished to PFM and Client shall, and shall cause its agent(s) to, cooperate with PFM in its conduct of reasonable due diligence in performing the services. To the extent Client requests that PFM provide advice with regard to any recommendation made by a third party, Client will provide to PFM written direction to do so as well as any Data it has received from such third party relating to its recommendation. Client acknowledges and agrees that while PFM is relying on the Data in connection with its provision of the services under this agreement, PFM makes no representation with respect to and shall not be responsible for the accuracy or completeness of such Data.

All notices given under this Engagement Letter will be in writing, sent by email or registered United States mail, with return receipt requested, addressed to the party for whom it is intended, at the addresses on the first page of this Engagement Letter.

All materials, except functioning or dynamic financial models, prepared by PFM pursuant exclusively to this Engagement Letter will be the property of Client. Subject to the preceding exception, upon termination of this Engagement Letter, PFM will deliver to Client copies of any and all material pertaining to this Engagement Letter.

The Des Moines office of PFM will provide the services set forth in this Engagement Letter. PFM may, from time to time, supplement or otherwise amend team members. Client has the right to request, for any reason, PFM to replace any member of the advisory staff. Should Client make such a request, PFM will promptly suggest a substitute for approval by Client.

PFM will maintain insurance coverage with policy limits not less than as stated in Exhibit C. Except to the extent caused by willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties under this Engagement Letter on the part of PFM or any of its associated persons, neither PFM nor any of its associated persons shall have liability to any person for any act or omission in connection with performance of its services hereunder, or for any error of judgment or mistake of law, or for any loss arising out of any issuance of municipal securities, any municipal financial product or any other financial product or investment, or for any financial or other damages resulting from Client's election to act or not to act, as the case may be, contrary to or, absent negligence on the part of PFM or any of its associated persons, upon any advice or recommendation provided by PFM to Client.

PFM, its employees, officers and representatives at all times will be independent contractors and will not be deemed to be employees, agents, partners, servants and/or joint ventures of Client by virtue of this Engagement Letter or any actions or services rendered under this Engagement Letter.

This Engagement Letter represents the entire agreement between Client and PFM and may not be amended or modified except in writing signed by PFM.

Please have an authorized official of Client acknowledge receipt of this Engagement Letter and respond to us to acknowledge the terms of this engagement.

Sincerely,

PFM FINANCIAL ADVISORS LLC

Jon Burmeister
Managing Director

Susanne Gerlach
Director

EXHIBIT A
SCOPE OF SERVICES

Financial planning and debt issue development services (Includes short term financings, bonds, loans, letters of credit and line of credit). Upon the request of Client:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with Client's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Assist Client by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to Client.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cashflow requirements, if necessary.
- If appropriate, develop credit rating presentation and coordinate with Client the overall presentation to rating agencies.
- Assist Client in the procurement of other services relating to debt issuance such as printing, paying agent and registrar, etc.
- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond resolutions regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond resolutions.
- PFM will complete a parity certificate if required by the authorizing resolutions of outstanding parity debt.
- Review the terms, conditions and structure of any proposed debt offering undertaken by Client and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Coordinate with Client's staff and other advisors with respect to the furnishing of data for offering documents. PFM will assist Client in the preparation of the offering document, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents and that the ultimate responsibility remains with Client.
- Provide regular updates of bond market conditions and advise Client as to the most advantageous timing for issuing its debt.
- Advise Client on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
- Assist and advise Client in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make definitive recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
- Arrange for the closing of the transaction.
- Preparation and delivery of bond financing record to Client.

EXHIBIT B
COMPENSATION FOR SERVICES

1. Fixed Rate Transaction Fees

For financial planning and debt issue development services related to the issuance of approximately $14,055,000 General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A, PFM will be paid a one-time fee of $20,000, payable upon closing.

2. Reimbursable Expenses

In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, printing, telephone, postage, internet posting and other ordinary costs which are incurred by PFM. Appropriate documentation can be provided.

EXHIBIT C
INSURANCE STATEMENT

PFM Financial Advisors LLC ("PFM") has a complete insurance program, including property, casualty, comprehensive general liability, automobile liability and workers compensation. PFM maintains professional liability and fidelity bond coverages which total $35 million and $10 million, respectively. PFM also carries a $10 million cyber liability policy.

Our Professional Liability policy is a "claims made" policy and our General Liability policy claims would be made by occurrence.

1. **Deductibles/SIR:**

Automobile $250 comprehensive & $500 collision
Cyber Liability $50,000
General Liability $0
Professional Liability (E&O) $1,000,000
Financial Institution Bond $75,000

2. **Insurance Company & AM Best Rating**

Professional Liability (E&O)	Endurance American Specialty Insurance; (A+; XV)
	XL Specialty Insurance Company; (A; XV)
	Continental Casualty Company; (A; XV)
	Starr Indemnity & Liability Company; (A; XIV)
Financial Institution Bond	Federal Insurance Company; (A++; XV)
Cyber Liability	Indian Harbor Insurance Company (A; XV)
General Liability	Great Northern Insurance Company; (A++; XV)
Automobile Liability	Federal Insurance Company; (A++; XV)
Excess /Umbrella Liability	Federal Insurance Company; (A++; XV)
Workers Compensation & Employers Liability	Great Northern Insurance Company; (A++; XV)

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.i.
For Meeting of 1/18/2022
Resolution

TITLE: -Resolution approving Pay Request No. 2 for the Paine Heights Sewer Lining Project

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends to Council the approval of the attached resolution to approve pay app #2 in the amount of $5,335.66 related to Paine Heights Sewer Lining Project.

This pay application has been reviewed by City Staff for accuracy and is for the release of contract retainage for the project.

FUNDING SOURCE: Sewer Uitlity Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 220118-18
2. Pay Request No. 2

CITY OF BONDURANT
RESOLUTION NO. 220118-18

RESOLUTION APPROVING PAY REQUEST NO. 2 TO MUNICIPAL PIPE TOOL COMPANY LLC. FOR THE PAINE HEIGHTS SEWER LINING PROJECT IN THE AMOUNT OF $5,335.66

WHEREAS, the Paine Heights Sewer Lining Project Pay Request No. 2 was submitted on December 29th, 2021; AND

WHEREAS, the pay request no. 2 is for the Paine Heights Sewer Lining Project contract retainage; AND

WHERAS, City Staff have reviewed the pay request for accuracy; AND

WHEREAS, the amount for Pay Request No. 2 is $5,335.66; AND

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Pay Request No. 2 to Municipal Pipe Tool Company LLC. in the amount of $5,335.66 is hereby approved.

Passed this 18th day of January 2022,

By: ____
Doug Elrod, Mayor

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

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

____
Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Peffer				
Sillanpaa				
McKenzie				
Driscoll				

MUNICIPAL PIPE TOOL COMPANY LLC
CONTRACTOR'S PAYMENT REQUEST

Estimate No.	2 FINAL	Period:	From:	12/12/2021	100%
MPT Job ID#	2021-25		To:	FINISH	% Complete Total contract
Project:	Paine Heights Sewer Lining Project		Date:	12/29/2021	
					101%
Owner:	City of Bondurant 200 2nd Street NE Bondurant, IA		Contractor:	Municipal Pipe Tool Co., LLC 515 5th Street - PO Box 398 Hudson, IA 50643	% Complete Original Contract
Engineer:	City of Bondurant 200 2nd Street NE Bondurant, IA				

		Anticipated :				COMPLETED:			
BASE BID ITEMS		UNIT	QTY	PRICE	EXT PRICE	QTY	UNIT COST	VALUES	
1	SNYDER ST. SE 8 INCH LINING	LF	1,253	20.20	25,310.60	1254.4	20.20	$ 25,338.88	82335
2	PATTERSON ST. SE 8 INCH LINING	LF	922	20.20	18,624.40	922.7	20.20	$ 18,638.54	42500
3	PAINE ST. SE 8 INCH LINING	LF	1,960	20.20	39,592.00	1954.3	20.20	$ 39,476.86	39835
4	SERVICE REINSTATEMENT	EA	99	50.00	4,950.00	97	50.00	$ 4,850.00	2390.1
5	MANHOLE REHAB	EA	12	1,232.00	14,784.00	12	1,232.00	$ 14,784.00	
6	TRAFFIC CONTROL	LS	1	6,000.00	6,000.00	1	6,000.00	$ 6,000.00	
CO	DIP/CAST IRON SERVICES CUT BY CIPP CREW	EA	3	475.00	1,425.00	3	475.00	$ 1,425.00	
					-		-	$ -	
					-		-	$ -	
					-		-	$ -	
					-		-	$ -	
					-		-	$ -	
					-		-	$ -	
					-		-	$ -	

ORIGINAL CONTRACT:		$ 109,261.00	Total Anticipated		$ 110,686.00	Total Completed		$ 110,513.28
#1	11/23/2021	$ 1,425.00	Less Retained	0%	$ -	Less Retained		$ -
			Total Anticipated less retain		$ 110,686.00	Net Amount Earned		$ 110,513.28
						Previous Pay Requests		
CURRENT CONTRACT AMOUNT		$ 110,686.00				#1	12/13/2021	$ 105,177.62

Accepted by: Sharon Waschkat
Municipal Pipe Tool Co., LLC

Total previous pay requests $ 105,177.62

Amount due this payment $ 5,335.66

Accepted by: John Horton
City Public Works Director

Contract Amount $ 110,686.00
Balance to complete $ -

Bondurant
Life Connecting

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.j.
For Meeting of 1/18/2022
Resolution

TITLE: -Resolution approving Certificate of Completion for the Paine Heights Sewer Lining Project (Municipal Pipe Tool Co. LLC)

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve the Certificate of Completion for the Paine Heights Sewer Lining Project. All work has been completed on this project.

All final quantities have been verified and the full release of retainage has been executed. The contractor completed all the work and testing successfully. City Staff have reviewed the project and would recommend approval of the Certificate of Completion. Adoption of this resolution sets the clock on the maintenance bond for this project.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 220118-19
2. Certificate of Completion

CITY OF BONDURANT
RESOLUTION NO. 220118-19

RESOLUTION APPROVING CERTIFICATE OF COMPLETION TO MUNICIPAL PIPE TOOL CO. LLC.FOR THE PAINE HEIGHTS SEWER LINING PROJECT

WHEREAS, the Paine Heights Sewer Lining Project Certificate of Completion was submitted on January 5th, 2022; AND

WHEREAS, final quantities for the Paine Heights Sewer Lining Project have been reviewed and verified and the final payment approved; AND

WHERAS, City Staff have reviewed the project for accuracy and completion; AND

WHEREAS, the Public Works Director recommend approval of the Certificate of Completion.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Certificate of Completion to Municipal Pipe Tool Co. LLC. for the Paine Heights Sewer Lining Project is hereby approved.

Passed this 18th day of January 2022,

By: ____
Doug Elrod, Mayor

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

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

____
Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

CERTIFICATE OF COMPLETION

PAINE HEIGHTS SANITARY SEWER LINING PROJECT
CITY OF BONDURANT, IOWA

We hereby certify that we have made an on-site review of the completed project and have also reviewed the provided video of the before and after conditions of the sanitary sewer lining project as performed by Municipal Pipe Tool Co. LLC of Hudson, Iowa.

As Public Works Director for the City of Bondurant, Iowa, it is my opinion that the work preformed is in accordance with the plans and specifications set forth in the contract, and the final amount of the contract is One Hundred Ten Thousand Five Hundred Thirteen and 28/100 Dollars ($110,513.28)

City Staff	Accepted: CITY OF BONDURANT
By: John Horton	By:____________________
Title: Public Works Director	Title: Mayor
Date: 01-05-2022	Date: ____________________

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.k.
For Meeting of 1/18/2022
Resolution

TITLE: -Resolution appointing Jon Klein to the Board of Adjustment

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The attached resolution appoints Jon Kelin to the City's Board of Adjustment. Jon Klein will be filling the vacancy as a result of Chad Driscoll's resignation from the Board. Jon is a resident of Bondurant. He has experience serving on the Board of Adjustment for another community prior to moving to Bondurant. Gender balance will remain as a result of Jon's appointment to the Board. Jon's term will expire on 12/31/2023 (unless renewed).

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 220118-20

CITY OF BONDURANT
RESOLUTION NO. 220118-20

RESOLUTION APPOINTING JON KLEIN TO THE BOARD OF ADJUSTMENT

WHEREAS, the Board of Adjustment (5) members, appointed by the City council; AND

WHEREAS, a vacancy currently exists as a result of Chad Driscoll's resignation from the Board; AND

WHEREAS, the City is in receipt of an application from Jon Klein; AND

WHEREAS, Jon's term will be from January 18, 2022 through December 31, 2023; AND

WHEREAS, all members of the Board shall serve without compensation, except their actual expenses, which shall be subject to the approval of the Council.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the appointment of Jon Klein to the Board of Adjustment is hereby approved as presented.

Passed this 18th day of January 2022,

By: ______________________________
Doug Elrod, Mayor

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

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

____
Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Bondurant
Life Connecting

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.I.
For Meeting of 1/18/2022
Resolution

TITLE: -Resolution approving a Contract in the amount not to exceed $65,000 with SAM for Stormwater GIS Services

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: This resolution before you is for a continuation of the GIS mapping project that was started back in 2018. This proposal is to add the City's Storm Sewer network to the GIS database. When the project started in 2018, staff divided the project into multiple phases for the 3 major utilities to make the project more manageable and also budget for the additional data collection. To date, the City's Water and Sanitary Sewer Network as well as City-owned fiber optics lines for traffic signal controllers have been entered into the database.

Having a robust GIS database with accurate information on location, elevation, size, and material type of the City's underground infrastructure network is a vital part of ensuring that staff can manage what currently exists, but also allows staff to better plan for future growth as Bondurant continues to expand.

FUNDING SOURCE: Budgeted Engineering Services in the Stormwater Utility Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 220118-21
2. Stormwater Proposal

CITY OF BONDURANT
RESOLUTION NO. 220118-21

RESOLUTION AWARDING THE CONTRACT FOR GIS SERVICES TO SAM SURVEYING AND MAPPING LLC. IN AN AMOUNT NOT TO EXCEED OF $65,000

WHEREAS, on January 11th, 2022, the City of Bondurant received the proposal for GIS services; AND

WHEREAS, the City of Bondurant accepts the proposal of the work as follows:

> GIS field data collections of the cities' stormwater utility network in an amount not to exceed of $65,000.00.

WHEREAS, the City Council approves the contract for GIS services; AND

WHEREAS, payments are to be made to SAM Surveying and Mapping LLC. in accordance with and subject to the provisions embodied in the documents made a part of the contract,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the GIS Services contract is awarded to SAM Surveying and Mapping LLC. and the contract is hereby approved, pending review by legal counsel.

Passed this 18th day of January 2022,

By: ______________________________
Doug Elrod, Mayor

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

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

____
Shelby Hagan, City Clerk

Council Action	Ayes	Nays	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Surveying & Mapping, LLC (SAM)

January 11, 2022

SUBMITTED TO:

Bondurant, Iowa

PROPOSAL FOR:

Utility GIS Mapping & Data Collection

Proposal Contact: Erin Allen

Office: 660.562.0050 | Direct: 660.215.7091 | erin.allen@sam.biz

SAM, LLC GIS Office

www.sam.biz | 501 North Market | Maryville, MO 64468

Office: 660.562.0050 | Fax: 660.582.7173

SAM, LLC
501 North Market Street, Maryville, MO 64468
Ofc 660.562.0050 Fax 660.582.7173
info@sam.biz www.sam.biz

January 11, 2022

John Horton
Public Works Director
City of Bondurant
200 2nd St. NE
Bondurant, IA 50035

Dear John,

SAM, LLC, formerly Midland GIS Solutions, respectfully submits this proposal to Bondurant to accurately GPS locate and map the city's storm water network. SAM will integrate this data into the existing comprehensive GIS program and web-based GIS site developed for Bondurant for use in maintaining and managing your utility infrastructure assets.

The following characteristics make SAM uniquely capable of overseeing this project:

- SAM offers complete utility asset management solutions, from accurate GPS data collection and GIS mapping to web-based and mobile GIS solutions with editing capabilities for easy and efficient system maintenance.

- SAM has provided GPS and GIS services to more than 200 cities and utilities in the Midwest. Our dedicated field staff has GPS located **more than one million utility assets** for seamless GIS integration for use in utility maintenance daily workflow management and engineering models.

- SAM will dedicate an experienced project team of GPS Field Staff, GIS Technicians, GIS Specialists and Analysts, Programmers, Professional Land Surveyors and ArcGIS Server developers to ensure project efficiency and overall product quality.

- Kirk Larson, Director of GIS Operations will personally manage and oversee your GIS project, which ensures open and complete communication throughout project development and implementation.

Thank you for the opportunity to present our company for this very important project for Bondurant. Our team of professionals has the experience and capabilities to make your GIS program successful and stands ready to continue our partnership with Bondurant in that success.

Respectfully Submitted,

Erin Allen
Business Development Manager
SAM, LLC

Surveying And Mapping, LLC

Founded in Austin, Texas in 1994 and celebrating 26 years of providing quality services and deliverables, **Surveying And Mapping, LLC (SAM)** has expanded from its initial offering of professional land surveying services, to providing a complete suite of geospatial solutions and specialized construction phase services. With a guiding principle of providing only the highest quality services to our clients, SAM continually looks for opportunities to expand our geographic reach, introduce additional services and broaden the markets we serve.

To achieve this goal, SAM has acquired some of the most experienced and professional consulting firms across the United States, including our most recent addition to the SAM family of companies **Midland GIS Solutions**, a full service GIS development firm. Over the last 20 years, Midland GIS has grown through a vision that long-term GIS success is dependent on the highest level of accuracy, proper database design and the ability to ensure each and every department within an organization can benefit from their GIS.

Today, delivering GIS services as a single company, SAM has established a technical infrastructure to support and host web-based and mobile asset management programs, along with custom GIS applications. With these tools, SAM ensures that every client, regardless of size and resources, can implement an enterprise GIS program to manage everything from land parcels, transportation infrastructure, and utility assets to workorders in a secure, user-friendly website built on the latest Esri® technology.

SAM's complete geospatial approach gives us the tools and skills to develop efficient and customized solutions for projects of any scale. This gives our clients the benefit of a single point of contact for a comprehensive set of GIS, surveying and mapping products. The size of our available workforce means we are able to use these tools effectively to accomplish even large-scale projects on accelerated schedules. With our focus on quality and timely delivery, we are proud to have a high rate of repeat business and positive client referrals.

Professional Services

Geographic Information System (GIS) Services

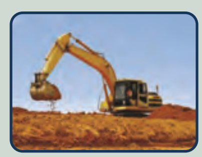
Professional Land Surveying

Building Information Modeling (BIM)

Aerial Mapping & Photogrammetry

Subsurface Utility Engineering & Utility Coordination

Airborne, Mobile & Terrestrial LiDAR



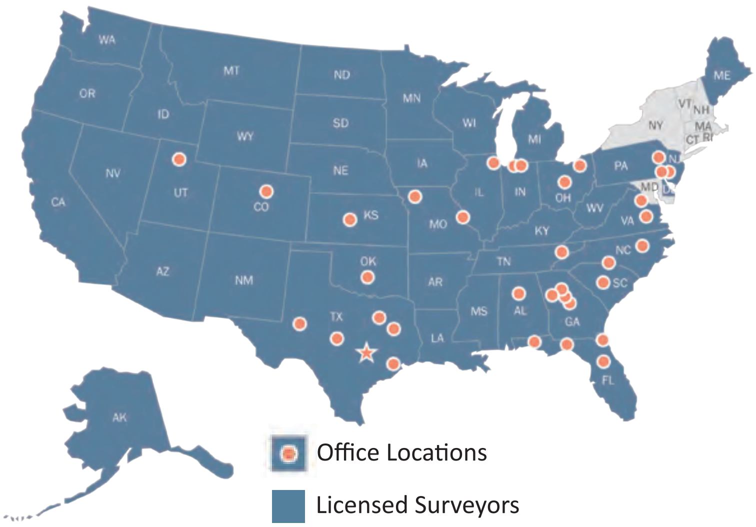
Construction Phase Services

GIS Services

SAM specializes in geospatial services for water & sewer, electric utilities, and transportation infrastructure. With specialized teams of full-time, trained GPS field technicians, utilizing precision-accurate GPS equipment and cutting-edge Esri software, our staff is dedicated to accurately locating assets and completing inspections and condition assessments for the sole purpose of GIS data integration.

- GPS Field Mapping
- Utility/Infrastructure Data Collection
- Asset Management Programs
- Utility Inspections
- GIS Data Development
- Data Conversion
- Consulting
- SL-RAT Sewer Acoustic Inspection
- GIS Mapping
- Custom Programming
- Web-Based, Mobile GIS Programs
- Maintenance & Support
- Parcel Mapping
- Specialized Training
- 911 (NG911) GIS Services
- Vegetation Management

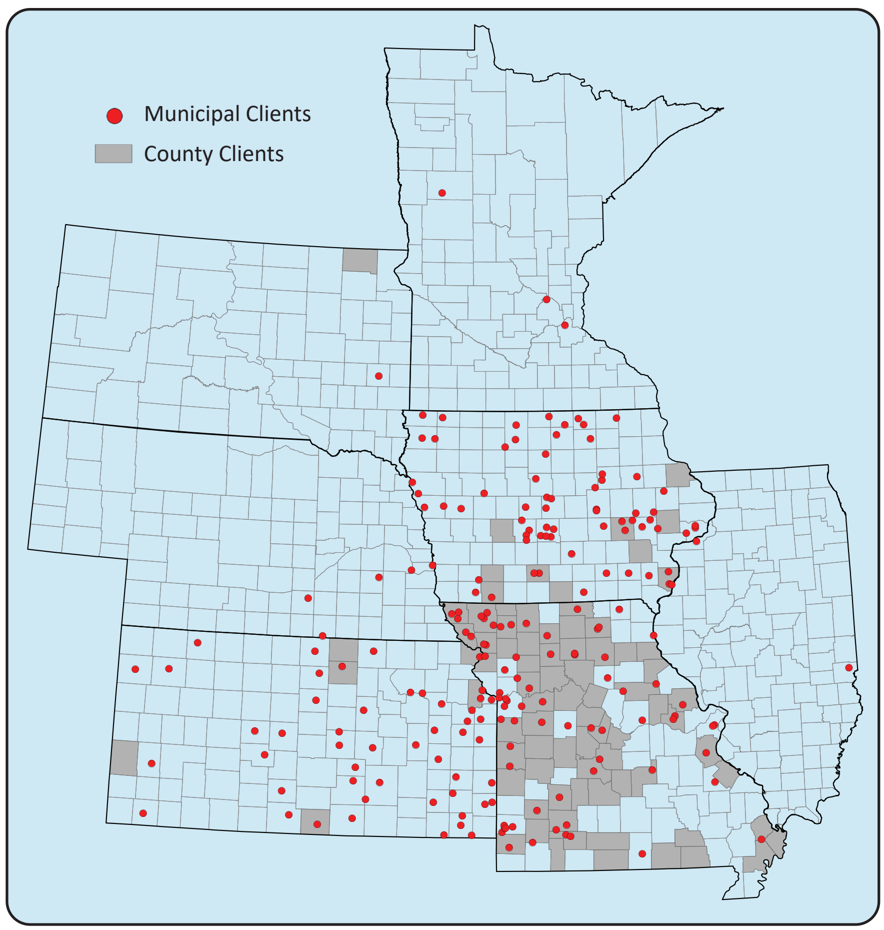
Geographic Range of SAM



Office Locations

- Austin, TX (Headquarters)
- Atlanta, GA (2)
- Birmingham, AL
- Brodheadsville, PA
- Charlotte, NC
- Chicago, IL
- Chipley, FL
- Columbia, SC
- Columbus, OH (2)
- Dallas, TX
- Denver, CO
- Gainesville, VA (NoVA)
- Houston, TX
- Kansas City, KS
- Knoxville, TN
- Macon, GA
- Maryville, MO
- Midland, TX
- Moorestown, NJ
- Nashville, TN
- Niceville, FL
- Orlando, FL
- Pensacola, FL
- Philadelphia, PA
- Raleigh, NC
- Richmond, VA
- St. Louis, MO
- Salt Lake City, UT
- San Antonio, TX
- Tallahassee, FL
- Tyler, TX
- Youngstown, OH

The inset map shows the 7-state region SAM regularly serves and is a testament to our experience in GIS and GPS mapping, data development and utility asset management solutions throughout the Midwest. Whether a community of 500, or a metropolitan city of 150,000+, SAM has the experience, equipment and manpower to serve you. SAM has designed and implemented over 225 successful utility GIS projects in this area, many of which are hosted on the Integrity GIS platform.



