

**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/83046032323>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL JUNE 20, 2022

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on June 20, 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 June 6, 2022 & June 13, 2022
- b. Claims List
- c. Applications for City Council Approval
- d. Receive and File - Annual Financial Report and External Audit for FY22
- e. - Resolution setting a date for a public hearing to consider a text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback requirement when an attached garage is entered from the street in the City's Planned Unit Development (R-5) District
- f. - Resolution approving Change Order No. 4 for Commerce Crossings Phase 2 Public Improvements Project
- g. - Resolution Approving Purchase of Changeable Message Sign
- h. - Resolution Approving Purchase of Hotsy Pressure Washer
- i. - Resolution approving Pay Request No. 9 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project
- j. - Resolution certifying the population of the 2021-approved Pope, Palmer, Reicherts annexation area

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

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

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- k. R-220103-1- Resolution affixing a date for a public hearing for July 18, 2022 to consider the proposed annexation of land into the City of Bondurant's city limits
 - l. - Resolution approving Pay Request No. 18 for the Library Expansion & Renovation Project in the amount of \$8,028.45
 6. Guests requesting to address the City Council
 - a. Presentation of Annual Audit for FY22
 7. Action Items
 - a. - (Second Reading) Ordinance consideration of the request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area
 - b. - Resolution approving the 88 Paine Circle, SE Site Plan
 - c. - Resolution approving the Administrative Services Coordinator Position Description and Salary Range
 8. Discussion Items -
 - a. - Discussion regarding the Saylorville Water Treatment Plant Expansion
 9. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
 10. **Closed Session**- 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.

BONDURANT CITY COUNCIL
Minutes
June 6, 2022
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Bob Pepper, Council Member Matt Sillanpaa, Council Member Chad Driscoll

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

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:02 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Cox, seconded by Driscoll, 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 May 16, 2022

b. Claims List

c. Treasurer's Report April 2022

d. Applications for City Council Approval

e. R-220606-120- Resoluting setting a date for a public hearing to consider a text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback requirement when an attached garage is entered from the street in the City's Planned Unit Development (R-5) District

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

- f. R-220606-121-Resolution approving Operations Management Software Multi-year contract from Cartegraph Systems, LLC
 - g. R-220606-125- Resolution approving the Quail Run Plat 4 Final Plat
 - h. R-220606-126- Resolution approving the Prairie Point View Plat 2 Final Plat
Motion by Pepper, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
6. Guests requesting to address the City Council
- a. Polk County Sheriff's Report
Lt. Todd Galietch, Polk County Sheriff's Department, reported 390 calls of service in the month of May.
7. **Public Hearing**
- a. PUBLIC HEARING - Request for rezoning from Agricultural (A-1) to Medium Industrial (M-2) on land owned by the City of Bondurant at Parcels 230/00455-008-000, 230/00455-000-000, and 230/00455-009-000
Mayor Elrod opened the public hearing at 06:06 PM.

Maggie Murray, Planning & Community Development Director, explained the rezoning.

Mayor Elrod closed the public hearing at 06:09 PM.
 - b. PUBLIC HEARING - Request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/00462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area.
Mayor Elrod opened the public hearing at 06:09 PM.

Maggie Murray, Planning & Community Development Director, explained the rezoning.

Mayor Elrod closed the public hearing at 06:12 PM.
8. Action Items

- a. O-220606-206 - (First Reading) Ordinance consideration of request for rezoning from Agricultural (A-1) to Medium Industrial (M-2) on land owned by the City of Bondurant at Parcels 230/00455-008-000, 230/00455-000-000, and 230/00455-009-000
Motion by Pfeffer, seconded by Cox, to waive the first and second reading, and approve the third and final reading of O-220606-206. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - b. O-220606-207 - (First Reading) Ordinance consideration of the request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area
Motion by Pfeffer, seconded by Cox, to approve the first reading of O-220606-207. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - c. R-220606-122- Resolution approving the Featherstone Townhomes Plat 1 Preliminary Plat and Site Plan at Outlot W of the Top Farms Property Preliminary Plat development area
Motion by Cox, seconded by Pfeffer, to Approve R-220606-122. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - d. R-220606-123- Resolution approving the Economic Development Coordinator Position Description and Salary Range
Motion by Pfeffer, seconded by Cox, to Approve R-220606-123. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - e. R-220606-124- Resolution approving Public Works Operations Coordinator Job Description for the City of Bondurant
Motion by Pfeffer, seconded by Cox, to Approve R-220606-124. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - f. R-220606-127- Resolution approving funding to transition the Youth Librarian Position to Full-Time
Motion by Cox, seconded by Driscoll, to Approve R-220606-127. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
9. Reports / Comments and appropriate action thereon:
- a. Mayor
Future Annexation Agreement comments, Summerfest comments.

- b. Council Members
 - Peffer - MWA update, CVB update.
 - Driscoll - BRAVO meeting next week, DEI meeting at the end of the month, Tree Board meeting update.
 - Cox - EPIC meeting this Wednesday, BDI meeting this week, Developer's Conference scheduled for October 5th, Chamber Cocktails & Conversation this Thursday, Chamber Board meeting on June 14th, Celebrate Bondurant comments.
 - McKenzie - ICON meeting next week, WRA meeting update, book sale at Summerfest
 - Sillanpaa - P&Z update, P&Z class, Celebrate Bondurant and bike ride comments.
- c. Administrator
 - Character Award update.
- d. Directors
 - Horton - Cemetery comments, upcoming Summerfest comments, downtown construction comments, underpass update, Ditch 2 Project update.
 - Murray - P&Z meeting agenda update, Civic Campus RFP update, upcoming comprehensive plan steering committee meeting, comprehensive plan open house comments.
 - Sanders - Summer Reading Program update, programs at the park, book sale comments.

10. Adjournment

Motion by Peffer, seconded by Cox, to adjourn at 07:07 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 June 6, 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.

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Doug Elrod, Mayor

BONDURANT CITY COUNCIL
Minutes
June 13, 2022
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Angela McKenzie, Council
Member Chad Driscoll, Council Member Matt
Sillanpaa

Absent: Council Member Bob Pepper

City Officials Present: City Administrator Marketa Oliver, City Clerk
Shelby Hagan

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 04:03 PM and declared a
quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Cox, seconded by Driscoll, to approve the agenda. Vote on
Motion 3-0. Motion carried.

5. **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 Driscoll, seconded by Cox, to Move into Closed Session at
4:04 PM. Roll Call: Ayes: Cox, McKenzie, Driscoll. Nays: None. Absent:
Pepper, Sillanpaa. Motion carried 3-0.

Council Member Sillanpaa arrived at 04:11 PM.

Mayor Elrod closed the Closed Session at 04:43 PM.

6. Adjournment

Motion by Cox, seconded by Driscoll, to 04:44 PM. Vote on Motion 0-0.
Motion carried.

ATTEST:

Shelby Hagan, City Clerk

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

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 June 13, 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



Check Register

Packet: APPKT00620 - PYPKT00312 - 05/23-06/05/2022 BIWEEKLY
PAID 6/10/2022

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	06/10/2022	Regular	0.00	254.77	60436

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	6/2022	254.77
			254.77



Check Register

Packet: APPKT00625 - REISSUE PAYABLE FOR CORRECT DATE

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0238	IOWA WORKFORCE DEVELOPMENT	06/24/2022	Bank Draft	0.00	432.76	DFT0001631

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	432.76
EFT's	0	0	0.00	0.00
	1	1	0.00	432.76

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2022	432.76
			432.76



Check Register

Packet: APPKT00618 - 6/2/22 DNR PERMIT HWY65

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank Code-AP Bank						
0223	IOWA DEPT OF NATURAL RESOURCES	06/02/2022	Regular	0.00	175.00	60435

Bank Code AP Bank Code Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	175.00
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	175.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	6/2022	175.00
			175.00



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00619 - PYPKT00312 - 05/23-06/05/2022
BIWEEKLY PAID 6/10/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 2304 - EBS										Vendor Total: 20,342.20
INV0002099	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	1,404.06	0.00	0.00	0.00	1,404.06
DELTA DENTAL PAYMENT	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:		DFT0001606
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
DELTA DENTAL PAYMENT	Service		0.00	0.00	1,404.06	0.00	0.00	0.00		1,404.06
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2125	DENTAL INSURANCE				1,404.06	100.00%				
INV0002104	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	14,755.46	0.00	0.00	0.00	14,755.46
HEALTH INSURANCE WELLMARK	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:		DFT0001611
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
HEALTH INSURANCE WELLMARK	Service		0.00	0.00	14,755.46	0.00	0.00	0.00		14,755.46
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				14,755.46	100.00%				
INV0002105	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	832.99	0.00	0.00	0.00	832.99
EBS ADMIN COST	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:		DFT0001612
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
EBS ADMIN COST	Service		0.00	0.00	832.99	0.00	0.00	0.00		832.99
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				832.99	100.00%				
INV0002107	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	898.16	0.00	0.00	0.00	898.16
LIFE & DIS PRINCIPAL	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:		DFT0001614
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
LIFE & DIS PRINCIPAL	Service		0.00	0.00	898.16	0.00	0.00	0.00		898.16
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				898.16	100.00%				
INV0002108	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	2,222.00	0.00	0.00	0.00	2,222.00
SELF FUNDED DEDUCTABLE INSURANCE	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:		DFT0001615
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
SELF FUNDED DEDUCTABLE INSURANCE	Service		0.00	0.00	2,222.00	0.00	0.00	0.00		2,222.00
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
112-050-2124	HEALTH INSURANCE WITHHOLDIN				2,222.00	100.00%				
INV0002109	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	229.53	0.00	0.00	0.00	229.53
VISION AVISES	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:		DFT0001616

Payable Register

Packet: APPKT00619 - PYPKT00312 - 05/23-06/05/2022 BIWEEKLY PAID 6/10/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
VISION AVISES	Service		0.00	0.00	229.53	0.00	0.00	0.00	229.53	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2132	VISION WITHHOLDING		229.53	100.00%						

Vendor: [1274 - ICMA-RC SERVICES LLC](#)

Vendor Total: 664.38

INV0002102	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	325.00	0.00	0.00	0.00	325.00
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:	DFT0001609	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Deduction	NA		0.00	0.00	325.00	0.00	0.00	0.00	325.00	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-050-2130	ICMA-RC		325.00	100.00%						

INV0002103	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	339.38	0.00	0.00	0.00	339.38
DEFERRED COMPENSATION	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:	DFT0001610	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
DEFERRED COMPENSATION	Service		0.00	0.00	339.38	0.00	0.00	0.00	339.38	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
001-050-2130	ICMA-RC		339.38	100.00%						

Vendor: [0238 - IOWA WORKFORCE DEVELOPMENT](#)

Vendor Total: 373.40

INV0002113	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	373.40	0.00	0.00	0.00	373.40
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:	DFT0001620	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Unemployment Insurance	NA		0.00	0.00	373.40	0.00	0.00	0.00	373.40	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2122	STATE WITHHOLDING		373.40	100.00%						

Vendor: [0239 - IPERS](#)

Vendor Total: 11,497.35

INV0002106	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	409.72	0.00	0.00	0.00	409.72
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:	DFT0001613	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	409.72	0.00	0.00	0.00	409.72	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2123	IPERS WITHHOLDING		409.72	100.00%						

INV0002110	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	11,087.63	0.00	0.00	0.00	11,087.63
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:	DFT0001617	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	2,973.80	0.00	0.00	0.00	2,973.80	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2123	IPERS WITHHOLDING		2,973.80	100.00%						

Payable Register

Packet: APPKT00619 - PYPKT00312 - 05/23-06/05/2022 BIWEEKLY PAID 6/10/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Contribution	NA		0.00	0.00	8,113.83	0.00	0.00	0.00	8,113.83	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2123	IPERS WITHHOLDING		8,113.83	100.00%						

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 15,943.40

INV0002112	Invoice	6/10/2022	6/10/2022	6/10/2022	6/10/2022	15,943.40	0.00	0.00	0.00	15,943.40
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 6/10/2022		Bank Draft:	DFT0001619	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Social Security Withholding	NA		0.00	0.00	8,718.00	0.00	0.00	0.00	8,718.00	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2121	FICA/MEDICARE WITHHOLDING		8,718.00	100.00%						

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Medicare Withholding	NA		0.00	0.00	2,038.88	0.00	0.00	0.00	2,038.88	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
112-050-2121	FICA/MEDICARE WITHHOLDING		2,038.88	100.00%						

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Federal Tax Withheld	NA		0.00	0.00	5,186.52	0.00	0.00	0.00	5,186.52	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
741-050-2120	FEDERAL WITHHOLDING		223.20	4.30%						
110-050-2120	FEDERAL WITHHOLDING		584.93	11.28%						
610-050-2120	FEDERAL WITHHOLDING		511.68	9.87%						
670-050-2120	FEDERAL WITHHOLDING		6.43	0.12%						
600-050-2120	FEDERAL WITHHOLDING		556.17	10.72%						
001-050-2120	FEDERAL WITHHOLDING		3,304.11	63.71%						

Vendor: [2249 - Kabel Business Industries](#)

Vendor Total: 2,030.15

INV0002100	Invoice	6/10/2022	6/10/2022	6/10/2022	6/10/2022	1,987.65	0.00	0.00	0.00	1,987.65
Payroll Deduction	AP Bank Code - AP Bank				No	Payment Date: 6/10/2022		Bank Draft:	DFT0001607	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Deduction	NA		0.00	0.00	1,987.65	0.00	0.00	0.00	1,987.65	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
820-050-2131	SELF-FUNDED WITHHOLDING		1,987.65	100.00%						

INV0002101	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	42.50	0.00	0.00	0.00	42.50
FSA ADMIN FEE	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:	DFT0001608	

Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
FLEX SPENDING ADMINISTRATION FEE	Service		0.00	0.00	42.50	0.00	0.00	0.00	42.50	
Distributions										
Account Number	Account Name	Project Account Key	Amount	Percent						
820-050-2131	SELF-FUNDED WITHHOLDING		42.50	100.00%						

Vendor: [1832 - TREASURER - STATE OF IOWA](#)

Vendor Total: 2,734.86

INV0002111	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	2,734.86	0.00	0.00	0.00	2,734.86
State Tax Withholding	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:	DFT0001618	

Payable Register

Packet: APPKT00619 - PYPKT00312 - 05/23-06/05/2022 BIWEEKLY PAID 6/10/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
State Tax Withholding	NA		0.00	0.00	2,734.86	0.00	0.00	0.00	2,734.86	
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
670-050-2122	STATE WITHHOLDING				10.04	0.37%				
741-050-2122	STATE WITHHOLDING				114.67	4.19%				
600-050-2122	STATE WITHHOLDING				280.95	10.27%				
610-050-2122	STATE WITHHOLDING				257.91	9.43%				
001-050-2122	STATE WITHHOLDING				1,788.85	65.41%				
110-050-2122	STATE WITHHOLDING				282.44	10.33%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	15	53,585.74	0.00	0.00	0.00	53,585.74	53,585.74	0.00
Grand Total:		53,585.74	0.00	0.00	0.00	53,585.74	53,585.74	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	3,304.11
001-050-2122	STATE WITHHOLDING	1,788.85
001-050-2130	ICMA-RC	664.38
Total:		5,757.34

Account	Name	Amount
110-050-2120	FEDERAL WITHHOLDING	584.93
110-050-2122	STATE WITHHOLDING	282.44
Total:		867.37

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	10,756.88
112-050-2122	STATE WITHHOLDING	373.40
112-050-2123	IPERS WITHHOLDING	11,497.35
112-050-2124	HEALTH INSURANCE WITHHOLDING	18,708.61
112-050-2125	DENTAL INSURANCE	1,404.06
112-050-2132	VISION WITHHOLDING	229.53
Total:		42,969.83

Account	Name	Amount
600-050-2120	FEDERAL WITHHOLDING	556.17
600-050-2122	STATE WITHHOLDING	280.95
Total:		837.12

Account	Name	Amount
610-050-2120	FEDERAL WITHHOLDING	511.68
610-050-2122	STATE WITHHOLDING	257.91
Total:		769.59

Account	Name	Amount
670-050-2120	FEDERAL WITHHOLDING	6.43
670-050-2122	STATE WITHHOLDING	10.04
Total:		16.47

Account	Name	Amount
741-050-2120	FEDERAL WITHHOLDING	223.20
741-050-2122	STATE WITHHOLDING	114.67
Total:		337.87

Account	Name	Amount
820-050-2131	SELF-FUNDED WITHHOLDING	2,030.15
Total:		2,030.15



Payable Register

Payable Detail by Vendor Name

Packet: APPKT00621 - PYPKT00308 - 12/01-05/31/2022 SEMI
ANNUAL PAID 06/10/2022

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Vendor: [0238 - IOWA WORKFORCE DEVELOPMENT](#)

Vendor Total: 3.29

INV0002118	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	3.29	0.00	0.00	0.00	3.29
Unemployment Insurance	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:	DFT0001625	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Unemployment Insurance	NA	0.00	0.00	3.29	0.00	0.00	0.00	3.29

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2122	STATE WITHHOLDING		3.29	100.00%

Vendor: [0239 - IPERS](#)

Vendor Total: 1,932.72

INV0002114	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	1,726.37	0.00	0.00	0.00	1,726.37
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:	DFT0001621	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	1,726.37	0.00	0.00	0.00	1,726.37

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
110-050-2123	IPERS WITHHOLDING		1,726.37	100.00%

INV0002115	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	206.35	0.00	0.00	0.00	206.35
Payroll Contribution	AP Bank Code - AP Bank				No	Payment Date: 6/24/2022		Bank Draft:	DFT0001622	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Contribution	NA	0.00	0.00	206.35	0.00	0.00	0.00	206.35

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2123	IPERS WITHHOLDING		206.35	100.00%

Vendor: [1512 - IRS USATAXPYMT](#)

Vendor Total: 1,754.28

INV0002117	Invoice	6/10/2022	6/10/2022	6/10/2022	6/10/2022	1,754.28	0.00	0.00	0.00	1,754.28
Federal Tax Withheld	AP Bank Code - AP Bank				No	Payment Date: 6/10/2022		Bank Draft:	DFT0001624	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Social Security Withholding	NA	0.00	0.00	962.38	0.00	0.00	0.00	962.38

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		962.38	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Medicare Withholding	NA	0.00	0.00	543.38	0.00	0.00	0.00	543.38

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
112-050-2121	FICA/MEDICARE WITHHOLDING		543.38	100.00%

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Federal Tax Withheld	NA	0.00	0.00	248.52	0.00	0.00	0.00	248.52

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2120	FEDERAL WITHHOLDING		248.52	100.00%

Vendor: [1832 - TREASURER - STATE OF IOWA](#)

Vendor Total: 99.87

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code		On Hold							
INV0002116	Invoice	6/10/2022	6/10/2022	6/24/2022	6/10/2022	99.87	0.00	0.00	0.00	99.87
State Tax Withholding	AP Bank Code - AP Bank		No			Payment Date: 6/24/2022	Bank Draft:		DFT0001623	

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
State Tax Withholding	NA	0.00	0.00	99.87	0.00	0.00	0.00	99.87

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
001-050-2122	STATE WITHHOLDING		99.87	100.00%

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	5	3,790.16	0.00	0.00	0.00	3,790.16	3,790.16	0.00
Grand Total:		3,790.16	0.00	0.00	0.00	3,790.16	3,790.16	0.00

Account Summary

Account	Name	Amount
001-050-2120	FEDERAL WITHHOLDING	248.52
001-050-2122	STATE WITHHOLDING	99.87
Total:		348.39

Account	Name	Amount
110-050-2123	IPERS WITHHOLDING	1,726.37
Total:		1,726.37

Account	Name	Amount
112-050-2121	FICA/MEDICARE WITHHOLDING	1,505.76
112-050-2122	STATE WITHHOLDING	3.29
112-050-2123	IPERS WITHHOLDING	206.35
Total:		1,715.40



Payroll Check Register

Checks

Pay Period: 12/1/2021-5/31/2022

Packet: PYPKT00308 - 12/01-05/31/2022 SEMI ANNUAL PAID 06/10/2022

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
ALSHOUSE, JOHN J	1402	Regular	06/10/2022	264.81	1079
DICKS, MADISON T	1543	Regular	06/10/2022	12.00	1080
HENDRICKSON, JOSEPH E	1483	Regular	06/10/2022	304.75	1081
MURPHY, JARED J	1490	Regular	06/10/2022	579.04	1082
SILLANPAA, MATTHEW D	8121	Regular	06/10/2022	1,382.91	1083
WALLACE III, BOBBY R	1505	Regular	06/10/2022	33.25	1084



Payroll Check Register

Direct Deposits

Pay Period: 12/1/2021-5/31/2022

Packet: PYPKT00308 - 12/01-05/31/2022 SEMI ANNUAL PAID 06/10/2022

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Date	Amount	Number
COX, TARA K	8118	06/10/2022	1,497.85	102670
DRISCOLL, CHAD P	8120	06/10/2022	1,268.57	102671
ELROD, DOUG L	8117	06/10/2022	3,188.12	102672
HIGGINS, DAVID P	1407	06/10/2022	762.56	102673
HOFFMAN, JOSHUA MATTHEW	1578	06/10/2022	22.16	102674
HOWIESON, DANIEL	1572	06/10/2022	632.30	102675
HUDECEK, JAYSON JOSEPH	1579	06/10/2022	44.32	102676
HURST, MORGHAN	1570	06/10/2022	425.52	102677
KOBER, ANDREW M	1557	06/10/2022	688.34	102678
KOBER, MICHAEL J	1540	06/10/2022	842.24	102679
MCKENZIE, ANGELA LEA	8119	06/10/2022	1,142.41	102680
MORRIS, ERIC D	1487	06/10/2022	382.70	102681
PEFFER, BOB L	8115	06/10/2022	1,497.85	102682
SANCHEZ, OSCAR	1564	06/10/2022	36.94	102683
SHILLING, DAVID N	1563	06/10/2022	396.18	102684
SICKELS, CHRIS A	1410	06/10/2022	264.81	102685
SIDWELL, RICHARD A	1560	06/10/2022	277.05	102686
SUND, ROBIN	1569	06/10/2022	494.07	102687
VIRDEN, CHAD JOHNATHAN	1576	06/10/2022	421.12	102688



Payroll Check Register

Report Summary

Pay Period: 12/1/2021-5/31/2022

Packet: PYPKT00308 - 12/01-05/31/2022 SEMI ANNUAL PAID 06/10/2022

Payroll Set: City of Bondurant, IA - 01

Type	Count	Amount
Regular Checks	6	2,576.76
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	19	14,285.11
Total	25	16,861.87



Payroll Check Register

Checks

Pay Period: 5/23/2022-6/5/2022

Packet: PYPKT00312 - 05/23-06/05/2022 BIWEEKLY PAID 6/10/2022

Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Check Type	Date	Amount	Number
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*** No Checks Created In This Packet ***



Payroll Check Register

Direct Deposits

Packet: PYPKT00312 - 05/23-06/05/2022 BIWEEKLY PAID 6/10/2022
Payroll Set: City of Bondurant, IA - 01

Employee	Employee #	Date	Amount	Number
BAAS, JAMIE	4147	06/10/2022	146.30	102629
BAILEY, BOYCE E	7104	06/10/2022	1,292.04	102630
BAKER, TRENTON LEE	1577	06/10/2022	440.31	102631
BERGESON, JOHN W	7121	06/10/2022	1,525.77	102632
BRIGGS, ASHTON S	1511	06/10/2022	888.25	102633
BRUCE, EMMA	3141	06/10/2022	678.34	102634
BUCKLIN, JEFFERY D	1562	06/10/2022	755.14	102635
CARPENTER, JOHN C	5129	06/10/2022	1,330.71	102636
COLLINS JR, ANTHONY M	9152	06/10/2022	30.00	102637
COLLINS JR, ANTHONY M	9152	06/10/2022	1,055.75	102637
COLLISON, PATRICK F	5103	06/10/2022	1,956.69	102638
CORY, JOHN P	7120	06/10/2022	1,229.09	102639
CRITTENDEN, MATTHEW	1567	06/10/2022	1,244.77	102640
EHLER, AANNA N	1575	06/10/2022	997.40	102641
GERDNER, RONALD L	7122	06/10/2022	1,414.70	102642
HAGAN, SHELBY L	5118	06/10/2022	1,931.13	102643
HAHN, NATHAN D	1521	06/10/2022	442.01	102644
HARMISON, TROY G	1503	06/10/2022	1,262.43	102645
HIGGINS, DAVID P.	7105	06/10/2022	1,208.27	102646
HORTON, JOHN C	7112	06/10/2022	100.00	102647
HORTON, JOHN C	7112	06/10/2022	2,311.62	102647
HUFF, TIMOTHY J	1559	06/10/2022	1,337.04	102648
HURST, MORGHAN	1570	06/10/2022	94.65	102649
JESS, JENE N	5123	06/10/2022	2,453.81	102650
JOHNSON, ANNASTASHA	5130	06/10/2022	1,041.45	102651
KENT, RONALD D	7115	06/10/2022	603.66	102652
KLINKER-FELD, MICHELL M	3135	06/10/2022	1,525.70	102653
KOOIKER, ASHTON BRENT	7123	06/10/2022	1,326.07	102654
KREUDER, AARON M	1441	06/10/2022	2,447.49	102655
MANGUM, MEGAN SUSANNA	3142	06/10/2022	702.29	102656
MARSHMAN, CRAIG A	5125	06/10/2022	1,303.27	102657
MORRIS, REBECCA L	1504	06/10/2022	1,827.03	102658
MURRAY, MARGARET	5126	06/10/2022	2,298.30	102659
OLIVER, MARKETA S	8403	06/10/2022	300.00	102660
OLIVER, MARKETA S	8403	06/10/2022	3,056.94	102660
PHIPPS-BUCKLIN, CHANTEL E	4145	06/10/2022	599.13	102661
REYNOLDS, RAY A	1537	06/10/2022	815.13	102662
RIZVIC, EMILY	5131	06/10/2022	1,553.37	102663
SANDERS, JILL C	3128	06/10/2022	1,944.43	102664
SCHINCKE, MEGAN	3137	06/10/2022	363.82	102665
SCHINCKE, MEGAN	3137	06/10/2022	848.91	102665
SCHROER, DAVID J	1528	06/10/2022	84.91	102666
SPOERRY, DANIELLE M	1527	06/10/2022	952.44	102667
SUMMERS, ALAN C	1534	06/10/2022	768.61	102668
VAN HOUTEN, NICOLE M	5121	06/10/2022	1,160.69	102669



Payroll Check Register Report Summary

Packet: PYPKT00312 - 05/23-06/05/2022 BIWEEKLY PAID 6/10/2022

Payroll Set: City of Bondurant, IA - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	45	51,649.86
Total	45	51,649.86



Refund Check Register

Refund Check Detail

UBPKT02717 - Refunds 01 UBPKT02713 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-01713-02	ALEXANDER JOHNSON	6/2/2022	60402	70.93			70.93	Generated From Billing
01-01751-02	KELLIE GARDNER	6/2/2022	60403	32.01			32.01	Generated From Billing
01-01950-02	CHRIS & JODY CROOK	6/2/2022	60404	222.46			222.46	Generated From Billing
01-02376-06	STACEY PETERSEN	6/2/2022	60405	4.87			4.87	Generated From Billing
01-02393-07	MICHAEL PITT	6/2/2022	60406	81.34			81.34	Generated From Billing
01-02645-00	JASON CORNELIUS	6/2/2022	60407	80.97			80.97	Generated From Billing
01-02919-02	HENRIQUEZ, JUAN	6/2/2022	60408	27.96			27.96	Generated From Billing
01-03153-08	HOFFMAN, GABRIELLE M	6/2/2022	60409	95.52			95.52	Generated From Billing
01-03288-02	BRIAN ROEDER	6/2/2022	60410	51.79			51.79	Generated From Billing
01-03539-02	RICK DRABEK	6/2/2022	60411	111.01			111.01	Generated From Billing
01-03542-02	ERIK STONEBERG	6/2/2022	60412	60.25			60.25	Generated From Billing
01-03569-10	ALBI, JONATHAN R	6/2/2022	60413	80.08			80.08	Generated From Billing
02-01498-02	GRILLOT, JOSHUA	6/2/2022	60414	76.68			76.68	Generated From Billing
04-03407-01	ED BROWN	6/2/2022	60415	24.75			24.75	Generated From Billing
05-02171-03	SUSAN EASON	6/2/2022	60416	70.93			70.93	Generated From Billing
05-02459-05	MATTHEW WINSHIP	6/2/2022	60417	74.75			74.75	Generated From Billing
06-02394-05	PAULSON, ERICKA	6/2/2022	60418	131.34			131.34	Generated From Billing
10-02793-02	BECK, JAMIE	6/2/2022	60419	74.29			74.29	Generated From Billing
15-01440-02	MELODIE & CHRISTOPHER SMITH	6/2/2022	60420	167.12			167.12	Generated From Billing
16-01322-00	HOMES, J LARSON	6/2/2022	60421	107.10			107.10	Generated From Billing
16-01323-00	HOMES, J LARSON	6/2/2022	60422	122.46			122.46	Generated From Billing
16-01325-00	HOMES, J LARSON	6/2/2022	60423	123.98			123.98	Generated From Billing
16-01462-00	D.R. HORTON, IOWA LLC	6/2/2022	60424	70.43			70.43	Generated From Billing
16-01537-00	JERRY'S HOMES INC	6/2/2022	60425	117.12			117.12	Generated From Billing
16-01538-00	JERRY'S HOMES INC	6/2/2022	60426	120.17			120.17	Generated From Billing
16-01539-00	JERRY'S HOMES INC	6/2/2022	60427	119.41			119.41	Generated From Billing
16-01550-00	JERRRY'S HOMES INC	6/2/2022	60428	91.67			91.67	Generated From Billing
16-01558-00	D.R. HORTON, IOWA LLC	6/2/2022	60429	120.93			120.93	Generated From Billing
16-01586-00	INC, OAKSTONE HOMES,	6/2/2022	60430	95.52			95.52	Generated From Billing
16-01591-00	OAKSTONE HOMES, INC	6/2/2022	60431	110.97			110.97	Generated From Billing
16-01633-00	GENESIS HOMES	6/2/2022	60432	117.88			117.88	Generated From Billing
16-01681-00	HOMES, GREENLAND	6/2/2022	60433	8.66			8.66	Generated From Billing
16-01706-00	GREENLAND HOMES	6/2/2022	60434	122.46			122.46	Generated From Billing
Total Refunds: 33			Total Refunded Amount:	2,987.81				

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	2987.81
Revenue Total:	2987.81

General Ledger Distribution

Posting Date: 06/01/2022

	Account Number	Account Name	Posting Amount	IFT
Fund:	600 - WATER			
	600-000-1101	CLAIM ON POOLED CASH	-2,987.81	Yes
	600-050-2141	APPLIED CREDITS	2,987.81	
		600 Total:	0.00	
Fund:	999 - POOLED CASH			
	999-000-1100	POOLED CASH	-2,987.81	
	999-050-2300	DUE TO OTHER FUNDS	2,987.81	Yes
		999 Total:	0.00	
		Distribution Total:	0.00	



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

Item No. 5.c.
For Meeting of 6/20/2022
Motion

TITLE: Applications for City Council Approval

CONTACT PERSON:

BRIEF HISTORY & ANALYSIS:

FUNDING SOURCE:

STAFF RECOMMENDATION:

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. J&M Displays Summerfest Fireworks
2. Tax Abatement Applications



DISPLAY INFORMATION

Please complete the following information printed in **RED**:

Display Date: June 14, 2022 Rain Date: June 15 2022

Time of Display: 10:00 PM

Name of **Organization Purchasing Display**: City of Bondurant

Billing Address: Box 244

City, State, Zip: Bondurant, Iowa 50035

Telephone: 515-669-6432 Fax: 515-967-5732 E-mail: info@cityofbondurant.com

Name of **Contact Person**: Al Ihde

Contact Address: 200 5th St SE

City, State, Zip: Bondurant, Iowa 50035

Telephone: 515-202-8282 Fax: _____ E-mail: Al_ihde@mediacombb.net

Send **Invoice** to: see above

Billing Address: _____

City, State, Zip: _____

Telephone: _____ Fax: _____ E-mail: _____

FOR SALES REPRESENTATIVE

☒ J&M Fired ☐ 1.4G ☒ 1.3G ☐ PROXIMATE ☐ HAND FIRE ☐ FLAME

Sales Representative: Mark R. Johnson

Insurance Extension: ☒ YES or ☐ NO

Delivery Information: Customer Pick Up At: _____ On-Site Delivery: ☒

Driver Name: TBD Telephone: _____

Delivery Address to Shoot Site: 300 Garfield St SW (old football field west side) CITY PROPERTY

Delivery to Bunker: ☒ Location: Woodward Bunker

Shooter Contact Person: TBD Telephone: _____

NOTES: _____

Proposal # 20911 Final Show \$: 4,000.00

Bonuses: ☒ Prepayment ☒ Multiple Year Agreement _____ Pick Up Mileage: _____ (by air miles)

OFFICE USE ONLY O# _____ C# _____ Customer PO# _____

☐ tax exempt certificate received	☐ Agreement received	☐ Full payment	☐ Down payment
☐ permit received	☐ IQ received	\$ _____	\$ _____
☐ ATF permit Exp. _____	☐ S/P _____	Date _____ Check# _____	Date _____ Check# _____



FIREWORKS LIABILITY EXTENSION QUESTIONNAIRE

RETURN TO: dianah@jandmdisplays.com, kathys@jandmdisplays.com
 Fax: 267-392-3890 or mail to J&M Displays, Inc.
 18064 170th Avenue, Yarmouth, IA 52660

☐ Show Work Comp
☐ Special Instructions

CERTIFICATE HOLDER (NAMED INSURED): City of Bondurant, Iowa-Bondurant Men's Club

ADDRESS: Box 244

CITY: Bondurant

STATE: Iowa

ZIP: 50035

PHONE: 515-669-6432

FAX: 515-967-5732

EMAIL: info@cityofbondurant.com

EFFECTIVE DATE(S): June 14, 2022

RAIN DATE: June 15, 2022

ADDITIONAL NAMED INSURED:

1. **NAME / ADDRESS / E-MAIL:** City of Bondurant, Iowa

INTEREST IN EVENT: City of event

2. **NAME / ADDRESS / E-MAIL:** Bondurant Men's Club

INTEREST IN EVENT: sponsor of event

3. **NAME / ADDRESS / E-MAIL:** ~~Bondurant Farrar High School~~

INTEREST IN EVENT: ~~landowner~~

4. **NAME / ADDRESS / E-MAIL:** _____

INTEREST IN EVENT: _____

TYPE OF SHOW: (Check all that apply.) ☐ INDOOR ☐ PROXIMATE ☐ FLAME ☒ OUTDOOR ☐ 1.4G CONSUMER ☒ 1.3G DISPLAY ☐ 1.1G DISPLAY (12" & 16")

LOCATION OF EVENT: ☒ Middle School-300 Garfield St SW (west of old football field) CITY PROPERTY

DRAW A DIAGRAM of the shooting area using Google Earth Software and attach showing:

1) mortar placement; 2) planned direction of shooting; 3) distances. (REQUIRED)

Distance to nearest exposure 350+ ft.

Distance to spectators 350+ ft.

Distance to nearest vehicle 350+ ft.

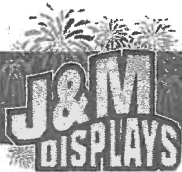
Are there fallout spotters? ☒ YES ☐ NO

Size of largest shell being shot: 4 inches

Name of designated Pyrotechnician: TBD

FIREWORKS WARRANTY:

1. Fireworks will be displayed not less than required by NFPA standards away from spectators, vehicles and other exposures with a minimum radius of 70 ft per inch of shell diameter for 1.3G shows.
2. All displays will be aimed away from spectators.
3. Fireworks that have been wet at any time prior to display will not be used.
4. All fireworks have been purchased only from J & M Displays, Inc. Merchandise from other companies and/or home-made products are not covered under this liability extension.
5. Firing area will be policed for all debris upon completion of firing display and inspected by the shoot team.
6. Firing area will be inspected by the sponsoring organization at first light the following day.
7. Pyrotechnicians are specifically excluded from all liability coverage.
8. Any claims must be reported to the Yarmouth, Iowa office in writing within 24 hours of the incident.



FIREWORKS DISPLAY AGREEMENT

THIS AGREEMENT is made and entered into this 30 day of April, 2022, by and between J & M Displays, Inc., an Iowa corporation, having its principal place of business at Yarmouth, Iowa, including its employees, owners, and agents, hereinafter referred to as "Seller", and City of Bondurant, Iowa, hereinafter referred to as "Buyer".

Seller shall furnish to Buyer one (1) fireworks display, as per the \$4,000.00 program submitted and accepted by the Buyer, and which by reference is made a part hereof as Exhibit "A". The display is to take place on the evening of June 14 2022 at approximately 10:00 pm, weather permitting.

IT IS FURTHER UNDERSTOOD AND AGREED BETWEEN THE PARTIES AS FOLLOWS:

1. Firing of Display (check one of the below options):

☒ Seller agrees to furnish all necessary fireworks display material and personnel for a fireworks display in accordance with the program approved by the parties. Seller agrees to comply with all local, state, and federal guidelines pertaining to the storing and displaying of fireworks.

☐ Buyer waives the services of Seller's technician. Buyer is a municipality or has a valid permit from the Bureau of Alcohol, Tobacco, Firearms & Explosives and will be firing the display.

2. Payment. The Buyer shall pay to the Seller (check one of the below options):

☐ the sum of \$2,000.00 as a down payment upon execution of this Agreement. The balance of \$2,000.00 shall be due and payable in full within fifteen (15) days after the date of the fireworks display. A service charge of one and one-half percent (1 ½%) per month shall be added to the unpaid balance if the account is not paid in full within the fifteen (15) days from the date of the show. If this account remains unpaid and is turned over to a collection agency for non-payment, all fees incurred in collecting the balance will be at the Buyer's expense. All returned checks will be assessed a \$30.00 fee.

☒ \$4,000.00 in full by April 25, 2022 (70 days prior to event date).
The Buyer will receive the 8% prepayment bonus product in this fireworks display.

☐ \$4,000.00 in full by May 14, 2022 (30 days prior to event date).
The Buyer will receive the 5% prepayment bonus product in this fireworks display.

3. Postponement/Cancellation. Displays postponed to an alternate date will be charged an additional 15% of the total contract price for additional expenses incurred in presenting the display on an alternate date.

In the event the display is cancelled and not re-scheduled, J&M Displays, Inc. shall be entitled to 20% of the contract price for out of pocket expenses incurred in preparation for the show.

4. Rain Date. Should inclement weather prevent the firing of the display on the date mentioned herein, the parties agree to a mutually convenient rain date of June 15, 2022 or another date as agreed to by both parties. Once display set-up has begun, the determination to cancel the fireworks display because of inclement weather or unsafe weather conditions shall rest within the sole discretion of the AHJ, Seller, and the lead pyrotechnician.

5. Insurance. If Seller is firing the show, Seller agrees to provide, at its expense, general liability insurance coverage, in an amount not less than \$10,000,000, and within two (2) weeks prior to the date of the fireworks display, shall submit to the Buyer, if requested in writing, a certificate of insurance. All entities listed on the certificate of insurance will be deemed an additional insured. In the event of a claim by Buyer, the applicable deductible shall be paid by the Seller.

The Seller agrees to defend, indemnify and hold harmless the Buyer and its agents and employees from and against all claims, costs, judgments, damages and expenses, including reasonable attorney fees that may or shall arise out of any negligent or wrongful act or omission by the Seller related to the performance of the fireworks by the Buyer. The Buyer agrees to give the Seller prompt notice of any claims or demands and to cooperate with the Seller or its successors in interest or assigns, if any, in the defense of any such claims and/or demands.

6. Buyer agrees to provide:

- (a) Sufficient area for the display, including a minimum spectator set back as determined by Seller.
- (b) Protection of the display area by roping off or similar facility.
- (c) Adequate police protection to prevent spectators from entering display area.
- (d) Dry, clean sand, if needed, for firing.
- (e) Persons to assist in the inspection and cleanup of fireworks debris in the fallout zone of the shoot site at first light in the morning following the display for anything that may have been missed at the night search.
- (f) Necessary local permits.

7. No representation of affirmation of fact, including but not limited to statement regarding capacity, suitability for use, or performance of equipment or products shall be, or deemed to be a warranty by the Seller for any purpose, nor give rise to any liability or obligation of the Seller whatsoever, except for acts of Seller's negligence as above stated.

8. It is further understood and agreed that nothing in this Agreement shall be construed or interpreted to mean a partnership. Both parties hereto being responsible for their separate and individual debts and obligations, and neither party shall be responsible for any agreements not stipulated in this Agreement. The Agreement shall not be construed to have been drafted, authored, or written by any specific Party. Rather, the Agreement shall be construed as co-drafted, co-authored, or co-written by the Parties. Therefore, the Agreement shall not be construed against any Party on the claim or basis the Agreement was drafted, written, or authored by any specific Party.

9. The parties hereto do mutually and severally guarantee terms, conditions, and payments of this Agreement. This document shall be binding upon the parties, themselves, their heirs, executors, administrators, successors and assigns.

10. Excluded Damages and Limitation of Liability. Except for claims covered by Seller's applicable general liability insurance, notwithstanding any provision to the contrary in this Agreement:

(a) In no event shall Seller be liable to Buyer or any third party for any loss of use, revenue or profit or for any consequential, incidental, indirect, exemplary, special, or punitive damages whether arising out of breach of contract, tort (including negligence), or otherwise, regardless of whether such damage was foreseeable and whether or not such party has been advised of the possibility of such damages.

(b) In no event shall Seller's liability arising out of or related to this Agreement, whether arising out of or related to breach of contract, tort (including negligence), or otherwise, exceed the aggregate amount paid or payable to Seller pursuant to this Agreement.

11. Choice of Law, Jurisdiction and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa without regard to conflict-of-law principles, except as otherwise specifically required for the storing and displaying of fireworks as provided in paragraph one above. Notwithstanding, the Parties must bring any legal or equitable action or proceeding arising under or related to this Agreement exclusively in the Iowa District Court in and for Des Moines County, Iowa. The Iowa District Court in and for Des Moines County, Iowa shall have exclusive jurisdiction to decide any disputes arising out of or related to this Agreement. Each Party knowingly and voluntarily consents to and expressly waives any objection or defense to personal jurisdiction, improper or inconvenient venue, or inconvenient forum in the Iowa District Court in and for Des Moines County, Iowa.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

BY: Mark R. Johnson
J & M Displays, Inc.
SELLER

BY: [Signature]
BUYER

Please include the **DISPLAY INFORMATION FORM** with this Agreement so your order is processed accurately.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/9/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Britton Gallagher One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME:	
	PHONE (A/C, No, Ext): 216-658-7100	FAX (A/C, No): 216-658-7101
INSURED J & M Displays, Inc. 18064 170th Avenue Yarmouth IA 52660	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Everest Denali Insurance Company	
	INSURER B: Axis Surplus Ins Company	
	INSURER C: Everest Indemnity Insurance Co.	
	INSURER D:	
INSURER E:		
INSURER F:		

COVERAGES**CERTIFICATE NUMBER:** 1529515828**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC			SI8ML00060-221	1/15/2022	1/15/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ☒ NON-OWNED AUTOS			SI8CA00033-221	1/15/2022	1/15/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$			P-001-000063943-04	1/15/2022	1/15/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				WC STATUTORY LIMITS ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	Excess Liability #2			SI8EX01313-221	1/15/2022	1/15/2023	Each Occ/ Aggregate Total Limits \$4,000,000 \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

DISPLAY DATE: JUNE 14, 2022

RAIN DATE: JUNE 15, 2022

LOCATION: OLD LAGOON WEST OF MIDDLE SCHOOL, CITY OF BONDURANT, IA

ADDITIONAL INSURED: CITY OF BONDURANT, IA, ITS EMPLOYEES, VOLUNTEERS, OFFICERS, ELECTED OFFICIALS, PARTNERS, SUBSIDIARIES, DIVISIONS & AFFILIATES, EVENT SPONSORS AND LANDOWNERS AS THEIR INTEREST MAY APPEAR IN RELATION TO THIS EVENT; BONDURANT MEN'S CLUB (SPONSOR)

CERTIFICATE HOLDER**CANCELLATION**

Bondurant Men's Club
PO Box 244
Bondurant IA 50035

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2010/05)

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THIS CERTIFICATE SUPERSEDES PREVIOUSLY ISSUED CERTIFICATE

Page 39 of 287

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY
AGAINST OTHERS TO US**

This endorsement modifies insurance provided under the following:

OWNERS AND CONTRACTORS PROTECTIVE LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization: CITY OF BONDURANT, IA, ITS EMPLOYEES, VOLUNTEERS, OFFICERS, ELECTED OFFICIALS, PARTNERS, SUBSIDIARIES, DIVISIONS & AFFILIATES, EVENT SPONSORS AND LANDOWNERS AS THEIR INTEREST MAY APPEAR IN RELATION TO THIS EVENT; BONDURANT-FARRAR HIGH SCHOOL (PROPERTY OWNER); BONDURANT MEN'S CLUB (SPONSOR)

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

The TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US Condition (Section **IV**) is amended by the addition of the following:

We waive any rights of recovery we may have against the person or organization shown in the Schedule above because of payments we make for "bodily injury" or "property damage" arising out of your ongoing operations. This waiver applies only to the person or organization shown in the Schedule above.



J&M Displays Proposal for: Bondurant Men's Club

This proposal includes an extension of our \$10,000,000.00 spectator liability insurance, and workers compensation on our shoot team.

Subtotal Fireworks: \$4,000.00
J&M Production: \$1,100.00
Total Price of Show: \$5,100.00

Total Shot Count: 305
Packing Check: 259
Date of Display: 06/14/22
Customer Number: 10240

Summary of Free Items Added to Your Show See Previous Pages for a Listing of Free Items

Free Items are Based on the \$4,000.00 Fireworks Subtotal

\$327.70	8% Free for Early Payment
\$643.00	15% Free for Multiple Year Agreement
\$970.70	Total Free

Your Price is \$5,100.00

Please Note the Following Comments:

The data in this proposal is confidential, and is to be accorded confidential treatment and shall not be disclosed other than to the official representative of the organization listed on the cover, and only then when in the evaluation of this proposal. Any reproduction of the contents of this proposal, whether in whole or in part, is expressly forbidden. J&M Displays, Inc. requests that all information be safeguarded from release pursuant to any request under the Freedom of Information Law of this state or any other state or jurisdiction; as it may cause competitive disadvantage to our company. The enclosed concepts and materials are the sole and exclusive property of J&M Displays, Inc. We reserve the right to make substitutions of equal or greater value. Prices and specifications are subject to change without notice. For choreographed displays the quantity and sizes of product may change based on the music selected; however, the dollar value of the product will remain the same.

Tax Abatement Applications
June 20, 2022
City of Bondurant

Name	Address	Closing Date	Cost
Luke Powers	621 Elizabeth Lane, NW	3/19/2021	\$259,900.00
Jared Leeper	617 Elizabeth Lane, NW	3/12/2021	\$252,750.00
Chad Salcido	602 Elizabeth Lane, NW	4/22/2022	\$364,143.00
Sean Rooney & Katelyn Piercy	1001 Cove Street, SE	5/11/2022	\$332,000.00
Yen Hoang	1000 Cove Street, SE	6/10/2022	\$329,990.00
Carmen Shangarapu	3300 Locust Street, SW	6/15/2022	\$279,000.00



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

Item No. 5.d.
For Meeting of 6/20/2022
Receive and File

TITLE: Receive and File - Annual Financial Report and External Audit for FY22

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: Attached is the FY21 audit. The audit will be presented on this agenda. The purpose of this item is to receive and file the independent auditor's report.

FUNDING SOURCE: NA

STAFF RECOMMENDATION: Receive and file FY21 Audit.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. FY21 AFR and External Audit



City of Bondurant

Annual Finance Report and External Audit FY21



Final Version
Last updated 03/30/22



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INTRODUCTORY SECTION



Transmittal Letter

Jené Jess, Finance & Employee Services Director

Honorable Mayor, Members of the City Council,
and the Citizens of the City of Bondurant, Iowa:

This report contains management's comprehensive overview concerning the finances of the City. Management assumes full responsibility for the completeness and reliability of all the information, based upon an operational system of internal controls established for this purpose. The cost of internal controls should not out-weight anticipated benefits; therefore, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Faller, Kincheloe & Co, PLC, Certified Public Accountants, Des Moines, Iowa released an audit report on the City of Bondurant, Iowa following the introductory section of this report.

The financial section of this report begins with Management's discussion and analysis of the basic financial statements (MD&A). This letter of transmittal provides information intended to complement the MD&A and be read in conjunction with it.

The past year has again brought many challenges and more importantly, opportunities. The Council has a great vision for the community and that means there are always projects to be pursued by staff. Throughout the year, the City has worked with many citizens, business owners, school district representatives, and other partners to advance strategic and mutually beneficial goals in Bondurant.

Of particular note, this year the City invested in the infrastructure for Project Omega, the new Amazon sortation facility. It was another project of significant magnitude that was delivered on time and under budget. That project became a reality because of the City Council's earlier actions on Project Bluejay, the Amazon distribution center. The company knew the City of Bondurant to be a good development partner and decided to invest again within the community. That project took a great deal of coordination on staff. Requiring significant attention from the City Administrator, Public Works Director, and Finance & Employee Services Director, the day-to-day people negotiating agreements, checking progress on physical improvements, and making sure that the contractors are paid and that the appropriate documentation is submitted for the RISE grant reimbursement. The lessons learned from Project Bluejay facilitated an even smoother project for Project Omega.

Another project to give particular attention to is Commerce Crossings. This was a complex discussion and negotiation with the Developer. There were multiple hurdles over the course of 18 months that culminated in the Development Agreement with Signature. The City Council's patience and perseverance was critical in facilitating this project that is an additional 20+ million-dollar investment in Bondurant. The City's ongoing ability to accomplish the list of critical path items to make these projects a reality is impressive.

The City of Bondurant staff have continued to provide the Citizens with quality and valued services necessary to the vitality of this community through the obstacles of the on-going pandemic. Every team member has endured and maintained the policies, procedures, and technological infrastructure that contributed to all of the milestones achieved. City Management and the Finance Department would like to especially thank the Mayor and Council for continuing to participate in meetings via Zoom and coordinating in person attendance so that the City's official business could continue to move forward. We also thank the Public Works and Emergency Services staff for finding ways to keep the City operating and safe without comprising the health and safety of the community. Additionally, we commend the Bondurant Community Library for providing a safe environment to gather and learn while under construction. City Hall staff is appreciated for their administrative support and consistency in delivering services. It is due to all of these efforts – by Council, staff, and community volunteers – that the foundation has been built to achieve the future promise of the City of Bondurant's potential.

Respectfully Submitted,

Marketa George Oliver, ICMA-CM, SPHR,
City Administrator

Jené Jess, MPA, SHRM-CP
Finance & Employee Services Director

Profile of the City



The City of Bondurant was founded in 1884. In 1892, the [Chicago Great Western Railway](https://en.wikipedia.org/wiki/Chicago_Great_Western_Railway) built the Bondurant railway station. Bondurant incorporated as a city on December 23, 1897. Alexander C. Bondurant, who was the area's first settler in 1857, is also the namesake of the City.

Bondurant is a part of the capital city's metropolitan area, centrally located in Iowa just northeast of Des Moines along the Interstate 80 and U.S. Highway 65 corridors. The incorporated city limit spans 8.7 square miles of Polk County.

A governing council has legislative and policy-making authority for the City. That body consists of a mayor and five council members; all elected at large and non-partisan. Council terms are staggered, with some council members and the mayor elected to four-year terms in one year and other council members elected to their four-year terms, two years later. All regular Mayor/Council elections are held in off years, alternating the national election cycle. The Council makes policy decisions for the City through adopting operating and capital budgets, appointing boards and committees, and hiring a city manager and management staff consisting of city clerk, finance director, fire chief, planning and community development director, and public works director. The City Council also appoints the community's Library Board of Trustees, and they hire the library director to oversee management. The library and its staff are considered a city department for the purposes of budgeting.

Public elementary and secondary education is provided by the Bondurant-Farrar Community School District. The school district currently has two elementary schools, a middle school, and a high school, with the building of a junior high school underway. The Bondurant-Farrar Community School District is one of the top rated 2-A districts in the State of Iowa. Only the school district has the ability to issue separate debt, which is not an obligation of the City; therefore, the financial statement of that entity is not a part of this report.

Public water services are provided by the municipal utility, within the public works department of the City and is supplied by Des Moines Water Works.

Local Economy

The median household income estimated for 2020 is \$97,786 which is annually averaged from 2015 to 2020. The below chart shows the demographics of the households surveyed.

	Households	Families	Married-couple Families	Nonfamily Households
Total	2,128	1,564	1,315	564
Less than \$10,000	1.70%	1.00%	0.00%	6.60%
\$10,000 to \$14,999	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$24,999	2.40%	0.00%	0.00%	6.20%
\$25,000 to \$34,999	3.60%	0.00%	0.00%	13.70%
\$35,000 to \$49,999	6.40%	2.80%	3.30%	16.30%
\$50,000 to \$74,999	15.90%	18.20%	7.80%	19.00%
\$75,000 to \$99,999	21.40%	19.50%	20.90%	26.10%
\$100,000 to \$149,999	39.50%	47.00%	54.30%	12.20%
\$150,000 to \$199,999	6.80%	8.30%	9.90%	0.00%
\$200,000 or more	2.30%	3.10%	3.70%	0.00%
Median income (dollars)	97,786	103,718	110,614	58,152

There are approximately 3,373 City residents in the workforce. Unemployment numbers are estimates as of 07/01/2021 for Polk County at 4%. Within the City limits, there are approximately 132 employers and the number of jobs increase by approximately 700 from 2020 to 2021.

Amazon has completed its sortation center and has become Bondurant's principal employer, with two sites and an estimated 2,100 employees. The City entered into a development agreement with Amazon's distribution center that had a two-tiered minimum assessment approach. Effective January 1, 2020, the minimum assessment was to be \$5,000,000 and effective January 1, 2021, the minimum is \$75,000,000. The original valuation of the approximate 160 acre site prior to the Amazon acquisition was \$208,680 in ag land value, for which a total of approximately \$351.86 in city taxes were paid per year. The actual partial assessment for the Amazon distribution center as of January 1, 2020 was a total of \$44,600,000, of which \$14,600,000 for the land and \$30,000,000 for the building that was under construction at the time of assessment. Under the City's normal tax rate, this represents a City tax revenue of \$487,919 or a TIF revenue of approximately \$1,318,789. The final assessment, effective January 1, 2021 was \$218,600,000 (16,000,000 for land and \$202,600,000 for the building).

The City also entered into a development agreement for Project Omega, which is an Amazon sortation facility. Pursuant to the development agreement, the property located at 2300 Shiloh Rose Parkway SW, had a minimum assessed valuation of \$20,000,000 that went into effect January 1, 2021. The property was valued at the minimum as it was only partially complete. The full valuation should be known by January 31, 2022. Additionally, the company waived any rights to any tax abatement on the facility.

The new housing market has expanded every direction of the City's borders, with the most development to the northwest. Currently, 396 existing residential lots are undeveloped and ready for a building permit submittal. Building permits in Fiscal year 2019 generated \$190,905 in revenue, Fiscal Year 2020 \$784,039.50 and Fiscal Year 2021 \$662,042.76.

Wisteria Heights		Efnor Estates	Hazel Marie Townhomes	Wolf Creek	Stoll Subdivis	Quail Run			Parkside	Prairie Point View	Sankey Summit	Harvest Meadows	Top Farms	Total
Plat 5	Plat 6	Plat 3	Plat 4	Plat 1	Plat 1	Plat 1	Plat 2	Plat 3	Plat 2	Plat 1	Plat 2	Plat 1		
1	7	1	19	1	1	2	3	54	14	11	51	53	178	396

Awards and Acknowledgements

The City of Bondurant as an organization and staff members have received recognition locally, at the State, and International levels by municipal associations and Chamber of Commerce. The following is a list of awards since 2018.

- 2021, International City/County Management Association and POLCO, Voice of the People Award presented to the City of Bondurant for Civic Engagement during COVID
- 2021, American Planning Association – Iowa Chapter, Planning Advocate of the Year Award presented to Mayor Curt Sullivan
- 2021, American Planning Association – Iowa Chapter, Urban Design Award presented to the City for the City Park Master Plan
- 2021, Government Finance Officers Association, Program Excellence Award presented to Jené Jess and the City for the Internal Audit Process
- 2021, Government Finance Officers Association, Hero Award presented to Jené Jess, City Finance and Employee Services Director
- 2021, Bondurant Chamber of Commerce, Organization of the Year to The Bondurant Community Library
- 2020, International City/County Municipal Association, Program Excellence Award – Community Health and Safety Award for the Emergency Services Ultra High-Pressure Program
- 2020, American Planning Association – Iowa Chapter, Economic Development Planning for the City's Regional Master Plan
- 2020, American Planning Association – Iowa Chapter, Distinguished Leadership Award for a Professional Planner to Maggie Murray
- 2020, American Water Works Association – Iowa Chapter, Operator of the Year to Pat Collison
- 2019, Iowa City/County Municipal Association, Program of the Year Award for the Emergency Services Ultra High-Pressure Program
- 2018, Iowa League of Cities, All-Star Community Award presented to the City of Bondurant for the art installation Porch Swings and Fireflies



The Bondurant Regional Trailhead is a centerpiece of the Eastern Polk County trail system and Chichaqua Valley Trail. Established in 2013, the 0.7 acre trailhead park features a 1,440 square foot open-air shelter with restrooms and water bottle fill station. This shelter is a replica of the original Bondurant train station that served train passengers from 1883 to 1962. The Trailhead sits on the historic Chicago Great Western rail line. The railway operated from 1883 to 2005. The trailhead rail bed right-of-way was purchased by the City of Bondurant from Bondurant Co-Op in 2011 to create a trailhead park to honor Bondurant's railroad history.

Events & Festivals

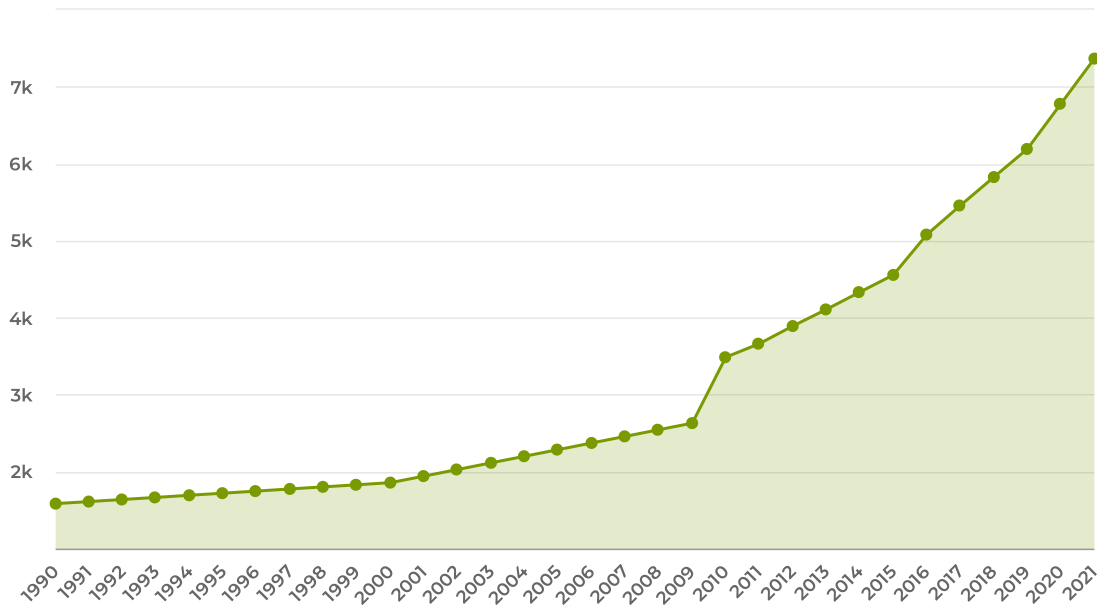
- Bondu Blues & Brews Festival - hosted by Bondurant Park and Recreation
- Sidewalk Chalk Art Festival  - hosted by Bondurant Community Foundation
- Battle of the Bands  - sponsored by Brickhouse Fitness
- Merry and Bright Parade - hosted by Bondurant Park and Recreation
- Summerfest  - hosted by the Bondurant Men's Club
- Movies-in-the-Park Series - hosted by Bondurant Park and Recreation
- Annual Winter Poker Tournament - hosted by Bondurant Park and Recreation and sponsored by Founders Irish Pub
- Youth Fishing Derby - hosted by Bondurant Park and Recreation
- Bondu Spook-tacular - hosted by Bondurant Park and Recreation
- Celebrate Bondurant  - hosted by Bondurant Chamber of Commerce
- Annual Head-Shaving Fundraiser for Childhood Cancer Research - sponsored by the St. Baldricks  Foundation
- Winter Chowder Ride-on Chichaqua Valley Trail - hosted by Bondurant Park and Recreation, sponsored by Reclaimed Rails Brewing Co, Founders Irish Pub, and Berwick Congregational Church
- A Piece of Bondurant  - hosted by Bondurant Chamber of Commerce
- Annual Winter Cribbage Tournament - hosted by Bondurant Park and Recreation and sponsored by Founders Irish Pub

Population Overview



TOTAL POPULATION

7,365



* Data Source: Client entered data for year 2021

Aging affects the needs and lifestyle choices of residents. Municipalities must adjust and plan services accordingly.



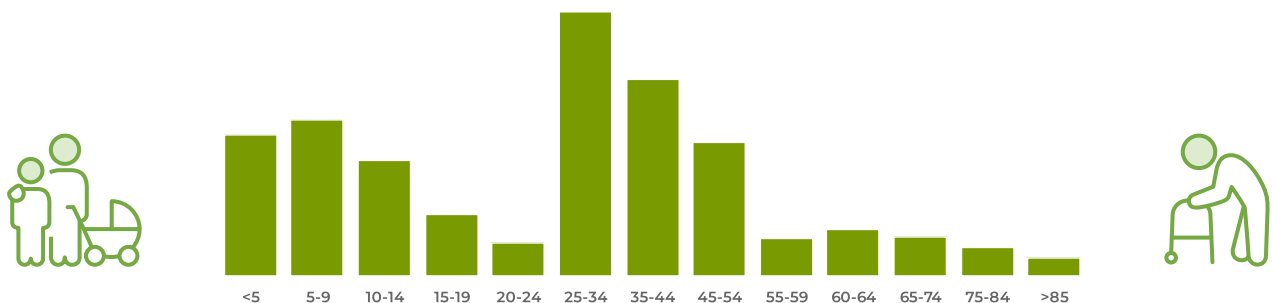
DAYTIME POPULATION

4,201

Daytime population represents the effect of persons coming into or leaving a community for work, entertainment, shopping, etc. during the typical workday. An increased daytime population puts greater demand on host community services which directly impacts operational costs.

* Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census

POPULATION BY AGE GROUP



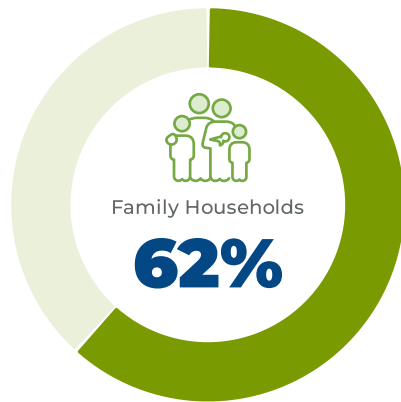
* Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census

Household Analysis

TOTAL HOUSEHOLDS

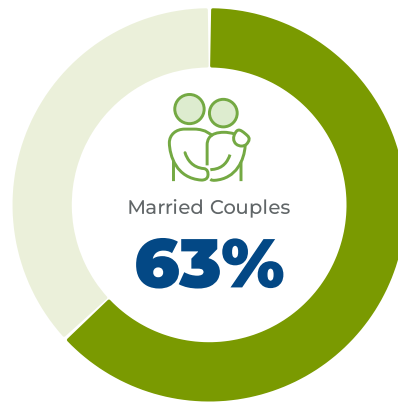
2,128

Municipalities must consider the dynamics of household types to plan for and provide services effectively. Household type also has a general correlation to income levels which affect the municipal tax base.



