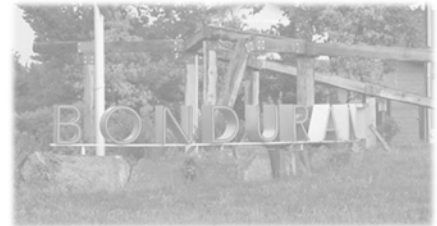




## Fiscal Year 2020 - 2021

### Executive Summary





200 Second Street Northeast  
Post Office Box 37  
Bondurant, Iowa 50035-0037  
Phone: (515) 967-2418  
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**Mayor:**  
Curt Sullivan

**Council Members:**  
Tara Cox  
Doug Elrod  
Wes Enos  
Angela McKenzie  
Bob Pepper

**City Administrator:**  
Marketa Oliver

**City Clerk:**  
Shelby Hagan

**Finance Director:**  
Jené Jess

**Fire Chief:**  
Aaron Kreuder

**Library Director:**  
Jill Sanders

**Planning Director:**  
Maggie McMurray

**Public Works Director:**  
John Horton

**City Attorney:**  
David Brick

**City Engineer:**  
Bob Veenstra, Jr.

March 2, 2020

The Honorable Mayor and City Council Members  
City of Bondurant  
200 2<sup>nd</sup> Street NE, POB 37  
Bondurant, Iowa 50035

RE: FY 2020/2021 Budget and Tax Levy

Dear Mayor Sullivan and City Council Members:

Submitted for your review and consideration is the 2020-2021 Proposed Budget for the City of Bondurant. The budget provides the financial plan for all City funds and activities for the fiscal year beginning July 1, 2020 and ending June 30, 2021. The tax levy rate is proposed to be \$11.78549, a \$1.95 cent decrease from FY20 rate of \$13.73948 per thousand dollars of taxable valuation. The dramatic decrease is possible through the voter-approved, Local Option Sales and Services Tax that overwhelmingly passed in August 2019.

This budget reflects the City's priorities of not only maintaining, but enhancing, strong core services of public safety and public works. It also provides necessary funding to begin, continue or complete a number of capital projects, detailed later in this narrative. The budget reflects discussion and direction given by Council at various meeting and planning sessions throughout the year. It also reflects the Council's decisions to take advantage of strategic opportunities throughout the year, such as the opportunity presented by Project Bluejay, a large economic development project the City has been working on since August, 2019.

The budget includes operational funding to enhance current staffing levels, which includes the recent addition of public safety staff under the SAFER grant the City was awarded in 2019. The proposed budget adds a public works employee and additional patrol time through Polk County Sheriff. Additionally, the budget includes funding for various planning efforts to be undertaken in the upcoming year, including finalization of the transportation planning (thoroughfare study) and the comprehensive stormwater planning. It also includes funding for the update to the comprehensive plan.

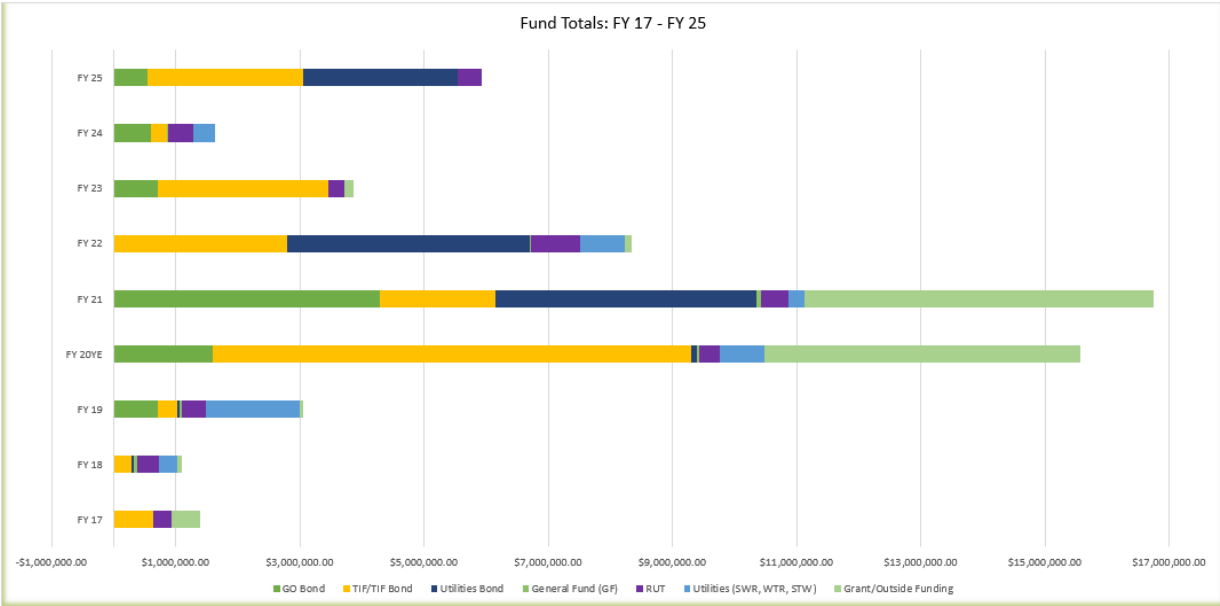
Larger capital equipment purchases in the budget include dump trucks for Public Works, thermal imaging camera replacement for Fire, and a computer replacement at City Hall. Additionally, with the general obligation bond issuance in FY2019, there were several capital purchases that had originally been scheduled in FY 21 that were brought forward into the current fiscal year. These purchases include pickup trucks for Public Works, a ladder truck for Fire, and batwing mowers for Parks. The current capital improvement plan also included the replacement of the City's financial and utility billing software.