SAM is pleased to be a part of the Esri Partner Network and although we focus most of our GIS development, customization, and implementation efforts on Esri-based applications, we can easily handle data from, interface with, and deliver data to other GIS and CAD systems.

For over 20 years, SAM has designed reliable GIS programs on a foundation of the highest accuracy possible and our philosophy of "**Everything GIS. Done Right.**". This ensures every project is uniquely designed to accommodate individual client needs and future plans. SAM is consistently hired by clients based on qualifications, as demonstrated by our long-standing experience.

CAPACITY TO ACCOMPLISH WORK

SAM has teams of full-time, trained GPS field technicians, each led by a GPS field crew chief, dedicated to accurately locating utilities and completing inspections for the sole purpose of GIS data integration. GPS field crews at SAM travel throughout the Midwest providing GPS utility collection services on a daily basis. Our service area extends more than 500 miles from our GIS office in Maryville, Missouri and typically includes all of Missouri, Iowa, Kansas, Nebraska, Minnesota and Illinois.

All GPS field and technical staff at SAM are highly trained in all areas of GPS field collection and utility inspections and utilize precision-accurate GPS equipment and cutting-edge Esri software. Additionally, field staff have completed OSHA and Federal Traffic Safety training.

In addition to our knowledgeable field staff, SAM also maintains the professional staff and capacity to provide technical support to more than 100 clients on an annual basis. We provide service and support to our clients long after the implementation of their GIS data and software solutions. Municipal and utility clients also rely on SAM to periodically maintain their utility GIS program with GPS field updates. We are confident in our ability to provide exceptional GIS data collection services on projects of all sizes and complexities, while providing timely and outstanding technical support to each and every client.

TECHNOLOGY

Since 2005, SAM has been an Esri Silver Business Partner and licensed reseller. This partnership ensures that our staff is trained and experienced in the latest GIS software available. Esri is the worldwide leader in GIS software platforms and we are proud to employ these technologies to develop every GIS program with the SAM name on it. Our professional staff specializes in a wide-range of GIS technologies and performs GIS development with Esri software and integration with third-party software platforms on a daily basis.

GPS field crews at SAM are experts in data collectors and Global Positioning Systems (GPS), both Real-Time Kinematic (RTK) survey-grade and mapping-grade technologies. Our GPS data collection division boasts a fleet of state-of-the-art, reliable technologies to support the efforts of our crews.

Our programmers and technicians are skilled in numerous programming languages specific to spatial data and asset management functionality. SAM personnel routinely take advantage of the latest training opportunities for GIS software and GPS technology, all significant steps toward efficiency in GIS data collection and development. This commitment to providing the very best in GIS has earned SAM the trust of countless organizations, and an extensive list of references and supporters around the region. This diverse technology expertise additionally ensures our team can consult on compatibility and integration issues with third-party software platforms and external data sources.

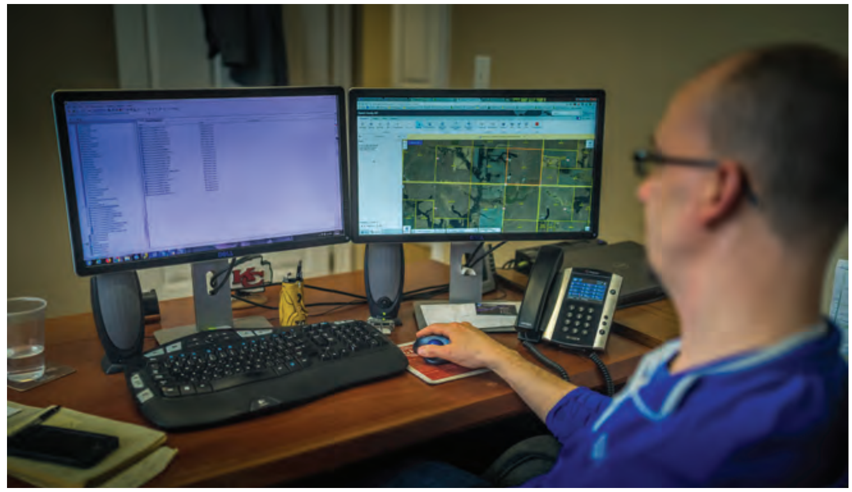
WEB SERVICE INFRASTRUCTURE

Above and beyond the in-house technology for GIS development and GPS data collection, SAM has a significant back-end server infrastructure at our GIS office in Maryville, Missouri. This system is designed to host and support hundreds of web-based and mobile GIS mapping programs. The web service team at SAM supports and securely maintains hundreds of independent web-based GIS and asset management programs for clients across the Midwest.

SAM maintains a secured, climate-controlled server room with a dedicated 50 MB upload and 50 MB download speed fiber connection. Websites and data are hosted in a virtual VMware ESXi environment run on a cluster of Dell PowerEdge R640 web servers and a Dell SAN SC4020 storage array. The server room is connected to a gas-powered generator to keep web servers up and running in case of a power outage. In addition, SAM provides an off-site backup service for all hosted data, which could be accessed if a catastrophic event affected our web servers. Our top priority is to ensure 24/7/365 access to your GIS data.

COST CONTROL & TIME MANAGEMENT

With over 250 successful data collection projects, the management team at SAM takes pride in our ability to consistently set costs and project schedules for our clients. **Throughout the history of the company, there has not been a single change order to our pricing.** Additionally, every project has been delivered to our clients by the negotiated deadlines. This is only possible with leadership that has several years of combined experience and a strong team of professionals who routinely develop and deploy state-of-the-art GIS programs.



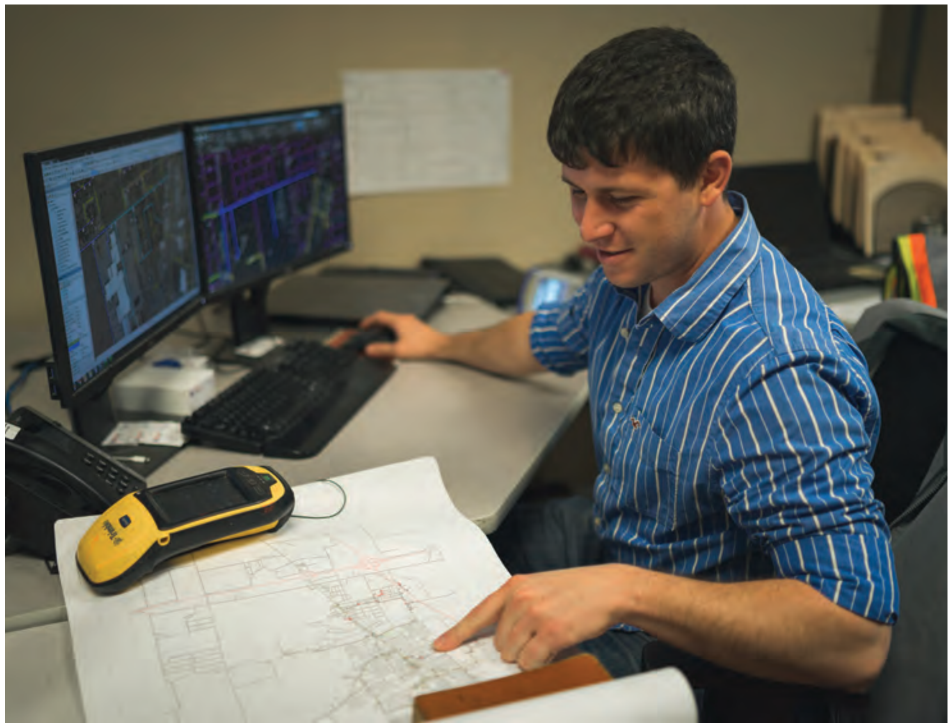
With the extensive capacity of data our team consistently processes, efficiency is paramount. Our professionals constantly weigh the benefits of building automated programs to improve and streamline GIS development tasks, while avoiding those automated pitfalls that reduce or hinder our staff's ability to effectively recognize issues in the construction of good, clean spatial data.

Cost control issues are very important to our clients and SAM has a unique understanding of the skill set, technology and level of effort necessary to provide our clients with successful solutions. The use of the latest in GPS technology and software programs, research, development efforts, field standards and protocols enables SAM to deliver **everything GIS, done right** the first time.

QUALITY ASSURANCE / QUALITY CONTROL

Effective Quality Assurance and Quality Control (QA/QC) procedures are crucial to the success and overall integrity of every project. Through the combined efforts of our project team, an emphasis on QA/QC is always a priority and each task executed has a system of checks and balances established for all personnel to follow. Elements of QA/QC can range from data collection checklists and GPS tolerance controls to analyzing network connectivity within the software environment.

As part of the QA/QC process, SAM will conduct a redundancy check on five (5) percent of the features previously shot during the project. After GPS locating the features a second time, SAM will compile and process the results against all data sets and verify that the required accuracy tolerance is being met.



Check plots are a crucial and unique step required in all SAM projects. **Although every effort is made to investigate, locate and properly map each asset, the input and feedback of the utility personnel is imperative to the approval of final data.** Our project management team works with client staff to ensure we handle each piece of data properly and clients have the final say in how data is represented. Our efforts to ensure the highest quality products and services include:

- Custom QA/QC ArcGIS tools
- “Heads-up” QA/QC against base data or aerial photography
- Digital and hard-copy checks against field notes and as-built drawings
- Five (5)% redundancy check of all GPS collected data
- Printed check plots for review by the city
- Assurance that end product shows complete connectivity

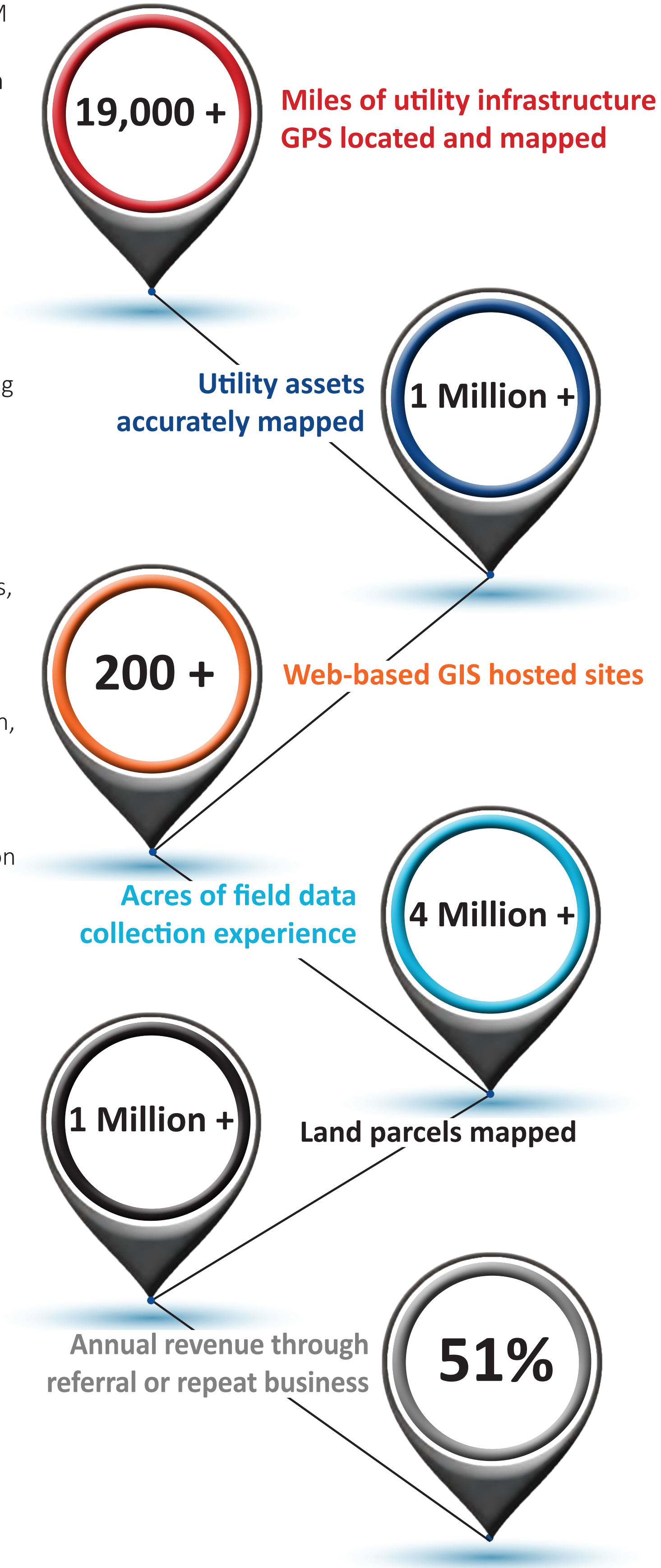
In the last five (5) years alone, the expert field crews of SAM have GPS mapped more than **625,000 assets**. This includes over **10,000 miles** of utility infrastructure across **2.2 million acres** of land. We have also built more than 200 web-based asset management and GIS programs.

As a full-service professional GIS firm, SAM provides a solid geospatial foundation for all of our clients to ensure the accuracy, integrity and longevity of their GIS programs. We provide exceptional GPS data collection on all projects, completing them on schedule with outstanding technical support. SAM is unsurpassed for project quality and meeting aggressive deadlines.

In addition to specializing in GPS data collection, SAM has worked with more counties in the Midwest than any other firm to accurately map over **one (1) million parcels** for countywide GIS development. On GIS development projects, our trained staff integrates the best aerial photography available into the digital mapping program. For utility data collection projects, our skilled technicians integrate county parcel and ownership data, planning and zoning information, state layers and much more.

The successful outcome of any GIS project requires a "**field to finish**" approach that starts with accurate collection of field data and leads to a GIS program that provides long-term solutions. SAM has set best practices for the following project-related activities in which we specialize:

- GPS data collection
- GIS mapping
- Parcel development
- Aerial photography integration
- Safety and procedures
- Establishing work sectors and timelines
- Public notification
- Geodatabase design
- Website maintenance
- Quality assurance and quality control
- Project status reports
- Inspections and condition assessment



ADEL, IA

POPULATION 4,386

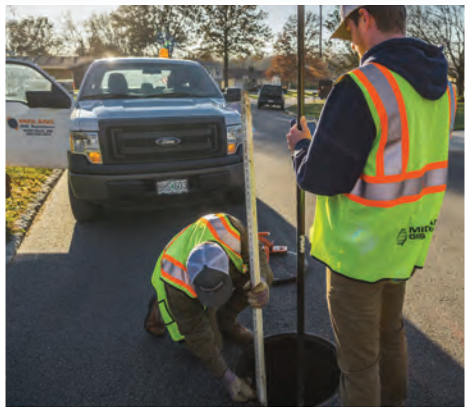
2015

UTILITY & INFRASTRUCTURE DATA COLLECTION

GIS DATA DEVELOPMENT & MAPPING

WEB-BASED, MOBILE GIS & ASSET MANAGEMENT

Adel, Iowa is a progressive community located 25 miles west of the Des Moines metropolitan area. In 2014, the city was in the process of implementing a Capital Improvement Plan (CIP), which included numerous updates to the city's utility infrastructure and the community had also seen a spike in population growth. The GIS data developed for Adel by another firm was inaccurate and not usable in assisting with short and long-term asset management planning and maintenance. The city selected SAM based on qualifications to conduct a comprehensive GPS survey of the city's utility networks.



SAM utilized Real-Time Kinematic (RTK) survey-grade GPS technology to GPS locate all of the designated features associated with the sanitary sewer, water and storm water utility networks. GPS field crews conducted comprehensive top-side manhole inspections on sanitary and storm water manholes and also GPS located curb stops to integrate into the waterline network.

Field personnel utilized the custom data collection application developed by SAM to ensure that all utility features and attributes were collected in a clean and consistent manner and seamlessly integrated into the geodatabase for GIS mapping. The geometric rules associated with this custom software auto-generated the sanitary and storm water line segments and included flow direction, slope and exact length measurements. Individual water main segments were assigned diameter and material attributes. The accuracy associated with the overall GIS mapping process was a top priority for Adel to ensure that the GIS program was reliable and utility networks were complete to move forward with engineering projects and long-term maintenance plans.

Today, the city utilizes Integrity™ built by SAM to view, share, analyze and manage their GIS data from any web-enabled desktop or mobile device. They rely on their GIS program on a daily basis, which has helped the city to reduce overall utility costs associated with asset management and maintenance activities.

PROJECT CONTACT

Kip Overton
Public Works Supervisor
koverton@adeliowa.org
515.993.4525

ADEL
THRIVE WITH US

- Sanitary Sewer GPS Mapping and Inspection
- Water GPS Mapping
- GPS-located Curb Stops
- Storm Water GPS Mapping and Inspection
- Web GIS Development & Hosting
- Web-based Asset Management

ST. JOSEPH, MO
POPULATION 76,442
2007-PRESENT

UTILITY & INFRASTRUCTURE DATA COLLECTION

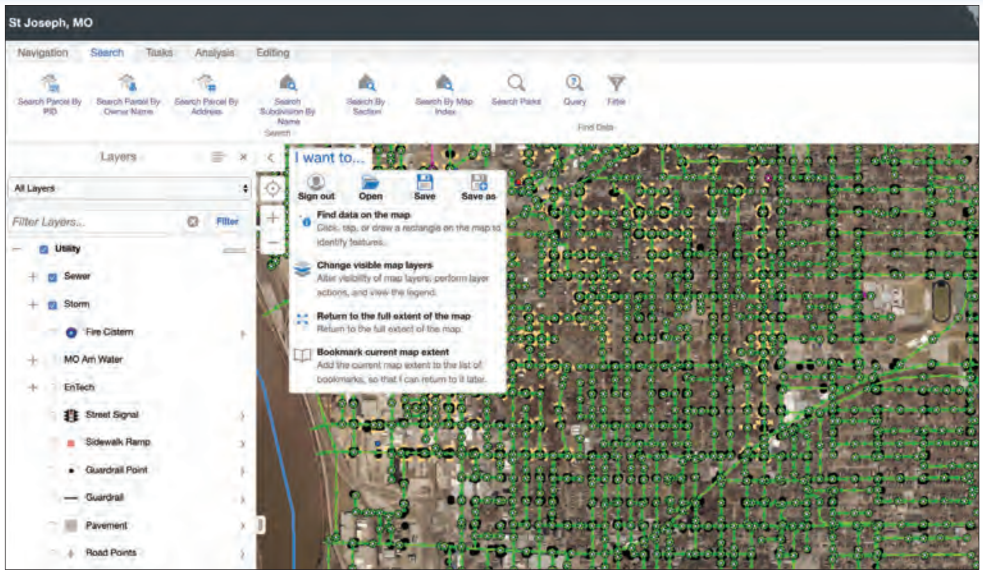
GIS DATA DEVELOPMENT & MAPPING

WEB-BASED, MOBILE GIS & ASSET MANAGEMENT

MAINTENANCE & SUPPORT

PROJECT CONTACT

Andy Clements
Public Works Director
aclements@ci.st-joseph.mo.us
816.271.5324



SAM has been in a "GIS Master Agreement" with the city of St. Joseph since 2007 which is up for renewal every third year. The city has renewed consecutively since 2007 with SAM based on qualifications and service.

SAM has managed overall daily GIS operations, maintenance and design structure of the city's enterprise GIS database and their GIS website with mobile capabilities. SAM assisted various city departments with training on GPS equipment and GIS software to perform daily tasks. SAM updated and maintained citywide cadastral mapping and data layer development. All data was directly tied to a control network, which was created by SAM.

Over the years, SAM has provided GPS mapping, inspection and GIS development of 10,000+ sanitary sewer features and portions of the storm water network for use in engineering design projects for combined sewer separation. We have assisted the utility department in developing reports and process to improve their compliance on a federal consent from the Environmental Protection Agency.

SAM coordinated with CUES GraniteNet and Cartegraph Asset Management vendors to provide customized feature class design and integration with Esri map services. This was done to streamline data input from multiple system sources to prevent any loss in the data creation and transfer process.

Currently, SAM is working on Storm Water asset inventory and developing an Inter-local GIS data agreement for the city and area agencies.

- Master Agreement Since 2007
- MS4 Storm Water Mapping and Inspections
- Storm Water GIS Mapping and Inspections
- Web-based Integrity™ GIS Implementation
- EPA & DNR Regulatory Compliance Support

SERGEANT BLUFF, IA

POPULATION 4,706

2013

UTILITY & INFRASTRUCTURE DATA COLLECTION

GIS DATA DEVELOPMENT & MAPPING

WEB-BASED, MOBILE GIS & ASSET MANAGEMENT

PROJECT CONTACT

Mark Huntley | Public Works Director
mark@cityofsergeantbluff.com | 712.943.9602

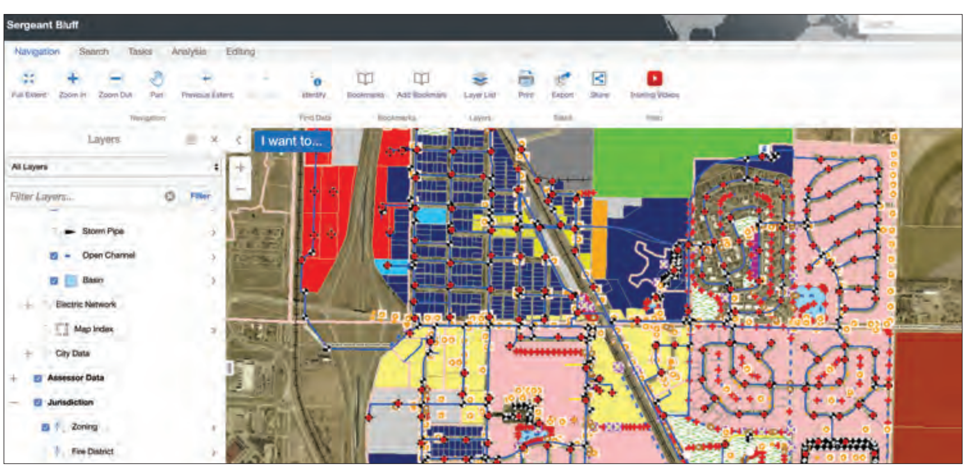
Sergeant Bluff
Est. 1854

Sgt. Bluff, Iowa is located just south of the Sioux City, IA metropolitan area. The city has seen substantial growth in infrastructure, planning and zoning activities and the number of building permits, along with a boom in economic development and job creation in recent years. These factors contributed to Sgt. Bluff's need for a more accurate utility mapping program, as well as a centralized system to keep track of maintenance and operational activities. The city wanted a program that would be user friendly and ultimately provide accurate data to their engineers.