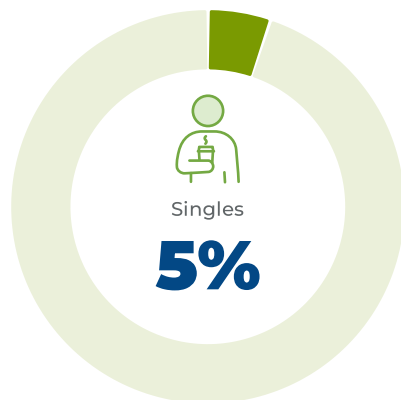
▲ 24%

higher than state average



▲ 25%

higher than state average



▲ 4%

higher than state average



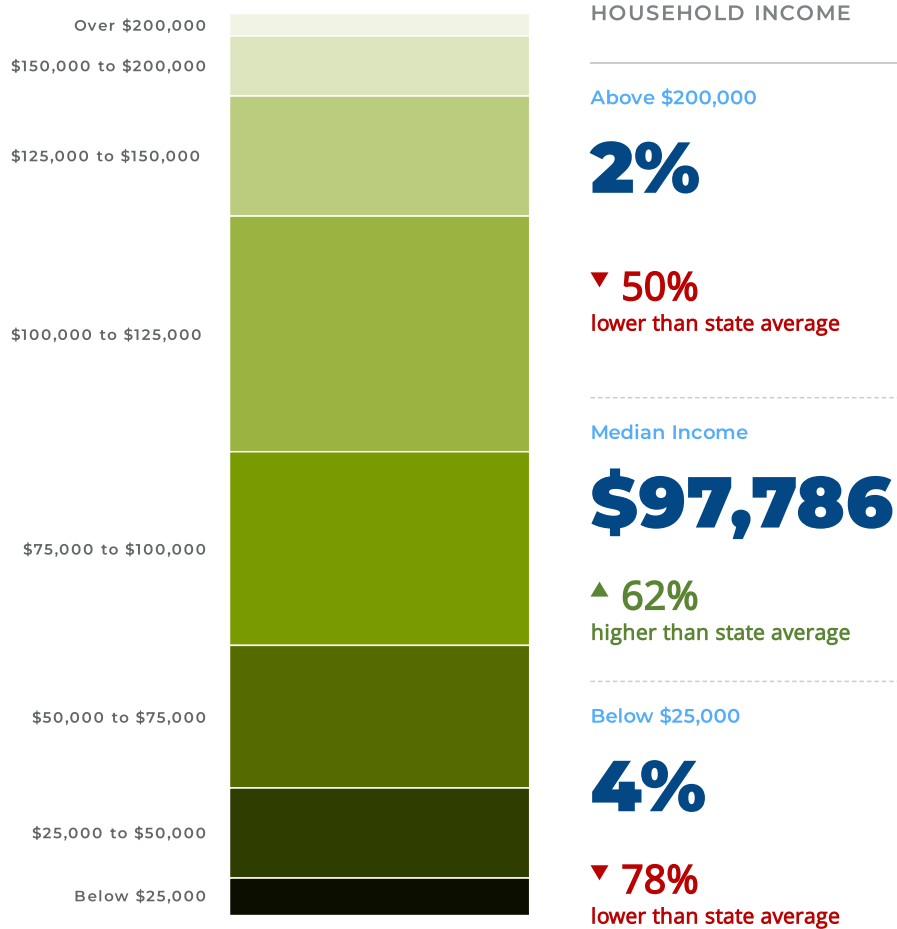
▼ 17%

lower than state average

* Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census

Economic Analysis

Household income is a key data point in evaluating a community's wealth and spending power. Pay levels and earnings typically vary by geographic regions and should be looked at in context of the overall cost of living.



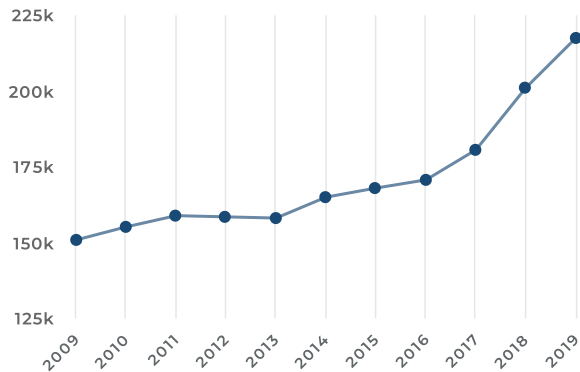
* Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census

Housing Overview



2019 MEDIAN HOME VALUE

\$217,500



* Data Source: 2019 US Census Bureau (<http://www.census.gov/data/developers/data-sets.html>), American Community Survey. Home value data includes all types of owner-occupied housing.

HOME OWNERS VS RENTERS

Bondurant State Avg.



HOME VALUE DISTRIBUTION

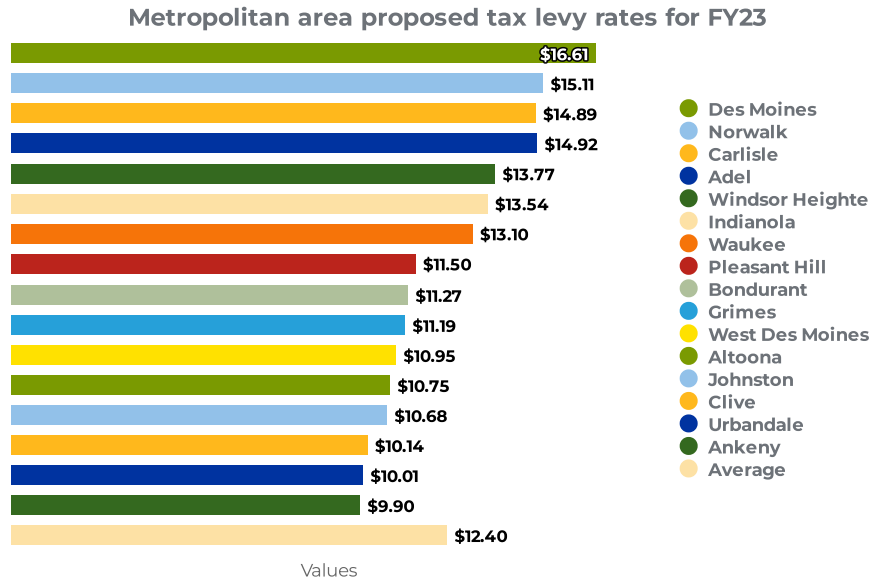


* Data Source: 2019 US Census Bureau (<http://www.census.gov/data/developers/data-sets.html>), American Community Survey. Home value data includes all types of owner-occupied housing.

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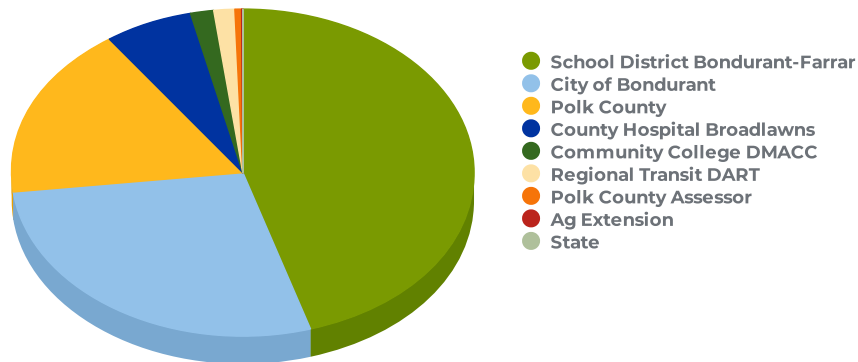
Metro Proposed Tax Rates FY23

The average proposed levy rate for FY23 in the metropolitan area is \$12.39594, or \$1.12344 MORE than the City of Bondurant's proposed levy rate of \$11.27250 per \$1,000 of taxable valuation.



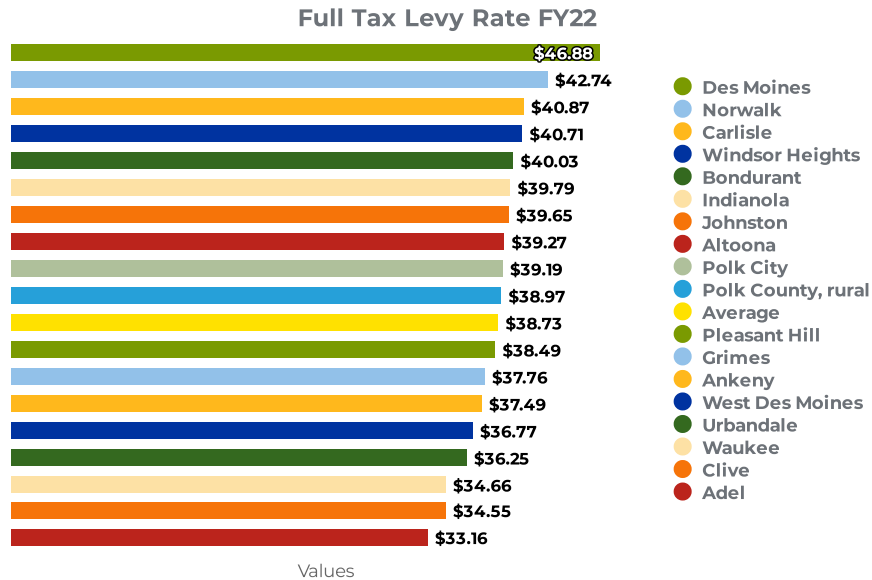
Bondurant makes up 27.84% of the overall taxes levied by all taxing authorities in it's jurisdiction. The school district is 45.3% the chart below illustrates the breakdown of the cummnity tax collection.

Property Tax Levy by Taxing Authority for FY22



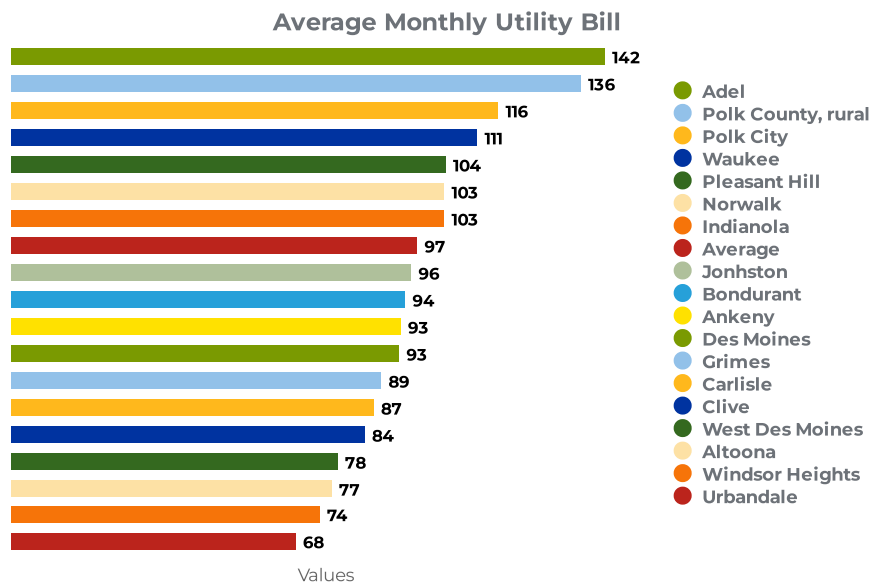
Full Tax Levy Rate for the Metropolitan Communities for FY22

The City of Bondurant recently did a survey of the communities in the metropolitan area for each full tax levy rate, (school, city, county hospital, county, ag extension, regional transit, community college, state, assessor, and special districts). The chart below is a ranking of each community's full property tax levies averaged for each city in the metro. The highest average tax levy was the Des Moines community and the lowest was Adel. Bondurant ranked 14th lowest out of the 18 communities surveyed and was above the average monthly cost of all the communities.



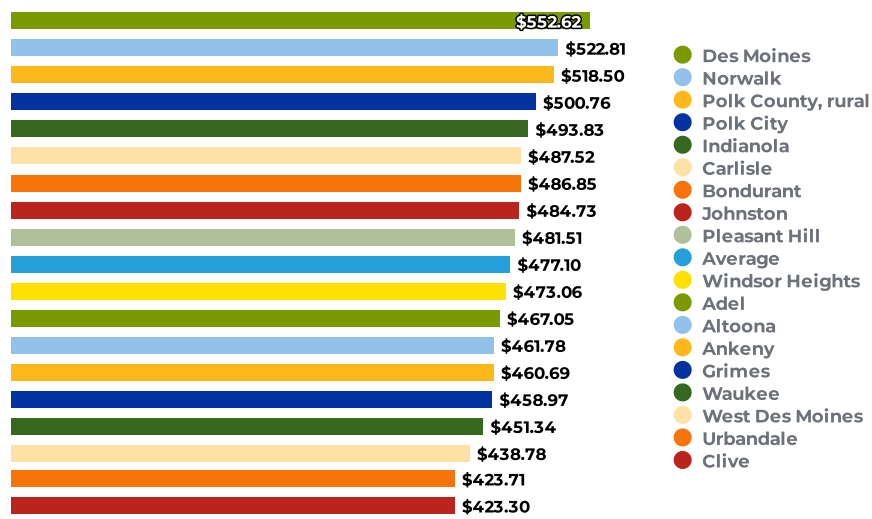
Utility Rates

The City of Bondurant recently did a survey of the communities' utility rates in the metropolitan area. The utilities that were surveyed were water, sewer, stormwater, garbage, and recycling. The following communities do not provide garbage and recycling. The residents are required to set up services with a provider of their choosing and an average of \$15 per month was used for the calculation; Ankeny and Polk County, rural. The below calculation was based on the average consumption of a residential class customer over the past two years at 3989.277074 gallons per month.



When combining the results of the property tax and utility billing survey, the City of Bondurant was able to calculate the average monthly cost of living of the communities in the metropolitan area. The chart below shows that Des Moines has the highest utilities and property tax combination, ranking 18th highest out of 18. Where the city of Clive has the lowest combination. The City of Bondurant is ranked 12th and is only slightly over the average cost.

Monthly Cost of Living Ranking



Values

	Water - Availability Fee	Water - Usage Fee	Total Average Monthly Bill	Sewer - Minimin Fee	Sewer - Usage fee	Total Average Monthly Bill	Garbage & Recycling	Stormwater Monthly Bill	Total Monthly Utility Bill	Full Tax Levy Rate	Tax Liability Per Mounth	Monthly Cost of Living
Des Moines	\$ 6.00	\$ 21.70	\$ 27.70	\$ 4.40	\$ 31.67	\$ 36.07	\$ 15.66	\$ 13.26	\$ 92.70	\$46.88	\$ 459.92	\$552.62
Norwalk	\$ 5.50	\$ 28.92	\$ 34.42	\$ 7.50	\$ 40.81	\$ 48.31	\$ 13.25	\$ 7.50	\$ 103.48	\$42.74	\$ 419.33	\$522.81
Polk county, rural	\$ 7.00	\$ 46.79	\$ 53.79	\$ 4.00	\$ 63.35	\$ 67.35	\$ 15.00	\$ -	\$ 136.14	\$38.97	\$ 382.36	\$518.50
Polk City	\$ 9.37	\$ 25.01	\$ 34.38	\$ 18.43	\$ 48.23	\$ 66.66	\$ 12.23	\$ 3.00	\$ 116.27	\$39.19	\$ 384.49	\$500.76
Indianola	\$ 8.75	\$ 17.19	\$ 25.94	\$ 18.00	\$ 29.44	\$ 47.44	\$ 24.06	\$ 6.00	\$ 103.44	\$39.79	\$ 390.38	\$493.83
Carlisle	\$ 7.00	\$ 27.92	\$ 34.92	\$ 15.00	\$ 23.90	\$ 38.90	\$ 12.75	\$ -	\$ 86.57	\$40.87	\$ 400.95	\$487.52
Bondurant	\$ 6.45	\$ 25.73	\$ 32.18	\$ 11.03	\$ 31.38	\$ 42.41	\$ 12.96	\$ 6.59	\$ 94.14	\$40.03	\$ 392.71	\$486.85
Johnston	\$ 10.56	\$ 31.32	\$ 41.88		\$ 34.09	\$ 34.09	\$ 13.21	\$ 6.55	\$ 95.73	\$39.65	\$ 389.01	\$484.73
Pleasant Hill	\$ 10.00	\$ 37.94	\$ 47.94	\$ 11.41	\$ 27.17	\$ 38.58	\$ 13.86	\$ 3.50	\$ 103.88	\$38.49	\$ 377.64	\$481.51
Average	\$ 8.49	\$ 28.18	\$ 36.21	\$ 11.03	\$ 30.99	\$ 40.79	\$ 14.26	\$ 5.82	\$ 97.08	\$38.73	\$ 380.02	\$477.10
Windsor Heights	\$ 6.00	\$ 29.08	\$ 35.08	\$ 2.90	\$ 15.96	\$ 18.86	\$ 14.19	\$ 5.50	\$ 73.63	\$40.71	\$ 399.43	\$473.06
Adel	\$ 30.20	\$ 30.04	\$ 60.24	\$ 27.92	\$ 27.77	\$ 55.69	\$ 16.23	\$ 9.60	\$ 141.76	\$33.16	\$ 325.29	\$467.05
Altoona	\$ 5.00	\$ 24.57	\$ 29.57	\$ 7.00	\$ 23.11	\$ 30.11	\$ 11.83	\$ 5.00	\$ 76.51	\$39.27	\$ 385.27	\$461.78
Ankeny	\$ 8.83	\$ 15.16	\$ 23.99	\$ 19.18	\$ 28.24	\$ 47.42	\$ 15.00	\$ 6.50	\$ 92.91	\$37.49	\$ 367.78	\$460.69
Grimes	\$ 1.62	\$ 40.69	\$ 42.31		\$ 30.52	\$ 30.52	\$ 10.70	\$ 5.00	\$ 88.53	\$37.76	\$ 370.44	\$458.97
Waukee	\$ 13.14	\$ 26.69	\$ 39.83	\$ 14.95	\$ 33.75	\$ 48.70	\$ 16.50	\$ 6.25	\$ 111.28	\$34.66	\$ 340.06	\$451.34
West Des Moines	\$ 4.47	\$ 24.73	\$ 29.20	\$ 3.77	\$ 25.33	\$ 29.10	\$ 13.10	\$ 6.65	\$ 78.06	\$36.77	\$ 360.73	\$438.78
Urbandale	\$ 4.50	\$ 22.86	\$ 27.36	\$ 3.00	\$ 18.75	\$ 21.75	\$ 13.00	\$ 6.00	\$ 68.11	\$36.25	\$ 355.60	\$423.71
Clive		\$ 30.96	\$ 30.96	\$ 8.00	\$ 24.33	\$ 32.33	\$ 13.20	\$ 7.83	\$ 84.32	\$34.55	\$ 338.98	\$423.30

Elected Officials

Mayor & Council



Curt Sullivan, Mayor

csullivan@cityofbondurant.com

Term Expires January 2022

Tara Cox, Council

tc Cox@cityofbondurant.com

Term Expires January 2024



Doug Elrod, Council

delrod@cityofbondurant.com

Term Expires January 2024

Wes Enos, Council

wenos@cityofbondurant.com

Term Expires January 2022



Angela McKenzie, Council

amckenzie@cityofbondurant.com

Term Expires January 2024

Bob Peffer, Council

bpeffer@cityofbondurant.com

Term Expires January 2022



As of January 1, 2022, Doug Elrod is the Mayor term expires in 2026, Chad Driscoll and Matt Sillanpaa are Council members term expires in 2026, and Wes Enos is no longer on the Council.

City Administrator

Marketa Oliver, City
Administrator
moliver@cityofbondurant.com



Department Heads

Shelby Hagan, City
Clerk
shagan@cityofbondurant.com



John Horton, Public
Works Director
jhorton@cityofbondurant.com

Jené Jess, Finance
Director
injess@cityofbondurant.com



Aaron Kreuder, Fire
Chief
akreuder@cityofbondurant.com

Maggie Murray,
Planning & Community
Development Director
planning@cityofbondurant.com

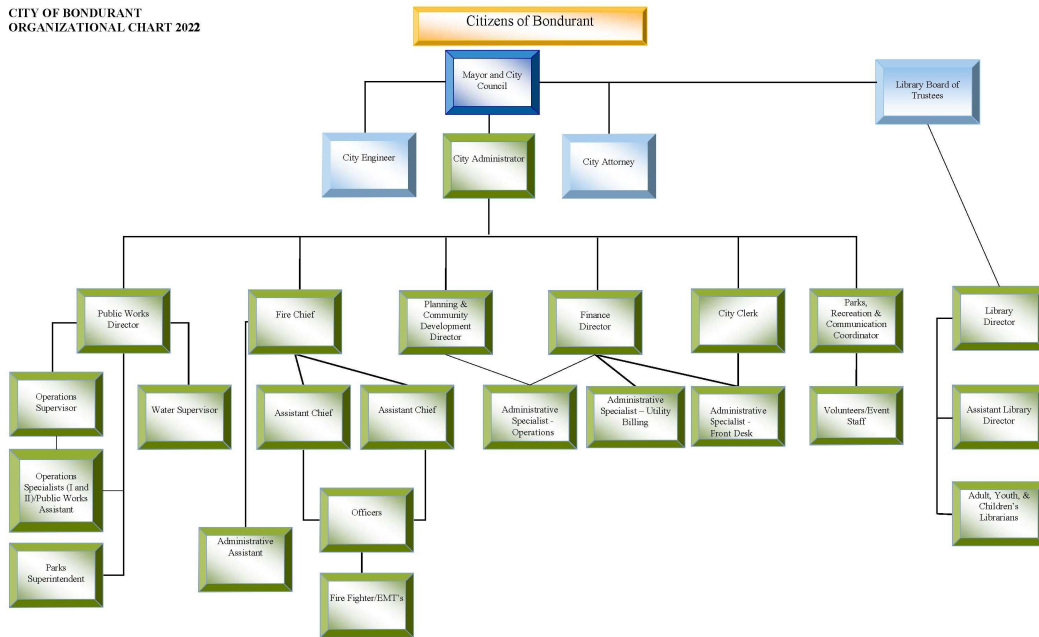


Jill Sanders, Library
Director
jsanders@cityofbondurant.com

Organization Chart

Polk County Sheriff provides the City of Bondurant Police services on contract until Fiscal Year 2030

CITY OF BONDURANT
ORGANIZATIONAL CHART 2022



Organizational Chart -2022.doc

Vision, Mission, Values, & Goals

Vision Statement

The City of Bondurant shall be a model of excellence, a safe, well-planned community with equal opportunity for all. Bondurant will continue its legacy as a friendly community embracing its natural beauty while providing a safe, peaceful, and progressive environment to live, work, and play, and where businesses thrive. A vibrant, strong, and active multi-generational population will enjoy its spirit of community, connection, and charm.

Mission Statement

In partnership with our community, the mission of the City of Bondurant is to protect and enhance the quality of life by providing a high level of dependable service with honesty and integrity in an efficient and responsive manner for all the citizens. The City will continue to address changing citizen and community needs with fiscally responsible and professional behaviors and maintain a safe, livable environment through teamwork, innovation, and regional collaboration.

Values

- We believe in honest, open, democratic government. We are dedicated to the highest ideals of honor and integrity in order to merit the respect, trust and confidence of the citizens of Bondurant.
- We believe our primary responsibility is to those who live, work, visit or otherwise come in contact with our City. We are committed to enhancing the quality of life by providing exemplary services.
- We believe that service to the public is our reason for being and strive to deliver quality services in a highly professional and cost effective manner and that prudent stewardship of public funds is essential for citizen confidence in government.
- We believe that continuous improvement is the mark of professionalism and are committed to applying this principle to the services we offer and the development of our employees.
- We believe that the employees of the City are its most important resource, and through them our mission and vision will be accomplished. We will support them with dignity, respect and fairness.
- We believe that planning, training, and teamwork will fulfill our mission and vision for the future of the City of Bondurant.
- We believe that the public is best served when departments and employees work cooperatively as a team in a positive working environment.
- We believe that the City is most effective when elected officials, volunteers, and employees are creative and innovative and embrace technological advances to enhance efficiency and decrease costs.
- We believe in honoring diversity and protecting individual rights. Open communication, respect for others, compassion, and a sense of humor are essential tools in our organization. We value the cultural and social diversity that is reflected in our community, and we welcome the changes and new perspectives that this diversity brings to us.

Goals

- Provide expedient, courteous service to new and prospective residents and businesses
- Establish cost effective administration practices
- Implement policies and projects which improve the City's image
- Expand public safety services
- Continually upgrade the City's infrastructure
- Reduce the City tax rate
- Improve recreation facilities & activities
- Support planned, organized growth
- Promote economically feasible commercial development

Financial Policies

General Fund Reserves

The City maintains adequate liquid financial reserves in the General Fund to protect against unanticipated circumstances and events resulting in revenue shortfalls or unexpected expenditures.

This policy applies to fund balance in the General Fund net of:

1. Non-spendable Fund Balance – non-liquid assets that cannot be converted to cash or that are long-term
2. Restricted Fund Balance – externally enforced legal restrictions by creditors, grantors, contributors or other governments

GASB 54 defines five classifications of fund balance, which are summarized in the table below:

Governmental Accounting Standards Board Statement No. 54 Fund Balance Classifications			
	Classification	Definition	Degree of Spendability
Restricted Fund Balance	Nonspendable	Resources that are not in a spendable form (inventories, prepaid items, or items required to be maintained intact).	Nonspendable
	Restricted	Resources constrained to specific purposes by external providers (creditors, grantors, contributors, and other levels of government) through laws and regulations.	
Unrestricted Fund Balance	Committed	Resources constrained by limitations the City imposes upon itself at its highest level of decision-making authority (City Council); limitations remain binding unless removed in the same manner.	
	Assigned	Resources a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates authority.	
	Unassigned	Resources available for any purpose; these resources are reported only in the General Fund.	Spendable

The City will maintain a level of at or above 25% of operating expenditures.

The City's authority to issue debt to finance capital investments such as infrastructure improvements, capital equipment essential to providing services, and community and economic development projects has a great impact on future generations of Bondurant citizens. The community drives the initiatives through its executive elected officials, Mayor and 5 Council Members (meet the executive elected officials at <https://www.cityofbondurant.com/government/pages/mayor-and-city-council>) and resident volunteer boards, commissions, and committees (for a full listing visit <https://www.cityofbondurant.com/government/pages/city-staff-boards-and-committees>.) The elected officials and resident volunteers collaborate with each other and City staff during regular scheduled open and closed to the public meetings to create and shape comprehensive and visioning plans. It is these plans that drive the strategic goals for capital investment and prioritizes them. This policy guides and drives some of the considerations involved when deciding to use debt issuance and what type of debt to finance capital investments.

Debt to Finance Capital Investments

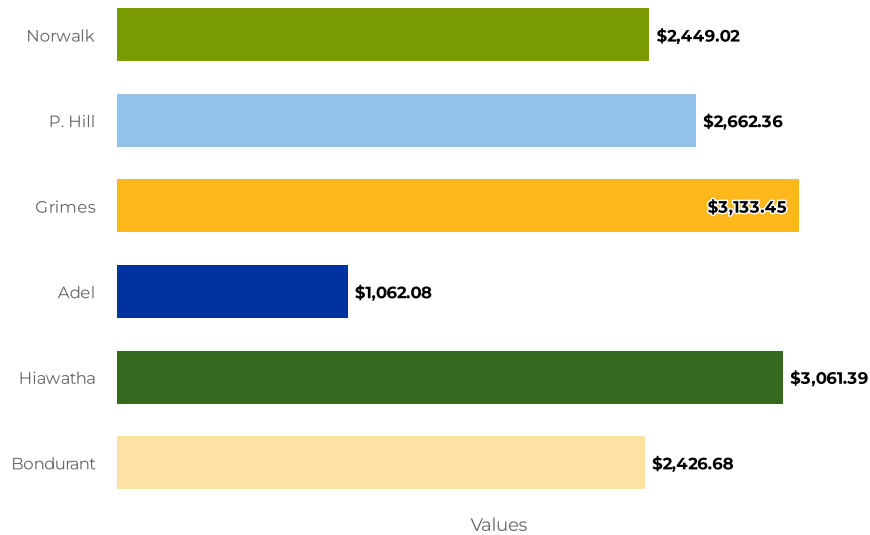
The City has established three benchmarks in regards to the issuance of debt. First, the City would like to limit the amount of general obligation debt issued to 80% of the constitutionally allowed limit. Secondly, the City would like bonded debt per capita not to exceed \$3,800 for 41 general obligation debt. Thirdly, the City will not borrow past the useful life of the improvement or equipment purchase, but will borrow for the entire useful life of the improvement in an effort to ensure equity for end users and taxpayers. The City will be transparent in its borrowing, avoid balloon payment or variable rate debt, and continually monitor market conditions to take advantage of refinancing opportunities when possible.

The general obligation debt limit is set by the State of Iowa and it stipulates that a City cannot exceed 5% of the value of taxable property in the city not incorporating the "roll-back".

Debt Limit for General Obligations	Amount
Actual valuation--January 1, 2020	\$548,611,862 X 5% = \$27,430,593

As the general obligation debt is at \$17,767,229 as of June 30, 2021 and the general obligation debt limit is at \$27,430,593, the City was at 65% the legal debt limit.

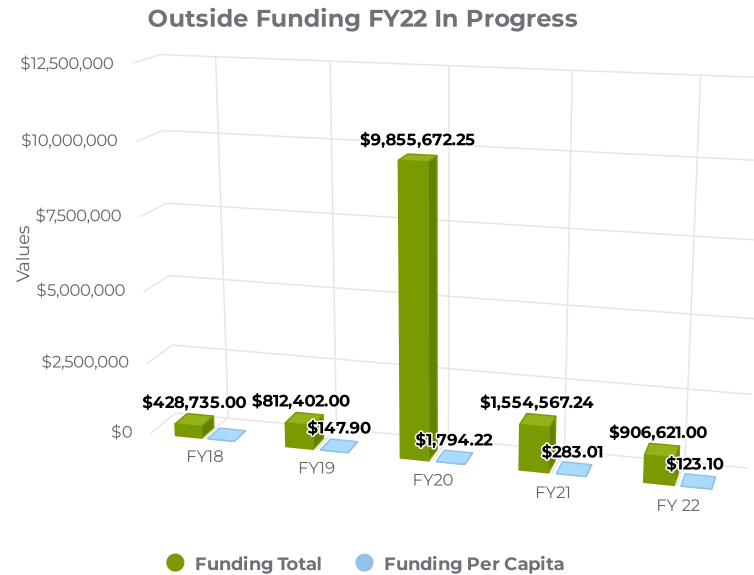
FY 21 Per Capita Outstanding Debt Obligations



The concept of this policy's third part is based in the ideas of interperiod and generational equity. The Governmental Accounting Standards Board describes it as the state at which current-year taxpayers have provided the adequate resources to pay for the cost of current-year services and for their portion of the City's assets they consume in relationship to the assets useful life. It is the equilibrium in which the City neither passes on the costs of services and assets to the taxpayers of previous periods by deferral nor subsequent periods by accumulated assets. Generational equity is the concept that users of a capital project or equipment will change over its useful life and cost of those assets should be spread out to those that will use the capital investment over time. An example of passing costs to previous taxpayers is if the City saved cash reserves from tax receipts to the general fund over time to purchase playground equipment. In that scenario, it is likely not all the taxpayers that contributed to the cash reserves will benefit by the positive change in net position to the City's assets, as often taxpayers move out of the City's jurisdictions. Meaning those taxpayer that move away before the end of the assets useful life will have contributed to the whole cost but didn't get to use it to its maximum benefit. An example of passing costs to subsequent taxpayers using the previous example of purchasing playground equipment is to acquire the equipment the City financed the purchase through general obligation bonds with a maturity term longer than the playground equipment's useful life. In that scenario, the debt service payments would continue past the time for replacement of the equipment, resulting in taxpayers in subsequent years bearing the cost of debt service payment on equipment that no longer exist. One tool to achieve interperiod and generational equity for major capital expenditures is through strategic debt issuance. Selecting a financing option with even distributions of debt service payments and interest over the term of the bond by avoiding balloon payments and variable interest rates. While selecting a term that adequately aligns with the useful life of the capital investment. The City uses professional services for bond financial advising, underwriting, and legal counsel to ensure that the City receives competitive bond sales, optimizes refinancing opportunities and selects the appropriate type of bond for the capital investment, e.g. TIF revenue bond for TIF projects and utility revenue bonds for utility projects.

Grants, Reimbursements, and Outside Funding

The City of Bondurant has a policy to seek all grants, reimbursements, and outside funding for major projects, program initiatives, or unexpected expenses, as is possible within the City's budgetary ability to meet any revenue matching required. The City will proactively seek funding sources on a regular basis. The City accounts for outside funding separately from internal funding to provide clarity and highlight external investment into City activities. The City will comply with all reporting requirements and terms levied by external sources.



Outside Funding the City has received since June, 2017.

Funding Agency	Grant/Contribution	Project	Award Year	Amount/Value
MidAmerican Energy	Community Grant	Blow Up Movie Screen	2017	\$235
Landus Corp.	Fire Department Grant	General	2018	\$750
MPO	Transportation Alternative Grant	HWY 65 Underpass	2017	\$400,000
Wellmark	Employee Match Grant (Nic Robinson)	Eagle Park	2018	\$12,000
Civic Club	Flower contribution	Flower pots	2018	\$250
Iowa Department of Health	LUCAS machine	Fire Dept - equipment for ambulance	2018	\$15,000
Bondurant Library Foundation	contribution	Summer Reading Program	2018	\$500
FY 18 total				\$428,735
Funding Agency	Grant/Contribution	Project	Award Year	Amount/Value
MidAmerican Energy	Trees Please	Trees	2018-July	\$1,000
Prairie Meadows	Grant	Ultra High Pressure Fire Equipment	2018-July	\$15,000
SAFER	Grant	Fire Fighter Staffing	2018-July	\$723,787
DNR	REAP Grant	City Park Acquisition	2018-December	\$42,354
Vermeer Executives	Contribution	Post Tornado Tree Restoration	2018-December	\$1,400
IDOT TSIP	Grant	Work Zone signage	2018-December	\$3,000
Facebook	Grant	Library Hot Spots		\$3,000
Bakeris Roofing	Contribution to Fire Department	Fire Department	2019-January	\$5,000
Book Sales & Donations	Contribution	Library Trust	2019 Annual	\$17,861
FY 19 total				\$812,402
Funding Agency	Grant/Contribution	Project	Award Year	Amount/Value
MPO	Grant	Underpass	2019-January	\$397,000
Honda	Grant	BRSC (make sure quads are ADA compliant)	2019-March	\$6,000
Facebook	Grant	Library Hot Spots	2019-March	\$3,800
Bravo	Grant	Murals	2019-June	\$5,000
Prairie Meadows	Grant	Pedestrian crosswalk	2019-July	\$18,000
Prairie Meadows-Legacy	Grant	Underpass	2019-July	\$200,000
Men's Club	Grant	Efnor Estates Park Shelter	2019-July	\$3,000
Men's Club	Grant	Christmas decorations	2019-July	\$3,000
MidAmerican Energy	Grant	Bondurant Blues & Brew	2019-July	\$2,000
MidAmerican Energy/EPIC	Grant	Tornado recognition	2019-July	\$500
MidAmerican Energy	Grant	Certified Site property work	2019-July	\$5,000
IDNR	REAP Grant	Property Acquisition	2019-September	\$74,601
IDOT	RISE Grant	Project Bluejay	2020-January	\$8,565,283
IDOT	TAP Grant (Special)	Underpass	2020-January	\$536,000
MidAmerican Energy	Incentives	City Hall	2020-January	\$3,873
IEDA	CDBG	hot spots, tablets	2020-April	\$12,600



Walmart	Community Grant	Stop the Bleed - wound supplies for FD	2020-April	\$1,000
Plaza RV	Contribution to Utility Department	COVID-19 Emergency Response	2020-April	\$3,400
MidAmerican Energy	New Build Energy Efficiency Grant	City Hall	2020-June	\$4,700
Book Sales & Donations	Contribution	Library Trust	2020-Annual	\$7,429
Dog Park Donations	Contribution	Department Contributions	2020-Annual	\$3,486
		FY 20 total		\$9,855,672

IDOT	RISE Grant	Project Omega	2020-August	\$1,065,032
State of Iowa	CARES Act funding	COVID-19 Relief	2020-October	\$165,368
Carver	Library Grant	Library Expansion	2020-October	\$60,000
Book Sales & Donations	Contribution	Library Trust	2020-Annual	\$22,350
Dept of Homeland Security	FEMA Grant	FD Generator	2020-December	\$60,030
Fire and Rescue Foundation	Contribution	Department Contribution	2020-Annual	\$6,268
Boy Scouts	Contribution	Bench Purchase		\$825
Facebook	Community Grant	Library Technology	2021-April	\$20,000
Facebook	Summer Read Sponsorship (through Eastern Polk County Relief Fund)	STEM Kits/additional Technology	2021-May	\$6,650
Library Foundation	Donation	Summer Read Program	2021-June	\$2,500
Prairie Meadows	Sponsorship	Chris Norton Movie Event	2021-June	\$5,000
Polk County	mini Grant	Hazmat Class Fee	2021-July	\$500
Bakeris Roofing	donation	Fire Department	2021	\$2,500
Flaugh	donation	Fire Department	2021	\$5,000
Firefighter Foundation	dissolution	funds from dissolution	2021	\$6,268
Various	donation	Parks donations	2021	\$21,243
Various	donation	Dog Park donations	2021	\$3,033
Blank Park Zoo	ticket donation	Summer Read Program	2021	\$2,000
State of Iowa	surplus equipment	Ventillators (3 - new)	2021-June	\$100,000
		FY 21 total		\$1,554,567

FY22

Funding Agency	Grant/Contribution	Project	Award Year	Amount/Value
BFCSD	surplus equipment	playground equipment	2021-July	\$15,000
Federal Government - ARPA	Library Grant	benches (solar charging)	2021-July	\$5,000
MidAmerican Energy	Community Grant	Sidewalk Chalk Art Festival	2021-July	\$300
State of Iowa	Technology	computer equipment	2021-August	\$9,443
ICMA	Scholarship	ICMA Conference Attendance	2021-August	\$2,300
Federal Government	ARPA	Water/Sewer/Stormwater	2021-August	\$518,453
Trees Forever	Trees	Fall Tree Sale	2021-September	\$5,000
DNR	Derecho Tree Grant Program	Cemetery	2021-September	\$4,675
DNR	Derecho Tree Grant Program	Lincoln St SE (south of Hwy 65)	2021-September	\$4,600
DNR	Derecho Tree Grant Program	Deer Ridge Drive NW	2021-September	\$4,600
MidAmerican Energy	Community Grant	Civic Purposes	2021-September	\$250
Facebook	Special Grant (Sustainability)	Eagle Park/Creek Access Project	2021-September	\$150,000
Federal Government	National Fire Academy	Fire Investigation Training (Troy Harmison)	2021-September	\$3,800



Prairie Meadows	Community Grant to Little League	BRSC Parking	2021-October	\$15,000
State of Iowa DNR	REAP	Eagle Park/Creek Access Project	2021-November	\$100,000
State of Iowa IEDA	Rural Innovation	Dog Park/Joint with School	2022-January	\$20,000
Polk County	Technology grant	BES/Fire Technology upgrade	2022-January	\$48,200
FY 22 total				\$906,621
Grand Total				\$13,557,997

Occasionally, the City will face challenges from disasters. By the nature of these events, they happen with little warning and can be very costly. With that in mind, the city is a part of the Polk County Emergency Management Commission and has adopted its plan for emergency response. As part of the Finance Department's responsibility in these events, the department maintains schedules of all the City's assets and values, meets annually and as needed with the city's insurance advisor to ensure appropriate coverage, stores original significant documents in an offsite lockbox, and maintains accounting funds to record revenues and expenditures for each event. Some events will be declared national disasters and the Finance Department will collaborate with Federal and State agents to get reimbursements of available aid. The City requests full reimbursement of all costs associated with each disaster from FEMA. Of those requested funds, FEMA will determine what is eligible for reimbursement. For the above list, the column titled Best Available Cost represents the City's expenditures deemed eligible, not necessarily the full costs the City incurred. FEMA reimburses the eligible expenditures at 75%, the column titled Best Available Federal Share Cost represents that amount. For some disasters, other funds are available to cover the FEMA deemed ineligible expenditures and the remaining 25% of the eligible expenditures. The Finance Department works with those other agencies by providing source documentation and ensuring fund reimbursement requirements are met.

Investment

The City will invest funds in a manner consistent with the greatest safety and protection for public money that yields the optimal return for meeting the cash flow requirements of the City. All investments will adhere to Iowa Code Chapter 12B.10 Public Funds Investment Standards and Chapter 12C Deposit of Public Funds, City ordinances and policies governing the investment of public funds.

Economic Development Policy

The City of Bondurant will provide economic participation in projects as deemed appropriate by the City Council. The consideration of economic participation is project specific and driven by a number of factors. Some of the most important factors are detailed in the following list, however, the following list is not all inclusive.

1. Taxable value creation;
2. Sales Tax Generation;
3. Amenity creation/community needs fulfillment;
4. Level of ongoing operational impact/city services required;
5. Job Creation;
6. Long-term land use impact;
7. Unique site circumstances (environmental, geographic, topographic, etc.) and
8. Probability of generating additional development.

Accounting and Financial Reporting

The City complies with all national and state requirements in accounting and financial reporting. Additionally, the City actively seeks out and employs best practices in reporting and internal control. Both the budget and Annual Financial Report are on the cash basis of accounting.

Risk Management

The City of Bondurant solicits the advice of industry professionals such as the City Auditor, City Attorney, insurance providers, and IT provider to assess activity and process-level risk. Based on their assessment and recommendations, City executive staff designs and implements internal controls. On a continuous and periodic basis, the City and appropriate advisors review and monitor whether controls are operating as designed. The City evaluates the controls periodically for efficacy. Additionally, the City will evaluate, annually, its liability exposure to ensure adequate coverage on capital assets and city operations.

Procurement and Expenditure Guidelines



The City of Bondurant has a detailed procurement policy. The purpose of the procurement policy is to ensure that sound business judgement is utilized in all procurement transactions and that supplies, equipment, construction and services are obtained efficiently and economically and in compliance with applicable federal and state law and executive orders and to ensure that all procurement transactions will be conducted in a manner that provides full and open competition. The procedures contained in the procurement policy ensure that all solicitations incorporate clear and accurate descriptions of the technical requirements for the goods or services being procured. Chapter 26 and Section 331.341 of the Iowa Code will be followed on all applicable purchases. All other appropriate sections of the Iowa Code shall also apply. Additionally, the purpose of the procurement policy is to ensure that the City of Bondurant complies with Code of Federal Regulations, 2 CFR, Section 200.113 that requires reporting of violations of federal criminal law involving fraud, bribery, or gratuity potentially affecting a federal grant. Finally, the policy is intended to ensure the efficient, fair, and professional administration of federal grant funds in compliance with 2 CFR; Part 200.112; 24 CRR, and other applicable federal and state standards, regulations, and laws. City staff will review the policy on a regular basis to ensure it continues to meet the needs of the City and complies with all applicable laws and regulations and embraces innovation in procurement practices.

Long Term Forecasting

The annual operating budget focuses on a single 12-month period. However, spending and revenue decisions made today have effects that extend beyond a 12-month period. The purpose of the policy is:

- Ensure ongoing financial sustainability beyond a single fiscal year;
- Achieve the City's mission and vision; and
- Systematically link the annual budget to a multi-year master financial and capital plan that includes service and staffing levels.

Structurally Balanced Budget/Revenues/Expenditures

The budget shall be balanced for each budgeted operational fund. The City considers the budget balanced when total expenditures are equal to, or less than, total revenues. However, there are instances when the City might plan to spend fund balances from previous years on one-time or non-routine expenditures. The City considers the budget to be balanced in this case also, provided the funding from previous years is available, and a plan is in place to ensure ongoing revenues fund ongoing expenditures and one-time revenues are applied to the one-time expenditures. This type of balanced budget is especially prevalent when capital projects are budgeted using proceeds from the issuance of bonds. The City has a goal of budgeting operating expenditures equivalent to no more than 98% of revenues.

Capital Planning

Each year as part of its budget process, the City will evaluate and update the five-year Capital Plan. The purpose of the multi-year plan will be to guide capital improvements, enhance financial planning, and communicate long-term strategic project goals. To adequately finance the plan, the City will use a number of sources including fee revenue, general fund operating funds, general obligation bonds, grants, road use tax and tax increment financing. The five-year plan will include large capital equipment purchases (defined as equipment costing more than \$15,000 with a useful life of more than five years) as well as capital projects. Finally, the City has stated that it will use 60% of the Local Option Sales and Services Tax to abate the property tax rate and allocate 40% to capital projects. It should be noted that the Capital Plan is a guiding document and may be changed by the Council in response to grant or other funding opportunities as well as development needs throughout the year.

Property Tax Rate & Other Revenues

The City's property tax rate should be comparable to similarly situated cities of similar size and should provide enough revenue to pay for all City services deemed necessary by the City Council. The City will also attempt to maintain a diversified and stable revenue system that will serve as a shelter from fluctuations in any one revenue source. In addition, fees and other service charges are reviewed annually to ensure their rate keeps pace with the cost of providing the service. Finally, the City has stated that it will use 60% of the Local Option Sales and Services Tax to abate the property tax rate.

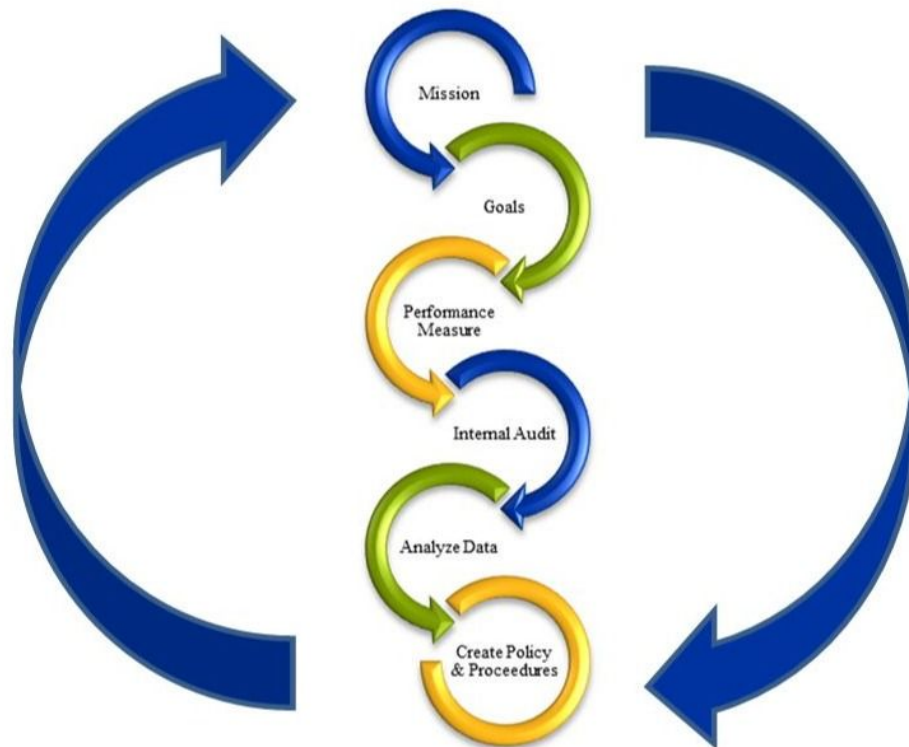
Internal Audit Function, Strategic Evaluation, and Internal Controls Policy

The Internal Audit Function for the City of Bondurant is the use of enterprise architecture as the framework and model for systematic evaluation, analysis, and communication of operation execution, resource allocation, and policy and procedure compliance. It is a perpetual cycle; that at regular intervals focuses on a different facet of the organization and a mechanism used during daily tasks and procedures. The Federated Model is the approach the City will use/uses to achieve the framework for the Internal Audit Function. The model looks at the City as an organization of coherent but distinct member architectures that conform to an overarching corporate or parent architecture. The City of Bondurant implements this model in the way that the central administration of government is the parent architecture and the various departments are the member architectures. This structure recognizes that each federation member (department) has unique goals, needs, and services provided in addition to common roles and responsibilities with fellow members. While relatively autonomous from each other, the departments also inherit certain rules, policies, procedures, and services from the parent architecture (central administration of government). A federated architecture allows each department the autonomy needed to fulfill its mission while ensuring enterprise wide connectivity and alignment where appropriate.

The City Administrator is the director of the City. As such, the Administrator is the designee responsible for maintaining the internal audit function for each City Department as a whole. The City Administrator will prepare and present performance reports to the Elected Officials with recommendations as necessary. The individual Director of each Department are responsible for the process in their respective departments. The Department Directors will prepare and present performance reports to the City Administrator and Elected Officials. The internal audit function of central administration government falls under the purview of the Finance Director.

The process to perform the continuous cycle of organizational review that leads to strategic evaluation and strong internal controls through internal auditing is as follows:

1. Identify the mission statement of the City and each of the departments. Examine and review each to ensure they are aligned with the City's mission statement.
2. Identify the goals of the City and each of the departments. Examine and review each to ensure they are aligned with the City's goals.
3. Develop performance measures to evaluate if the City and departments within it are achieving the goals.
4. Audit the roles, resources, and responsibilities of each person as well as policies, processes, and procedures within the departments to evaluate if they are able to achieve the goals.
5. Analyze the data from the audit.
6. Produce recommendations for improvement and efficiencies.



To achieve the process to perform the continuous cycle of organizational review that leads to strategic evaluation and strong internal controls through internal auditing, the following is required:

1. Investment in technology and software to create dashboards for department heads, generate automation to reduce errors, and create capacity in the workflow.
2. Cross-training members to create a more cooperative environment, allow for audit delegation, and depth in the personnel roster.

For a complete list of the City of Bondurant's Financial Policies, follow the link below.

<https://www.cityofbondurant.com/finance-department/pages/financial-policies>  

Budget Timeline

The Budget is the financial foundation for a thriving community. The City of Bondurant follows an annual budget cycle that is driven by legal requirements and deadlines set by the state of Iowa (<https://www.legis.iowa.gov/docs/code/384.16.pdf>) and key internal principals and processes aimed to meet the vision (<https://www.cityofbondurant.com/planning-and-development/pages/comprehensive-visioning-plans>) of the community. The City management staff have established a budget cycle that focuses on achieving, incrementally and strategically, the established long-term vision through collective decision-making, made possible by valid and reliable communication and civic participation.

Your participation matters!

Survey <https://www.cityofbondurant.com/finance-department/webforms/submit-your-input-about-budget>

The Mayor and Council <https://www.cityofbondurant.com/government/pages/mayor-and-city-council>

 Meetings <https://www.cityofbondurant.com/government>

Agendas <https://www.cityofbondurant.com/minutes-and-agendas>

Facebook – Find the City on Facebook at <https://www.facebook.com/BondurantIowa>.

Twitter – Find the City on Twitter at <https://twitter.com/CityofBondurant>.

LinkedIn – Find the City on LinkedIn at <https://www.linkedin.com/company/city-of-bondurant/>.

Instagram – Find the City on Instagram at <https://www.instagram.com/cityofbondurant/>.

YouTube – Find the City on YouTube at <https://www.youtube.com/channel/UCfWH1YctEiChFkpP2SG0eQ?>.

Sign up for The Bondurant Bounce [🔗](#), E-mail Notifications [🔗](#) or Text Alerts [🔗](#)!





FINANCIAL SECTION





Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Bondurant, Iowa, (City) as of and for the year ended June 30, 2021, and the related Notes to Financial Statements, which collectively comprise the City's basic financial statements listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1. This includes determining the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. This includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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Steve Gerdes, CPA

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City as of June 30, 2021, and the respective changes in cash basis financial position for the year then ended in conformity with the basis of accounting described in Note 1.

Basis of Accounting

As discussed in Note 1, these financial statements were prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles. Our opinions are not modified with respect to this matter.

Other Matters

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. We previously audited, in accordance with the standards referred to in the third paragraph of this report, the financial statements for the five years ended June 30, 2019 (which is not presented herein) and expressed unmodified opinions on those financial statements which were prepared on the basis of cash receipts and disbursements. Another auditor previously audited, in accordance with the standards referred to in the third paragraph of this report, the financial statements for the six years ended June 30, 2015 (which are not presented herein) and expressed unmodified opinions on those financial statements which were prepared on the basis of cash receipts and disbursements. The supplementary information included in Schedules 1 through 4 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. generally accepted auditing standards. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The other information, Management's Discussion and Analysis, the Budgetary Comparison Information, the Schedule of the City's Proportionate Share of the Net Pension Liability and the Schedule of City Contributions on pages 7 through 13 and 36 through 40 has not been subjected to the auditing procedures applied in the audit of the basic statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 25, 2022 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control over financial reporting and compliance.



FALLER, KINCHELOE & CO., PLC

March 25, 2022

Basis of Budgeting and Reporting

Management of the City of Bondurant, Iowa (the “City”), provides this narrative overview and analysis of its financial activities for the fiscal year ended June 30, 2021. It is encouraged for readers to consider this information in conjunction with the letter of transmittal, which is located in the Introductory Section at the front of this report and the City’s financial statements, which follow.

Using this Annual Report

The annual report consists of a series of financial statements and other information, as follows:

- Management’s Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the City’s financial activities.
- The Government-wide Financial Statement consists of a Cash Basis Statement of Activities and Net Position. This statement provides information about the activities of the City as a whole and presents an overall view of the City’s finances.
- The Fund Financial Statements tell how governmental services were financed in the short term as well as what remains for future spending. Fund financial statements report the City’s operations in more detail than the government-wide financial statement by providing information about the most significant funds.
- Other Information further explains and supports the financial statements with a comparison of the City’s budget for the year.
- Supplementary Information provides detailed information about the nonmajor governmental funds and the City’s indebtedness.

Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. Generally Accepted Accounting Principles. Therefore, when reviewing the financial information and discussion within this annual report, readers should keep in mind the limitations resulting from the use of the cash basis of accounting.

Reporting the City’s Financial Activities

Government-wide Financial Statement

One of the most important questions asked about the City’s finances is, “Is the City as a whole better off or worse off as a result of the year’s activities?” The Cash Basis Statement of Activities and Net Position reports information which helps answer this question. The government-wide financial statements are designed to provide readers with a broad overview of the City’s finances, in a manner similar to private-sector business.

The Cash Basis Statement of Activities and Net Position presents the City’s net position. Over time, increases or decreases in the City’s net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

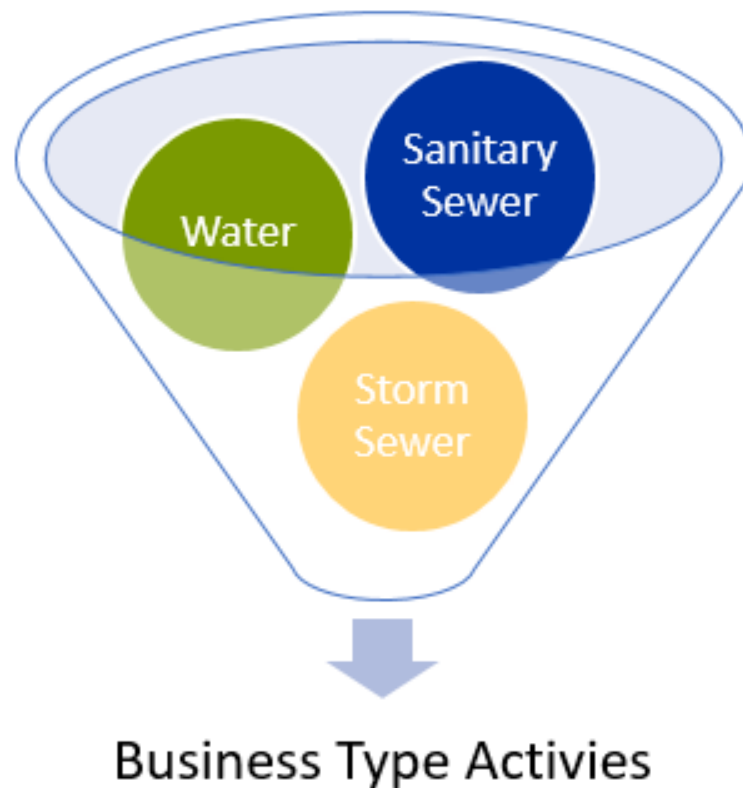
The Cash Basis Statement of Activities and Net Position is divided into two kinds of activities:

1. Governmental Activities include public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service and capital projects. Property tax and grants both State and Federal finance most of these activities. Governmental funds account for most of the City’s basic services. These focus on how money flows into and out of those funds and the balances at year-end that are available for spending. The governmental fund financial statements provide a detailed, short-term view of the City’s general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City’s programs.



Governmental Activities

2. Business Type Activities include the waterworks, the sanitary sewer system and the storm water system. These activities are financed primarily by user charges. Business Type Activities are accounted for in the City's Enterprise Funds. The City maintains three Enterprise Funds to provide separate information for the Water, Sewer and Storm Water Funds, considered to be major funds of the City.



Fund Financial Statements.

A fund is defined as a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Bondurant, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the City's funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds, which are described in further detail as follows:

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, government fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements, and is typically the basis used in developing the next annual budget.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison.

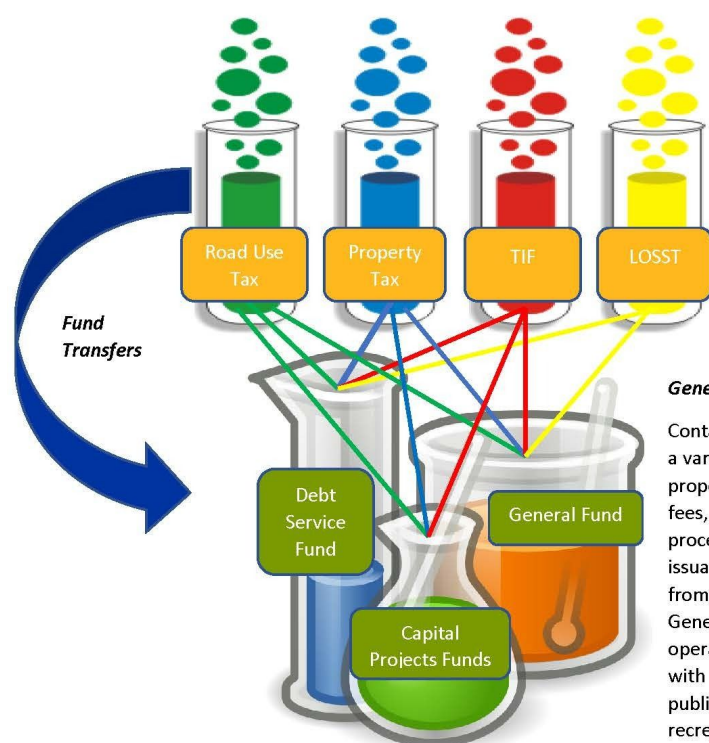
The City maintains several individual governmental funds, when capital project funds aggregate. Information is presented separately in the Balance Sheet - Governmental Funds and in the Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds for the General Fund, Road Use, Tax Increment Financing Fund, Debt Service Fund, and Capital Projects Fund, all of which are considered to be major funds. Data from the other governmental funds combine into a single, aggregated presentation under the column heading Non-major Governmental Funds. Individual fund data for each of these Non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for the activity of all funds. Formal and legal budgetary control as required by state statute is based upon nine major classes of expenditures known as functions, not by fund or fund type.

Enterprise funds consist of two different types of funds, enterprise and internal service. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City has three individual enterprise funds. The city has an internal service funds to account for the staff's FSA plan. That fund is not characteristic of the internal service funds discussed in this section, as it is accounted for with the governmental funds.

Enterprise funds provide the same type of information as the government-wide financial statements, only in more detail. The enterprise fund financial statements provide separate information for the major water, storm water, and the sanitary sewer (solid waste) operations funds. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements.

Fund Structure



Special Revenue Funds

Proceeds from a specific source and are required by law or regulation to be accounted for separately and used for a specific purpose. Examples include Tax Increment Finance, Road Use Tax, and the property taxes dedicated to employee benefits.

General Fund

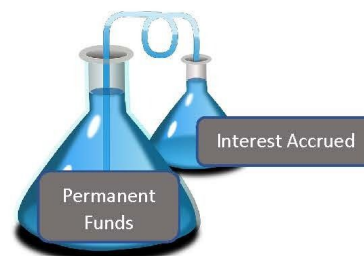
Contains the proceeds from a variety of sources, property taxes, services fees, permits, grants, proceeds from debt issuances, and transfers from other funds. The General Fund supports operations most identified with the City, public safety, public works, parks and recreation.

Debt Service Fund

Dedicated for principal and interest payments on the City's long-term debt.

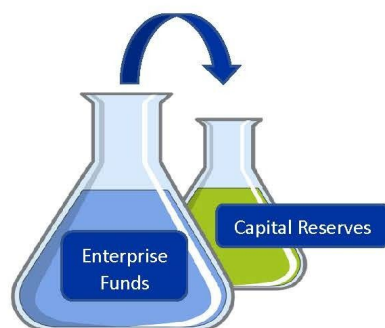
Capital Projects Funds

Used by the City to account for the resources used in the acquisition and construction of large capital projects.



Permanent Funds

Used to account for resources that are legally restricted so that only the interest earnings may support specific



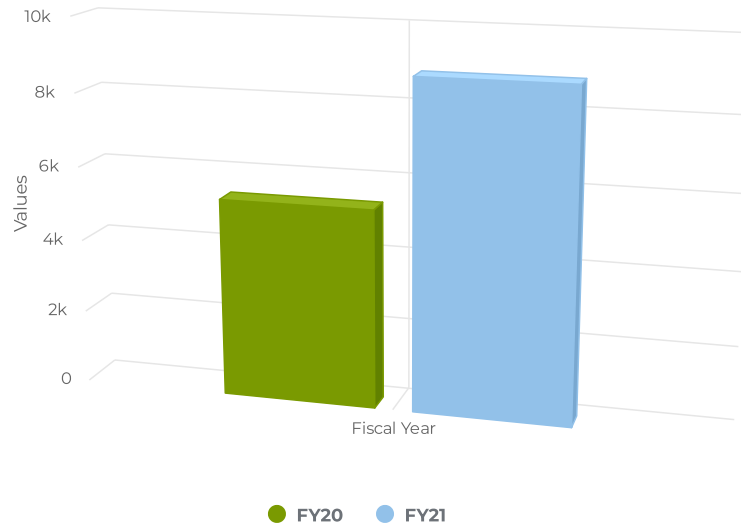
Enterprise Funds

Operate in a manner similar to a business, used for the City's utility funds. Due to the expense associated with infrastructure investments, enterprise funds often have large amounts of cash that are being held in reserve for future improvements.

Condensed Comparative Financial Data

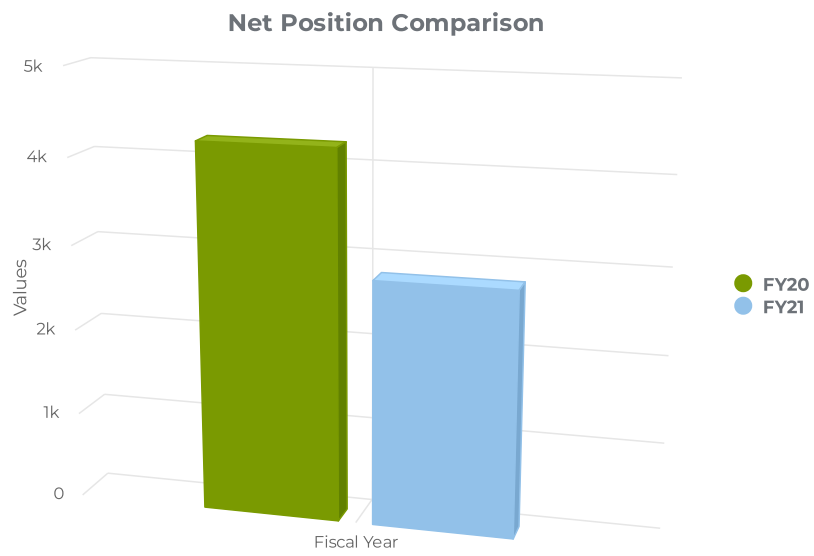
Changes in Cash Basis Net Position of Governmental Activities (Expressed in Thousands)			
		Year ended June 30,	
		2021	2020
Receipts:			
Program receipts:			
Charges for service	\$	3,865	1,768
Operating grants, contributions and restricted interest		1,607	1,713
Capital grants, contributions and restricted interest		5,905	2,668
General receipts:			
Property tax		3,089	3,084
Tax increment financing		537	578
Other City Taxes		734	304
Commercial/industrial tax replacement		43	45
Unrestricted interest on investments		3	44
Rent		13	42
Bond, note and loan proceeds		11,507	10,097
Premium on other financing sources		636	366
Other general receipts		0	10
Total receipts		<u>27,939</u>	<u>20,719</u>
Disbursements:			
Public safety		2,218	2,012
Public works		1,716	1,034
Health and social services		0	16
Culture and recreation		928	626
Community and economic development		337	323
General government		681	693
Debt service		1,773	1,973
Capital projects		<u>17,276</u>	<u>11,818</u>
Total disbursements		<u>24,929</u>	<u>18,495</u>
Change in cash basis net position before transfers		3,010	2,224
Transfers, net		<u>456</u>	<u>293</u>
Change in cash basis net position		3,466	2,517
Cash basis net position beginning of year		<u>5,427</u>	<u>2,881</u>
Cash basis net position end of year	\$	<u>8,893</u>	<u>5,398</u>

Net Position Comparison



Changes in Cash Basis Net Position of Business Type Activities

	Year ended June 30,	
	2021	2020
Receipts:		
Program receipts:		
Charges for service		
Water	\$ 1,711	1,425
Sewer	1,827	1,368
Storm water	323	253
Operating grants, contributions and restricted interest	0	0
General receipts:		
Bond, note and loan proceeds	294	2,665
Unrestricted interest on investments	2	12
Total receipts	<u>4,157</u>	<u>5,723</u>
Disbursements:		
Water	1,250	1,189
Sewer	3,480	1,768
Storm water	403	190
Total disbursements	<u>5,133</u>	<u>3,147</u>
Change in cash basis net position before transfers	(976)	2,576
Transfers, net	(456)	(295)
Change in cash basis net position	<u>(1,432)</u>	<u>2,281</u>
Cash basis net position beginning of year	4,250	1,969
Cash basis net position end of year	<u>\$ 2,818</u>	<u>4,250</u>



Analysis of Net Position and Result of Operation

Governmental Activities

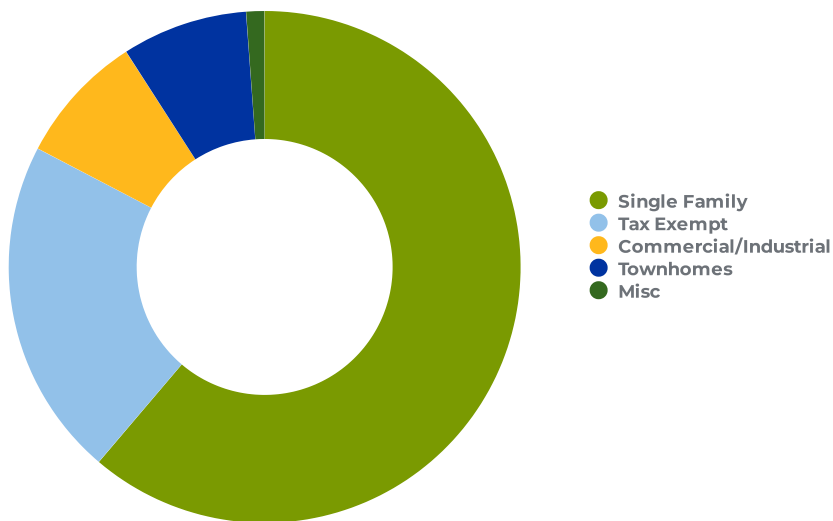
Net Position is the difference between all of the City's inflow of resources and outflow of resources, plus the ending net position of the previous year. It permits users to assess whether the City's financial situation is improving or deteriorating for its governmental and business-type activities.