The capital spending plan reflects council priorities as discussed throughout the year. There have been major changes from what was originally included in the FY20 budget related to the City's ability to undertake three capital projects that had been included in the council's capital vision created throughout the summer of 2019, combining them into

one large project. The Southwest District Improvement Project combines the widening and enhance of 32<sup>nd</sup> Street SW and the widening of Grant Street for the first 1,000 feet (approximately) north of 32<sup>nd</sup> Street SW and the addition of a stop light on HWY 65 at a new intersection in the 2200 block of Hubbell Avenue, creating a new street that will be Shiloh Rose Parkway, continuing the naming convention from the existing street on the north side of Bondurant. This is a large infrastructure project, totaling approximately \$15 million that is made possible with the development of Project Bluejay adjacent to these locations. Project Bluejay is the development of a large fulfillment center and enabled the City of Bondurant to receive a RISE grant in the amount of \$8,565,283 from the State of Iowa. The remainder of the costs will be paid for by a TIF bond that was issued earlier this year and the TIF bond will be repaid with a portion of the tax increment generated by the valuation of the project, which will be a minimum of \$75,000,000 effective January 1, 2021.

There are other large capital projects in this budget, including the extension of 10<sup>th</sup> Street (including replacement of the bridge), the Northwest Sewer Extension project, the Downstream Stormwater Capacity project, the Underpass Project, and the Library Expansion project. The funding for the Underpass under Highway 65 has been secured and the City wishes to move forward as quickly as possible. The City secured an additional \$1,133,000 in grant funding for the project this year, including an MPO grant (\$397,000), a Prairie Meadows Legacy Grant (\$200,000), and a DOT grant (\$536,000). The Library Expansion project is funded by a general obligation bonds to be repaid with Sales Tax collections, as well as grants.

The Capital budget also includes the funding needed to finalize the City Hall expansion and renovation project, continue work on Eagle Park, build a shelter in Efnor Estates Park (largely funded by a grant from the Bondurant Men’s Club), perform mudjacking and overlay on various streets, undertake Paine Heights pipelining, and extend gas services to the new industrial park. In total, the FY21 budget includes \$281,600 in capital equipment/maintenance expenditures and \$16,554,920 in capital projects, totaling \$16,836,520 in planned capital investment. A full list of capital ongoing and future capital projects is included with your budget document. Following is a graph showing the City’s past, current, and planned capital investments, FY17 – FY25.