SAM was selected by Sergeant Bluff in 2013 to GPS locate and map their sanitary sewer, water, electric and storm water utility networks and develop a GIS program for use in utility maintenance and management. SAM utilized mapping-grade GPS technology to GPS locate electric utility features. Additionally, RTK survey-grade technology was utilized to GPS locate sewer, water and storm water networks. Top-side inspections were conducted on the sewer and storm water networks.

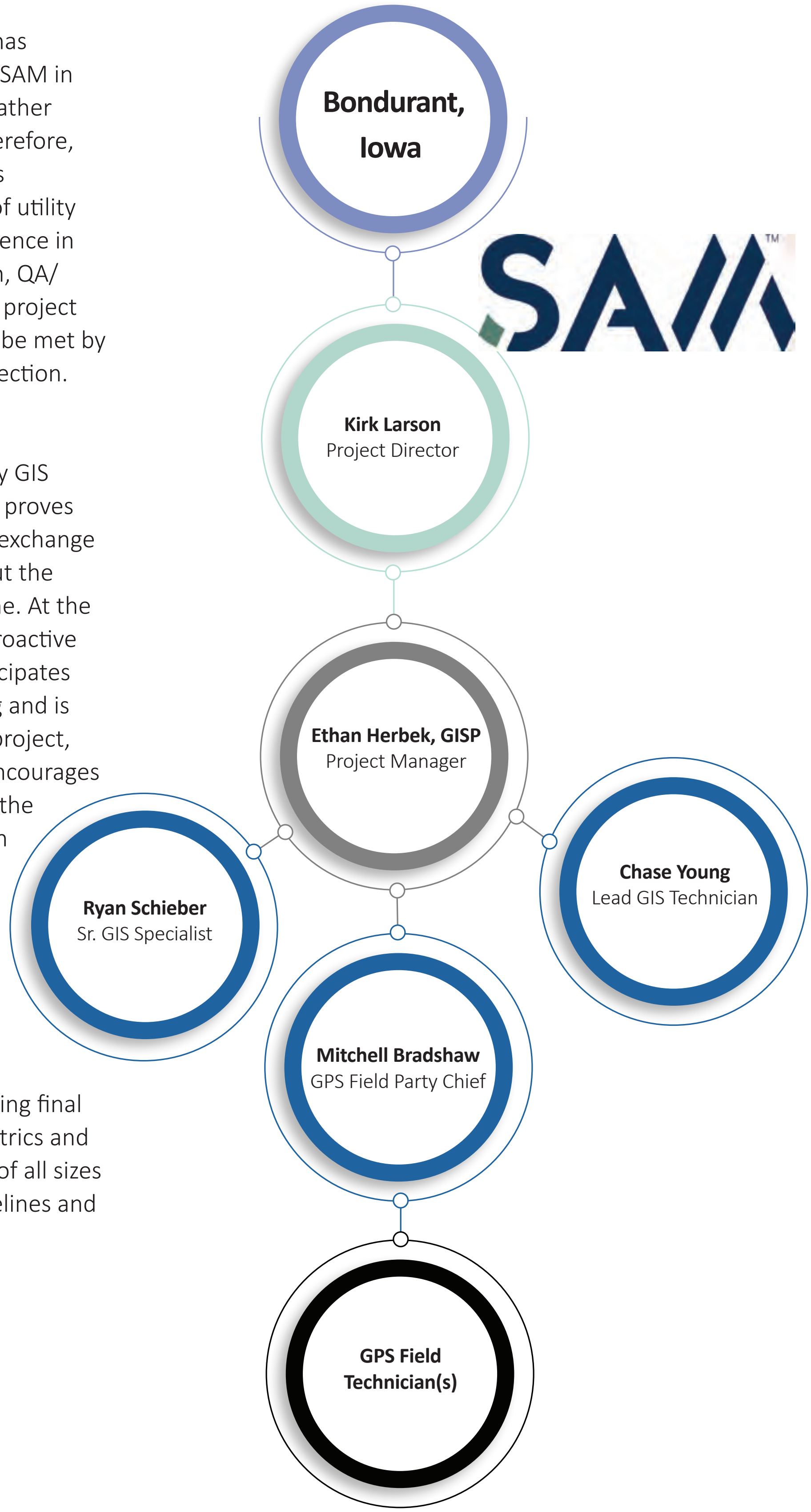
The city had maintained a large and fairly complete library of as-built drawings and paper maps prior to implementing their GIS program. However, the accuracy of this data was limited and the data was only viewable on one computer in the Public Works Department. Today, Sergeant Bluff has an accurately mapped system of their entire utility infrastructure, complete with attribute and inspection data that the city utilizes for engineering modeling projects.

All of the city's utility GIS data was incorporated into the Integrity™ web GIS platform, built and hosted by SAM. Integrity gives the city staff a secure and user-friendly application to easily access and update utility information.



- Utility GPS Mapping
- Utility Inspection and Inventory
- Web-based Integrity™ GIS Implementation
- Web-based Asset Management

The "client-focused" approach and experience in project management has been the cornerstone of success for SAM in a market that does not expect, but rather demands, a high level of service. Therefore, the proposed team members for this project have a unique combination of utility infrastructure knowledge and experience in project management, data collection, QA/QC procedures and GIS mapping. All project requirements and specifications will be met by the key personnel identified in this section.



PROJECT MANAGEMENT

The completion of hundreds of utility GIS projects by SAM across the Midwest proves the firm's dedication to information exchange and open communication throughout the project to reach a successful outcome. At the foundation of this approach is our proactive management philosophy, which anticipates challenges, revolves around listening and is committed to partnering. On every project, SAM utilizes a team approach and encourages open communication channels with the client and their stakeholders to reach a successful outcome.

Project Manager, Ethan Herbek, will oversee all aspects of this data collection and GIS mapping project. This includes the kick-off meeting and geodatabase design, establishing cost controls and providing final deliverable and training. Internal metrics and procedures are in place for projects of all sizes and complexities to ensure that timelines and budgets are met.

Kirk Larson • Project Director • KIRK.LARSON@SAM.BIZ

EXPERIENCE
- SAM: 15 years
- Professional: 27 years

EDUCATION
B.S. Geography, NWMSU-Maryville, MO

PROJECT MANAGEMENT
- 200+ municipal & utility GPS projects
- Coordinates resources & project schedules
- Administers cost controls
- Serves as contract administrator

Kirk Larson is a Director of GIS Operations at SAM. Since 2005, Kirk has overseen the development and implementation of more than 200 municipal and utility GPS projects. His experience includes working in local government as a GIS Coordinator and in the private sector in various project management roles.

As Project Director, Kirk is responsible for working closely with various levels of client personnel and stakeholders to solidify the scope of work and contractual obligations. On a daily basis, Kirk assists with project management tasks and ensures that project staff, technical planning, project schedules, budgeting, client communication and quality control expectations are being met and/or exceeded.

Kirk's unique understanding and knowledge of utility asset management and GPS field collection positions him as an expert in those fields. To share this expertise and successful approach to similar projects, Kirk attends and presents at numerous industry events on an annual basis that focus on sustaining and growing municipalities and utility companies throughout the Midwest.

Ethan Herbek, GISP • Project Manager • ETHAN.HERBEK@SAM.BIZ

EXPERIENCE
- SAM: 16 years
- Professional: 16 years

EDUCATION
B.S. Geography/GIS Minor, NWMSU- Maryville, MO

CERTIFICATIONS
- GIS Professional (GISP) #71950
- National Association of Sewer Service Companies (NASSCO) – Completed Pipeline, Lateral and Manhole Assessment Certification Programs
- OSHA Certified in Occupational Safety and Health Training & Confined Spaces and Traffic Control for Field Engineering & Surveying

Ethan Herbek is experienced in GIS data development and GPS field data collection, serving in multiple management roles that include Municipal Project Supervisor, Field Supervisor, Utility GIS Specialist and Quality Control Manager. Ethan is capable of supervising and conducting all aspects of municipal GIS projects, from geodatabase design and GPS field data collection to GIS data integration and training.

On a daily basis, Ethan coordinates and manages GPS field personnel and GIS technicians. Ethan is also responsible for final geodatabase design to ensure that all aspects of GPS data and attribute collection are synchronized with the overall project plan. Ethan oversees and monitors all safety procedures and supervises day-to-day quality control during the GIS data creation portion of each data collection and asset inventory project.

As Project Manager, Ethan will be responsible for the overall daily management of field data collection and GPS field personnel. Ethan will ensure that all aspects of GPS data and attribute collection are synchronized with the overall project plan for the city. He will lead/attend on-site project meetings, integrate new data within the existing geodatabase and ensure that any web services are updated as well.

Ryan Schieber • Sr. GIS Specialist • RYAN.SCHIEBER@SAM.BIZ

EXPERIENCE
- SAM: 18 years
- Professional: 18 years

EDUCATION

B.S. Geography & GIS, NWMSU-Maryville, MO

TECHNICAL EXPERTISE
- Esri ArcGIS Desktop, Pro, Enterprise
- Parcel fabric
- Geocortex®
- E911 addressing
- Geodatabase design
- Software installation and training
- Manages on-site & off-site backups

Ryan Schieber has more than 18 years of experience at SAM and provides a wide range of GIS development and conversion services. As Sr. GIS Specialist, Ryan manages the geodatabase design and coordinates the data development of all projects, oversees and assists with quality control procedures and provides technical support to clients on a daily basis. He is trained in the latest ArcGIS software and applications.

Ryan will use his vast experience in GIS data integration and development in overseeing the GIS program development portion of the project while providing any technical support issues. He will assist in quality control to ensure the final project deliverables exceed project requirements.

Chase Young • Lead GIS Technician • CHASE.YOUNG@SAM.BIZ

EXPERIENCE
- SAM: 6 years
- Professional: 6 years

EDUCATION

B.S. GIS, NWMSU- Maryville, MO

TECHNICAL EXPERTISE
- GPS hardware and software knowledge and support
- Quality control / technical support protocols
- Geodatabase design / maintenance
- Esri ArcGIS Desktop and Pro

As a Lead GIS Technician, Chase Young will serve as the lead GIS technician on data development of secondary municipal layers and utility data, Chase has served in multiple capacities since joining SAM including GPS field technician, crew chief as well as Phase Manager. Chase is responsible for GIS mapping assets and utilities, data conversion and integration, quality control and quality assurance and provides technical support to clients on a daily basis.

Throughout the project Chase will work with the GIS Project Manager and GPS field staff to accurately map field collected data and attribute information into the city's GIS mapping program.

Mitchell Bradshaw • GPS Field Crew Chief

EXPERIENCE
- SAM: 6 years
- Professional: 6 years

TECHNICAL EXPERTISE
- RTK survey-grade GPS- Sokkia GRX1 and GRX 2, Topcon HiPer SR
- Mapping-grade GPS – Trimble Geo7X and R2
- Carlson SurvCE & PC, Collector, ArcPAD

Mitchell Bradshaw has more than six (6) years of GPS field data collection and utility inspection experience with SAM. His knowledge in GPS data collection procedures and quality control measures ensures accuracy and efficiency on every project. As GPS Field Crew Chief, Mitchell trains all GPS Field Technicians in utilizing RTK survey-grade and mapping-grade GPS equipment. He is knowledgeable at identifying key components of all utility networks. Knowing critical asset types is essential in developing a clean and accurate geodatabase.

Mitchell will lead a GPS field crew to collect utility infrastructure data for the project. He will oversee data collection and inspections and field check all collected data prior to processing that information in the office. Mitchell will maintain communication with city staff when providing on-site GPS and GIS services.

PROJECT KICK-OFF

SAM will provide an on-site kick-off meeting and geodatabase design workshop with Bondurant to start the project. The kick-off meeting is essential to developing open communication with the client and will help establish the guidelines and procedures of SAM for coordinating the project. The following important topics will be discussed and determined at the kick-off meeting:

COLLECT EXISTING DATA

SAM will acquire copies of existing and available mapping records, such as relevant GIS data, AutoCAD drawings, hard-copy utility maps, as-built information and historical utility drawings for use as reference during the project. All hard-copy maps will be scanned and returned to the city in a timely manner.

SAFETY AND PROCEDURES

SAM will review safety and field procedures during the kick-off meeting to ensure the safety of field staff, city staff and the citizens of Bondurant throughout the data collection phase of the project. SAM follows a strict safety and procedures manual and requires all SAM employees to attend internal quarterly safety meetings to review procedures and concerns.

At all times, field staff will be wearing the required Class II traffic safety vests and all field vehicles will be clearly marked with company information and have the required safety lights for operation while in public right-of-way. GPS field personnel have acquired OSHA training and certification for “Traffic Control for Field Engineering & Surveyors” and “Confined Spaces”. Proper traffic control signage will be utilized when necessary while operating in public right-of-way. If required, due to traffic concerns, SAM will operate during non-peak hours to obtain field locates and inspections. If SAM staff has concerns about their safety, the appropriate city staff or local law enforcement will be contacted.

PROJECT TIMELINE AND MILESTONES

SAM will review and discuss the anticipated project timeline and milestones with Bondurant during the kick-off meeting. Any level of responsibility required of the city (i.e. providing existing data, pre-locating utilities, etc.) will be discussed and taken into consideration when finalizing the overall project timeline. Internal and external cost controls, along with any modifications to the proposed project schedule at the request of the city will be discussed during the kick-off meeting.

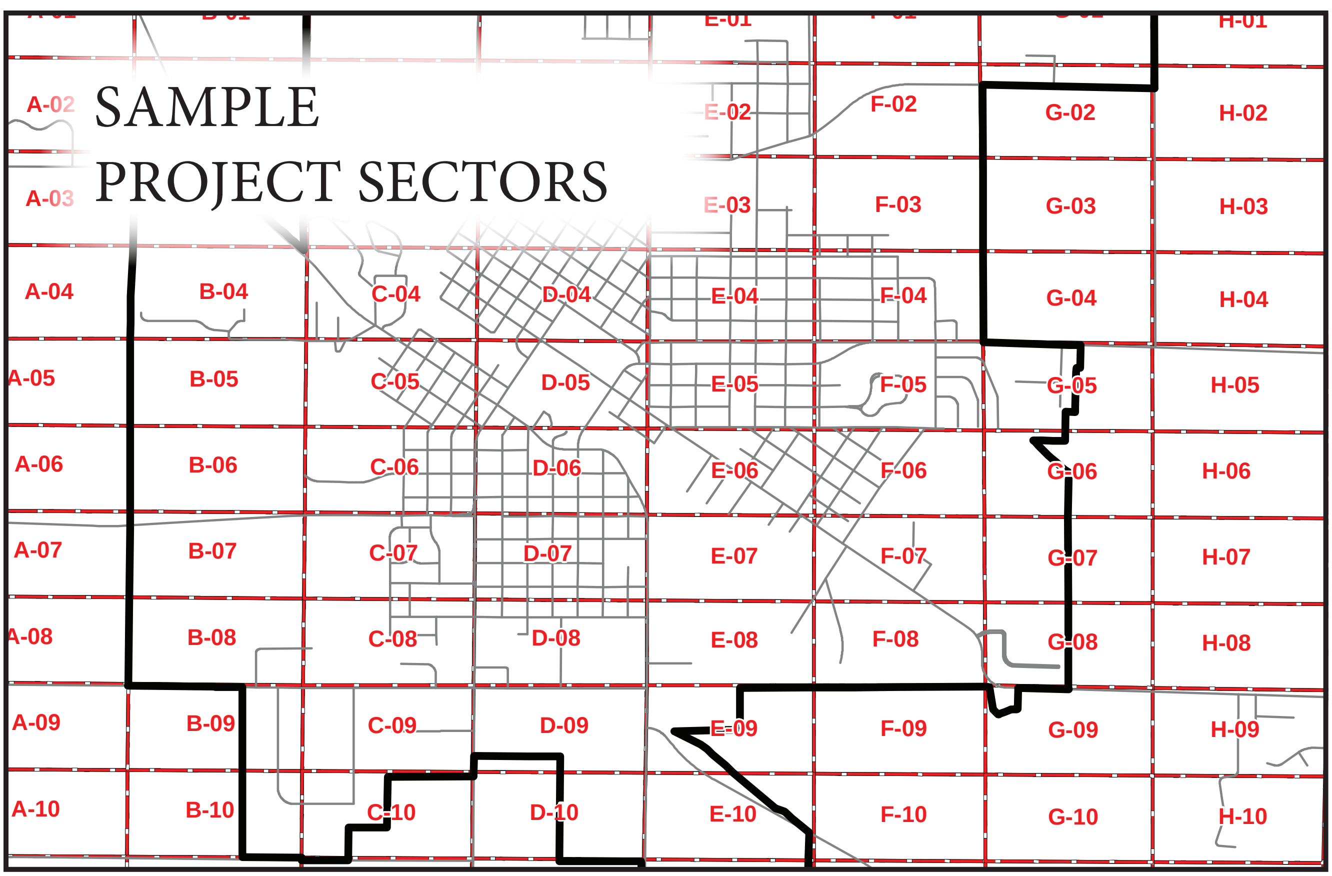
WORK SECTOR DEFINITION

SAM will work with city staff to define a grid and identify work sectors for the entire project area. The creation of these work sectors serves two very distinct and important roles during the project. First, the project sectors will be utilized by SAM field staff as a quality control measure. Field staff will work within each sector and complete all locates and inspections required prior to moving on the next sector. This allows for an efficient method of data collection and translates into cost savings and overall project quality.

Another benefit of working within project sectors is to provide city staff with an effective method to track progress and know exactly what part of the city SAM field staff is working in. The work sectors also facilitate preplanning during morning meetings for traffic control, city staff assistance and project reports to Bondurant.

PUBLIC NOTIFICATION

SAM will work with city staff to ensure proper citizen notification. It has been our experience on similar projects that informing citizens about the field work will help to alleviate any concerns local residents may have. Notifications at City Hall, utility billing offices and the local newspaper or public access channel (if available) is highly recommended. SAM field staff will carry an informational letter on letterhead from Bondurant describing the project and the proper contact information in the event there are concerns from the public. It is also recommended that local law enforcement be notified about the project and that SAM field staff will be working in the area.



GEODATABASE DESIGN WORKSHOP

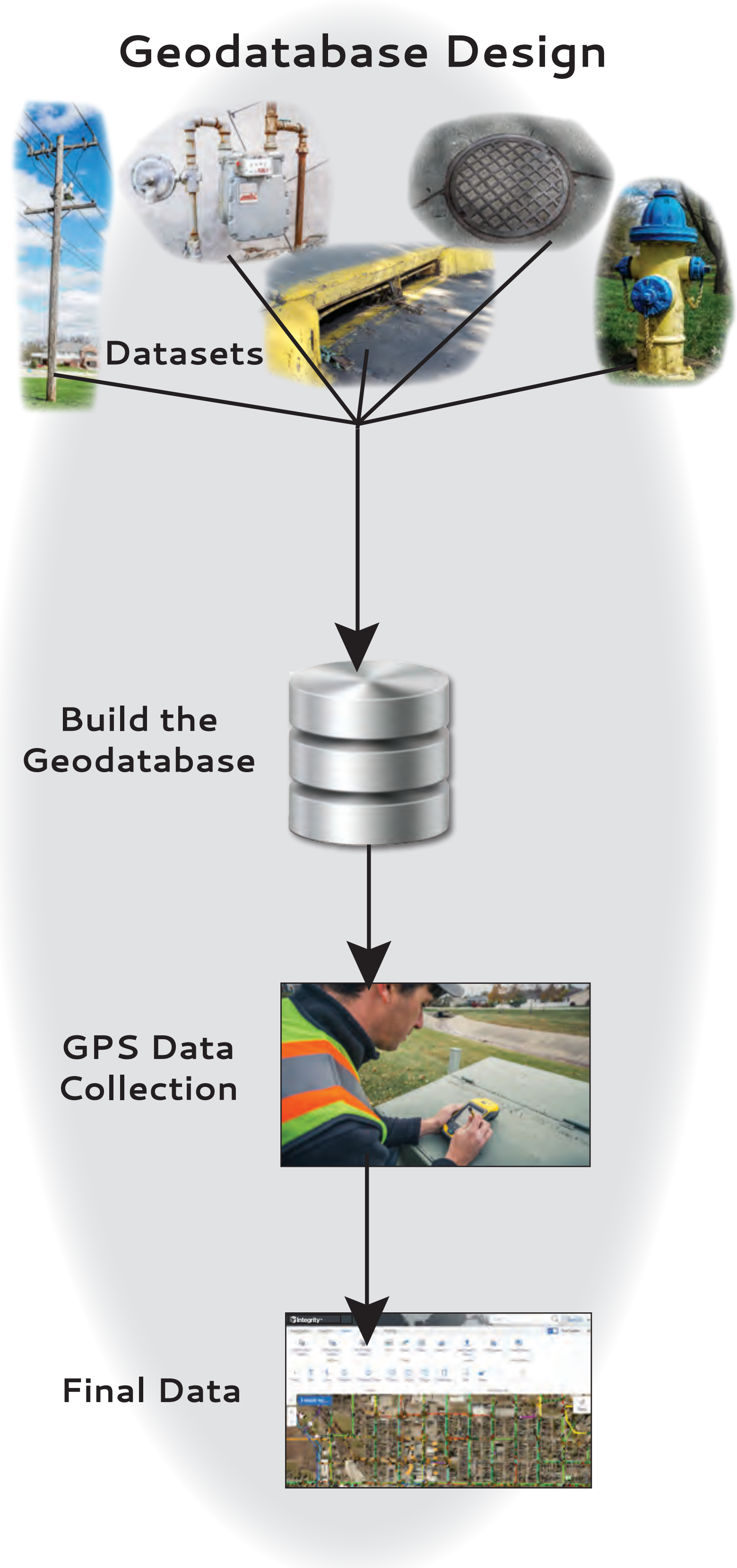
The most critical aspect of developing a functional GIS program is the development of the geodatabase. A geodatabase is a logical single-file format for organizing spatial data and corresponding datasets.

When creating the overall design of the geodatabase for Bondurant, SAM will take into consideration the best model and structure to meet the needs of the city. The geodatabase will also be based on previous models from SAM, the published Esri utility model and future GIS needs, as identified by Bondurant. Developing an accurate and functional geodatabase will enable users to:

- Store all GIS-related data in a centralized location
- Apply rules and relationships to the data
- Create a consistent and accurate database of spatial data
- Define relationship classes and topological enforcement rules
- Work in an environment that supports multi-user access and editing

Custom domains (pre-defined menus) will be built for each layer during the geodatabase design. These domains will be added to the custom field inspection application from SAM to ensure that field staff will collect clean and consistent data throughout the utility project. These domains will also be utilized by city staff for future management of the geodatabase to help simplify the editing and data management processes.

The upfront design process by SAM enables field personnel to collect data in a rule-based environment. This minimizes field coding errors by predefining attribute tables used in the field and maintains consistency in the data collection process.



GPS Data Collection

SAM routinely utilizes Real-Time Kinematic (RTK) survey-grade and mapping-grade GPS technologies to locate utility infrastructure. RTK survey-grade technology is utilized for locating utility assets associated with sanitary sewer, storm water, gas and water features, resulting in centimeter-level accuracy (+/- 2 centimeters) and accurate elevations for sanitary sewer and storm water. Mapping-grade GPS equipment is utilized for locating electric and fiber utility infrastructure and provides decimeter-level accuracy (+/- 4 inches).