As of June 30, 2021, receipts of the City's governmental activities were \$28,299,531, an increase of 36.42%, or approximately \$7,554,537 from fiscal year 2020. The city engaged in a large economic development project starting in Summer of FY20 that will continue into FY22. A piece of that project had a major impact to the City's receipts of intergovernmental funds. The City secured grant funding through the Revitalize Iowa's Sound Economy (RISE) Program as a reimbursable grant for the project. The remaining increase is attributable to the electing to participate Local Option Sales and Service Taxes (LOSST), bond proceeds and growth in all areas of revenue, as the population and commercial/industrial continues to flourish.

In 2017, balancing the ratio between commercial/industrial (CI) valuation and residential valuation became a long-term priority of City Management. In doing so, it makes revenues less susceptible to market fluctuation and lessens the tax obligation for citizens. To address the issue as an operational function City Management developed the Bondurant Economic Launch Program. When the City's Economic Launch Program began, single-family residential valuation comprised 88.51% of the City's value and CI represented only 10.17%. Since the implementation of the program, the City has secured additional economic development projects. Those project further balance the ratio of single-family residential and CI, with the value coming on line January 1, 2021. The composition of valuation between, with single-family residential of 67.4% and CI 31.81% in the post Economic Launch Program implementation timeframe indicate a stable and reliable revenue flow.

Following is information on Commercial building permits in the region for calendar years 2019 and 2020.

2021 Building Permit Valuation



Upon review of the above graph with only 7 commercial building permits, Bondurant grew in value by \$7,790,875.35 between 2020 and 2021. The large commercial building permits also have an impact on receipts to the City, as charges for them relate to project size.

As of June 30, 2021, disbursements from the City's governmental activities were \$24,818,810, an increase of 34.19% or approximately \$6,324,016 from fiscal year 2020. The majority of the increase is attributable to executing projects in the City's Comprehensive Capital Plan, engaging in economic transformation through infrastructure development agreements, and fulfilling the requirements of grants received. Total operating costs of governmental activities stayed constant, increases in one department negating with decreases in another department.

The City's total cash basis net position increased 64.49% or approximately \$3,480,721, from fiscal year 2020 to fiscal year 2021. Of the \$8,878,930 cash basis net position, \$2,822,703 is unrestricted.

Business-type Activities

Total business-type activities receipts for the fiscal year were approximately \$4,157,266 compared to \$2,677,588 last year. This increase is due to rates going up based on the wholesale cost of operations. While operationally the costs are consistent, the cost of sales is projected to rise significantly in the next few years. This is due to wholesale rate increases by Des Moines Water Works and debt allocation from a joint venture with the Water Reclamation Authority. Revenue projections remain sufficient to meet costs. The City staff underwent a recanvassing of the commercial/industrial impervious surfaces in FY21. The results of the changes will contribute to the Stormwater Fund an approximate \$29,000 increase in revenues annually.

Budgetary Highlights

The City adopts an annual appropriated budget for its funds. The City adopted one budget amendment. Differences between the original budget and the final amended budget for the funds are summarized as follows:

- The total original revenue budget of \$25,756,193 increased to \$34,380,351, an increase of \$8,624,158. Amended revenues included increases in other city taxes (LOSST adoption elected after the original budget was adopted), building permits, other financing sources, and intergovernmental.
- The total original expenditure budget of \$25,902,013 increased to \$33,241,262, an increase of \$7,339,249. Amended expenditures included increases for additional capital projects and the development agreement for the economic development project.
-

Differences between the final amended budget and the actual results for the funds are summarized as follows:

- The actual revenue results of \$32,000,958 were less than the final amended budget by \$2,379,393. The most significant variances being time lag in reimbursement grant
- The actual expenditure results of \$29,952,340 were less than the final amended budget by \$3,288,922. The most significant variances were due to timing of capital project disbursements.

DEBT ADMINISTRATION

At June 30, 2021, the City had \$29,414,944 in bonds and other long-term debt compared to \$19,083,463 last year.

Outstanding Debt at Year-End (Expressed in Thousands)		
	June 30,	
	2021	2020
General obligation bonds and notes	23,730	15,245
Water capacity purchase	161	212
Water service agreement	333	359
Urban service area agreement	482	644
Revenue bonds	4,710	2,665
	29,416	19,125

Debt increased because of the issuance of three bonds, series 2020D GO CORP PURP BD Library bonds abated by LOSST, 2020E STORMWATER REVENUE BONDS, and 2021A GO CORP PURP BD TIF ANNUAL APPROPRIATION. The revenue bond does not count towards the City's legal debt limit.

The City's general obligation bond rating carries an A1 rating by Moody's Investor Services. The Constitution of the State of Iowa limits the amount of general obligation debt that cities can issue to 5 percent of the assessed value of all taxable property with the City's corporate limits. The City's outstanding general obligation debt is below the City's Constitutional debt limit of \$20,498,744.

More detailed information about the City's long-term liabilities is presented in Schedule 3 on page 40 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The City experienced a record-breaking year for single-family, bi-attached, and townhome permits. The City of Bondurant continues to experience robust valuation growth, which has helped counteract the impacts of the rollback devaluation and could help mitigate future rollback devaluation. (For FY2022, the residential rollback was 56.4094%. For the upcoming fiscal year, the residential rollback is 54.1302% meaning that 2.2782% less of a residential property's assessed valuation is taxable.) The city issued 256 permits for single family/duplex/ townhome housing in the 2021 calendar year, compared to the 142 issued in 2020. It is important to note that the City's residential tax abatement program expired July 30, 2021. A building permit that was issued on or before this date will be eligible for abatement. It remains unknown what the long-term impact will be, however, residential growth, including multi-family residential, is expected to continue as it is estimated in light of the recent job growth in the community and given the number of lots under development.

These indicators were taken into account when adopting the budget for fiscal year 2022. Based on the tax rate of \$11.62415 from \$11.78549 per \$1,000 of taxable valuation in fiscal year 2021, the City expects to generate \$3,549,188 in property tax revenue for FY22. The Budget for FY23 anticipates a rate of \$11.27250, generating \$4,189,941 in property tax revenue.

The continued decrease in the levy rate is attributable to improvement towards a balanced and reliable ratio of single-family residential and commercial/industrial properties, growth in population and properties, and the commitment of City management and staff to containing operating costs.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Marketa Oliver, City Administrator, or Jené Jess, Finance Director, by e-mail moliver@cityofbondurant.com (<mailto:marentsen@cityofbondurant.com>) jn Jess@cityofbondurant.com (<mailto:jn Jess@cityofbondurant.com>) or at 200 Second Street, Northeast, P.O. Box 37, Bondurant, Iowa, 50035, 515-967-2418.

Basic Financial Statements

Government-wide Financial Statements

Statement of Activities and Net Position - Cash Basis

City of Bondurant
Statement of Activities and Net Position - Cash Basis
As of and for the year ended June 30, 2021

Exhibit A

Functions / Programs:	Program Receipts				Net (Disbursements) Receipts and Changes in Cash Basis Net Position		
	Disbursements	Charges for Service	Operating Grants, Contributions and Restricted Interest	Capital Grants, Contributions and Restricted Interest	Governmental Activities	Business Type Activities	Total
Governmental activities:							
Public safety	\$ 2,218,450	907,812	444,389	-	(866,250)	-	(866,250)
Public works	1,715,518	382,408	880,004	-	(453,106)	-	(453,106)
Health and social services	105	-	-	-	(105)	-	(105)
Culture and recreation	817,615	53,617	217,533	-	(546,465)	-	(546,465)
Community and economic development	337,240	16,034	-	-	(321,206)	-	(321,206)
General government	680,625	27,686	64,991	-	(587,948)	-	(587,948)
Debt service	1,773,717	-	-	-	(1,773,717)	-	(1,773,717)
Capital projects	17,275,540	2,477,020	-	5,810,279	(8,988,241)	-	(8,988,241)
Total governmental activities	24,818,810	3,864,576	1,606,917	5,810,279	(13,537,038)	-	(13,537,038)
Business type activities:							
Water	1,250,499	1,681,582	29,875	-	-	460,958	460,958
Sewer	3,480,183	1,827,134	-	-	-	(1,653,049)	(1,653,049)
Storm water	402,847	323,302	-	-	-	(79,545)	(79,545)
Total business type activities	5,133,529	3,832,018	29,875	-	-	(1,271,636)	(1,271,636)
Total	\$ 29,952,340	7,696,594	1,636,792	5,810,279	(13,537,038)	(1,271,636)	(14,808,674)
General Receipts and Transfers:							
Property tax and other city tax levied for:							
General purposes					2,818,209	-	2,818,209
Debt service					271,007	-	271,007
Tax increment financing					536,611	-	536,611
Other city tax					19,979	-	19,979
Hotel motel tax					507	-	507
Local option sales tax					713,065	-	713,065
Commercial/industrial tax replacement					43,493	-	43,493
Unrestricted interest on investments					3,248	1,573	4,821
Bond proceeds, net of \$635,799.05 premium					10,146,583	-	10,146,583
Proceeds of revenue bond					1,996,200	293,800	2,290,000
Rent					12,743	-	12,743
Sale of capital assets					275	-	275
Transfers					455,839	(455,839)	-
Total general receipts and transfers					28,299,531	3,701,427	32,000,958
Change in cash basis net position					3,480,721	(1,432,102)	2,048,619
Cash basis net position beginning of year					5,427,267	4,249,845	9,677,112
Cash basis net position end of year					\$ 8,907,988	2,817,743	11,725,731
Cash Basis Net Position							
Restricted:							
Nonexpendable:							
Cemetery perpetual care					\$ 26,445	-	26,445
Expendable:							
Streets					486,597	-	486,597
Capital projects					4,879,017	939,641	5,818,658
Debt service					263,947	-	263,947
Other purposes					344,499	345,975	690,474
Unrestricted					2,907,483	1,532,127	4,439,609
Total cash basis net position					\$ 8,907,988	2,817,743	11,725,731

See notes to financial statements.



Statement of Cash Receipts, Disbursements, and Changes in Cash Balances - Government Funds

City of Bondurant
Statement of Cash Receipts, Disbursements
and Changes in Cash Balances
Governmental Funds

Exhibit B

As of and for the year ended June 30, 2021

	General	Special Revenue Local Option Sales & Service Tax	Special Revenue Road Use Tax	Debt Service	Capital Projects	Nonmajor	Total
Receipts:							
Property tax	\$ 2,227,914	-	-	271,007	-	590,296	3,089,216
Tax increment financing	-	-	-	-	-	536,611	536,611
Other city tax	14,970	713,065	-	1,663	-	3,853	733,551
Licenses and permits	758,217	-	-	-	-	-	758,217
Use of money and property	13,526	438	691	296	638	403	15,991
Intergovernmental	291,628	-	824,306	3,620	5,743,110	197,036	7,059,700
Charges for service	543,033	-	-	-	221,640	-	764,673
Special assessments	1,393	-	-	-	7,169	-	8,562
Miscellaneous	144,989	-	-	-	2,315,380	230,273	2,690,642
Total receipts	3,995,668	713,503	824,997	276,585	8,287,936	1,558,472	15,657,162
Disbursements:							
Operating:							
Public safety	1,890,912	-	-	-	-	327,538	2,218,450
Public works	939,384	-	705,408	-	-	70,725	1,715,518
Health and social services	105	-	-	-	-	-	105
Culture and recreation	583,084	-	-	-	-	234,531	817,615
Community and economic development	274,045	-	-	-	-	63,195	337,240
General government	415,989	-	-	-	-	264,636	680,625
Debt service	-	-	-	1,773,717	-	-	1,773,717
Capital projects	-	-	-	-	17,275,540	-	17,275,540
Total disbursements	4,103,520	-	705,408	1,773,717	17,275,540	960,625	24,818,810
Excess (deficiency) of receipts over (under) disbursements	(107,851)	713,503	119,589	(1,497,131)	(8,987,603)	597,847	(9,161,648)
Other financing sources (uses):							
Bond proceeds, net of \$682,882 premium	-	-	-	253,031	11,889,751	-	12,142,783
Sale of capital assets	43,747	-	-	-	-	-	43,747
Transfers in	446,042	-	-	1,022,812	1,161,332	68,668	2,698,854
Transfers out	-	(742,066)	(120,855)	-	(839,724)	(540,370)	(2,243,015)
Total other financing sources (uses)	489,789	(742,066)	(120,855)	1,275,843	12,211,359	(471,702)	12,642,369
Change in cash balances	381,938	(28,563)	(1,266)	(221,288)	3,223,756	126,145	3,480,721
Cash balances beginning of year	2,299,618	249,249	487,864	485,235	1,655,261	250,041	5,427,267
Cash balances end of year	\$ 2,681,556	\$ 220,685	486,597	263,947	4,879,017	376,185	8,907,988
Cash Basis Fund Balances							
Nonspendable - Cemetery perpetual care	\$ -	-	-	-	-	26,445	26,445
Restricted for:							
Streets	-	-	486,597	-	-	-	486,597
Capital projects	-	-	-	-	4,879,017	-	4,879,017
Debt service	-	-	-	263,947	-	-	263,947
Other purposes	169	220,685	-	-	-	349,740	570,595
Assigned for garbage fund	94,113	-	-	-	-	-	94,113
Unassigned	2,587,273	-	-	-	-	-	2,587,273
Total cash basis fund balances	\$ 2,681,556	\$ 220,685	486,597	263,947	4,879,017	376,185	8,907,988

See notes to financial statements.



Reconciliation of the Statement of Cash Receipts, Disbursements, and Changes in Cash Balances to the Cash Basis Statement of Activities and Net Position - Governmental Funds

City of Bondurant

Exhibit C

Reconciliation of the Statement of Cash
Receipts, Disbursements and Changes in Cash Balances
to the Cash Basis Statement of Activities and Net Position -
Governmental Funds

As of and for the year ended June 30, 2021

Change in cash balances

\$ 3,480,721

*Amounts reported for governmental activities in the Cash Basis Statement
of Activities and Net Position are different because:*

Statement of Activities and Net Position.

Change in cash basis net position of governmental activities

\$ 3,480,721

See notes to financial statements.



Proprietary Funds Financial Statements

Statement of Cash Receipts, Disbursements, and Changes in Cash Balances - Proprietary Funds

City of Bondurant

Statement of Cash Receipts, Disbursements and Changes in Cash Balances Proprietary Funds

As of and for the year ended June 30, 2021

	Enterprise			
	Water	Sewer	Nonmajor - Storm Water	Total
Operating receipts:				
Charges for service	\$ 1,681,582	\$ 1,827,134	\$ 323,302	3,832,018
Miscellaneous	29,875	-	-	29,875
Total operating receipts	1,711,457	1,827,134	323,302	3,861,893
Operating disbursements:				
Governmental activities:				
General government	-	-	-	-
Business type activities	1,120,547	1,149,487	132,946	2,402,980
Total operating disbursements	1,120,547	1,149,487	132,946	2,402,980
Excess (deficiency) of operating receipts over (under) operating disbursements	590,910	677,647	190,356	1,458,914
Non-operating receipts (disbursements):				
Interest on investments	1,023	126	423	1,573
Debt service	(128,803)	(372,975)	(119,776)	(621,554)
Capital projects	(1,149)	(1,957,722)	(150,125)	(2,108,996)
Net non-operating receipts (disbursements)	(128,929)	(2,330,570)	(269,477)	(2,728,977)
Excess (deficiency) of receipts over (under) disbursements	461,981	(1,652,923)	(79,121)	(1,270,063)
Other financing sources (uses):				
Proceeds of revenue bond	-	-	293,800	293,800
Transfers in	-	-	-	-
Transfers out	(410,692)	(37,306)	(7,841)	(455,839)
Total other financing sources (uses)	(410,692)	(37,306)	285,959	(162,039)
Change in cash balances	51,289	(1,690,229)	206,838	(1,432,102)
Cash balances beginning of year	819,084	3,355,410	75,351	4,249,845
Cash balances end of year	\$ 870,373	1,665,182	282,189	2,817,743
Cash Basis Fund Balances				
Restricted for capital projects	\$ -	795,841	143,800	939,641
Restricted for deposits	345,975	-	-	345,975
Unrestricted	524,397	869,341	138,389	1,532,127
Total cash basis fund balances	\$ 870,373	1,665,182	282,189	2,817,743

See notes to financial statements.



Notes to the Financial Statements



June 30, 2021

1. Summary of Significant Accounting Policies

The City of Bondurant (City) is a political subdivision of the State of Iowa located in Polk County. It was first incorporated in 1897 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens including public safety, public works, health and social services, culture and recreation, community and economic development, and general governmental services. The City also provides water, sewer and storm water utilities for its citizens.

A. Reporting Entity

For reporting purposes, the City has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to, or impose specific financial burdens on the City.

These financial statements include the City of Bondurant (the primary government) and its component unit. The component unit discussed below is included in the City's reporting entity because of the significance of its operational or financial relationship with the City.

Blended Component Unit

The Bondurant Community Library Foundation (Foundation) is an entity, which is legally separate from the City, but is so intertwined with the City it is, in substance, the same as the City. The Foundation was organized under Chapter 504 of the Code of Iowa as a non-profit corporation in accordance with Section 501(c)3 of the Internal Revenue Code. The purpose of the Foundation is to support, improve and enhance the Bondurant Community Library. The financial transactions of this component unit have been blended into the Special Revenue Funds.

Jointly Governed Organizations

The City participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions: Metro Waste Authority, Convention & Visitors Bureau (CVB), Des Moines Area Regional Transit (DART), East Polk Innovation Collaboration (EPIC), Metropolitan Planning Organization, Watershed Management Authority, Iowa Confluence Water Trails (ICON), Metro Advisory Council, BRAVO Greater Des Moines, Polk County Emergency Management Commission and Polk County Joint E911 Service Board.

Joint Venture

The City also participates in the Des Moines Metropolitan Wastewater Reclamation Authority (WRA). The WRA, a joint venture, was developed as a result of an agreement between the City of Des Moines and surrounding municipalities. See Note 7.

B. Basis of Presentation

Government-wide Financial Statement - The Cash Basis Statement of Activities and Net Position reports information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental revenues, are reported separately from business type activities, which rely to a significant extent on fees and charges for service.

The Cash Basis Statement of Activities and Net Position presents the City's nonfiduciary net position. Net position is reported in the following categories/components:

Nonexpendable restricted net position is subject to externally imposed stipulations which require the cash balance to be maintained permanently by the City, including the City's Permanent Fund.

Expendable restricted net position results when constraints placed on the use of cash balances are either externally imposed or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position consists of cash balances not meeting the definition of the preceding categories. Unrestricted net position is often subject to constraints imposed by management which can be removed or modified.

The Cash Basis Statement of Activities and Net Position demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants, contributions and interest on investments restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statements – Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining governmental funds and proprietary funds are aggregated and reported as nonmajor governmental funds.

The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. All general tax receipts from general levies and other receipts not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating disbursements, the fixed charges and the capital improvement costs that are not paid from other funds.

The Special Revenue, Road Use Tax Fund is used to account for the road use tax allocation from the State of Iowa to be used for road construction and maintenance. The Local Option Sales & Service Tax Fund is used to account for sales tax allocation from the State of Iowa to be used as 40% capital projects and 60% property relief.

The Debt Service Fund is utilized to account for property tax and other receipts to be used for the payment of interest and principal on the City's general long-term debt.

The Capital Projects Fund is used to account for all resources used in the acquisition and construction of capital facilities, with the exception of those that are financed through Enterprise Funds.

The City reports the following major proprietary funds:

The Enterprise, Water Fund accounts for the operation and maintenance of the City's water system.

The Enterprise, Sewer Fund accounts for the operation and maintenance of the City's waste water treatment and sanitary sewer system.

The Enterprise, Stormwater Fund for the operation and maintenance of the City's storm sewer and water quality systems.

C. Measurement Focus and Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general receipts. Thus, when program disbursements are paid, there is both restricted and unrestricted cash basis net position available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs followed by categorical block grants and then by general receipts.

When a disbursement in governmental funds can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the disbursement toward restricted fund balance and then to less-restrictive classifications – committed, assigned and then unassigned fund balances.

Proprietary funds distinguish operating receipts and disbursements from non-operating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as non-operating receipts and disbursements.

D. Property Taxes and Governmental Cash Basis Fund Balances

The following accounting policies are followed in preparing the financial statements:

Property tax revenues recognized in these funds become due and collectible in September and March of the current fiscal year with a 1½% per month penalty for delinquent payments; is based on January 1, 2020 assessed property valuations; is for the tax accrual period July 1, 2020 through June 30, 2021 and reflects tax asking contained in the budget certified to the City Council in March 2020.

In the governmental fund financial statements, cash basis fund balances are classified as follows:

Nonspendable – Amounts which cannot be spent because they are legally or contractually required to be maintained intact.

Restricted – Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors, or state or federal laws or imposed by law through constitutional provisions or enabling legislation.

Assigned – Amounts the City Council intends to use for specific purposes.

Unassigned – All amounts not included in the preceding classifications.

E. Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Other Information.

2. **Cash and Pooled Investments**

The City's deposits in banks at June 30, 2021 were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds.

The City is authorized by statute to invest public funds in the obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The City had investments in the Iowa Public Agency Investment Trust which are valued at an amortized cost of \$9,852,684.33. There were no limitations or restrictions on withdrawals for the IPAIT investments. The City's investment in the Iowa Public Agency Investment Trust is unrated.

3. **Long-term Liabilities**

The following is a summary of changes in long-term liabilities for the year ended June 30, 2021.

	Balance Beginning of Year	Additions	Reductions	Balance End of Year	Due Within One Year
Governmental activities:					
General Obligation Bonds	\$ 15,245,000	9,630,000	1,115,000	23,760,000	290,000
Direct Placements:					
General Obligation Anticipation Project Note	-	-	-	-	-
Governmental activities total	\$ 15,245,000	9,630,000	1,115,000	23,760,000	290,000
Business type activities:					
Direct Borrowings:					
Sewer Revenue Bond	\$ 2,665,000	-	145,000	2,520,000	145,000
Stormwater Revenue Bond		2,290,000	100,000	2,190,000	145,000
Water Supply Rights	211,900	-	51,400	160,500	51,400
Water Service Agreement	359,311	-	63,796	295,515	63,796
Urban Service Area Agreement	644,457	-	162,742	481,715	162,742
Business-type activities total	\$ 3,880,668	2,290,000	522,938	5,647,730	567,938

General Obligation Bonds

A summary of the City's June 30, 2021 general obligation bonds payable is as follows

	Series 2011	
	Issued July 6, 2011	
Year Ending	Interest	
June 30,	Rates	Amount
2022	2.80%	120,000
2023	3.00%	125,000
2024	3.20%	135,000
2025	3.30%	140,000
2026	3.45%	145,000
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
		<u>\$665,000</u>

On July 6, 2011, the City issued \$1,550,000 of general obligation corporate purpose bonds with interest rates ranging from 1.00% to 3.45% per annum. The bonds were issued to construct street, storm sewer and sanitary sewer improvements; acquiring an ambulance and public works vehicle; constructing parking and paving improvements at or near the municipal public works shop; construction of recreation trail improvements; providing funding assistance to the City's storm water utility fund; acquiring and improving a facility to serve as the municipal public works garage and updating the comprehensive plan. During the year ended June 30, 2021, the City paid \$115,000 of principal and \$24,042.50 of interest on the bonds.

	Series 2013A	
	Issued June 12, 2013	
Year Ending	Interest	
June 30,	Rates	Amount
2022	1.45%	145,000
2023	1.70%	150,000
2024	1.90%	155,000
2025	2.00%	155,000
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
		<u>\$605,000</u>

On June 12, 2013, the City issued \$2,265,000 of general obligation corporate purpose bonds with interest rates ranging from 0.30% to 2.00% per annum. The bonds were issued to pay costs of constructing improvements to the municipal sanitary sewer system; planning, designing and constructing improvements to the municipal storm sewer system; acquiring equipment for the fire department; constructing street improvements; constructing improvements to the City parks; constructing recreation trails, trailhead, depot, parking and shelter improvements and facilities; reviewing and updating the City's zoning ordinance; acquiring land for planning, designing, and constructing a new community center; acquiring and improving land located in the City's floodplain; constructing and equipping new municipal parks; and to pay the costs of issuance of the bonds. During the year ended June 30, 2021, the City paid \$245,000 of principal and \$13,760 of interest on the bonds.

	Series 2013B	
	Issued June 12, 2013	
Year Ending	Interest	
June 30,	Rates	Amount
2022	1.45%	260,000
2023		
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
		<u>\$260,000</u>

On June 12, 2013, the City issued \$1,745,000 of general obligation refunding bonds with interest rates ranging from 0.50% to 1.45% per annum. The bonds were issued to advance refund on June 1, 2015, \$1,675,000 of the outstanding General Obligation Corporate Purpose Bonds, Series 2007, dated July 2, 2007, maturing 2016 through 2022. During the year ended June 30, 2021, the City paid \$255,000 of principal and \$6,957.50 of interest on the bonds.



	Series 2014A	
	Issued March 5, 2014	
Year Ending	Interest	
June 30,	Rates	Amount
2022	2.20%	55,000
2023	2.50%	60,000
2024	2.50%	60,000
2025	2.70%	115,000
2026	2.85%	120,000
2027	3.00%	120,000
2028	3.20%	120,000
2029	3.40%	125,000
2030		
2031		
2032		
2033		
2034		
		<u>\$775,000</u>

On March 5, 2014, the City issued \$1,130,000 of general obligation water bonds with interest rates ranging from 0.50% to 3.40% per annum. The bonds were issued to pay the costs of acquiring water supply rights for the Municipal Waterworks Utility System. During the year ended June 30, 2021, the City paid \$55,000 of principal and \$23,635 of interest on the bonds.

	Series 2017	
	Issued May 31, 2017	
Year Ending	Interest	
June 30,	Rates	Amount
2022	1.70%	135,000
2023	1.85%	135,000
2024	2.00%	140,000
2025	2.20%	140,000
2026	2.35%	145,000
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
		<u>\$795,000</u>

On May 31, 2017, the City issued \$895,000 of general obligation urban renewal bonds with interest rates ranging from 1.40% to 2.35% per annum. The bonds were issued to pay the costs of acquiring land and constructing park and recreation improvements and facilities. During the year ended June 30, 2021, the City paid \$100,000 of principal and \$15,630 of interest on the bonds.

	Series 2018A	
	Issued June 28, 2018	
Year	Interest	
Ending		
June		
30,	Rates	Amount
2022	4.00%	235,000
2023	4.00%	245,000
2024	4.00%	255,000
2025	4.00%	255,000
2026	4.00%	265,000
2027	3.00%	275,000
2028	3.00%	285,000
2029	3.10%	290,000
2030		
2031		
2032		
2033		
2034		
2035		
2036		
2037		
2038		
2039		
2040		
		<u>\$2,295,000</u>

On June 28, 2018, the City issued \$2,455,000 of general obligation corporate purpose bonds with interest rates ranging from 3.00% to 4.00% per annum. The bonds were issued to pay the costs of constructing street, culvert, water system, sidewalk, sanitary sewer system and storm water drainage improvements; acquiring and equipping an ambulance; improving and equipping existing municipal parks; developing downtown parking facilities; establishing, improving, and equipping a new municipal park; constructing a natural gas main; underground electric utility lines and planning for future community land use; infrastructure and transportation needs. During the year ended June 30, 2021, the City paid \$190,000 of principal and \$83,590 of interest on the bonds.

	Series 2020A	
	Issued February 5, 2020	
Year	Interest	
Ending		
June		
30,	Rates	Amount
2022	3.00%	100,000
2023	3.00%	165,000
2024	3.00%	190,000
2025	4.00%	195,000
2026	4.00%	200,000
2027	4.00%	200,000
2028	4.00%	205,000
2029	3.00%	210,000
2030	3.00%	215,000
2031	3.00%	225,000
2032	2.00%	230,000
2033		
2034		
2035		
2036		
2037		
2038		
2039		
2040		
		<u>\$2,135,000</u>

On February 5, 2020, the City issued \$2,135,000 of general obligation corporate purpose bonds with interest rates ranging from 2.00% to 4.00% per annum. The bonds were issued to pay the costs of constructing street, water system, sanitary sewer system, sidewalk and storm water drainage improvements; acquiring and installing street lighting, signage and signalization; acquiring a fire truck; acquiring vehicles and equipment for the municipal public works department; acquiring and installing furniture and A.V. equipment for City Hall; constructing improvements at City Hall and developing municipal parks. During the year ended June 30, 2021, the City paid \$0 of principal and \$92,225 of interest on the bonds.

	Series 2020B	
	Issued February 5, 2020	
Year	Interest	
Ending		
June		
30,	Rates	Amount
2022	4.00%	100,000
2023	4.00%	510,000
2024	4.00%	520,000
2025	4.00%	530,000
2026	4.00%	540,000
2027	4.00%	555,000
2028	4.00%	565,000
2029	2.00%	580,000
2030	2.00%	595,000
2031	2.00%	610,000
2032	2.00%	630,000
2033	2.00%	645,000
2034	2.00%	665,000
2035		
2036		
2037		
2038		
2039		
2040		
		<u>\$7,045,000</u>

On February 5, 2020, the City issued \$7,045,000 of general obligation urban renewal bonds with interest rates ranging from 2.00% to 4.00% per annum. The bonds were issued to pay the costs of constructing improvements to City Hall; constructing street, culvert, water system, sidewalk, sanitary sewer system and storm water drainage improvements; and acquiring and installing street lighting, signage and signalization improvements. During the year ended June 30, 2021, the City paid \$0 of principal and \$274,096.67 of interest on the bonds.

	Series 2020D	
	Issued November 4, 2020	
Year	Interest	
Ending		
June		
30,	Rates	Amount
2022	3.00%	155,000
2023	3.00%	155,000
2024	3.00%	160,000
2025	3.00%	160,000
2026	3.00%	160,000
2027	3.00%	165,000
2028	3.00%	165,000
2029	3.00%	170,000
2030	3.00%	170,000
2031	3.00%	175,000
2032	3.00%	180,000
2033	2.00%	180,000
2034	2.00%	185,000
2035	2.00%	190,000
2036	2.00%	195,000
2037	2.13%	200,000
2038	2.25%	205,000
2039	2.25%	210,000
2040	2.25%	215,000
		<u>\$3,395,000</u>

On November 4, 2020, the City issued \$3,395,000 of general obligation bonds with interest rates ranging from 2.25% to 3.00% per annum. The bonds were issued to pay the costs of constructing improvements to The Bondurant Community Library. During the year ended June 30, 2021, the City paid \$185,000 of principal and \$53,719.38 of interest on the bonds.

	Series 2021A	
	Issued February 2, 2021	
Year Ending	Interest	
June 30,	Rates	Amount
2022	0.00%	
2023	3.00%	50,000
2024	3.00%	360,000
2025	3.00%	370,000
2026	3.00%	380,000
2027	3.00%	390,000
2028	3.00%	405,000
2029	3.00%	415,000
2030	2.00%	430,000
2031	2.00%	435,000
2032	2.00%	445,000
2033	2.00%	455,000
2034	2.00%	465,000
2035	2.00%	475,000
2036	2.00%	485,000
2037	2.00%	490,000
2038		
2039		
2040		
		<u>\$6,050,000</u>

On February 2, 2021, the City issued \$6,050,000 of general obligation urban renewal annual appropriation bonds with interest rates ranging from 2.00% to 3.00% per annum. The bonds were issued to pay the costs of constructing street, culvert, water system, sidewalk, sanitary sewer system and storm water drainage improvements; and acquiring and installing street lighting, signage and signalization improvements. During the year ended June 30, 2021, the City paid \$0 of principal and \$0 of interest on the bonds.

Direct Borrowings - Sewer Revenue Bond

A summary of the City's June 30, 2021 direct borrowings sewer revenue bonds payable is as follows:

	Series 2020C	
	Issued June 30, 2020	
Year Ending June 30,	Interest Rates	Amount
2022	2.65%	150,000
2023	2.65%	155,000
2024	2.65%	160,000
2025	2.65%	165,000
2026	2.65%	170,000
2027	2.65%	175,000
2028	2.65%	175,000
2029	2.65%	180,000
2030	2.65%	185,000
2031	2.65%	190,000
2032	2.65%	195,000
2033	2.65%	200,000
2034	2.65%	205,000
2035	2.65%	215,000
2036		
2037		
2038		
2039		
2040		
		<u>\$2,520,000</u>

The City has pledged future sewer customer receipts, net of specified operating disbursements, to repay \$2,665,000 in sewer revenue bonds issued in June 2020. Proceeds from the bonds provided financing for the construction of improvements to the sanitary sewer system. The bonds are payable solely from sewer customer net receipts and are payable through 2035. During the year ended June 30, 2021, the City paid \$145,000 of principal and \$64,933.47 of interest on the bonds.

The resolutions providing for the issuance of the sewer revenue bonds include the following provisions:

- a. The bonds will only be redeemed from the future earnings of the Utility and the bond holder holds a lien on the future earnings of the funds.
- b. The City shall establish a rate to be charged to customers in order to produce gross revenues at least sufficient to pay expenses of the operation and maintenance of the Utility, and to leave a balance of net revenues equal to at least 100% of the principal and interest of all outstanding bonds and notes due in the fiscal year.
- c. Monthly transfers of 1/6 of the installment of interest next due and 1/12 of the installment of principal next due shall be made to a sewer revenue bond and interest sinking account. Monies in this fund are to be used solely for the purpose of paying principal and interest on the bonds.
- d. A reserve account of \$110,349 is required to be maintained in the Enterprise, Sewer Fund.
- e. All users of the system, including the City, are required to be charged for service.
- f. All funds remaining after payment of all maintenance and operating expenses and the transfers to the restricted accounts noted above can be used to pay for extraordinary repairs or replacements to the system, may be used to pay or redeem any bonds, and then can be used for any lawful purpose.

Direct Borrowings - Stormwater Revenue Bond

A summary of the City's June 30, 2021 direct borrowings stormwater revenue bonds payable is as follows:

	Series 2020E	
	Issued December 30, 2020	
Year	Interest	
Ending		
June		
30,	Rates	Amount
2022	2.00%	100,000
2023	2.00%	100,000
2024	2.00%	100,000
2025	2.00%	100,000
2026	2.00%	105,000
2027	2.00%	105,000
2028	2.00%	110,000
2029	2.00%	110,000
2030	2.00%	110,000
2031	2.00%	115,000
2032	2.00%	115,000
2033	2.00%	120,000
2034	2.00%	120,000
2035	2.00%	125,000
2036	2.00%	125,000
2037	2.00%	130,000
2038	2.00%	130,000
2039	2.00%	135,000
2040	2.00%	135,000
		<u>\$2,190,000</u>

The City has pledged future stormwater customer receipts, net of specified operating disbursements, to repay \$2,290,000 in sewer revenue bonds issued in December 2020. Proceeds from the bonds provided financing for the construction of improvements to the stormwater sewer system. The bonds are payable solely from stormwater customer net receipts and are payable through 2040. During the year ended June 30, 2021, the City paid \$100,000 of principal and \$19,210.56 of interest on the bonds.

The resolutions providing for the issuance of the stormwater revenue bonds include the following provisions:

- a. The bonds will only be redeemed from the future earnings of the Utility and the bond holder holds a lien on the future earnings of the funds.
- b. The City shall establish a rate to be charged to customers in order to produce gross revenues at least sufficient to pay expenses of the operation and maintenance of the Utility, and to leave a balance of net revenues equal to at least 100% of the principal and interest of all outstanding bonds and notes due in the fiscal year.
- c. Monthly transfers of 1/6 of the installment of interest next due and 1/12 of the installment of principal next due shall be made to a stormwater revenue bond and interest sinking account. Monies in this fund are to be used solely for the purpose of paying principal and interest on the bonds.
- d. A reserve account of \$143,800 is required to be maintained in the Enterprise, Stormwater Fund.
- e. All users of the system, including the City, are required to be charged for service.
- f. All funds remaining after payment of all maintenance and operating expenses and the transfers to the restricted accounts noted above can be used to pay for extraordinary repairs or replacements to the system, may be used to pay or redeem any bonds, and then can be used for any lawful purpose.

Direct Borrowings – Water Supply Rights Loan Agreement

A summary of the City's June 30, 2021 direct borrowings water supply rights loan agreement payable is as follows:

Loan Agreement		
Water Supply Rights		
Issued March 27, 2014		
Year Ending	Interest	
June 30,	Rates	Amount
2022	2.00%	52,400
2023	2.00%	53,500
2024	2.00%	54,600
2025	-	-
2026	-	-
2027	-	-
2028	-	-
2029	-	-
2030	-	-
2031	-	-
2032	-	-
2033	-	-
2034	-	-
2035	-	-
2036		
2037		
2038		
2039		
2040		
		<u>\$160,500</u>

In March 2014, the City entered into a \$500,000 loan agreement payable to the City of Pleasant Hill under which the City received \$500,000 as credit against the purchase of the water supply rights being acquired. The agreement bears interest at 2.00% per annum and matures in varying annual amounts ranging from \$45,700 to \$54,600, with the final maturity due in the year ending June 30, 2024. During the year ended June 30, 2021, the City paid \$51,400 of principal and \$4,238 of interest on the loan.

Direct Borrowings – Water Service Agreement

A summary of the City's June 30, 2021 direct borrowings water service agreement is as follows:

Water Service Agreement		
Issued June 1, 2013		
Year	Interest	
Ending		
June	Rates	Amount
30,		
2022	3.00%	68,689
2023	3.00%	68,107
2024	3.00%	73,054
2025	3.00%	77,878
2026	3.00%	45,001
2027	-	-
2028	-	-
2029	-	-
2030	-	-
2031	-	-
2032	-	-
2033	-	-
2034	-	-
2035	-	-
2036		
2037		
2038		
2039		
2040		
		<u>\$332,729</u>

Agreement

The City entered into an agreement with the Board of Water Works Trustees of the City of Des Moines (DMWW), effective August 1, 2005 and payable through December 1, 2025, to join in the Wholesale Water Service Master Agreement.

This agreement allowed the City to acquire the "Purchased Capacity" of .50 million gallons per day of water from DMWW. Payments to DMWW by the City will be used to pay the City's portion of Water Revenue Bonds issued for the construction of a treatment plant. During the year ended June 30, 2021, the City paid \$63,796 of principal and \$10,938.82 of interest on the agreement.

Direct Borrowings – Urban Service Area Agreement

A summary of the City's June 30, 2021 direct borrowings urban service area agreement is as follows:

Urban Service Area Sewer		
Issued August 1, 2005		
Year Ending	Interest	
June 30,	Rates	Amount
2022	0.00%	87,229.49
2023	0.00%	91,135.29
2024	0.00%	95,041.09
2025	0.00%	101,550.75
2026	0.00%	106,758.48
2027	-	-
2028	-	-
2029	-	-
2030	-	-
2031	-	-
2032	-	-
2033	-	-
2034	-	-
2035	-	-
2036		
2037		
2038		
2039		
2040		
		<u>\$481,715</u>

In February 2009, the City agreed to amend the Urban Service Area Agreement with Polk County to pay for 75% of the annual principal due by the County for a total of \$1,221,213. The payments started June 1, 2011 and will continue through June 1, 2026. The amount owed in relation to this agreement is paid from the Enterprise, Sewer Fund. During the year ended June 30, 2021, the City paid \$83,323.70 of principal and \$0 of interest on the agreement.

4. Operating Lease Agreement

The City entered into a lease in March 2020 to lease copier equipment at \$452 per month. The lease has been classified as an operating lease and, accordingly, all rents are charged to expense as incurred. The lease expires in March 2025. The following is a schedule of future payments required under the operating lease which has an initial or remaining non-cancelable lease term in excess of one year as of June 30, 2021:

Operating Lease		
Year Ending		
June 30,		Amount
2022		5,428.00
2023		5,428.00
2024		5,428.00
2025		4,523.00
		<u>\$20,807</u>

During the fiscal year, total expenditures incurred in relation to this lease agreement were \$5,428.

5. Private Facility Revenue Bonds

The City has issued a total of \$8,000,000 of Private College Facility Revenue Bonds (Grand View University Project), Series 2012B under the provisions of Chapter 419 of the Code of Iowa, of which \$5,335,000 is outstanding at June 30, 2021. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

The City has issued a total of \$7,200,000 of Healthcare Facilities Revenue Bonds (Valley View Village Assisted Living Project), Series 2014A and 2014b under the provisions of Chapter 419 of the Code of Iowa, of which \$5,659,801.56 is outstanding at June 30, 2021. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

The City has issued a total of \$8,115,000 of Senior Housing Refunding and Revenue Bonds (Luther Park Apartments, Inc. Project), Series 2015 under the provisions of Chapter 419 of the Code of Iowa, of which \$6,740,000 is outstanding at June 30, 2021. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

The City has issued a total of \$4,940,000 of Senior Housing Refunding and Revenue Bonds (Luther Park Health Center, Inc. Project), Series 2016A under the provisions of Chapter 419 of the Code of Iowa, of which \$4,015,000 is outstanding at June 30, 2021. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

The City has issued a total of \$7,965,000 of Senior Housing Refunding and Revenue Bonds (Luther Park Health Center, Inc. Project), Series 2016B under the provisions of Chapter 419 of the Code of Iowa, of which \$7,060,000 is outstanding at June 30, 2021. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

6. Pension Plan

Plan Description - IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, anytime after reaching age 62 with 20 or more years of covered employment or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier (based on years of service).
- The member's highest five-year average salary, except members with service before June 30, 2012 will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

Protection occupation members may retire at normal retirement age, which is generally age 55. The formula used to calculate a protection occupation member's monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for more than 22 years of service but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.50% for each month that the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits - A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions - Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. Statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2021, pursuant to the required rate, Regular members contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll, for a total rate of 15.73%. Protection occupation members contributed 6.41% of covered payroll and the City contributed 9.61% of covered payroll, for a total rate of 16.02%.

The City's contributions to IPERS for the year ended June 30, 2021 were \$152,677.

Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2021, the City reported a liability of \$905,144 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2019 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2020, the City's proportion was 0.012885%, which was an increase of 0.001896% from its proportion measured as of June 30, 2019.

For the year ended June 30, 2021, the City's pension expense, deferred outflows of resources and deferred inflows of resources totaled \$126,356, \$243,423 and \$211,913, respectively.

There were no non-employer contributing entities to IPERS.

Actuarial Assumptions - The total pension liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement.

Rate of inflation (effective June 30, 2017) 2.6% per annum

Rates of salary increase (effective June 30, 2017) 3(effective June 30, 2017) .25 to 16.25% average, including inflation. Rates vary by membership group

Long-term investment rate of return (effective June 30, 2017) 7% compound annually, net of investment expense, including inflation

Wage growth (effective June 30, 2017) 3.25% per annum, based on 2.6% inflation and .65% real wage inflation.

The actuarial assumptions used in the June 30, 2020 valuation were based on the results of an economic assumption study dated March 24, 2017 and a demographic assumption study dated June 28, 2018.

Mortality rates used in the 2020 valuation were based on the RP-2014 Employee and Healthy Annuitant Tables with MP-2017 generational adjustments.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Asset Allocation	Long-term Expected Real Rate of Return
Domestic equity	22.0%	4.43%
International equity	17.5%	5.15%
Global smart beta equity	6.0%	4.87%
Core plus fixed income	28.0%	-0.29%
Public Credit	4.0%	2.29%
Cash	1.0%	-0.78%
Private equity	11.0%	6.54%
Private real assets	7.5%	4.48%
Private credit	3.0%	3.11%
Total	100%	

Discount Rate – The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.00%) or 1% higher (8.00%) than the current rate.

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
City's proportionate share of the net pension liability	\$ 1,732,255.00	\$ 905,144.00	\$ 211,913.00

IPERS' Fiduciary Net Position – Detailed information about IPERS' fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org (<http://www.ipers.org>).

7. Joint Venture and Commitments

The City is a participating community in the Des Moines Metropolitan Wastewater Reclamation Authority (WRA) joint venture. This joint venture provides primary and secondary treatment of sewer flows for the participating communities. The Amended and Restated Agreement for the WRA was effective on July 1, 2004 with the second amended and restate agreement becoming effective on June 11, 2014. This agreement amended and restated the previous Integrated Community Area (I.C.A.) Agreement to provide continued operation, improvements and expansion. The WRA Agreement establishes the WRA as a separate legal entity with its own Board, creates an independent governance structure, establishes an independent bonding authority for the WRA and provides a framework for additional communities to participate.

Annually, the WRA establishes an allocation to all participating communities based on operations, maintenance, debt service and reserve requirements. Allocations are based on wastewater reclamation facility flows and are adjusted prospectively for differences in budgeted flows and actual flows.

The City retains an ongoing financial responsibility to the WRA since it is obligated in some manner for the debts of the joint venture through the annual allocation. Although the debt of the WRA is to be paid solely and only from WRA revenues, the participating communities in the joint venture cannot withdraw from the joint venture while any of the bonds issued during the time the communities were a participating community are still outstanding. The WRA Sewer Revenue Bonds Series 20013B and 2015E include provisions that place the WRA debt service requirements on the same parity and rank as other debts of the participating communities.

In May of 2013, the WRA issued Sewer Revenue Bonds Series 2013B for the purpose of refunding Series 2004B. The WRA Agreement requires the debt service of these bonds to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2020, the Series 2013B bonds had a balance of \$44,540,000 and the City of Bondurant's estimated future allocation based on the WRA flows is currently \$754,871.

In May of 2015, the WRA issued Sewer Revenue Bonds Series 2015E for the purpose of refunding Series 2006A. The WRA Agreement requires the debt service of these bonds to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2020, the Series 2015E bonds had a balance of \$27,235,000 and the City of Bondurant's estimated future allocation based on the WRA flows is currently \$479,430.

The WRA Agreement requires the debt service on all State Revolving Loans issued after July 1, 2004 to be allocated to the participating communities based on the WRA flow of the core communities and expansion communities of each calendar year. As of June 30, 2020, the outstanding balance of State Revolving Loan issues totaled \$344,358,384 and the City of Bondurant's estimated future allocation is currently \$4,858,011.

The WRA agreement does not provide for the determination of an equity interest for the participating communities. Withdrawing from the joint venture is a forfeit of all reversionary interest and no compensation will be paid. The City retains a reversionary interest percentage in the net position of the WRA redeemable only in the event the WRA is dissolved. Since there is no specific and measurable equity interest in the WRA agreement, no investment in the joint venture has been reported by the City. During the year ended June 30, 2020, the City paid the WRA \$780,488 for operations, maintenance, equipment replacements and debt service payments.

The WRA issues separate financial statements that may be obtained at 3000 Vandalia Road, Des Moines, Iowa 50317-1346.

8. Interfund Transfers

Transfer to	Transfer from	Amount
General	Special Revenue	
	Road Use Tax	\$6,210
	Employee Benefits	\$67,202
	LOSST	\$93,247
	Urban Renewal Tax Increment	\$243,301
	EMS	\$982
	Enterprise	
	Water	\$16,210
	Sewer	\$15,520
	Storm Water	\$2070
	Total	<u>\$444,742</u>
Special Revenue	Special Revenue	
Employee Benefits	Road Use Tax	\$16,734
	Enterprise	
	Water	\$16,239
	Sewer	\$14,924
	Storm Water	\$5,771
	Total	<u>\$53,668</u>
Special Revenue	Special Revenue	
Tree	Road Use Tax	\$15,000
	Total	<u>\$15,000</u>
Debt Service	Special Revenue	
	Road Use Tax	\$82,911
	LOSST	\$626,319
	Urban Renewal Tax Increment	\$227,585
	Enterprise	
	Water	\$79,135
	Sewer	\$6,862
	Total	<u>\$1,022,812</u>
Capital Projects	Special Revenue	
	LOSST	\$22,500
	Enterprise	
	Water	\$299,108
	Storm Water	
	Total	<u>\$321,608</u>
Flex Spending	Special Revenue	

	Employee Benefits	\$1,300
	Total	\$1,300
	Total	\$1,859,130

Transfers generally move resources from the fund statutorily required to collect the resources to the fund statutorily required to disburse the resources.

9. Compensated Absences

City employees accumulate a limited amount of earned but unused vacation, sick leave and compensatory time hours for subsequent use or for payment upon termination, retirement or death. These accumulations are not recognized as disbursements by the City until used or paid. The City's approximate liability for earned vacation, sick leave and compensatory time payable to employees at June 30, 2021, primarily relating to the General Fund, is as follows:

Vacation \$170,037

Sick \$113,749

Total \$283,786

This liability has been computed based on rates of pay in effect at June 30, 2021.

10. Related Party Transactions

The City has business transactions between the City and City officials totaling \$500 during the year ended June 30, 2021.

11. Risk Management

The City is exposed to various risks of loss related to torts; theft, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by the purchase of commercial insurance. The City assumes liability for any deductibles and claims in excess of coverage limitations. Settled claims from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

12. Development Agreements

The City has no development agreements that were appropriated as of June 30, 2021.

13. Tax Abatements

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2021, \$11,357.13 of property tax was diverted from the City under the urban renewal and economic development agreements.

14. Commitments

The City has entered into various agreements for infrastructure improvements. As of June 30, 2021, approximately \$1,956,879 remains to be paid on these projects. These costs will be paid for as work progresses. It is anticipated that these projects will be completed in fiscal year 2022. The City intends to pay for these costs from proceeds of debt received in fiscal year 2020, 2021, and from existing cash reserves.

15. Contingency

The City participates in a number of Federal and State grant/loan programs. These programs are subject to program compliance audits by the grantors or their representatives. Entitlement to these resources is generally conditional upon compliance with the terms and conditions of grant and loan agreements and applicable federal and state regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a federal or state audit may become a liability to the City. The City's management believes such revisions or disallowances, if any, will not be material to the City.

16. COVID-19

In March 2020, the COVID-19 outbreak was declared a global pandemic. The disruption to businesses across a range of industries in the United States continues to evolve. The full impact to local, regional and national economies, including that of the City, remains uncertain. To date, the outbreak has not created a material disruption to the operations of the City. However, the extent of the financial impact of COVID-19 will depend on future developments, including the spread of the virus, duration and timing of the economic recovery. Due to these uncertainties, management cannot reasonably estimate the potential impact to the City's operations and finances.

17. Subsequent Events

The City has evaluated all subsequent events through March 25, 2022, the date the financial statements were available to be issued.

18. Prospective Accounting Change

Governmental Accounting Standards Board has issued Statement No. 87, Leases. This statement will be implemented for the fiscal year ending June 30, 2022. The revised requirements of this statement require reporting of certain potentially significant lease liabilities that are not currently reported.

Other Required Supplementary Information

City of Bondurant

Budgetary Comparison Schedule
of Receipts, Disbursements, and Changes in Balances -
Budget and Actual - All Governmental Funds and Proprietary Funds

Other Information

Year ended June 30, 2021

	Governmental Funds Actual	Proprietary Funds Actual	Less Funds not Required to be Budgeted	Total	Budgeted Amounts		Final to Total Variance
					Original	Final	
Receipts:							
Property tax	\$ 3,089,216	-	-	3,089,216	3,019,349	3,019,349	69,867
Tax increment financing	536,611	-	-	536,611	514,762	514,762	21,849
Other city tax	733,551	-	-	733,551	936,655	753,399	(19,848)
Licenses and permits	758,217	-	-	758,217	280,250	402,082	356,135
Use of money and property	15,991	1,573	-	17,564	25,477	16,024	1,540
Intergovernmental	7,059,700	-	-	7,059,700	8,464,979	10,395,564	(3,335,864)
Charges for service	764,673	3,832,018	-	4,596,691	3,526,210	3,828,178	768,513
Special assessments	8,562	-	-	8,562	13,176	6,026	2,536
Miscellaneous	2,690,642	29,875	95,062	2,625,455	271,300	293,450	2,332,005
Total receipts	15,657,162	3,863,466	95,062	19,425,566	17,052,158	19,228,834	196,732
Disbursements:							
Public safety	2,218,450	-	-	2,218,450	1,898,007	2,350,781	132,331
Public works	1,715,518	-	-	1,715,518	1,825,951	1,734,017	18,499
Health and social services	105	-	-	105	15,250	14,750	14,645
Culture and recreation	817,615	-	110,220	707,395	762,488	771,599	64,204
Community and economic development	337,240	-	-	337,240	470,911	408,104	70,864
General government	680,625	-	-	680,625	593,095	712,059	31,434
Debt service	1,773,717	-	-	1,773,717	1,501,611	1,798,818	25,101
Capital projects	17,275,540	-	-	17,275,540	12,939,920	19,241,438	1,965,898
Business type activities	-	5,133,530	-	5,133,530	5,894,780	6,193,696	1,060,166
Total disbursements	24,818,810	5,133,530	110,220	29,842,120	25,902,013	33,225,262	3,383,142
Excess (deficiency) of receipts over (under) disbursements	(9,161,648)	(1,270,063)	(15,158)	(10,416,554)	(10,353,890)	(13,996,428)	3,579,874
Other financing sources, net	12,642,369	(162,039)	-	12,480,330	8,704,035	12,452,662	27,668
Change in fund balances	3,480,721	(1,432,102)	(15,158)	2,063,776	(1,649,855)	(1,543,766)	3,607,542
Balances beginning of year	5,427,267	4,249,845	29,058	9,648,054	5,947,823	9,649,255	(1,201)
Balances end of year	\$ 8,907,988	2,817,743	13,900	11,711,830	4,297,968	8,105,489	3,606,341

See accompanying independent auditor's report.



City of Bondurant

Notes to Other Information - Budgetary Reporting

June 30, 2021

The budgetary comparison is presented in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis following required public notice and hearing for all funds except the Internal Service Fund. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon nine major classes of disbursements known as functions, not by fund. These nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects, and business type activities. Function disbursements required to be budgeted include disbursements for the General Fund, the Special Revenue Funds, the Debt Service Fund, the Capital Projects Fund, the Permanent Fund and the Enterprise Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, two budget amendments increased budgeted disbursements by \$9,257,454. The budget amendments are reflected in the final budgeted amounts.

During the year ended June 30, 2021, disbursements did not exceed the amounts budgeted.

City of Bondurant						
Schedule of the City's Proportionate Share of the Net Pension Liability						
Iowa Public Employees' Retirement System						
For the Last Six Years*						
(In Thousands)						
Other Information						
	2021	2020	2019	2018	2017	2016
City's proportion of the net pension liability	0.0128851%	0.010989%	0.010066%	0.010800%	0.010121%	0.009984%
City's proportionate share of the net pension liability	\$ 905	623	637	719	637	493
City's covered payroll	\$ 1,440	1,070	882	898	792	687
City's proportionate share of the net pension liability as a percentage of its covered payroll	62.85%	58.22%	72.20%	80.07%	80.43%	71.76%
IPERS' net position as a percentage of the total pension liability	82.90%	85.45%	83.62%	82.21%	81.82%	85.19%
* In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year						
See accompanying independent auditor's report.						

City of Bondurant										
Schedule of City Contributions										
Iowa Public Employees' Retirement System										
For the Last Ten Years										
(In Thousands)										
Other Information										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Statutorily required contribution	\$ 153	132	80	81	71	61	53	51	43	36
Contributions in relation to the statutorily required contribution	(153)	(132)	(80)	(81)	(71)	(61)	(53)	(51)	(43)	(36)
Contribution deficiency (excess)	\$ -	-	-	-	-	-	-	-	-	-
City's covered payroll	\$1,609	\$1,374	\$82	\$98	792	687	595	586	529	523
Contributions as a percentage of covered payroll	9.51%	9.61%	9.07%	9.02%	8.96%	8.93%	8.67%	8.67%	8.07%	6.95%
See accompanying independent auditor's report.										

City of Bondurant

Notes to Other Information – Pension Liability

Year ended June 30, 2021

Changes of benefit terms:

There are no significant changes in benefit terms.

Changes of assumptions:

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%.
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Moved from an open 30-year amortization period to a closed 30-year amortization period for the UAL (unfunded actuarial liability) beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20-year period.

City of Bondurant
Schedule of Cash Receipts, Disbursements
and Changes in Cash Balances
Nonmajor Governmental Funds
As of and for the year ended June 30, 2021

	Special Revenue							Permanent		Total
	Employee Benefits	Urban Renewal Tax Increment	Library Grant	EMS Grant	Park and Recreation	Fema Disaster	Tree	Bondurant Community Library Foundation	Cemetery Perpetual Care	
Receipts:										
Property tax	\$ 590,296	-	-	-	-	-	-	-	-	590,296
Tax increment financing	-	536,611	-	-	-	-	-	-	-	536,611
Other city tax	3,853	-	-	-	-	-	-	-	-	3,853
Use of money and property	-	389	5	-	-	-	-	-	8	403
Intergovernmental	8,388	-	4,220	-	-	184,438	-	-	-	197,046
Miscellaneous	35,746	-	55,056	-	3,126	26,278	11,925	95,062	3,088	230,273
Total receipts	638,282	537,001	59,281	-	3,126	210,706	11,925	95,062	3,088	1,558,472
Disbursements:										
Operating:										
Public safety	165,321	-	-	-	-	162,217	-	-	-	327,538
Public works	70,725	-	-	-	-	-	-	-	-	70,725
Culture and recreation	84,637	-	26,665	-	-	-	13,009	110,220	-	234,531
Community and economic development	27,435	35,760	-	-	-	-	-	-	-	63,195
General government	264,636	-	-	-	-	-	-	-	-	264,636
Total disbursements	612,755	35,760	26,665	-	-	162,217	13,009	110,220	-	960,625
Excess (deficiency) of receipts over (under) disbursements	25,528	501,241	32,617	-	3,126	48,489	(1,084)	(15,158)	3,088	597,847
Other financing sources (uses):										
Transfers in	53,668	-	-	-	-	-	15,000	-	-	68,668
Transfers out	(68,502)	(470,886)	-	(982)	-	-	-	-	-	(540,370)
Total other financing sources (uses)	(14,834)	(470,886)	-	(982)	-	-	15,000	-	-	(471,702)
Change in cash balances	10,694	30,355	32,617	(982)	3,126	48,489	13,916	(15,158)	3,088	126,145
Cash balances beginning of year	212,975	(24,944)	-	982	304	(7,464)	15,773	29,058	23,356	250,041
Cash balances end of year	\$ 223,669	5,411	32,617	-	3,430	41,025	29,689	13,900	26,445	376,185
Cash Basis Fund Balances										
Nonspendable - Cemetery perpetual care	\$ -	-	-	-	-	-	-	-	26,445	26,445
Restricted for:										
Other purposes	223,669	-	32,617	-	3,430	41,025	29,689	13,900	-	344,330
Unassigned	-	5,411	-	-	-	-	-	-	-	5,411
Total cash basis fund balances	\$ 223,669	5,411	32,617	-	3,430	41,025	29,689	13,900	26,445	376,185

See notes to financial statements.

Statistical Section

City of Bondurant
Schedule of Indebtedness
Year ended June 30, 2021

Schedule 2

Obligation	Date of Issue	Interest Rates	Amount Originally Issued	Balance Beginning of Year	Issued During Year	Redeemed During Year	Balance End of Year	Interest Paid	Principal and Interest Due and Unpaid
General Obligation Bonds:									
Corporate purpose, Series 2011	July 6, 2011	1.00-3.45%	\$1,550,000	780,000	-	115,000	665,000	24,043	-
Corporate purpose, Series 2013A	June 12, 2013	0.30-2.00%	2,265,000	850,000	-	245,000	605,000	13,760	-
Refunding, Series 2013B	June 12, 2013	0.50-1.45%	1,745,000	515,000	-	225,000	290,000	6,958	-
Water, Series 2014A	March 5, 2014	0.50-3.40%	1,130,000	830,000	-	55,000	775,000	23,635	-
Urban renewal bonds, Series 2017	May 31, 2017	1.40-2.35%	895,000	795,000	-	100,000	695,000	15,630	-
Corporate purpose, Series 2018A	June 28, 2018	3.00-4.00%	2,455,000	2,295,000	-	190,000	2,105,000	83,590	-
Corporate purpose, Series 2020A	February 5, 2020	2.00-4.00%	2,135,000	2,135,000	-	-	2,135,000	92,225	-
Urban renewal, Series 2020B	February 5, 2020	2.00-4.00%	7,045,000	7,045,000	-	-	7,045,000	274,097	-
Corporate purpose, Series 2020D	November 4, 2020	2.125-3.00%	3,580,000	-	3,580,000	185,000	3,395,000	53,719	-
TIF annual appropriation, Series 2021A	February 2, 2021	3-2%	6,050,000	-	6,050,000	-	6,050,000	-	-
Total				\$ 15,245,000	9,630,000	1,115,000	23,760,000	587,656	-
Revenue Bonds:									
Sewer, Series 2020C	June 30, 2020	2.65%	\$2,665,000	2,665,000	-	145,000	2,520,000	64,933	-
Stormwater, Series 2020E	December 30, 2020	2.00%	2,290,000	-	2,290,000	100,000	2,190,000	19,211	-
Total				2,665,000	2,290,000	245,000	4,710,000	84,144	-
Revenue Note:									
Loan Agreement:									
Water Supply Rights	March 27, 2014	2.00%	\$ 500,000	211,900	-	51,400	160,500	4,238	-
Water Service Agreement	October 30, 2012	2.00-3.00%	\$ 778,074	359,311	-	63,796	295,515	10,939	-
Urban Service Area Agreement	February 10, 2009	4.50%	\$1,221,213	644,457	-	162,742	481,715	-	-

See accompanying independent auditor's report.

29,407,730

City of Bondurant
Bond and Note Information
June 30, 2021

Slide 3

General Obligation Bonds									
Year Ending	Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount	Rate
2021	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2022	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2023	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2024	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2025	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2026	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2027	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2028	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2029	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2030	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2031	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2032	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2033	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2034	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
		\$ 640,000		\$ 640,000		\$ 640,000		\$ 640,000	
Revenue Bonds									
Year Ending	Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount	Rate
2021	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2022	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2023	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2024	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2025	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2026	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2027	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2028	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2029	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2030	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2031	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2032	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2033	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2034	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
		\$ 640,000		\$ 640,000		\$ 640,000		\$ 640,000	
Revenue Note									
Year Ending	Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount	Rate
2021	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2022	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2023	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2024	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2025	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2026	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2027	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2028	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2029	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2030	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2031	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2032	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2033	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2034	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
		\$ 640,000		\$ 640,000		\$ 640,000		\$ 640,000	
Loan Agreement									
Year Ending	Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount	Rate
2021	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2022	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2023	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2024	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2025	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2026	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2027	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2028	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2029	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2030	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2031	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2032	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2033	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
2034	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	3.00%
		\$ 640,000		\$ 640,000		\$ 640,000		\$ 640,000	
Total		\$ 2,190,000		\$ 2,190,000		\$ 2,190,000		\$ 2,190,000	

See accompanying independent auditor's report.