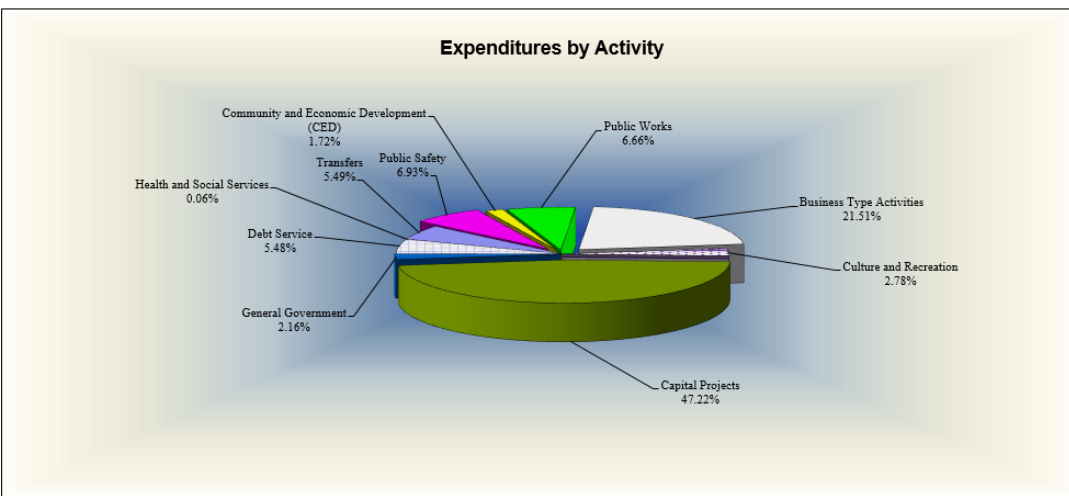
**Revenues and Expenditures**

The City’s overall proposed expenditures for FY21 are \$27,406,048 and the re-estimated expenses for FY20 are \$36,078,323. The funding for capital projects is the primary reason for the increase in expenses. In fact, Capital

Projects are 47.22% of the City's proposed FY21 budget. Other increases can be attributed to a new positions (Planning Director) in FY20 and a new Public Works position in FY21. Additional costs drivers include contractual and vendor costs. City staff works diligently to minimize costs, enhance revenues, and secure outside funding sources to assist with City projects. To date in FY20, the City has secured \$9,823,057 in grants and outside funding for projects and events. That represents \$1,788.29 per capita.

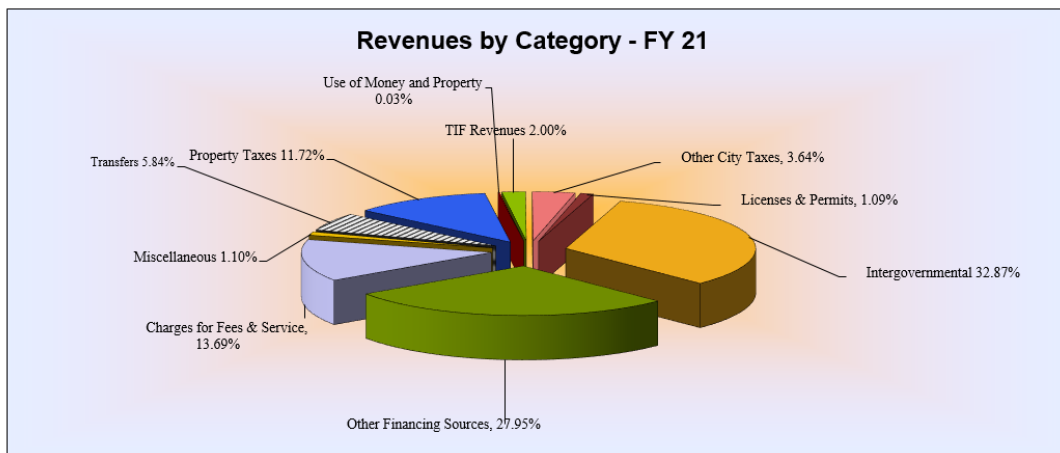
The following graph shows how the City's funds are proposed to be spent.

<u>Expenditures - FY 2021</u>		<u>FY 2021</u>	<u>Re-estimated 2020</u>		<u>FY 2020 Budget</u>
Public Safety	6.93%	\$1,898,007	\$2,044,492	5.67%	\$1,837,662
Community and Economic Development (CED)	1.72%	\$470,911	\$325,599	0.90%	\$218,867
Public Works	6.66%	\$1,825,951	\$1,255,703	3.48%	\$1,257,577
Business Type Activities	21.51%	\$5,894,780	\$2,594,405	7.19%	\$3,819,358
Culture and Recreation	2.78%	\$762,488	\$818,081	2.27%	\$648,116
Capital Projects	47.22%	\$12,939,920	\$14,349,707	39.77%	\$6,094,792
General Government	2.16%	\$593,095	\$729,244	2.02%	\$738,442
Debt Service	5.48%	\$1,501,611	\$2,039,030	5.65%	\$1,345,065
Health and Social Services	0.06%	\$15,250	\$15,250	0.04%	\$15,950
Transfers	5.49%	\$1,504,035	\$11,906,812	33.00%	\$851,392
<b>Total</b>	<b>100.00%</b>	<b>\$27,406,048</b>	<b>\$36,078,323</b>	<b>100.00%</b>	<b>\$16,827,221</b>



In order to pay for the services that the City provides and the capital improvement projects, the City collects property taxes, charges fees for service, applies for and is fortunate quite often to receive grants and donations, receives reimbursements, and issues debt. Following is a graph showing the sources of the City's revenues.