For this project, SAM will utilize RTK survey-grade GPS methods to locate the city's storm water utility networks contained in the defined project limits. GPS surveys will be referenced to the Iowa State Plane Coordinate System to allow for direct insertion into the Bondurant GIS program. Horizontal (x,y) and vertical (z) coordinates will be obtained in the field for all utility features. Captured features through GPS surveys will include all features designated by Bondurant during the planning phase of the project.

After thorough investigation by SAM field staff, a report containing all utility features to be located that were not found, or determined to be inaccessible, will be submitted to Bondurant. SAM will work with city staff to locate utility features during the clean-up phase of the project. This will allow SAM to collect features in a quicker and more efficient manner, translating into cost savings for Bondurant and minimizing the impact on city staff.

DATA CONSISTENCY

SAM will employ our customized data collection field application that has been successfully used on other similar projects. All field data will be predefined for field staff to ensure accurate and consistent attribute collection. Field staff will run the custom application on the GPS controller unit to allow for quick and easy identification and navigation of the utility features.

DATA SECURITY & BACK UP

SAM will download and process the GPS field data for insertion into the project geodatabase. All data will be downloaded, transferred and backed up nightly via the internet to the SAM GIS office in Maryville, MO.

Every safeguard has been implemented to ensure that hardware or software failure does not interfere or risk our accurate data collection efforts in the field.

GPS REDUNDANCY CHECK

SAM will GPS locate five (5) percent of the features previously shot during the project. This process is part of the SAM standard field protocol and will be employed during the Bondurant project. SAM will compile and process the results against the original dataset and verify the required accuracy tolerance is being met.

Storm Water Network GPS Data Collection

Horizontal (x,y) coordinates and vertical (z) elevations will be obtained in the field for the storm water facilities. Aboveground utility features will be collected at sub-centimeter horizontal and vertical accuracies.

STORM WATER STRUCTURES TO BE LOCATED:

- Manholes
- Inlets
- Junctions
- Boxes
- Outfalls

Inlets that are inaccessible by GPS due to tree cover or satellite visibility will be noted and shot utilizing traditional survey methods. All data will be coded in reference to method of collection.

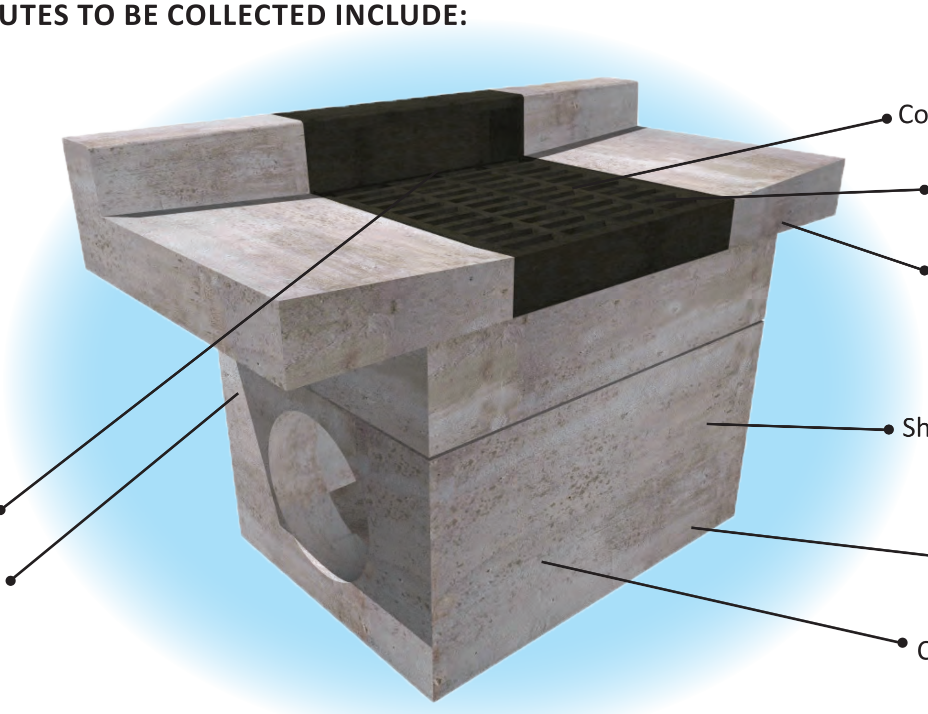
STORM WATER FIELD ATTRIBUTE COLLECTION

SAM will collect the storm water attribute data during this phase of the project. Any storm water structures that require further assistance in opening or gathering attribute data will be noted and SAM will work with city staff to gain access to the identified storm water structures.

The storm water features to be collected will be defined in preliminary meetings with the city. Storm water features will be opened, inspected and attribute data will be collected. Attribute features to be collected will correlate with the required attribute fields to allow for seamless integration with the Esri ArcGIS software.

STORM WATER ATTRIBUTES TO BE COLLECTED INCLUDE:

- Date
- Inspector
- Structure number
- Locality
- Inspected (Y/N)
- Reason not inspected
- Location
- Type

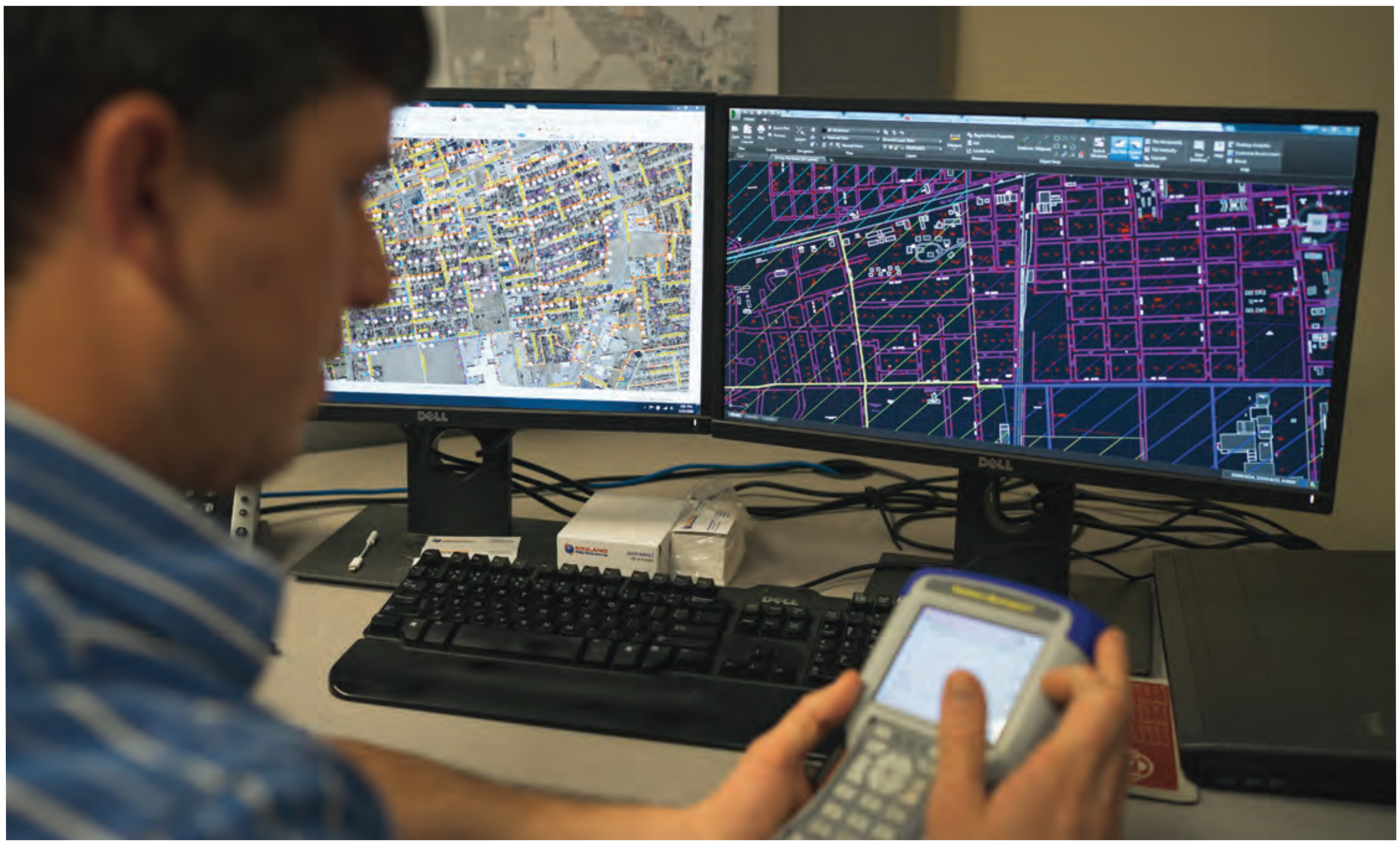


An essential step in the process of implementing a utility GIS program is integrating field data into a GIS mapping program and properly drawing the utility system to show network connectivity and a high-level overview of the city's infrastructure. SAM specializes in this "field to finish" approach for utility network development.

BASE MAP AND THIRD-PARTY DATA LAYERS

SAM will integrate the most current and available digital aerial photography of the project area, provided by Bondurant, into the GIS program. The raster datasets created will be viewed as a continuous, seamless image across the entire project area and adjusted for color and contrast to meet the specifications of the city.

SAM will incorporate all available cadastral map data layers from Polk County, Iowa into the GIS program upon request. Bondurant is responsible for any cost associated with acquiring the GIS data from Polk County. Incorporating these data layers will establish a base map for the city's GIS program.



MAP AND DATA DEVELOPMENT

Storm water line segments will be created utilizing custom, in-house editing tools developed by the SAM development team. These tools will incorporate inspection data collected by field staff and will auto-generate storm water line segments illustrating flow direction, slope and exact length measurements. Quality assurance warnings have been built into these tools to verify positive slopes and to check for inconsistencies with pipe material and diameter.

The completion of all data collected and mapped by SAM personnel will not be final until approved by Bondurant. The QA/QC process listed in the Statement of Qualifications will provide appropriate communication and collaboration between the city and SAM to achieve accurate finalized data that the city can rely on.

After the staff at Bondurant has reviewed and approved all GPS located and attributed data, SAM will present a full set of deliverables to the utility. All collected and mapped storm water data will be uploaded into the city's geodatabase and also integrated into the city's Integrity GIS website. The following deliverables will be provided:

- Esri ArcGIS Geodatabase containing datasets for storm water utility features.

- Esri Map Documents (.mxd)
    - o 11x17 Truck Book Map Documents
    - o 36x36 100-scale Map Documents

- Two (2) Sets of bound 11x17 Truck Books

- One (1) Full system wall map

GPS DATA COLLECTION & GIS DEVELOPMENT

Storm Water Utility Network	$50.00/structure*

~~*SAM recommends a budget of $87,500.00~~

City of Bondurant agrees to a not to exceed amount of $65,000

Bondurant
Life Connecting

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.m.
For Meeting of 1/18/2022
Resolution

TITLE: -Resolution authorizing the use of a preliminary official statement for the sale of General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A

CONTACT PERSON:
Marketa Oliver, City Administrator
Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The City is planning to bond for a number of upcoming projects, including the design and construction of streets, water, sanitary sewer, and public facilities, as well as acquisition of real estate interests, some of which are in furtherance of economic development objectives. Should additional funding be available after land acquisition, the hearing notices provide the City the authority to spend funding on park acquisition and development as well as equipment. The attached resolution sets a public hearing date for the bonds. You will notice that there are multiple public hearing notices included as part of the resolution. The reason is that the bond proceeds will be expended for a variety of reasons and each notice must detail the reason and provide different code sections, under which the bonds are authorized. The City is planning to issue both General Obligation bonds and General Obligation bonds that are abated by TIF as annually appropriated. The full amount of the bond is $14,055,000.

The attached resolution authorizes use of a preliminary official statement for the sale of General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A.

FUNDING SOURCE: General Debt Service Levy/TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 220118-22
2. Preliminary Official Statement (Bondurant AA 2022)_PFM_Change_01-11-2022

RESOLUTION NO. 220118-22

Resolution authorizing the use of a preliminary official statement for the sale of General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A

WHEREAS, the City of Bondurant (the "City"), in Polk County, State of Iowa heretofore proposed to enter into a loan agreement (the "Essential Purpose Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed $5,250,000 for the purpose of paying the costs, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water management and bridge improvements; (2) acquiring and installing street lighting, signage and signalization improvements; and (3) undertaking improvements to existing municipal parks, and pursuant to law and duly published notice of the proposed action has held a hearing thereon on January 3, 2022; and

WHEREAS, the City also proposed to enter into a loan agreement (the "General Purpose Loan Agreement") and to borrow money thereunder in a principal amount not to exceed $650,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of undertaking improvements to new municipal parks, including, but not limited to, the construction of an ice rink and parking lot improvements, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of January 3, 2022, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, the City also proposed to enter into a loan agreement (the "Urban Renewal Loan Agreement" and together with the Essential Purpose Loan Agreement and the General Purpose Loan Agreement, the "Loan Agreements") and to borrow money thereunder in a principal amount not to exceed $9,100,000, pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of paying the costs, to that extent, of undertaking a portion of the City Campus Project, an urban renewal project of the City authorized by action of the City Council on December 20, 2021 including land acquisition, planning and design work, utilities work and the construction and equipping of a municipal emergency services facility, and in lieu of calling an election upon such proposal, has published notice of the proposed action and has held a hearing thereon, and as of January 3, 2022, no petition had been filed with the City asking that the question of entering into the Urban Renewal Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, the City has combined the Loan Agreements into a single loan agreement (the "Loan Agreement") pursuant to Section 384.28 of the Code of Iowa; and

WHEREAS, the City will issue General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A (the "Bonds") in evidence of the obligation of the City under the Loan Agreement; and

WHEREAS, the City, with advice from PFM Financial Advisors LLC as the City's municipal financial advisor (the "Financial Advisor"), intends to negotiate the sale of the Bonds with Piper Sandler & Co. (the "Underwriter"); and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the marketing of the Bonds, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by the Underwriter;

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

Section 1. The City staff are hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of Dorsey & Whitney LLP, as the City's disclosure counsel (the "Disclosure Counsel"), the Financial Advisor and the Underwriter, to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Underwriter of the P.O.S. relating to the Bonds in substantially the form as has been presented to and considered by the City is hereby approved. The Financial Advisor, the Underwriter and Disclosure Counsel, are hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the City Administrator is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested by Disclosure Counsel. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Further action with respect to the Loan Agreement and the issuance of the Bonds is hereby adjourned to the City Council meeting scheduled for February 7, 2022.

Section 4. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed this 18th day of January 2022,

By: ____

Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED JANUARY __, 2022

NEW ISSUE - DTC BOOK ENTRY ONLY

RATING: Moody's: "[_____]"
(See "Rating" herein.)

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming compliance with certain covenants, the interest on the Bonds will be excluded from gross income for federal income tax purposes. Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax under the Internal Revenue Code of 1986 (the "Code"). See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

$14,055,000*
City of Bondurant, Iowa
General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A

Dated: Date of Delivery

Due: As shown on inside cover

The $14,055,000* General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A (the "Bonds"), are being issued in fully registered form in denominations of $5,000 or any integral multiple thereof pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2021, as amended and a resolution authorizing issuance of the Bonds (the "Resolution") expected to be adopted by the City of Bondurant, Iowa (the "Issuer" or the "City") on February 7, 2022*. The Depository Trust Company, New York, New York ("DTC") will act as the securities depository for the Bonds and its nominee, Cede & Co., will be the registered owner of the Bonds. Individual purchases of the Bonds will be recorded on a book-entry only system operated by DTC. Purchasers of the Bonds will not receive certificates representing their interest in the Bonds purchased. So long as DTC or its nominee, Cede & Co., is the Bondholder, the principal of, premium, if any, and interest on the Bonds will be paid by UMB Bank, n.a., West Des Moines, Iowa, as Registrar and Paying Agent (the "Registrar"), or its successor, to DTC, or its nominee, Cede & Co. Disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants as more fully described herein. Neither the Issuer nor the Registrar will have any responsibility or obligation to such DTC Participants, indirect participants or the persons for whom they act as nominee with respect to the Bonds. See "APPENDIX [F] – BOOK-ENTRY SYSTEM" herein.

THE BONDS AND THE INTEREST THEREON ARE GENERAL OBLIGATIONS OF THE ISSUER, SUBJECT TO NONAPPROPRIATION, PAYABLE (IN NO ORDER OF PRIORITY) FROM THE ISSUER'S DEBT SERVICE TAX REVENUES (DEFINED HEREIN) AND OTHER AMOUNTS AS MAY BE LAWFULLY AVAILABLE, ALL TO THE EXTENT APPROPRIATED BY THE CITY COUNCIL OF THE ISSUER FOR THE PAYMENT THEREOF. THE BONDS DO NOT DIRECTLY OR INDIRECTLY OBLIGATE THE CITY TO MAKE ANY PAYMENTS THEREON DURING A FISCAL YEAR BEYOND ANY FISCAL YEAR FOR WHICH FUNDS HAVE BEEN APPROPRIATED BY THE ISSUER. THE ISSUER HAS NO PAYMENT OBLIGATIONS UNDER THE BONDS OTHER THAN AMOUNTS APPROPRIATED FOR PAYMENTS DUE IN THE CURRENT FISCAL YEAR. IN THE EVENT THAT THE CITY COUNCIL OF THE ISSUER DOES NOT BUDGET AND APPROPRIATE FUNDS FOR ANY FISCAL YEAR IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST DUE ON THE BONDS DURING SUCH FISCAL YEAR, THE ISSUER'S OBLIGATIONS UNDER THE BONDS SHALL TERMINATE AND BECOME NULL AND VOID ON THE LAST DAY OF THE FISCAL YEAR FOR WHICH THE NECESSARY FUNDS WERE APPROPRIATED. THE BONDS INVOLVE CERTAIN INVESTMENT RISKS. SEE "SECURITY AND SOURCE OF PAYMENT" AND "BONDHOLDERS' RISKS" HEREIN.

The Bonds will bear interest from their dated date, payable semiannually on each June 1 and December 1, commencing December 1, 2022*. The Bonds are subject to mandatory sinking fund redemption by the Issuer prior to their stated maturities in the manner and at the time described herein. All of the Bonds then outstanding are subject to optional redemption at the option of the Issuer, as a whole or in part, from any source of available funds, on June 1, 2030*, or on any date thereafter at a redemption price equal to the principal amount of the Bonds, together with accrued interest to the date fixed for redemption, without premium. See "THE BONDS – Redemption" herein.

Proceeds of the Bonds will be used for the purpose of paying the cost, to that extent of (1) constructing street, water system, sanitary sewer system, storm water management and bridge improvements; (2) acquiring and installing street lighting, signage and signalization improvements; (3) undertaking improvements to existing municipal parks; (4) undertaking improvements to new municipal parks, including, but not limited to, the construction of an ice rink and parking lot improvements; (5) undertaking a portion of the City Campus Project, an urban renewal project including land acquisition, planning and design work, utilities work and the construction and equipping of a municipal emergency services facility; and (6) and paying certain costs of issuance related to the Bonds. See "PLAN OF FINANCING" herein.

The Bonds are being offered when, as and if issued by the Issuer and accepted by the Underwriter, subject to receipt of an opinion as to legality, validity and tax exemption by Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with the issuance of the Bonds. It is expected that the Bonds in the definitive form will be available for delivery through the facilities of DTC on or about February 22, 2022.*

PIPER | SANDLER

The Date of this Official Statement is February __, 2022

* Preliminary, subject to change

$14,055,000*
City of Bondurant, Iowa
General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A

MATURITY SCHEDULE

Due	Amount *	Rate *	Yield *	Cusip Num.**	Due	Amount *	Rate *	Yield *	Cusip Num.**
June 1, 2023	$100,000				June 1, 2033	$ 965,000			
June 1, 2024	$245,000				June 1, 2034	$ 990,000			
June 1, 2025	$335,000				June 1, 2035	$1,005,000			
June 1, 2026	$390,000				June 1, 2036	$1,025,000			
June 1, 2027	$485,000				June 1, 2037	$1,050,000			
June 1, 2028	$720,000				June 1, 2038	$ 765,000			
June 1, 2029	$810,000				June 1, 2039	$ 785,000			
June 1, 2030	$895,000				June 1, 2040	$ 795,000			
June 1, 2031	$930,000				June 1, 2041	$ 815,000			
June 1, 2032	$950,000								

$,000* ___%* Term Bond due June 1, 20__, Yield ____%*, CUSIP** ___________

* Preliminary, subject to change.

** CUSIP numbers shown above have been assigned by a separate organization not affiliated with the Issuer. The Issuer has not selected nor is responsible for selecting the CUSIP numbers assigned to the Bonds nor do they make any representation as to the correctness of such CUSIP numbers on the Bonds or as indicated above.

No dealer, broker, salesman or any other person has been authorized to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such information or representations must not be relied upon as having been authorized by the Issuer or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of any offer to buy any of the securities offered hereby in any state to any persons to whom it is unlawful to make such offer in such state. Except where otherwise indicated, this Official Statement speaks as of the date hereof. Neither the delivery of this Official Statement nor any sale hereunder shall under any circumstances create any implication that there has been no change in the affairs of the Issuer since the date hereof.

The information set forth herein has been obtained from the Issuer and from other sources that are believed to be reliable, but it is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the Underwriter. The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

No representation is made regarding whether the Bonds constitute legal investments under the laws of any state for banks, savings banks, savings and loan associations, life insurance companies, and other institutions organized in such state, or fiduciaries subject to the laws of such state.

This Official Statement is not to be construed as a contract with the purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as a representation of facts.

THE BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTION 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. THE REGISTRATION OR QUALIFICATIONS OF THE BONDS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECURITIES LAWS OF THE STATES IN WHICH THE BONDS HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN OTHER STATES SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE BONDS OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES ATTACHED HERETO, CONTAINS STATEMENTS WHICH SHOULD BE CONSIDERED "FORWARD-LOOKING STATEMENTS," MEANING THEY REFER TO POSSIBLE FUTURE EVENTS OR CONDITIONS. SUCH STATEMENTS ARE GENERALLY IDENTIFIABLE BY THE WORDS SUCH AS "ANTICIPATED," "PLAN," "EXPECT," "PROJECTED," "ESTIMATE," "BUDGET," "PRO FORMA," "FORECAST," "INTEND," OR OTHER WORDS OF SIMILAR IMPORT. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS, INCLUDING THOSE SET FORTH UNDER "BONDHOLDERS' RISKS," WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS TO DIFFER FROM THOSE EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE ISSUER DOES NOT EXPECT OR INTEND TO UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS CONTAINED HEREIN IF OR WHEN ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, SEC rule 15c2-12.

In connection with the issuance of the Bonds, the Issuer will enter into a Continuing Disclosure Certificate. See "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE."

TABLE OF CONTENTS

OFFICIAL STATEMENT

$14,055,000*
City of Bondurant, Iowa
General Obligation Annual Appropriation Corporate Purpose Bonds,
Series 2022A

INTRODUCTION

The purpose of this Official Statement, including the cover page and the appendices hereto (the "Official Statement"), is to set forth certain information in conjunction with the sale of $14,055,000* General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A (the "Bonds"), of the City of Bondurant, Iowa (the "Issuer" or the "City"). This Introduction is not a summary of this Official Statement, but is only a brief description of the Bonds and certain other matters. Such description is qualified by reference to the entire Official Statement and the documents summarized or described herein. This Official Statement should be reviewed in its entirety. The offering of the Bonds to potential investors is made only by means of the entire Official Statement, including the appendices attached hereto. All statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Copies of statutes, resolutions, ordinances, reports or other documents referred to herein are available, upon request, from the Issuer.