City of Bondurant
Schedule of Receipts By Source and Disbursements By Function -
All Governmental Funds
For the Last Ten Years

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Receipts:											
Property tax	\$ 3,089,216	3,084,278	2,784,742	2,406,986	2,166,780	1,982,540	1,737,715	1,635,189	1,540,915	1,434,131	1,309,877
Tax increment financing	536,611	578,145	484,339	434,070	467,205	480,316	488,924	506,265	383,187	386,986	380,845
Other city tax	733,551	304,055	24,582	24,992	26,493	27,569	35,586	27,889	28,005	16,624	17,013
Licenses and permits	758,217	823,638	228,104	361,107	347,335	194,112	183,622	89,816	121,876	53,055	46,584
Use of money and property	15,991	84,837	70,825	34,727	22,427	18,395	33,228	32,702	29,308	3,626	37,814
Intergovernmental	7,059,700	3,559,103	951,357	923,721	1,262,272	702,907	1,831,115	565,419	554,786	924,805	532,942
Charges for service	764,673	883,173	441,748	441,488	420,957	391,052	382,624	328,234	278,415	100,685	74,619
Special assessments	8,562	7,019	10,077	14,967	15,441	16,362	28,833	127,257	80,870	41,248	35,378
Miscellaneous	2,690,642	947,864	179,741	125,135	184,054	179,055	199,617	372,382	308,495	136,513	105,721
Total	\$ 15,657,162	10,272,112	5,175,515	4,767,193	4,912,964	3,992,308	4,941,264	3,685,153	3,325,857	3,097,673	2,540,793
Disbursements:											
Operating:											
Public safety	\$ 2,218,450	2,011,969	1,830,227	1,176,745	1,120,385	853,312	758,329	1,059,932	632,809	678,647	584,205
Public works	1,715,518	1,034,299	1,132,627	971,801	866,452	680,439	563,694	686,425	569,142	512,100	493,850
Health and social services	105	15,950	12,654	14,470	10,281	6,996	768	9,175	6,588	6,705	407
Culture and recreation	817,615	626,073	565,390	546,750	515,439	561,245	458,332	451,639	400,516	334,820	327,180
Community and economic development	337,240	322,634	387,412	199,089	216,737	194,051	265,458	247,107	228,550	250,404	210,810
General government	680,625	692,959	684,634	653,225	716,084	650,613	675,270	532,751	539,116	513,726	450,756
Debt service	1,773,717	1,972,848	1,188,828	1,096,109	1,037,266	1,042,441	2,687,731	906,123	1,026,071	642,169	629,253
Capital projects	17,275,540	11,818,003	615,668	421,362	1,221,061	739,970	2,022,760	758,952	1,144,472	1,608,596	1,239,397
Total	\$ 24,818,810	18,494,735	6,417,440	5,079,551	5,703,705	4,729,067	7,432,342	4,652,104	4,547,264	4,547,167	3,935,858

See accompanying independent auditor's report.

Internal Controls and Compliance Section



FALLER, KINCHELOE & CO, PLC

Certified Public Accountants

Independent Auditor's Report on Internal Control
over Financial Reporting and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed in Accordance with
Government Auditing Standards

To the Honorable Mayor and
Members of the City Council:

We have audited in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Bondurant, Iowa (City) as of and for the year ended June 30, 2021, and the related Notes to Financial Statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 25, 2022. Our report expressed unmodified opinions on the financial statements which were prepared on the basis of cash receipts and disbursements, a basis of accounting other than U.S. generally accepted accounting principles.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting to determine the audit procedures appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify deficiencies in internal control, described in the accompanying Schedule of Findings as item I-A-21 we consider to be a material weakness.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under Government Auditing Standards. However, we noted certain immaterial instances of non-compliance or other matters which are described in the accompanying Schedule of Findings.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2020 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City's Responses to the Findings

The City's responses to the findings identified in our audit are described in the accompanying Schedule of Findings. The City's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

We would like to acknowledge the many courtesies and assistance extended to us by personnel of the City during the course of our audit. Should you have any questions concerning any of the above matters, we shall be pleased to discuss them with you at your convenience.



FALLER, KINCHELOE & CO., PLC

City of Bondurant
Schedule of Findings
Year ended June 30, 2021

Part I: Findings Related to the Financial Statements:

INTERNAL CONTROL DEFICIENCIES:

I-A-21 Financial Reporting

Criteria – A deficiency in internal control over financial reporting exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements of the financial statements on a timely basis. Properly designed policies and procedures and implementation of the policies and procedures are an integral part of ensuring the reliability and accuracy of the City's financial statements.

Condition – An instance was noted on an outstanding accounts payable was not properly recorded in the accounting system. These transactions were recorded in the accounting system but were not properly recorded in the accounting system in accordance with the cash basis of accounting. In addition, other transactions were recorded in improper funds.

Cause – City policies do not require and procedures have not been established to provide for an independent review of receipts, disbursements and postings to the correct fund to ensure the City's financial statements are properly recorded in the accounting system in accordance with the cash basis of accounting.

Effect – Lack of City policies and procedures resulted in City employees not detecting these issues in the normal course of performing their assigned functions. As a result, reclassifications to the City's financial statements were necessary.

Recommendation – The City should establish procedures to ensure all receipts and disbursements are properly recorded and reported in the City's financial statements in accordance with the cash basis of accounting.

Response – These few transactions were erroneously entered in the accounting system. In the future, we will have a procedure in place to review transactions as to eliminate errors.

Conclusion – Response acknowledged.

INSTANCES OF NON-COMPLIANCE:

No matters were noted.

City of Bondurant
Schedule of Findings
Year ended June 30, 2021

Part II: Other Findings Related to Required Statutory Reporting:

II-A-21 Certified Budget – Disbursements during the year ended June 30, 2021 did not exceed the amounts budgeted.

II-B-21 Questionable Disbursements – No disbursements that may not meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979 were noted.

II-C-21 Travel Expense - No disbursements of City of Bondurant (City) money for travel expenses of spouses of City officials or employees were noted.

II-D-21 Business Transactions – Business transactions between the City and City officials or employees are detailed as follows:

Name, Title, and Transaction/

Business Connection Description Amount

Boyce Bailey, City Employee,
Spouse of Michele Bailey,
independent contractor Community Beautification \$ 500

In accordance with Chapter 362.5(3)(j) of the Code of Iowa, the transactions with the above employee does not appear to represent a conflict of interest since total transactions with the individual were less than \$6,000 during the fiscal year.

II-E-21 Restricted Donor Activity. – No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa

II-F-21 Bond Coverage - Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.

II-G-21 City Council Minutes – No transactions were found that we believe should have been approved in the Council minutes but were not.

II-H-21 Deposits and Investments – No instances of non-compliance with the deposit and investment provisions of Chapter 12B and 12C of the Code of Iowa and the City's investment policy were noted.

II-I-21 Revenue Bonds – No instances of non-compliance with the revenue note resolutions were noted.

II-J-21 Deficit Fund – Several Capital Project Funds had a deficit balance at June 30, 2021.

Recommendation – The City implement procedures to eliminate the deficit in the Capital Project Funds.

Response – The deficits will be made up from future bond proceeds or fund transfers. We will ensure there are no negative funds in the future.

Conclusion – Response acknowledged.

II-K-21 Annual Urban Renewal Report – The Annual Urban Renewal Report was properly approved and certified to the Iowa Department of Management on or before December 1. However, the City's debt balances, receipts and ending cash balances reported on the Levy Authority Summary do not agree with the City's records.

Recommendation – The City should ensure the balances reported on the Levy Authority Summary agree with the City's records.

Response – When reporting the information, the wrong line was erroneously entered into the report. In the future, we will have a procedure in place to review transactions as to eliminate errors.

Conclusion – Response acknowledged.

APPENDIX



Glossary

Abatement: A reduction or elimination of a real or personal property tax, motor vehicle excise, a fee, charge, or special assessment imposed by a governmental unit. Granted only on application of the person seeking the abatement and only by the committing governmental unit.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Arbitrage: As applied to municipal debt, the investment of tax-exempt bonds or note proceeds in higher yielding, taxable securities. Section 103 of the Internal Revenue Service (IRS) Code restricts this practice and requires (beyond certain limits) that earnings be rebated (paid) to the IRS.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is almost always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Betterments (Special Assessments): Whenever a specific area of a community receives benefit from a public improvement (e.g., water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel receiving benefit from the improvement is assessed for its proportionate share of the cost of such improvements. The proportionate share may be paid in full or the property owner may request that the assessors apportion the betterment over 20 years. Over the life of the betterment, one year's apportionment along with one year's committed interest computed from October 1 to October 1 is added to the tax bill until the betterment has been paid.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bonds Authorized and Unissued: Balance of a bond authorization not yet sold. Upon completion or abandonment of a project, any remaining balance of authorized and unissued bonds may not be used for other purposes, but must be rescinded by the community's legislative body to be removed from community's books.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and

Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes and functions over a specified period of time. (See Performance Budget, Program Budget)

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful life extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short- term borrowing and investment of idle cash.

Certificate of Deposit (CD): A bank deposit evidenced by a negotiable or non-negotiable instrument, which provides on its face that the amount of such deposit plus a specified interest payable to a bearer or to any specified person on a certain specified date, at the expiration of a certain specified time, or upon notice in writing.

Classification of Real Property: Assessors are required to classify all real property according to use into one of four classes: residential, open space, commercial, and industrial. Having classified its real properties, local officials are permitted to determine locally, within limitations established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Collective Bargaining: The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union. regarding wages, hours and working conditions.

Consumer Price Index: The statistical measure of changes, if any, in the overall price level of consumer goods and services. The index is often called the "cost-of-living index."

Cost-Benefit Analysis: A decision-making tool that allows a comparison of options based on the level of benefit derived and the cost to achieve the benefit from different alternatives.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery--direct, indirect, and capital costs—are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the "surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Equalized Valuations (EQVs): The determination of the full and fair cash value of all property in the community that is subject to local taxation.

Estimated Receipts: A term that typically refers to anticipated local revenues often based on the previous year's receipts and represent funding sources necessary to support a community's annual budget. (See Local Receipts)

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

Expenditure: An outlay of money made by municipalities to provide the programs and services within their approved budget.

Fiduciary Funds: Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private-purpose trust funds, and agency funds.

Fixed Assets: Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.

Fixed Costs: Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.

Float: The difference between the bank balance for a local government's account and its book balance at the end of the day. The primary factor creating float is clearing time on checks and deposits. Delays in receiving deposit and withdrawal information also influence float.

Full Faith and Credit: A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.

Fund: An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Fund Accounting: Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.

GASB 34: A major pronouncement of the Governmental Accounting Standards Board that establishes new criteria on the form and content of governmental financial statements. GASB 34 requires a report on overall financial health, not just on individual funds. It requires more complete information on the cost of delivering value estimates on public infrastructure assets, such as bridges, road, sewers, etc. It also requires the presentation of a narrative statement the government's financial performance, trends and prospects for the future.

GASB 45: This is another Governmental Accounting Standards Board major pronouncement that each public entity account for and report other postemployment benefits in its accounting statements. Through actuarial analysis, municipalities must identify the true costs of the OPEB earned by employees over their estimated years of actual service.

General Fund: The fund used to account for most financial resources and activities governed by the normal appropriation process.

General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Governing Body: A board, committee, commission, or other executive or policymaking body of a municipality or school district.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Line Item Budget: A budget that separates spending into categories, or greater detail, such as supplies, equipment, maintenance, or salaries, as opposed to a program budget.

Local Aid: Revenue allocated by the state or counties to municipalities and school districts.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as "personal services," "expenses," or "capital outlay."

Official Statement: A document prepared for potential investors that contains information about a prospective bond or note issue and the issuer. The official statement is typically published with the notice of sale. It is sometimes called an offering circular or prospectus.

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Overlapping Debt: A community's proportionate share of the debt incurred by an overlapping government entity, such as a regional school district, regional transit authority, etc.

Performance Budget: A budget that stresses output both in terms of economy and efficiency.

Principal: The face amount of a bond, exclusive of accrued interest.

Program: A combination of activities to accomplish an end.

Program Budget: A budget that relates expenditures to the programs they fund. The emphasis of a program budget is on output.

Purchased Services: The cost of services that are provided by a vendor.

Refunding of Debt: Transaction where one bond issue is redeemed and replaced by a new bond issue under conditions generally more favorable to the issuer.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revaluation: The assessors of each community are responsible for developing a reasonable and realistic program to achieve the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessors' analysis and consideration of many factors, including, but not limited to, the status of the existing valuation system, the results of an in-depth sales ratio study, and the accuracy of existing property record information.

Revenue Anticipation Note (RAN): A short-term loan issued to be paid off by revenues, such as tax collections and state aid. RANs are full faith and credit obligations.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Revolving Fund: Allows a community to raise revenues from a specific service and use those revenues without appropriation to support the service.



Sale of Real Estate Fund: A fund established to account for the proceeds of the sale of municipal real estate other than proceeds acquired through tax title foreclosure.

Stabilization Fund: A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, \$14.80 per \$1,000 of assessed valuation of taxable real and personal property.

Tax Title Foreclosure: The procedure initiated by a municipality to obtain legal title to real property already in tax title and on which property taxes are overdue.

Trust Fund: In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as directed by the commissioners of trust funds or by the community's legislative body. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

Uncollected Funds: Recently deposited checks included in an account's balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be loaned or used as part of the bank's reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved, and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders' equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected. (See Free Cash)

Valuation (100 Percent): The legal requirement that a community's assessed value on property must reflect its market, or full and fair cash value.



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

Item No. 5.e.
For Meeting of 6/20/2022
Resolution

TITLE: - Resolution setting a date for a public hearing to consider a text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback requirement when an attached garage is entered from the street in the City's Planned Unit Development (R-5) District

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Section 178.06 of the City's Zoning Code regulates the City's Planned Unit Development (R-5) District. The R-5 District is, "intended and designed to provide a means for the development of large tracts of ground on a unit basis, allowing greater flexibility and diversification of land uses and building locations than the conventional single lot method provided in other sections of the Zoning Code.

Recent concerns by the Planning & Zoning Commission and City Council have been raised over the shallow driveway depths allowed by Section 178.06.4.J of the Zoning Code. This section reads as follows for the R-5 District: *There shall be a minimum setback of twenty (20) feet for any garage whose opening faces the street.* This shallow driveway depth creates scenarios where longer vehicles overhang out into the adjacent public or private sidewalk and/or street areas. Below is a summary of sample truck model lengths for newer makes/models - please note that the 2022 Toyota Tundra is 21.04' long, which exceeds the R-5 minimum driveway length by 1.04'.

Sample of Truck Model Lengths			
	Truck Bed	Cab Type	Total Length
2022 Silverado 1500	Long	Regular	19.14
	Standard	Double	19.32
2022 Ford F-150 Lariat	Long	Regular	20.85
2022 Ram 1500	Long	Double	20.15
2022 Ford Maverick Lariat	Standard	Double	16.64
2022 Ford Maverick XLT	Standard	Double	16.64
2022 Honda Ridgeline	Standard	Double	17.51
2022 GMC Canyon	Standard	Double	18.71
2022 Toyota Tundra	Long	Double	21.04

Example existing R-5 developments in Bondurant where 20'-long driveways are

allowed prior to the beginning of a sidewalk or street area include: Arbor Ridge Villas, Kadin Trail, Lots 1-80 of Quail Run Plat 1, and Wolf Creek. Example 20'-long driveway in Bondurant where a vehicle overhangs out into street area:



The proposed text amendment language that will be considered during Council's June 20th public hearing will include the following proposed amendment to Section 178.06.4.J: *there shall be a minimum **unobstructed** setback of **thirty (30)** ~~twenty (20)~~ for any garage whose opening faces the street.*

The **unobstructed** verbiage has been added to better clarify that a 5'-wide sidewalk cannot be included as part of this 30' distance when the development includes a private street area (when adjacent to a public right-of-way, the required public sidewalk falls within the public right-of-way area).

Please note that this minimum R-5 structure setback only applies to when an attached garage portion of a structure has an opening that faces a street. There will still be scenarios where a structure within the R-5 District may be allowed to be constructed closer than 30'; examples of this include: a multi-family building with no attached garages, a townhome with an alley-facing attached garage, or a single-family house where the attached garage does not face directly toward the street. In these example scenarios, the Planning & Zoning Commission and City Council will study setback requirements proposed as part of the Planned Unit Development Plan rezoning process.

For the Commission's/Council's reference, residential developments subject to the Low Density Residential (R-1) District, Medium Density Residential (R-2), and High Density Residential (R-3) District requirements must meet a minimum 30' front yard setback.

The proposed text amendment increase to 30' will apply only to future developments where there is not already an approved PUD Development Plan on file allowing a 20' setback. Areas A & C of the Harvest Meadows Preliminary Plat development area and

the Edgeland Bondurant development area will have 20'-long driveway areas, as the development plans have already been approved to allow the 20'-long driveway area.

Staff recognizes there are likely other sections of the R-5 District in need of amending. It is anticipated the R-5 District will be reviewed in further detail for additional amendments once a comprehensive update to the Zoning Code is made after the 2022 Comprehensive Plan is considered for adoption. This current minor amendment is proposed, as it is limited in scope and will look to address an ongoing need for future development areas.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission held their text amendment public hearing on May 12, 2022 and voted on recommended approval. There was a discussion on increasing from 20' to either 25' or 30', but ultimately the Commission voted on recommended approval to 30' based on what other communities require and to ensure vehicles do not encroach onto the sidewalks.

Staff recommends approval of the attached resolution setting the required public hearing.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220620-128

CITY OF BONDURANT
RESOLUTION NO. 220620-128

RESOLUTION SETTING A DATE FOR A PUBLIC HEARING TO CONSIDER A TEXT
AMENDMENT TO SECTION 178.06.4.J OF THE ZONING CODE REGARDING AN
INCREASE TO THE MINIMUM SETBACK REQUIREMENT WHEN AN ATTACHED
GARAGE IS ENTERED FROM THE STREET IN THE CITY'S PLANNED UNIT
DEVELOPMENT (R-5) DISTRICT

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

That the City Council of the City of Bondurant, Iowa hereby proposes to consider the following Ordinance:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
BONDURANT, IOWA, 2002, BY AMENDING SECTION 178.06.4.J REGARDING
MINIMUM SETBACKS REQUIRED FOR WHEN A GARAGE OPENING FACES A
STREET IN THE CITY'S PLANNED UNIT DEVELOPMENT (R-5) ZONING DISTRICT

A public hearing will be held on July 5, 2022, at 6:00 p.m. at the Bondurant City Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, at which the Council will hear comments to said proposed Ordinance.

The Clerk is hereby directed to publish Notice of said Hearing, as by law required.

Passed this 20th day of June 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

The City Council of the City of Bondurant will meet at 6:00 p.m. on July 5, 2022, in the Bondurant Community Center at 200 2nd Street NE, Bondurant, Polk County, Iowa, to consider a text amendment to Section 178.06.4.J of the Zoning Code regarding an increase to the minimum setback required when a garage opening faces a street in the City's Planned Unit Development (R-5) Zoning District. All interested parties are encouraged to attend.



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

Item No. 5.f.
For Meeting of 6/20/2022
Resolution

TITLE: - Resolution approving Change Order No. 4 for Commerce Crossings Phase 2 Public Improvements Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve change order #4 in the amount of \$14,825.00. Changes orders 4.1 through 4.6 are all for minor issues that arose during construction of the project. There were adjustments that had to be made in the field due to unforeseen existing conditions when tying into the existing, sanitary and water in the area.

Project engineers and staff worked with the contractor on these issues during the construction phase of this project to minimize the additional cost and ensure the best quality product outcome.

FUNDING SOURCE: TIF/Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220620-129
2. CO #4_Commerce_PI_Shive-City_signed

CITY OF BONDURANT
RESOLUTION NO. 220620-129

RESOLUTION APROOVING CHANGE ORDER NO. 4 FOR THE COMMERCE
CROSSINGS PHASE 2 PUBLIC IMPROVEMENT PROJECT TO CONCRETE
TECHNOLOGIES INC. IN THE AMOUNT OF \$14,825.00

WHEREAS on June 8th, 2022, the City of Bondurant received change order no. 4 for construction phase field adjustments that were needed to connect to existing infrastructure for the Commerce Crossings Phase 2 Public Improvement Project; AND

WHEREAS the City Council approves change order no. 4 for the construction phase field adjustments that were needed to connect to existing infrastructure for the Commerce Crossings Phase 2 Public Improvement Project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that change order no. 4 for the Commerce Crossings Phase 2 Public Improvement Project to Concrete Technologies Inc. is hereby approved

Passed this 20th day of June 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				



CITY OF BONDURANT

200 2nd Street NE
Bondurant, IA 50035

CHANGE ORDER

Distribution:

Owner X
Engineer X
Contractor X

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

Project Title	COMMERCE CROSSINGS DEVELOPMENT PUBLIC IMPROVEMENTS, PHASE 2	
S-H Project File Number	4194870	
Orig. Contract Amount & Date	\$1,963,849.83	August 30, 2021
Change Order Number	4	
Date	May 31, 2022	

THE CONTRACT IS CHANGED AS FOLLOWS:

CO-4: This change order adds additional bid items as described below.

4.1 - Sanitary Sewer Adjustment, Major - Existing sanitary sewer located within 35th St roadway pavement west of Grant St required vertical adjustment to match proposed elevation of roadway.

4.2 - Sanitary Sewer Adjustment, Minor - Existing sanitary sewer located east of Grant St was missing existing casting. This item included new casting, chimney seal, and bolting down of casting.

4.3 - Watermain, Copper Test Ports - Due to timing and coordination between the two projects, an additional test port was necessary to test new section of watermain and provide service to the Phase 1 Commerce Crossing.

4.4 - Fire Hydrant Extension - A barrel extension was needed at the hydrant located on the north side of 35th St. The proposed 12' water line had to be installed deeper through this section to achieve the required 18" separation between the 8" water cross run and the storm sewer trunk line.

4.5 - Connection to Existing Water System adds additional quantity to an existing bid item. This additional connection was needed at Grant St where the contractor attempted to tap into an existing transite watermain. When the tap did not work, the contractor needed to cut out and connection to the existing pipe using mechanical connections.

4.6 - Connection to Existing Storm System covers the additional work required to connect to the existing storm sewer pipe under Grant St due to elevation of existing watermain and utility constraints under the road. This connection required additional removal of the existing storm sewer pipe, and addition of a concrete collar.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
CO 4.1	SANITARY SEWER MANHOLE ADJUSTMENT, MAJOR	EA	\$4,950.00	1	\$4,950.00
CO 4.2	SANITARY SEWER MANHOLE ADJUSTMENT, MINOR	EA	\$1,650.00	1	\$1,650.00
CO 4.3	WATERMAIN, COPPER TEST PORT	EA	\$825.00	1	\$825.00
CO 4.4	FIRE HYDRANT EXTENSION, CRITICAL CROSSING	EA	\$1,540.00	1	\$1,540.00
CO 4.5	CONNECTION TO EXISTING WATER SYSTEM	EA	\$2,835.00	1	\$2,835.00
CO 4.6	CONNECTION TO EXISTING STORM SEWER	LS	\$3,025.00	1	\$3,025.00
TOTAL					\$14,825.00

CHANGE ORDER SUMMARY

The Original Contract Sum was	\$1,963,849.83
Net Change by previously authorized Change Orders	\$17,361.47
The Contract Sum prior to This Change Order was	\$1,981,211.30
The Contract Sum will be increased by this Change Order in the amount of	\$14,825.00
The new Contract Sum including this Change Order will be	\$1,996,036.30
Aggregate Change Order as a percent of Original Contract	1.64%
The Contract Time will be changed by	0 Days
The date of Final Completion as of the date of this Change Order therefore is	June 10, 2022

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER

Contractor:	Recommended By:	Checked By:
Concrete Technologies Inc.	Shive-Hattery Inc.	City of Bondurant
Signature: <i>Trent Peterson</i>	Signature: <i>David Fiebler</i> Jun 8 2022 4:21 PM	Signature: John Horton Digitally signed by John Horton Date: 2022.06.15 09:37:55 -0500
Name: Trent Peterson	Name: David Fiebler, PE	Name: John Horton
Title: Project Manager	Title: Project Engineer	Title: Public Works Director
Date: <i>6-26-22</i>	Date:	Date:

Owner: City of Bondurant

x _____ Date: _____



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

Item No. 5.g.
For Meeting of 6/20/2022
Resolution

TITLE: - Resolution Approving Purchase of Changeable Message Sign

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As a part of the FY23, CIP Public Works staff have budgeted for the purchase of an additional Changeable Message Sign. This equipment will allow staff to have the ability to better direct traffic for maintenance activity as well as provide advanced warnings for motorists about road construction projects or emergency situations that may arise.

The Changeable Message Sign can also be used for special events such as Summerfest and Bondu Blues and Brews to help guide people to appropriate areas.

The sign would be purchased from Quality traffic Control Inc. in the amount of \$17,100.00.

FUNDING SOURCE: FY23 Capital Equipment Budget

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220620-130
2. City of Bondurant VerMac 548HYD quote 6-14-22

CITY OF BONDURANT
RESOLUTION NO. 220620-130

RESOLUTION APPROVING PURCHASE OF CHANGEABLE MESSAGE SIGN
EQUIPMENT FROM QUALITY TRAFFIC CONTROL INC. IN THE AMOUNT OF
\$17,100.00

WHEREAS the City of Bondurant accepts the equipment for purchase of:

2022 Ver-Mac PCMS-548/HYD Changeable Message Sign from Quality Traffic Control Inc. in the amount of \$17,100.00; AND

WHEREAS payments are to be made to Quality traffic Control Inc.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the 2022 Ver-Mac Changeable Message Sign purchase from Quality Traffic Control Inc. is hereby approved in the amount of \$17,100.00 is hereby approved.

Passed this 20th day of June 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				



Traffic Control
Contractor

1704 E Euclid
Des Moines, IA 50313

Telephone: (515) 289-1824
Fax: (515) 289-1622

Ver-Mac Sales Quote

Customer: City of Bondurant (Attn: John Horton)

Date: 6-14-22

<u>Item</u>	<u>Price/Item</u>
Ver-Mac PCMS-548/HYD	
	\$17,100.00

Ver-Mac Small-Size Full-Matrix Trailer-Mounted Message Sign
45" x 80" display panel, 30 x 56 pixels, 2 LEDs per pixel
Hydraulic lift
3 x 85 watt solar panels, 2 batteries, JamLogic Refresh & Alerts
NTCIP V-Touch Controller with V-Sync Wi-Fi
4G Modem & 10 year cell plan - Non SWZ

Total with all options: \$17,100.00

Comments:

FREIGHT ESTIMATED AT \$1,000.00

DUE TO FLUCTUATIONS IN THE COST OF RAW MATERIALS AS A RESULT OF THE TARIFFS, THE PRICE QUOTED WILL BE HONORED FOR 30 DAYS ONLY

Thank you for considering Quality Traffic Control, Inc.

Kurt Jirak, Sales Manager
Phone: 641-919-8748
Email: qtcsales@netins.net



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

Item No. 5.h.
For Meeting of 6/20/2022
Resolution

TITLE: - Resolution Approving Purchase of Hotsy Pressure Washer

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: As a part of the FY23, CIP Public Works staff have budgeted for the purchase of a Hotsy Pressure Washer for the Public Works Facility. This equipment will allow staff to have the ability to keep the City's rolling stock in good working order and looking nice. The current unit does not have a hot water feature, which is important to have to properly clean the equipment. Staff investigated replacement parts for the current unit and the parts to repair were more expensive than the unit is worth.

This is also an electrically driven unit while the current unit is gas powered, which causes an issue inside the building with emission fumes. The newer unit will be a safer option for Public Works Staff. This unit is also moveable, so it could be repurposed if Public Works were to move from the current location down the road.

FUNDING SOURCE: FY23 Capital Equipment Budget

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220620-131
2. City of Bondurant 1453N Quote Rev.1

CITY OF BONDURANT
RESOLUTION NO. 220620-131

RESOLUTION APPROVING PURCHASE OF PRESSURE WASHING EQUIPMENT FROM HOTSY
CLEANING SYSTEMS IN THE AMOUNT OF \$16,860.48

WHEREAS The City of Bondurant had the purchase of pressure washing equipment included in its capital equipment budget; AND

WHEREAS City staff recommends purchasing the equipment because it includes a hot water feature and is electric (replacing a gas unit and thereby decreasing emissions and enhancing safety in Public Works); AND

WHEREAS The City of Bondurant accepts the equipment for purchase of:

Stationary Hotsy Hot Water Pressure Washer from Hotsy Cleaning Systems. in the amount of \$16,860.48; AND

WHEREAS Payments are to be made to Hotsy Cleaning Systems.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Pressure Washing Equipment purchase from Hotsy Cleaning Systems. is hereby approved in the amount of \$16,860.48 is hereby approved.

Passed this 20th day of June 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				



Quotation

Prepared For:

Contact: John Horton
Company: City of Bondurant
Address: 200 Second St. NE
City, State, Zip: Bondurant, IA 50035
Phone: 515-971-6855
Email: jhorton@cityofbondurant.com

Date: 11/15/2021

Hotsy Consultant:

Hotsy Consultant:
Mike Kimball
Cell: (515) 681-2641
Office: (515) 278-8800
Email: mike@hotsyiowa.com

Qty	Part Number	Description	Options	Price
Equipment				
1	1453N	Stationary Hotsy Hot Water Electric Pressure Washer - 4.0 GPM @ 3000 PSI, 7.5HP 230V/1PH 34 AMP, NG-Fired, Belt Drive Hotsy Triplex Pump, Shipping Weight 735lbs (364,835 BTU/HR). Dimensions: 47.5"L x 21"W x 51"H.		\$10,134.00
1		Smart Relay Control: Auto Stop/Start		\$2,005.00
1		18" Machine Stand		
1		4' Connecting Hose		
1		Low Pressure Soap Injector		
1		8" Draft Diverter		
1		Power Vent with Hood, 2 - 8" Elbows, 8" x 2' Single Wall Pipe, 8" to 6" Reducer.		
	SAFETY CERTIFICATION WARRANTY	ETL Listed to UL Standard 1776 for Pressure Washers- Meets OSHA Regulations 29 CFR 1926.403(a) 7 Year Pump, 5 Year Coil, 1 Year Total System (Non-Prorated)		
Wash Bay Equipment & Accessories				
	Bay Drop 1	To Include:		
1		Stand Mount 360* Hose Reel with 100' Hose		\$1,600.00
1		Hotsy Gun Jet, Dual Lance Wand, Adjustable Fan Nozzel		
1		Stainless Steel Gun Jet Holder		
1		Underbody Wand with Stainless Steel Holder		
Recommended Detergents				
1		55 Gallons Bulk Fleetwash	\$525.00	N/C
1		55 Gallons Salt Lick		\$1,625.00
Maintenance Program				
2		Service Maintenance Agreement: 24pt Machine Inspection to be preformed at 25hrs for Break-In Pump Oil Change, second SM to be preformed at 300hrs	\$150ea	\$300.00
Dealer Services Included				
		Machine Assembly, Initial Firing, Tuning, and Installation of Listed Options Comprehensive Warranty Coverage On-Site Operator Training for Life Complimentary Chemical and Equipment Monitoring for Life		
Lease Option			Sub-Total	\$15,664.00
36 Monthly Payments			Freight	\$100.00
\$ 580.00			Taxes	\$1,096.48
			TOTAL	\$16,860.48

Available Terms

THIS QUOTE IS VALID FOR 30 (THIRTY) DAYS

Acceptance:

Date:

****NOTE: Unless otherwise Noted, Quotations are for Items Listed and DO NOT Include Additional Labor for Equipment Install****

Terms & Conditions: All orders are subject to approval and acceptance by said Hotsy dealer and shall be subject to the terms and conditions herein contained, and to no others whatsoever unless altered or modified by said Hotsy dealer in writing. Said Hotsy dealer shall be excused for any delay due to strikes, accidents, war, fires, Acts of God, or any other causes beyond our control. Promises of delivery are based on our expectations, and does not guarantee to accomplish shipment on the dates or estimated time period mentioned. Orders cannot be canceled, specifications changed, or good returned without written permission. Goods permitted to be returned are subject to restocking and freight charges.

Nothing Cleans Like a Hotsy!

THANK YOU FOR THE OPPORTUNITY TO EARN YOUR BUSINESS



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

Item No. 5.i.
For Meeting of 6/20/2022
Resolution

TITLE: - Resolution approving Pay Request No. 9 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project

CONTACT PERSON:

John Horton, Public Works Director

BRIEF HISTORY & ANALYSIS: Staff would recommend to Council the approval of the attached resolution to approve pay app #9 in the amount of \$14,300.00 related to the professional services agreement for the Commerce Crossing Public Improvements Project.

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

FUNDING SOURCE: Bond Funding

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220620-132
2. Shive-Hattery Pay App #9 June 20th 2022

CITY OF BONDURANT
RESOLUTION NO. 220620-132

RESOLUTION APROOVING PAY REQUEST NO. 9 FOR THE PROFESSIONAL
SERVICES AGREEMENT FOR THE COMMERCE CROSSING PUBLIC
IMPROVEMENT PROJECT TO SHIVE-HATTERY IN THE AMOUNT OF \$14,300.00

WHEREAS, on June 7th, 2022, the City of Bondurant received pay request no. 9 for the professional services agreement for the Commerce Crossing Public Improvement Project; AND

WHEREAS, the City Council approves pay request no. 9 for the professional services agreement for the Commerce Crossing Public Improvement Project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that pay request no. 9 for the Commerce Crossing Public Improvement Project professional services agreement to Shive-Hattery is hereby approved.

Passed this 20th day of June 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				
Peffer				
Driscoll				
McKenzie				
Sillanpaa				

June 07, 2022

Invoice No: 4194871 - 9

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

Commerce Crossing Development - Public Improvements
Services provided through June 3, 2022:

	Total Fee	Percent Complete	Fee Earned	Previous Fee Billing	Current Fee Billing
Base Contract	347,300.00	96.00	333,408.00	322,989.00	10,419.00
Amend #1 Survey	27,300.00	100.00	27,300.00	26,208.00	1,092.00
Amend #1 Observation	14,500.00	95.00	13,775.00	13,050.00	725.00
Amend #1 Testing	34,400.00	97.00	33,368.00	31,304.00	2,064.00
Total Fee	423,500.00		407,851.00	393,551.00	14,300.00
	Total Fee				14,300.00
			AMOUNT DUE THIS INVOICE		\$14,300.00

CRB

TERMS: PAYMENT SHALL BE DUE UPON RECEIPT.

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



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

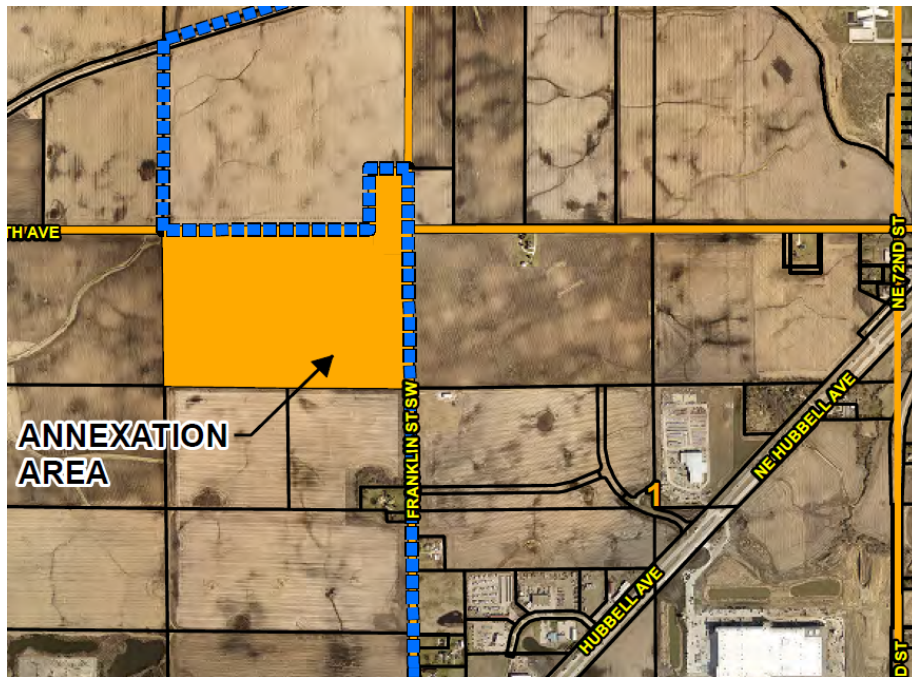
Item No. 5.j.
For Meeting of 6/20/2022
Resolution

TITLE: - Resolution certifying the population of the 2021-approved Pope, Palmer, Reicherts annexation area

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Iowa Code [312.3\(4\)](#) requires the Mayor and City Council certify the population of any annexed territory, as determined by the last certified federal census, to the State Treasurer's office in order for apportionment of street construction funds to be adjusted. The enclosed resolution certifies the current population of the 2021-approved Pope, Palmer, Reicherts annexation area. A population increase of seven for the City of Bondurant has occurred as a result of this annexation due to three existing dwellings within the annexation area. Population certification of this Pope, Palmer, Reicherts annexation area was overlooked by City staff in 2021 so this is why this item is being brought to Council for consideration at this time. The Pope, Palmer, Reicherts annexation request was reviewed by the State's City Development Board on February 10, 2021 and was recorded on April 28, 2021. The map below shows the Pope, Palmer, Reicherts annexation area in orange.



FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220620-133

CITY OF BONDURANT
RESOLUTION NO. 220620-133

RESOLUTION CERTIFYING POPULATION OF THE POPE, PALMER, REICHERTS
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 April 28, 2021, the Pope, Palmer, Reicherts annexation was recorded after review and approval by the Bondurant City Council and the City Development Board; AND

WHEREAS, the Pope, Palmer, Reicherts annexation area is described as follows:

THE NORTH FRACTIONAL $\frac{1}{2}$ OF THE NORTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 23 WEST, EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2, AND ASSUMING THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ TO BE DUE NORTH AND SOUTH, THENCE SOUTH 272.9 FEET ALONG THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$, THENCE SOUTH $89^{\circ}43'$ WEST 371.6 FEET, THENCE NORTH $0^{\circ}23'$ WEST 279.8 FEET TO THE NORTH LINE OF THE NORTHEAST $\frac{1}{4}$, THENCE SOUTH $89^{\circ}15'$ EAST 373.5 FEET TO THE POINT OF BEGINNING; AND

THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 79 NORTH, RANGE 23, WEST OF THE 5TH P.M., POLK COUNTY, IOWA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2, AND ASSUMING THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ TO BE DUE NORTH AND SOUTH, THENCE SOUTH 272.9 FEET ALONG THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$, THENCE SOUTH $89^{\circ}43'$ WEST 371.6 FEET, THENCE NORTH $0^{\circ}23'$ WEST 279.8 FEET TO THE NORTH LINE OF THE NORTHEAST $\frac{1}{4}$, THENCE SOUTH $89^{\circ}15'$ EAST 373.5 FEET TO THE POINT OF BEGINNING; AND

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 80 NORTH, RANGE 23 WEST OF THE 5TH PRINCIPAL MERIDIAN, THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35 A DISTANCE OF 417.00 FEET, THENCE NORTH A DISTANCE OF 655.00 FEET, THENCE EAST A DISTANCE OF 417.00 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THENCE SOUTH 655.00 FEET ALONG THE EAST LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING; AND

INCLUDING ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINES OF THE ADJACENT ROADS.

WHEREAS, the annexation area contains three (3) dwellings and the remaining areas are currently used for agricultural use; AND

WHEREAS, the population of the annexed area has been determined to be seven (7);
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 Pope, Palmer, Reicherts Annexation Area to the State Treasurer, is hereby approved as presented.

Passed this 20th day of June 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				

4. 80% voluntary/20% non-consenting, within an urbanized area of another city;
5. Involuntary.

This annexation request is considered a 100% voluntary annexation within the urbanized area of another city (Altoona).

The Iowa Code requires the City Council to hold a public hearing prior to voting on a resolution considering approval of an annexation request. After Council's consideration of the annexation resolution after the public hearing, the City will send its annexation files to the State's City Development Board for their review of this annexation. For consideration tonight is approval of the resolution setting the required public hearing only.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: Staff recommends approval of the attached resolution. The Planning & Zoning Commission will consider this annexation request during their meeting on July 14, 2022; an update of the Commission's review will be provided in the July 18, 2022 public hearing agenda statement.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220620-134

CITY OF BONDURANT
RESOLUTION NO. 220620-134

RESOLUTION AFFIXING A DATE FOR A PUBLIC HEARING ON THE
PROPOSED ANNEXATION OF TERRITORY, AS DESCRIBED IN THIS
RESOLUTION, INTO THE CITY OF BONDURANT, IOWA

WHEREAS, the City of Bondurant has received a voluntary annexation petition request from GHOLDS LLC, owner, requesting annexation of property described as follows:

ALL N & W OF INTERSTATE HWY 80 LESS 1.71 A RD NE 1/3 SECTION 7-79-22 AND INCLUDING ANY AND ALL COUNTY ROAD RIGHT-OF-WAY TO THE CENTERLINES OF THE ADJACENT ROADS.

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

A public hearing will be held on the 18th day of July 2022 at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa, at which time the Council will hear public comments on the proposed annexation of said property.

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

Passed and approved by the City Council of the City of Bondurant, Iowa, this 20th day of June 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

The City of Bondurant has received a voluntary annexation petition request from GHOLDS LLC, requesting annexation of the following property described as follows:

ALL N & W OF INTERSTATE HWY 80 LESS 1.71 A RD NE 1/3 SECTION 7-79-22 AND INCLUDING ANY AND ALL COUNTY ROAD RIGHT-OFWAY TO THE CENTERLINES OF THE ADJACENT ROADS.

City Council will hold a public hearing on the 18th day of July 2022, at 6:00 p.m. in the Bondurant City Center at 200 2nd Street NE, Bondurant, Iowa, at which time the Council will hear public comments on the proposed annexation of said property.

SHELBY HAGAN, CITY CLERK



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

Item No. 5.I.
For Meeting of 6/20/2022
Resolution

TITLE: - Resolution approving Pay Request No. 18 for the Library Expansion & Renovation Project in the amount of \$8,028.45

CONTACT PERSON:

Jill Sanders, Library Director
Maketa Oliver

BRIEF HISTORY & ANALYSIS: Staff recommends the attached resolution to approve pay request no.18 in the amount of \$8,028.45 related to construction of the Library Renovation and Expansion Project. Story Construction is managing the project and the payments are made to vendors as detailed in the attached Application and Certificate for Payment. The project is substantially complete. The overall project effectively doubled the size of the library and renovated the older spaces.

This pay application is for work completed through February 28, 2022 and includes payment of some retainage as the project winds to a conclusion. The Library Board recommends payment.

FUNDING SOURCE: Library Capital Fund

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220620-135
2. Pay Request No. 18

CITY OF BONDURANT
RESOLUTION NO. 220620-135

RESOLUTION APPROVING PAY REQUEST NO. 18 TO MULTIPLE VENDORS FOR
THE LIBRARY RENOVATION AND EXPANSION PROJECT MANAGED BY STORY
CONSTRUCTION IN THE AMOUNT OF \$8,028.45

WHEREAS, Story Construction submitted Pay Request No. 18 for the Library Renovation and Expansion Project; AND

WHEREAS the pay request is the total amount for multiple vendors, each under individual contracts; AND

WHEREAS the full value of the work completed is and the amount certified for this Pay Request in the above-referenced amount; AND

WHEREAS, this is for work completed through February 28, 2022, and includes payment of retainage.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the Pay Request in the above-referenced amount is hereby approved.

Passed this 20th day of June 2022,

By: _____
Doug Elrod, Mayor

ATTEST: I, Shelby Hagan, City Clerk for the City 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				

APPLICATION AND CERTIFICATE FOR PAYMENT

Owner: City of Bondurant
Application No: 18

Project: Bondurant Community Library Expansion
Period to: February 28, 2022

Distribution to: Owner Architect
Const. Mgr. Contractor

CONTRACTOR'S APPLICATIONS FOR PAYMENT

Contractor	Estimated Contract Amount	Net Change by Change Orders	Contract Sum to Date	Total Completed & Stored to Date	Retainage	Total Earned less Retainage	Less Previous Certificates for Payment	Balance to Finish, Including Retainage	Current Payment Due
Bid Package 03-1 Smart Concrete Solutions	145,000	10,098.00	155,098	155,098.00		155,098.00	155,098.00	0.00	\$ -
Bid Package 04-1 Seedorff Masonry Inc	269,285	8,903.00	278,188	278,188.00		278,188.00	278,188.00	0.00	\$ -
Bid Package 06-1 R.H. Grabau Construction	591,999	401.12	592,400.12	592,400.12		592,400.12	592,400.12	0.00	\$ -
Bid Package 07-3 For Sure Roofing & Sheet Metal	126,757		126,757	126,757.00		126,757.00	126,757.00	0.00	\$ -
Bid Package 08-1 Mid-American Glazing Systems, Inc	124,000	2,904.00	126,904.00	126,904.00	6,345.20	120,558.80	112,530.35	6,345.20	\$ 8,028.45
Bid Package 09-1 Hilsbeck-Schacht, Inc	268,608	3,056.80	271,665	271,664.80		271,664.80	271,664.80	0.00	\$ -
Bid Package 09-5 Ideal Floors, Inc	69,845	(3.00)	69,842	69,842.00		69,842.00	69,842.00	0.00	\$ -
Bid Package 21-1 Summit Fire Protection	38,400		38,400	38,400.00		38,400.00	38,400.00	0.00	\$ -
Bid Package 22-1 Brockway Mechanical & Roofing Co	258,263	2,819.68	261,083	261,082.68		261,082.68	261,082.68	0.00	\$ -
Bid Package 26-1 Nelson Electric Company of Central IA	288,180	8,447.43	296,627	296,627.43		296,627.43	296,627.43	0.00	\$ -
Bid Package 31-1 Absolute Concrete Construction	359,069	87,324.56	446,394	446,393.56		446,393.56	446,393.56	0.00	\$ -
Totals	2,539,406	123,951.59	2,663,358	2,663,357.59	6,345.20	2,657,012.39	2,648,983.94	6,345.20	\$ 8,028.45

CONSTRUCTION MANAGER'S CERTIFICATE FOR PAYMENT

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

CONSTRUCTION MANAGER: STORY CONSTRUCTION CO.

By: 
Clint Jensen, Project Manager

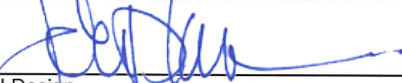
Date: 2/24/22

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

OWNER'S CERTIFICATE FOR PAYMENT

OWNER: CITY OF BONDURANT/BONDURANT COMMUNITY LIBRARY

ARCHITECT'S CERTIFICATE FOR PAYMENT

By: 
FEH Design

Date: 02-24-2022

By: _____
City of Bondurant, Mayor

Date: _____

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 of 2 PAGES

TO OWNER / CONTRACTOR:

Story Construction
2810 Wakefield Circle
Ames, IA 50010

PROJECT:

Bondurant Community Library Expansion
104 NE 2nd street
Bondurant, IA 50035

APPLICATION NO: 6

Distribution to:

☐	OWNER
☒	ARCHITECT
☐	CONTRACTOR

PERIOD TO: June 30, 2021

FROM CONTRACTOR:

Mid-American Glazing Systems
3750 W. River Dr.
Davenport, IA 52802

VIA ARCHITECT:

FEH Design
604 E. Grand Ave.
Des Moines, IA 50309

PROJECT NOS:

CONTRACT FOR:

Glass & Glazing

CONTRACT DATE: October 6, 2020

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	124,000.00
2. Net change by Change Orders	\$	2,121.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	126,121.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	126,121.00
5. RETAINAGE:		
a. 5% of Completed Work (Column D + E on G703)	\$	6,306.05
b. 5% of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	6,306.05
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	119,814.95
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	112,530.35
8. CURRENT PAYMENT DUE	\$	7,284.60
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	6,306.05

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$938.00	
Total approved this Month	\$1,183.00	
TOTALS	\$2,121.00	\$0.00
NET CHANGES by Change Order	\$2,121.00	

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

CONTRACTOR:

By:

Brian Houtto

Date:

6/22/21

State of: Iowa

County of: Scott

Subscribed and sworn to before me this 22nd day of June, 2021.

Notary Public:

My Commission expires:



R. Madden

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED\$

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

By:

Date:

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

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 6

APPLICATION DATE: May 21, 2021

PERIOD TO: June 30, 2021

ARCHITECT'S PROJECT NO: 0

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	STOREFRONTS AND ENTRANCES								
1	Labor	\$38,288.00	\$33,788.00	\$4,500.00		\$38,288.00	100.00%		\$1,914.40
2	Materials	\$79,322.00	\$79,322.00			\$79,322.00	100.00%		\$3,966.10
3	Sublet	\$1,300.00	\$555.00	\$745.00		\$1,300.00	100.00%		\$65.00
4	Submittals and Shop Drawings	\$3,850.00	\$3,850.00			\$3,850.00	100.00%		\$192.50
5	Closeout	\$1,240.00		\$1,240.00		\$1,240.00	100.00%		\$62.00
	<u>CHANGE ORDERS / RFC</u>								
	MAGS CO 01 - Break metal SILLS	\$441.00	\$441.00			\$441.00	100.00%		\$22.05
	MAGS CO 02 - Break metal VEST 109	\$497.00	\$497.00			\$497.00	100.00%		\$24.85
	MAGS CO 03 - Wireless operators	\$1,183.00		\$1,183.00		\$1,183.00	100.00%		\$59.15
	GRAND TOTALS	\$126,121.00	\$118,453.00	\$7,668.00	\$0.00	\$126,121.00		\$0.00	\$6,306.05

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 of 2 PAGES

TO OWNER / CONTRACTOR:

Story Construction
2810 Wakefield Circle
Ames, IA 50010

PROJECT:

Bondurant Community Library Expansion
104 NE 2nd street
Bondurant, IA 50035

APPLICATION NO: 7

Distribution to:

☐	OWNER
☒	ARCHITECT
☐	CONTRACTOR

PERIOD TO: July 31, 2021

FROM CONTRACTOR:

Mid-American Glazing Systems
3750 W. River Dr.
Davenport, IA 52802

VIA ARCHITECT:

FEH Design
604 E. Grand Ave.
Des Moines, IA 50309

PROJECT NOS:

CONTRACT FOR:

Glass & Glazing

CONTRACT DATE: October 6, 2020

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM	\$	124,000.00
2. Net change by Change Orders	\$	2,904.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	126,904.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	126,904.00
5. RETAINAGE:		
a. 5% of Completed Work (Column D + E on G703)	\$	6,345.20
b. 5% of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	6,345.20
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	120,558.80
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	119,814.95
8. CURRENT PAYMENT DUE	\$	743.85
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	6,345.20

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$2,121.00	
Total approved this Month	\$880.00	(\$97.00)
TOTALS	\$3,001.00	(\$97.00)
NET CHANGES by Change Order	\$2,904.00	

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

CONTRACTOR:

By:

Brian Hoest

Date:

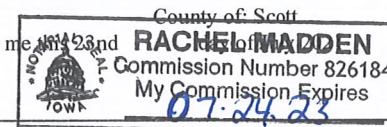
7/23/21

State of: Iowa

Subscribed and sworn to before me on 7/23/21

Notary Public:

My Commission expires:



R M Madden

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

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

By:

Date:

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

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 7

APPLICATION DATE: July 23, 2021

PERIOD TO: July 31, 2021

ARCHITECT'S PROJECT NO: 0

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	STOREFRONTS AND ENTRANCES								
1	Labor	\$38,288.00	\$38,288.00			\$38,288.00	100.00%		\$1,914.40
2	Materials	\$79,322.00	\$79,322.00			\$79,322.00	100.00%		\$3,966.10
3	Sublet	\$1,300.00	\$1,300.00			\$1,300.00	100.00%		\$65.00
4	Submittals and Shop Drawings	\$3,850.00	\$3,850.00			\$3,850.00	100.00%		\$192.50
5	Closeout	\$1,240.00	\$1,240.00			\$1,240.00	100.00%		\$62.00
	CHANGE ORDERS / RFC								
6	CO 01 - Break metal SILLS	\$441.00	\$441.00			\$441.00	100.00%		\$22.05
7	CO 02 - Break metal VEST 109	\$497.00	\$497.00			\$497.00	100.00%		\$24.85
8	CO 03 - Wireless operators	\$1,183.00	\$1,183.00			\$1,183.00	100.00%		\$59.15
9	CO 05 T&M WIRE @ CW	\$880.00		\$880.00		\$880.00	100.00%		\$44.00
10	CO 04 - CCD-022 Gym Board Repainting at Doors	(\$97.00)		(\$97.00)		(\$97.00)	100.00%		(\$4.85)
	GRAND TOTALS	\$126,904.00	\$126,121.00	\$783.00	\$0.00	\$126,904.00		\$0.00	\$6,345.20

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity



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

Item No. 6.a.
For Meeting of 6/20/2022
Presentation

TITLE: Presentation of Annual Audit for FY22

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: The City's auditors will be here to present the City's FY21 audit.

FUNDING SOURCE: Audit Services are paid for from the Finance Department in the general fund.

STAFF RECOMMENDATION: This is a presentation.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. FY21 AFR and external audit



City of Bondurant Annual Finance Report and External Audit FY21



Final Version
Last updated 03/30/22



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INTRODUCTORY SECTION



Transmittal Letter

Jené Jess, Finance & Employee Services Director

Honorable Mayor, Members of the City Council,
and the Citizens of the City of Bondurant, Iowa:

This report contains management's comprehensive overview concerning the finances of the City. Management assumes full responsibility for the completeness and reliability of all the information, based upon an operational system of internal controls established for this purpose. The cost of internal controls should not out-weight anticipated benefits; therefore, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Faller, Kincheloe & Co, PLC, Certified Public Accountants, Des Moines, Iowa released an audit report on the City of Bondurant, Iowa following the introductory section of this report.

The financial section of this report begins with Management's discussion and analysis of the basic financial statements (MD&A). This letter of transmittal provides information intended to compliment the MD&A and be read in conjunction with it.

The past year has again brought many challenges and more importantly, opportunities. The Council has a great vision for the community and that means there are always projects to be pursued by staff. Throughout the year, the City has worked with many citizens, business owners, school district representatives, and other partners to advance strategic and mutually beneficial goals in Bondurant.

Of particular note, this year the City invested in the infrastructure for Project Omega, the new Amazon sortation facility. It was another project of significant magnitude that was delivered on time and under budget. That project became a reality because of the City Council's earlier actions on Project Bluejay, the Amazon distribution center. The company knew the City of Bondurant to be a good development partner and decided to invest again within the community. That project took a great deal of coordination on staff. Requiring significant attention from the City Administrator, Public Works Director, and Finance & Employee Services Director, the day-to-day people negotiating agreements, checking progress on physical improvements, and making sure that the contractors are paid and that the appropriate documentation is submitted for the RISE grant reimbursement. The lessons learned from Project Bluejay facilitated an even smoother project for Project Omega.

Another project to give particular attention to is Commerce Crossings. This was a complex discussion and negotiation with the Developer. There were multiple hurdles over the course of 18 months that culminated in the Development Agreement with Signature. The City Council's patience and perseverance was critical in facilitating this project that is an additional 20+ million-dollar investment in Bondurant. The City's ongoing ability to accomplish the list of critical path items to make these projects a reality is impressive.

The City of Bondurant staff have continued to provide the Citizens with quality and valued services necessary to the vitality of this community through the obstacles of the on-going pandemic. Every team member has endured and maintained the policies, procedures, and technological infrastructure that contributed to all of the milestones achieved. City Management and the Finance Department would like to especially thank the Mayor and Council for continuing to participate in meetings via Zoom and coordinating in person attendance so that the City's official business could continue to move forward. We also thank the Public Works and Emergency Services staff for finding ways to keep the City operating and safe without comprising the health and safety of the community. Additionally, we commend the Bondurant Community Library for providing a safe environment to gather and learn while under construction. City Hall staff is appreciated for their administrative support and consistency in delivering services. It is due to all of these efforts – by Council, staff, and community volunteers – that the foundation has been built to achieve the future promise of the City of Bondurant's potential.

Respectfully Submitted,

Marketa George Oliver, ICMA-CM, SPHR,
City Administrator

Jené Jess, MPA, SHRM-CP
Finance & Employee Services Director

Profile of the City



The City of Bondurant was founded in 1884. In 1892, the [Chicago Great Western Railway](https://en.wikipedia.org/wiki/Chicago_Great_Western_Railway) built the Bondurant railway station. Bondurant incorporated as a city on December 23, 1897. Alexander C. Bondurant, who was the area's first settler in 1857, is also the namesake of the City.

Bondurant is a part of the capital city's metropolitan area, centrally located in Iowa just northeast of Des Moines along the Interstate 80 and U.S. Highway 65 corridors. The incorporated city limit spans 8.7 square miles of Polk County.

A governing council has legislative and policy-making authority for the City. That body consists of a mayor and five council members; all elected at large and non-partisan. Council terms are staggered, with some council members and the mayor elected to four-year terms in one year and other council members elected to their four-year terms, two years later. All regular Mayor/Council elections are held in off years, alternating the national election cycle. The Council makes policy decisions for the City through adopting operating and capital budgets, appointing boards and committees, and hiring a city manager and management staff consisting of city clerk, finance director, fire chief, planning and community development director, and public works director. The City Council also appoints the community's Library Board of Trustees, and they hire the library director to oversee management. The library and its staff are considered a city department for the purposes of budgeting.

Public elementary and secondary education is provided by the Bondurant-Farrar Community School District. The school district currently has two elementary schools, a middle school, and a high school, with the building of a junior high school underway. The Bondurant-Farrar Community School District is one of the top rated 2-A districts in the State of Iowa. Only the school district has the ability to issue separate debt, which is not an obligation of the City; therefore, the financial statement of that entity is not a part of this report.

Public water services are provided by the municipal utility, within the public works department of the City and is supplied by Des Moines Water Works.

Local Economy

The median household income estimated for 2020 is \$97,786 which is annually averaged from 2015 to 2020. The below chart shows the demographics of the households surveyed.

	Households	Families	Married-couple Families	Nonfamily Households
Total	2,128	1,564	1,315	564
Less than \$10,000	1.70%	1.00%	0.00%	6.60%
\$10,000 to \$14,999	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$24,999	2.40%	0.00%	0.00%	6.20%
\$25,000 to \$34,999	3.60%	0.00%	0.00%	13.70%
\$35,000 to \$49,999	6.40%	2.80%	3.30%	16.30%
\$50,000 to \$74,999	15.90%	18.20%	7.80%	19.00%
\$75,000 to \$99,999	21.40%	19.50%	20.90%	26.10%
\$100,000 to \$149,999	39.50%	47.00%	54.30%	12.20%
\$150,000 to \$199,999	6.80%	8.30%	9.90%	0.00%
\$200,000 or more	2.30%	3.10%	3.70%	0.00%
Median income (dollars)	97,786	103,718	110,614	58,152

There are approximately 3,373 City residents in the workforce. Unemployment numbers are estimates as of 07/01/2021 for Polk County at 4%. Within the City limits, there are approximately 132 employers and the number of jobs increase by approximately 700 from 2020 to 2021.

Amazon has completed its sortation center and has become Bondurant's principal employer, with two sites and an estimated 2,100 employees. The City entered into a development agreement with Amazon's distribution center that had a two-tiered minimum assessment approach. Effective January 1, 2020, the minimum assessment was to be \$5,000,000 and effective January 1, 2021, the minimum is \$75,000,000. The original valuation of the approximate 160 acre site prior to the Amazon acquisition was \$208,680 in ag land value, for which a total of approximately \$351.86 in city taxes were paid per year. The actual partial assessment for the Amazon distribution center as of January 1, 2020 was a total of \$44,600,000, of which \$14,600,000 for the land and \$30,000,000 for the building that was under construction at the time of assessment. Under the City's normal tax rate, this represents a City tax revenue of \$487,919 or a TIF revenue of approximately \$1,318,789. The final assessment, effective January 1, 2021 was \$218,600,000 (16,000,000 for land and \$202,600,000 for the building).

The City also entered into a development agreement for Project Omega, which is an Amazon sortation facility. Pursuant to the development agreement, the property located at 2300 Shiloh Rose Parkway SW, had a minimum assessed valuation of \$20,000,000 that went into effect January 1, 2021. The property was valued at the minimum as it was only partially complete. The full valuation should be known by January 31, 2022. Additionally, the company waived any rights to any tax abatement on the facility.

The new housing market has expanded every direction of the City's borders, with the most development to the northwest. Currently, 396 existing residential lots are undeveloped and ready for a building permit submittal. Building permits in Fiscal year 2019 generated \$190,905 in revenue, Fiscal Year 2020 \$784,039.50 and Fiscal Year 2021 \$662,042.76.

Wisteria Heights		Efnor Estates	Hazel Marie Townhomes	Wolf Creek	Stoll Subdivis	Quail Run			Parkside	Prairie Point View	Sankey Summit	Harvest Meadows	Top Farms	Total
Plat 5	Plat 6	Plat 3	Plat 4	Plat 1	Plat 1	Plat 1	Plat 2	Plat 3	Plat 2	Plat 1	Plat 2	Plat 1		
1	7	1	19	1	1	2	3	54	14	11	51	53	178	396

Awards and Acknowledgements

The City of Bondurant as an organization and staff members have received recognition locally, at the State, and International levels by municipal associations and Chamber of Commerce. The following is a list of awards since 2018.

- 2021, International City/County Management Association and POLCO, Voice of the People Award presented to the City of Bondurant for Civic Engagement during COVID
- 2021, American Planning Association – Iowa Chapter, Planning Advocate of the Year Award presented to Mayor Curt Sullivan
- 2021, American Planning Association – Iowa Chapter, Urban Design Award presented to the City for the City Park Master Plan
- 2021, Government Finance Officers Association, Program Excellence Award presented to Jené Jess and the City for the Internal Audit Process
- 2021, Government Finance Officers Association, Hero Award presented to Jené Jess, City Finance and Employee Services Director
- 2021, Bondurant Chamber of Commerce, Organization of the Year to The Bondurant Community Library
- 2020, International City/County Municipal Association, Program Excellence Award – Community Health and Safety Award for the Emergency Services Ultra High-Pressure Program
- 2020, American Planning Association – Iowa Chapter, Economic Development Planning for the City's Regional Master Plan
- 2020, American Planning Association – Iowa Chapter, Distinguished Leadership Award for a Professional Planner to Maggie Murray
- 2020, American Water Works Association – Iowa Chapter, Operator of the Year to Pat Collison
- 2019, Iowa City/County Municipal Association, Program of the Year Award for the Emergency Services Ultra High-Pressure Program
- 2018, Iowa League of Cities, All-Star Community Award presented to the City of Bondurant for the art installation Porch Swings and Fireflies



The Bondurant Regional Trailhead is a centerpiece of the Eastern Polk County trail system and Chichaqua Valley Trail. Established in 2013, the 0.7 acre trailhead park features a 1,440 square foot open-air shelter with restrooms and water bottle fill station. This shelter is a replica of the original Bondurant train station that served train passengers from 1883 to 1962. The Trailhead sits on the historic Chicago Great Western rail line. The railway operated from 1883 to 2005. The trailhead rail bed right-of-way was purchased by the City of Bondurant from Bondurant Co-Op in 2011 to create a trailhead park to honor Bondurant's railroad history.

Events & Festivals

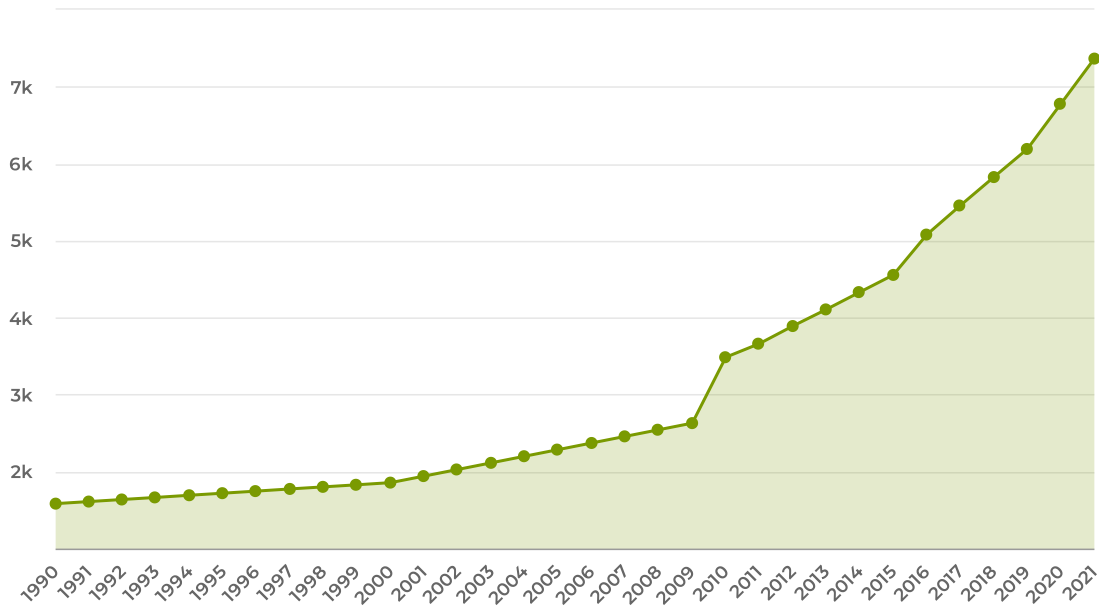
- Bondu Blues & Brews Festival - hosted by Bondurant Park and Recreation
- Sidewalk Chalk Art Festival  - hosted by Bondurant Community Foundation
- Battle of the Bands  - sponsored by Brickhouse Fitness
- Merry and Bright Parade - hosted by Bondurant Park and Recreation
- Summerfest  - hosted by the Bondurant Men's Club
- Movies-in-the-Park Series - hosted by Bondurant Park and Recreation
- Annual Winter Poker Tournament - hosted by Bondurant Park and Recreation and sponsored by Founders Irish Pub
- Youth Fishing Derby - hosted by Bondurant Park and Recreation
- Bondu Spook-tacular - hosted by Bondurant Park and Recreation
- Celebrate Bondurant  - hosted by Bondurant Chamber of Commerce
- Annual Head-Shaving Fundraiser for Childhood Cancer Research - sponsored by the St. Baldricks  Foundation
- Winter Chowder Ride-on Chichaqua Valley Trail - hosted by Bondurant Park and Recreation, sponsored by Reclaimed Rails Brewing Co, Founders Irish Pub, and Berwick Congregational Church
- A Piece of Bondurant  - hosted by Bondurant Chamber of Commerce
- Annual Winter Cribbage Tournament - hosted by Bondurant Park and Recreation and sponsored by Founders Irish Pub

Population Overview



TOTAL POPULATION

7,365



* Data Source: Client entered data for year 2021

Aging affects the needs and lifestyle choices of residents. Municipalities must adjust and plan services accordingly.