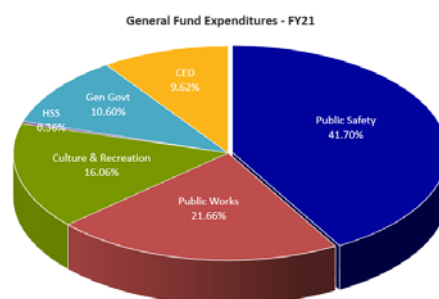
<u>Revenues - FY 2021</u>		<u>FY 2021</u>	<u>Re-estimated 2020</u>		<u>FY2020 Budget</u>
Property Taxes	11.72%	\$3,019,349	\$3,156,744	8.49%	\$3,166,149
Use of Money and Property	0.10%	\$25,477	\$64,099	0.17%	\$18,093
TIF Revenues	2.00%	\$514,762	\$602,808	1.62%	\$602,808
Other City Taxes	3.64%	\$936,655	\$379,928	1.02%	\$24,406
Licenses & Permits	1.09%	\$280,250	\$664,350	1.79%	\$329,500
Intergovernmental (IGR)	32.87%	\$8,464,979	\$6,177,036	16.61%	\$1,259,313
Other Financing Sources	27.95%	\$7,200,000	\$10,463,062	28.14%	\$6,601,000
Charges for Fees & Service	13.69%	\$3,526,210	\$3,335,699	8.97%	\$2,882,000
Miscellaneous & Sp. Assess	1.10%	\$284,476	\$412,453	1.11%	\$567,000
Transfers	5.84%	\$1,504,035	\$11,923,171	32.07%	\$851,392
<b>Total</b>	<b>100.00%</b>	<b>\$25,756,193</b>	<b>\$37,179,350</b>	<b>100.00%</b>	<b>\$16,301,661</b>



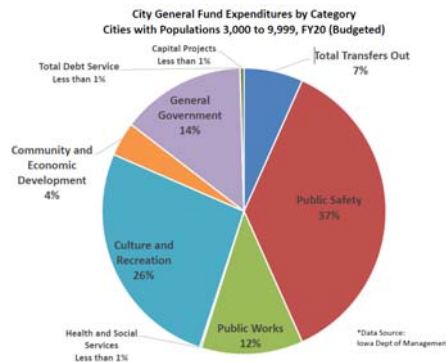
## General Fund

The City maintains many “funds” within the City budget. (An explanation of funds and how they interact is included as part of this budget packet.) The General Fund supports the bulk of the City’s operations and the operations most identified with the City, such as Fire, Parks, Library, and Law Enforcement. The Fire, Parks, Recreation, Library, Planning, and Administrative operations are funded primarily with General Fund and Trust and Agency dollars. Some grants and donations are also included in the General Fund. Donations and revenue from Parks and Recreation programs help fund those operations. Other General Fund revenues consist of property taxes, licenses and permits, fines, miscellaneous revenues and charges for services. Other funds, such as Water, Stormwater, Sewer (Wastewater) and Trust and Agency (Employee Benefits), are charged an administrative service fee to offset the support provided by administrative staff. This is reflected in the budget through transfers. Following is a graph showing how the General Fund is broken down by expenditure category. Total General Fund expenditures, as shown below are \$4,080,733, without transfers. The major driver of increases to the general fund are the addition of public safety staff members last year, the cost of which is offset by a Federal Grant for three years.

The General Fund expenditures exceed General Fund revenues in FY21, however, that is related to the influx of bond proceeds in FY20, not all of which will be spent prior to the end of the year, and therefore, the expense carries into the next fiscal year and is paid from the reserve balance created by the bond proceeds in the current fiscal year. Accounting for the affect from the project costs paid for by bond proceeds received in FY20 but not paid out until FY21, the City is adding its true General Fund reserve level and expects to achieve a General Fund reserve level of 30% by the end of FY21, improving the City’s financial condition. Additionally, in FY21, some expenditures in the General Fund will be filed for reimbursement from the TIF fund in the following fiscal year. These expenses include legal, planning, and salary fees apportioned to economic development efforts in TIF districts. Following is a graph of the City of Bondurant’s General Fund Expenditures, which total \$4,080,733 (excluding transfers.) A fund balance spreadsheet is included in your budget packet.