THE BONDS AND THE INTEREST THEREON ARE GENERAL OBLIGATIONS OF THE ISSUER, SUBJECT TO NONAPPROPRIATION, PAYABLE (IN NO ORDER OF PRIORITY) FROM THE ISSUER'S DEBT SERVICE TAX REVENUES (DEFINED HEREIN) AND OTHER AMOUNTS AS MAY BE LAWFULLY AVAILABLE, ALL TO THE EXTENT APPROPRIATED BY THE CITY COUNCIL OF THE ISSUER FOR THE PAYMENT THEREOF. THE BONDS DO NOT DIRECTLY OR INDIRECTLY OBLIGATE THE CITY TO MAKE ANY PAYMENTS THEREON DURING A FISCAL YEAR BEYOND ANY FISCAL YEAR FOR WHICH FUNDS HAVE BEEN APPROPRIATED BY THE ISSUER. THE ISSUER HAS NO PAYMENT OBLIGATIONS UNDER THE BONDS OTHER THAN AMOUNTS APPROPRIATED FOR PAYMENTS DUE IN THE CURRENT FISCAL YEAR. IN THE EVENT THAT THE CITY COUNCIL OF THE ISSUER DOES NOT BUDGET AND APPROPRIATE FUNDS FOR ANY FISCAL YEAR IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST DUE ON THE BONDS DURING SUCH FISCAL YEAR, THE ISSUER'S OBLIGATIONS UNDER THE BONDS SHALL TERMINATE AND BECOME NULL AND VOID ON THE LAST DAY OF THE FISCAL YEAR FOR WHICH THE NECESSARY FUNDS WERE APPROPRIATED. THE BONDS INVOLVE CERTAIN INVESTMENT RISKS. SEE "SECURITY AND SOURCE OF PAYMENT" AND "BONDHOLDERS' RISKS" HEREIN.

The Bonds are being issued pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2021, as amended (collectively, the "Act") and a Resolution expected to be adopted by the Issuer on February 7, 2022* (the "Resolution"), to evidence the obligations of the Issuer under a Loan Agreement between the Issuer and the Underwriter.

As of the date of issuance of the Bonds and pursuant to the Resolution, the City Council is expected to appropriate funds for the payment of principal and interest on the Bonds through the first fiscal year following issuance of the Bonds. As of the date of this Official Statement, no appropriation has been made to pay principal of and interest on the Bonds. In the event that the City Council of the Issuer does not budget and appropriate funds for any fiscal year in an amount sufficient to pay the principal of and interest due on the Bonds during such fiscal year, the Issuer's obligation under the Bonds shall terminate and become null and void on the last day of the fiscal year for which the necessary funds were appropriated. See "SECURITY AND SOURCE OF PAYMENT" and "BONDHOLDERS' RISKS" herein.

Proceeds of the Bonds will be used for the purpose of paying the cost, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water management and bridge improvements; (2) acquiring and installing street lighting, signage and signalization improvements; (3) undertaking improvements to existing municipal parks; (4) undertaking improvements to new municipal parks, including, but not limited to, the construction of an ice rink and parking lot improvements; (5) undertaking a portion of the City Campus Project, an urban renewal project including land acquisition, planning and design work, utilities work and the construction and equipping of a municipal emergency services facility; and (6) and paying certain costs of issuance related to the Bonds. See "PLAN OF FINANCING" and "SOURCES AND USES OF FUNDS" herein.

THE ISSUER

The Issuer, with a 2020 U.S. Census population of 7,365, comprises approximately 8.80 square miles. The Issuer operates under a statutory form of government consisting of a five-member City Council, of which the Mayor is not a voting member. Additional

* Preliminary, subject to change.

information concerning the Issuer is included in "APPENDIX A – GENERAL INFORMATION ABOUT THE CITY OF BONDURANT, IOWA" hereto.

THE BONDS

General

The Bonds will be issued in fully registered form only, without coupons. The Bonds will be initially registered in the name of Cede & Co., as nominee of DTC. DTC will act as securities depository of the Bonds. Interest on and principal of the Bonds are payable in lawful money of the United States of America.

The Bonds are dated as of the date of their delivery, will mature on June 1 in the years and in the amounts set forth on the inside cover page hereof, and will bear interest at the rates to be set forth on the inside cover page hereof. Interest on the Bonds is payable semiannually on June 1 and December 1 in each year, beginning on December 1, 2022*, calculated on the basis of a year of 360 days and twelve 30-day months. Interest shall be payable to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the interest payment date, to the addresses appearing on the registration books maintained by the Registrar or such other address as is furnished to the Registrar in writing by a registered owner. The Bonds are issuable in denominations of $5,000 or any integral multiple thereof.

Redemption

Optional Redemption. All of the Bonds then outstanding are subject to redemption at the option of the Issuer, as a whole or in part, from any source of available funds, beginning June 1, 2030*, or on any date thereafter at a redemption price equal to the principal amount of the Bonds, together with accrued interest to the date fixed for redemption, without premium.

Mandatory Sinking Fund Redemption. The Bonds identified below are subject to mandatory redemption (by lot, as selected by the Registrar) on June 1 in each of the years set forth below at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date in the following principal amounts:

Term Bond Maturing June 1, 20__

Date	Amount
June 1, 20__	$________
June 1, 20__ (maturity)	$________

Selection of Bonds for Redemption. Bonds subject to redemption (other than mandatory sinking fund redemption) will be selected in such order of maturity as the Issuer may direct. If less than all of the Bonds of a single maturity are to be redeemed, the Bonds to be redeemed will be selected by lot or other random method by the Registrar in such a manner as the Registrar may determine.

Notice of Redemption. Prior to the redemption of any Bonds under the provisions of the Resolution, the Registrar shall give notice by certified mail or electronic means not less than thirty (30) days prior to the redemption date to each registered owner thereof.

SECURITY AND SOURCE OF PAYMENT

General

The principal of and interest on the Bonds are payable (in no order of priority) from (i) an unlimited ad-valorem property tax authorized to be levied against all of the taxable property in the Issuer and deposited in the Issuer's statutorily created debt service fund (the "Debt Service Fund"), subject to nonappropriation and (ii) other lawful funds available to the Issuer, subject, however in each case, to the right of nonappropriation.

The Debt Service Fund is solely funded from unlimited ad valorem taxes ("Debt Service Tax Revenues"), but the Issuer may elect not to levy ad valorem taxes and the amount not levied could be funded with proceeds from other identifiable sources, such as tax increment revenues. The Resolution will authorize an ad valorem tax levy for each future fiscal year for which an appropriation is made by the City Council in amounts necessary to pay principal of and interest on the Bonds, when and as due, subject to the foregoing annual right of nonappropriation. A certified copy of the Resolution will be filed with the County Auditor and the County Auditor, upon appropriation by the City Council each year and certification by the City Clerk as provided in the Resolution, shall levy and assess the direct ad valorem tax for a fiscal year in an amount sufficient to produce the Debt Service Tax Revenues appropriated by the City Council for such fiscal year. The taxes so levied to pay the Bonds are to be collected in the same manner as other Issuer taxes are collected and are to be used solely to pay principal of and interest on the Bonds.

The Resolution provides that the Issuer intends to appropriate sufficient funds for each fiscal year to pay the principal of and interest due on the Bonds during such fiscal year; provided however, that such an expression of current intent will not create and shall not be construed as creating a general, legal or enforceable obligation of the Issuer to appropriate such funds for any fiscal year and the decision to appropriate such funds for a fiscal year shall be made in accordance with the City Council's normal procedures for making decisions and the then current City Council shall have the final responsibility for making such decisions.

Principal of and interest on the Bonds will be payable from funds on deposit in the Bond Fund to the extent appropriated therefore by the City Council and once appropriated will be pledged by the Issuer to the payment of such principal and interest.

The City Council is authorized, without further notice, hearing or other proceedings, to budget and appropriate Debt Service Tax Revenues annually to make the payments of the principal of and interest on the Bonds.

Debt Service Tax Revenues (Subject to Right of Annual Appropriation)

The Bonds are general obligations of the Issuer, subject to nonappropriation, payable from a levy of ad valorem real estate taxes against all taxable property in the Issuer and deposited in the Issuer's Debt Service Fund. The Resolution provides that, notwithstanding anything therein to the contrary, the payments of the principal of and interest on the Bonds shall not constitute a mandatory charge or a requirement in any ensuing fiscal year beyond the then current fiscal year for which the Issuer has appropriated funds for the payment thereof and the Issuer shall have no continuing obligation to appropriate money for the payment of such principal of and interest on the Bonds from Debt Service Tax Revenues, or any other source, and no provision of the Resolution or the Bonds shall be construed or interpreted as creating a general obligation of the Issuer or other financial obligation of the Issuer for any future fiscal year or a debt within the meaning of any Iowa constitutional or statutory debt limitation. The Issuer's obligation to make payments of interest on and principal of the Bonds shall be subject at all times to nonappropriation by the City Council. In the event of a nonappropriation, the Issuer's obligations under the Bonds shall terminate and become null and void on the last day of the fiscal year for which the necessary funds were appropriated. Upon the occurrence of any such nonappropriation, the Issuer shall not be obligated to make payment from any source of any amounts in respect of such debt service on the Bonds beyond those amounts for which an appropriation has previously been made, and the Issuer shall not be liable to the Bondholders for any remaining amounts due under the Bonds or for any costs, damages (including but not limited to consequential damages) or expenses incurred by the Bondholders as a result of the exercise by the Issuer of the foregoing right of nonappropriation.

In addition, the Issuer has the ability to issue additional obligations payable from Debt Service Tax Revenues up to the Iowa constitutional debt limitation (and in excess of that debt limitation if those additional obligations are annual appropriation obligations). As a result, if the tax burden on Issuer taxpayers were too great because of the appropriation for all outstanding obligations payable from Debt Service Tax Revenues, the City Council could decide not to appropriate monies to pay principal of and interest on the Bonds.

Tax Increment Revenues (Subject to Right of Annual Appropriation)

While not pledged to bondholders, "tax increment revenues" ("TIF Revenues") are used to describe the portion of real estate taxes levied and collected within an urban renewal area which is permitted by Chapter 403 of the Code of Iowa, 2021, as amended (the "URA Act") to be specially allocated to further the development of a designated urban renewal area. An urban renewal area is a geographic area established by the Issuer pursuant to the URA Act for the purpose, among other things, of economic development. In general, TIF Revenues from a parcel are determined annually by multiplying the aggregate of all local tax rates, excluding the portion of the tax rates for debt service, applicable to the assessed value of all taxable property within an urban renewal area, by the aggregate difference (the "Captured Assessed Valuations") between the current assessed value and original assessed value in an urban renewal area. In general, the original assessed value reflects the assessed value of each parcel on the date an urban renewal area was established. Polk County (the "County") collects the real estate taxes and distributes the TIF Revenues to the Issuer to use for purposes permitted by the URA Act, including repayment of tax increment obligations. TIF Revenues are generally distributed by the County to the Issuer in the months of October and April.

The Issuer has no obligation to appropriate money for the payment of principal of and interest on the Bonds. In the event that funds are not budgeted and appropriated by the City Council in any fiscal year in an amount sufficient to meet the payments of principal of and interest on the Bonds, the Issuer's obligation to make payments of interest and principal terminates without penalty, and becomes null and void on the last day of the fiscal year for which the necessary funds were appropriated. Upon the occurrence of any such nonappropriation, the Issuer is not obligated to make payment of any additional amounts in respect of principal of and interest on the Bonds beyond those funds which have been so appropriated.

TIF REVENUES ARE AN AVAILABLE SOURCE OF PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS, BUT TIF REVENUES ARE NOT PLEDGED TO BONDHOLDERS. THE DECISION OF THE ISSUER TO APPROPRIATE FUNDS, INCLUDING TIF REVENUES, FOR EACH FISCAL YEAR, SHALL BE MADE IN ACCORDANCE WITH THE NORMAL PROCEDURES OF THE CITY COUNCIL. See "BONDHOLDERS' RISKS" for a description of the right of nonappropriation reserved by the Issuer.

THE ISSUER COULD ISSUE BONDS IN THE FUTURE THAT ARE PAYABLE FROM TIF REVENUES OR OTHER REVENUES LAWFULLY AVAILABLE TO THE ISSUER. THE ISSUER CAN LEGALLY APPROPRIATE AMOUNTS TO THE PAYMENT OF CERTAIN BONDS, IN WHOLE OR IN PART, WITHOUT APPROPRIATING AMOUNTS TO THE PAYMENT OF OTHER BONDS.

Funds and Accounts

The following is a summary of certain portions of the Resolution regarding the establishment of funds and accounts. This summary is not to be considered a full statement of the provisions of the Resolution and is qualified by reference to the Resolution, which will be adopted by the City Council upon sale of the Bonds.

<u>Bond Fund</u>. The Resolution establishes a separate and special fund known as the City of Bondurant, Iowa, General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A Bond Fund (the "Bond Fund").

There shall be deposited into the Bond Fund, if and when received, the following: (a) any Debt Service Tax Revenues appropriated by the Issuer for the payment of principal of and interest on the Bonds and (b) any other amounts appropriated by the Issuer from any other source, including TIF Revenues, for the payment of principal of and interest on the Bonds.

Any funds deposited in the Bond Fund (when appropriated by the City Council) shall be used solely and only and are pledged to pay the principal of and interest on the Bonds when due, whether at maturity or upon mandatory or optional redemption.

<u>Debt Service Fund</u>. Pursuant to the Resolution, the Issuer shall deposit Debt Service Tax Revenues, if and when collected, into a special account of the Debt Service Fund to be used solely and only for the payment of principal of and interest on the Bonds (when appropriated by the City Council), to be transferred for deposit into the Bond Fund to be used for such purpose.

BONDHOLDERS' RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

COVID-19

The Issuer has been monitoring developments and directives of federal, state and local officials as it determined what precautions and procedures to implement or revise due to COVID-19. The continued spread of COVID-19 may affect the financial condition of the Issuer, either directly or indirectly in various ways, including expenses and revenues of the Issuer that might be impacted by COVID-19, [including the road use tax fund receipts (statewide gas tax), hotel/motel tax receipts, and local option sales tax receipts]. The Issuer [did / did not] experience material reductions in revenue or material increases in expenses in fiscal year 2020, 2021 or 2022 to date due to material COVID-19-related financial impacts. The Issuer [has / has not] incurred material COVID-19-related expenses that were not reimbursed by federal or state COVID-19 related financial support programs.

Annual Appropriation Required

The Issuer's obligation to pay the principal of and interest on the Bonds from Debt Service Tax Revenues or other available funds shall at all times be subject to the right of the City Council not to appropriate any such funds. The decision to pay the principal of and interest on the Bonds for any one fiscal year shall not constitute a mandatory charge or a requirement in any ensuing fiscal year beyond the then current fiscal year for which the Issuer has appropriated Debt Service Tax Revenues or other available funds for the payment thereof. The Issuer shall have no continuing obligation to appropriate Debt Service Tax Revenues, TIF Revenues or other available funds for the payment of the principal of and interest on the Bonds and no provision of the Resolution or the Bonds shall be construed or interpreted as creating a continuing obligation of the Issuer in any fiscal year beyond the fiscal year for which Debt Service Tax Revenues, TIF Revenues or other available funds have been appropriated by the City Council. The Issuer's obligation to provide Debt Service Revenues or other available funds shall be subject at all times to nonappropriation by the then current City Council.

The City Council may decline to make an appropriation from Debt Service Tax Revenues, TIF Revenues or from other available funds. The City Council may decline to make an appropriation for any reason or for no reason at all.

Changes in Makeup of the City Council

All of the Members of City Council are elected to staggered, four-year terms of office. It is likely that, over time, the composition of the City Council will change. Such a change could impact the City Council's willingness to appropriate funds to pay the principal of and interest on the Bonds, particularly if the newly elected individuals are less supportive of the projects refinanced by the Bonds.

Limited Obligations

THE OBLIGATIONS OF THE ISSUER TO PAY PRINCIPAL OF AND INTEREST ON THE BONDS ARE GENERAL OBLIGATIONS OF THE ISSUER PAYABLE FROM DEBT SERVICE TAX REVENUES AND OTHER AMOUNTS LAWFULLY AVAILABLE, ALL TO THE EXTENT APPROPRIATED BY THE CITY COUNCIL IN A FISCAL YEAR AND SUBJECT TO THE RIGHT OF THE CITY COUNCIL NOT TO APPROPRIATE ANY DEBT SERVICE TAX REVENUES OR OTHER AMOUNTS LAWFULLY AVAILABLE IN ANY FISCAL YEAR.

IN THE EVENT OF NONAPPROPRIATION BY THE ISSUER, THE ISSUER'S OBLIGATIONS UNDER THE BONDS SHALL TERMINATE AND BECOME NULL AND VOID ON THE LAST DAY OF THE FISCAL YEAR FOR WHICH NECESSARY FUNDS WERE APPROPRIATED AND IN NO EVENT SHALL SUCH OBLIGATIONS BE PAYABLE FROM OR BE RECOURSE AGAINST ANY PROPERTIES, ASSETS OR REVENUES OF THE ISSUER, THE STATE OF IOWA OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF IOWA AND THE BONDHOLDERS SHALL NOT HAVE ANY RECOURSE OR RIGHT OF ACTION AGAINST THE ISSUER, THE STATE OF IOWA OR ANY OTHER POLITICAL SUBDIVISION THEREOF ON ACCOUNT OF SUCH OBLIGATIONS OR ANY LIABILITIES, OF WHATSOEVER NATURE, ARISING IN CONNECTION THEREWITH.

Registration of Securities

Bond Counsel will render no opinion with respect to the applicability or inapplicability of the registration requirements of the Securities Act of 1933, as amended (the "1933 Act"), to any Bonds subsequent to a nonappropriation. If a nonappropriation occurs, the obligations of the Issuer under the Bonds becomes null and void and there is no assurance that the Bonds may be transferred by a registered owner thereof without compliance with the registration provisions of the 1933 Act or the availability of an exemption therefrom.

In addition, Bond Counsel will render no opinion as to the treatment for federal income tax purposes of any moneys received by a registered owner of the Bonds subsequent to a nonappropriation. There is no assurance that any moneys received by the registered owners of the Bonds subsequent to a nonappropriation will be excludable from gross income for purposes of federal income taxation. See "SECURITY AND SOURCE OF PAYMENT."

Additional Obligations

Notwithstanding anything to the contrary contained within the Resolution, the Issuer retains the right at all times and for any reason to incur additional indebtedness the source of payment for which the Issuer can pledge and/or use Debt Service Tax Revenues. Similarly, the Issuer retains the right to pledge Debt Service Tax Revenues and TIF Revenues to future obligations absent the right of the City to annually appropriate Debt Service Tax Revenues to future indebtedness. In the event that the amounts which the Issuer is obligated to pay in a fiscal year exceed the Issuer's Debt Service Tax Revenues or other revenues for such fiscal year, the Issuer may be obligated to, or could choose to, fund other services and obligations before making the payments due on any of the Bonds.

Bonds are NOT a Continuing Obligation of the Issuer

The Bonds do not constitute a continuing obligation of the Issuer in any fiscal year beyond the fiscal year for which funds have been appropriated for the payment of the Bonds. The Bonds shall not directly or indirectly obligate the Issuer to make any payments thereon during a fiscal year beyond the current fiscal year for which funds have been therefore appropriated by the City Council.

Tax Levy Procedures

The Bonds are general obligations of the Issuer subject to nonappropriation, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the Issuer. As part of the budgetary process of the Issuer each fiscal year, if the Issuer determines to appropriate Debt Service Tax Revenues to pay principal of and interest on the Bonds, the Issuer will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the Issuer to produce such Debt Service Tax Revenues. A failure on the part of the Issuer to make a timely levy request or a levy request by the Issuer that is inaccurate or is insufficient to make full payments of the debt service on the Bonds for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

Changes in Property Taxation

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds.

Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Bonds and the security for the Bonds.

Matters Relating to Enforceability of Agreements

Subject to the Issuer's nonappropriation rights, Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution, except that the Issuer cannot be compelled to budget and appropriate Debt Service Tax Revenues, TIF Revenues or other funds to the payment of principal of or interest on the Bonds.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution or the Loan Agreement. The remedies available to the Bondholders upon an event of default under the Resolution or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the Resolution may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Resolution or the Loan Agreement, including principal of and interest on the Bonds.

Secondary Market

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular Bond or Bonds issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Rating Loss

Moody's Investors Service ("Moody's") has assigned a rating of "[___]" to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of Moody's, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

Bankruptcy and Insolvency

The rights and remedies provided in the Resolution may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreement and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the Issuer were to file a petition under chapter nine of the federal bankruptcy code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the Issuer fails to comply with its covenants under the Resolution or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under sections 76.16 and 76.16A of the Code of Iowa, 2021, as amended (the "Iowa Code"), a city, county, or other political subdivision may become a debtor under chapter nine of the federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, *"debt"* means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Iowa Code, or other political subdivision.

Forward-Looking Statements

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro forma," "forecast," "intend," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the Issuer to pay debt service when due on the Bonds.

Tax Matters and Loss of Tax Exemption

As discussed under the heading "TAX EXEMPTION AND RELATED TAX MATTERS" herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the Issuer in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

It is possible that actions of the Issuer after the closing of the Bonds will alter the tax exempt status of the Bonds, and, in the extreme, remove the tax exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

DTC-Beneficial Owners

Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Paying Agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the Issuer nor the Paying Agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See "APPENDIX [F] – BOOK-ENTRY SYSTEM."

Proposed Federal Tax Legislation

From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

Cybersecurity

The Issuer, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the Issuer will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the Issuer's information systems could impact business operations and systems, and the costs of remedying any such damage could be significant.

Pension and OPEB Information

The Issuer contributes to the Iowa Public Employees' Retirement System ("IPERS"), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the Issuer are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Comprehensive Annual Financial Report for its fiscal year ended June 30, 2020 (the "IPERS CAFR"), indicates that as of June 30, 2020, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 83.96%, and the unfunded actuarial liability was approximately $6.587 billion. The IPERS CAFR identifies the IPERS Net Pension Liability at June 30, 2020, at approximately $7.025 billion, while its net pension liability at June 30, 2019, was approximately $5.791 billion. The IPERS CAFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER" for additional information on IPERS.

Bond Counsel, Disclosure Counsel, the Underwriter, the Municipal Advisor (as defined below) and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the IPERS website.

In fiscal year ended June 30, 2020, the Issuer's IPERS contribution totaled approximately $131,532. The Issuer is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the Issuer's identified portion at June 30, 2020, at approximately $636,361. While the Issuer's contributions to IPERS are controlled by state law, there can be no assurance the Issuer will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the Issuer. See "APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER" for additional information on pension and liabilities of the Issuer.

Summary

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the appendices hereto.

LITIGATION

The Issuer encounters litigation occasionally, as a course of business; however, no litigation currently exists that is not believed to be covered by current insurance carriers and the Issuer is not aware of any pending litigation that questions the validity of these Bonds.

ACCOUNTANT

The financial statements of the Issuer as of and for the year ended June 30, 2020, included in this Official Statement as Appendix D, have been audited by Faller, Kincheloe & Co, PLC, Des Moines, Iowa, independent auditors, as stated in their report appearing herein. Faller, Kincheloe & Co, PLC has not been engaged to perform, and has not performed, any procedures on the financial statements after June 30, 2020, and also has not performed any procedures relating to this Official Statement.