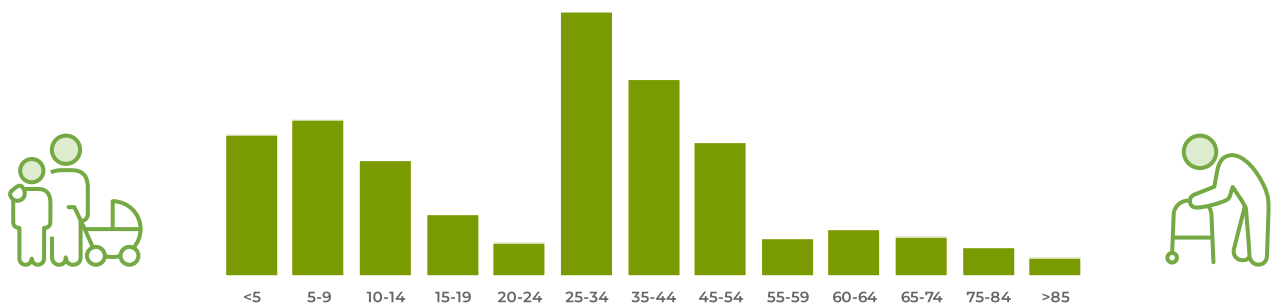
DAYTIME POPULATION

4,201

Daytime population represents the effect of persons coming into or leaving a community for work, entertainment, shopping, etc. during the typical workday. An increased daytime population puts greater demand on host community services which directly impacts operational costs.

* Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census

POPULATION BY AGE GROUP



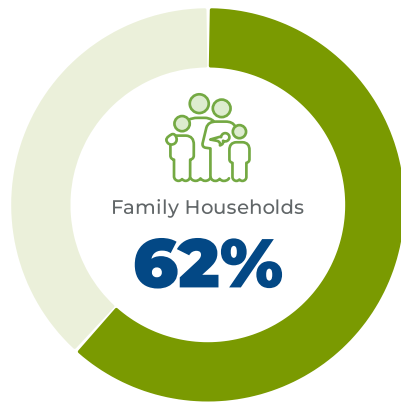
* Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census

Household Analysis

TOTAL HOUSEHOLDS

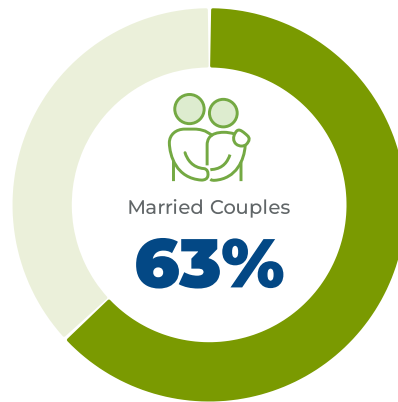
2,128

Municipalities must consider the dynamics of household types to plan for and provide services effectively. Household type also has a general correlation to income levels which affect the municipal tax base.



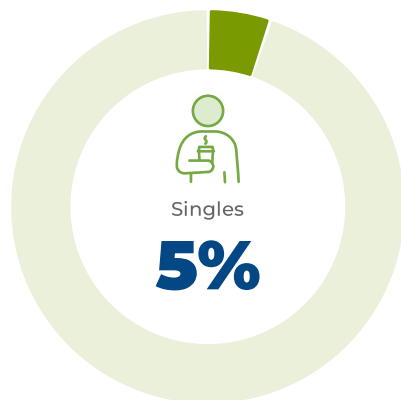
▲ 24%

higher than state average



▲ 25%

higher than state average



▲ 4%

higher than state average



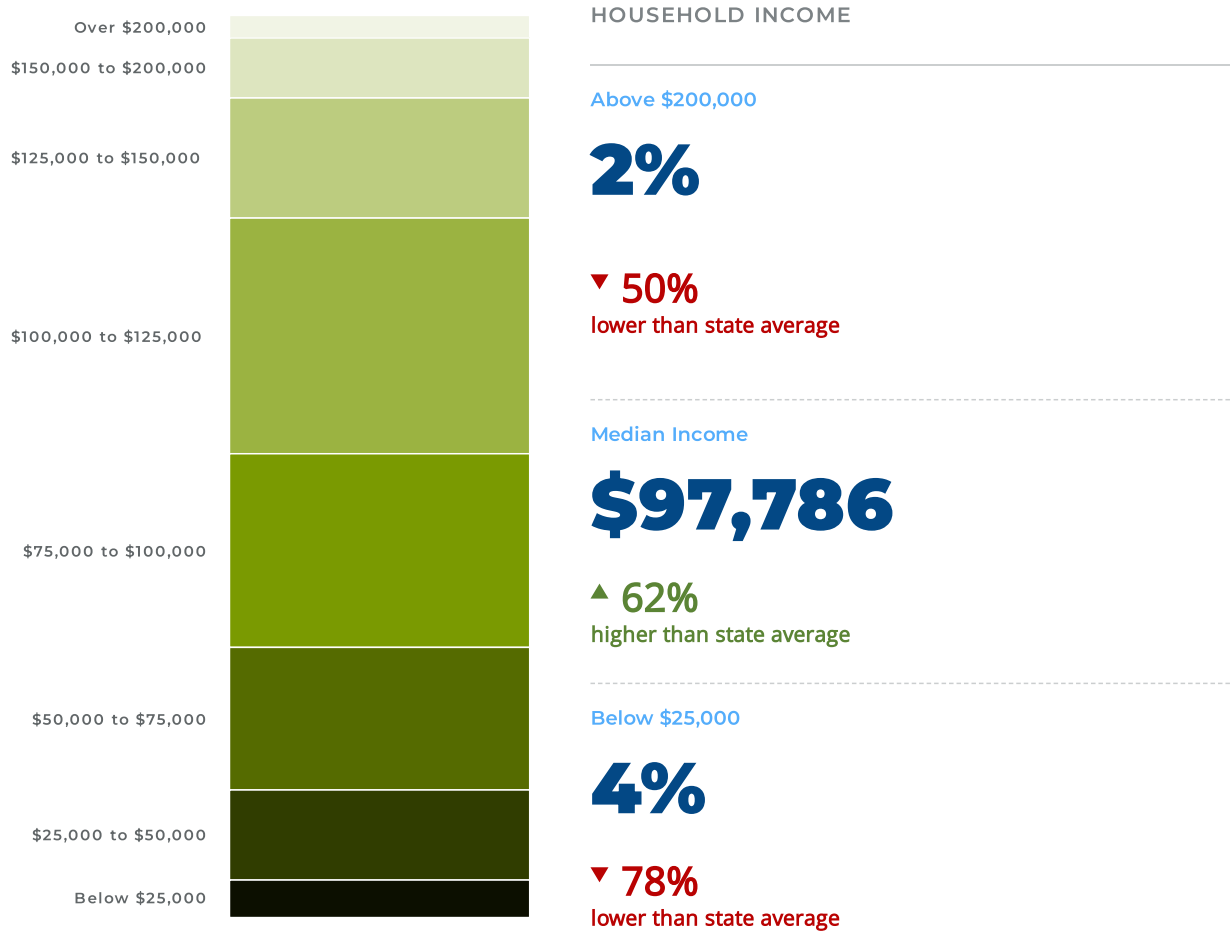
▼ 17%

lower than state average

* Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census

Economic Analysis

Household income is a key data point in evaluating a community's wealth and spending power. Pay levels and earnings typically vary by geographic regions and should be looked at in context of the overall cost of living.



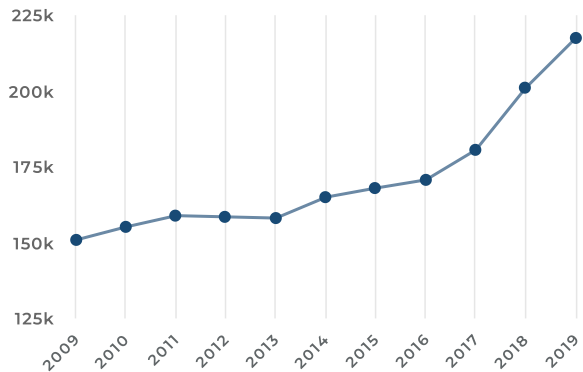
* Data Source: American Community Survey, 2010 Census, 2000 US Census and 1990 US Census

Housing Overview



2019 MEDIAN HOME VALUE

\$217,500



* Data Source: 2019 US Census Bureau (<http://www.census.gov/data/developers/data-sets.html>), American Community Survey. Home value data includes all types of owner-occupied housing.

HOME OWNERS VS RENTERS

Bondurant State Avg.



HOME VALUE DISTRIBUTION

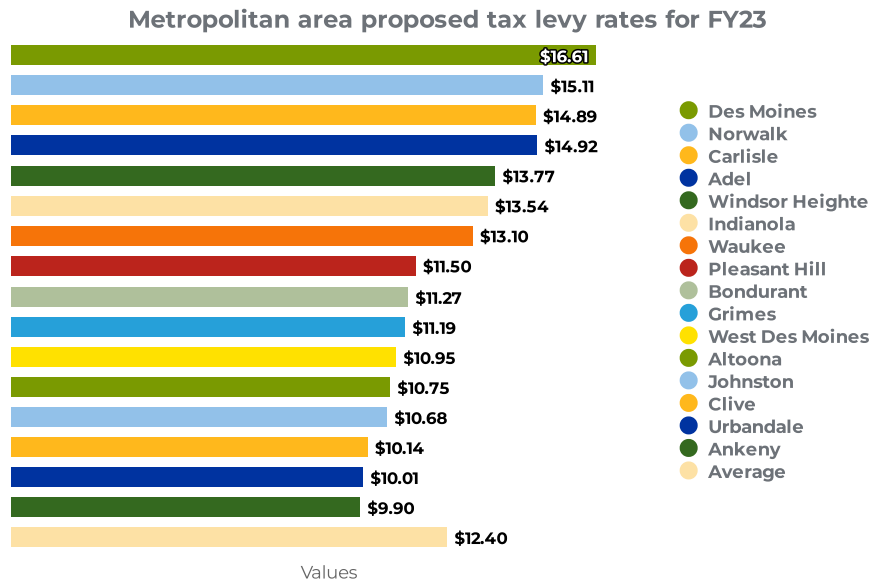


* Data Source: 2019 US Census Bureau (<http://www.census.gov/data/developers/data-sets.html>), American Community Survey. Home value data includes all types of owner-occupied housing.

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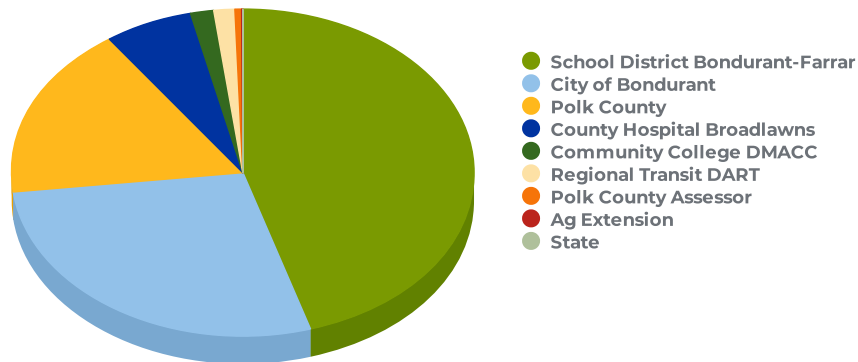
Metro Proposed Tax Rates FY23

The average proposed levy rate for FY23 in the metropolitan area is \$12.39594, or \$1.12344 MORE than the City of Bondurant's proposed levy rate of \$11.27250 per \$1,000 of taxable valuation.



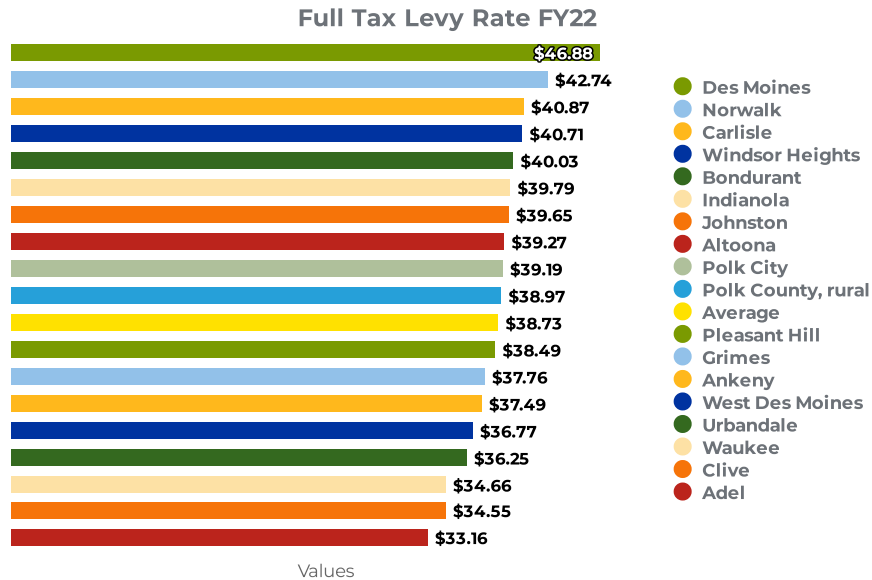
Bondurant makes up 27.84% of the overall taxes levied by all taxing authorities in its jurisdiction. The school district is 45.3% the chart below illustrates the breakdown of the community tax collection.

Property Tax Levy by Taxing Authority for FY22



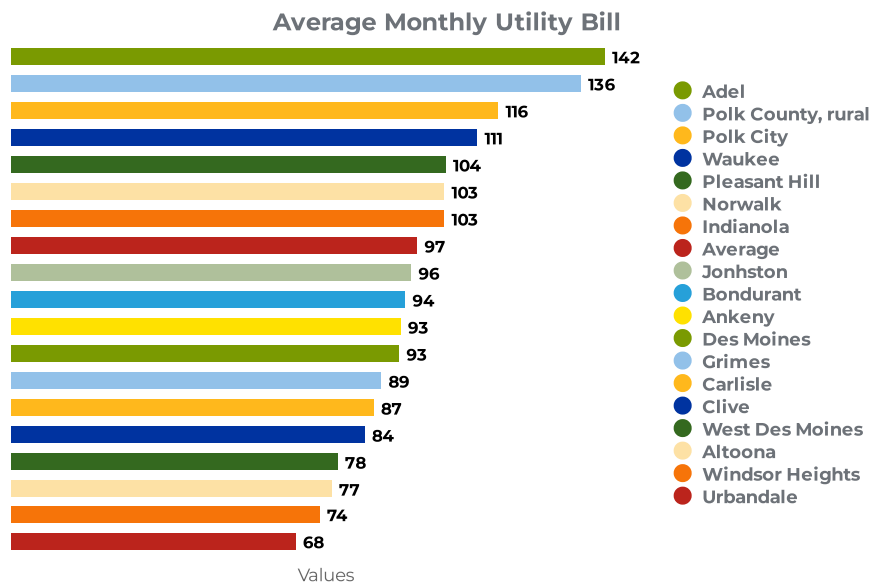
Full Tax Levy Rate for the Metropolitan Communities for FY22

The City of Bondurant recently did a survey of the communities in the metropolitan area for each full tax levy rate, (school, city, county hospital, county, ag extension, regional transit, community college, state, assessor, and special districts). The chart below is a ranking of each community's full property tax levies averaged for each city in the metro. The highest average tax levy was the Des Moines community and the lowest was Adel. Bondurant ranked 14th lowest out of the 18 communities surveyed and was above the average monthly cost of all the communities.



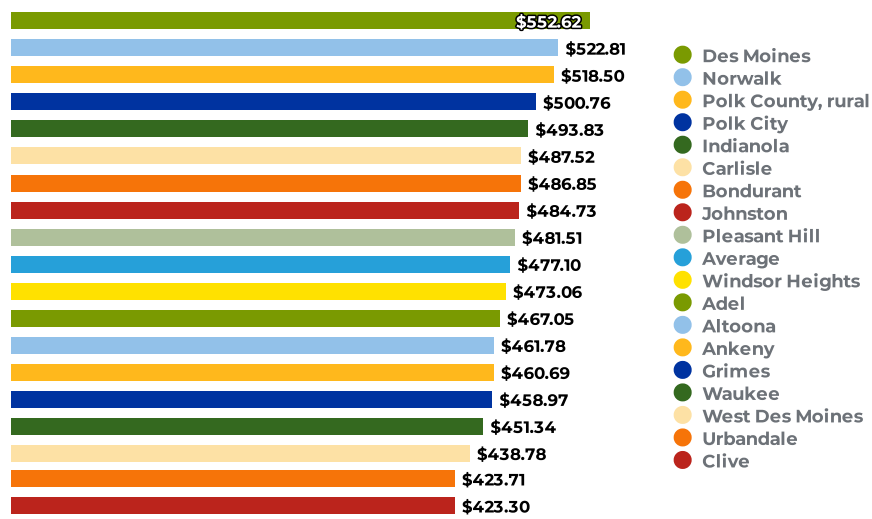
Utility Rates

The City of Bondurant recently did a survey of the communities' utility rates in the metropolitan area. The utilities that were surveyed were water, sewer, stormwater, garbage, and recycling. The following communities do not provide garbage and recycling. The residents are required to set up services with a provider of their choosing and an average of \$15 per month was used for the calculation; Ankeny and Polk County, rural. The below calculation was based on the average consumption of a residential class customer over the past two years at 3989.277074 gallons per month.



When combining the results of the property tax and utility billing survey, the City of Bondurant was able to calculate the average monthly cost of living of the communities in the metropolitan area. The chart below shows that Des Moines has the highest utilities and property tax combination, ranking 18th highest out of 18. Where the city of Clive has the lowest combination. The City of Bondurant is ranked 12th and is only slightly over the average cost.

Monthly Cost of Living Ranking



Values

	Water -		Total	Sewer -		Total	Garbage &	Stormwater	Total	Full Tax		Monthly
	Availability	Water -	Average	Minimin	Sewer -	Average	Recycling	Monthly	Monthly	Levy	Tax Liability	Cost of
	Fee	Usage Fee	Monthly Bill	Fee	Usage fee	Monthly Bill		Monthly Bill	Utility Bill	Rate	Per Mounth	Living
Des Moines	\$ 6.00	\$ 21.70	\$ 27.70	\$ 4.40	\$ 31.67	\$ 36.07	\$ 15.66	\$ 13.26	\$ 92.70	\$46.88	\$ 459.92	\$552.62
Norwalk	\$ 5.50	\$ 28.92	\$ 34.42	\$ 7.50	\$ 40.81	\$ 48.31	\$ 13.25	\$ 7.50	\$ 103.48	\$42.74	\$ 419.33	\$522.81
Polk county, rural	\$ 7.00	\$ 46.79	\$ 53.79	\$ 4.00	\$ 63.35	\$ 67.35	\$ 15.00	\$ -	\$ 136.14	\$38.97	\$ 382.36	\$518.50
Polk City	\$ 9.37	\$ 25.01	\$ 34.38	\$ 18.43	\$ 48.23	\$ 66.66	\$ 12.23	\$ 3.00	\$ 116.27	\$39.19	\$ 384.49	\$500.76
Indianola	\$ 8.75	\$ 17.19	\$ 25.94	\$ 18.00	\$ 29.44	\$ 47.44	\$ 24.06	\$ 6.00	\$ 103.44	\$39.79	\$ 390.38	\$493.83
Carlisle	\$ 7.00	\$ 27.92	\$ 34.92	\$ 15.00	\$ 23.90	\$ 38.90	\$ 12.75	\$ -	\$ 86.57	\$40.87	\$ 400.95	\$487.52
Bondurant	\$ 6.45	\$ 25.73	\$ 32.18	\$ 11.03	\$ 31.38	\$ 42.41	\$ 12.96	\$ 6.59	\$ 94.14	\$40.03	\$ 392.71	\$486.85
Johnston	\$ 10.56	\$ 31.32	\$ 41.88		\$ 34.09	\$ 34.09	\$ 13.21	\$ 6.55	\$ 95.73	\$39.65	\$ 389.01	\$484.73
Pleasant Hill	\$ 10.00	\$ 37.94	\$ 47.94	\$ 11.41	\$ 27.17	\$ 38.58	\$ 13.86	\$ 3.50	\$ 103.88	\$38.49	\$ 377.64	\$481.51
Average	\$ 8.49	\$ 28.18	\$ 36.21	\$ 11.03	\$ 30.99	\$ 40.79	\$ 14.26	\$ 5.82	\$ 97.08	\$38.73	\$ 380.02	\$477.10
Windsor Heights	\$ 6.00	\$ 29.08	\$ 35.08	\$ 2.90	\$ 15.96	\$ 18.86	\$ 14.19	\$ 5.50	\$ 73.63	\$40.71	\$ 399.43	\$473.06
Adel	\$ 30.20	\$ 30.04	\$ 60.24	\$ 27.92	\$ 27.77	\$ 55.69	\$ 16.23	\$ 9.60	\$ 141.76	\$33.16	\$ 325.29	\$467.05
Altoona	\$ 5.00	\$ 24.57	\$ 29.57	\$ 7.00	\$ 23.11	\$ 30.11	\$ 11.83	\$ 5.00	\$ 76.51	\$39.27	\$ 385.27	\$461.78
Ankeny	\$ 8.83	\$ 15.16	\$ 23.99	\$ 19.18	\$ 28.24	\$ 47.42	\$ 15.00	\$ 6.50	\$ 92.91	\$37.49	\$ 367.78	\$460.69
Grimes	\$ 1.62	\$ 40.69	\$ 42.31		\$ 30.52	\$ 30.52	\$ 10.70	\$ 5.00	\$ 88.53	\$37.76	\$ 370.44	\$458.97
Waukee	\$ 13.14	\$ 26.69	\$ 39.83	\$ 14.95	\$ 33.75	\$ 48.70	\$ 16.50	\$ 6.25	\$ 111.28	\$34.66	\$ 340.06	\$451.34
West Des Moines	\$ 4.47	\$ 24.73	\$ 29.20	\$ 3.77	\$ 25.33	\$ 29.10	\$ 13.10	\$ 6.65	\$ 78.06	\$36.77	\$ 360.73	\$438.78
Urbandale	\$ 4.50	\$ 22.86	\$ 27.36	\$ 3.00	\$ 18.75	\$ 21.75	\$ 13.00	\$ 6.00	\$ 68.11	\$36.25	\$ 355.60	\$423.71
Clive		\$ 30.96	\$ 30.96	\$ 8.00	\$ 24.33	\$ 32.33	\$ 13.20	\$ 7.83	\$ 84.32	\$34.55	\$ 338.98	\$423.30

Elected Officials

Mayor & Council



Curt Sullivan, Mayor

csullivan@cityofbondurant.com

Term Expires January 2022

Tara Cox, Council

tc Cox@cityofbondurant.com

Term Expires January 2024



Doug Elrod, Council

delrod@cityofbondurant.com

Term Expires January 2024

Wes Enos, Council

wenos@cityofbondurant.com

Term Expires January 2022



Angela McKenzie, Council

amckenzie@cityofbondurant.com

Term Expires January 2024

Bob Pepper, Council

bpepper@cityofbondurant.com

Term Expires January 2022



As of January 1, 2022, Doug Elrod is the Mayor term expires in 2026, Chad Driscoll and Matt Sillanpaa are Council members term expires in 2026, and Wes Enos is no longer on the Council.

City Administrator

Marketa Oliver, City
Administrator
moliver@cityofbondurant.com



Department Heads

Shelby Hagan, City
Clerk
shagan@cityofbondurant.com



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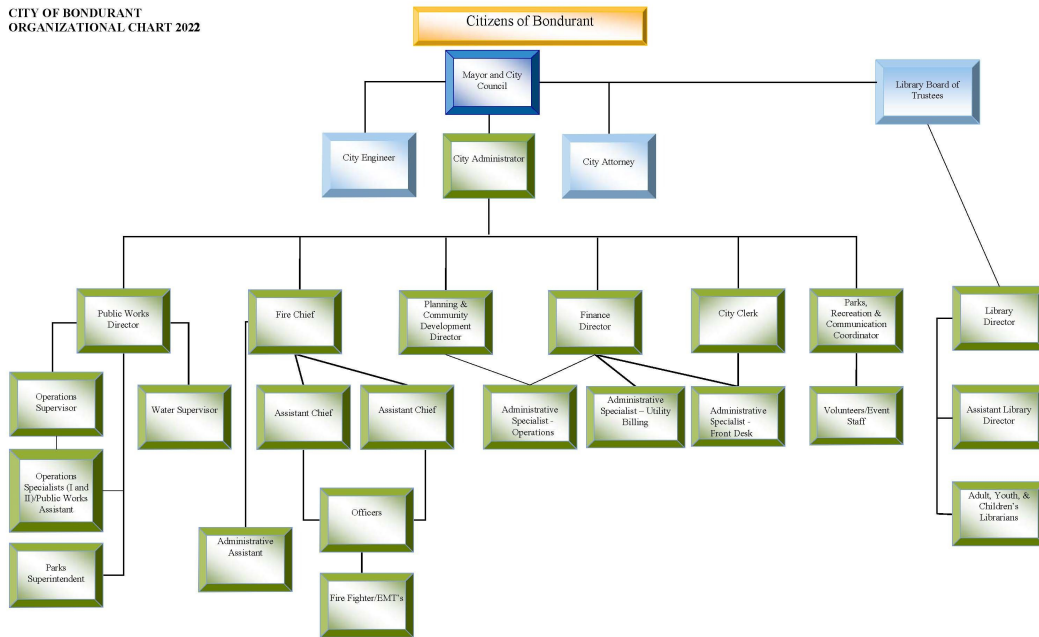


Jill Sanders, Library
Director
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Organization Chart

Polk County Sheriff provides the City of Bondurant Police services on contract until Fiscal Year 2030

CITY OF BONDURANT
ORGANIZATIONAL CHART 2022



Organizational Chart -2022.doc

Vision, Mission, Values, & Goals

Vision Statement

The City of Bondurant shall be a model of excellence, a safe, well-planned community with equal opportunity for all. Bondurant will continue its legacy as a friendly community embracing its natural beauty while providing a safe, peaceful, and progressive environment to live, work, and play, and where businesses thrive. A vibrant, strong, and active multi-generational population will enjoy its spirit of community, connection, and charm.

Mission Statement

In partnership with our community, the mission of the City of Bondurant is to protect and enhance the quality of life by providing a high level of dependable service with honesty and integrity in an efficient and responsive manner for all the citizens. The City will continue to address changing citizen and community needs with fiscally responsible and professional behaviors and maintain a safe, livable environment through teamwork, innovation, and regional collaboration.

Values

- We believe in honest, open, democratic government. We are dedicated to the highest ideals of honor and integrity in order to merit the respect, trust and confidence of the citizens of Bondurant.
- We believe our primary responsibility is to those who live, work, visit or otherwise come in contact with our City. We are committed to enhancing the quality of life by providing exemplary services.
- We believe that service to the public is our reason for being and strive to deliver quality services in a highly professional and cost effective manner and that prudent stewardship of public funds is essential for citizen confidence in government.
- We believe that continuous improvement is the mark of professionalism and are committed to applying this principle to the services we offer and the development of our employees.
- We believe that the employees of the City are its most important resource, and through them our mission and vision will be accomplished. We will support them with dignity, respect and fairness.
- We believe that planning, training, and teamwork will fulfill our mission and vision for the future of the City of Bondurant.
- We believe that the public is best served when departments and employees work cooperatively as a team in a positive working environment.
- We believe that the City is most effective when elected officials, volunteers, and employees are creative and innovative and embrace technological advances to enhance efficiency and decrease costs.
- We believe in honoring diversity and protecting individual rights. Open communication, respect for others, compassion, and a sense of humor are essential tools in our organization. We value the cultural and social diversity that is reflected in our community, and we welcome the changes and new perspectives that this diversity brings to us.

Goals

- Provide expedient, courteous service to new and prospective residents and businesses
- Establish cost effective administration practices
- Implement policies and projects which improve the City's image
- Expand public safety services
- Continually upgrade the City's infrastructure
- Reduce the City tax rate
- Improve recreation facilities & activities
- Support planned, organized growth
- Promote economically feasible commercial development

Financial Policies

General Fund Reserves

The City maintains adequate liquid financial reserves in the General Fund to protect against unanticipated circumstances and events resulting in revenue shortfalls or unexpected expenditures.

This policy applies to fund balance in the General Fund net of:

1. Non-spendable Fund Balance – non-liquid assets that cannot be converted to cash or that are long-term
2. Restricted Fund Balance – externally enforced legal restrictions by creditors, grantors, contributors or other governments

GASB 54 defines five classifications of fund balance, which are summarized in the table below:

Governmental Accounting Standards Board Statement No. 54 Fund Balance Classifications			
	Classification	Definition	Degree of Spendability
Restricted Fund Balance	Nonspendable	Resources that are not in a spendable form (inventories, prepaid items, or items required to be maintained intact).	Nonspendable
	Restricted	Resources constrained to specific purposes by external providers (creditors, grantors, contributors, and other levels of government) through laws and regulations.	
Unrestricted Fund Balance	Committed	Resources constrained by limitations the City imposes upon itself at its highest level of decision-making authority (City Council); limitations remain binding unless removed in the same manner.	
	Assigned	Resources a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates authority.	
	Unassigned	Resources available for any purpose; these resources are reported only in the General Fund.	Spendable

The City will maintain a level of at or above 25% of operating expenditures.

The City's authority to issue debt to finance capital investments such as infrastructure improvements, capital equipment essential to providing services, and community and economic development projects has a great impact on future generations of Bondurant citizens. The community drives the initiatives through its executive elected officials, Mayor and 5 Council Members (meet the executive elected officials at <https://www.cityofbondurant.com/government/pages/mayor-and-city-council>) and resident volunteer boards, commissions, and committees (for a full listing visit <https://www.cityofbondurant.com/government/pages/city-staff-boards-and-committees>.) The elected officials and resident volunteers collaborate with each other and City staff during regular scheduled open and closed to the public meetings to create and shape comprehensive and visioning plans. It is these plans that drive the strategic goals for capital investment and prioritizes them. This policy guides and drives some of the considerations involved when deciding to use debt issuance and what type of debt to finance capital investments.

Debt to Finance Capital Investments

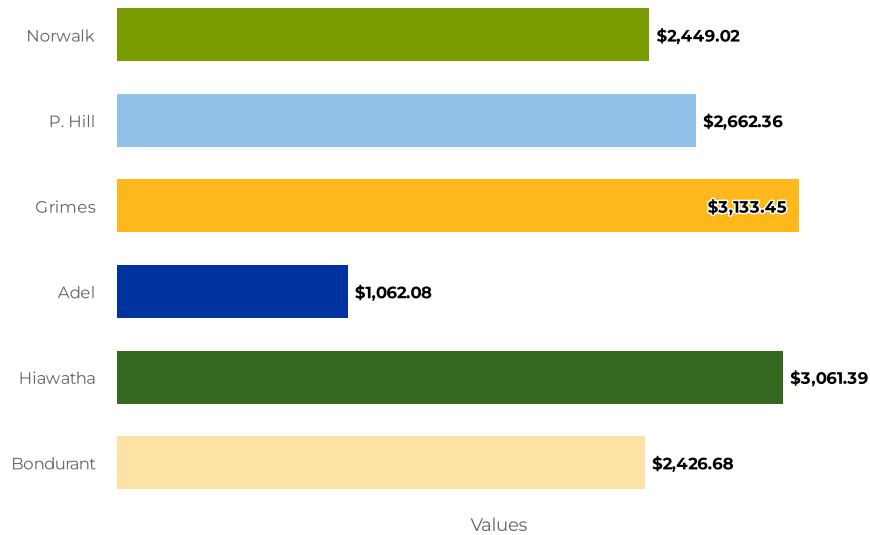
The City has established three benchmarks in regards to the issuance of debt. First, the City would like to limit the amount of general obligation debt issued to 80% of the constitutionally allowed limit. Secondly, the City would like bonded debt per capita not to exceed \$3,800 for 41 general obligation debt. Thirdly, the City will not borrow past the useful life of the improvement or equipment purchase, but will borrow for the entire useful life of the improvement in an effort to ensure equity for end users and taxpayers. The City will be transparent in its borrowing, avoid balloon payment or variable rate debt, and continually monitor market conditions to take advantage of refinancing opportunities when possible.

The general obligation debt limit is set by the State of Iowa and it stipulates that a City cannot exceed 5% of the value of taxable property in the city not incorporating the "roll-back".

Debt Limit for General Obligations	Amount
Actual valuation--January 1, 2020	\$548,611,862 X 5% = \$27,430,593

As the general obligation debt is at \$17,767,229 as of June 30, 2021 and the general obligation debt limit is at \$27,430,593, the City was at 65% the legal debt limit.

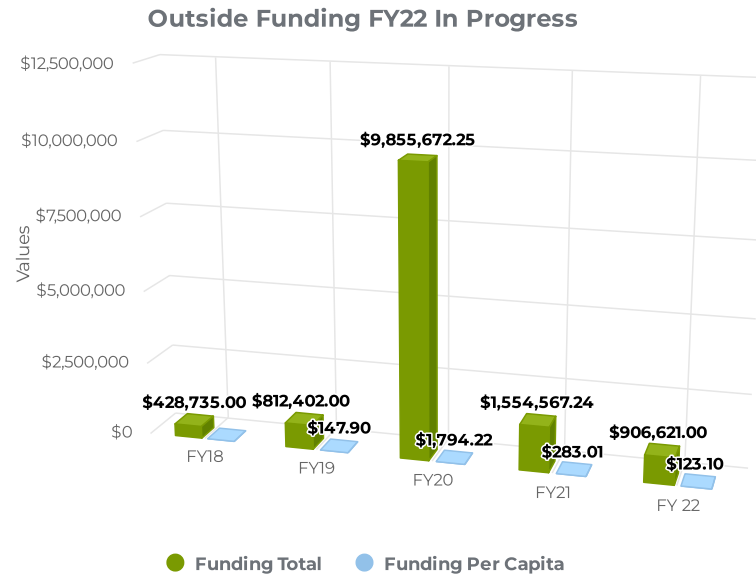
FY 21 Per Capita Outstanding Debt Obligations



The concept of this policy's third part is based in the ideas of interperiod and generational equity. The Governmental Accounting Standards Board describes it as the state at which current-year taxpayers have provided the adequate resources to pay for the cost of current-year services and for their portion of the City's assets they consume in relationship to the assets useful life. It is the equilibrium in which the City neither passes on the costs of services and assets to the taxpayers of previous periods by deferral nor subsequent periods by accumulated assets. Generational equity is the concept that users of a capital project or equipment will change over its useful life and cost of those assets should be spread out to those that will use the capital investment over time. An example of passing costs to previous taxpayers is if the City saved cash reserves from tax receipts to the general fund over time to purchase playground equipment. In that scenario, it is likely not all the taxpayers that contributed to the cash reserves will benefit by the positive change in net position to the City's assets, as often taxpayers move out of the City's jurisdictions. Meaning those taxpayer that move away before the end of the assets useful life will have contributed to the whole cost but didn't get to use it to its maximum benefit. An example of passing costs to subsequent taxpayers using the previous example of purchasing playground equipment is to acquire the equipment the City financed the purchase through general obligation bonds with a maturity term longer than the playground equipment's useful life. In that scenario, the debt service payments would continue past the time for replacement of the equipment, resulting in taxpayers in subsequent years bearing the cost of debt service payment on equipment that no longer exist. One tool to achieve interperiod and generational equity for major capital expenditures is through strategic debt issuance. Selecting a financing option with even distributions of debt service payments and interest over the term of the bond by avoiding balloon payments and variable interest rates. While selecting a term that adequately aligns with the useful life of the capital investment. The City uses professional services for bond financial advising, underwriting, and legal counsel to ensure that the City receives competitive bond sales, optimizes refinancing opportunities and selects the appropriate type of bond for the capital investment, e.g. TIF revenue bond for TIF projects and utility revenue bonds for utility projects.

Grants, Reimbursements, and Outside Funding

The City of Bondurant has a policy to seek all grants, reimbursements, and outside funding for major projects, program initiatives, or unexpected expenses, as is possible within the City's budgetary ability to meet any revenue matching required. The City will proactively seek funding sources on a regular basis. The City accounts for outside funding separately from internal funding to provide clarity and highlight external investment into City activities. The City will comply with all reporting requirements and terms levied by external sources.



Outside Funding the City has received since June, 2017.

Funding Agency	Grant/Contribution	Project	Award Year	Amount/Value
MidAmerican Energy	Community Grant	Blow Up Movie Screen	2017	\$235
Landus Corp.	Fire Department Grant	General	2018	\$750
MPO	Transportation Alternative Grant	HWY 65 Underpass	2017	\$400,000
Wellmark	Employee Match Grant (Nic Robinson)	Eagle Park	2018	\$12,000
Civic Club	Flower contribution	Flower pots	2018	\$250
Iowa Department of Health	LUCAS machine	Fire Dept - equipment for ambulance	2018	\$15,000
Bondurant Library Foundation	contribution	Summer Reading Program	2018	\$500
FY 18 total				\$428,735
Funding Agency	Grant/Contribution	Project	Award Year	Amount/Value
MidAmerican Energy	Trees Please	Trees	2018-July	\$1,000
Prairie Meadows	Grant	Ultra High Pressure Fire Equipment	2018-July	\$15,000
SAFER	Grant	Fire Fighter Staffing	2018-July	\$723,787
DNR	REAP Grant	City Park Acquisition	2018-December	\$42,354
Vermeer Executives	Contribution	Post Tornado Tree Restoration	2018-December	\$1,400
IDOT TSIP	Grant	Work Zone signage	2018-December	\$3,000
Facebook	Grant	Library Hot Spots		\$3,000
Bakeris Roofing	Contribution to Fire Department	Fire Department	2019-January	\$5,000
Book Sales & Donations	Contribution	Library Trust	2019 Annual	\$17,861
FY 19 total				\$812,402
Funding Agency	Grant/Contribution	Project	Award Year	Amount/Value
MPO	Grant	Underpass	2019-January	\$397,000
Honda	Grant	BRSC (make sure quads are ADA compliant)	2019-March	\$6,000
Facebook	Grant	Library Hot Spots	2019-March	\$3,800
Bravo	Grant	Murals	2019-June	\$5,000
Prairie Meadows	Grant	Pedestrian crosswalk	2019-July	\$18,000
Prairie Meadows-Legacy	Grant	Underpass	2019-July	\$200,000
Men's Club	Grant	Efnor Estates Park Shelter	2019-July	\$3,000
Men's Club	Grant	Christmas decorations	2019-July	\$3,000
MidAmerican Energy	Grant	Bondurant Blues & Brew	2019-July	\$2,000
MidAmerican Energy/EPIC	Grant	Tornado recognition	2019-July	\$500
MidAmerican Energy	Grant	Certified Site property work	2019-July	\$5,000
IDNR	REAP Grant	Property Acquisition	2019-September	\$74,601
IDOT	RISE Grant	Project Bluejay	2020-January	\$8,565,283
IDOT	TAP Grant (Special)	Underpass	2020-January	\$536,000
MidAmerican Energy	Incentives	City Hall	2020-January	\$3,873
IEDA	CDBG	hot spots, tablets	2020-April	\$12,600

Walmart	Community Grant	Stop the Bleed - wound supplies for FD	2020-April	\$1,000
Plaza RV	Contribution to Utility Department	COVID-19 Emergency Response	2020-April	\$3,400
MidAmerican Energy	New Build Energy Efficiency Grant	City Hall	2020-June	\$4,700
Book Sales & Donations	Contribution	Library Trust	2020-Annual	\$7,429
Dog Park Donations	Contribution	Department Contributions	2020-Annual	\$3,486
		FY 20 total		\$9,855,672

IDOT	RISE Grant	Project Omega	2020-August	\$1,065,032
State of Iowa	CARES Act funding	COVID-19 Relief	2020-October	\$165,368
Carver	Library Grant	Library Expansion	2020-October	\$60,000
Book Sales & Donations	Contribution	Library Trust	2020-Annual	\$22,350
Dept of Homeland Security	FEMA Grant	FD Generator	2020-December	\$60,030
Fire and Rescue Foundation	Contribution	Department Contribution	2020-Annual	\$6,268
Boy Scouts	Contribution	Bench Purchase		\$825
Facebook	Community Grant	Library Technology	2021-April	\$20,000
Facebook	Summer Read Sponsorship (through Eastern Polk County Relief Fund)	STEM Kits/additional Technology	2021-May	\$6,650
Library Foundation	Donation	Summer Read Program	2021-June	\$2,500
Prairie Meadows	Sponsorship	Chris Norton Movie Event	2021-June	\$5,000
Polk County	mini Grant	Hazmat Class Fee	2021-July	\$500
Bakeris Roofing	donation	Fire Department	2021	\$2,500
Flaugh	donation	Fire Department	2021	\$5,000
Firefighter Foundation	dissolution	funds from dissolution	2021	\$6,268
Various	donation	Parks donations	2021	\$21,243
Various	donation	Dog Park donations	2021	\$3,033
Blank Park Zoo	ticket donation	Summer Read Program	2021	\$2,000
State of Iowa	surplus equipment	Ventillators (3 - new)	2021-June	\$100,000
		FY 21 total		\$1,554,567

FY22

Funding Agency	Grant/Contribution	Project	Award Year	Amount/Value
BFCSD	surplus equipment	playground equipment	2021-July	\$15,000
Federal Government - ARPA	Library Grant	benches (solar charging)	2021-July	\$5,000
MidAmerican Energy	Community Grant	Sidewalk Chalk Art Festival	2021-July	\$300
State of Iowa	Technology	computer equipment	2021-August	\$9,443
ICMA	Scholarship	ICMA Conference Attendance	2021-August	\$2,300
Federal Government	ARPA	Water/Sewer/Stormwater	2021-August	\$518,453
Trees Forever	Trees	Fall Tree Sale	2021-September	\$5,000
DNR	Derecho Tree Grant Program	Cemetery	2021-September	\$4,675
DNR	Derecho Tree Grant Program	Lincoln St SE (south of Hwy 65)	2021-September	\$4,600
DNR	Derecho Tree Grant Program	Deer Ridge Drive NW	2021-September	\$4,600
MidAmerican Energy	Community Grant	Civic Purposes	2021-September	\$250
Facebook	Special Grant (Sustainability)	Eagle Park/Creek Access Project	2021-September	\$150,000
Federal Government	National Fire Academy	Fire Investigation Training (Troy Harmison)	2021-September	\$3,800



Prairie Meadows	Community Grant to Little League	BRSC Parking	2021-October	\$15,000
State of Iowa DNR	REAP	Eagle Park/Creek Access Project	2021-November	\$100,000
State of Iowa IEDA	Rural Innovation	Dog Park/Joint with School	2022-January	\$20,000
Polk County	Technology grant	BES/Fire Technology upgrade	2022-January	\$48,200
FY 22 total				\$906,621
Grand Total				\$13,557,997

Occasionally, the City will face challenges from disasters. By the nature of these events, they happen with little warning and can be very costly. With that in mind, the city is a part of the Polk County Emergency Management Commission and has adopted its plan for emergency response. As part of the Finance Department's responsibility in these events, the department maintains schedules of all the City's assets and values, meets annually and as needed with the city's insurance advisor to ensure appropriate coverage, stores original significant documents in an offsite lockbox, and maintains accounting funds to record revenues and expenditures for each event. Some events will be declared national disasters and the Finance Department will collaborate with Federal and State agents to get reimbursements of available aid. The City requests full reimbursement of all costs associated with each disaster from FEMA. Of those requested funds, FEMA will determine what is eligible for reimbursement. For the above list, the column titled Best Available Cost represents the City's expenditures deemed eligible, not necessarily the full costs the City incurred. FEMA reimburses the eligible expenditures at 75%, the column titled Best Available Federal Share Cost represents that amount. For some disasters, other funds are available to cover the FEMA deemed ineligible expenditures and the remaining 25% of the eligible expenditures. The Finance Department works with those other agencies by providing source documentation and ensuring fund reimbursement requirements are met.

Investment

The City will invest funds in a manner consistent with the greatest safety and protection for public money that yields the optimal return for meeting the cash flow requirements of the City. All investments will adhere to Iowa Code Chapter 12B.10 Public Funds Investment Standards and Chapter 12C Deposit of Public Funds, City ordinances and policies governing the investment of public funds.

Economic Development Policy

The City of Bondurant will provide economic participation in projects as deemed appropriate by the City Council. The consideration of economic participation is project specific and driven by a number of factors. Some of the most important factors are detailed in the following list, however, the following list is not all inclusive.

1. Taxable value creation;
2. Sales Tax Generation;
3. Amenity creation/community needs fulfillment;
4. Level of ongoing operational impact/city services required;
5. Job Creation;
6. Long-term land use impact;
7. Unique site circumstances (environmental, geographic, topographic, etc.) and
8. Probability of generating additional development.

Accounting and Financial Reporting

The City complies with all national and state requirements in accounting and financial reporting. Additionally, the City actively seeks out and employs best practices in reporting and internal control. Both the budget and Annual Financial Report are on the cash basis of accounting.

Risk Management

The City of Bondurant solicits the advice of industry professionals such as the City Auditor, City Attorney, insurance providers, and IT provider to assess activity and process-level risk. Based on their assessment and recommendations, City executive staff designs and implements internal controls. On a continuous and periodic basis, the City and appropriate advisors review and monitor whether controls are operating as designed. The City evaluates the controls periodically for efficacy. Additionally, the City will evaluate, annually, its liability exposure to ensure adequate coverage on capital assets and city operations.

Procurement and Expenditure Guidelines

The City of Bondurant has a detailed procurement policy. The purpose of the procurement policy is to ensure that sound business judgement is utilized in all procurement transactions and that supplies, equipment, construction and services are obtained efficiently and economically and in compliance with applicable federal and state law and executive orders and to ensure that all procurement transactions will be conducted in a manner that provides full and open competition. The procedures contained in the procurement policy ensure that all solicitations incorporate clear and accurate descriptions of the technical requirements for the goods or services being procured. Chapter 26 and Section 331.341 of the Iowa Code will be followed on all applicable purchases. All other appropriate sections of the Iowa Code shall also apply. Additionally, the purpose of the procurement policy is to ensure that the City of Bondurant complies with Code of Federal Regulations, 2 CFR, Section 200.113 that requires reporting of violations of federal criminal law involving fraud, bribery, or gratuity potentially affecting a federal grant. Finally, the policy is intended to ensure the efficient, fair, and professional administration of federal grant funds in compliance with 2 CFR; Part 200.112; 24 CRR, and other applicable federal and state standards, regulations, and laws. City staff will review the policy on a regular basis to ensure it continues to meet the needs of the City and complies with all applicable laws and regulations and embraces innovation in procurement practices.

Long Term Forecasting

The annual operating budget focuses on a single 12-month period. However, spending and revenue decisions made today have effects that extend beyond a 12-month period. The purpose of the policy is:

- Ensure ongoing financial sustainability beyond a single fiscal year;
- Achieve the City's mission and vision; and
- Systematically link the annual budget to a multi-year master financial and capital plan that includes service and staffing levels.

Structurally Balanced Budget/Revenues/Expenditures

The budget shall be balanced for each budgeted operational fund. The City considers the budget balanced when total expenditures are equal to, or less than, total revenues. However, there are instances when the City might plan to spend fund balances from previous years on one-time or non-routine expenditures. The City considers the budget to be balanced in this case also, provided the funding from previous years is available, and a plan is in place to ensure ongoing revenues fund ongoing expenditures and one-time revenues are applied to the one-time expenditures. This type of balanced budget is especially prevalent when capital projects are budgeted using proceeds from the issuance of bonds. The City has a goal of budgeting operating expenditures equivalent to no more than 98% of revenues.

Capital Planning

Each year as part of its budget process, the City will evaluate and update the five-year Capital Plan. The purpose of the multi-year plan will be to guide capital improvements, enhance financial planning, and communicate long-term strategic project goals. To adequately finance the plan, the City will use a number of sources including fee revenue, general fund operating funds, general obligation bonds, grants, road use tax and tax increment financing. The five-year plan will include large capital equipment purchases (defined as equipment costing more than \$15,000 with a useful life of more than five years) as well as capital projects. Finally, the City has stated that it will use 60% of the Local Option Sales and Services Tax to abate the property tax rate and allocate 40% to capital projects. It should be noted that the Capital Plan is a guiding document and may be changed by the Council in response to grant or other funding opportunities as well as development needs throughout the year.

Property Tax Rate & Other Revenues

The City's property tax rate should be comparable to similarly situated cities of similar size and should provide enough revenue to pay for all City services deemed necessary by the City Council. The City will also attempt to maintain a diversified and stable revenue system that will serve as a shelter from fluctuations in any one revenue source. In addition, fees and other service charges are reviewed annually to ensure their rate keeps pace with the cost of providing the service. Finally, the City has stated that it will use 60% of the Local Option Sales and Services Tax to abate the property tax rate.

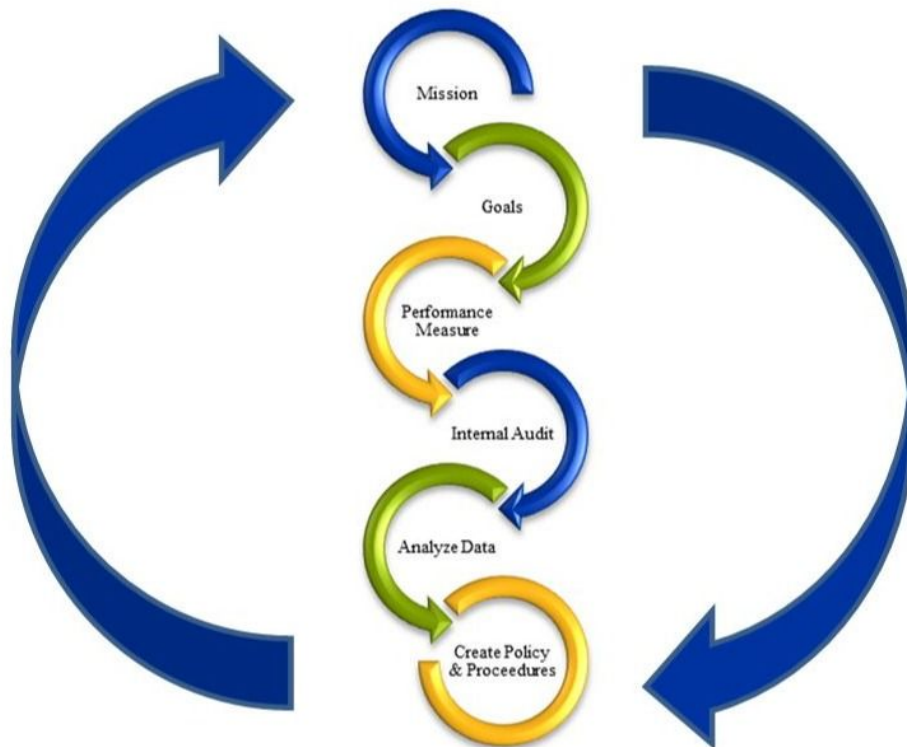
Internal Audit Function, Strategic Evaluation, and Internal Controls Policy

The Internal Audit Function for the City of Bondurant is the use of enterprise architecture as the framework and model for systematic evaluation, analysis, and communication of operation execution, resource allocation, and policy and procedure compliance. It is a perpetual cycle; that at regular intervals focuses on a different facet of the organization and a mechanism used during daily tasks and procedures. The Federated Model is the approach the City will use/uses to achieve the framework for the Internal Audit Function. The model looks at the City as an organization of coherent but distinct member architectures that conform to an overarching corporate or parent architecture. The City of Bondurant implements this model in the way that the central administration of government is the parent architecture and the various departments are the member architectures. This structure recognizes that each federation member (department) has unique goals, needs, and services provided in addition to common roles and responsibilities with fellow members. While relatively autonomous from each other, the departments also inherit certain rules, policies, procedures, and services from the parent architecture (central administration of government). A federated architecture allows each department the autonomy needed to fulfill its mission while ensuring enterprise wide connectivity and alignment where appropriate.

The City Administrator is the director of the City. As such, the Administrator is the designee responsible for maintaining the internal audit function for each City Department as a whole. The City Administrator will prepare and present performance reports to the Elected Officials with recommendations as necessary. The individual Director of each Department are responsible for the process in their respective departments. The Department Directors will prepare and present performance reports to the City Administrator and Elected Officials. The internal audit function of central administration government falls under the purview of the Finance Director.

The process to perform the continuous cycle of organizational review that leads to strategic evaluation and strong internal controls through internal auditing is as follows:

1. Identify the mission statement of the City and each of the departments. Examine and review each to ensure they are aligned with the City's mission statement.
2. Identify the goals of the City and each of the departments. Examine and review each to ensure they are aligned with the City's goals.
3. Develop performance measures to evaluate if the City and departments within it are achieving the goals.
4. Audit the roles, resources, and responsibilities of each person as well as policies, processes, and procedures within the departments to evaluate if they are able to achieve the goals.
5. Analyze the data from the audit.
6. Produce recommendations for improvement and efficiencies.



To achieve the process to perform the continuous cycle of organizational review that leads to strategic evaluation and strong internal controls through internal auditing, the following is required:

1. Investment in technology and software to create dashboards for department heads, generate automation to reduce errors, and create capacity in the workflow.
2. Cross-training members to create a more cooperative environment, allow for audit delegation, and depth in the personnel roster.

For a complete list of the City of Bondurant's Financial Policies, follow the link below.
<https://www.cityofbondurant.com/finance-department/pages/financial-policies>  

Budget Timeline

The Budget is the financial foundation for a thriving community. The City of Bondurant follows an annual budget cycle that is driven by legal requirements and deadlines set by the state of Iowa (<https://www.legis.iowa.gov/docs/code/384.16.pdf>) and key internal principals and processes aimed to meet the vision (<https://www.cityofbondurant.com/planning-and-development/pages/comprehensive-visioning-plans>) of the community. The City management staff have established a budget cycle that focuses on achieving, incrementally and strategically, the established long-term vision through collective decision-making, made possible by valid and reliable communication and civic participation.

Your participation matters!

Survey <https://www.cityofbondurant.com/finance-department/webforms/submit-your-input-about-budget>

The Mayor and Council <https://www.cityofbondurant.com/government/pages/mayor-and-city-council>

 Meetings <https://www.cityofbondurant.com/government>

Agendas <https://www.cityofbondurant.com/minutes-and-agendas>

Facebook – Find the City on Facebook at <https://www.facebook.com/BondurantIowa>.

Twitter – Find the City on Twitter at <https://twitter.com/CityofBondurant>.

LinkedIn – Find the City on LinkedIn at <https://www.linkedin.com/company/city-of-bondurant/>.

Instagram – Find the City on Instagram at <https://www.instagram.com/cityofbondurant/>.

YouTube – Find the City on YouTube at <https://www.youtube.com/channel/UCfWH1YctEiChFkpP2SG0eQ?>.

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FINANCIAL SECTION



Independent Auditor's Report

To the Honorable Mayor and
Members of the City Council:

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Bondurant, Iowa, (City) as of and for the year ended June 30, 2021, and the related Notes to Financial Statements, which collectively comprise the City's basic financial statements listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1. This includes determining the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. This includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City as of June 30, 2021, and the respective changes in cash basis financial position for the year then ended in conformity with the basis of accounting described in Note 1.

Basis of Accounting

As discussed in Note 1, these financial statements were prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles. Our opinions are not modified with respect to this matter.

Other Matters

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. We previously audited, in accordance with the standards referred to in the third paragraph of this report, the financial statements for the five years ended June 30, 2019 (which is not presented herein) and expressed unmodified opinions on those financial statements which were prepared on the basis of cash receipts and disbursements. Another auditor previously audited, in accordance with the standards referred to in the third paragraph of this report, the financial statements for the six years ended June 30, 2015 (which are not presented herein) and expressed unmodified opinions on those financial statements which were prepared on the basis of cash receipts and disbursements. The supplementary information included in Schedules 1 through 4 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. generally accepted auditing standards. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

The other information, Management's Discussion and Analysis, the Budgetary Comparison Information, the Schedule of the City's Proportionate Share of the Net Pension Liability and the Schedule of City Contributions on pages 7 through 13 and 36 through 40 has not been subjected to the auditing procedures applied in the audit of the basic statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 25, 2022 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control over financial reporting and compliance.



FALLER, KINCHELOE & CO., PLC

March 25, 2022

Basis of Budgeting and Reporting

Management of the City of Bondurant, Iowa (the “City”), provides this narrative overview and analysis of its financial activities for the fiscal year ended June 30, 2021. It is encouraged for readers to consider this information in conjunction with the letter of transmittal, which is located in the Introductory Section at the front of this report and the City’s financial statements, which follow.

Using this Annual Report

The annual report consists of a series of financial statements and other information, as follows:

- Management’s Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the City’s financial activities.
- The Government-wide Financial Statement consists of a Cash Basis Statement of Activities and Net Position. This statement provides information about the activities of the City as a whole and presents an overall view of the City’s finances.
- The Fund Financial Statements tell how governmental services were financed in the short term as well as what remains for future spending. Fund financial statements report the City’s operations in more detail than the government-wide financial statement by providing information about the most significant funds.
- Other Information further explains and supports the financial statements with a comparison of the City’s budget for the year.
- Supplementary Information provides detailed information about the nonmajor governmental funds and the City’s indebtedness.

Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. Generally Accepted Accounting Principles. Therefore, when reviewing the financial information and discussion within this annual report, readers should keep in mind the limitations resulting from the use of the cash basis of accounting.

Reporting the City’s Financial Activities

Government-wide Financial Statement

One of the most important questions asked about the City’s finances is, “Is the City as a whole better off or worse off as a result of the year’s activities?” The Cash Basis Statement of Activities and Net Position reports information which helps answer this question. The government-wide financial statements are designed to provide readers with a broad overview of the City’s finances, in a manner similar to private-sector business.

The Cash Basis Statement of Activities and Net Position presents the City’s net position. Over time, increases or decreases in the City’s net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

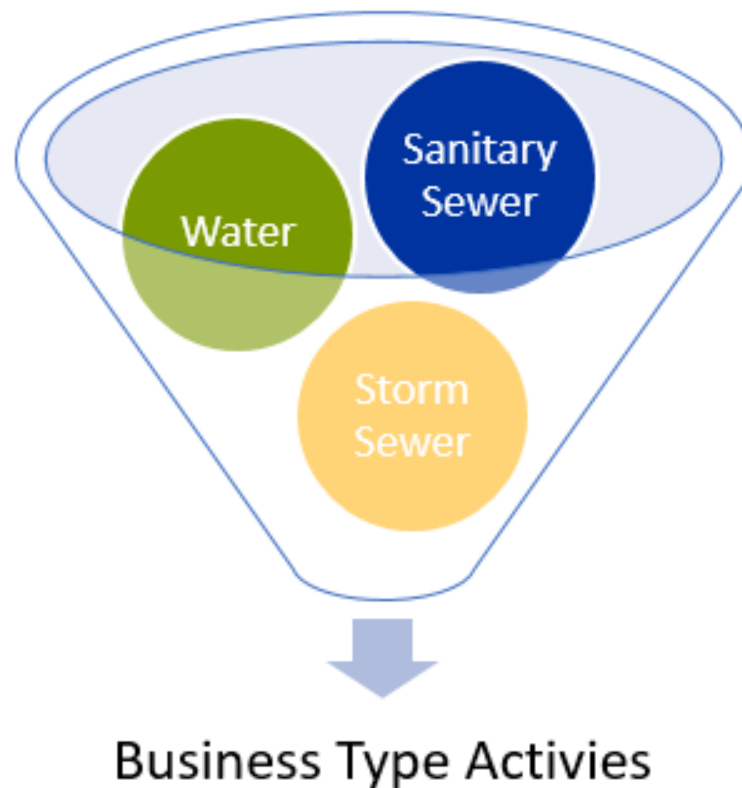
The Cash Basis Statement of Activities and Net Position is divided into two kinds of activities:

1. Governmental Activities include public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service and capital projects. Property tax and grants both State and Federal finance most of these activities. Governmental funds account for most of the City’s basic services. These focus on how money flows into and out of those funds and the balances at year-end that are available for spending. The governmental fund financial statements provide a detailed, short-term view of the City’s general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City’s programs.



Governmental Activities

2. Business Type Activities include the waterworks, the sanitary sewer system and the storm water system. These activities are financed primarily by user charges. Business Type Activities are accounted for in the City's Enterprise Funds. The City maintains three Enterprise Funds to provide separate information for the Water, Sewer and Storm Water Funds, considered to be major funds of the City.



Fund Financial Statements.

A fund is defined as a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Bondurant, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the City's funds can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds, which are described in further detail as follows:

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, government fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements, and is typically the basis used in developing the next annual budget.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near term financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison.

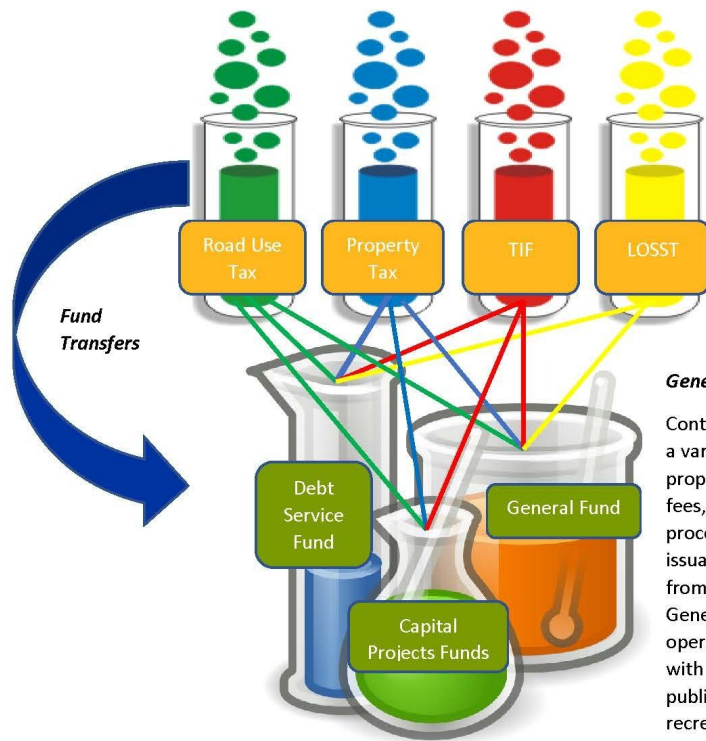
The City maintains several individual governmental funds, when capital project funds aggregate. Information is presented separately in the Balance Sheet - Governmental Funds and in the Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds for the General Fund, Road Use, Tax Increment Financing Fund, Debt Service Fund, and Capital Projects Fund, all of which are considered to be major funds. Data from the other governmental funds combine into a single, aggregated presentation under the column heading Non-major Governmental Funds. Individual fund data for each of these Non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for the activity of all funds. Formal and legal budgetary control as required by state statute is based upon nine major classes of expenditures known as functions, not by fund or fund type.

Enterprise funds consist of two different types of funds, enterprise and internal service. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City has three individual enterprise funds. The city has an internal service funds to account for the staff's FSA plan. That fund is not characteristic of the internal service funds discussed in this section, as it is accounted for with the governmental funds.

Enterprise funds provide the same type of information as the government-wide financial statements, only in more detail. The enterprise fund financial statements provide separate information for the major water, storm water, and the sanitary sewer (solid waste) operations funds. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements.

Fund Structure



Special Revenue Funds

Proceeds from a specific source and are required by law or regulation to be accounted for separately and used for a specific purpose. Examples include Tax Increment Finance, Road Use Tax, and the property taxes dedicated to employee benefits.

General Fund

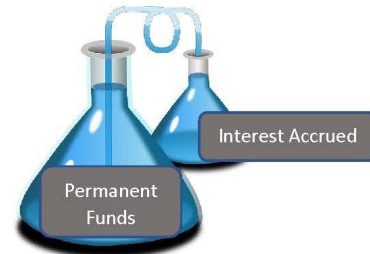
Contains the proceeds from a variety of sources, property taxes, services fees, permits, grants, proceeds from debt issuances, and transfers from other funds. The General Fund supports operations most identified with the City, public safety, public works, parks and recreation.

Debt Service Fund

Dedicated for principal and interest payments on the City's long-term debt.

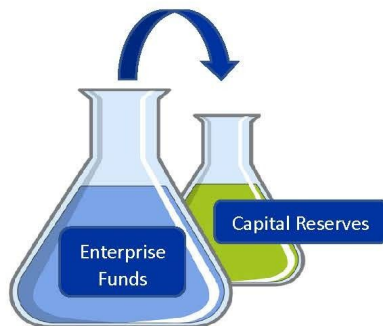
Capital Projects Funds

Used by the City to account for the resources used in the acquisition and construction of large capital projects.