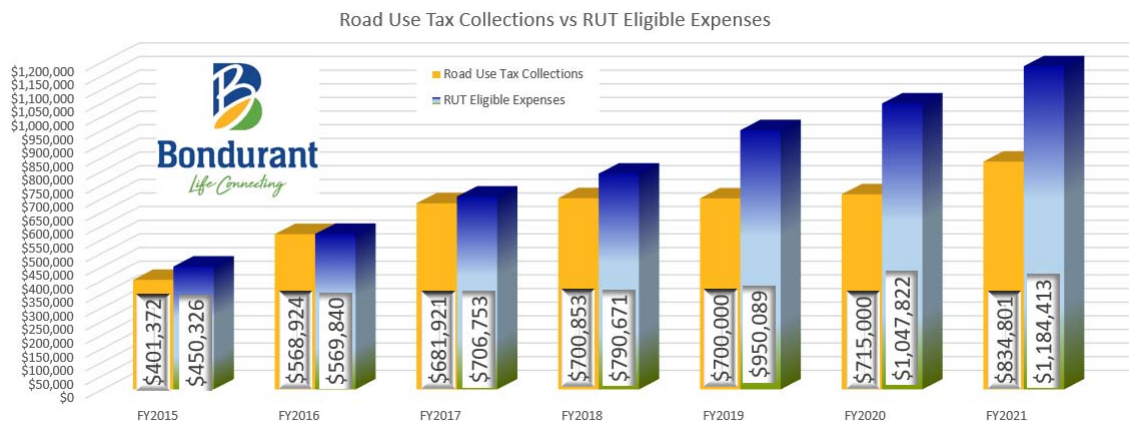
Following is a comparison of how cities in Iowa with populations between 3,000 and 9,999 spend general fund dollars. This information was published by the League of Cities and is for FY17. This gives you a rough idea of how Bondurant compares.



### Special Revenue Funds

Special Revenue Funds contain proceeds from a specific source and are required by law to be accounted for separately and used for a specific purpose. Examples include Road Use Tax (RUT) and Employee Benefits (T&A).

Public Works operations are funded primarily with Road Use Tax and Employee Benefits dollars. Any remaining expenses are augmented with General Fund dollars or debt service dollars. The legislature increased the gas tax, which translated into additional funding that the City receives from Road Use Tax. The City also conducted a special census which contributed to an increase in Road Use Tax funding and will benefit for part of the fiscal year next year due to the 2020 Census. (Road Use Tax distributions are made based on population, so staff anticipates an increase following the 2020 census.) The City anticipates receiving \$834,801 in Road Use Taxes in FY21 and \$715,000 for year-end FY20. Following is a graph showing a history of Road Use Tax collections versus Road Use Tax eligible expenses. As you can see, the RUT-eligible expenses exceed the collections. Fortunately, the State adjusted Road Use Tax recently, which helped reduce the gap. Road Use Tax revenues are augmented typically by debt service dollars, as the City issues debt for larger road projects and collects the debt service levy on the property tax to repay the bonds.



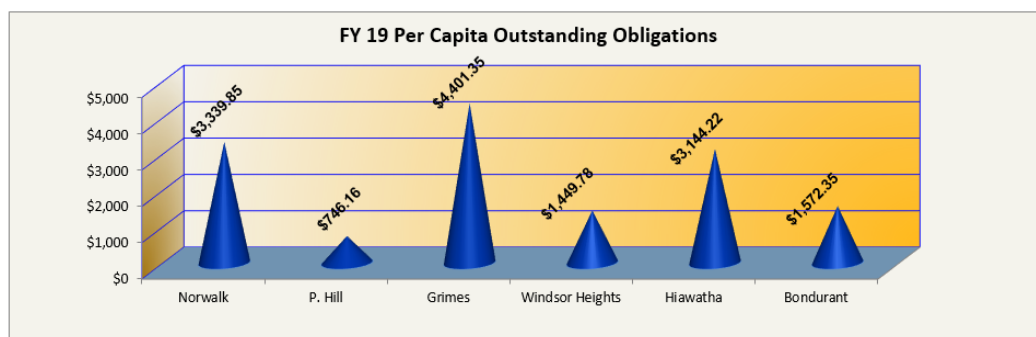


## TIF Special Revenue Funds

Tax Increment Financing (TIF) expenditures are reported in a separate category on the State budget documents. The use of TIF dollars is restricted to certain projects within an urban renewal area or can be used to repay debt for urban renewal projects. In FY20, the City is projected to receive a total of \$602,808 in TIF property taxes and \$514,762 in FY21. This revenue pays for economic development rebates and expenses, as well as some debt service, such as the bond that was recently issued for the infrastructure improvements adjacent to Project Bluejay. TIF is also used to pay for costs that are directly connected with economic development. In 2018, Council approved an update to the Urban Renewal Plan that will enable the City to issue TIF bonds for the 10<sup>th</sup> Street Extension project, as restoring the farm-to-market connection is critical. This project is included in the City's Capital Improvement Plan.