The financial statements are prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles.

[The audited financial statements as of and for the year ended June 30, 2021, are not available; however, the Annual Financial Report (AFR) of the Issuer attached hereto in Appendix E is an unaudited report that has been filed with the State of Iowa Department of Management for the fiscal year ended June 30, 2021.]

MUNICIPAL ADVISOR

The Issuer has retained PFM Financial Advisors LLC as Municipal Advisor (the "Municipal Advisor") in connection with the preparation of the issuance of the Bonds. In assisting with the preparation of the Official Statement, the Municipal Advisor has relied on government officials, and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in the Official Statement. The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

PLAN OF FINANCING

The Issuer will use the proceeds of the Bonds to provide funds for the purpose of paying the cost, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water management and bridge improvements; (2) acquiring and installing street lighting, signage and signalization improvements; (3) undertaking improvements to existing municipal parks; (4) undertaking improvements to new municipal parks, including, but not limited to, the construction of an ice rink and parking lot improvements; (5) undertaking a portion of the City Campus Project, an urban renewal project including land acquisition, planning and design work, utilities work and the construction and equipping of a municipal emergency services facility; and (6) and paying certain costs of issuance related to the Bonds.

TIF REVENUES ARE AN AVAILABLE SOURCE OF PAYMENT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS, BUT TIF REVENUES ARE NOT PLEDGED TO BONDHOLDERS.

SOURCES AND USES OF FUNDS*

The following are estimated sources and uses of funds, with respect to the Bonds.

Sources of Funds	
Bond Principal	$14,055,000*
Premium	
Total Sources of Funds	$
Uses of Funds	
Project Fund	$
Costs of Issuance & Contingency(1)	$
Total Uses of Funds	$

(1) Includes, among other things, payment of certain legal, financial and other expenses related to the issuance of the Bonds (including, without limitation, underwriters' discount). See the discussion under the caption "UNDERWRITING" herein.

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption

The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed under the Code.

The opinion set forth in the preceding sentence will be subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution authorizing the issuance of the Bonds, the Issuer will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Bonds. Prospective purchasers of the Bonds should consult with their tax advisors as to such matters.

Proposed Changes in Federal and State Tax Law

From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax exempt status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial

* Preliminary, subject to change.

and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Original Issue Premium

The Bonds maturing in the years _____________ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

Original Issue Discount

The Bonds maturing in the years ________________ (collectively, the "Discount Bonds") are being sold at a discount from the principal amount payable on such Discount Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the "Issue Price") and the principal amount payable at maturity constitutes "original issue discount" under the Internal Revenue Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Internal Revenue Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner's federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner's tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership of Discount Bonds.

The Internal Revenue Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see "TAX EXEMPTION AND RELATED TAX MATTERS" herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as "APPENDIX B – FORM OF BOND COUNSEL OPINION." Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the Underwriter at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with issuance of the Bonds.

The legal opinion to be delivered will express the professional judgment of Bond Counsel, and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

RATING

The Bonds are rated "[___]" by Moody's. The rating reflects only the views of Moody's, and an explanation of the significance of that rating may be obtained only from Moody's and its published materials. The rating described above is not a recommendation to buy, sell or hold the Bonds. There can be no assurance that any rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of Moody's, circumstances so warrant. Therefore, after the date hereof, investors should not assume that the rating is still in effect. A downward revision or withdrawal of the rating is likely to have an adverse effect on the market price and marketability of the Bonds. The Issuer has not assumed any responsibility either to notify the owners of the Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Certificate, or to contest any revision or withdrawal.

CONTINUING DISCLOSURE

The Issuer will covenant in a Continuing Disclosure Certificate for the benefit of the Owners and Beneficial Owners of the Bonds to provide annually certain financial information and operating data relating to the Issuer (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the Issuer no later than twelve months after the close of each fiscal year, commencing with the fiscal year ending June 30, 2021, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE." The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE." These covenants have been made in order to assist the Underwriter in complying with SEC Rule 15c2-12(b)(5) (the "Rule").

During the previous five years, the City has not failed to comply, in all material respects, with any previous undertakings it has entered into with respect to the Rule.

UNDERWRITING

The Bonds are being purchased, subject to certain conditions, by Piper Sandler & Co. (the "Underwriter"). The Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Bonds at an aggregate purchase price of $_________ (reflecting the par amount of the Bonds with original issue premium of $_________ and an underwriter's discount of $_________).

The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into unit investment trusts, certain of which may be sponsored or managed by the Underwriter) at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Bonds may be changed, from time to time, by the Underwriter.

The Underwriter intends to engage in secondary market trading of the Bonds subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Bonds at the request of the holder thereof.

MISCELLANEOUS

Brief descriptions or summaries of the Issuer, the Bonds, the Resolution and other documents, agreements and statutes are included in this Official Statement. The summaries or references herein to the Bonds, the Resolution and other documents, agreements and statutes referred to herein, and the description of the Bonds included herein, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entireties by reference to such documents, and the description herein of the Bonds is qualified in its entirety by reference to the form thereof and the information with respect thereto included in the aforesaid documents. Copies of such documents may be obtained from the Issuer.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any of the estimates will be realized. This Official Statement is not to be construed as a contract or agreement between the Issuer and the purchasers or Owners of any of the Bonds.

The attached APPENDICES A, B, C, D[, E and F] are integral parts of this Official Statement and must be read together with all of the foregoing statements.

It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bonds nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Bonds.

The Issuer has reviewed the information contained herein which relates to it and has approved all such information for use within this Official Statement. The execution and delivery of this Official Statement has been duly authorized by the Issuer.

City of Bondurant, Iowa

/s/

APPENDIX A

GENERAL INFORMATION ABOUT THE CITY OF BONDURANT, IOWA

CITY PROPERTY VALUATIONS

IOWA PROPERTY VALUATIONS

All property subject to taxation is valued in compliance with State law every two years subject to an equalization action of the State Department of Revenue. All property except utility property is assessed at the local level. The State Department of Revenue assesses utility property.

The Assessor establishes the actual valuation (100%) as of January 1 in a calendar year for taxes payable in the succeeding fiscal year, i.e. valuations made in 2020 are for taxes payable in the Fiscal Year 2021-22. The actual value of parcels is provided by the assessor to the county auditor who then determines the taxable value. The taxable value is computed by adjusting the actual value of various classes of real property principally residential property, by percentages (roll back rates) determined by the State Department of Revenue. The roll back percentages for property values for the years shown are:

PROPERTY VALUATIONS (1/1/2020 Valuation Taxes payable July 1, 2021 through June 30, 2022)

	100% Actual Value	Taxable Value (With Rollback)
Residential	$408,713,958	$218,619,865
Commercial	81,056,540	71,776,302
Industrial	3,673,876	3,237,976
Multiresidential	4,055,157	2,539,359
Utilities w/o Gas & Electric	676,656	666,837
Gross valuation	$498,176,187	$296,840,339
Less military exemption	(340,768) [1)]	(340,768) [1)]
Net valuation	$497,835,419	$296,499,571
TIF increment – (used to compute debt service levies and constitutional debt limit)	$40,415,409	$40,415,409
Taxed separately		
Ag. Land & Buildings	$4,582,038 [1)]	$3,850,007 [1)]
Gas & Electric Utilities	$5,778,996	$2,743,930

1) Excludes $1,852 of agriculture military tax exemption.

2020 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY

	Gross Taxable Valuation	Percent Total
Residential	$218,619,865	72.97%
Commercial and Industrial	75,014,278	25.04%
Multiresidential	2,539,359	0.85%
Utilities w/o Gas & Electric	666,837	0.22%
Utility Gas & Electric Utilities	2,743,930	0.92%
	$299,584,269	100.00%

TREND OF VALUATIONS

Assessment Year	Payable Fiscal Year	100% Actual Valuation	Taxable Valuation (With Rollback)	Taxable TIF Increment
2016	2017-18	$310,751,709	$172,662,060	$12,901,769
2017	2018-19	368,215,917	200,964,962	14,229,483
2018	2019-20	409,974,881	227,044,793	17,773,744
2019	2020-21	466,243,027	255,627,773	15,122,992
2020	2021-22	548,611,862	299,243,501	40,415,409
2021 [1)]	2022-23	679,466,800	418,952,807	54,954,015

1) 1-1-2021 valuations are available from the Iowa Department of Management and become effective July 1, 2022.

The 100% Actual Valuation, before rollback and after the reduction of military exemption, includes Ag. Land & Buildings, TIF Increment and Gas & Electric Utilities. The Taxable Valuation, with the rollback and after the reduction of military exemption, includes Gas & Electric Utilities and excludes Ag. Land & Buildings and Taxable TIF Increment. Iowa cities certify operating levies against Taxable Valuation excluding Taxable TIF Increment and debt service levies are certified against Taxable Valuation including the Taxable TIF Increment.

LARGER TAXPAYERS

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Polk County Auditor's Office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

Taxpayer [1)]	Type of Property/Business	1/1/2020 Taxable Valuation [2)]
Grant Street Project LLC	Commercial	$40,140,000
Farmers Elevator Co.	Commercial	5,837,425
Kadin Trail LLC	Multiresidential	4,921,472
Mid Country Property Management LLP	Multiresidential	3,437,266
DNG Properties LLC	Commercial	2,796,300
MidAmerican Energy	Utility	2,743,228
NM DCB LP	Commercial	2,592,000
Abilit Holdings (Hawthorne Crossing) LLC	Residential/Commercial	2,396,250
Swift Properties LLC	Commercial	2,266,023
KJH Residential LLC	Residential	2,046,087

1) This list represents some of the larger taxpayers in the City, not necessarily the 10 largest taxpayers.
2) The 1/1/2020 Taxable Valuation listed represents only those valuations associated with the title holder and may not necessarily represent the entire taxable valuation.

Source: Polk County Auditor's Office

CITY INDEBTEDNESS

DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2020 actual valuation currently applicable to the Fiscal Year 2021-22, is as follows:

2020 Actual Valuation of Property	$548,611,862
Legal Debt Limit of 5%	0.05
Legal Debt Limit	$27,430,593
Less: G.O. Debt Subject to Debt Limit	(17,680,000)
Less: G.O. Annual Appropriation Debt Subject to Debt Limit	(0) [1]
Less: Other Debt Subject to Debt Limit	(87,229) [2]
Less: Developer Rebate Agreements	(0) [3]
Net Debt Limit	$9,663,364

1) The Bonds are subject to annual appropriation. The amount above reflects the amount that has been appropriated for FY 2021-22.
2) Represents total outstanding payments that have been appropriated for the Fiscal Year 2021-22 debt limit. Payments are supported by other sources and are not paid from the debt service levy.
3) Represents outstanding TIF Rebate Agreements that are subject to the City's Fiscal Year 2021-22 debt limit.

DIRECT DEBT

General Obligation Debt Paid by Taxes, Tax Increment Revenues, Road Use Revenues, Water Revenues and Local Option Sale Tax Revenues

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 02/22/22
7/11	$1,550,000	City Improvements	6/26	$665,000
6/13A	2,265,000	City Improvements	6/25	605,000
6/13B	1,745,000	Refunding	6/22	260,000
3/14A	1,130,000	Water Improvements	6/29	775,000
5/17	895,000	Land Purchase	6/26	695,000
6/18A	2,455,000	City Improvements	6/29	2,105,000
2/20A	2,135,000	City Improvements	6/32	2,135,000
2/20B	7,045,000	City Improvements	6/34	7,045,000
11/20D	3,580,000	City Improvements	6/40	3,395,000
Total General Obligation Debt Subject to the Debt Limit				$17,680,000

General Obligation Annual Appropriation Debt Paid by Taxes and Tax Increment Revenues (Includes the Bonds)

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 02/22/22	Annual Appropriation Subject to Debt Limit
2/21A	$6,050,000	City Improvements	6/37	$6,050,000 [1]	$0 [1]
2/22A	$14,055,000*	City Improvements	6/41	$14,055,000* [2]	0 [2]
Total G.O. Annual Appropriation Debt Subject to Debt Limit					$0

1) The Series 2021A Bonds are subject to annual appropriation. There have been no payments appropriated for FY 2021-22.
2) The Series 2022A Bonds are subject to annual appropriation. There have been no payments appropriated for FY 2021-22.

* Preliminary; subject to change.

ANNUAL FISCAL YEAR GENERAL OBLIGATION DEBT SERVICE PAYMENTS

General Obligation Debt Paid by Taxes, Tax Increment, Road Use Revenues, Water Revenues and Local Option Sales Tax Revenues

Fiscal Year	Principal	Principal & Interest
2021-22	$1,305,000	$1,561,470 [1)]
2022-23	1,545,000	2,024,153
2023-24	1,615,000	2,044,055
2024-25	1,690,000	2,065,990
2025-26	1,575,000	1,893,085
2026-27	1,315,000	1,576,255
2027-28	1,340,000	1,554,255
2028-29	1,375,000	1,541,115
2029-30	980,000	1,109,875
2030-31	1,010,000	1,116,425
2031-32	1,040,000	1,122,225
2032-33	825,000	884,625
2033-34	850,000	893,125
2034-35	190,000	216,125
2035-36	195,000	217,325
2036-37	200,000	218,425
2037-38	205,000	219,175
2038-39	210,000	219,563
2039-40	215,000	219,838
Total	$17,680,000	

1) Excludes December 1, 2021 interest payments.

General Obligation Annual Appropriation Debt Paid by Taxes and Tax Increment Revenues (Includes the Bonds)

	Existing Debt		The Bonds		Total Outstanding	
Fiscal Year	Principal	Principal and Interest	Principal*	Principal and Interest*	Principal*	Principal and Interest*
2021-22	$0	$0 [1)]	$0	$0	$0	$0 [1)]
2022-23	50,000	194,700	100,000	567,837 [2)]	150,000	762,537
2023-24	360,000	503,200	245,000	607,931	605,000	1,111,131
2024-25	370,000	502,400	335,000	688,131	705,000	1,190,531
2025-26	380,000	501,300	390,000	729,731	770,000	1,231,031
2026-27	390,000	499,900	485,000	809,131	875,000	1,309,031
2027-28	405,000	503,200	720,000	1,024,731	1,125,000	1,527,931
2028-29	415,000	501,050	810,000	1,085,931	1,225,000	1,586,981
2029-30	430,000	503,600	895,000	1,138,531	1,325,000	1,642,131
2030-31	435,000	500,000	930,000	1,137,731	1,365,000	1,637,731
2031-32	445,000	501,300	950,000	1,139,131	1,395,000	1,640,431
2032-33	455,000	502,400	965,000	1,135,131	1,420,000	1,637,531
2033-34	465,000	503,300	990,000	1,140,831	1,455,000	1,644,131
2034-35	475,000	504,000	1,005,000	1,136,031	1,480,000	1,640,031
2035-36	485,000	504,500	1,025,000	1,135,931	1,510,000	1,640,431
2036-37	490,000	499,800	1,050,000	1,140,431	1,540,000	1,640,231
2037-38			765,000	834,01	765,000	834,011
2038-39			785,000	837,946	785,000	837,946
2039-40			795,000	831,029	795,000	831,029
2040-41			815,000	833,460	815,000	833,460
Total	$6,050,000		$14,055,000*		$20,105,000*	

1) Excludes Series 2021A capitalized interest in the amount of $192,531.
2) Excludes Series 2022A capitalized interest in the estimated amount of $325,267.

* Preliminary; subject to change.

REVENUE DEBT

City Issued Revenue Debt Supported by Net Revenues of the Municipal Water, Sewer, and Storm Water Systems

The City has revenue debt payable solely from the net revenues of the Municipal Water, Sewer, and Storm Water Systems as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 02/22/22
3/14	$500,000	Water Supply Rights	6/24	$160,500 [1)]
5/05	1,221,213	Sewer Improvement	6/26	481,715 [2)]
6/20C	2,665,000	Sewer Improvement	6/35	2,520,000
12/20E	2,290,000	Storm Water Improvement	6/40	2,190,000
Total				$5,352,215

1) Water Revenue Loan Agreement with the City of Pleasant Hill, Iowa to purchase additional water supply rights.
2) Agreement with Polk County, Iowa for City's portion of sewer improvements which is subject to annual appropriation. Of the total amount listed only $87,229 has been appropriated for Fiscal Year 2021-22.

Des Moines Metropolitan Wastewater Reclamation Authority ("WRA") Existing Payment Obligations

The City is a member of the Des Moines Metropolitan Wastewater Reclamation Authority and has entered into a financing agreement with the WRA to provide for the City's share of capital contribution for the construction and ongoing expansion of a metropolitan wastewater system. The City is responsible for a portion of the WRA sewer revenue debt payable from the revenues of their Sewer System; its responsibilities pursuant to the WRA Financing Agreement stand as nearly as practicable on a parity and equality of rank with the City's direct sewer revenue bonds and parity obligations.

The City's portion of outstanding WRA debt is as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 02/22/22	
6/08A	$138,768	Sewer Improvements (SRF Loan)	6/39	$189,574	1)
6/08B	90,735	Sewer Improvements (SRF Loan)	6/39	123,004	2)
6/08D	36,570	Sewer Improvements (SRF Loan)	6/38	47,520	3)
2/09B	156,240	Sewer Improvements (SRF Loan)	6/39	158,801	4)
7/09C	171,120	Sewer Improvements (SRF Loan)	6/39	173,893	5)
4/10A	84,250	Sewer Improvements (SRF Loan)	6/40	102,512	6)
4/10B	116,200	Sewer Improvements (SRF Loan)	6/40	137,652	7)
6/10C-1	13,938	Sewer Improvements (SRF Loan)	6/32	21,821	8)
6/10C-2	149,832	Sewer Improvements (SRF Loan)	6/32	142,842	9)
5/11A	418,137	Sewer Improvements (SRF Loan)	6/42	532,141	10)
1/11B	295,337	Sewer Improvements (SRF Loan)	6/41	323,868	11)
5/11C	103,669	Sewer Improvements (SRF Loan)	6/41	120,139	12)
12/11D	149,472	Sewer Improvements (SRF Loan)	6/43	204,576	13)
5/12B	49,121	Sewer Improvements (SRF Loan)	6/42	58,539	14)
5/12C	120,780	Sewer Improvements (SRF Loan)	6/43	164,882	15)
5/12D	46,970	Sewer Improvements (SRF Loan)	6/42	62,066	16)
11/12E	217,956	Sewer Improvements (SRF Loan)	6/43	266,714	17)
11/12F	25,304	Sewer Improvements (SRF Loan)	6/43	30,914	18)
11/12G	228,360	Sewer Improvements (SRF Loan)	6/44	326,668	19)
4/13A	48,753	Sewer Improvements (SRF Loan)	6/43	70,747	20)
1/14A	11,498	Sewer Improvements (SRF Loan)	6/34	13,700	21)
2/14C	81,001	Sewer Improvements (SRF Loan)	6/34	102,038	22)
2/14D	55,560	Sewer Improvements (SRF Loan)	6/34	69,515	23)
1/15A	86,118	Sewer Improvements (SRF Loan)	6/35	107,795	24)
1/15B	2,363	Sewer Improvements (SRF Loan)	6/34	2,817	25)
1/15C	24,000	Sewer Improvements (SRF Loan)	6/35	33,186	26)
1/15E	329,843	Sewer Revenue Refunding Bonds	6/36	462,651	27)
2/16A	69,286	Sewer Improvements (SRF Loan)	6/35	64,028	28)
12/16E	13,568	Sewer Improvements (SRF Loan)	6/36	13,003	29)
12/16F	278,000	Sewer Improvements (SRF Loan)	6/48	321,649	30)
12/17A	378,480	Sewer Improvements (SRF Loan)	6/49	400,665	31)
5/18A	41,832	Sewer Improvements (SRF Loan)	6/40	44,136	32)
12/18D-1	107,400	Sewer Improvements (SRF Loan)	6/39	114,258	33)
12/18D-2	85,920	Sewer Improvements (SRF Loan)	6/39	87,121	34)
12/18E	121,362	Sewer Improvements (SRF Loan)	6/40	118,752	35)
12/18F	64,440	Sewer Improvements (SRF Loan)	6/39	60,291	36)
12/19A	129,567	Sewer Improvements (SRF Loan)	6/39	120,001	37)
12/20B	120,960	Sewer Improvements (SRF Loan)	6/42	122,752	38)
4/21A	642,134	Sewer Revenue Refunding Certificates	6/42	642,134	39
Total				$6,159,365	

The amounts on the previous page represent the City's share of the principal payments of the various issues. Other participating communities within the WRA area pay the remaining amounts. Flow-based allocations are subject to change on an annual basis; as such the amount outstanding may be greater than the amount issued due to fluctuations in flow.

NOTES:
1) The City's flow-based share of the WRA's Series 2008A SRF loan outstanding in the amount of $11,841,000.
2) The City's flow-based share of the WRA's Series 2008B SRF loan outstanding in the amount of $4,711,000.
3) The City's flow-based share of the WRA's Series 2008D SRF loan outstanding in the amount of $1,820,000.
4) The City's flow-based share of the WRA's Series 2009B SRF loan outstanding in the amount of $6,082,000.
5) The City's flow based share of the WRA's Series 2009C SRF loan outstanding in the amount of $6,660,000.
6) The City's flow based share of the WRA's Series 2010A SRF loan outstanding in the amount of $6,403,000.
7) The City's flow based share of the WRA's Series 2010B SRF loan outstanding in the amount of $5,272,000.
8) The City's flow based share of the WRA's Series 2010C-1 SRF loan outstanding in the amount of $1,991,000.
9) The City's flow based share of the WRA's Series 2010C-2 SRF loan outstanding in the amount of $13,033,000.
10) The City's flow based share of the WRA's Series 2011A SRF loan outstanding in the amount of $48,553,000.
11) The City's flow based share of the WRA's Series 2011B SRF loan outstanding in the amount of $12,404,000.
12) The City's flow based share of the WRA's Series 2011C SRF loan outstanding in the amount of $7,504,000.
13) The City's flow based share of the WRA's Series 2011D SRF loan outstanding in the amount of $12,778,000.
14) The City's flow based share of the WRA's Series 2012B SRF loan outstanding in the amount of $2,242,000.
15) The City's flow based share of the WRA's Series 2012C SRF loan outstanding in the amount of $15,044,000.
16) The City's flow based share of the WRA's Series 2012D SRF loan outstanding in the amount of $5,663,000.
17) The City's flow based share of the WRA's Series 2012E SRF loan outstanding in the amount of $10,215,000.
18) The City's flow based share of the WRA's Series 2012F SRF loan outstanding in the amount of $1,184,000.
19) The City's flow based share of the WRA's Series 2012G SRF loan outstanding in the amount of $20,404,000.
20) The City's flow based share of the WRA's Series 2013A SRF loan outstanding in the amount of $6,455,000.
21) The City's flow based share of the WRA's Series 2014A SRF loan outstanding in the amount of $1,250,000.
22) The City's flow based share of the WRA's Series 2014C SRF loan outstanding in the amount of $3,908,000.
23) The City's flow based share of the WRA's Series 2014D SRF loan outstanding in the amount of $4,342,000.
24) The City's flow based share of the WRA's Series 2015A SRF loan outstanding in the amount of $6,733,000.
25) The City's flow based share of the WRA's Series 2015B SRF loan outstanding in the amount of $257,000.
26) The City's flow based share of the WRA's Series 2015C SRF loan outstanding in the amount of $1,271,000.
27) The City's flow based share of the WRA's Series 2015E Refunding Bonds outstanding in the amount of $25,930,000.
28) The City's flow based share of the WRA's Series 2016A SRF loan outstanding in the amount of $5,842,000.
29) The City's flow based share of the WRA's Series 2016E SRF loan outstanding in the amount of $498,000.
30) The City's flow based share of the WRA's Series 2016F SRF loan outstanding in the amount of $37,401,000.
31) The City's flow based share of the WRA's Series 2017A SRF loan outstanding in the amount of $36,557,000.
32) The City's flow based share of the WRA's Series 2018A SRF loan outstanding in the amount of $4,027,000.
33) The City's flow based share of the WRA's Series 2018D-1 SRF loan outstanding in the amount of $10,425,000.
34) The City's flow based share of the WRA's Series 2018D-2 SRF loan outstanding in the amount of $7,949,000.
35) The City's flow based share of the WRA's Series 2018E SRF loan outstanding in the amount of $10,835,000.
36) The City's flow based share of the WRA's Series 2018F SRF loan outstanding in the amount of $5,501,000.
37) The City's flow based share of the WRA's Series 2019A SRF loan outstanding in the amount of $10,949,000
38) The City's flow based share of the WRA's Series 2020B SRF loan outstanding in the amount of $11,200,000
39) The City's flow based share of the WRA's Series 2021A Revenue Refunding Certificates outstanding in the amount of $37,380,000.