Permanent Funds

Used to account for resources that are legally restricted so that only the interest earnings may support specific



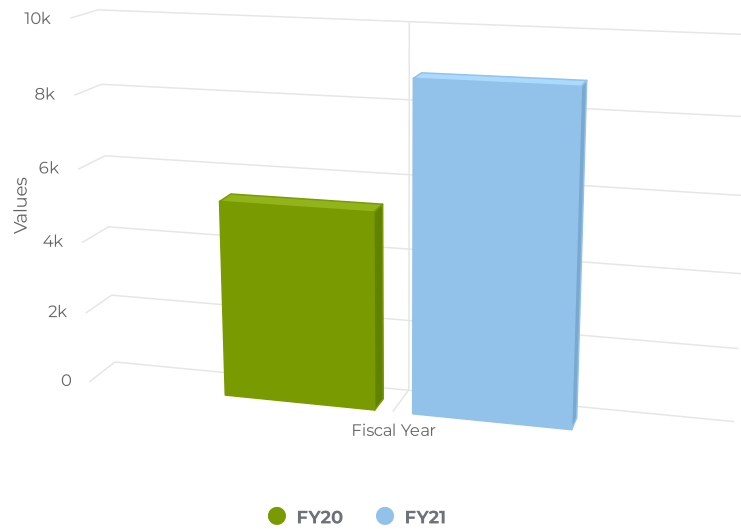
Enterprise Funds

Operate in a manner similar to a business, used for the City's utility funds. Due to the expense associated with infrastructure investments, enterprise funds often have large amounts of cash that are being held in reserve for future improvements.

Condensed Comparative Financial Data

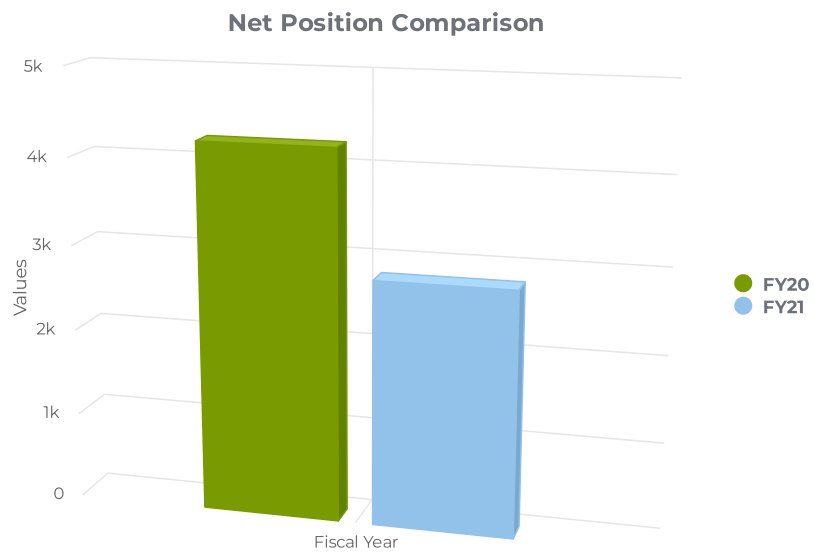
Changes in Cash Basis Net Position of Governmental Activities (Expressed in Thousands)			
		Year ended June 30,	
		2021	2020
Receipts:			
Program receipts:			
Charges for service	\$	3,865	1,768
Operating grants, contributions and restricted interest		1,607	1,713
Capital grants, contributions and restricted interest		5,905	2,668
General receipts:			
Property tax		3,089	3,084
Tax increment financing		537	578
Other City Taxes		734	304
Commercial/industrial tax replacement		43	45
Unrestricted interest on investments		3	44
Rent		13	42
Bond, note and loan proceeds		11,507	10,097
Premium on other financing sources		636	366
Other general receipts		0	10
Total receipts		<u>27,939</u>	<u>20,719</u>
Disbursements:			
Public safety		2,218	2,012
Public works		1,716	1,034
Health and social services		0	16
Culture and recreation		928	626
Community and economic development		337	323
General government		681	693
Debt service		1,773	1,973
Capital projects		<u>17,276</u>	<u>11,818</u>
Total disbursements		<u>24,929</u>	<u>18,495</u>
Change in cash basis net position before transfers		3,010	2,224
Transfers, net		<u>456</u>	<u>293</u>
Change in cash basis net position		3,466	2,517
Cash basis net position beginning of year		<u>5,427</u>	<u>2,881</u>
Cash basis net position end of year	\$	<u>8,893</u>	<u>5,398</u>

Net Position Comparison



Changes in Cash Basis Net Position of Business Type Activities

	Year ended June 30,	
	2021	2020
Receipts:		
Program receipts:		
Charges for service		
Water	\$ 1,711	1,425
Sewer	1,827	1,368
Storm water	323	253
Operating grants, contributions and restricted interest	0	0
General receipts:		
Bond, note and loan proceeds	294	2,665
Unrestricted interest on investments	2	12
Total receipts	4,157	5,723
Disbursements:		
Water	1,250	1,189
Sewer	3,480	1,768
Storm water	403	190
Total disbursements	5,133	3,147
Change in cash basis net position before transfers	(976)	2,576
Transfers, net	(456)	(295)
Change in cash basis net position	(1,432)	2,281
Cash basis net position beginning of year	4,250	1,969
Cash basis net position end of year	\$ 2,818	4,250



Analysis of Net Position and Result of Operation

Governmental Activities

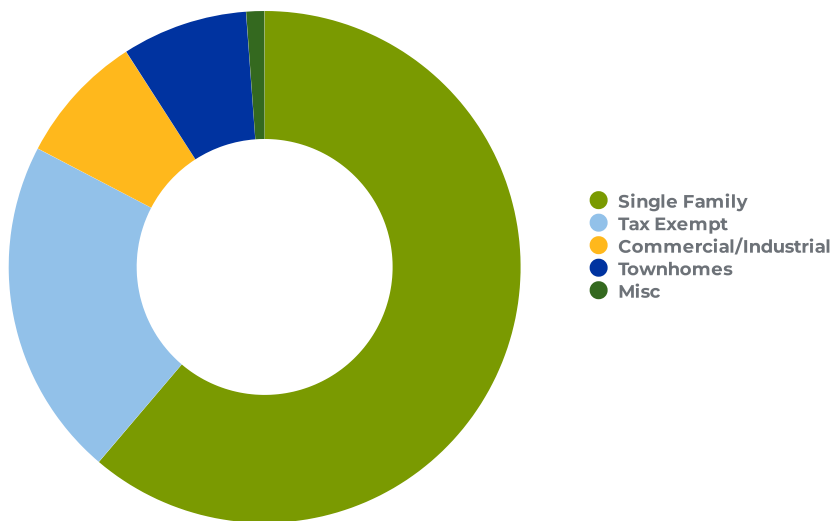
Net Position is the difference between all of the City's inflow of resources and outflow of resources, plus the ending net position of the previous year. It permits users to assess whether the City's financial situation is improving or deteriorating for its governmental and business-type activities.

As of June 30, 2021, receipts of the City's governmental activities were \$28,299,531, an increase of 36.42%, or approximately \$7,554,537 from fiscal year 2020. The city engaged in a large economic development project starting in Summer of FY20 that will continue into FY22. A piece of that project had a major impact to the City's receipts of intergovernmental funds. The City secured grant funding through the Revitalize Iowa's Sound Economy (RISE) Program as a reimbursable grant for the project. The remaining increase is attributable to the electing to participate Local Option Sales and Service Taxes (LOSST), bond proceeds and growth in all areas of revenue, as the population and commercial/industrial continues to flourish.

In 2017, balancing the ratio between commercial/industrial (CI) valuation and residential valuation became a long-term priority of City Management. In doing so, it makes revenues less susceptible to market fluctuation and lessens the tax obligation for citizens. To address the issue as an operational function City Management developed the Bondurant Economic Launch Program. When the City's Economic Launch Program began, single-family residential valuation comprised 88.51% of the City's value and CI represented only 10.17%. Since the implementation of the program, the City has secured additional economic development projects. Those project further balance the ratio of single-family residential and CI, with the value coming on line January 1, 2021. The composition of valuation between, with single-family residential of 67.4% and CI 31.81% in the post Economic Launch Program implementation timeframe indicate a stable and reliable revenue flow.

Following is information on Commercial building permits in the region for calendar years 2019 and 2020.

2021 Building Permit Valuation



Upon review of the above graph with only 7 commercial building permits, Bondurant grew in value by \$7,790,875.35 between 2020 and 2021. The large commercial building permits also have an impact on receipts to the City, as charges for them relate to project size.

As of June 30, 2021, disbursements from the City's governmental activities were \$24,818,810, an increase of 34.19% or approximately \$6,324,016 from fiscal year 2020. The majority of the increase is attributable to executing projects in the City's Comprehensive Capital Plan, engaging in economic transformation through infrastructure development agreements, and fulfilling the requirements of grants received. Total operating costs of governmental activities stayed constant, increases in one department negating with decreases in another department.

The City's total cash basis net position increased 64.49% or approximately \$3,480,721, from fiscal year 2020 to fiscal year 2021. Of the \$8,878,930 cash basis net position, \$2,822,703 is unrestricted.

Business-type Activities

Total business-type activities receipts for the fiscal year were approximately \$4,157,266 compared to \$2,677,588 last year. This increase is due to rates going up based on the wholesale cost of operations. While operationally the costs are consistent, the cost of sales is projected to rise significantly in the next few years. This is due to wholesale rate increases by Des Moines Water Works and debt allocation from a joint venture with the Water Reclamation Authority. Revenue projections remain sufficient to meet costs. The City staff underwent a recanvassing of the commercial/industrial impervious surfaces in FY21. The results of the changes will contribute to the Stormwater Fund an approximate \$29,000 increase in revenues annually.

Budgetary Highlights

The City adopts an annual appropriated budget for its funds. The City adopted one budget amendment. Differences between the original budget and the final amended budget for the funds are summarized as follows:

- The total original revenue budget of \$25,756,193 increased to \$34,380,351, an increase of \$8,624,158. Amended revenues included increases in other city taxes (LOSST adoption elected after the original budget was adopted), building permits, other financing sources, and intergovernmental.
- The total original expenditure budget of \$25,902,013 increased to \$33,241,262, an increase of \$7,339,249. Amended expenditures included increases for additional capital projects and the development agreement for the economic development project.
-

Differences between the final amended budget and the actual results for the funds are summarized as follows:

- The actual revenue results of \$32,000,958 were less than the final amended budget by \$2,379,393. The most significant variances being time lag in reimbursement grant
- The actual expenditure results of \$29,952,340 were less than the final amended budget by \$3,288,922. The most significant variances were due to timing of capital project disbursements.

DEBT ADMINISTRATION

At June 30, 2021, the City had \$29,414,944 in bonds and other long-term debt compared to \$19,083,463 last year.

Outstanding Debt at Year-End (Expressed in Thousands)		
	June 30,	
	2021	2020
General obligation bonds and notes	23,730	15,245
Water capacity purchase	161	212
Water service agreement	333	359
Urban service area agreement	482	644
Revenue bonds	4,710	2,665
	29,416	19,125

Debt increased because of the issuance of three bonds, series 2020D GO CORP PURP BD Library bonds abated by LOSST, 2020E STORMWATER REVENUE BONDS, and 2021A GO CORP PURP BD TIF ANNUAL APPROPRIATION. The revenue bond does not count towards the City's legal debt limit.

The City's general obligation bond rating carries an A1 rating by Moody's Investor Services. The Constitution of the State of Iowa limits the amount of general obligation debt that cities can issue to 5 percent of the assessed value of all taxable property with the City's corporate limits. The City's outstanding general obligation debt is below the City's Constitutional debt limit of \$20,498,744.

More detailed information about the City's long-term liabilities is presented in Schedule 3 on page 40 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The City experienced a record-breaking year for single-family, bi-attached, and townhome permits. The City of Bondurant continues to experience robust valuation growth, which has helped counteract the impacts of the rollback devaluation and could help mitigate future rollback devaluation. (For FY2022, the residential rollback was 56.4094%. For the upcoming fiscal year, the residential rollback is 54.1302% meaning that 2.2782% less of a residential property's assessed valuation is taxable.) The city issued 256 permits for single family/duplex/ townhome housing in the 2021 calendar year, compared to the 142 issued in 2020. It is important to note that the City's residential tax abatement program expired July 30, 2021. A building permit that was issued on or before this date will be eligible for abatement. It remains unknown what the long-term impact will be, however, residential growth, including multi-family residential, is expected to continue as it is estimated in light of the recent job growth in the community and given the number of lots under development.

These indicators were taken into account when adopting the budget for fiscal year 2022. Based on the tax rate of \$11.62415 from \$11.78549 per \$1,000 of taxable valuation in fiscal year 2021, the City expects to generate \$3,549,188 in property tax revenue for FY22. The Budget for FY23 anticipates a rate of \$11.27250, generating \$4,189,941 in property tax revenue.

The continued decrease in the levy rate is attributable to improvement towards a balanced and reliable ratio of single-family residential and commercial/industrial properties, growth in population and properties, and the commitment of City management and staff to containing operating costs.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Marketa Oliver, City Administrator, or Jené Jess, Finance Director, by e-mail moliver@cityofbondurant.com (<mailto:marentsen@cityofbondurant.com>) jn Jess@cityofbondurant.com (<mailto:jn Jess@cityofbondurant.com>) or at 200 Second Street, Northeast, P.O. Box 37, Bondurant, Iowa, 50035, 515-967-2418.

Basic Financial Statements

Government-wide Financial Statements

Statement of Activities and Net Position - Cash Basis

City of Bondurant
Statement of Activities and Net Position - Cash Basis
As of and for the year ended June 30, 2021

Exhibit A

Functions / Programs:	Program Receipts				Net (Disbursements) Receipts and Changes in Cash Basis Net Position		
	Disbursements	Charges for Service	Operating Grants, Contributions and Restricted Interest	Capital Grants, Contributions and Restricted Interest	Governmental Activities	Business Type Activities	Total
Governmental activities:							
Public safety	\$ 2,218,450	907,812	444,389	-	(866,250)	-	(866,250)
Public works	1,715,518	382,408	880,004	-	(453,106)	-	(453,106)
Health and social services	105	-	-	-	(105)	-	(105)
Culture and recreation	817,615	53,617	217,533	-	(546,465)	-	(546,465)
Community and economic development	337,240	16,034	-	-	(321,206)	-	(321,206)
General government	680,625	27,686	64,991	-	(587,948)	-	(587,948)
Debt service	1,773,717	-	-	-	(1,773,717)	-	(1,773,717)
Capital projects	17,275,540	2,477,020	-	5,810,279	(8,988,241)	-	(8,988,241)
Total governmental activities	24,818,810	3,864,576	1,606,917	5,810,279	(13,537,038)	-	(13,537,038)
Business type activities:							
Water	1,250,499	1,681,582	29,875	-	-	460,958	460,958
Sewer	3,480,183	1,827,134	-	-	-	(1,653,049)	(1,653,049)
Storm water	402,847	323,302	-	-	-	(79,545)	(79,545)
Total business type activities	5,133,529	3,832,018	29,875	-	-	(1,271,636)	(1,271,636)
Total	\$ 29,952,340	7,696,594	1,636,792	5,810,279	(13,537,038)	(1,271,636)	(14,808,674)
General Receipts and Transfers:							
Property tax and other city tax levied for:							
General purposes					2,818,209	-	2,818,209
Debt service					271,007	-	271,007
Tax increment financing					536,611	-	536,611
Other city tax					19,979	-	19,979
Hotel motel tax					507	-	507
Local option sales tax					713,065	-	713,065
Commercial/industrial tax replacement					43,493	-	43,493
Unrestricted interest on investments					3,248	1,573	4,821
Bond proceeds, net of \$635,799.05 premium					10,146,583	-	10,146,583
Proceeds of revenue bond					1,996,200	293,800	2,290,000
Rent					12,743	-	12,743
Sale of capital assets					275	-	275
Transfers					455,839	(455,839)	-
Total general receipts and transfers					28,299,531	3,701,427	32,000,958
Change in cash basis net position					3,480,721	(1,432,102)	2,048,619
Cash basis net position beginning of year					5,427,267	4,249,845	9,677,112
Cash basis net position end of year					\$ 8,907,988	2,817,743	11,725,731
Cash Basis Net Position							
Restricted:							
Nonexpendable:							
Cemetery perpetual care					\$ 26,445	-	26,445
Expendable:							
Streets					486,597	-	486,597
Capital projects					4,879,017	939,641	5,818,658
Debt service					263,947	-	263,947
Other purposes					344,499	345,975	690,474
Unrestricted					2,907,483	1,532,127	4,439,609
Total cash basis net position					\$ 8,907,988	2,817,743	11,725,731

See notes to financial statements.



Statement of Cash Receipts, Disbursements, and Changes in Cash Balances - Government Funds

City of Bondurant
Statement of Cash Receipts, Disbursements
and Changes in Cash Balances
Governmental Funds

Exhibit B

As of and for the year ended June 30, 2021

	General	Special Revenue Local Option Sales & Service Tax	Special Revenue Road Use Tax	Debt Service	Capital Projects	Nonmajor	Total
Receipts:							
Property tax	\$ 2,227,914	-	-	271,007	-	590,296	3,089,216
Tax increment financing	-	-	-	-	-	536,611	536,611
Other city tax	14,970	713,065	-	1,663	-	3,853	733,551
Licenses and permits	758,217	-	-	-	-	-	758,217
Use of money and property	13,526	438	691	296	638	403	15,991
Intergovernmental	291,628	-	824,306	3,620	5,743,110	197,036	7,059,700
Charges for service	543,033	-	-	-	221,640	-	764,673
Special assessments	1,393	-	-	-	7,169	-	8,562
Miscellaneous	144,989	-	-	-	2,315,380	230,273	2,690,642
Total receipts	3,995,668	713,503	824,997	276,585	8,287,936	1,558,472	15,657,162
Disbursements:							
Operating:							
Public safety	1,890,912	-	-	-	-	327,538	2,218,450
Public works	939,384	-	705,408	-	-	70,725	1,715,518
Health and social services	105	-	-	-	-	-	105
Culture and recreation	583,084	-	-	-	-	234,531	817,615
Community and economic development	274,045	-	-	-	-	63,195	337,240
General government	415,989	-	-	-	-	264,636	680,625
Debt service	-	-	-	1,773,717	-	-	1,773,717
Capital projects	-	-	-	-	17,275,540	-	17,275,540
Total disbursements	4,103,520	-	705,408	1,773,717	17,275,540	960,625	24,818,810
Excess (deficiency) of receipts over (under) disbursements	(107,851)	713,503	119,589	(1,497,131)	(8,987,603)	597,847	(9,161,648)
Other financing sources (uses):							
Bond proceeds, net of \$682,882 premium	-	-	-	253,031	11,889,751	-	12,142,783
Sale of capital assets	43,747	-	-	-	-	-	43,747
Transfers in	446,042	-	-	1,022,812	1,161,332	68,668	2,698,854
Transfers out	-	(742,066)	(120,855)	-	(839,724)	(540,370)	(2,243,015)
Total other financing sources (uses)	489,789	(742,066)	(120,855)	1,275,843	12,211,359	(471,702)	12,642,369
Change in cash balances	381,938	(28,563)	(1,266)	(221,288)	3,223,756	126,145	3,480,721
Cash balances beginning of year	2,299,618	249,249	487,864	485,235	1,655,261	250,041	5,427,267
Cash balances end of year	\$ 2,681,556	\$ 220,685	486,597	263,947	4,879,017	376,185	8,907,988
Cash Basis Fund Balances							
Nonspendable - Cemetery perpetual care	\$ -	-	-	-	-	26,445	26,445
Restricted for:							
Streets	-	-	486,597	-	-	-	486,597
Capital projects	-	-	-	-	4,879,017	-	4,879,017
Debt service	-	-	-	263,947	-	-	263,947
Other purposes	169	220,685	-	-	-	349,740	570,595
Assigned for garbage fund	94,113	-	-	-	-	-	94,113
Unassigned	2,587,273	-	-	-	-	-	2,587,273
Total cash basis fund balances	\$ 2,681,556	\$ 220,685	486,597	263,947	4,879,017	376,185	8,907,988

See notes to financial statements.



Reconciliation of the Statement of Cash Receipts, Disbursements, and Changes in Cash Balances to the Cash Basis Statement of Activities and Net Position - Governmental Funds

City of Bondurant

Exhibit C

Reconciliation of the Statement of Cash
Receipts, Disbursements and Changes in Cash Balances
to the Cash Basis Statement of Activities and Net Position -
Governmental Funds

As of and for the year ended June 30, 2021

Change in cash balances

\$ 3,480,721

*Amounts reported for governmental activities in the Cash Basis Statement
of Activities and Net Position are different because:*

Statement of Activities and Net Position.

Change in cash basis net position of governmental activities

\$ 3,480,721

See notes to financial statements.



Proprietary Funds Financial Statements

Statement of Cash Receipts, Disbursements, and Changes in Cash Balances - Proprietary Funds

City of Bondurant

Statement of Cash Receipts, Disbursements and Changes in Cash Balances Proprietary Funds

As of and for the year ended June 30, 2021

	Enterprise			
	Water	Sewer	Nonmajor - Storm Water	Total
Operating receipts:				
Charges for service	\$ 1,681,582	\$ 1,827,134	\$ 323,302	3,832,018
Miscellaneous	29,875	-	-	29,875
Total operating receipts	1,711,457	1,827,134	323,302	3,861,893
Operating disbursements:				
Governmental activities:				
General government	-	-	-	-
Business type activities	1,120,547	1,149,487	132,946	2,402,980
Total operating disbursements	1,120,547	1,149,487	132,946	2,402,980
Excess (deficiency) of operating receipts over (under) operating disbursements	590,910	677,647	190,356	1,458,914
Non-operating receipts (disbursements):				
Interest on investments	1,023	126	423	1,573
Debt service	(128,803)	(372,975)	(119,776)	(621,554)
Capital projects	(1,149)	(1,957,722)	(150,125)	(2,108,996)
Net non-operating receipts (disbursements)	(128,929)	(2,330,570)	(269,477)	(2,728,977)
Excess (deficiency) of receipts over (under) disbursements	461,981	(1,652,923)	(79,121)	(1,270,063)
Other financing sources (uses):				
Proceeds of revenue bond	-	-	293,800	293,800
Transfers in	-	-	-	-
Transfers out	(410,692)	(37,306)	(7,841)	(455,839)
Total other financing sources (uses)	(410,692)	(37,306)	285,959	(162,039)
Change in cash balances	51,289	(1,690,229)	206,838	(1,432,102)
Cash balances beginning of year	819,084	3,355,410	75,351	4,249,845
Cash balances end of year	\$ 870,373	1,665,182	282,189	2,817,743
Cash Basis Fund Balances				
Restricted for capital projects	\$ -	795,841	143,800	939,641
Restricted for deposits	345,975	-	-	345,975
Unrestricted	524,397	869,341	138,389	1,532,127
Total cash basis fund balances	\$ 870,373	1,665,182	282,189	2,817,743

See notes to financial statements.



Notes to the Financial Statements



June 30, 2021

1. Summary of Significant Accounting Policies

The City of Bondurant (City) is a political subdivision of the State of Iowa located in Polk County. It was first incorporated in 1897 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens including public safety, public works, health and social services, culture and recreation, community and economic development, and general governmental services. The City also provides water, sewer and storm water utilities for its citizens.

A. Reporting Entity

For reporting purposes, the City has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to, or impose specific financial burdens on the City.

These financial statements include the City of Bondurant (the primary government) and its component unit. The component unit discussed below is included in the City's reporting entity because of the significance of its operational or financial relationship with the City.

Blended Component Unit

The Bondurant Community Library Foundation (Foundation) is an entity, which is legally separate from the City, but is so intertwined with the City it is, in substance, the same as the City. The Foundation was organized under Chapter 504 of the Code of Iowa as a non-profit corporation in accordance with Section 501(c)3 of the Internal Revenue Code. The purpose of the Foundation is to support, improve and enhance the Bondurant Community Library. The financial transactions of this component unit have been blended into the Special Revenue Funds.

Jointly Governed Organizations

The City participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions: Metro Waste Authority, Convention & Visitors Bureau (CVB), Des Moines Area Regional Transit (DART), East Polk Innovation Collaboration (EPIC), Metropolitan Planning Organization, Watershed Management Authority, Iowa Confluence Water Trails (ICON), Metro Advisory Council, BRAVO Greater Des Moines, Polk County Emergency Management Commission and Polk County Joint E911 Service Board.

Joint Venture

The City also participates in the Des Moines Metropolitan Wastewater Reclamation Authority (WRA). The WRA, a joint venture, was developed as a result of an agreement between the City of Des Moines and surrounding municipalities. See Note 7.

B. Basis of Presentation

Government-wide Financial Statement - The Cash Basis Statement of Activities and Net Position reports information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental revenues, are reported separately from business type activities, which rely to a significant extent on fees and charges for service.

The Cash Basis Statement of Activities and Net Position presents the City's nonfiduciary net position. Net position is reported in the following categories/components:

Nonexpendable restricted net position is subject to externally imposed stipulations which require the cash balance to be maintained permanently by the City, including the City's Permanent Fund.

Expendable restricted net position results when constraints placed on the use of cash balances are either externally imposed or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net position consists of cash balances not meeting the definition of the preceding categories. Unrestricted net position is often subject to constraints imposed by management which can be removed or modified.

The Cash Basis Statement of Activities and Net Position demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants, contributions and interest on investments restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statements – Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining governmental funds and proprietary funds are aggregated and reported as nonmajor governmental funds.

The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. All general tax receipts from general levies and other receipts not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating disbursements, the fixed charges and the capital improvement costs that are not paid from other funds.

The Special Revenue, Road Use Tax Fund is used to account for the road use tax allocation from the State of Iowa to be used for road construction and maintenance. The Local Option Sales & Service Tax Fund is used to account for sales tax allocation from the State of Iowa to be used as 40% capital projects and 60% property relief.

The Debt Service Fund is utilized to account for property tax and other receipts to be used for the payment of interest and principal on the City's general long-term debt.

The Capital Projects Fund is used to account for all resources used in the acquisition and construction of capital facilities, with the exception of those that are financed through Enterprise Funds.

The City reports the following major proprietary funds:

The Enterprise, Water Fund accounts for the operation and maintenance of the City's water system.

The Enterprise, Sewer Fund accounts for the operation and maintenance of the City's waste water treatment and sanitary sewer system.

The Enterprise, Stormwater Fund for the operation and maintenance of the City's storm sewer and water quality systems.

C. Measurement Focus and Basis of Accounting

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general receipts. Thus, when program disbursements are paid, there is both restricted and unrestricted cash basis net position available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs followed by categorical block grants and then by general receipts.

When a disbursement in governmental funds can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the disbursement toward restricted fund balance and then to less-restrictive classifications – committed, assigned and then unassigned fund balances.

Proprietary funds distinguish operating receipts and disbursements from non-operating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as non-operating receipts and disbursements.

D. Property Taxes and Governmental Cash Basis Fund Balances

The following accounting policies are followed in preparing the financial statements:

Property tax revenues recognized in these funds become due and collectible in September and March of the current fiscal year with a 1½% per month penalty for delinquent payments; is based on January 1, 2020 assessed property valuations; is for the tax accrual period July 1, 2020 through June 30, 2021 and reflects tax asking contained in the budget certified to the City Council in March 2020.

In the governmental fund financial statements, cash basis fund balances are classified as follows:

Nonspendable – Amounts which cannot be spent because they are legally or contractually required to be maintained intact.

Restricted – Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, grantors, or state or federal laws or imposed by law through constitutional provisions or enabling legislation.

Assigned – Amounts the City Council intends to use for specific purposes.

Unassigned – All amounts not included in the preceding classifications.

E. Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Other Information.

2. Cash and Pooled Investments

The City's deposits in banks at June 30, 2021 were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds.

The City is authorized by statute to invest public funds in the obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The City had investments in the Iowa Public Agency Investment Trust which are valued at an amortized cost of \$9,852,684.33. There were no limitations or restrictions on withdrawals for the IPAIT investments. The City's investment in the Iowa Public Agency Investment Trust is unrated.

3. Long-term Liabilities

The following is a summary of changes in long-term liabilities for the year ended June 30, 2021.

	Balance Beginning of Year	Additions	Reductions	Balance End of Year	Due Within One Year
Governmental activities:					
General Obligation Bonds	\$ 15,245,000	9,630,000	1,115,000	23,760,000	290,000
Direct Placements:					
General Obligation Anticipation Project Note	-	-	-	-	-
Governmental activities total	\$ 15,245,000	9,630,000	1,115,000	23,760,000	290,000
Business type activities:					
Direct Borrowings:					
Sewer Revenue Bond	\$ 2,665,000	-	145,000	2,520,000	145,000
Stormwater Revenue Bond		2,290,000	100,000	2,190,000	145,000
Water Supply Rights	211,900	-	51,400	160,500	51,400
Water Service Agreement	359,311	-	63,796	295,515	63,796
Urban Service Area Agreement	644,457	-	162,742	481,715	162,742
Business-type activities total	\$ 3,880,668	2,290,000	522,938	5,647,730	567,938

General Obligation Bonds

A summary of the City's June 30, 2021 general obligation bonds payable is as follows

	Series 2011	
	Issued July 6, 2011	
Year Ending	Interest	
June 30,	Rates	Amount
2022	2.80%	120,000
2023	3.00%	125,000
2024	3.20%	135,000
2025	3.30%	140,000
2026	3.45%	145,000
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
		<u>\$665,000</u>

On July 6, 2011, the City issued \$1,550,000 of general obligation corporate purpose bonds with interest rates ranging from 1.00% to 3.45% per annum. The bonds were issued to construct street, storm sewer and sanitary sewer improvements; acquiring an ambulance and public works vehicle; constructing parking and paving improvements at or near the municipal public works shop; construction of recreation trail improvements; providing funding assistance to the City's storm water utility fund; acquiring and improving a facility to serve as the municipal public works garage and updating the comprehensive plan. During the year ended June 30, 2021, the City paid \$115,000 of principal and \$24,042.50 of interest on the bonds.

	Series 2013A	
	Issued June 12, 2013	
Year Ending	Interest	
June 30,	Rates	Amount
2022	1.45%	145,000
2023	1.70%	150,000
2024	1.90%	155,000
2025	2.00%	155,000
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
		<u>\$605,000</u>

On June 12, 2013, the City issued \$2,265,000 of general obligation corporate purpose bonds with interest rates ranging from 0.30% to 2.00% per annum. The bonds were issued to pay costs of constructing improvements to the municipal sanitary sewer system; planning, designing and constructing improvements to the municipal storm sewer system; acquiring equipment for the fire department; constructing street improvements; constructing improvements to the City parks; constructing recreation trails, trailhead, depot, parking and shelter improvements and facilities; reviewing and updating the City's zoning ordinance; acquiring land for planning, designing, and constructing a new community center; acquiring and improving land located in the City's floodplain; constructing and equipping new municipal parks; and to pay the costs of issuance of the bonds. During the year ended June 30, 2021, the City paid \$245,000 of principal and \$13,760 of interest on the bonds.

	Series 2013B	
	Issued June 12, 2013	
Year Ending	Interest	
June 30,	Rates	Amount
2022	1.45%	260,000
2023		
2024		
2025		
2026		
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
		<u>\$260,000</u>

On June 12, 2013, the City issued \$1,745,000 of general obligation refunding bonds with interest rates ranging from 0.50% to 1.45% per annum. The bonds were issued to advance refund on June 1, 2015, \$1,675,000 of the outstanding General Obligation Corporate Purpose Bonds, Series 2007, dated July 2, 2007, maturing 2016 through 2022. During the year ended June 30, 2021, the City paid \$255,000 of principal and \$6,957.50 of interest on the bonds.



	Series 2014A	
	Issued March 5, 2014	
Year Ending	Interest	
June 30,	Rates	Amount
2022	2.20%	55,000
2023	2.50%	60,000
2024	2.50%	60,000
2025	2.70%	115,000
2026	2.85%	120,000
2027	3.00%	120,000
2028	3.20%	120,000
2029	3.40%	125,000
2030		
2031		
2032		
2033		
2034		
		<u>\$775,000</u>

On March 5, 2014, the City issued \$1,130,000 of general obligation water bonds with interest rates ranging from 0.50% to 3.40% per annum. The bonds were issued to pay the costs of acquiring water supply rights for the Municipal Waterworks Utility System. During the year ended June 30, 2021, the City paid \$55,000 of principal and \$23,635 of interest on the bonds.

	Series 2017	
	Issued May 31, 2017	
Year Ending	Interest	
June 30,	Rates	Amount
2022	1.70%	135,000
2023	1.85%	135,000
2024	2.00%	140,000
2025	2.20%	140,000
2026	2.35%	145,000
2027		
2028		
2029		
2030		
2031		
2032		
2033		
2034		
		<u>\$795,000</u>

On May 31, 2017, the City issued \$895,000 of general obligation urban renewal bonds with interest rates ranging from 1.40% to 2.35% per annum. The bonds were issued to pay the costs of acquiring land and constructing park and recreation improvements and facilities. During the year ended June 30, 2021, the City paid \$100,000 of principal and \$15,630 of interest on the bonds.

	Series 2018A	
	Issued June 28, 2018	
Year	Interest	
Ending		
June		
30,	Rates	Amount
2022	4.00%	235,000
2023	4.00%	245,000
2024	4.00%	255,000
2025	4.00%	255,000
2026	4.00%	265,000
2027	3.00%	275,000
2028	3.00%	285,000
2029	3.10%	290,000
2030		
2031		
2032		
2033		
2034		
2035		
2036		
2037		
2038		
2039		
2040		
		<u>\$2,295,000</u>

On June 28, 2018, the City issued \$2,455,000 of general obligation corporate purpose bonds with interest rates ranging from 3.00% to 4.00% per annum. The bonds were issued to pay the costs of constructing street, culvert, water system, sidewalk, sanitary sewer system and storm water drainage improvements; acquiring and equipping an ambulance; improving and equipping existing municipal parks; developing downtown parking facilities; establishing, improving, and equipping a new municipal park; constructing a natural gas main; underground electric utility lines and planning for future community land use; infrastructure and transportation needs. During the year ended June 30, 2021, the City paid \$190,000 of principal and \$83,590 of interest on the bonds.

	Series 2020A	
	Issued February 5, 2020	
Year	Interest	
Ending		
June		
30,	Rates	Amount
2022	3.00%	100,000
2023	3.00%	165,000
2024	3.00%	190,000
2025	4.00%	195,000
2026	4.00%	200,000
2027	4.00%	200,000
2028	4.00%	205,000
2029	3.00%	210,000
2030	3.00%	215,000
2031	3.00%	225,000
2032	2.00%	230,000
2033		
2034		
2035		
2036		
2037		
2038		
2039		
2040		
		<u>\$2,135,000</u>

On February 5, 2020, the City issued \$2,135,000 of general obligation corporate purpose bonds with interest rates ranging from 2.00% to 4.00% per annum. The bonds were issued to pay the costs of constructing street, water system, sanitary sewer system, sidewalk and storm water drainage improvements; acquiring and installing street lighting, signage and signalization; acquiring a fire truck; acquiring vehicles and equipment for the municipal public works department; acquiring and installing furniture and A.V. equipment for City Hall; constructing improvements at City Hall and developing municipal parks. During the year ended June 30, 2021, the City paid \$0 of principal and \$92,225 of interest on the bonds.

	Series 2020B	
	Issued February 5, 2020	
Year	Interest	
Ending		
June		
30,	Rates	Amount
2022	4.00%	100,000
2023	4.00%	510,000
2024	4.00%	520,000
2025	4.00%	530,000
2026	4.00%	540,000
2027	4.00%	555,000
2028	4.00%	565,000
2029	2.00%	580,000
2030	2.00%	595,000
2031	2.00%	610,000
2032	2.00%	630,000
2033	2.00%	645,000
2034	2.00%	665,000
2035		
2036		
2037		
2038		
2039		
2040		
		<u>\$7,045,000</u>

On February 5, 2020, the City issued \$7,045,000 of general obligation urban renewal bonds with interest rates ranging from 2.00% to 4.00% per annum. The bonds were issued to pay the costs of constructing improvements to City Hall; constructing street, culvert, water system, sidewalk, sanitary sewer system and storm water drainage improvements; and acquiring and installing street lighting, signage and signalization improvements. During the year ended June 30, 2021, the City paid \$0 of principal and \$274,096.67 of interest on the bonds.

	Series 2020D	
	Issued November 4, 2020	
Year	Interest	
Ending		
June	Rates	Amount
30,		
2022	3.00%	155,000
2023	3.00%	155,000
2024	3.00%	160,000
2025	3.00%	160,000
2026	3.00%	160,000
2027	3.00%	165,000
2028	3.00%	165,000
2029	3.00%	170,000
2030	3.00%	170,000
2031	3.00%	175,000
2032	3.00%	180,000
2033	2.00%	180,000
2034	2.00%	185,000
2035	2.00%	190,000
2036	2.00%	195,000
2037	2.13%	200,000
2038	2.25%	205,000
2039	2.25%	210,000
2040	2.25%	215,000
		<u>\$3,395,000</u>

On November 4, 2020, the City issued \$3,395,000 of general obligation bonds with interest rates ranging from 2.25% to 3.00% per annum. The bonds were issued to pay the costs of constructing improvements to The Bondurant Community Library. During the year ended June 30, 2021, the City paid \$185,000 of principal and \$53,719.38 of interest on the bonds.

	Series 2021A	
	Issued February 2, 2021	
Year Ending	Interest	
June 30,	Rates	Amount
2022	0.00%	
2023	3.00%	50,000
2024	3.00%	360,000
2025	3.00%	370,000
2026	3.00%	380,000
2027	3.00%	390,000
2028	3.00%	405,000
2029	3.00%	415,000
2030	2.00%	430,000
2031	2.00%	435,000
2032	2.00%	445,000
2033	2.00%	455,000
2034	2.00%	465,000
2035	2.00%	475,000
2036	2.00%	485,000
2037	2.00%	490,000
2038		
2039		
2040		
		<u>\$6,050,000</u>

On February 2, 2021, the City issued \$6,050,000 of general obligation urban renewal annual appropriation bonds with interest rates ranging from 2.00% to 3.00% per annum. The bonds were issued to pay the costs of constructing street, culvert, water system, sidewalk, sanitary sewer system and storm water drainage improvements; and acquiring and installing street lighting, signage and signalization improvements. During the year ended June 30, 2021, the City paid \$0 of principal and \$0 of interest on the bonds.

Direct Borrowings - Sewer Revenue Bond

A summary of the City's June 30, 2021 direct borrowings sewer revenue bonds payable is as follows:

	Series 2020C	
	Issued June 30, 2020	
Year Ending June 30,	Interest Rates	Amount
2022	2.65%	150,000
2023	2.65%	155,000
2024	2.65%	160,000
2025	2.65%	165,000
2026	2.65%	170,000
2027	2.65%	175,000
2028	2.65%	175,000
2029	2.65%	180,000
2030	2.65%	185,000
2031	2.65%	190,000
2032	2.65%	195,000
2033	2.65%	200,000
2034	2.65%	205,000
2035	2.65%	215,000
2036		
2037		
2038		
2039		
2040		
		<u>\$2,520,000</u>

The City has pledged future sewer customer receipts, net of specified operating disbursements, to repay \$2,665,000 in sewer revenue bonds issued in June 2020. Proceeds from the bonds provided financing for the construction of improvements to the sanitary sewer system. The bonds are payable solely from sewer customer net receipts and are payable through 2035. During the year ended June 30, 2021, the City paid \$145,000 of principal and \$64,933.47 of interest on the bonds.

The resolutions providing for the issuance of the sewer revenue bonds include the following provisions:

- a. The bonds will only be redeemed from the future earnings of the Utility and the bond holder holds a lien on the future earnings of the funds.
- b. The City shall establish a rate to be charged to customers in order to produce gross revenues at least sufficient to pay expenses of the operation and maintenance of the Utility, and to leave a balance of net revenues equal to at least 100% of the principal and interest of all outstanding bonds and notes due in the fiscal year.
- c. Monthly transfers of 1/6 of the installment of interest next due and 1/12 of the installment of principal next due shall be made to a sewer revenue bond and interest sinking account. Monies in this fund are to be used solely for the purpose of paying principal and interest on the bonds.
- d. A reserve account of \$110,349 is required to be maintained in the Enterprise, Sewer Fund.
- e. All users of the system, including the City, are required to be charged for service.
- f. All funds remaining after payment of all maintenance and operating expenses and the transfers to the restricted accounts noted above can be used to pay for extraordinary repairs or replacements to the system, may be used to pay or redeem any bonds, and then can be used for any lawful purpose.

Direct Borrowings - Stormwater Revenue Bond

A summary of the City's June 30, 2021 direct borrowings stormwater revenue bonds payable is as follows:

	Series 2020E	
	Issued December 30, 2020	
Year	Interest	
Ending		
June		
30,	Rates	Amount
2022	2.00%	100,000
2023	2.00%	100,000
2024	2.00%	100,000
2025	2.00%	100,000
2026	2.00%	105,000
2027	2.00%	105,000
2028	2.00%	110,000
2029	2.00%	110,000
2030	2.00%	110,000
2031	2.00%	115,000
2032	2.00%	115,000
2033	2.00%	120,000
2034	2.00%	120,000
2035	2.00%	125,000
2036	2.00%	125,000
2037	2.00%	130,000
2038	2.00%	130,000
2039	2.00%	135,000
2040	2.00%	135,000
		<u>\$2,190,000</u>

The City has pledged future stormwater customer receipts, net of specified operating disbursements, to repay \$2,290,000 in sewer revenue bonds issued in December 2020. Proceeds from the bonds provided financing for the construction of improvements to the stormwater sewer system. The bonds are payable solely from stormwater customer net receipts and are payable through 2040. During the year ended June 30, 2021, the City paid \$100,000 of principal and \$19,210.56 of interest on the bonds.

The resolutions providing for the issuance of the stormwater revenue bonds include the following provisions:

- a. The bonds will only be redeemed from the future earnings of the Utility and the bond holder holds a lien on the future earnings of the funds.
- b. The City shall establish a rate to be charged to customers in order to produce gross revenues at least sufficient to pay expenses of the operation and maintenance of the Utility, and to leave a balance of net revenues equal to at least 100% of the principal and interest of all outstanding bonds and notes due in the fiscal year.
- c. Monthly transfers of 1/6 of the installment of interest next due and 1/12 of the installment of principal next due shall be made to a stormwater revenue bond and interest sinking account. Monies in this fund are to be used solely for the purpose of paying principal and interest on the bonds.
- d. A reserve account of \$143,800 is required to be maintained in the Enterprise, Stormwater Fund.
- e. All users of the system, including the City, are required to be charged for service.
- f. All funds remaining after payment of all maintenance and operating expenses and the transfers to the restricted accounts noted above can be used to pay for extraordinary repairs or replacements to the system, may be used to pay or redeem any bonds, and then can be used for any lawful purpose.

Direct Borrowings – Water Supply Rights Loan Agreement

A summary of the City's June 30, 2021 direct borrowings water supply rights loan agreement payable is as follows:

Loan Agreement		
Water Supply Rights		
Issued March 27, 2014		
Year Ending	Interest	
June 30,	Rates	Amount
2022	2.00%	52,400
2023	2.00%	53,500
2024	2.00%	54,600
2025	-	-
2026	-	-
2027	-	-
2028	-	-
2029	-	-
2030	-	-
2031	-	-
2032	-	-
2033	-	-
2034	-	-
2035	-	-
2036		
2037		
2038		
2039		
2040		
		<u>\$160,500</u>

In March 2014, the City entered into a \$500,000 loan agreement payable to the City of Pleasant Hill under which the City received \$500,000 as credit against the purchase of the water supply rights being acquired. The agreement bears interest at 2.00% per annum and matures in varying annual amounts ranging from \$45,700 to \$54,600, with the final maturity due in the year ending June 30, 2024. During the year ended June 30, 2021, the City paid \$51,400 of principal and \$4,238 of interest on the loan.

Direct Borrowings – Water Service Agreement

A summary of the City's June 30, 2021 direct borrowings water service agreement is as follows:

Water Service Agreement		
Issued June 1, 2013		
Year	Interest	
Ending		
June	Rates	Amount
30,		
2022	3.00%	68,689
2023	3.00%	68,107
2024	3.00%	73,054
2025	3.00%	77,878
2026	3.00%	45,001
2027	-	-
2028	-	-
2029	-	-
2030	-	-
2031	-	-
2032	-	-
2033	-	-
2034	-	-
2035	-	-
2036		
2037		
2038		
2039		
2040		
		<u>\$332,729</u>

Agreement

The City entered into an agreement with the Board of Water Works Trustees of the City of Des Moines (DMWW), effective August 1, 2005 and payable through December 1, 2025, to join in the Wholesale Water Service Master Agreement.

This agreement allowed the City to acquire the "Purchased Capacity" of .50 million gallons per day of water from DMWW. Payments to DMWW by the City will be used to pay the City's portion of Water Revenue Bonds issued for the construction of a treatment plant. During the year ended June 30, 2021, the City paid \$63,796 of principal and \$10,938.82 of interest on the agreement.

Direct Borrowings – Urban Service Area Agreement

A summary of the City's June 30, 2021 direct borrowings urban service area agreement is as follows:

Urban Service Area Sewer		
Issued August 1, 2005		
Year Ending	Interest	
June 30,	Rates	Amount
2022	0.00%	87,229.49
2023	0.00%	91,135.29
2024	0.00%	95,041.09
2025	0.00%	101,550.75
2026	0.00%	106,758.48
2027	-	-
2028	-	-
2029	-	-
2030	-	-
2031	-	-
2032	-	-
2033	-	-
2034	-	-
2035	-	-
2036		
2037		
2038		
2039		
2040		
		<u>\$481,715</u>

In February 2009, the City agreed to amend the Urban Service Area Agreement with Polk County to pay for 75% of the annual principal due by the County for a total of \$1,221,213. The payments started June 1, 2011 and will continue through June 1, 2026. The amount owed in relation to this agreement is paid from the Enterprise, Sewer Fund. During the year ended June 30, 2021, the City paid \$83,323.70 of principal and \$0 of interest on the agreement.

4. Operating Lease Agreement

The City entered into a lease in March 2020 to lease copier equipment at \$452 per month. The lease has been classified as an operating lease and, accordingly, all rents are charged to expense as incurred. The lease expires in March 2025. The following is a schedule of future payments required under the operating lease which has an initial or remaining non-cancelable lease term in excess of one year as of June 30, 2021:

Operating Lease		
Year Ending		
June 30,		Amount
2022		5,428.00
2023		5,428.00
2024		5,428.00
2025		4,523.00
		<u>\$20,807</u>

During the fiscal year, total expenditures incurred in relation to this lease agreement were \$5,428.

5. Private Facility Revenue Bonds



The City has issued a total of \$8,000,000 of Private College Facility Revenue Bonds (Grand View University Project), Series 2012B under the provisions of Chapter 419 of the Code of Iowa, of which \$5,335,000 is outstanding at June 30, 2021. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

The City has issued a total of \$7,200,000 of Healthcare Facilities Revenue Bonds (Valley View Village Assisted Living Project), Series 2014A and 2014b under the provisions of Chapter 419 of the Code of Iowa, of which \$5,659,801.56 is outstanding at June 30, 2021. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

The City has issued a total of \$8,115,000 of Senior Housing Refunding and Revenue Bonds (Luther Park Apartments, Inc. Project), Series 2015 under the provisions of Chapter 419 of the Code of Iowa, of which \$6,740,000 is outstanding at June 30, 2021. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

The City has issued a total of \$4,940,000 of Senior Housing Refunding and Revenue Bonds (Luther Park Health Center, Inc. Project), Series 2016A under the provisions of Chapter 419 of the Code of Iowa, of which \$4,015,000 is outstanding at June 30, 2021. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

The City has issued a total of \$7,965,000 of Senior Housing Refunding and Revenue Bonds (Luther Park Health Center, Inc. Project), Series 2016B under the provisions of Chapter 419 of the Code of Iowa, of which \$7,060,000 is outstanding at June 30, 2021. The bonds and related interest are payable solely out of the revenues derived from the loan agreement and are not an obligation of the City.

6. Pension Plan

Plan Description - IPERS membership is mandatory for employees of the City, except for those covered by another retirement system. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System (IPERS). IPERS issues a stand-alone financial report which is available to the public by mail at P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits - A regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, anytime after reaching age 62 with 20 or more years of covered employment or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier (based on years of service).
- The member's highest five-year average salary, except members with service before June 30, 2012 will use the highest three-year average salary as of that date if it is greater than the highest five-year average salary.

Protection occupation members may retire at normal retirement age, which is generally age 55. The formula used to calculate a protection occupation member's monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for more than 22 years of service but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.50% for each month that the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits - A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

Contributions - Contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. Statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2021, pursuant to the required rate, Regular members contributed 6.29% of covered payroll and the City contributed 9.44% of covered payroll, for a total rate of 15.73%. Protection occupation members contributed 6.41% of covered payroll and the City contributed 9.61% of covered payroll, for a total rate of 16.02%.

The City's contributions to IPERS for the year ended June 30, 2021 were \$152,677.

Net Pension Liability, Pension Expense, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions - At June 30, 2021, the City reported a liability of \$905,144 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2019 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to IPERS relative to the contributions of all IPERS participating employers. At June 30, 2020, the City's proportion was 0.012885%, which was an increase of 0.001896% from its proportion measured as of June 30, 2019.

For the year ended June 30, 2021, the City's pension expense, deferred outflows of resources and deferred inflows of resources totaled \$126,356, \$243,423 and \$211,913, respectively.

There were no non-employer contributing entities to IPERS.

Actuarial Assumptions - The total pension liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement.

Rate of inflation (effective June 30, 2017) 2.6% per annum

Rates of salary increase (effective June 30, 2017) 3(effective June 30, 2017) .25 to 16.25% average, including inflation. Rates vary by membership group

Long-term investment rate of return (effective June 30, 2017) 7% compound annually, net of investment expense, including inflation

Wage growth (effective June 30, 2017) 3.25% per annum, based on 2.6% inflation and .65% real wage inflation.

The actuarial assumptions used in the June 30, 2020 valuation were based on the results of an economic assumption study dated March 24, 2017 and a demographic assumption study dated June 28, 2018.

Mortality rates used in the 2020 valuation were based on the RP-2014 Employee and Healthy Annuitant Tables with MP-2017 generational adjustments.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Asset Allocation	Long-term Expected Real Rate of Return
Domestic equity	22.0%	4.43%
International equity	17.5%	5.15%
Global smart beta equity	6.0%	4.87%
Core plus fixed income	28.0%	-0.29%
Public Credit	4.0%	2.29%
Cash	1.0%	-0.78%
Private equity	11.0%	6.54%
Private real assets	7.5%	4.48%
Private credit	3.0%	3.11%
Total	100%	

Discount Rate – The discount rate used to measure the total pension liability was 7.00%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate – The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.00%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.00%) or 1% higher (8.00%) than the current rate.

	1% Decrease (6.00%)	Discount Rate (7.00%)	1% Increase (8.00%)
City's proportionate share of the net pension liability	\$ 1,732,255.00	\$ 905,144.00	\$ 211,913.00

IPERS' Fiduciary Net Position – Detailed information about IPERS' fiduciary net position is available in the separately issued IPERS financial report which is available on IPERS' website at www.ipers.org (<http://www.ipers.org>).

7. Joint Venture and Commitments

The City is a participating community in the Des Moines Metropolitan Wastewater Reclamation Authority (WRA) joint venture. This joint venture provides primary and secondary treatment of sewer flows for the participating communities. The Amended and Restated Agreement for the WRA was effective on July 1, 2004 with the second amended and restate agreement becoming effective on June 11, 2014. This agreement amended and restated the previous Integrated Community Area (I.C.A.) Agreement to provide continued operation, improvements and expansion. The WRA Agreement establishes the WRA as a separate legal entity with its own Board, creates an independent governance structure, establishes an independent bonding authority for the WRA and provides a framework for additional communities to participate.

Annually, the WRA establishes an allocation to all participating communities based on operations, maintenance, debt service and reserve requirements. Allocations are based on wastewater reclamation facility flows and are adjusted prospectively for differences in budgeted flows and actual flows.

The City retains an ongoing financial responsibility to the WRA since it is obligated in some manner for the debts of the joint venture through the annual allocation. Although the debt of the WRA is to be paid solely and only from WRA revenues, the participating communities in the joint venture cannot withdraw from the joint venture while any of the bonds issued during the time the communities were a participating community are still outstanding. The WRA Sewer Revenue Bonds Series 20013B and 2015E include provisions that place the WRA debt service requirements on the same parity and rank as other debts of the participating communities.

In May of 2013, the WRA issued Sewer Revenue Bonds Series 2013B for the purpose of refunding Series 2004B. The WRA Agreement requires the debt service of these bonds to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2020, the Series 2013B bonds had a balance of \$44,540,000 and the City of Bondurant's estimated future allocation based on the WRA flows is currently \$754,871.

In May of 2015, the WRA issued Sewer Revenue Bonds Series 2015E for the purpose of refunding Series 2006A. The WRA Agreement requires the debt service of these bonds to be allocated to the participating communities based on the WRA flows of the core communities and expansion communities of each calendar year. As of June 30, 2020, the Series 2015E bonds had a balance of \$27,235,000 and the City of Bondurant's estimated future allocation based on the WRA flows is currently \$479,430.

The WRA Agreement requires the debt service on all State Revolving Loans issued after July 1, 2004 to be allocated to the participating communities based on the WRA flow of the core communities and expansion communities of each calendar year. As of June 30, 2020, the outstanding balance of State Revolving Loan issues totaled \$344,358,384 and the City of Bondurant's estimated future allocation is currently \$4,858,011.

The WRA agreement does not provide for the determination of an equity interest for the participating communities. Withdrawing from the joint venture is a forfeit of all reversionary interest and no compensation will be paid. The City retains a reversionary interest percentage in the net position of the WRA redeemable only in the event the WRA is dissolved. Since there is no specific and measurable equity interest in the WRA agreement, no investment in the joint venture has been reported by the City. During the year ended June 30, 2020, the City paid the WRA \$780,488 for operations, maintenance, equipment replacements and debt service payments.

The WRA issues separate financial statements that may be obtained at 3000 Vandalia Road, Des Moines, Iowa 50317-1346.

8. Interfund Transfers

Transfer to	Transfer from	Amount
General	Special Revenue	
	Road Use Tax	\$6,210
	Employee Benefits	\$67,202
	LOSST	\$93,247
	Urban Renewal Tax Increment	\$243,301
	EMS	\$982
	Enterprise	
	Water	\$16,210
	Sewer	\$15,520
	Storm Water	\$2070
	Total	<u>\$444,742</u>
Special Revenue	Special Revenue	
Employee Benefits	Road Use Tax	\$16,734
	Enterprise	
	Water	\$16,239
	Sewer	\$14,924
	Storm Water	\$5,771
	Total	<u>\$53,668</u>
Special Revenue	Special Revenue	
Tree	Road Use Tax	\$15,000
	Total	<u>\$15,000</u>
Debt Service	Special Revenue	
	Road Use Tax	\$82,911
	LOSST	\$626,319
	Urban Renewal Tax Increment	\$227,585
	Enterprise	
	Water	\$79,135
	Sewer	\$6,862
	Total	<u>\$1,022,812</u>
Capital Projects	Special Revenue	
	LOSST	\$22,500
	Enterprise	
	Water	\$299,108
	Storm Water	
	Total	<u>\$321,608</u>
Flex Spending	Special Revenue	

	Employee Benefits	\$1,300
	Total	\$1,300
	Total	\$1,859,130

Transfers generally move resources from the fund statutorily required to collect the resources to the fund statutorily required to disburse the resources.

9. Compensated Absences

City employees accumulate a limited amount of earned but unused vacation, sick leave and compensatory time hours for subsequent use or for payment upon termination, retirement or death. These accumulations are not recognized as disbursements by the City until used or paid. The City's approximate liability for earned vacation, sick leave and compensatory time payable to employees at June 30, 2021, primarily relating to the General Fund, is as follows:

Vacation \$170,037

Sick \$113,749

Total \$283,786

This liability has been computed based on rates of pay in effect at June 30, 2021.

10. Related Party Transactions

The City has business transactions between the City and City officials totaling \$500 during the year ended June 30, 2021.

11. Risk Management

The City is exposed to various risks of loss related to torts; theft, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters. These risks are covered by the purchase of commercial insurance. The City assumes liability for any deductibles and claims in excess of coverage limitations. Settled claims from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

12. Development Agreements

The City has no development agreements that were appropriated as of June 30, 2021.

13. Tax Abatements

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers which require the City, after developers meet the terms of the agreements, to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant or pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2021, \$11,357.13 of property tax was diverted from the City under the urban renewal and economic development agreements.

14. Commitments

The City has entered into various agreements for infrastructure improvements. As of June 30, 2021, approximately \$1,956,879 remains to be paid on these projects. These costs will be paid for as work progresses. It is anticipated that these projects will be completed in fiscal year 2022. The City intends to pay for these costs from proceeds of debt received in fiscal year 2020, 2021, and from existing cash reserves.

15. Contingency

The City participates in a number of Federal and State grant/loan programs. These programs are subject to program compliance audits by the grantors or their representatives. Entitlement to these resources is generally conditional upon compliance with the terms and conditions of grant and loan agreements and applicable federal and state regulations, including the expenditure of resources for allowable purposes. Any disallowance resulting from a federal or state audit may become a liability to the City. The City's management believes such revisions or disallowances, if any, will not be material to the City.

16. COVID-19

In March 2020, the COVID-19 outbreak was declared a global pandemic. The disruption to businesses across a range of industries in the United States continues to evolve. The full impact to local, regional and national economies, including that of the City, remains uncertain. To date, the outbreak has not created a material disruption to the operations of the City. However, the extent of the financial impact of COVID-19 will depend on future developments, including the spread of the virus, duration and timing of the economic recovery. Due to these uncertainties, management cannot reasonably estimate the potential impact to the City's operations and finances.

17. Subsequent Events

The City has evaluated all subsequent events through March 25, 2022, the date the financial statements were available to be issued.

18. Prospective Accounting Change

Governmental Accounting Standards Board has issued Statement No. 87, Leases. This statement will be implemented for the fiscal year ending June 30, 2022. The revised requirements of this statement require reporting of certain potentially significant lease liabilities that are not currently reported.

Other Required Supplementary Information

City of Bondurant

Budgetary Comparison Schedule
of Receipts, Disbursements, and Changes in Balances -
Budget and Actual - All Governmental Funds and Proprietary Funds

Other Information

Year ended June 30, 2021

	Governmental Funds Actual	Proprietary Funds Actual	Less Funds not Required to be Budgeted	Total	Budgeted Amounts		Final to Total Variance
					Original	Final	
Receipts:							
Property tax	\$ 3,089,216	-	-	3,089,216	3,019,349	3,019,349	69,867
Tax increment financing	536,611	-	-	536,611	514,762	514,762	21,849
Other city tax	733,551	-	-	733,551	936,655	753,399	(19,848)
Licenses and permits	758,217	-	-	758,217	280,250	402,082	356,135
Use of money and property	15,991	1,573	-	17,564	25,477	16,024	1,540
Intergovernmental	7,059,700	-	-	7,059,700	8,464,979	10,395,564	(3,335,864)
Charges for service	764,673	3,832,018	-	4,596,691	3,526,210	3,828,178	768,513
Special assessments	8,562	-	-	8,562	13,176	6,026	2,536
Miscellaneous	2,690,642	29,875	95,062	2,625,455	271,300	293,450	2,332,005
Total receipts	15,657,162	3,863,466	95,062	19,425,566	17,052,158	19,228,834	196,732
Disbursements:							
Public safety	2,218,450	-	-	2,218,450	1,898,007	2,350,781	132,331
Public works	1,715,518	-	-	1,715,518	1,825,951	1,734,017	18,499
Health and social services	105	-	-	105	15,250	14,750	14,645
Culture and recreation	817,615	-	110,220	707,395	762,488	771,599	64,204
Community and economic development	337,240	-	-	337,240	470,911	408,104	70,864
General government	680,625	-	-	680,625	593,095	712,059	31,434
Debt service	1,773,717	-	-	1,773,717	1,501,611	1,798,818	25,101
Capital projects	17,275,540	-	-	17,275,540	12,939,920	19,241,438	1,965,898
Business type activities	-	5,133,530	-	5,133,530	5,894,780	6,193,696	1,060,166
Total disbursements	24,818,810	5,133,530	110,220	29,842,120	25,902,013	33,225,262	3,383,142
Excess (deficiency) of receipts over (under) disbursements	(9,161,648)	(1,270,063)	(15,158)	(10,416,554)	(10,353,890)	(13,996,428)	3,579,874
Other financing sources, net	12,642,369	(162,039)	-	12,480,330	8,704,035	12,452,662	27,668
Change in fund balances	3,480,721	(1,432,102)	(15,158)	2,063,776	(1,649,855)	(1,543,766)	3,607,542
Balances beginning of year	5,427,267	4,249,845	29,058	9,648,054	5,947,823	9,649,255	(1,201)
Balances end of year	\$ 8,907,988	2,817,743	13,900	11,711,830	4,297,968	8,105,489	3,606,341

See accompanying independent auditor's report.



City of Bondurant

Notes to Other Information - Budgetary Reporting

June 30, 2021

The budgetary comparison is presented in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis following required public notice and hearing for all funds except the Internal Service Fund. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon nine major classes of disbursements known as functions, not by fund. These nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects, and business type activities. Function disbursements required to be budgeted include disbursements for the General Fund, the Special Revenue Funds, the Debt Service Fund, the Capital Projects Fund, the Permanent Fund and the Enterprise Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, two budget amendments increased budgeted disbursements by \$9,257,454. The budget amendments are reflected in the final budgeted amounts.

During the year ended June 30, 2021, disbursements did not exceed the amounts budgeted.

City of Bondurant						
Schedule of the City's Proportionate Share of the Net Pension Liability						
Iowa Public Employees' Retirement System						
For the Last Six Years*						
(In Thousands)						
Other Information						
	2021	2020	2019	2018	2017	2016
City's proportion of the net pension liability	0.0128851%	0.010989%	0.010066%	0.010800%	0.010121%	0.009984%
City's proportionate share of the net pension liability	\$ 905	623	637	719	637	493
City's covered payroll	\$ 1,440	1,070	882	898	792	687
City's proportionate share of the net pension liability as a percentage of its covered payroll	62.85%	58.22%	72.20%	80.07%	80.43%	71.76%
IPERS' net position as a percentage of the total pension liability	82.90%	85.45%	83.62%	82.21%	81.82%	85.19%
* In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year						
See accompanying independent auditor's report.						

City of Bondurant										
Schedule of City Contributions										
Iowa Public Employees' Retirement System										
For the Last Ten Years										
(In Thousands)										
Other Information										
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Statutorily required contribution	\$ 153	132	80	81	71	61	53	51	43	36
Contributions in relation to the statutorily required contribution	(153)	(132)	(80)	(81)	(71)	(61)	(53)	(51)	(43)	(36)
Contribution deficiency (excess)	\$ -	-	-	-	-	-	-	-	-	-
City's covered payroll	\$1,609	\$1,374	\$82	\$98	792	687	595	586	529	523
Contributions as a percentage of covered payroll	9.51%	9.61%	9.07%	9.02%	8.96%	8.93%	8.67%	8.67%	8.07%	6.95%
See accompanying independent auditor's report.										

City of Bondurant

Notes to Other Information – Pension Liability

Year ended June 30, 2021

Changes of benefit terms:

There are no significant changes in benefit terms.

Changes of assumptions:

The 2018 valuation implemented the following refinements as a result of a demographic assumption study dated June 28, 2018:

- Changed mortality assumptions to the RP-2014 mortality tables with mortality improvements modeled using Scale MP-2017.
- Adjusted retirement rates.
- Lowered disability rates.
- Adjusted the probability of a vested Regular member electing to receive a deferred benefit.
- Adjusted the merit component of the salary increase assumption.

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%.
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Moved from an open 30-year amortization period to a closed 30-year amortization period for the UAL (unfunded actuarial liability) beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20-year period.

City of Bondurant
Schedule of Cash Receipts, Disbursements
and Changes in Cash Balances
Nonmajor Governmental Funds
As of and for the year ended June 30, 2021

	Special Revenue							Permanent		Total
	Employee Benefits	Urban Renewal Tax Increment	Library Grant	EMS Grant	Park and Recreation	Fema Disaster	Tree	Bondurant Community Library Foundation	Cemetery Perpetual Care	
Receipts:										
Property tax	\$ 590,296	-	-	-	-	-	-	-	-	590,296
Tax increment financing	-	536,611	-	-	-	-	-	-	-	536,611
Other city tax	3,853	-	-	-	-	-	-	-	-	3,853
Use of money and property	-	389	5	-	-	-	-	-	8	403
Intergovernmental	8,388	-	4,220	-	-	184,438	-	-	-	197,046
Miscellaneous	35,746	-	55,056	-	3,126	26,278	11,925	95,062	3,088	230,273
Total receipts	638,282	537,001	59,281	-	3,126	210,706	11,925	95,062	3,088	1,558,472
Disbursements:										
Operating:										
Public safety	165,321	-	-	-	-	162,217	-	-	-	327,538
Public works	70,725	-	-	-	-	-	-	-	-	70,725
Culture and recreation	84,637	-	26,665	-	-	-	13,009	110,220	-	234,531
Community and economic development	27,435	35,760	-	-	-	-	-	-	-	63,195
General government	264,636	-	-	-	-	-	-	-	-	264,636
Total disbursements	612,755	35,760	26,665	-	-	162,217	13,009	110,220	-	960,625
Excess (deficiency) of receipts over (under) disbursements	25,528	501,241	32,617	-	3,126	48,489	(1,084)	(15,158)	3,088	597,847
Other financing sources (uses):										
Transfers in	53,668	-	-	-	-	-	15,000	-	-	68,668
Transfers out	(68,502)	(470,886)	-	(982)	-	-	-	-	-	(540,370)
Total other financing sources (uses)	(14,834)	(470,886)	-	(982)	-	-	15,000	-	-	(471,702)
Change in cash balances	10,694	30,355	32,617	(982)	3,126	48,489	13,916	(15,158)	3,088	126,145
Cash balances beginning of year	212,975	(24,944)	-	982	304	(7,464)	15,773	29,058	23,356	250,041
Cash balances end of year	\$ 223,669	5,411	32,617	-	3,430	41,025	29,689	13,900	26,445	376,185
Cash Basis Fund Balances										
Nonspendable - Cemetery perpetual care	\$ -	-	-	-	-	-	-	-	26,445	26,445
Restricted for:										
Other purposes	223,669	-	32,617	-	3,430	41,025	29,689	13,900	-	344,330
Unassigned	-	5,411	-	-	-	-	-	-	-	5,411
Total cash basis fund balances	\$ 223,669	5,411	32,617	-	3,430	41,025	29,689	13,900	26,445	376,185

See notes to financial statements.