## Debt Services Fund

The Debt Services Fund is dedicated for the payment of the principal and interest on the City's long term debt. Revenue for this fund comes from property tax or from TIF, but can also come from other fund transfers. Following is a graph comparing Bondurant's per capita outstanding obligations with similarly situated communities. The average per capita outstanding obligation for the comparison group is \$2,442.29, or \$869.94 more than the City of Bondurant, however this will change after the large debt issuance this past year and what is planned in FY21. The City continues to manage its debt carefully and will continue to be aware of how debt can affect the levy rate.



## The Enterprise Funds

Enterprise Funds are often referred to as “proprietary.” These funds account for operations that function in a manner similar to a business, usually city utilities. Bondurant's main enterprise funds are water, sewer (wastewater), and stormwater.

As discussed under Capital Projects, the City is currently investing and facing additional some major investment in infrastructure, however no rate adjustments in either water or sewer are recommended at this time related to capital projects. A rate adjustment for garbage and recycling is likely at some point in the near future. The City was able to eliminate the need for a rate increase last year in garbage by reducing the number of special collections to one per year, enabling the City to absorb the rate increase from the hauler and prevented it from being passed through to the rate payer. The previously year the City absorbed the rate adjustment and paid it with fund balances, however that is not a sustainable practice. That will likely not be feasible again this year. Staff anticipates receiving notice of increase from the garbage provider and has already received notice from the recycling provider about pending adjustments that will have to be passed through to the end user.

Included in the FY20 year-end budget is funding for stormwater improvements along Grant Street that create additional downstream capacity. Mud Creek and improvements to the 2<sup>nd</sup> Street NW culvert were accomplished in

the current fiscal year. Additionally, the City continues with stormwater planning and project prioritization. The Water Department also funds budgeted for water meter replacement.

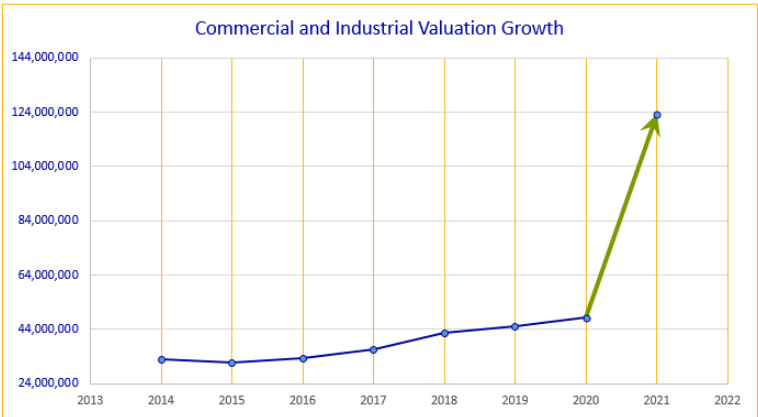
**Personnel**

The bulk of the City’s budget for FY21 is driven by capital projects and personnel costs. The City currently has 19 regular, full-time and 15 part-time regular authorized positions, as well as two crossing guards and a short-term records project/administrative position.

Of the current full-time employees: 6 are in Public Works; 5 in Fire, 2 in Library; 2 in Administration; 1 in an administrative support roles; 1 in customer service/utility billing; 1 in city records; and 1 in Parks and Recreation. Of the permanent part-time employees, 1 is in Public Works, 3 are in Library, 9 are in Fire, 1 is in administration, and 2 are crossing guards. Approximately 25 *paid on call* employees comprise the rest of the employees in the Fire Department. The budget includes an additional Public Works position. An updated organizational chart is included in your packet. It updates the administration department and provides a more modern structure.