Des Moines Metropolitan Wastewater Reclamation Authority Proposed Payment Obligations

The WRA has authorized and is planning to issue the following State Revolving Fund Loans within the near future. The amounts below represent the City's share of the debt service payments of the proposed issues. Other participating communities of the WRA pay the remaining amount. Flow-based allocations are subject to change on an annual basis; as such the amount outstanding may be greater than the amount issued due to fluctuations in flow.

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 02/22/22
TBD	$223,255	Sewer Improvements (SRF)	6/53	$223,255 1)

1) The City's flow-based share of the WRA's proposed SRF Loan in the amount of $20,370,000.

OTHER OBLIGATIONS

From time to time the City, pursuant to Section 403.9 of the Code of Iowa and the Issuer's urban renewal plans, has entered into Development Agreements, Rebate Agreements, and the like, which contain payment obligations from the City to an external party. The City's payment requirements under these contracts are not structured as general liabilities of the City, but rather are exclusively secured by and payable from a pledge of the City's incremental property tax revenues (TIF) to be derived from the taxable properties (or some subset thereof) contained within an urban renewal area of the Issuer pursuant to Section 403.19 of the Code of Iowa. The City's payment obligations under these contracts are routinely contingent upon development or redevelopment performance requirements of the external party and are typically made subject to annual appropriation rights by the City Council. TIF payments under these contracts are typically due and owing semi-annually on December 1 and June 1 of each fiscal year of the City. The City currently has no remaining payment liability under any such Development Agreements.

OVERLAPPING DEBT

Taxing District	1/1/2020 Taxable Valuation 1)	Portion of Taxable Valuation Within the City	Percent In City	G.O. Debt 2)	City's Proportionate Share
Polk County	$30,282,901,606	$343,677,316 3)	1.13%	$223,886,000	$2,529,912
Bondurant-Farrar CSD	671,206,393	343,654,275	51.20%	47,250,000	24,192,000
Southeast Polk CSD	2,561,776,636	23,041	0.00%	85,330,000	0
Des Moines Area Comm. College	56,678,598,966	343,677,316 3)	0.61%	112,025,000	683,353
City's Share of Total Overlapping Debt					$27,405,265

1) Taxable Valuation is less military exemption and includes Ag. Land & Buildings, Taxable TIF Increment and all Utilities.
2) Includes general obligation bonds, PPEL notes, certificates of participation and new jobs training certificates.
3) Includes city-exempt Phase In and Phase In Ag valuations in the amount of $168,399.

DEBT RATIOS

	G.O. Debt	Debt/Actual Market Value ($548,611,862) 1)	Debt/7,365 Population 2)
Total General Obligation Debt	$17,680,000	3.22%	$2,400.54
General Obligation Annual Appropriation Debt	$0	0.00%	$0.00
City's Share of Total Overlapping Debt	$27,405,265	5.00%	$3,721.01

1) Based on the City's 1/1/2020 Actual Valuation; includes Ag Land, Ag Buildings, all Utilities and TIF Increment.
2) Population based on the 2020 U.S. Census.

THE CITY

CITY GOVERNMENT

The City was incorporated in 1884 and operates under a statutory form of government consisting of a 5 member City Council, of which the Mayor is not a voting member. The full-time City Administrator is responsible for administrative details and financial records.

LEVIES AND TAX COLLECTIONS

Collection Period	Levy	Collected During Collection Year	Percent Collected During Collection Year
2017-18	$2,871,354	$2,871,148	99.99%
2018-19	3,310,507	3,310,984	100.01%
2019-20	3,786,724	3,682,353	97.24%
2020-21	3,553,971	3,646,523	102.60%
2021-22	4,865,526	---------- In process of collection-------------	

Collections include delinquent taxes from all prior years. Taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale but, failing redemption within three years, the tax sale purchaser is entitled to a deed, which in general conveys the title free and clear of all liens except future tax installments.

Source: Polk County Auditor's Office

TAX RATES

	FY 2017-18 $/$1,000	FY 2018-19 $/$1,000	FY 2019-20 $/$1,000	FY 2020-21 $/$1,000	FY 2021-22 $/$1,000
Polk County	7.30880	7.30880	7.30880	7.30880	7.13383
City of Bondurant	13.83440	13.78948	13.73549	11.78549	11.62415
Bondurant-Farrar CSD	19.10895	19.10895	19.00895	19.00895	18.90950
Area XI Community College	0.67458	0.69468	0.65249	0.63533	0.67789
Broadlawns Hospital	2.77545	2.77513	2.77513	2.67405	2.57740
Ag. Extension	0.03939	0.03690	0.03689	0.03502	0.03486
County Assessor	0.27177	0.25471	0.25455	0.24836	0.19192
Regional Transit Authority	0.60300	0.60300	0.60300	0.60800	0.60837
State of Iowa	0.00310	0.00290	0.00280	0.00270	0.00260
Total Tax Rate City Resident	44.61944	44.57455	44.37810	42.30670	41.76052

LEVY LIMITS

A city's general fund tax levy is limited to $8.10 per $1,000 of taxable value, with provision for an additional $0.27 per $1,000 levy for an emergency fund which can be used for general fund purposes (Code of Iowa, Chapter 384, Division I). Cities may exceed the $8.10 limitation upon authorization by a special levy election. Further, there are limited special purpose levies, which may be certified outside of the above-described levy limits (Code of Iowa, Section 384.12). The amount of the City's general fund levy subject to the $8.10 limitation is $8.10 for Fiscal Year 2020-21. The City does levy a portion of costs for aviation authority, liability, property and self-insurance costs, support of a local emergency management community, FICA and IPERS and other employee benefits in addition to the $8.10 general fund limit as authorized by law. The City does not levy for the emergency levy. Debt service levies are not limited.

FUNDS ON HAND (CASH AND INVESTMENTS AS OF DECEMBER 31, 2021)

General Fund	$2,912,002.75
Road Use Tax	609,853.98
Employee Benefits	-83,382.75
Local Option Sales Tax	1,134,217.33
TIF	657,667.64
Trust & Agency – Library	22,346.56
Trust & Agency – Parks & Recreation	3,429.78
Debt Service	273,838.45
Capital Project Funds	1,395,981.56
Cemetery Perpetual Care	26,448.36
Water	1,704,832.50
Sewer	2,250,220.26
Garbage	74,629.41
Stormwater	388,231.62
Total Cash and Investments	$11,370,317.45

1) Deficit will be eliminated by property tax collections and interfund transfers.

INSURANCE

The City's insurance coverage is as follows:

Type of Insurance	Occurrence/Aggregate Limit
Municipal General Liability	$6,000,000/Occurrence
Umbrella Policy	$2,000,000
Municipal Auto	$10,688,416 Limit
Municipal Property Limit	$10,688,416 Limit
Municipal Electronic Data Processing	
Equipment Limits	$25,000
Software Limits	$25,000
Income Coverage	$7,500

GENERAL INFORMATION

LOCATION AND TRANSPORTATION

The City comprises an area of 3,052 land acres and is located in central Iowa, approximately ten miles northeast of Des Moines. The City is located close to U.S. Interstate Highways No. 35 and 80. U.S. Highway No. 65 passes directly through the community. Various trucking firms serve the City. Commercial airline service is available at the Des Moines International Airport. General aviation services are available at the Ankeny Regional Airport approximately 5 miles west of the City.

LARGER EMPLOYERS

Employer	Type of Business	Approximate Number of Employees [1]
Amazon Fulfillment Center	On-line Retail Sales Fulfillment Center	2100 [2]
Bondurant-Farrar Community School District	School District	320
Brick Street Market	Grocery Store	120
MidStates Precast	Concrete Product Supplier	45-50
Generation Next	Child Care Services	46
RMS	Construction Equipment Supplier	44
City of Bondurant [1]	Municipal Government	39
Diamond Crystal Specialty Foods	Food Preparations	30
Practical Plumbing, Heating & Cooling	Mechanical Contractors	20-49
Kum & Go	Convenient Store	25
Dig America	Underground Wire & Cable Laying	25
J Pettiecord Inc.	Trucking	25
Hulcher Services	Railroad Contractors	23
Reclaimed Rails Brewing Co.	Brewers	20
Bloom Early Learning Center	Child Care Services	20
CSI Chemical Corp.	Manufacturing	15
Midwest Underground Supply, LLC	Construction	15
Mid Country Machinery	Construction Equipment Supplier	15
Los Altos	Restaurant	10-19
Verti-Go Performance Lab	Laboratories	10-19
Casey’s General Store	(2 stores) Convenience Store	10-19
Q&S Mills Transportation LLC	Transportation	10-19

1) Total includes full-time and part-time employees.
2) Amazon opened a 645,000-square-foot fulfillment center in December 2020 and currently employs 1,800 employees. In addition, Amazon is also recently opened a 270,000-square-foot sorting station adjacent to the fulfillment center that employees an additional 300 employees.

Source: City of Bondurant

Some additional major employers in the Des Moines metropolitan area include, but are not limited to the following:

Employer	Type of Business	Approximate Number of Employees
Wells Fargo	Financial Services	13,500 [1)]
UnityPoint Health	Healthcare	8,026
Principal Financial Group	Insurance	6,600
Hy-Vee Food Stores	Retail Food Stores	6,400 [2)]
Des Moines Public Schools	Education	4,960
MercyOne	Healthcare (Hospitals and Clinics)	4,276
Nationwide/Allied Insurance	Insurance	3,300
John Deere Companies	Farm Equipment & Consumer Financial Services	2,884 [3)]
Corteva Agriscience	Seed Manufacturing	2,500
Kum & Go	Convenience Store	2,000 [2)]

1) Includes both Wells Fargo Banks and Wells Fargo Financial.
2) Total is for Greater Des Moines metropolitan statistical area, including Dallas, Guthrie, Madison, Polk and Warren counties.
3) Includes both John Deere Des Moines Works and John Deere Credit Company.

Source: The Greater Des Moines Partnership as of August 2021. The list is updated frequently as changes are identified and is not to be construed as a complete profile.

BUILDING PERMITS

City officials reported the following construction activity as of December 31, 2021. Permits for the City are reported on a calendar year basis.

	2017	2018	2019	2020	2021
Single Family Dwellings:					
No. of new homes:	148	111	83	128	220
Valuation:	$34,966,918	$26,593,563	$21,630,338	$31,647,106	$57,843,148
Multiple Family Dwellings:					
No. of new living units:	16	0	34	100	36
Valuation:	$3,065,841	$0	$3,695,512	$12,285,175	$7,497,181
Single Family & Multiple Family Dwelling Additions & Alterations:	54	53	29	68	81
Valuation:	$3,382,114	1,070,849	$373,409	$913,868	$1,058,379
Commercial/Industrial/Other:					
No. of new buildings:	4	9	9	5	8
Valuation:	$6,323,786	$8,897,964	$302,702,422	$35,643,509	$28,051,860
Commercial/Industrial/Other Additions & Alterations:	2	0	2	6	3
Valuation:	$241,982	$0	$147,444	$1,704,434	$34,339
Total Permits	224	173	157	307	348
Total Valuations	$47,980,641	$36,562,376	$328,549,125	$82,194,092	$94,484,907

U.S. CENSUS DATA

Population Trend:	1990 U.S. Census	1,584
	2000 U.S. Census	1,846
	2006 Special City Census	2,951
	2010 U.S. Census	3,860
	2015 Special City Census	5,493
	2020 U.S. Census	7,365

Source: U.S. Census Bureau and the Iowa Secretary of State

UNEMPLOYMENT RATES

		Polk County	State of Iowa
Annual Averages:	2017	3.1%	3.1%
	2018	2.6%	2.6%
	2019	2.9%	2.8%
	2020	6.0%	5.3%
	2021 (through October)	4.3%	4.1%

Source: Iowa Workforce Development

EDUCATION

The Bondurant-Farrar Community School District provides public education, with an October 2021 certified enrollment for the 2021-22 school year of 2,423.7. The district, with approximately 375 full-time and part-time employees, owns and operates two elementary schools, one middle school and one high school.

FINANCIAL SERVICES

Financial services are provided for residents of the City by a branch office of Legacy Bank. The branch office reports the following deposits as of June 30 for each year:

Year	Legacy Bank
2017	$28,142,000
2018	32,177,000
2019	29,333,000
2020	36,662,000
2021	38,629,000

Source: Federal Deposit Insurance Corporation

APPENDIX B

FORM OF BOND COUNSEL OPINION*

We hereby certify that we have examined certified copies of the proceedings (the "Proceedings") of the City Council of the City of Bondurant (the "Issuer"), in Polk County, State of Iowa, passed preliminary to the issue by the Issuer of its General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A (the "Bonds") in the amount of $14,055,000, dated February 22, 2022, in the denomination of $5,000 each, or any integral multiple thereof, in evidence of the Issuer's obligation under a certain loan agreement (the "Loan Agreement"), dated as of February 22, 2022. The Bonds mature on June 1 in each of the respective years and in the principal amounts and bear interest payable semiannually, on each June 1 and December 1, commencing December 1, 2022, at the respective rates as follows:

Date	Principal	Interest Rate	Date	Principal	Interest Rate
2023	$ 100,000	____%	2033	$ 965,000	____%
2024	$ 245,000	____%	2034	$ 990,000	____%
2025	$ 335,000	____%	2035	$1,005,000	____%
2026	$ 390,000	____%	2036	$1,025,000	____%
2027	$ 485,000	____%	2037	$1,050,000	____%
2028	$ 720,000	____%	2038	$ 765,000	____%
2029	$ 810,000	____%	2039	$ 785,000	____%
2030	$ 895,000	____%	2040	$ 795,000	____%
2031	$ 930,000	____%	2041	$ 815,000	____%
2032	$ 950,000	____%			

Principal of the Bonds maturing in the years 2031 to 2041, inclusive, is subject to optional redemption prior to maturity on June 1, 2030, or on any date thereafter on terms of par plus accrued interest.

Based upon our examination, we are of the opinion, as of the date hereof, that:

1. The Proceedings show lawful authority for such issue under the laws of the State of Iowa.

2. The Bonds are general obligations of the Issuer, payable from amounts on deposit in the Issuer's Debt Service Fund and the Bond Fund created in the Resolution, and other revenues and funds, to the extent lawfully available for such purpose, all of the foregoing subject to non-appropriation by the Issuer in any fiscal year. The Bonds do not constitute a continuing obligation of the Issuer in any fiscal year beyond those fiscal years for which funds have been appropriated for the payment of the Bonds by the City Council and do not constitute debt within the meaning of any constitutional or statutory debt limitation.

3. FUNDS FOR THE PAYMENT OF PRINCIPAL AND INTEREST ON THE BONDS ARE SUBJECT TO NON-APPROPRIATION BY THE ISSUER ANNUALLY AS DESCRIBED IN THE RESOLUTION, AND THERE IS NO CONTINUING OBLIGATION ON THE PART OF THE ISSUER TO APPROPRIATE FUNDS SUFFICIENT TO MAKE PAYMENTS OF PRINCIPAL AND INTEREST ON THE BONDS BEYOND ANY FISCAL YEAR FOR WHICH FUNDS HAVE BEEN APPROPRIATED.

4. The interest on the Bonds (including any original issue discount properly allocable to an owner thereof) is excluded from gross income for federal income tax purposes and is not treated as a preference item in calculating the federal alternative minimum tax imposed under the Internal Revenue Code of 1986 (the "Code"). The opinions set forth in the preceding sentence are subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The Issuer has covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds.

We express no opinion regarding other federal tax consequences arising with respect to the Bonds.

The rights of the owners of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent constitutionally applicable, and their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

DORSEY & WHITNEY LLP

***This form of bond counsel opinion is subject to change pending the results of the sale of the Bonds contemplated herein.**

APPENDIX C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Bondurant (the "Issuer"), in connection with the issuance of $14,055,000 General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2022A (the "Bonds"), dated February 22, 2022. The Bonds are being issued pursuant to a resolution of the Issuer approved on February 7, 2022 (the "Resolution"). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Dissemination Agent" shall mean the Dissemination Agent, if any, designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"EMMA" shall mean the MSRB's Electronic Municipal Market Access system available at http://emma.msrb.org.

"Financial Obligation" shall mean a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or, (iii) guarantee of either (i) or (ii). The term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB pursuant to the Rule.

"Holders" shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"Municipal Securities Rulemaking Board" or "MSRB" shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"State" shall mean the State of Iowa.

Section 3. Provision of Annual Reports.

(a) Not later than June 30 (the "Submission Deadline") of each year following the end of the 2020-2021 fiscal year, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file on EMMA an electronic copy of its Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate in a format and accompanied by such identifying information as prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the Submission Deadline if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c), and the Submission Deadline beginning with the subsequent fiscal year will become one year following the end of the changed fiscal year.

(b) If the Issuer has designated a Dissemination Agent, then not later than fifteen (15) business days prior to the Submission Deadline, the Issuer shall provide the Annual Report to the Dissemination Agent.

(c) If the Issuer is unable to provide an Annual Report by the Submission Deadline, in a timely manner thereafter, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file a notice on EMMA stating that there has been a failure to provide an Annual Report on or before the Submission Deadline.

Section 4. <u>Content of Annual Reports</u>. The Issuer's Annual Report shall contain or include by reference the following:

(a) The **<u>audited financial statements</u>** of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such audited financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements are not available by the Submission Deadline, the Annual Report shall contain unaudited financial information (which may include any annual filing information required by State law) accompanied by a notice that the audited financial statements are not yet available, and the audited financial statements shall be filed on EMMA when they become available.

(b) Tables, schedules or other information contained in the official statement for the Bonds, under the following captions:

- **Property Valuations**
- **Trend of Valuations**
- **Larger Taxpayers**
- **City Indebtedness (Debt Limit, Direct Debt, Annual Fiscal Year General Obligation Debt Service Payments, Revenue Debt, Other Obligations)**
- **Debt Ratios**
- **Levies and Tax Collections**
- **Tax Rates**
- **Funds on Hand (as of each June 30)**
- **Building Permits**
- **U.S. Census Data**

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which are available on EMMA or are filed with the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available on EMMA. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events

(a) Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

(1) Principal and interest payment delinquencies.

(2) Non-payment related defaults, if material.

(3) Unscheduled draws on debt service reserves reflecting financial difficulties.

(4) Unscheduled draws on credit enhancements reflecting financial difficulties.

(5) Substitution of credit or liquidity providers, or their failure to perform.

(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.

(7) Modifications to rights of security holders, if material.

(8) Bond calls, if material, and tender offers.

(9) Defeasances.

(10) Release, substitution, or sale of property securing repayment of the securities, if material.

(11) Rating changes.

(12) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note to paragraph (12): For the purposes of the event identified in subparagraph (12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

(13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

(15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material.

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) If a Listed Event described in Section 5(a) paragraph (2), (7), (8) (but only with respect to bond calls under (8)), (10), (13), (14), or (15) has occurred and the Issuer has determined that such Listed Event is material under applicable federal securities laws, the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB.

(c) If a Listed Event described in Section 5(a) paragraph (1), (3), (4), (5), (6), (8) (but only with respect to tender offers under (8)), (9), (11), (12), or (16) above has occurred the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB. Notwithstanding the foregoing, notice of Listed Events described in Section (5)(a) paragraphs (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Resolution.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or Annual Report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be PFM Financial Advisors LLC.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) (i) the amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted; (ii) the undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and (iii) the amendment or waiver either (1) is approved by a majority of the Holders, or (2) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners; or

(b) the amendment or waiver is necessary to comply with modifications to or interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing audited financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Report for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the audited financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent, if any, shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: February 22, 2022

CITY OF BONDURANT, IOWA

By____________________________________
Mayor

Attest:

By____________________________________
City Clerk

APPENDIX D

AUDITED FINANCIAL STATEMENTS OF THE ISSUER

The financial statements are prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles.

APPENDIX E

[ANNUAL FINANCIAL REPORT OF THE ISSUER]

[The following is an unaudited report that has been filed with the State of Iowa Department of Management.]

APPENDIX [F]

BOOK-ENTRY SYSTEM

The information in this Appendix concerning The Depository Trust Company, New York, New York ("DTC") and DTC's book-entry system has been obtained from DTC. Neither the Underwriter nor the Issuer take responsibility for the accuracy or completeness thereof, or for any material changes in such information subsequent to the date hereof, or for any information provided at the web sites referenced below. Beneficial Owners should confirm the following with DTC or the Direct Participants (as hereinafter defined). So long as Cede & Co. is the Registered Owner of the Bonds, as nominee of DTC, references in the Official Statement to the Bondowners or Registered Owners of the Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the Bonds.

Book-Entry System

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for series of the Bonds, each in the aggregate principal amount of such series, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Direct

Participant as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Issuer or Trustee, on any payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Bonds held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the Issuer or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer does not take any responsibility for the accuracy thereof.

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

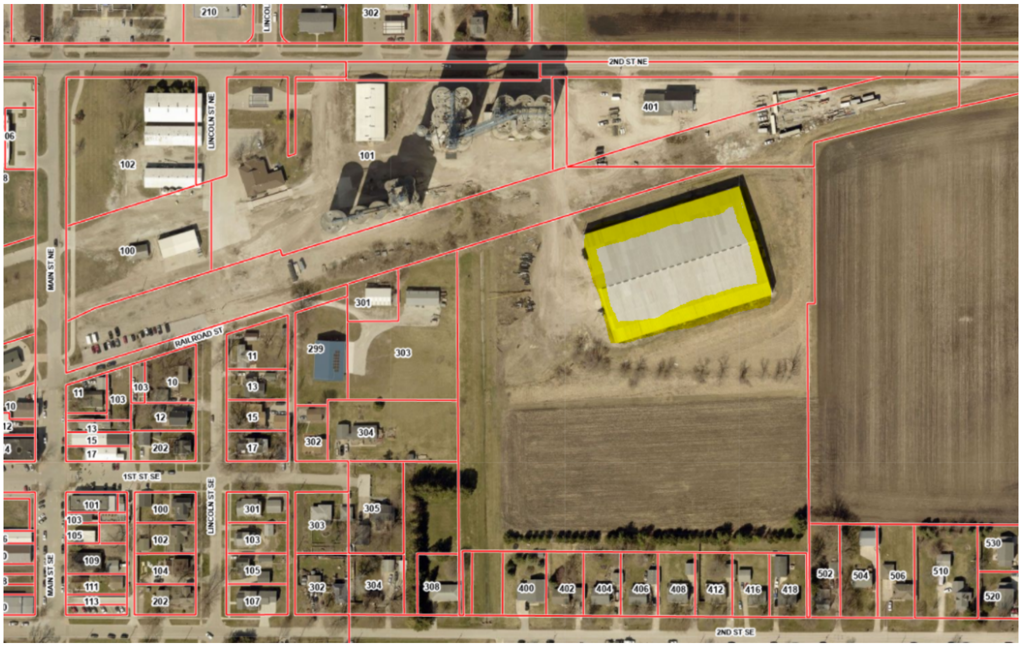
Item No. 5.n.
For Meeting of 1/18/2022
Resolution

TITLE: -Resolution of endorsement for the City of Bondurant's grant application to the Iowa Economic Development Authority's Community Catalyst Grant Program

CONTACT PERSON:
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: The City of Bondurant is preparing a pre-application due January 28, 2022 to be submitted to the Iowa Economic Development Authority's (IEDA) Community Catalyst Building Remediation Program. Cities are eligible to request up to $100,000 in grant funding under this program. The grant funding must be used for remediation or redevelopment of an underutilized building within the community. In order for a project to qualify, the building must be considered a community catalyst. The IEDA defines community catalyst as being: a building, if remediated, that would stimulate additional economic growth or reinvestment in the community, especially private sector financial investment.