Statistical Section

City of Bondurant
Schedule of Indebtedness
Year ended June 30, 2021

Schedule 2

Obligation	Date of Issue	Interest Rates	Amount Originally Issued	Balance Beginning of Year	Issued During Year	Redeemed During Year	Balance End of Year	Interest Paid	Principal and Interest Due and Unpaid
General Obligation Bonds:									
Corporate purpose, Series 2011	July 6, 2011	1.00-3.45%	\$1,550,000	780,000	-	115,000	665,000	24,043	-
Corporate purpose, Series 2013A	June 12, 2013	0.30-2.00%	2,265,000	850,000	-	245,000	605,000	13,760	-
Refunding, Series 2013B	June 12, 2013	0.50-1.45%	1,745,000	515,000	-	225,000	290,000	6,958	-
Water, Series 2014A	March 5, 2014	0.50-3.40%	1,130,000	830,000	-	55,000	775,000	23,635	-
Urban renewal bonds, Series 2017	May 31, 2017	1.40-2.35%	895,000	795,000	-	100,000	695,000	15,630	-
Corporate purpose, Series 2018A	June 28, 2018	3.00-4.00%	2,455,000	2,295,000	-	190,000	2,105,000	83,590	-
Corporate purpose, Series 2020A	February 5, 2020	2.00-4.00%	2,135,000	2,135,000	-	-	2,135,000	92,225	-
Urban renewal, Series 2020B	February 5, 2020	2.00-4.00%	7,045,000	7,045,000	-	-	7,045,000	274,097	-
Corporate purpose, Series 2020D	November 4, 2020	2.125-3.00%	3,580,000	-	3,580,000	185,000	3,395,000	53,719	-
TIF annual appropriation, Series 2021A	February 2, 2021	3-2%	6,050,000	-	6,050,000	-	6,050,000	-	-
Total				\$ 15,245,000	9,630,000	1,115,000	23,760,000	587,656	-
Revenue Bonds:									
Sewer, Series 2020C	June 30, 2020	2.65%	\$2,665,000	2,665,000	-	145,000	2,520,000	64,933	-
Stormwater, Series 2020E	December 30, 2020	2.00%	2,290,000	-	2,290,000	100,000	2,190,000	19,211	-
Total				2,665,000	2,290,000	245,000	4,710,000	84,144	-
Revenue Note:									
Loan Agreement:									
Water Supply Rights	March 27, 2014	2.00%	\$ 500,000	211,900	-	51,400	160,500	4,238	-
Water Service Agreement	October 30, 2012	2.00-3.00%	\$ 778,074	359,311	-	63,796	295,515	10,939	-
Urban Service Area Agreement	February 10, 2009	4.50%	\$1,221,213	644,457	-	162,742	481,715	-	-

See accompanying independent auditor's report.

29,407,730

City of Bondurant
Bond and Note Information
June 30, 2021

Slide 3

General Obligation Bonds									
Year Ending	Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount	Rate
2021	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2022	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2023	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2024	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2025	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2026	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2027	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2028	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2029	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2030	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2031	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2032	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2033	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2034	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
		\$ 660,000		\$ 660,000		\$ 660,000		\$ 660,000	
General Obligation Bonds									
Year Ending	Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount	Rate
2021	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2022	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2023	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2024	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2025	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2026	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2027	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2028	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2029	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2030	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2031	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2032	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2033	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2034	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
		\$ 660,000		\$ 660,000		\$ 660,000		\$ 660,000	
General Obligation Bonds									
Year Ending	Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount	Rate
2021	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2022	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2023	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2024	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2025	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2026	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2027	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2028	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2029	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
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2031	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2032	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2033	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2034	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
		\$ 660,000		\$ 660,000		\$ 660,000		\$ 660,000	
General Obligation Bonds									
Year Ending	Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount	Rate
2021	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
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2028	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2029	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2030	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2031	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
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2033	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2034	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
		\$ 660,000		\$ 660,000		\$ 660,000		\$ 660,000	
General Obligation Bonds									
Year Ending	Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount	Rate
2021	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2022	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
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2024	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2025	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2026	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2027	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
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2034	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
		\$ 660,000		\$ 660,000		\$ 660,000		\$ 660,000	
General Obligation Bonds									
Year Ending	Rate	Amount	Rate	Amount	Rate	Amount	Rate	Amount	Rate
2021	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2022	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2023	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2024	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	2.00%
2025	2.00%	120,000	1.40%	140,000	4.00%	200,000	2.00%	200,000	

City of Bondurant
Schedule of Receipts By Source and Disbursements By Function -
All Governmental Funds
For the Last Ten Years

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Receipts:											
Property tax	\$ 3,089,216	3,084,278	2,784,742	2,406,986	2,166,780	1,982,540	1,737,715	1,635,189	1,540,915	1,434,131	1,309,877
Tax increment financing	536,611	578,145	484,339	434,070	467,205	480,316	488,924	506,265	383,187	386,986	380,845
Other city tax	733,551	304,055	24,582	24,992	26,493	27,569	35,586	27,889	28,005	16,624	17,013
Licenses and permits	758,217	823,638	228,104	361,107	347,335	194,112	183,622	89,816	121,876	53,055	46,584
Use of money and property	15,991	84,837	70,825	34,727	22,427	18,395	33,228	32,702	29,308	3,626	37,814
Intergovernmental	7,059,700	3,559,103	951,357	923,721	1,262,272	702,907	1,831,115	565,419	554,786	924,805	532,942
Charges for service	764,673	883,173	441,748	441,488	420,957	391,052	382,624	328,234	278,415	100,685	74,619
Special assessments	8,562	7,019	10,077	14,967	15,441	16,362	28,833	127,257	80,870	41,248	35,378
Miscellaneous	2,690,642	947,864	179,741	125,135	184,054	179,055	199,617	372,382	308,495	136,513	105,721
Total	\$ 15,657,162	10,272,112	5,175,515	4,767,193	4,912,964	3,992,308	4,941,264	3,685,153	3,325,857	3,097,673	2,540,793
Disbursements:											
Operating:											
Public safety	\$ 2,218,450	2,011,969	1,830,227	1,176,745	1,120,385	853,312	758,329	1,059,932	632,809	678,647	584,205
Public works	1,715,518	1,034,299	1,132,627	971,801	866,452	680,439	563,694	686,425	569,142	512,100	493,850
Health and social services	105	15,950	12,654	14,470	10,281	6,996	768	9,175	6,588	6,705	407
Culture and recreation	817,615	626,073	565,390	546,750	515,439	561,245	458,332	451,639	400,516	334,820	327,180
Community and economic development	337,240	322,634	387,412	199,089	216,737	194,051	265,458	247,107	228,550	250,404	210,810
General government	680,625	692,959	684,634	653,225	716,084	650,613	675,270	532,751	539,116	513,726	450,756
Debt service	1,773,717	1,972,848	1,188,828	1,096,109	1,037,266	1,042,441	2,687,731	906,123	1,026,071	642,169	629,253
Capital projects	17,275,540	11,818,003	615,668	421,362	1,221,061	739,970	2,022,760	758,952	1,144,472	1,608,596	1,239,397
Total	\$ 24,818,810	18,494,735	6,417,440	5,079,551	5,703,705	4,729,067	7,432,342	4,652,104	4,547,264	4,547,167	3,935,858

See accompanying independent auditor's report.

Internal Controls and Compliance Section



FALLER, KINCHELOE & CO, PLC

Certified Public Accountants

Independent Auditor's Report on Internal Control
over Financial Reporting and on Compliance and Other Matters
Based on an Audit of Financial Statements Performed in Accordance with
Government Auditing Standards

To the Honorable Mayor and
Members of the City Council:

We have audited in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Bondurant, Iowa (City) as of and for the year ended June 30, 2021, and the related Notes to Financial Statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 25, 2022. Our report expressed unmodified opinions on the financial statements which were prepared on the basis of cash receipts and disbursements, a basis of accounting other than U.S. generally accepted accounting principles.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting to determine the audit procedures appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify deficiencies in internal control, described in the accompanying Schedule of Findings as item I-A-21 we consider to be a material weakness.

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Des Moines, Iowa 50321
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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under Government Auditing Standards. However, we noted certain immaterial instances of non-compliance or other matters which are described in the accompanying Schedule of Findings.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2020 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City's Responses to the Findings

The City's responses to the findings identified in our audit are described in the accompanying Schedule of Findings. The City's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

We would like to acknowledge the many courtesies and assistance extended to us by personnel of the City during the course of our audit. Should you have any questions concerning any of the above matters, we shall be pleased to discuss them with you at your convenience.



FALLER, KINCHELOE & CO., PLC

Part I: Findings Related to the Financial Statements:

INTERNAL CONTROL DEFICIENCIES:

I-A-21 Financial Reporting

Criteria – A deficiency in internal control over financial reporting exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements of the financial statements on a timely basis. Properly designed policies and procedures and implementation of the policies and procedures are an integral part of ensuring the reliability and accuracy of the City's financial statements.

Condition – An instance was noted on an outstanding accounts payable was not properly recorded in the accounting system. These transactions were recorded in the accounting system but were not properly recorded in the accounting system in accordance with the cash basis of accounting. In addition, other transactions were recorded in improper funds.

Cause – City policies do not require and procedures have not been established to provide for an independent review of receipts, disbursements and postings to the correct fund to ensure the City's financial statements are properly recorded in the accounting system in accordance with the cash basis of accounting.

Effect – Lack of City policies and procedures resulted in City employees not detecting these issues in the normal course of performing their assigned functions. As a result, reclassifications to the City's financial statements were necessary.

Recommendation – The City should establish procedures to ensure all receipts and disbursements are properly recorded and reported in the City's financial statements in accordance with the cash basis of accounting.

Response – These few transactions were erroneously entered in the accounting system. In the future, we will have a procedure in place to review transactions as to eliminate errors.

Conclusion – Response acknowledged.

INSTANCES OF NON-COMPLIANCE:

No matters were noted.

City of Bondurant
Schedule of Findings
Year ended June 30, 2021

Part II: Other Findings Related to Required Statutory Reporting:

II-A-21 Certified Budget – Disbursements during the year ended June 30, 2021 did not exceed the amounts budgeted.

II-B-21 Questionable Disbursements – No disbursements that may not meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979 were noted.

II-C-21 Travel Expense - No disbursements of City of Bondurant (City) money for travel expenses of spouses of City officials or employees were noted.

II-D-21 Business Transactions – Business transactions between the City and City officials or employees are detailed as follows:

Name, Title, and Transaction/

Business Connection Description Amount

Boyce Bailey, City Employee,
Spouse of Michele Bailey,
independent contractor Community Beautification \$ 500

In accordance with Chapter 362.5(3)(j) of the Code of Iowa, the transactions with the above employee does not appear to represent a conflict of interest since total transactions with the individual were less than \$6,000 during the fiscal year.

II-E-21 Restricted Donor Activity. – No transactions were noted between the City, City officials, City employees and restricted donors in compliance with Chapter 68B of the Code of Iowa

II-F-21 Bond Coverage - Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.

II-G-21 City Council Minutes – No transactions were found that we believe should have been approved in the Council minutes but were not.

II-H-21 Deposits and Investments – No instances of non-compliance with the deposit and investment provisions of Chapter 12B and 12C of the Code of Iowa and the City's investment policy were noted.

II-I-21 Revenue Bonds – No instances of non-compliance with the revenue note resolutions were noted.

II-J-21 Deficit Fund – Several Capital Project Funds had a deficit balance at June 30, 2021.

Recommendation – The City implement procedures to eliminate the deficit in the Capital Project Funds.

Response – The deficits will be made up from future bond proceeds or fund transfers. We will ensure there are no negative funds in the future.

Conclusion – Response acknowledged.

II-K-21 Annual Urban Renewal Report – The Annual Urban Renewal Report was properly approved and certified to the Iowa Department of Management on or before December 1. However, the City's debt balances, receipts and ending cash balances reported on the Levy Authority Summary do not agree with the City's records.

Recommendation – The City should ensure the balances reported on the Levy Authority Summary agree with the City's records.

Response – When reporting the information, the wrong line was erroneously entered into the report. In the future, we will have a procedure in place to review transactions as to eliminate errors.

Conclusion – Response acknowledged.

APPENDIX

Glossary

Abatement: A reduction or elimination of a real or personal property tax, motor vehicle excise, a fee, charge, or special assessment imposed by a governmental unit. Granted only on application of the person seeking the abatement and only by the committing governmental unit.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Arbitrage: As applied to municipal debt, the investment of tax-exempt bonds or note proceeds in higher yielding, taxable securities. Section 103 of the Internal Revenue Service (IRS) Code restricts this practice and requires (beyond certain limits) that earnings be rebated (paid) to the IRS.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is almost always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Betterments (Special Assessments): Whenever a specific area of a community receives benefit from a public improvement (e.g., water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel receiving benefit from the improvement is assessed for its proportionate share of the cost of such improvements. The proportionate share may be paid in full or the property owner may request that the assessors apportion the betterment over 20 years. Over the life of the betterment, one year's apportionment along with one year's committed interest computed from October 1 to October 1 is added to the tax bill until the betterment has been paid.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bonds Authorized and Unissued: Balance of a bond authorization not yet sold. Upon completion or abandonment of a project, any remaining balance of authorized and unissued bonds may not be used for other purposes, but must be rescinded by the community's legislative body to be removed from community's books.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and

Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes and functions over a specified period of time. (See Performance Budget, Program Budget)

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful life extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short-term borrowing and investment of idle cash.

Certificate of Deposit (CD): A bank deposit evidenced by a negotiable or non-negotiable instrument, which provides on its face that the amount of such deposit plus a specified interest payable to a bearer or to any specified person on a certain specified date, at the expiration of a certain specified time, or upon notice in writing.

Classification of Real Property: Assessors are required to classify all real property according to use into one of four classes: residential, open space, commercial, and industrial. Having classified its real properties, local officials are permitted to determine locally, within limitations established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Collective Bargaining: The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union. regarding wages, hours and working conditions.

Consumer Price Index: The statistical measure of changes, if any, in the overall price level of consumer goods and services. The index is often called the "cost-of-living index."

Cost-Benefit Analysis: A decision-making tool that allows a comparison of options based on the level of benefit derived and the cost to achieve the benefit from different alternatives.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery--direct, indirect, and capital costs—are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the "surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Equalized Valuations (EQVs): The determination of the full and fair cash value of all property in the community that is subject to local taxation.

Estimated Receipts: A term that typically refers to anticipated local revenues often based on the previous year's receipts and represent funding sources necessary to support a community's annual budget. (See Local Receipts)

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

Expenditure: An outlay of money made by municipalities to provide the programs and services within their approved budget.

Fiduciary Funds: Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private-purpose trust funds, and agency funds.

Fixed Assets: Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.

Fixed Costs: Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.

Float: The difference between the bank balance for a local government's account and its book balance at the end of the day. The primary factor creating float is clearing time on checks and deposits. Delays in receiving deposit and withdrawal information also influence float.

Full Faith and Credit: A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.

Fund: An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Fund Accounting: Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.

GASB 34: A major pronouncement of the Governmental Accounting Standards Board that establishes new criteria on the form and content of governmental financial statements. GASB 34 requires a report on overall financial health, not just on individual funds. It requires more complete information on the cost of delivering value estimates on public infrastructure assets, such as bridges, road, sewers, etc. It also requires the presentation of a narrative statement the government's financial performance, trends and prospects for the future.

GASB 45: This is another Governmental Accounting Standards Board major pronouncement that each public entity account for and report other postemployment benefits in its accounting statements. Through actuarial analysis, municipalities must identify the true costs of the OPEB earned by employees over their estimated years of actual service.

General Fund: The fund used to account for most financial resources and activities governed by the normal appropriation process.

General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Governing Body: A board, committee, commission, or other executive or policymaking body of a municipality or school district.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Line Item Budget: A budget that separates spending into categories, or greater detail, such as supplies, equipment, maintenance, or salaries, as opposed to a program budget.

Local Aid: Revenue allocated by the state or counties to municipalities and school districts.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as "personal services," "expenses," or "capital outlay."

Official Statement: A document prepared for potential investors that contains information about a prospective bond or note issue and the issuer. The official statement is typically published with the notice of sale. It is sometimes called an offering circular or prospectus.

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Overlapping Debt: A community's proportionate share of the debt incurred by an overlapping government entity, such as a regional school district, regional transit authority, etc.

Performance Budget: A budget that stresses output both in terms of economy and efficiency.

Principal: The face amount of a bond, exclusive of accrued interest.

Program: A combination of activities to accomplish an end.

Program Budget: A budget that relates expenditures to the programs they fund. The emphasis of a program budget is on output.

Purchased Services: The cost of services that are provided by a vendor.

Refunding of Debt: Transaction where one bond issue is redeemed and replaced by a new bond issue under conditions generally more favorable to the issuer.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revaluation: The assessors of each community are responsible for developing a reasonable and realistic program to achieve the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessors' analysis and consideration of many factors, including, but not limited to, the status of the existing valuation system, the results of an in-depth sales ratio study, and the accuracy of existing property record information.

Revenue Anticipation Note (RAN): A short-term loan issued to be paid off by revenues, such as tax collections and state aid. RANs are full faith and credit obligations.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Revolving Fund: Allows a community to raise revenues from a specific service and use those revenues without appropriation to support the service.

Sale of Real Estate Fund: A fund established to account for the proceeds of the sale of municipal real estate other than proceeds acquired through tax title foreclosure.

Stabilization Fund: A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, \$14.80 per \$1,000 of assessed valuation of taxable real and personal property.

Tax Title Foreclosure: The procedure initiated by a municipality to obtain legal title to real property already in tax title and on which property taxes are overdue.

Trust Fund: In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as directed by the commissioners of trust funds or by the community's legislative body. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

Uncollected Funds: Recently deposited checks included in an account's balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be loaned or used as part of the bank's reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved, and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders' equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected. (See Free Cash)

Valuation (100 Percent): The legal requirement that a community's assessed value on property must reflect its market, or full and fair cash value.



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

Item No. 7.a.
For Meeting of 6/20/2022
Public Hearing

TITLE: - (Second Reading) Ordinance consideration of the request for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on portions of Parcels 230/00453-002-000 and 230/462-000-000; and request for 2012 Future Land Use Map amendment from Reserve Industrial/Reserve Ag and Residential to Industrial on this same area

CONTACT PERSON:

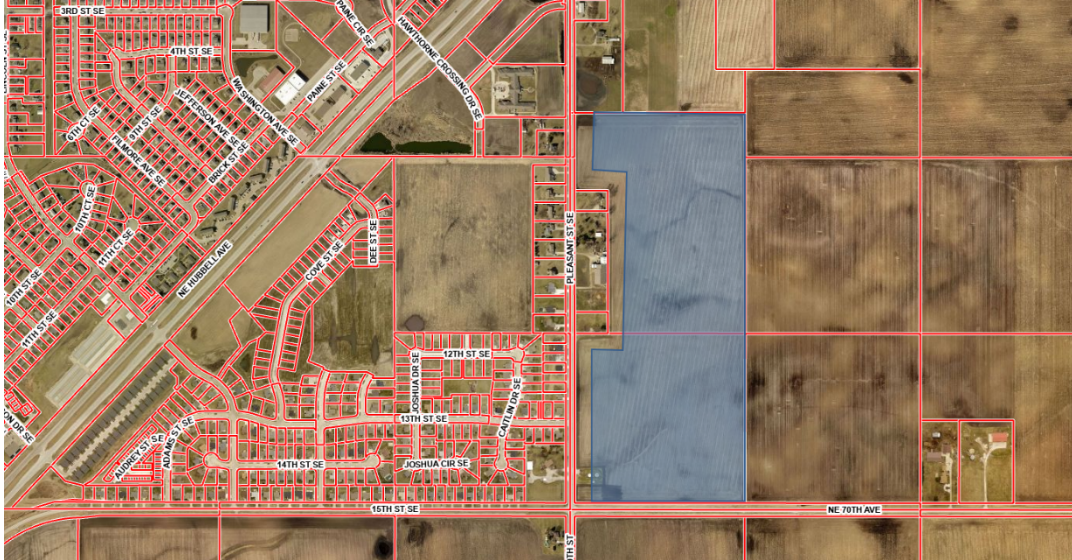
Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Information included as part of the June 6, 2022 public hearing agenda statement:

David Ross, Stephen Ross, and Jorene King, property owners, have submitted a rezoning application from the City's Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation, for portions of the following parcels as shown on the maps of this agenda statement: 230/00453-002-000 and 230/00462-000-000. A Future Land Use Map amendment must also be considered at the same time as this rezoning request. The Future Land Use Amendment being considered is a request to amend the Future Land Use Map from Reserve Industrial and Reserve Agricultural/Residential use to Industrial.

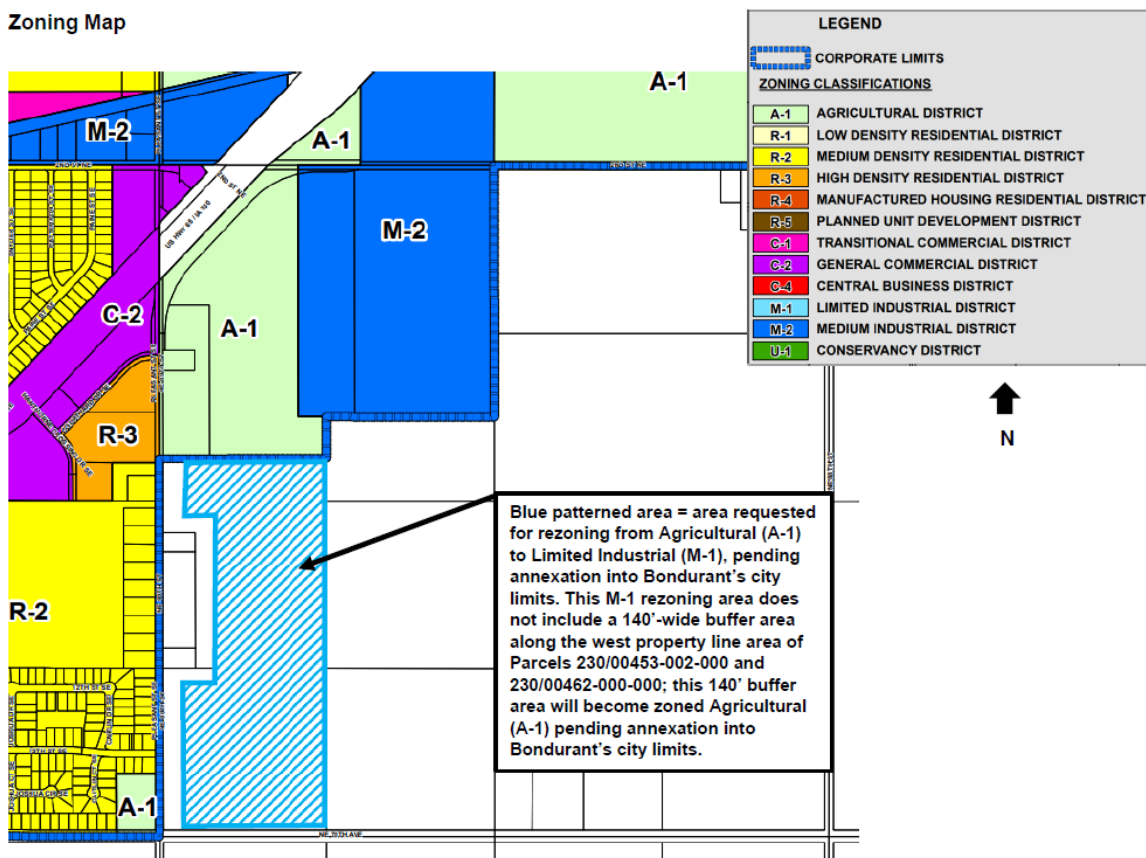
The rezoning and future land use amendment does not include a one-hundred and forty-foot (140') wide buffer along the west property line of the subject properties. This 140'-wide buffer will become zoned Agricultural (A-1) automatically, pending annexation finalization, per Section 177.07.7 of the Zoning Code.

The area shown in blue represents the estimated area proposed for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, and also the area proposed for future land use map amendment from Reserve Industrial and Reserve Agricultural/Residential to Industrial. When a land is considered for annexation, it is automatically zoned as being within the City's Agricultural (A-1) District, unless a rezoning request is also being considered at the same time (Section 177.07.7).



The area in dashed blue below represents the area proposed for rezoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization.

Zoning Map



Area Current Land Uses

The rezoning property is currently in row crop production. Currently, there are three

grain bins located on the southern property on the southwestern portion of the property, near the intersection of Pleasant St SE and 15th St SE. Properties to the east and south are currently in row-crop production. To the west of the subject parcels include agricultural dwellings and residential neighborhoods, including the Wisteria Heights subdivision. The property to the north is currently in row-crop production but has been purchased by the City of Bondurant for a future civic campus project; this area is currently being considered at the Council-level for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District. As part of the civic campus project, the intersection of 2nd Street NE, Pleasant Street SE, and NE 80th Street that approach Highway 65/Hubbell Avenue will be reconstructed and realigned to allow for additional stacking of vehicles. As part of this intersection realignment project, a new street will extend south southerly to connect to 15th St SE/NE 70th Avenue. The roadway will be located on or near the east property line as depicted below.



Analysis

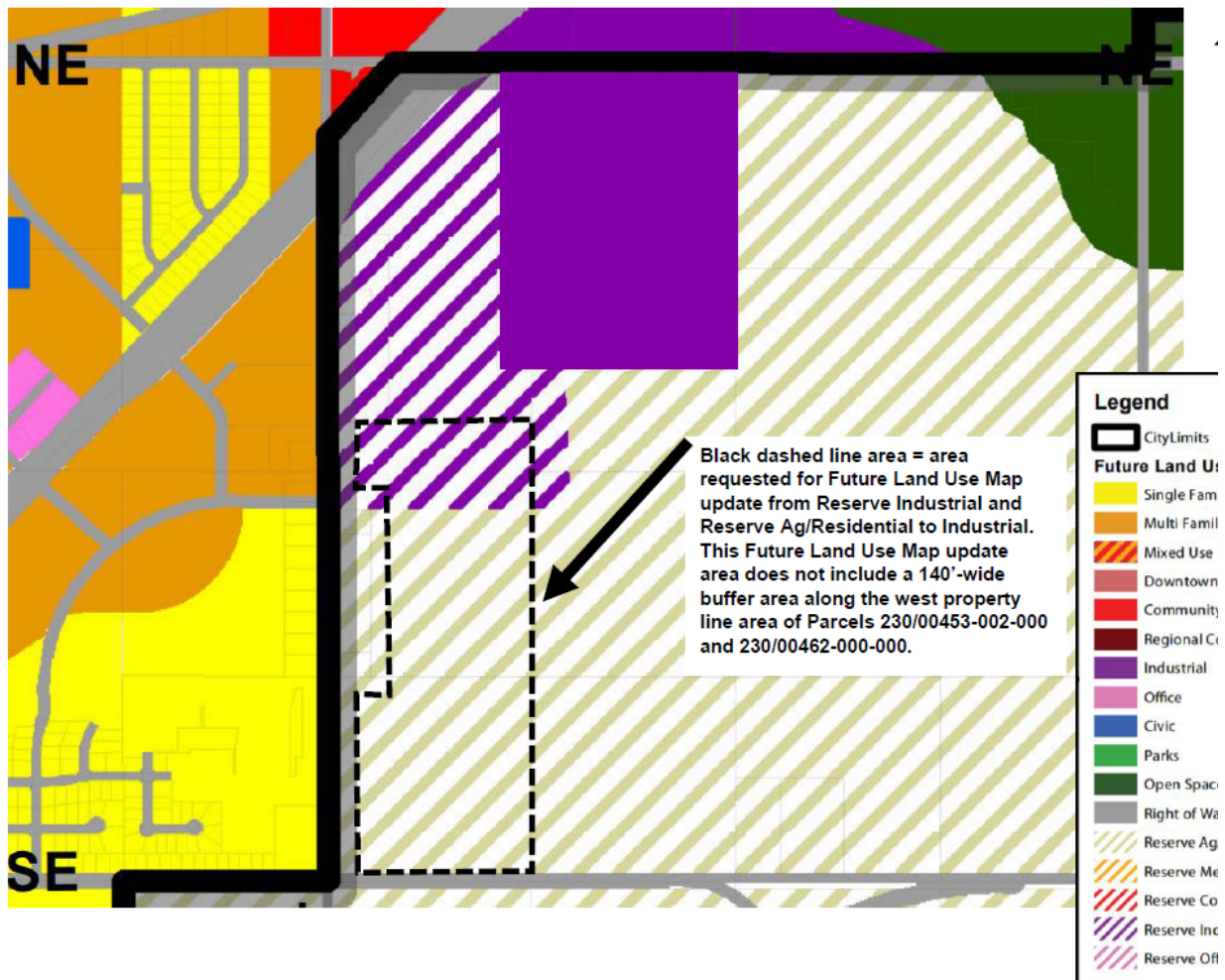
When considering rezoning requests, the Planning and Zoning Commission should take into account the Comprehensive Plan, Consistency with the Zoning Code, Spot Zoning, and Public Input.

Comprehensive Plan

The City's Future Land Use Map, which guides potential future rezoning requests but is not a regulatory tool such as the Zoning Code/Zoning Map, currently identifies these parcels as Reserve Industrial for the northern portion and Reserve Agricultural/Residential for the southern portion. When a city considers a rezoning, it must find that the rezoning is consistent with the

adopted Future Land Use Map. Since the City's Future Land Use Map guides for Reserve Agricultural/Residential in those areas requested for Limited Industrial (M-1) zoning, an amendment to the Future Land Use Map from Reserve Agricultural/Residential and Reserve Industrial to Industrial must also be approved as part of the rezoning ordinance to ensure consistency between the City's Future Land Use Map and Zoning Map.

2012 Future Land Use Map



Justification for the proposed Future Land Use Map amendment includes the following:

- The site's proximity to both Highway 65/Hubell Avenue. The Comprehensive Plan notes that "Industrial land uses are most likely to succeed in areas with easy access to transportation, such as highways (and interstates). Access to regional highways is a vital need for many industrial land uses and Bondurant has two, Highway 65 and Interstate 80. Industrial land uses should be located to take advantage of this infrastructure".
- Abutting properties to the north are currently being considered by the City for a rezoning to the Medium Industrial (M-2) District to allow for the construction

- of a City Campus. The rezoning may compliment future neighboring uses, if approved.
- Consistency with the following objectives of the 2012 Comprehensive Plan:
4.10 -- Locate industrial and office land uses so as to minimize traffic conflicts with the rest of the community; and **4.11** -- Guide industrial and office land uses to areas that are easily serviced by utilities and transportation infrastructure.
 - The City's draft 2022 Future Land Use Map identifies this rezoning/future land use map amendment area for industrial use.

Zoning Code

This 'Consistency with the Zoning Code' item will be reviewed in greater detail if/when a site plan or subdivision requested is presented to the Planning & Zoning Commission and City Council for consideration. Generally speaking, the area requested for rezoning to the M-1 District has the ability to meet the following bulk regulations of the M-1 District: 50' front setback, 20' side setback, 50' rear setback, and a 10,000 SF minimum lot. The M-1 District only allows outdoor storage through the granting of a conditional use permit through the City's Board of Adjustment.

Related to this Zoning Code topic - the attached P&Z recommendation resolution includes a condition where a landscaped berm must be installed by the developer at the time the industrial development occurs where the berm is installed between the industrial development and the properties to the west and also Pleasant Street SE for the entire extent of the west property line areas. Together, the required berm plus the 140'-wide A-1 buffer, will help to minimize any potential conflicts between neighboring uses. The landscaped berming may occur either on the A-1 land or on the M-1 land. This landscaped berm condition is allowable per [Iowa Code Section 414.5](#), which allows the Council the authority to impose conditions in order to satisfy public needs which are directly caused by such request.

Spot Zoning

Spot zoning refers to when a rezoning decision results in an island of property with differing zoning and use restrictions than the surrounding properties. To determine whether illegal spot zoning has occurred, the courts consider whether the decision had taken into the account of the following:

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

So long as the Future Land Use Map amendment is approved as part of the rezoning ordinance, staff feels that spot zoning does not exist for this rezoning request. Objectives of the Comprehensive Plan support industrial development along the

Highway 65/Hubbell Avenue corridor. Additionally, the area immediately north is in the process of being considered for Medium Industrial (M-2) rezoning.

In addition to the Comprehensive Plan, the rezoning also promotes the protection and preservation of public health, justice, morals, order, safety and security, and welfare through implementing a buffer yard. The one hundred and forty-foot (140') landscaped buffer yard both screens and separates the proposed industrial rezoned area from the residential uses located to the west of the subject parcels. This buffer will act as a visual screening between the properties as to minimize any potential conflicts.

Additionally, the reconstruction and realignment of the intersection of Pleasant Street SE/NE 80th Street/2nd Street NE as it approaches Highway 65/Hubbell Avenue will separate any potential truck traffic off of Pleasant Street SE and alleviate concerns regarding vehicular traffic on the residential street. This construction is set to take place in 2022/2023.

Public Input

As is required by the City's Code, property owners within two-hundred (200) feet of the subject property for rezoning were notified of this request. A total of seven (7) property owners were notified. At the time this agenda statement was created, the following public input has been received:

- Pam Killmer, property owner at 7343 NE 80th Street, noted the rezoning area does not have a large enough buffer around the residences and that the planned 140' is not sufficient for the homes not to be impacted.
- Robin McNichols, property owner at Parcel 170/00005-001-000, noted that attention should also be paid to the site's views from the 15th Street SE street corridor relative to site and building design.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this request during their meeting on May 12, 2022 and voted on recommended approval per the condition included as part of the attached ordinance.

City Council held the required public hearing on June 6, 2022 and also approved the first ordinance at this meeting. Staff recommends approval of the second and/or third (final) reading of the ordinance.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. ORDINANCE NO. 220606-207

CITY OF BONDURANT
ORDINANCE NO. 220606-207

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

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

Section 1. PURPOSE. The purpose of this ordinance is to change the future land use from Reserve Industrial and Reserve Ag/Residential to Industrial on property located in Polk County, Iowa as described as follows:

THE SW ¼ OF THE SW ¼ AND NW ¼ OF THE SW ¼ (EXCEPT THE WEST 283.5 FEET OF THE SOUTH 1071.65 FEET); ALL OF SECTION 32, TOWNSHIP 80, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; AND THE SOUTH 10 ACRES OF LOT 2 OF THE OFFICIAL PLAT OF SW ¼ OF NW ¼ OF SECTION 32, TOWNSHIP 80 NORTH, RANGE 22 WEST OF THE 5TH P.M., POLK COUNTY, IOWA; EXCLUDING A 140'-WIDE BUFFER ALONG THE WEST PROPERTY LINES THAT WILL BE ZONED AGRICULTURAL (A-1) PENDING ANNEXATION FINALIZATION.

AND

To change the zoning from Agricultural (A-1) to Limited Industrial (M-1), pending annexation finalization, on this same property.

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

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

Section 3. HEREBY REZONED. The property, above described, is hereby rezoned to Limited Industrial (M-1), subject to the following condition:

1. That a landscaping berm shall be installed by the developer at the time the industrial development occurs where such berm is located between the industrial use and Pleasant Street SE and also between the properties at 7231 NE 80th Street, 7301 NE 80th Street, and 7343 NE 80th Street, for the entire west property line areas. This required landscaping berm may be installed in the A-1 or the M-1 portion of Parcels 230/00453-002-000 and 230/462-000-000.

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

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

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

CITY OF BONDURANT, POLK COUNTY, IOWA

DOUG ELROD, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION: June 6, 2022

SECOND CONSIDERATION: June 20, 2022

THIRD CONSIDERATION:



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

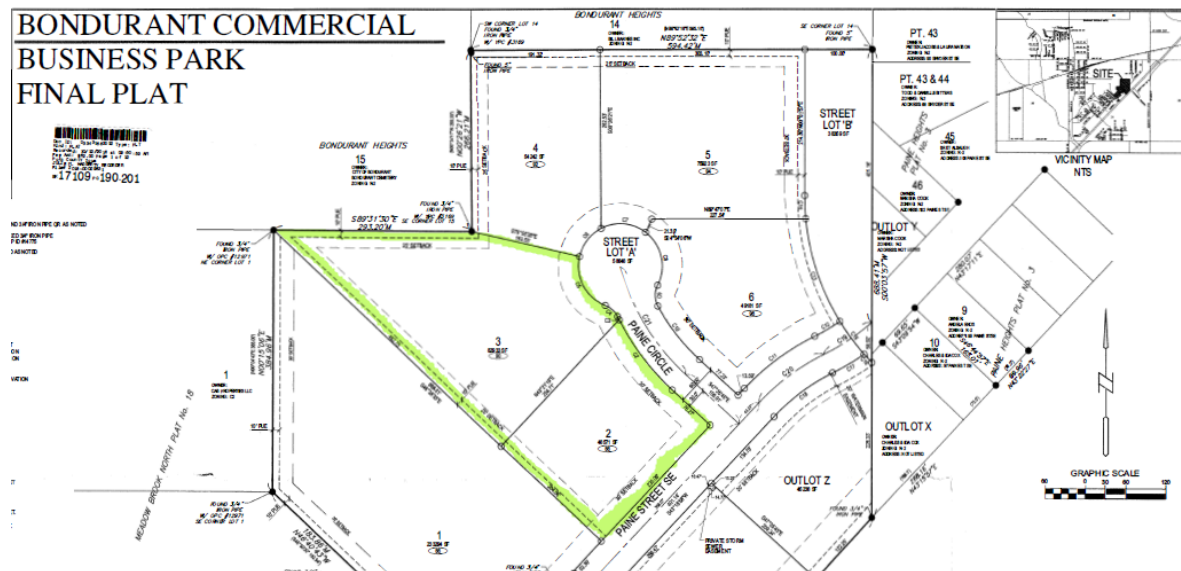
Item No. 7.b.
For Meeting of 6/20/2022
Resolution

TITLE: - Resolution approving the 88 Paine Circle, SE Site Plan

CONTACT PERSON:

Maggie Murray, Planning & Community Development Director

BRIEF HISTORY & ANALYSIS: Civil Design Advantage (CDA) submitted the attached site plan/preliminary plat for review by the Planning & Zoning Commission for 88 Paine Cir SE (Lots 2 and 3 of the Bondurant Commercial Business Park). The owner/developer for the site is Penta Partners LLC. The proposed 3.02-acre development includes a multi-tenant development. The development proposes a mixture of uses consisting of office and restaurant uses.



Analysis

When considering a site plan request, the Planning & Zoning Commission reviews for consistency with the Comprehensive Plan, Zoning Code, and Comments from City

Officials.

Comprehensive Plan

The proposed uses are consistent with the Comprehensive Plan's Future Land Use Map which guides for office/commercial use at this location.

Zoning Code

The subject property is currently zoned as '*General Commercial*' (C-2). Professional offices and restaurants are a permitted use of the C-2 district. The submitted site plan also shows a drive-through and on-site menu/order board station on the building's rear side; if proposing such drive-through use, a conditional use permit for review by the City's Board of Adjustment will be required. The Board of Adjustment must review for compliance with Section 178.08.7 of the Zoning Code. The attached P&Z recommendation resolution acknowledges that in order to allow for such proposed use, a conditional use permit through the Board of Adjustment must be obtained.

The submitted site plan meets the bulk regulations and requirements for the district. A total of 35% of the proposed building will be dedicated to restaurant use and the remaining 65% will be dedicated towards office space.

Traffic Circulation and Parking Plan

The subject property proposes access off of Paine Circle SE and a secondary access off of Paine Street SE. Stop signs are proposed at each access point as vehicles are exiting the site. A five-foot (5') public sidewalk is provided alongside the abutting streetways and connects to the proposed development to promote internal connectivity. All parking and driveways are shown to be paved. A total of one-hundred and sixty-seven (167) parking spaces are provided within the development, exceeding minimum off-street parking requirements. Parking areas and spaces will be curbed and striped. Currently, the site plan is lacking in showing loading spaces for the facility.

Landscaping and Screening

The subject property for the development abuts a residential zoning district to the northeast. The property to the northeast is the Bondurant City Cemetery and is operated by the City of Bondurant. The site plan will need to be updated to address the following two sections of the Zoning Code as it relates to R-2 buffering/screening:

1. Per Section 177.10.1 of the Zoning Code: all parking/drive areas shall be setback at least 15' from any R District area.
2. Per Section 179.02.4 of the Zoning Code: a Type B screen must be established along this site's north property line where adjacent to the R-2 District. A Type B screen is opaque from the ground to 3' above ground with intermittent trees above the 3' base. The 3' ground screen can be achieved via a wall, fence, landscaped berm, planted vegetation, or existing vegetation.

As is currently shown, the landscaping plan does not meet code requirements and will need to be updated to address the following: The landscaping plan will need to be updated to show that the twelve (12) required general trees will be planted within the thirty-foot (30') setback area along either Paine Circle SE and/or Paine Street SE. The site plan will also need to show that these trees will be at least four-feet (4') away from the front property lines. The landscaping plan will also need to be updated to show that all required interior trees will be a minimum of 1 3/4 inch caliper to meet the deciduous shade tree size requirement.

Architectural Review

The proposed facility falls within five-hundred feet (500') of the Highway 65/Hubbell Avenue right-of-way and is subject to architectural requirements outlined for the Arterial Corridor Overlay District. The following architectural elevation clarification has been requested from the site plan applicant:

1. Elevations to address how the following will be met: commercial buildings shall incorporate facade modulation into all building elevations visible to the public or adjacent to other less intense uses, in order to preserve building scale and reduce the effect of long, large, or expansive wall surfaces. Variation of these surfaces can be accomplished by physical offsets or by the use of color, pattern, or texture.
2. Elevations to confirm that roof mounted mechanical units or other similar equipment shall be screened from public view by the extension of a parapet wall or other roof mounted equipment. Such screening shall have similar design features as the building, including material, shape, and color considerations.
3. Trash enclosure elevations have to be updated to note that this collection area will be enclosed by a six-foot high opaque wood fence or masonry walls that are of a similar design to the principal building on the site.

Natural Resources

The subject property is not located within FEMA's 100-year floodplain and is not subject to the City's Stream Buffer Ordinance.

Stormwater Management Report

An engineer's stormwater management report was submitted for review by the City Engineer. The original stormwater management report for this development area was addressed as part of the original platting of the Bondurant Business Park. There are three detention basins proposed on this site. Clarification comments have been requested by the City Engineer; this has been factored in as part of the attached resolution.

Comments from City Officials:

The following City departments were notified of the submitted site plan:

Public Works

Requested that the applicant reevaluate the water connection to the building.

Engineering

Reviewed the site plan and stormwater management report and provided feedback to CDA.

Fire Department

Reviewed and requested the fire hydrant location be updated so that it is outside of the building's fall zone.

FUNDING SOURCE: N/A

STAFF RECOMMENDATION: The Planning & Zoning Commission reviewed this 88 Paine Circle SE site plan request during their June 9, 2022 meeting and voted on recommended approval subject to the Zoning Code clarification items listed on the attached resolution.

Staff recommends approval of the attached resolution.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220620-136
2. Site Plan - 1st Submittal - 2022-05-25
3. Elevations - 1st submittal - 2022-05-25

CITY OF BONDURANT
RESOLUTION NO. 220620-136

RESOLUTION APPROVING THE SITE PLAN FOR 88 PAINE CIRCLE SE

WHEREAS, Civil Design Advantage submitted a site plan for 88 Paine Circle SE described as follows; AND

LOTS 2 AND 3 BONDURANT COMMERCIAL BUSINESS PARK, BONDURANT, POLK COUNTY, IOWA

WHEREAS, the zoning for the property is General Commercial (C-2) and the professional office and restaurant use proposed is a permitted use per the zoning ordinance; AND

WHEREAS, the Planning & Zoning Commission reviewed the 88 Paine Circle SE site plan during their meeting on June 9, 2022 and voted on recommended approval subject to the City Code clarification items noted in this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the 88 Paine Circle SE site plan is hereby approved subject to the following City Code clarification items being addressed:

1. That the site plan be updated to address review comments provided by City Engineering, Public Works, and the Fire Department.
2. That the landscaping plan be updated to address the landscaping comments provided in the agenda statement.
3. That the site plan shall be updated to either remove the proposed drive-through and on-site interactive menu station, or a conditional use permit shall be obtained through the City's Board of Adjustment where all code requirements of Section 178.08.7 shall be met.
4. That the elevations shall be updated to address review comments noted in the agenda statement.

Passed this 20th day of June 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				

1. THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE FEDERAL, STATE, OR LOCAL REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO EXAMINE SUCH DRAWINGS.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS PRIOR INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION DIVISION PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACT PRICE.

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. THE CONTRACTOR SHALL NOT POST ANY MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES, SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R205 AND IOWA DOT DESIGN MANUAL.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE PLUS 2% TO OPTIMUM MOISTURE. TESTS SHALL BE CONDUCTED BY A GEOTECHNICAL ENGINEER EMPLOYED BY OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

1. SIDEWALKS	4" P.P.C.
2. PAVEMENT IN R.O.W.	7" P.C.C.
3. DRIVEWAY AND PARKING AREAS	6" P.C.C.
4. DUMPSTER ENCLOSURE AND FRONT 20'	8" P.C.C.

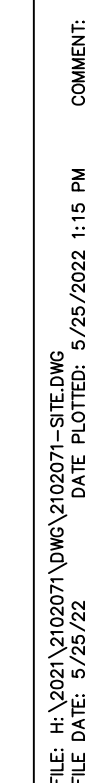
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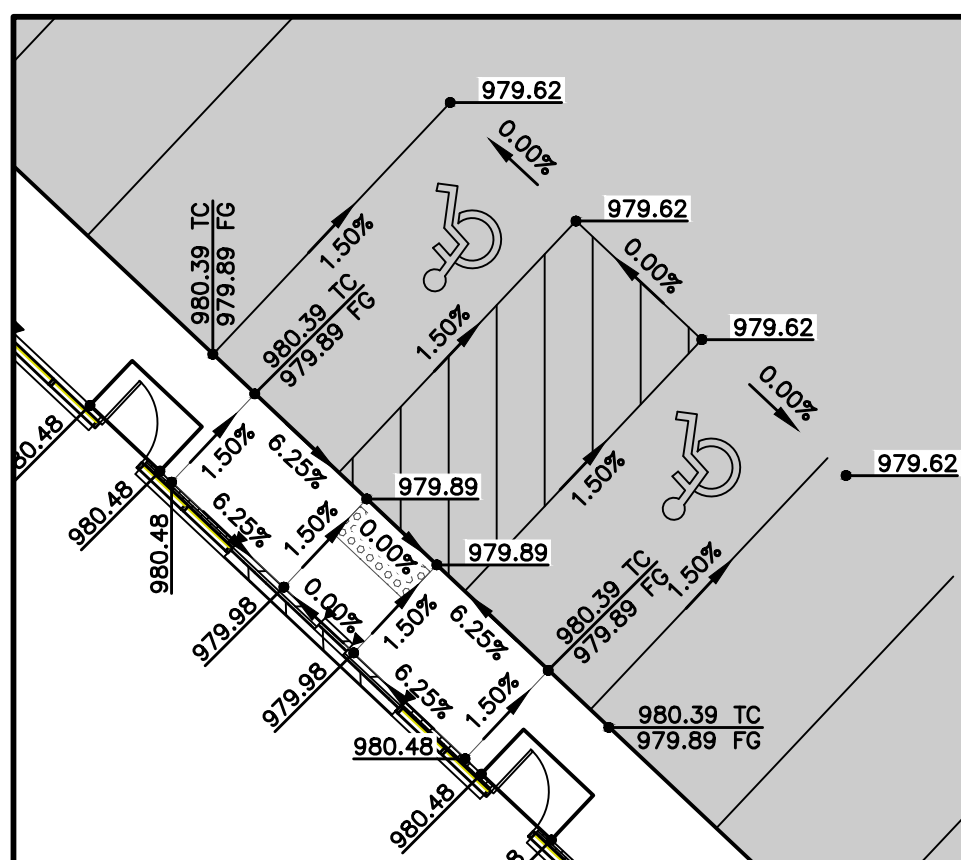
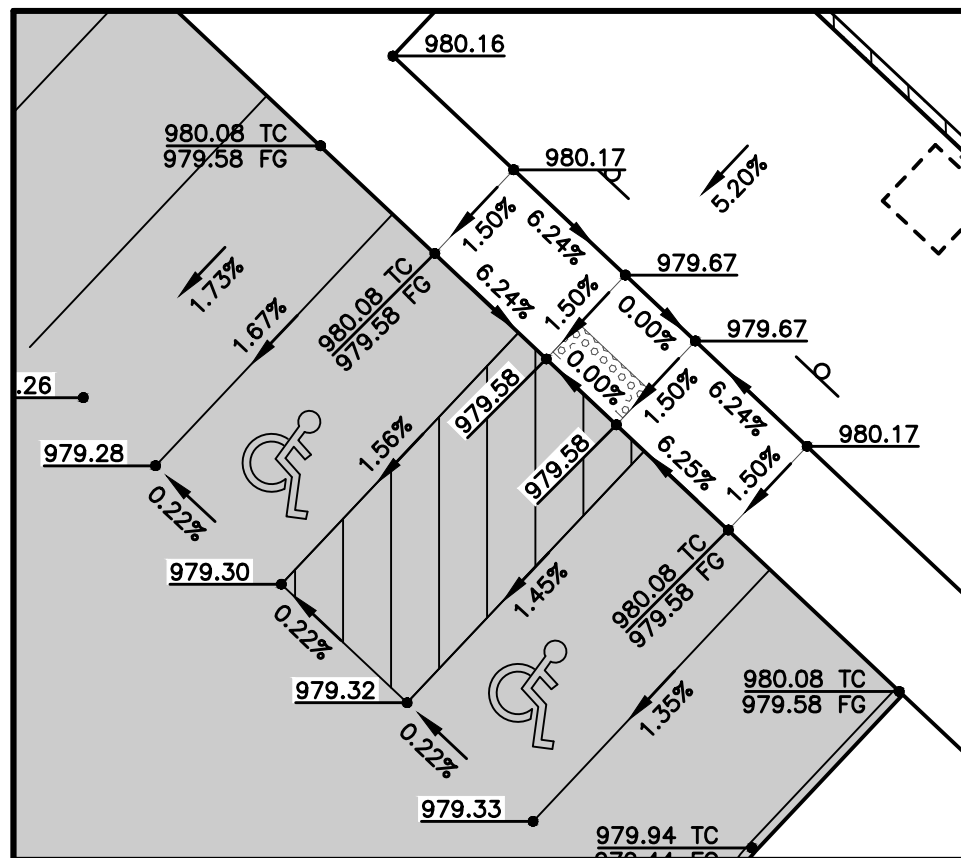
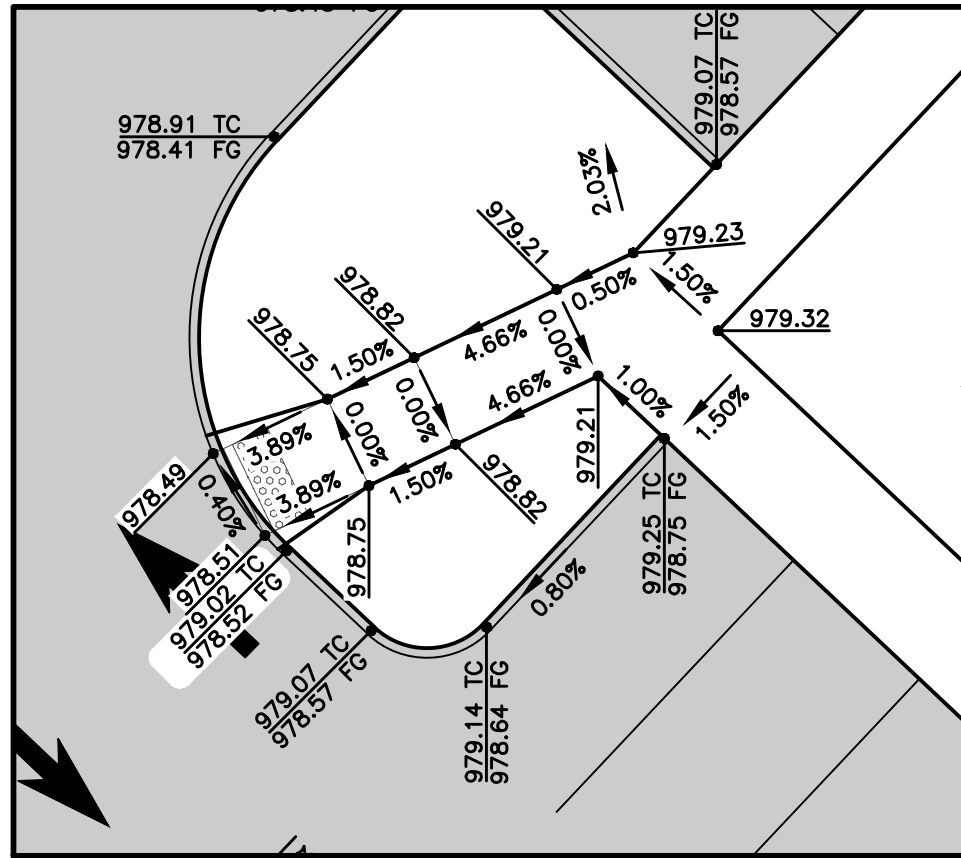
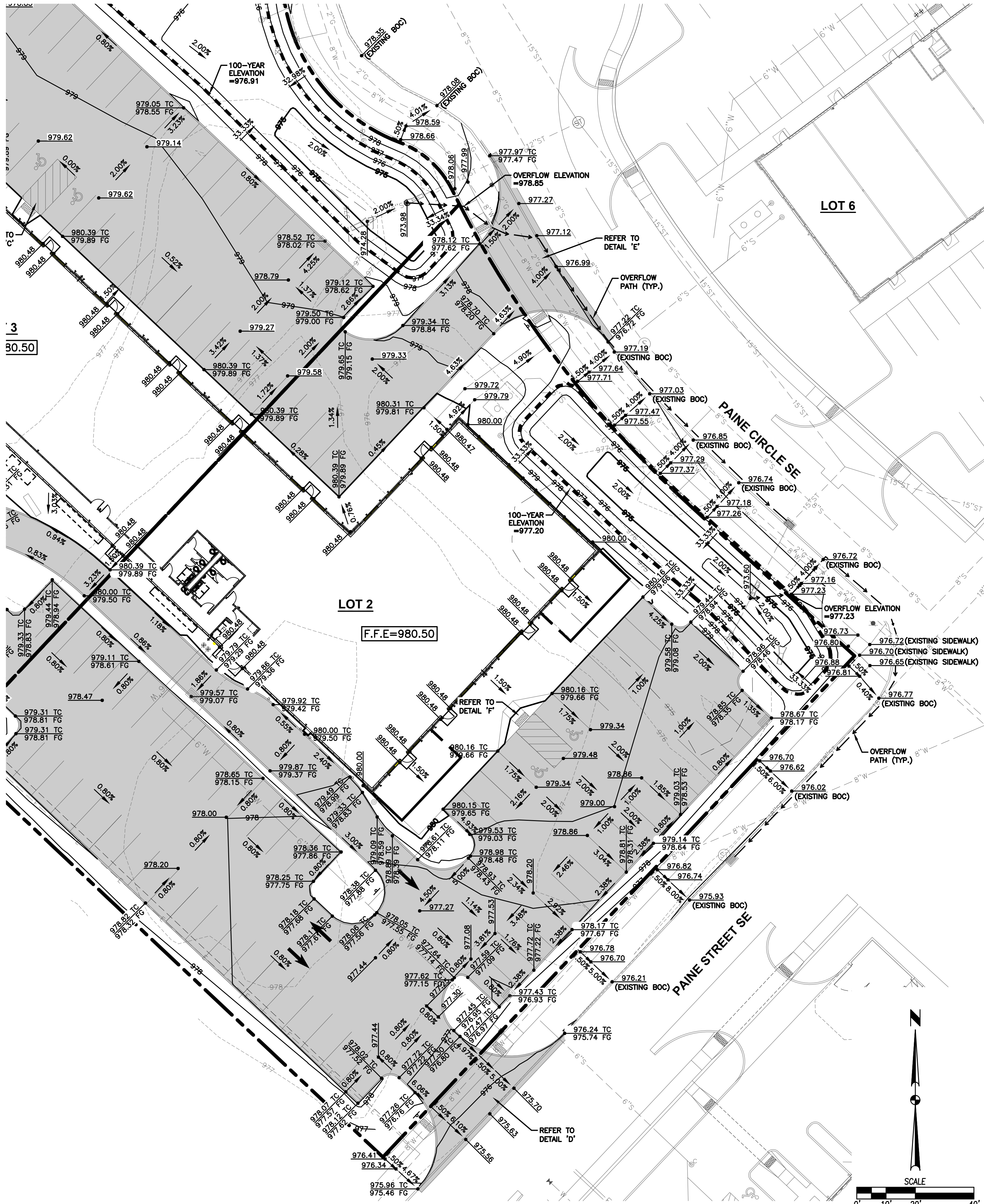
VAN ACCESSIBLE PARKING

ACCESSIBLE PARKING

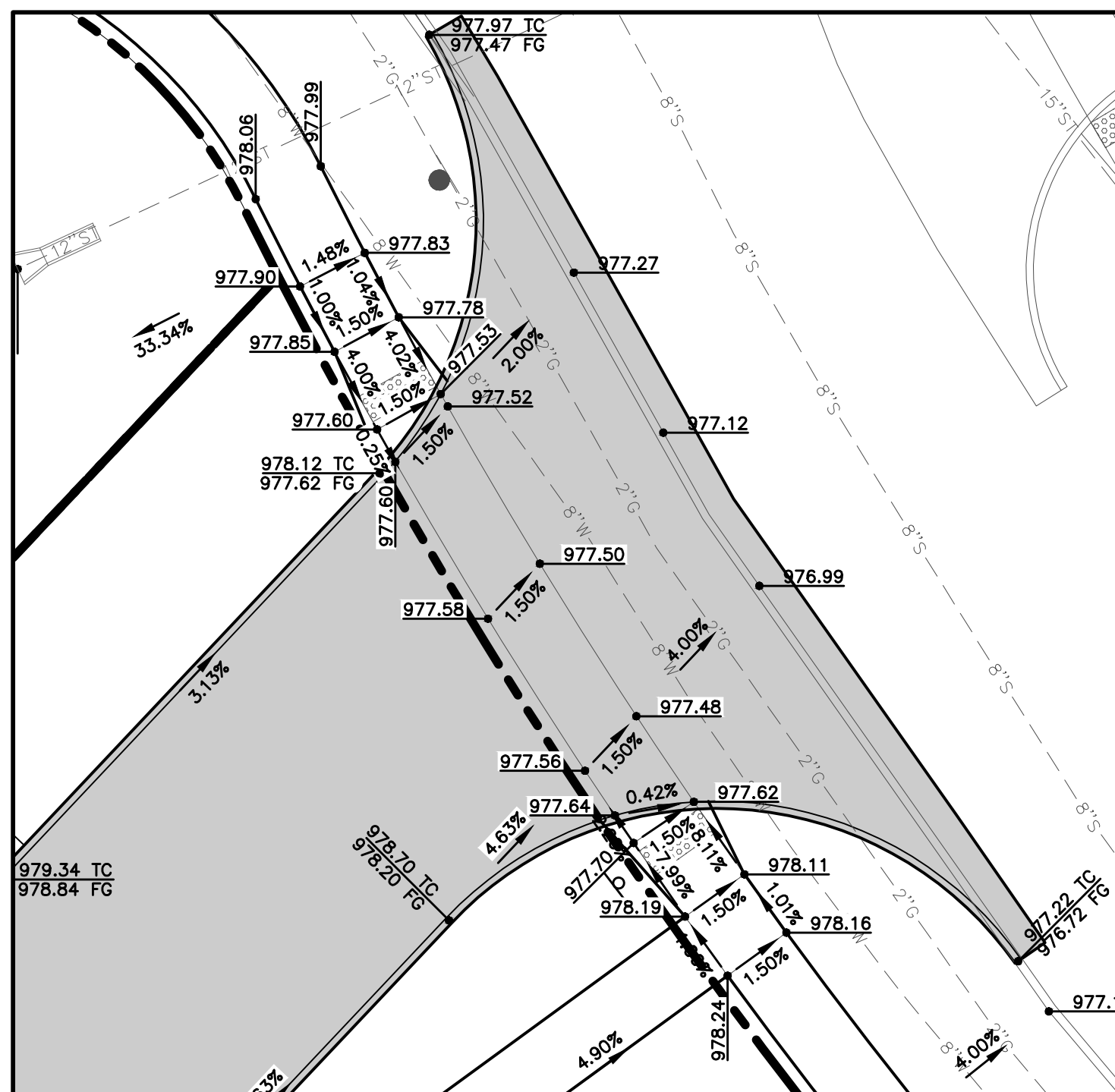
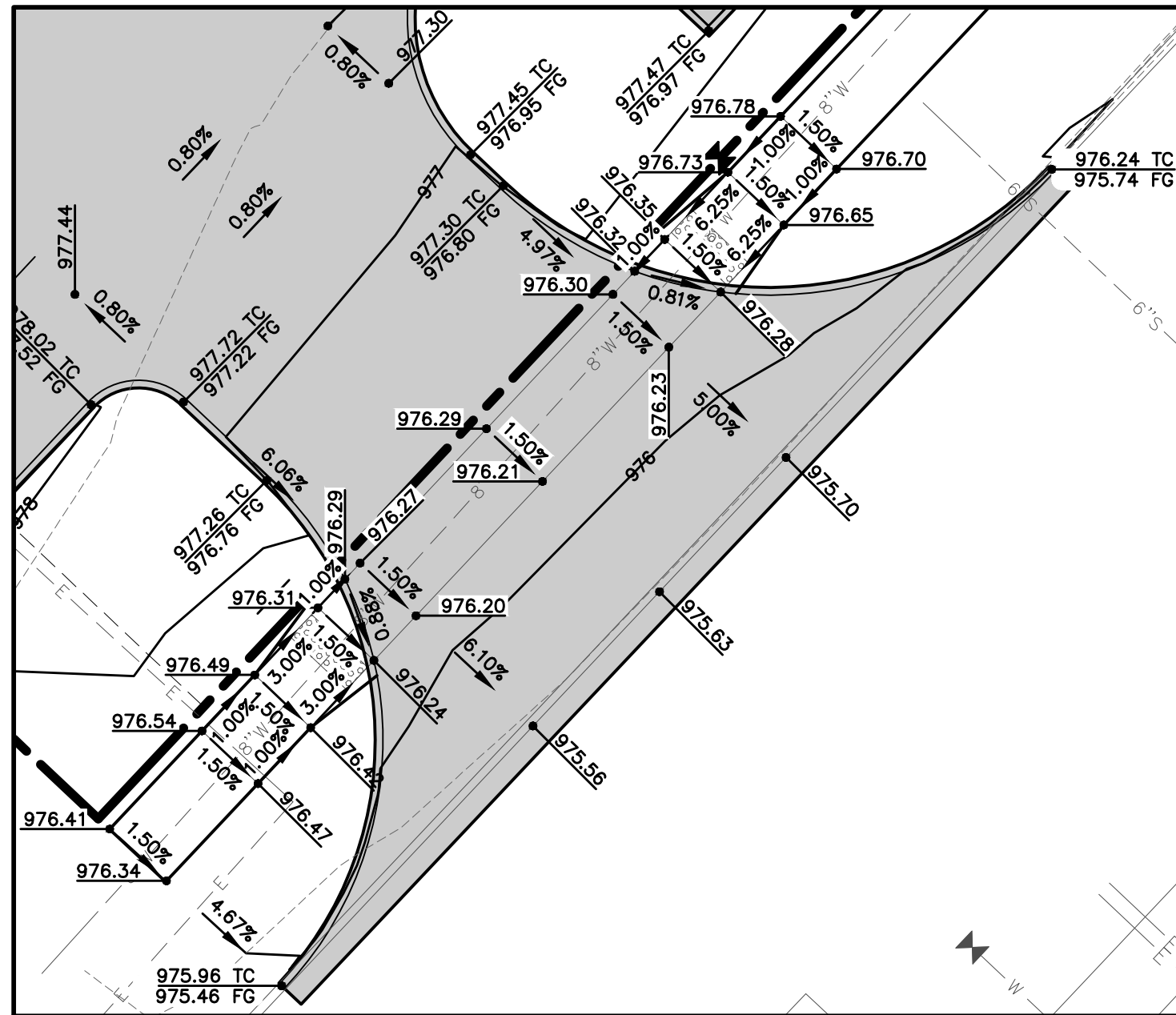
DO NOT ENTER

*** N O T E ***
THE BUILDING
THAT IS SHOWN IS FOR REFERENCE
PURPOSES ONLY. FINAL BUILDING TYPE IS
SUBJECT TO CHANGE. REFER TO
ARCHITECTURAL DRAWINGS FOR DETAILS.