**Future Issues**

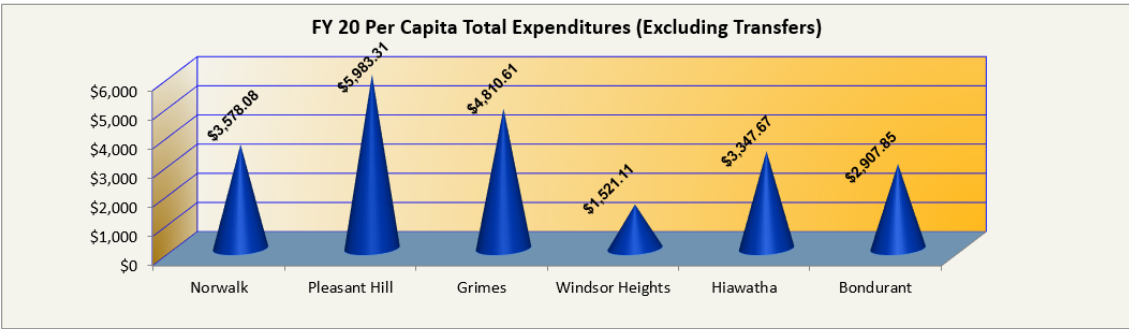
As you know, in 2013, the State Legislature adopted measures which devalued the commercial property in the State of Iowa by 10%. The legislation also reduced over a period of time, the valuation of apartment buildings from commercial to residential, meaning they will eventually be subject to the residential rollback. As part of that legislation, the State made the commitment to cities to reimburse or “backfill” revenues losses related to commercial property devaluation. Bondurant anticipates receiving \$42,501 in FY21 in backfill funding. While this is not a large amount, it does represent a salary for a full-time position. The City understands that there is always potential loss of this funding. Fortunately, the City continues to experience robust valuation growth. In particular, the City has been working to facilitate commercial and industrial growth, to create a better mix of valuation. While Project Bluejay is the City’s largest project, creating \$75,000,000 in valuation beginning January 1, 2021, the City also has many other excellent projects that have been/are being constructed, such as MidStates Precast, RMS, Mid Country Machinery, Next Generation Daycare, Bondurant Business Park, Bondurant Industrial Park, and other, commercial buildings along Highway 65. Additionally, the City is fortunate to have many, locally-owned businesses who continue to invest and renovate buildings. Recently finished or recently-approved projects include the Somewhere in the Middle/Sweet Swirls project, ReMax renovation, Little House on Main, the dentist construction/expansion, and the Floor Covering business downtown. All of these projects contribute to the commercial and industrial growth in the community. Following is a chart showing Bondurant’s recent and projected valuation growth.





City staff is constantly looking for ways in which we can reduce expenditures, increase efficiencies or secure outside funding to help accomplish the City's goals. To that end, in FY19, staff made changes to some contracts and secured an alternate source for the aerial truck for the Fire Department, saving \$307,105. The City also secured grant funding of \$842,041 in FY19 and \$9,823,057 to date in FY20. Staff will continue to seek opportunities to assist with the community's needs.

Following is a graph that compares Bondurant's per capita expenditures with similarly situated communities. As you can see, the average budgeted per capita FY20 expenditure (excluding internal transfers) for these communities is \$3,691.44, or \$783.59 more than the City of Bondurant. These numbers will likely change as the City continues with major infrastructure improvement projects.



**Policy Initiatives/Accomplishments**

Throughout the past year, the City has taken on some major initiatives and reaped the benefit of initiatives begun earlier. In 2017, the City Council authorized the investment of time and resources to pursue the City's first site certification. This site is now the site on which Amazon is currently building a 645,000 square foot fulfillment center (the first in Iowa), which will create 1,000 new full-time jobs with industry leading pay and comprehensive benefits that begin the first day. This project is also creating \$75 million in valuation, effective January 1, 2021. The City currently has two other sites that are in process to become certified or consideration pursuing site certification. Additionally, the investment the City Council made in infrastructure along Highway 65 in 2017 has been a huge benefit to the City's economic development efforts.

The City also has been and will continue to work towards pedestrian safety enhancements. Bondurant partnered with the School District last year on a crosswalk at the high school and the City secured a Prairie Meadows grant for additional crosswalk funding this year. The City Council approved the addition of a Planning Director in the current fiscal year who has kept busy with the 10+ housing developments actively underway, commercial projects, and planning efforts.

Last year the Council identified during a the Strategic Planning session, the goal of creating a long-term staffing plan for Fire/EMS staff as we continue to grow. The staffing plan was not only created but fulfilled as the City secured a SAFER grant that accelerated the timeline by approximately five years. Additionally, the FY21 budget proposal included additional Sheriff staffing during times of day that have historically had more calls from service. The Polk County contract would also take on animal control, which is why a reduction in Animal Control fees is budgeted in FY21.