The pre-application the City of Bondurant is preparing will be for the building highlighted in yellow below. This building is situated on the Landus land that is currently listed for sale. This building highlighted below is an 84,000 SF warehouse that will be vacated once Landus ceases use of their operations at this location. A developer is interested in purchasing this warehouse property and renovating it to establish more active uses to better complement the greater downtown area of Bondurant. Obtaining Community Catalyst Remediation Program Grant funds for this site may help to spur other potential future development/redevelopment of the remaining Landus land listed for sale.



If Bondurant's pre-application is considered successful, the City will be invited to submit a full application due April 15, 2022. Awarded grants will be announced in June 2022. A project may start after the award letter has been received by the City after IEDA's grant announcement. A project must be completed within 24 months after the grant award.

If Bondurant's grant application request is awarded, the IEDA will enter into an agreement with the City of Bondurant. The City would then enter into a development agreement between the City and the private developer so that these funds can be used by the developer. Funds shall be used for reimbursement costs directly related to the project.

The following information must be included as part of the City's pre-application:

- Brief description of project.
- Describe what is driving the project locally.
- How and why was this building selected.
- Describe the impact of the catalyst grant on the project.
- Total dollars applied for and estimated total project cost.
- City's financial contribution and/or in-kind contribution.
- Property owner's contribution.
- Attach a City map with the project address identified.
- Attached photos of the building/site.
- If the building is owned by a private owner, who is that owner.
- Required documents: City Letter of Support,

The Community Catalyst Building Remediation Grant Program is a competitive program. Approximately 10 projects statewide are funded each year. 40% of the

Community Catalyst Building Remediation Grant Program funds must be reserved for communities having a population of less than 1,500.

FUNDING SOURCE: N/A to submit the pre-application.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 220118-23

CITY OF BONDURANT
RESOLUTION NO. 220118-23

RESOLUTION OF ENDORSEMENT FOR THE CITY OF BONDURANT'S GRANT APPLICATION REQUEST TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY'S COMMUNITY CATALYST BUILDING REMEDIATION GRANT PROGRAM

WHEREAS, 24.8 acres of land owned by the Landus Cooperative in Bondurant's downtown area is currently listed for sale; AND

WHEREAS, this land listed for sale creates a unique redevelopment opportunity in Bondurant's downtown; AND

WHEREAS, there is private developer interest in renovating the existing 84,000 SF warehouse structure on Landus' Parcel 231/00220-017-000 (address to be determined) to establish a mix of uses within the building to bring more activity to this area; AND

WHEREAS, renovation of the building on Parcel 231/00220-017-000 would be considered catalytic, meaning its renovation may help drive other redevelopment efforts in the remaining area; AND

WHEREAS, the City's Comprehensive Plan guides for expanding commercial redevelopment areas on the Cooperative property; AND

WHEREAS, the City of Bondurant is appreciative of the opportunity to apply for funds through the Community Catalyst Building Remediation Grant Program to assist with renovation of this catalytic building; AND

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council authorizes City Staff to submit the City's pre-application grant request in the amount of $100,000 to the Community Catalyst Building Remediation Grant Program.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of January, 2022.

Passed this 18th day of January 2022,

By: ____
Doug Elrod, Mayor

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

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

____

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.o.
For Meeting of 1/18/2022
Resolution

TITLE: -Resolution of endorsement of the Bondurant Parks and Recreation Grant Application Request to the Iowa Foundation of Parks and Recreation Mini Grant Program

CONTACT PERSON:
Nicole Van Houten, Communication & Event Specialist

BRIEF HISTORY & ANALYSIS: The Bondurant Parks and Recreation is preparing a grant application for partial funding for a bench at Efnor Estates Park. Upon construction completion in 2018, the original budget didn't include the basic amenities that are typically at neighborhood parks, which include an open-air shelter, decorative picnic table, decorative trash receptacle, bike rack, or pet waste station.

During the 2019 Summerfest, the Bondurant Men's Club hosted a community input activity that allowed community members to vote on different community projects that the Bondurant Men's Club will fundraise for. The Efnor Estates open-air shelter was one of the favored projects. The shelter was constructed in 2020.

Early 2020, a local boy scout approached the Bondurant Parks and Recreation Board to approve an Eagle Scout project that included a decorative bench at the Efnor Estates Park including a plaque memorializing a faller soldier. This is an outstanding accomplishment. So much thoughtfulness and hard work was put into fundraising, purchasing, and installing this park bench that will be used by many park users for years to come.

Recently, surveys were published to determine what park amenities the neighborhoods would like to see to enhance their current neighborhood parks. Top on the list, at most neighborhood parks, was a recreational court. However, at Efnor Estates they voted for a picnic table. An outdoor table that will invite people to stay awhile.

FUNDING SOURCE: General Fund and grant funds.

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220118-24

CITY OF BONDURANT
RESOLUTION NO. 220118-24

RESOLUTION OF ENDORSEMENT FOR THE BONDURANT PARKS AND RECREATION GRANT APPLICATION REQUEST TO THE IOWA FOUNDATION OF PARKS AND RECREATION MINI GRANT PROGRAM

WHEREAS, with the completion of the Efnor Estates Park in 2018 the budget didn't allow for an open-air shelter, benches, picnic tables, trash receptacles, or other standard amenities; AND

WHEREAS, with the support of local organizations like the Bondurant Men's Club and the Boy Scouts an open-air shelter was constructed and a bench was installed in 2020; AND

WHEREAS, recently an Efnor Estates neighborhood survey deemed that there is a need for a permanent picnic table within the open-air shelter at the Efnor Estates Park; AND

WHEREAS, the City's 2013 Park, Trail and Greenway Master Plan guides for standard amenities at this park including a shelter, play equipment, sidewalks, benches, and drinking fountain; AND

WHEREAS, the City of Bondurant is appreciative of the opportunity to apply for funds through the Iowa Foundation for Parks and Recreation Mini Grant Program to assist with enhancing the Efnor Estates Park; AND

WHEREAS, the City of Bondurant agrees to pay anything above and beyond the granted amount to cover the expense of a picnic table at Efnor Estates Park; AND

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council authorizes City Staff to submit the City's grant application request in the amount of $1,000 to the Iowa Foundation of Parks and Recreation Mini Grant Program.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of January 2022.

By: ____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

Bondurant

Life Connecting

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 5.p.
For Meeting of 1/18/2022
Resolution

TITLE: -Resolution approving application for Planning and Design Loan Application to the State Revolving Fund for Water Tower, Well Field, and Water Treatment Plant Improvement Project

CONTACT PERSON:
John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: City staff have been working with the City Engineer to move forward with locating, designing, and planning for the City's water tower, well field, and water treatment plant improvement project. To do so, staff is submitted a loan application to the State Revolving Fund as this is the most economical way of funding planning and eventual construction of these improvements. Planning and Design (P&D) Loan applications are reviewed on a continuous basis. The Environmental Protection Commission approves P&D loans being added to the funding list on a quarterly basis, with meetings being held in March, June, September, and December. It is key to submit applications early to provide them with adequate time for review and revision leading up to the meetings. For example, the application deadline for the March 2022 project list was January 1; so submitting the application now will mean that Bondurant's application will be included in the June meeting.

For Planning and Design Loans the Iowa Finance Authority generally allows a City to reimburse itself for costs incurred after the date of the IUP application and prior to the date the SRF Planning and Design Loan is closed. For the City of Bondurant any costs that would be incurred between the filing date later in January 2022 and the loan closing date anticipated in July 2022 would initially need to be funded by the City. The City could recoup those advanced funds from the Planning and Design Loan drawdown after the loan has been closed. Based on the current schedule it is anticipated there will be costs incurred before the end of July 2022 for the well field exploration program and design of the water tower. It would appear the well field design, water treatment plant and the various water main could be deferred until after the Planning and Design Loan has been closed and approved in the latter part of July 2022.

The Planning and Design Loan is considered a debt obligation of the City and does require a public hearing similar to the issuance of any debt. To avoid delays in closing the loan it is recommended the public hearing on the Planning and Design Loan be held prior to the time the Environmental Protection Commission would be scheduled to approve the Planning and Design Loan Application at its meeting in mid-June 2022. Because the Planning and Design Loan is in a not to exceed amount the public hearing on the revenue loan note for the Planning and Design Loan can be in an amount that would not exceed the Planning and Design Loan Application amount.

FUNDING SOURCE: Water Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 220118-25
2. Bondurant Planning and Design Loan Application Water Projects

CITY OF BONDURANT
RESOLUTION NO. 220118-25

RESOLUTION APPROVING APPLICATION FOR PLANNING AND DESIGN LOAN APPLICATION TO THE STATE REVOLVING FUND FOR WATER TOWER, WELL FIELD, AND WATER TREATMENT PLANT IMPROVEMENT PROJECT

WHEREAS, the City currently provides water service through two connections to the Des Moines Water Works; AND

WHEREAS, the City of Bondurant currently does not have water storage within its water distribution system; AND

WHEREAS, due to the recent and expected growth the City has reached a size where proper operation of its water distribution system requires water storage within the distribution system; AND

WHEREAS, the City has determined construction of a water tower and other water-related improvements is a high priority for the future operations and to meet future needs; AND

WHEREAS, to continue to plan and design these projects, the City wishes to seek a State Revolving Fund loan due to its beneficial rates.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that staff is directed to submit a loan application to the State Revolving Fund for a Planning and Design Loan.

Passed this 18th day of January 2022,

By: ______________________________
Doug Elrod, Mayor

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

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

____
Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

4/21/21

Planning and Design Loan Application

Applicant Information			
Applicant:	City of Bondurant		
Tax ID Number:	42-6004287		
Contact Person and Title:	Marketa Oliver, City Administrator		
Street Address:	200 2nd Street NE Box 37	**State:**	Iowa
City:	Bondurant	**Zip Code:**	50035
Telephone Number:	515-967-2418	**County:**	Polk
E-Mail:	moliver@cityofbondurant.com		

Project and System Information

☐ **Clean Water SRF** **NPDES Number:**

☒ **Drinking Water SRF** **PWSID Number:** 7717032

Please write a brief description of the proposed project:

The Planning and Design Loan would be used for the design of a new water tower and approximately 3.75 miles of water main to connect the water tower to the existing distribution system. The Planning and Design Loan would be used for the well field exploration planning and design of the new well field, a new membrane water treatment plant with the capacity of approximately 3 mgd and the design of a finished water transmission main extending from the water plant southwesterly along the northwesterly side of Highway 65 to connect to the existing water distribution system.

Is the system under any regulatory compliance order? ☐ Yes ☒ No

Anticipated Construction Start Date:	March 2023
Anticipated Completion Date:	July 2025
How many people are served by the system:	7,500

System Utilization for the most recent year:	Number of Connections	Annual Revenue	Percentage of System Annual Usage
Residential	3248	1,165,894.05	96.29
Commercial	111	123,302.05	3.29
Industrial			
Other	14	33,998.40	.41
Unmetered			
Total	3373	1,254,197.70	

Anticipated Funding Information

SRF construction loan?	■ Yes ☐ No
Community Development Block Grant (CDBG)?	☐ Yes ■ No
USDA-Rural Development (RD) Grant or Loan?	☐ Yes ☒ No
Other	

Administrative, Financial & Legal expenses	$
Engineering Planning & Design expenses	$
Land (only after Environmental Review Clears)	$
Archaeological/Environmental	$
Equipment	$
Other-	$
Other-	$
Total Planning and Design Costs	$
Planning and Design Loan Request	$

Professional Consultants

Project Engineer Firm:	Veenstra & Kimm, Inc.
Name of Contact:	H. R. Veenstra Jr.
Email:	bveenstra@v-k.net
Phone:	515-225-8000

Bond Counsel:	Dorsey & Whitney
Name of Contact:	John Danos
Email:	danos.john@dorsey.com
Phone:	515-699-3275

Municipal Advisor:	PFM Financial Advisors
Name of Contact:	Susanne Gerlach
Email:	gerlachs@pfm.com
Phone:	515-724-5734

This application must be accompanied by the applicants most recent financial statement. If your financial information is available online, you may just provide a link:

The undersigned is duly authorized to request this loan on behalf of the Applicant. The Applicant declares under penalty of law that all facts given, and information attached are true and correct. The Applicant authorizes IFA to verify all information.

Authorized Signature ______________________________ Date

Typed Name and Title Marketa Oliver, City Administrator

Completed application can be emailed to Iowa Finance Authority SRF Program Staff:
waterquality@iowafinance.com
515 452-0400

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 7.a.
For Meeting of 1/18/2022
Resolution

TITLE: -Resolution designating the last Saturday in October as Door-to-Door "Trick-or-Treat" Night

CONTACT PERSON:
Nicole Van Houten, Communication & Event Specialist

BRIEF HISTORY & ANALYSIS: A community citizen suggested on the Bondurant Community Discussion Facebook page that the city considers hosting Beggar's Night on Saturday every year, possibly the last Saturday of October. This particular Facebook post captured 117 likes, 33 hearts, and one angry reaction, plus 31 comments.

Below are the pros/cons that were discussed.

The pros:
- It would always be on a Saturday.
- Allow households less rushing to enjoy the holiday celebration.
- Not impacting the kids going to school the next morning.

The cons:
- Households work on weekends and evenings or on non-traditional schedules.
- The households that have part-time custody of children.
- The potential of receiving an abundance of neighboring participants joining in on
- the Bondurant beggar's night.
- Risk of confusing people by being the only Metro Des Moines community that schedules beggar's night in this manner.

Projecting ahead to hosting on the last Saturday of October, it would be as early as October 25 or on Halloween.

A community survey was conducted, which received 141 responses. 65% of the survey audience would like to see Beggars' Night on the last Saturday of the month.

The Parks and Recreation Board discussed the issues and recommends moving Beggars' Night to the last Saturday of October on a permanent basis. If the Council wishes to move it, staff will add a resolution to a future meeting agenda to approve the change.

The City Council discussed this at the January 3, 2022 meeting and decided to move forward with the designation. There was discussion about the time during which children should trick or treat. The attached resolution designates the last Saturday of October as the trick or treat night, but leaves the time blank to be filled in after additional discussion.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Determine times for trick or treating and approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 220118-26

CITY OF BONDURANT
RESOLUTION NO. 220118-26

RESOLUTION DESIGNATING DOOR-TO-DOOR “TRICK-OR-TREAT” DATE AND HOURS

WHEREAS, the City of Bondurant has traditionally set the door-to-door “trick-or-treat” date and hours, which has traditionally been the time when children visit their neighbors, celebrating the festival of Halloween; AND

WHEREAS, the Bondurant City Council find it necessary to designate “trick-or-treat” hours; AND

WHEREAS, the Bondurant City Council wishes to set the last Saturday of October as trick-or-treat night and recommends trick-or-treat hours from X:XX p.m. to X:XX p.m.; AND

WHEREAS, the City of Bondurant wishes to promote and encourage safety for those participating in “trick-or-treat” activities; AND

WHEREAS, drivers are urged to use extra caution during this annual event; AND

WHEREAS, residents choosing to participate in trick-or-treating should turn on their porch light, be sure the sidewalk or the path to the door is clear of debris or plants that might impair walking; AND

WHEREAS, residents choosing to not participate in trick-or-treating should turn off their porch lights and close their doors to indicate non participation.

NOW, THEREFORE, BE IT RESOLVED, that the Bondurant City Council designates the Bondurant door-to-door “trick-or-treat” night as the last Saturday of October during the hours of X:XX p.m. to X:XX p.m.

Passed and approved by the City Council of the City of Bondurant, Iowa, this 18th day of January 2022.

By: ____
Doug Elrod, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Cox				
Driscoll				
McKenzie				
Peffer				
Sillanpaa				

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.a.
For Meeting of 1/18/2022
Discussion Item

TITLE: -Stormwater Discussion - residential lots larger than 2 acres

CONTACT PERSON:
Marketa Oliver, City Administrator

BRIEF HISTORY & ANALYSIS: Chapter 103.02 of the City's Code, titled Stormwater Utility Rates, notes the following regarding large residential lots:

Residential properties greater than 2 acres will be assigned ERUs based on the property's individually-measured impervious area (in square feet) divided by one ERU or 2,450 SF, and rounding up to the next number. The monthly stormwater charge assessed to each of these properties is the number of ERUs times the ERU unit rate of $6.59.

For example, a residential site larger than 2 acres with 20,626 SF of impervious SF on site pays a total of $59.31 per month or $711.72 per year. 20,626/2,450 = 9 ERUs. 9 x $6.59 = $59.31.

There are currently 18 properties taxed as residential that are larger than 2 acres in Bondurant. Below is this list of 18 large residential properties:

Address	Acres	Assessor Tax Class	Total Impervious SF	1 ERU = 2,450 SF	ERU (Rounded Up)	Rate	Monthly Stormwater Bill	An Storm B
6206 NE 62ND AVE	2.14	Residential	4,596	1.88	2	$ 6.59	$ 13.18	$ 1
1606 GARFIELD ST SW	2.26	Residential	5,353	2.18	3	$ 6.59	$ 19.77	$ 2
700 PLEASANT ST SE	2.319	Residential	12,250	5.00	5	$ 6.59	$ 32.95	$ 3
1450 NE MORGAN DR	2.43	Residential	9,077	3.70	6	$ 6.59	$ 39.54	$ 4
504 GRANT ST N	2.466	Residential	8,920	3.64	4	$ 6.59	$ 26.36	$ 3
309 15TH ST SW	2.602	Residential	6,494	2.65	3	$ 6.59	$ 19.77	$ 2
2611 FRANKLIN ST SW	2.65	Residential	28,182	11.50	12	$ 6.59	$ 79.08	$ 9
2901 FRANKLIN ST SW	2.939	Residential	20,626	8.42	9	$ 6.59	$ 59.31	$ 7
3205 WOLF CREEK RD SW	3.032	Residential	38,368	15.66	16	$ 6.59	$ 105.44	$ 1,2
1306 PLEASANT ST SE	3.177	Residential	20,334	8.30	9	$ 6.59	$ 59.31	$ 7
1115 PLEASANT ST NE	4	Residential	5,300	2.16	3	$ 6.59	$ 19.77	$ 2
102 2ND ST NW	4	Residential	18,333	7.48	8	$ 6.59	$ 52.72	$ 6
1920 2ND ST NE	4.33	Residential	12,165	4.97	5	$ 6.59	$ 32.95	$ 3
404 PLEASANT ST NE	4.52	Residential	7,350	3.00	3	$ 6.59	$ 19.77	$ 2
2005 HUBBELL AVE SW	4.715	Residential	2,677	1.09	2	$ 6.59	$ 13.18	$ 1
2006 HUBBELL AVE SW	7.453	Residential	4,911	2.00	2	$ 6.59	$ 13.18	$ 1
1500 NE MORGAN DR	10.63	Residential	53,900	22.00	22	$ 6.59	$ 144.98	$ 1,7
1300 NE MORGAN DR	18.87	Residential	23,996	9.79	10	$ 6.59	$ 65.90	$ 7

All other residential properties in Bondurant are less than 2 acres and thus only pay 1 ERU at $6.59 per month.

These 18 residential properties larger than 2 acres pay a combined monthly stormwater total of $817.16 per month, which totals $9,805.92 each year in stormwater revenue.

Recently, a city resident, Mr. Hall, requested the Bondurant City Council consider placing an ERU cap on the larger residential properties where these properties would no longer have to pay based on the measured total impervious surface. One idea that was floated was to cap the maximum number of ERU's a residential property would pay, meaning that their rate would be arbitrarily lowered regardless of how much impervious surface they have.

Staff reviewed this idea and evaluated what a cap for residential properties could look like and took the median number of ERU's for these larger residential properties. The median is 5. Staff then evaluated how that would affect the Stormwater Utility's revenue stream. If an ERU cap of 5 (median for these 18 properties) were to be placed on these larger residential sites, a site previously having to pay 9 ERUS based on total impervious square footage would now only pay 5 ERUs; meaning that site's monthly stormwater bill would be $32.95 instead of $59.31 per month. When this example cap of 5 is applied to these 18 residential sites, 8 properties would have lower monthly bills than what they currently pay. Under this 5 ERU cap example, all properties having 5 ERUS or less would be unimpacted. Under this scenario, these same 18 properties would generate a total of $474.48 per month, which totals $4,693.76 per year; or $4,112.16 less than what these sites currently generate at $9,805.92 per year.

The purpose of the City's stormwater utility is to, "...protect the public health, safety, and welfare of the residents of Bondurant from damage caused by stormwater runoff and floods by reduction, control, and prevention of the discharge of pollutants to the City's stormwater utility system." Some specific stormwater management services that the Stormwater Utility is responsible for include:

- Planning, developing, administering, inspecting, and enforcing a federally mandated stormwater program that is required by USEPA's Phase II of the National Pollutant Discharge Elimination System (NPDES) program.
- Preventing harmful pollutants from being washed into local streams and rivers by stormwater runoff as required by USEPA.
- Keeping public streets drained and cleared to make travel safe and minimize flood hazards.
- Making necessary repairs of or replacing aging Stormwater Utility infrastructure, including stormwater inlets, pipes, manholes, culverts, and other structures to safely collect and convey stormwater through all parts of the City.
- Making repairs to public ditches and drainage ways to reduce erosion and loss of property.
- Conducting ongoing inspection and maintenance to mitigate existing and future problems.

The Stormwater Utility shall function as a self-supported "Enterprise Fund" in the City budget and accounting system, separate and apart from the City's General Fund, for the purpose of dedicating and protecting all funding applicable to the Stormwater Utility's operation, maintenance, and capital financing costs. No revenues generated by the stormwater utility user fee shall be used for any purpose other than stormwater management expenses.

The utility rate is based on a measurable calculation that is objective and directly related to the goals of the utility. To further explain, basing the rate on the amount of water that is generated by the impervious surface is an objective, measurable way to charge for the service. Those who create more runoff by having greater impervious surfaces, have a greater impact on the stormwater system and therefore, pay a greater amount. Staff considers this system fair and equitable and does not recommend any changes to the billing mechanism. Placing a cap could make enforcement more confusing in the future.

FUNDING SOURCE: Changing the system potentially affects revenues for the Stormwater Utility.

STAFF RECOMMENDATION: This is a Council policy issue.

APPROVED FOR SUBMITTAL:

ATTACHMENTS: None