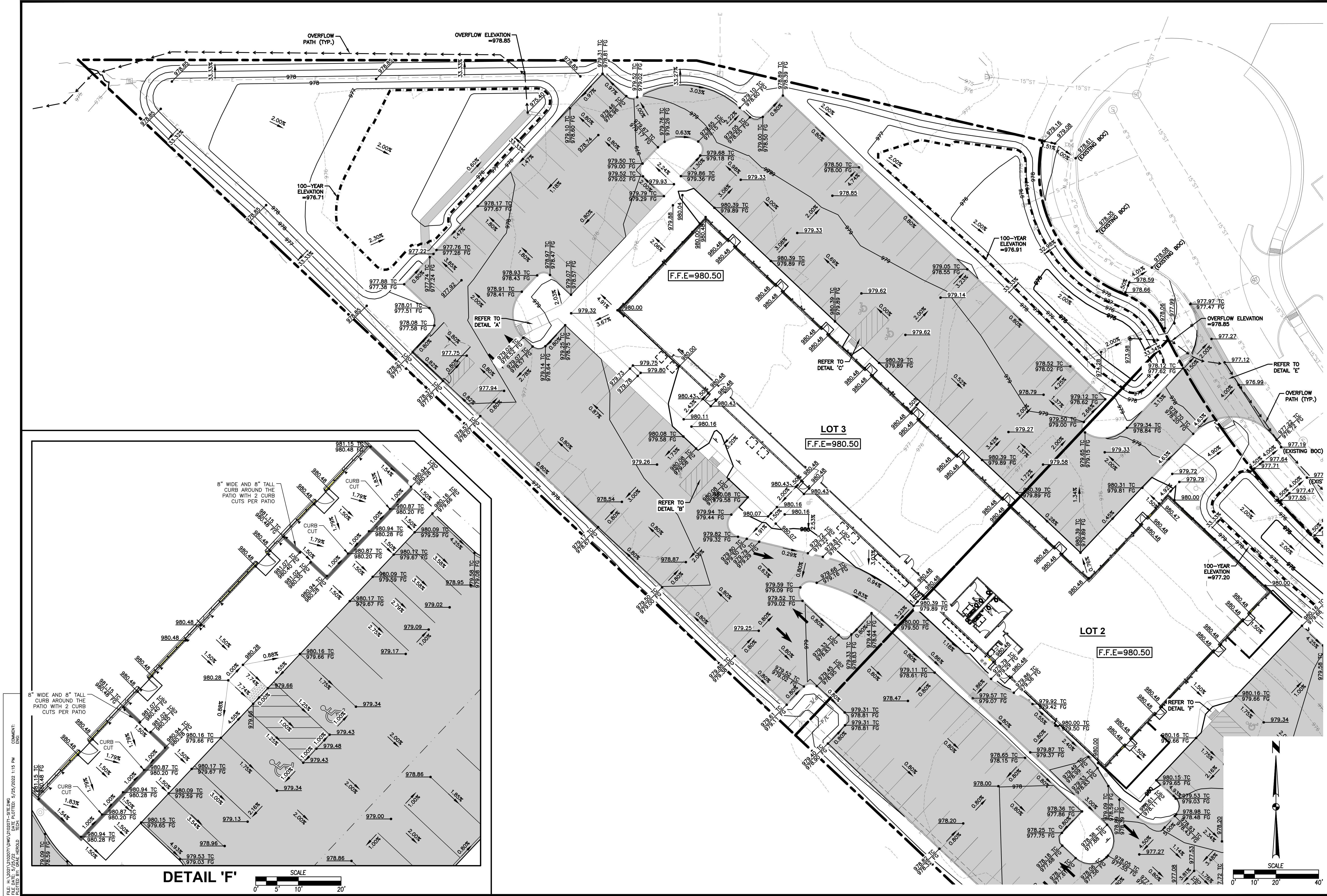
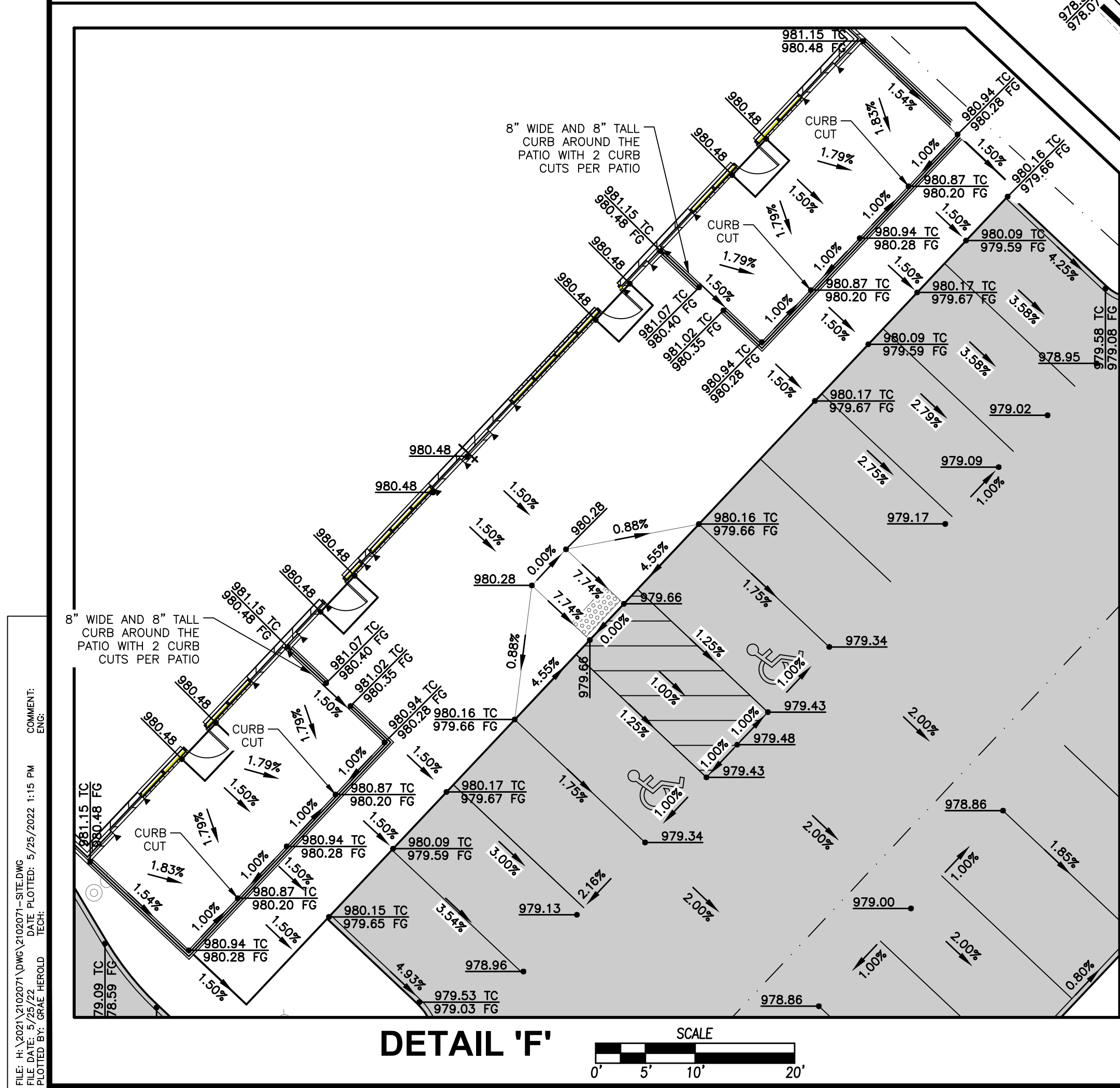


- ### GRADING NOTES
1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
 2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAVED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
 3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
 4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
 5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
 6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
 7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
 8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
 10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
 11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
 12. SIDEWALKS: MAINTAIN 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.



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COMMENTS:
END



88 PAINE CIRCLE SE
GRADING PLAN

3.1

2102.071

CIVIL DESIGN ADVANTAGE

BONDURANT, IOWA

ENGINEER: EKO

TECH: RL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVISIONS

DATE

05/25/2022

FIRST SUBMITTAL

88 PAINE CIRCLE SE

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	3,036
2	FILTER SOCK	LF	110
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.15
4	INLET PROTECTION DEVICES	EA	5
5	CONCRETE WASHOUT PIT	EA	1

NOTES:

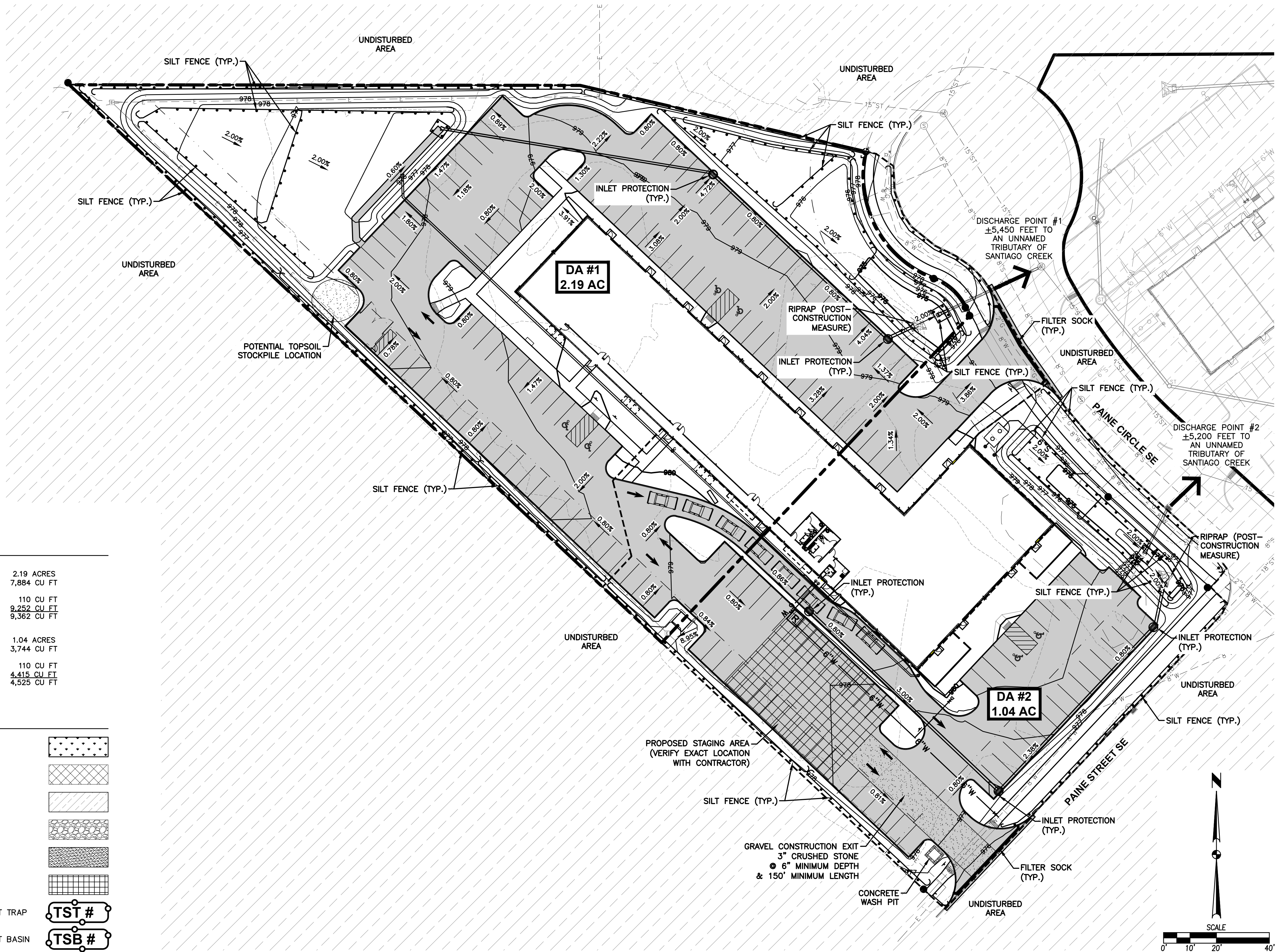
- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

DISCHARGE POINT SUMMARY

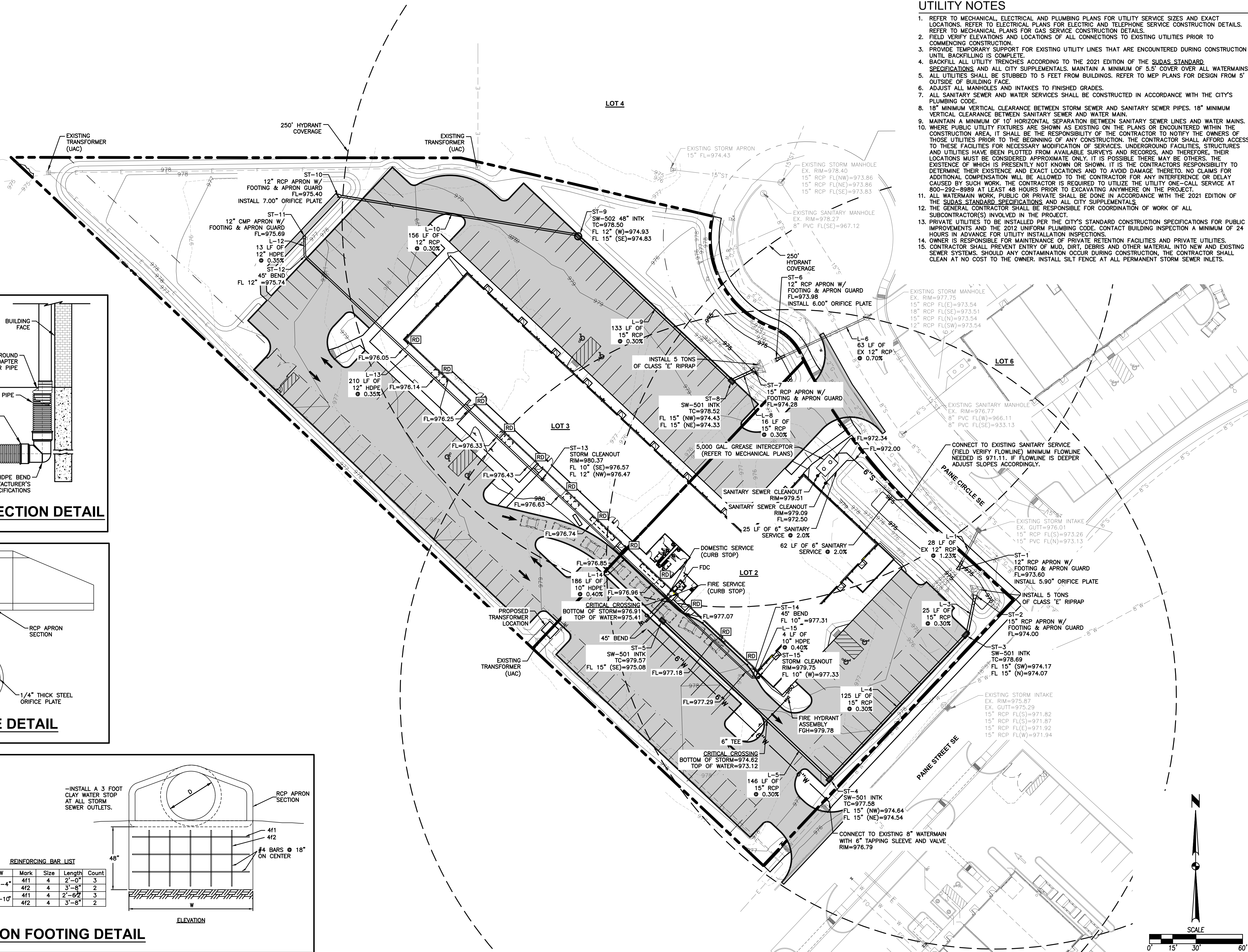
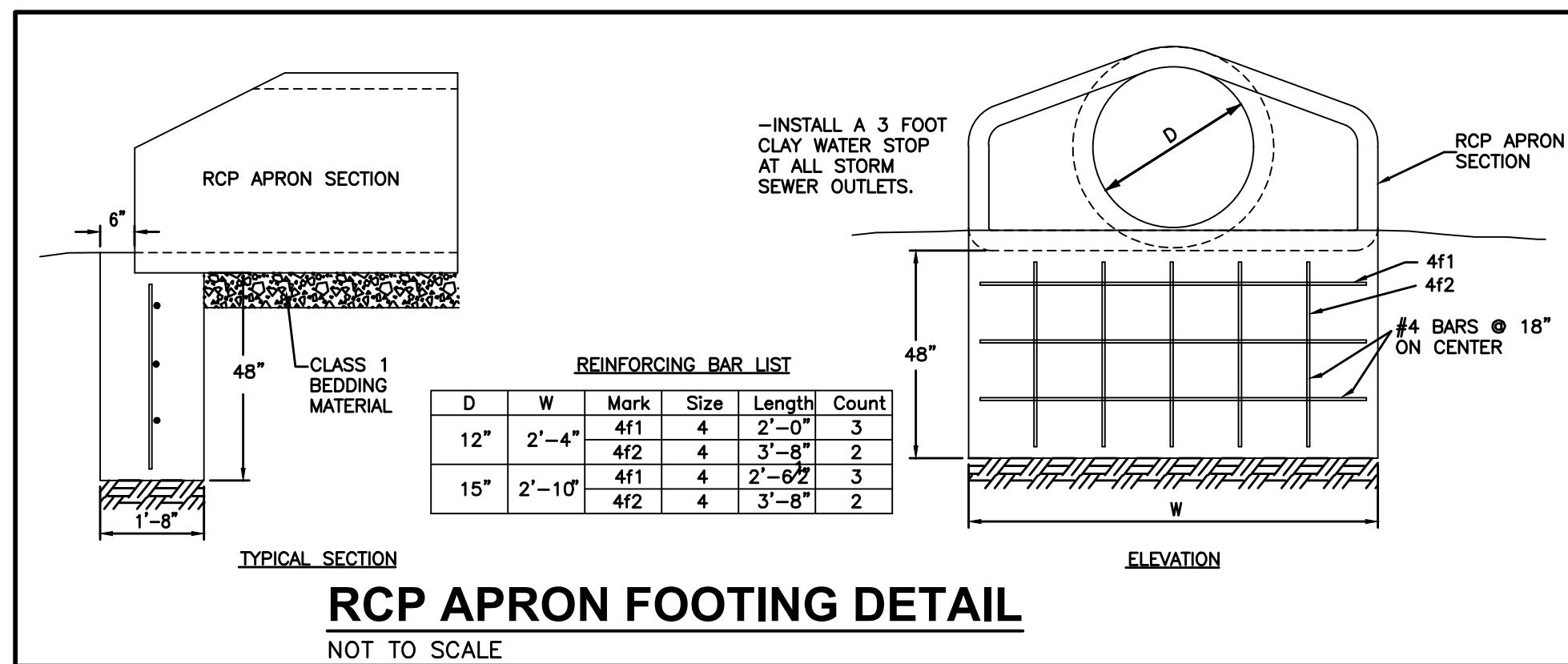
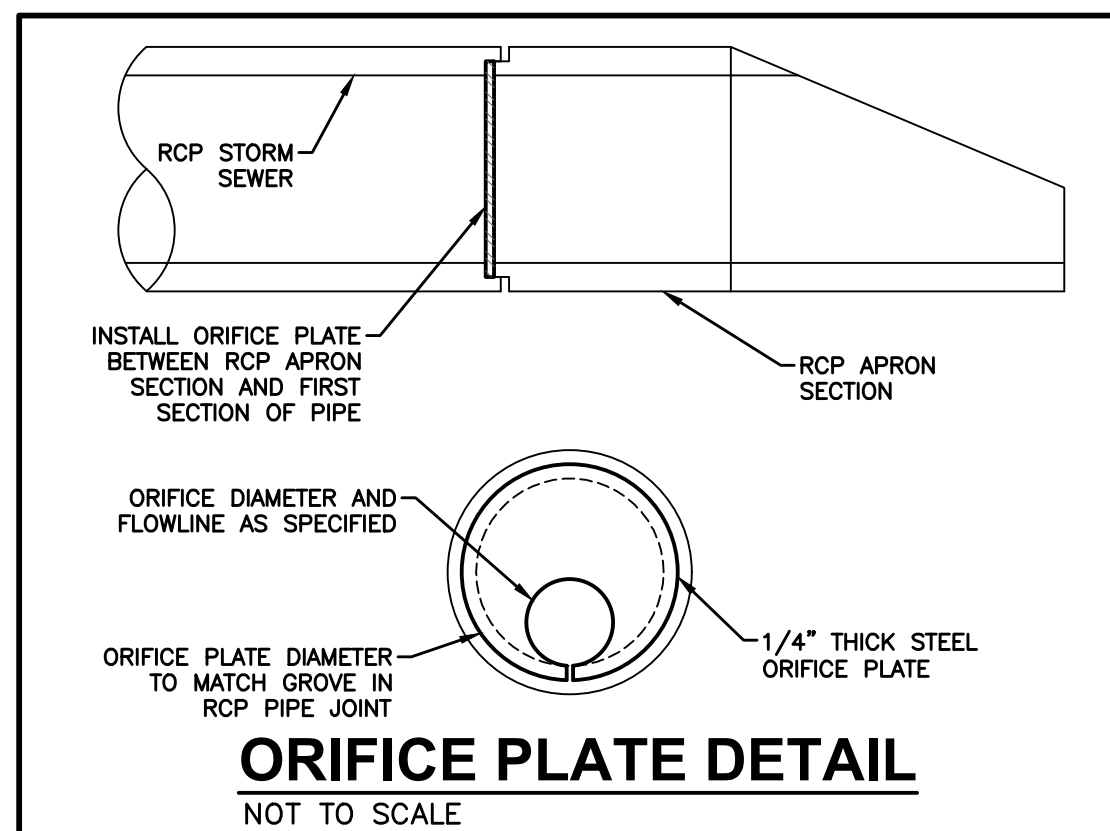
DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF SANTIAGO CREEK ±5,450 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	2.19 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	7,884 CU FT
VOLUME PROVIDED IN FILTER SOCK (55 LF @ 2.0 CU FT/LF OF SOCK)	110 CU FT
VOLUME PROVIDED IN SILT FENCE (2,056 LF @ 4.5 CU FT/LF OF FENCE)	9,252 CU FT
TOTAL VOLUME PROVIDED	9,362 CU FT
DISCHARGE POINT #2 TO AN UNNAMED TRIBUTARY OF SANTIAGO CREEK ±5,200 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.04 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	3,744 CU FT
VOLUME PROVIDED IN FILTER SOCK (55 LF @ 2.0 CU FT/LF OF SOCK)	110 CU FT
VOLUME PROVIDED IN SILT FENCE (980 LF @ 4.5 CU FT/LF OF FENCE)	4,415 CU FT
TOTAL VOLUME PROVIDED	4,525 CU FT

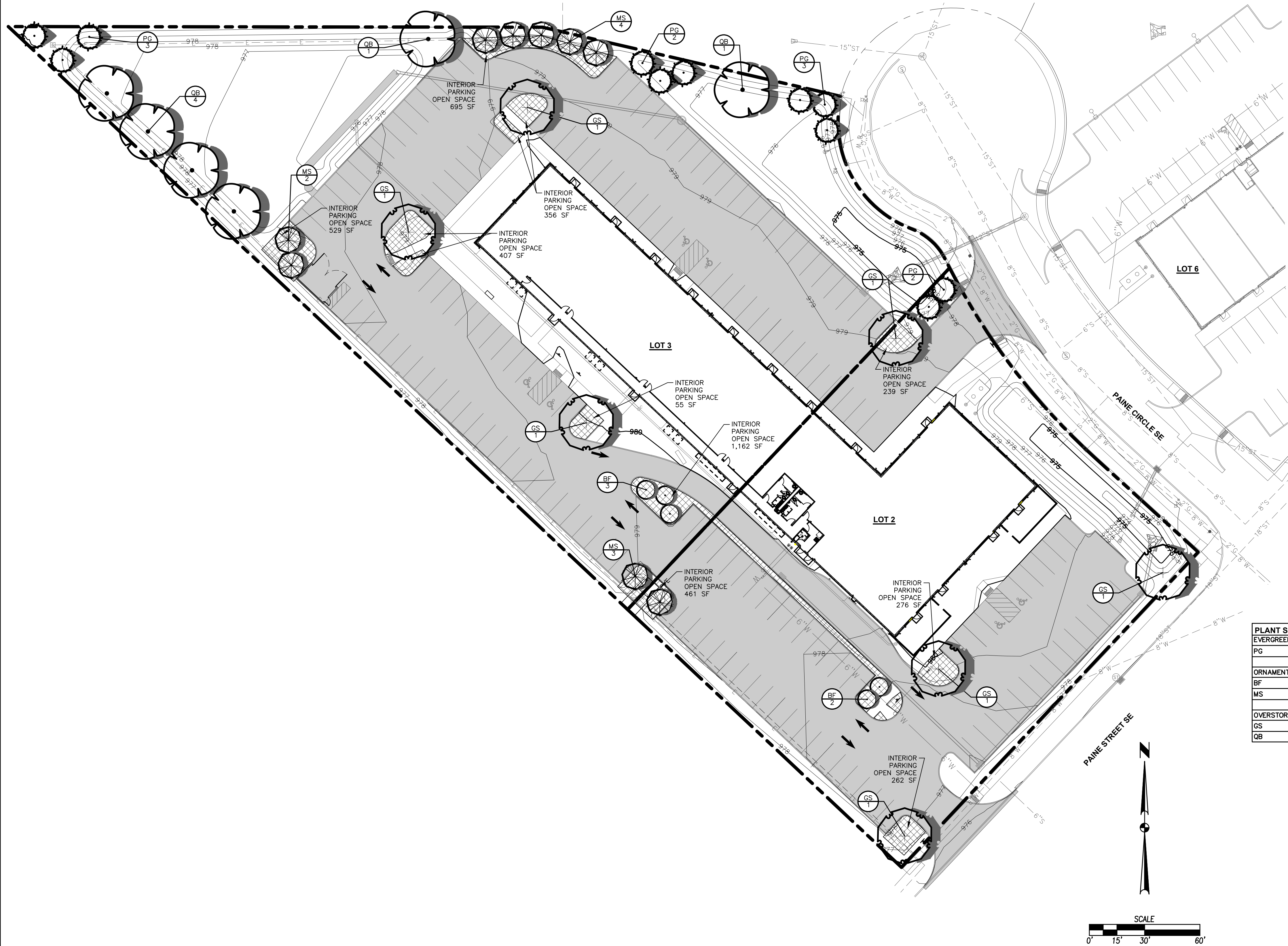
SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
DITCH CHECK		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TEMPORARY SEDIMENT TRAP	
TEMPORARY STANDPIPE		TEMPORARY SEDIMENT BASIN	
CONCRETE WASHOUT PIT			



1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES, UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLACED IN ANY AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION SHALL BE MADE IF THE CONTRACTOR INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8999 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT EROSION OF MUD, SOILS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.





LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE STEEL.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

LANDSCAPE REQUIREMENTS

ONE TREE PER 50 LF OF STREET FRONTAGE OR ONE TREE PER SIX PARKING STALLS, WHICHEVER IS GREATER.

561 LF OR FRONTAGE = 12 TREES

167 PARKING STALLS = 28 TREES

TREES REQUIRED = 28

TREES PROVIDED = 28

SHRUBS REQUIRED = 0

SHRUBS PROVIDED = 0

5% OF PARKING AREA SHALL BE LANDSCAPED.

167 PARKING STALLS (9x18) = 27,054 SF

LANDSCAPING REQUIRED = 1,353 SF (5%)

LANDSCAPING PROVIDED = 4,671 SF (17%)

INTERIOR TREES REQUIRED = 10

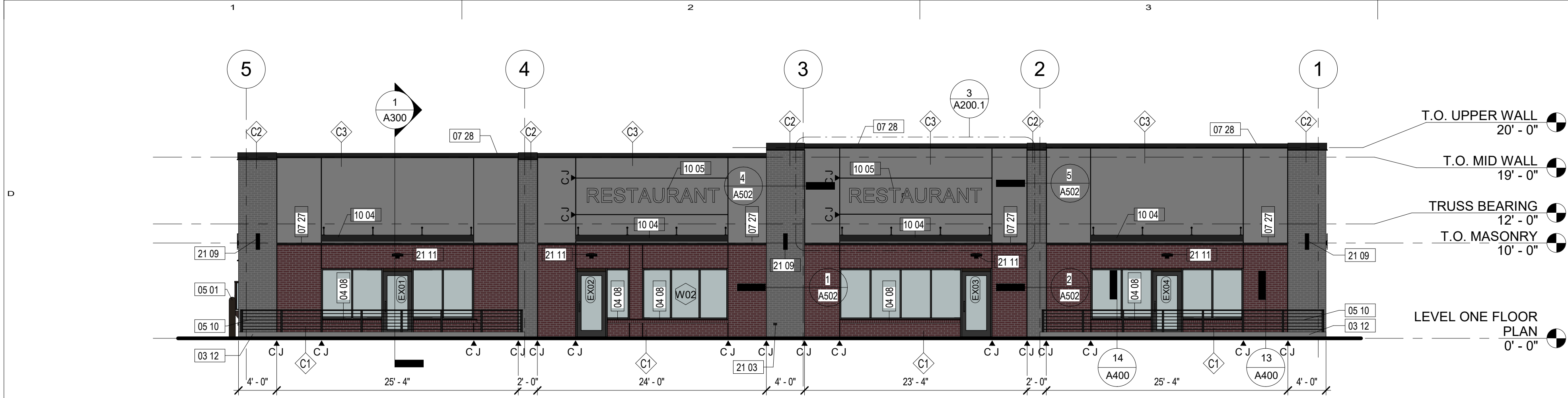
(1/18 PARKING SPACES)

INTERIOR TREES PROVIDED = 10

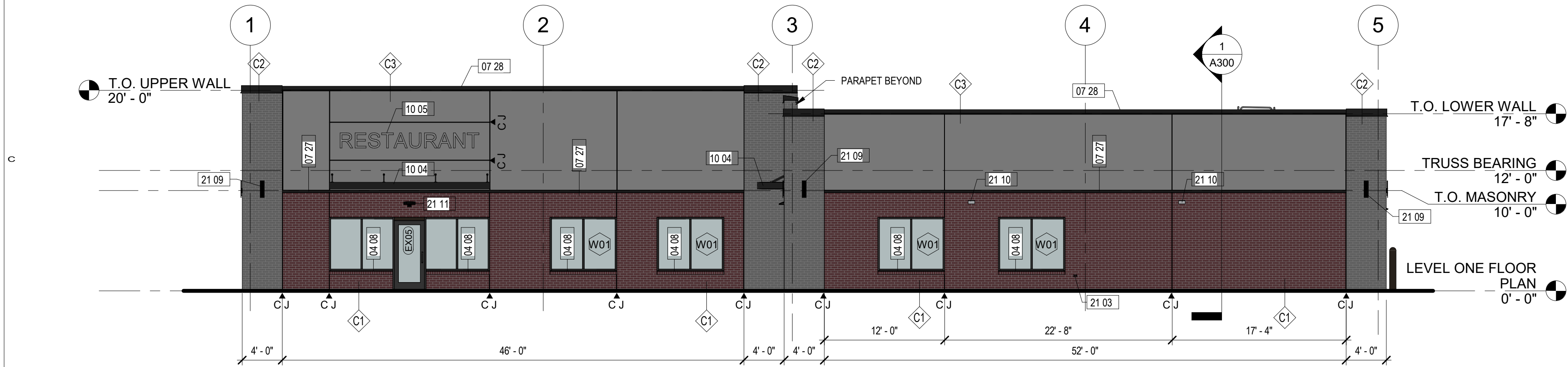
SEEDBED PREPARATION SUDAS SECTION 7E-24 - PERMANENT SEEDING

TOPSOIL:
IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 6 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS. ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL. THESE BENEFITS WILL INCREASE THE DROUGHT TOLERANCE AND LONG-TERM HEALTH OF THE VEGETATION. WHERE SUFFICIENT TOPSOIL IS NOT AVAILABLE, COMPOSTED MATERIAL MAY BE INCORPORATED AT THE RATE OF 1 INCH OF COMPOST FOR EVERY 3 INCHES OF DEFICIENT TOPSOIL. THIS WILL INCREASE THE ORGANIC MATTER CONTENT OF THE SOIL, AND PROVIDE AN ADEQUATE GROWING MEDIUM FOR VEGETATION.

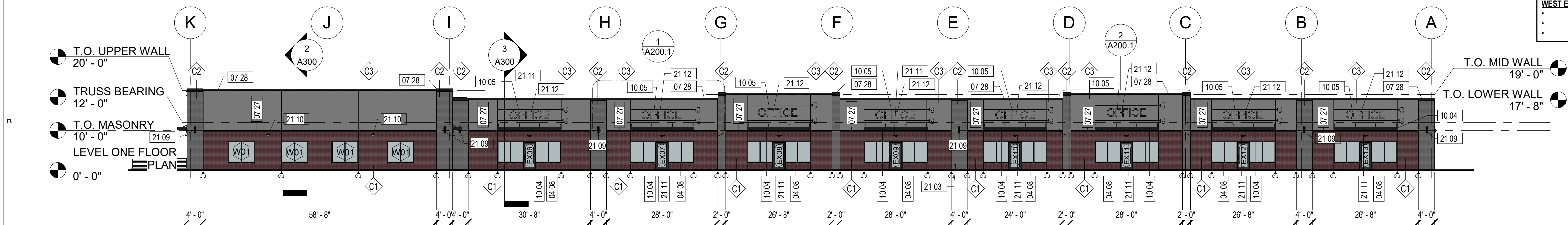
PLANT SCHEDULE				
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
PG	12	Colorado Blue Spruce	Picea pungens 'glauca'	B&B, 6" HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
BF	4	Dakota Pinnacle Asian White Birch	Betula platyphylla 'Fargo' TM	B&B, 1.5" CALIPER
MS	9	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GS	7	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
QB	6	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER



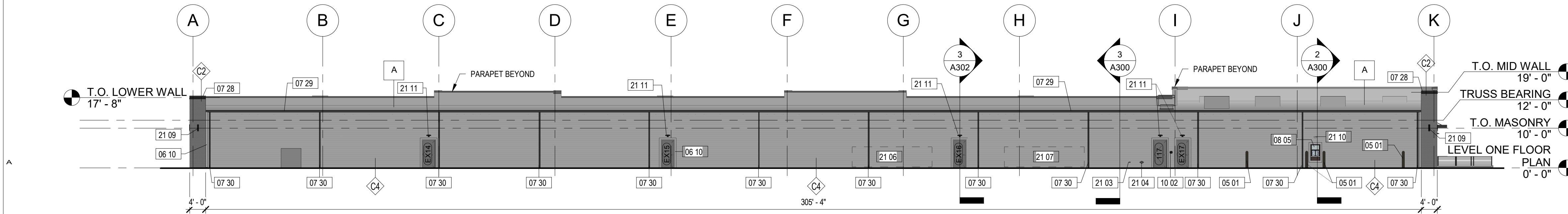
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"

KEYNOTES	
TAG	COMMENTS
03 12	8" CONC. CURB W/ DRAINAGE, SEE STRUCTURAL AND CIVIL
04 08	BRICK SILL, SLOPE 1/4" PER FT.
05 01	8" GALVANIZED STEEL BOLLARD, CONCRETE FILLED, DARK BRONZE.
06 10	BASE BID: POWDER COATED ALUMINUM GUARDRAILS, SEE SPEC - ALTERNATE #1: POWDER COATED GALVANIZED STEEL
07 28	HARDIE TRIM BOARD
08 05	0.060 ALUM. SILL SET IN SEALANT, TIE TO WALL BEHIND EIFS. SLOPE FLASHING 1/4"
09 01	PREFINISHED METAL PARAPET CAP SLOPES 3/4" MIN ON (3) LAYERS OF 3/4" TREATED PLYWOOD SECURED TO TOP OF WALL WITH PLATE SCREWS INTO TOP AT 24" O.C.
10 04	PREFINISHED CONTINUOUS SEAMLESS METAL GUTTER AND GUTTER STRAP, SLOPE TO DOWNSPOUT
10 05	DOWNSPOUT TO PVC, CONNECT TO STORM SEWER
11 01	READY ACCESS BUMP OUT 2 DRIVE THRU WINDOW
12 02	KNOX BOX, COORDINATE WITH LOCAL FIRE DEPARTMENT
13 04	LOUVERED HANGER ROD SUPPORTED CANOPY, FINISH: POWDER COAT TO MATCH STOREFRONT
14 05	FUTURE SIGNAGE TO BE DETERMINED BY OWNER
15 03	WALL HYDRANT, SEE PLUMBING
16 04	FIRE DEPARTMENT CONNECTION (FDC)
17 06	GAS METER, FIELD VERIFY LOCATION, SEE MECHANICAL, PAINT PIPES TO MATCH WALL COLOR
18 07	ELECTRIC METER RISER, FIELD VERIFY LOCATION, SEE ELECTRICAL, PAINT EXPOSED CONDUIT TO MATCH WALL COLOR
19 09	EXTERIOR LIGHT - ACCENT UP/DOWN LIGHTING, SEE ELECTRICAL (LOCATE HEIGHT WITH OWNER)
20 10	EXTERIOR LIGHT - ACCENT DOWN LIGHTING, SEE ELECTRICAL
21 11	EXTERIOR LIGHT - EMERGENCY LIGHTING, SEE ELECTRICAL
22 12	JUNCTION BOX FOR SIGNAGE ELECTRICAL, SEE ELECTRICAL

MATERIAL LEGEND	
PRIMARY	FIELD BRICK MODULAR WELSFORD IRON SPOT VELOUR W/ SGS SOLOMON 60X WHITE MORTAR
	ACCENT BRICK MODULAR VINTAGE BLACK VELOUR W/ SGS SOLOMON 94H IRON BLACK MORTAR
	GLAZING GRAY TINTED
SECONDARY	EIFS ELLIE GRAY, SW7650
	HARDIEPLANK FIBER CEMENT LAP CEDARMILL SIDING ELLIE GRAY, SW7650

ELEVATION MATERIALS	
NORTH ELEVATION - STREET FACING	TOTAL = 5,837 SF
• PRIMARY MATERIALS: FIELD BRICK, ACCENT BRICK, GLAZING	3,300 SF = 56.5 %
• SECONDARY MATERIALS: CEMENT BOARD SIDING	2,166 SF = 37.1 %
• LIMITED TRIM MATERIALS:	371 SF = 6.4 %
EAST ELEVATION - STREET FACING	TOTAL = 2,248 SF
• PRIMARY MATERIALS: FIELD BRICK, ACCENT BRICK, GLAZING	1,243 SF = 55.3 %
• SECONDARY MATERIALS: EIFS	859 SF = 38.2 %
• LIMITED TRIM MATERIALS:	146 SF = 6.5 %
SOUTH ELEVATION - NON - STREET FACING	TOTAL = 4,541 SF
• PRIMARY MATERIALS: ACCENT BRICK	143 SF = 3.1 %
• SECONDARY MATERIALS: EIFS	4249 SF = 93.7 %
• LIMITED TRIM MATERIALS:	149 SF = 3.2 %
WEST ELEVATION - NON - STREET FACING	TOTAL = 2,172 SF
• PRIMARY MATERIALS: FIELD BRICK, ACCENT BRICK, GLAZING	1,237 SF = 57 %
• SECONDARY MATERIALS: EIFS	818 SF = 37.7 %
• LIMITED TRIM MATERIALS:	117 SF = 5.3 %



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222 W Water Street, Decorah, IA 52101
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Tel. 515.279.3900

MEP ENGINEER
BUTLER ENGINEERING, INC
413 TYLER STREET
POLK CITY, IA 50226
Tel. 515.984.9194



PROJECT NAME:
**NEW OFFICE AND
RESTAURANT BUILDING**
88 PAINE CIRCLE SE
BONDURANT, IA 50035

OWNER
PENTA PARTNERS

DRAWING ISSUE INFORMATION:
ISSUE FOR : 100% CONSTRUCTION DOCS
ISSUE DATE : 05.02.2022

MARK DATE DESCRIPTION

MANAGEMENT INFORMATION.

PROJECT 2021.162
PRINCIPAL IN CHARGE : TIM OLSON PROJECT ARCHITECT : DP
BY: HRH CHECKED: DP

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THAN SPECIFIED WITHOUT THE WRITTEN APPROVAL AND
PARTICIPATION OF ETHOS DESIGN GROUP, INC.

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NO.

A200

FOR PERMIT



7 PERSPECTIVE - LOOKING @ REST FRONT



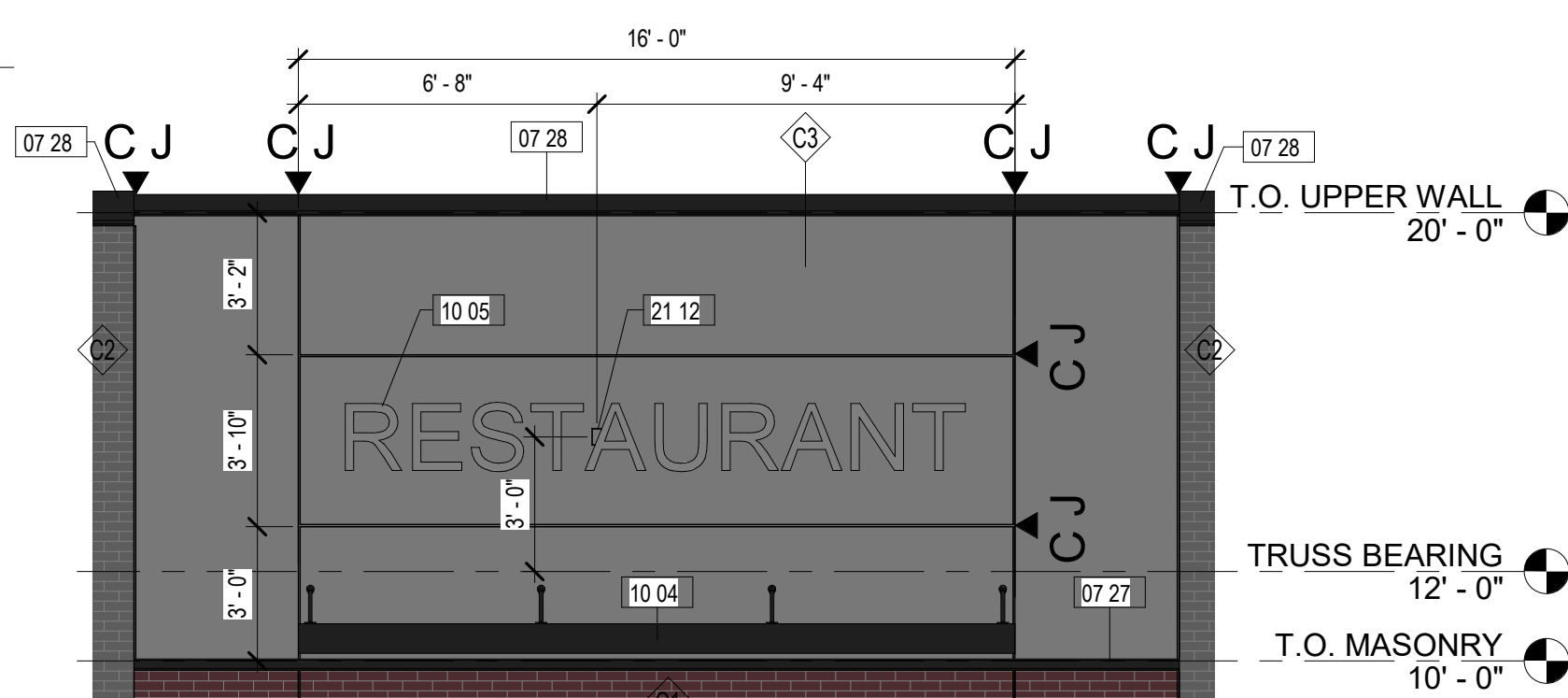
6 PERSPECTIVE - LOOKING SW



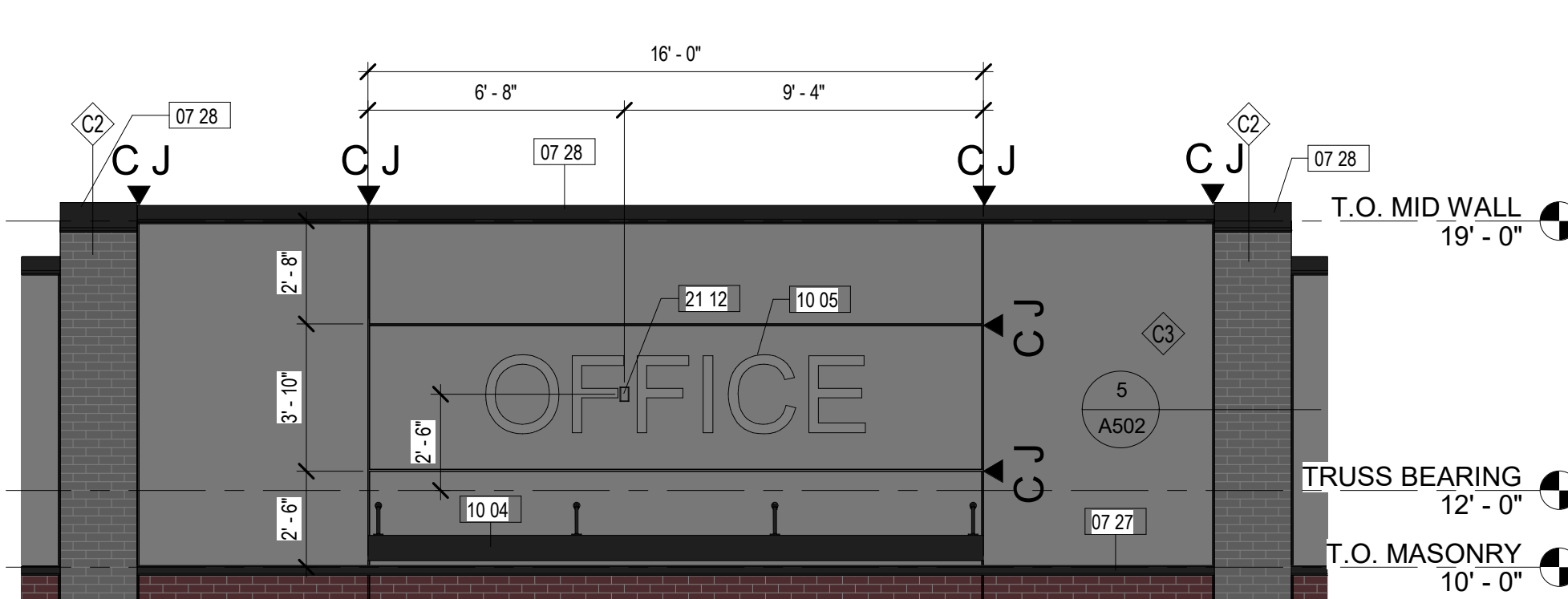
5 PERSPECTIVE - LOOKING SE



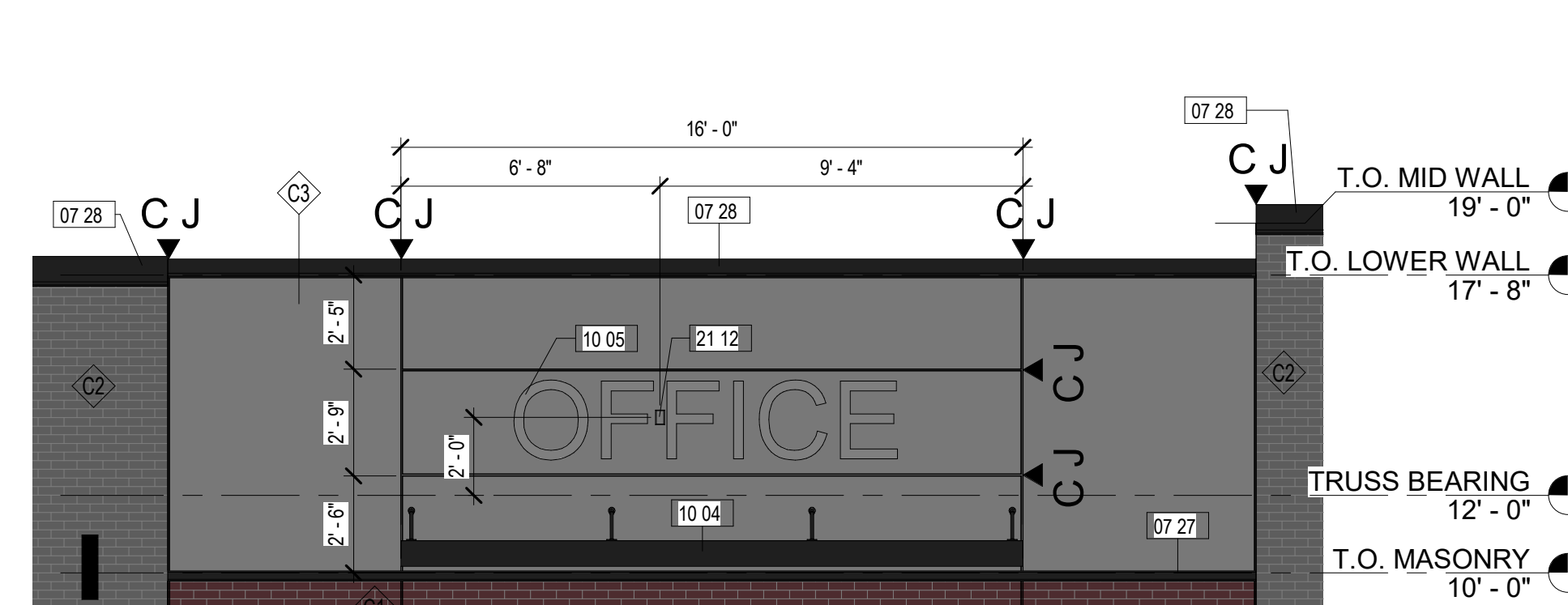
4 PERSPECTIVE - LOOKING SOUTH



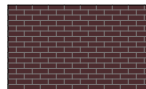
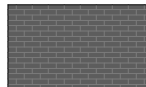
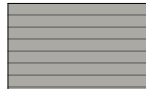
3 ENLARGED ELEVATION - HIGH WALL
1/4" = 1'-0"



2 ENLARGED ELEVATION - MID WALL
1/4" = 1'-0"



1 ENLARGED ELEVATION - LOW WALL
1/4" = 1'-0"

MATERIAL LEGEND		
PRIMARY		FIELD BRICK MODULAR WELSFORD IRON SPOT VELOUR W/SGS SOLOMON 60X WHITE MORTAR
		ACCENT BRICK MODULAR VINTAGE BLACK VELOUR W/SGS SOLOMON 94H IRON BLACK MORTAR
		GLAZING GRAY TINTED
SECONDARY		EIFS ELLIE GRAY, SW7650
		HARDIEPLANK FIBER CEMENT LAP CEDARMILL SIDING ELLIE GRAY, SW7650

KEYNOTES	
TAG	COMMENTS
07 27	0.060 ALUM. SILL SET IN SEALANT, TIE TO WALL BEHIND EIFS. SLOPE FLASHING 1/4"
07 28	PRE-FINISHED METAL PARAPET CAP SLOPES 3/4" MIN ON (3) LAYERS OF 3/4" TREATED PL W/WOOD SECURED TO TOP OF WALL WITH PLATE SCREWS INTO AT 24" O.C.
10 04	LOUVERED HANGER ROD SUPPORTED CANOPY. FINISH: POWDER COAT TO MATCH STOREFRONT
10 05	FUTURE SIGNAGE TO BE DETERMINED BY OWNER
21 12	JUNCTION BOX FOR SIGNAGE ELECTRICAL. SEE ELECTRICAL



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PROJECT NAME.

**NEW OFFICE AND
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OWNER
PENTA PARTNERS

DRAWING ISSUE INFORMATION.
ISSUE FOR : 100% CONSTRUCTION DOCS
ISSUE DATE : 05.02.2022

[illegible]

MARK	DATE	DESCRIPTION
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MANAGEMENT INFORMATION.

PROJECT 2021.162

REINISCHEN PROJEKT

IN CHARGE : TIM OLSON ARCHITECT : DP

DRAWN	HRH	CHECKED	DP
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Case	Case
1	2

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SHEET TITLE

3D IMAGES

SHEET NO.

A200.1

FOR PERMIT



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

Item No. 7.c.
For Meeting of 6/20/2022
Resolution

TITLE: - Resolution approving the Administrative Services Coordinator Position Description and Salary Range

CONTACT PERSON:

Jene Jess, Finance Director

BRIEF HISTORY & ANALYSIS: Staff was recently informed of a prospective resignation from an employee. Anytime there is a resignation, staff evaluates the position description to determine if changes are needed. The attached resolution approves a new position description to replace the former Administrative Specialist - Operations and Trainer with an Administrative Services Coordinator. The position would have additional responsibility and is a critical support position for the Finance and Employee Services Director, as well as the front office operations.

While it is not yet certain that the current employee is leaving, staff needs to be prepared to recruit right away as the position is integral to our administrative operations.

FUNDING SOURCE: Multiple funds (GF, Utilities, Employee Benefits)

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:

1. RESOLUTION NO. 220620-137
2. Administrative Services Coordinator position description

CITY OF BONDURANT
RESOLUTION NO. 220620-137

A RESOLUTION APPROVING ADMINISTRATIVE SERVICES COORDINATOR JOB
DESCRIPTION AND SALARY RANGE FOR THE CITY OF BONDURANT

WHEREAS The City's Department Heads participate in strategically evaluating the results of the internal audit process to determine if the needs of the community are being met and ensure the City is achieving goals and objectives as driven by Council; AND

WHEREAS As part of the City's Strategic Continuous Operational Redesign and Evaluation process, staff reviews each position description of any employee leaving the organization to determine if it needs to be adjusted to better meet the needs of the City; AND

WHEREAS Members of the City's leadership team reviewed and adjusted the Administrative Specialist - Operations Trainer position and recommends adjusting the position description to become Administrative Services Coordinator; AND

WHEREAS The City's staff reviewed and adjusted the Administrative Specialist - Operations Trainer position and recommends adjusting the position description to become Administrative Services Coordinator; AND

WHEREAS The Administrative Services Coordinator would have additional responsibility and authority and is critical to support the Finance and Employee Services Director and front office operations; AND

WHEREAS A recent market survey indicates the salary should be from \$43,488 (entry level) to \$58,186 (midpoint for 3-6 years of experience in the role) to \$64,560 (maximum for 6+ years of experience in the role); AND

WHEREAS Staff recommend the adoption of the position description and salary range.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Bondurant, Iowa, that the attached job description and salary range is hereby approved

Passed this 20th day of June 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				



CITY OF BONDURANT JOB DESCRIPTION

Title: Administrative Services Coordinator
Department: City Hall
Range: \$48,488 (entry) - \$58,186 (mid) - \$64,650 (max) Annually
FLSA: Exempt
Reports To: Finance & Employee Services Director

PURPOSE OF POSITION

Accounting position in the Administrative Services series responsible for coordinating financial accounting and reporting activities. As well as assists employee services such as payroll, facilitates training, and general guidance for each position within the Finance Department.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The following duties are normal for this position. They are not to be construed as exclusive or all-inclusive. Other duties may be required and assigned.

1. Processes Accounts Payable
2. Validates source documentation for requests for payments
3. Fields correspondence from vendors relating to payables
4. Assists in maintaining vendor profiles
5. Maintains employee files by way of data entry and record retention
6. Processes payroll
7. Performs bank reconciliation
8. Calculates and processes journal entries including sinking funds
9. Assists in the preparation of the budget, TIF certificates, and annual reports
10. Assists in maintaining source documentation for regulator and grant compliance
11. Places inventory orders
12. Fields citizen/customer inquiries in person and phone
13. Assists in the preparation of reports, through research and analytics for regulatory, internal and external communications
14. Performs the operational procedures in opening and closing City Hall, as needed
15. Verifies cash flows
16. Maintains informational spreadsheets for the annual regulatory, internal, and external reports
17. Performs other duties that could reasonably be expected of an employee in this capacity.

18. Fills in as Website Administrator, and both Administrative Specialist General and Utility Billing as needed
19. Coordinates and facilitates on boarding training program for Administrative Specialist series

Required Knowledge, Skills, and Abilities:

- ◆ Principles, practices and methods of administrative and organizational analysis; public administration policies and procedures.
- ◆ Office procedures, methods, and equipment including computers and applicable software applications such as word processing, spreadsheets, and databases.
- ◆ Effective business communications and correct English usage, including spelling, grammar and punctuation
- ◆ Pertinent federal, state, and local codes, laws, and regulations.
- ◆ Utilize good judgment in analyzing situations carefully and adopting effective courses of action; gather, organize, compile, and summarize data.
- ◆ Understand and follow oral and written directions; communicate clearly and concisely, both orally and in writing.
- ◆ Shall possess valid Drivers' license.

Education, Training and Experience:

Bachelor's Degree in related field required.

Direct experience in the field may be substituted for education in a two for one year ratio.

MINIMUM PHYSICAL AND MENTAL ABILITIES REQUIRED TO PERFORM ESSENTIAL FUNCTIONS

Physical Requirements

Position requires adaptability to performing a variety of duties, often changing from one task to another of a different nature without subsequent loss of efficiency or composure. Lifts and carries objects weighing up to 20 lbs. on a regular basis. On occasion may be required to lift 25 - 40 lb. bags. Pushes and pulls objects weighing up to 15 lbs. on a regular basis. Climbs ladders, step and balancing objects required on occasional basis. Use of fingers, hands, arms, body torso requiring manual dexterity is required in virtually all tasks performed.

Cognitive Demands

Position involves working directly with people, data and things in the provision of clerical support, operations, and finance. Requires ability to differentiate between numbers, figures and forms; visual, sound, odor and color perception. Capacity to use and interpret a variety of information furnished in written, oral, diagrammatic or schedule form. Ability to perform multiple tasks simultaneously. Must demonstrate strong organizational skills. Applies acquired knowledge of the principles and practices associated with modern accounting and clerical practices.

Language Ability & Interpersonal Communication

Capacity to write reports, operating regulations, news articles and related documents using proper format, punctuation, spelling and grammar. Capacity to read and understand principles of logical or rational thinking to solve practical problems in situations where standardization normally exists. Understanding of verbal and non-verbal cues and the connection to active listening.

Environmental Adaptability

Occupational hazards are those generally associated with occupations engaged in clerical work.

Acknowledgement

I have carefully read and understand the contents of this job description. I understand the responsibilities, requirements and duties expected of me. I understand that this is not necessarily an exhaustive list of responsibilities, skills, duties, requirements, efforts or working conditions associated with the job. While this list is intended to be an accurate reflection of the current job, the Employer reserves the right to revise the functions and duties of the job or to require that additional or different tasks be performed as directed by the Employer. I understand that I may be required to work overtime, different shifts or hours outside the normally defined workday or workweek. I also understand that this job description does not constitute a contract of employment nor alter my status as an at-will employee. I have the right to terminate my employment at any time and for any reason, and the Employer has a similar right.

Date

Employee's Signature

Date

City Administrator's Signature

The City of Bondurant is an Equal Opportunity Employer. In compliance with the American with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.

June 8, 2022

Electronic Delivery

Marketa Oliver
Bondurant City Hall
200 2nd St NE Box 37
Bondurant, IA 50035

Dear Marketa:

Des Moines Water Works has worked over the past nine months with a team of outside engineering experts to complete a preliminary engineering report for both a 10 million gallons per day (MGD) and a 25 MGD expansion at the Saylorville Water Treatment Plant (SWTP). We invited regional partners to attend a recent meeting on May 25th to review critical design parameters and the opinion of probable construction cost for the source, treatment, and transmission elements for both contemplated expansions.

As presented at the meeting, DMWW's engineering consultants and staff have recommended DMWW immediately proceed with a 10 MGD expansion at the SWTP at an estimated cost of approximately \$159 million. The design parameters of the recommended 10 MGD expansion better reflect conditions observed during the initial decade of operation of the SWTP and allow for increased production throughout the entire calendar year in order to support and sustain additional aquifer storage and recovery (ASR) sites being contemplated regionally.

The region is in a transitory period between status quo and the potential formation of Central Iowa Water Works (CIWW). Although a 28E agreement creating CIWW has not been formally executed, a draft agreement is being reviewed by regional partners with the intent of executing the 28E by the end of this year and standing up the newly formed CIWW Board in January 2023. Because a formal regional structure is anticipated, DMWW is reaching out to our regional partners to measure interest in participating in an allocation of capacity and costs of the SWTP 10 MGD expansion.

DMWW is proposing to allocate costs based on the draft 28E language outlining the formula for expansion of source, treatment, and transmission, whereby 9% of costs are allocated to all participants based on each community's proportionate capacity in CIWW, and 91% are allocated based on each community's proportionate and incremental growth needs. To define "proportionate and incremental growth needs", DMWW is proposing to use the proportionate growth projections included in the draft asset transfer true-up calculation, which relies on data gathered from each community during the development of DMWW's 2017 Long Range Plan.

A draft calculation using this proposed methodology to allocate capacity and costs (assuming all communities participate in CIWW) is attached to this letter.

Response Requested

We are requesting your feedback on whether your community supports this approach and is interested in participating in this 10 MGD expansion at the estimated capacity and cost allocations illustrated in the calculation. Please keep in mind the calculation is simply an estimate and will likely require revision once the language of and parties to the 28E are known with certainty. Once final, we propose formalizing the allocations within the details of the CIWW 28E.

We are requesting your response by July 1, 2022 so we can continue to make progress on this critical project necessary to support quickly growing water demands across the region.

We look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ted Corrigan", with a stylized flourish at the end.

Ted Corrigan, P.E.
CEO and General Manager

Central Iowa Water Works
Proposed Allocation of 10 MGD SWTP Expansion - ESTIMATE

\$ 159,054,000 Engineer's Opinion of Probable Construction Cost for 10 MGD SWTP expansion

Community	Foundational Data			9% allocated based on Proportionate Initial Capacity in CIWW ⁴	91% allocated based on % Growth ⁴	Estimated Allocations		
	Initial Capacity Allocation (MGD) in Asset Transfer True Up Calculation ¹	Proportionate Initial Capacity in CIWW ²	% Growth ³	9%	91%	Total by Community	Annual Debt Service @ 2% for 20 years	Allocation of 10 MGD Expansion
Altoona	6.95	5.09%	8.00%	\$ 728,852	\$ 11,579,131	\$ 12,307,983	(\$752,715.85)	0.80
Ankeny	14.15	10.37%	18.00%	\$ 1,483,921	\$ 26,053,045	\$ 27,536,967	(\$1,684,070.50)	1.80
Bondurant	2.09	1.53%	4.10%	\$ 219,180	\$ 5,934,305	\$ 6,153,485	(\$376,326.93)	0.41
Clive	4.31	3.16%	1.20%	\$ 451,993	\$ 1,736,870	\$ 2,188,863	(\$133,863.66)	0.12
DMWW	45.29	33.18%	9.00%	\$ 4,749,597	\$ 13,026,523	\$ 17,776,120	(\$1,087,129.14)	0.90
Johnston	6.34	4.64%	4.70%	\$ 664,881	\$ 6,802,740	\$ 7,467,620	(\$456,695.15)	0.47
Grimes	6.56	4.81%	10.60%	\$ 687,952	\$ 15,342,349	\$ 16,030,301	(\$980,360.60)	1.06
Norwalk	3.37	2.47%	5.10%	\$ 353,414	\$ 7,381,696	\$ 7,735,111	(\$473,053.98)	0.51
Polk City	1.6	1.17%	1.30%	\$ 167,793	\$ 1,881,609	\$ 2,049,402	(\$125,334.70)	0.13
UWU	13.15	9.63%	10.40%	\$ 1,379,051	\$ 15,052,871	\$ 16,431,921	(\$1,004,922.37)	1.04
Warren Water District	3.02	2.21%	1.20%	\$ 316,710	\$ 1,736,870	\$ 2,053,579	(\$125,590.18)	0.12
Waukee	6.46	4.73%	9.00%	\$ 677,465	\$ 13,026,523	\$ 13,703,988	(\$838,090.92)	0.90
WDMWW	17.31	12.68%	9.30%	\$ 1,815,313	\$ 13,460,740	\$ 15,276,053	(\$934,233.27)	0.93
Xenia	5.9	4.32%	8.10%	\$ 618,738	\$ 11,723,870	\$ 12,342,608	(\$754,833.39)	0.81
Totals	136.5	100.00%	100.00%	\$ 14,314,860	\$ 144,739,140	\$ 159,054,000	\$ (9,727,221)	10.00

Notes:

All references are to the draft Central Iowa Water Works 28E/28F Agreement distributed to regional partners on February 22, 2022

¹ Article V Section 3 - Initial Capacity Allocations and Schedule V-3, Capacity Allocations

² Calculated field using prior column. EX. Altoona: 6.95 MGD/136.5 MGD = 5.09%

³ Schedule XIII-1, Step 5, page 83, column labeled "Est.% of Regional Growth (MDD)"

⁴ Article V Section 6 - Costs of Member Agency-Funded Capacity Expansions