The City Council identified the desire to rebrand and over the last year, the City established a steering committee who worked with a consultant to develop a full branding guide and a new logo, adopted by the Council last year.

Additionally, with the rebranding, the goal was to create and launch a new website. The website has been completely redesigned and the new version went live in February 2020.

Staff has been working to cross-train employees for enhanced efficiency and has emphasized safety to reduce the number of workers compensation incidents and the City's "mod" factor, which has significantly impacted the workers' compensation rate the City pays. The City has been successful in consistently reducing workplace injury over the past two years.

The City Council also directed a special election for the Local Option Sales and Services Tax last August. City staff worked to develop educational information about the issue and hosted booths at both Summerfest and the Bondurant Blues & Brew/Sidewalk Chalk Art Festival. Voters overwhelmingly approved the measure and the funds from LOSST will be applied to the debt service levy to drop the City's levy by \$1.95 in FY21. Additionally, moving forward, I think hosting booths at the events is a great way to distribute information and answer questions on a number of issues.

The City Council embraced the Ultra High Pressure Technology for the Fire Department during the last fiscal year. The City received the Program of the Year Award from the Iowa Association of City County Management for embracing the technology and innovating it for use in cold weather.

The City also transitioned its legacy software and utility billing system. While the transition was not without its bumps, it provides customers with the opportunity to log in and review and pay their bill on line.

### **Upcoming issues**

The City Council recently approved the contract for the Southwest District Infrastructure Improvements. These improvements have an aggressive timelines for completion and staff will be working closely with the contractor throughout the summer and into the fall to monitor construction milestones and keep property owners apprised of the project's progress. Capital projects, in general, will be a major focus over the next year, including the finalizing of the City Hall project. The City Hall renovation and expansion project should be completed in June and Council will be able to host meetings in the Council Chambers again in July.

Staff is also preparing for the upcoming building season. As you recall, last year, the City experienced a dip in housing permits this year attributed to the low lot inventory and poor construction season of last summer. With the recent plats approved and under construction and the plats developed last year, lot inventory is available again for additional building and we have already seen healthy housing growth this year.

Included in your budget packet is a map showing various projects that are occurring throughout the City of Bondurant. It includes residential development, infrastructure and other projects, and commercial projects.

### **Reserve Levels**

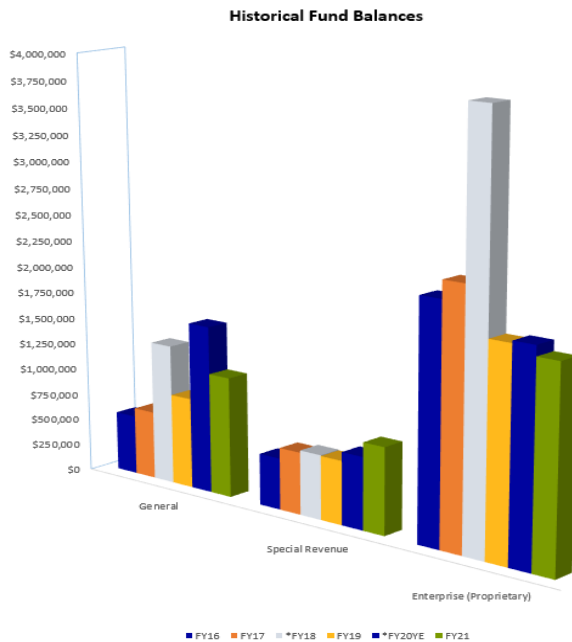
The City's General Fund reserve levels last year were slightly over 20% and the FY20 budget was originally estimated to leave the reserves at 23.8%, however the year-end estimate has that slightly increasing to 26.13%. The FY21 budget is projected to leave the City's General Fund at 30.44%, which is where bond rating agencies prefer to see it. The City's General Fund reserve is critical because it is the City's only unrestricted reserve and staff will continue to watch this reserve level closely. Utility reserve balances are adequate. Following is a graph tracking five years of fund balances for major categories. (Please note that both FY18 and FY20YE balances are an anomaly because it includes restricted funds from bond proceeds that were received in one fiscal year and will be spent over the course of two fiscal years.) Additionally, please note that beginning with FY20YE, the Special Revenue reserve includes Local Option Sales and Services Tax funds.



### City of Bondurant Historical Fund Balances

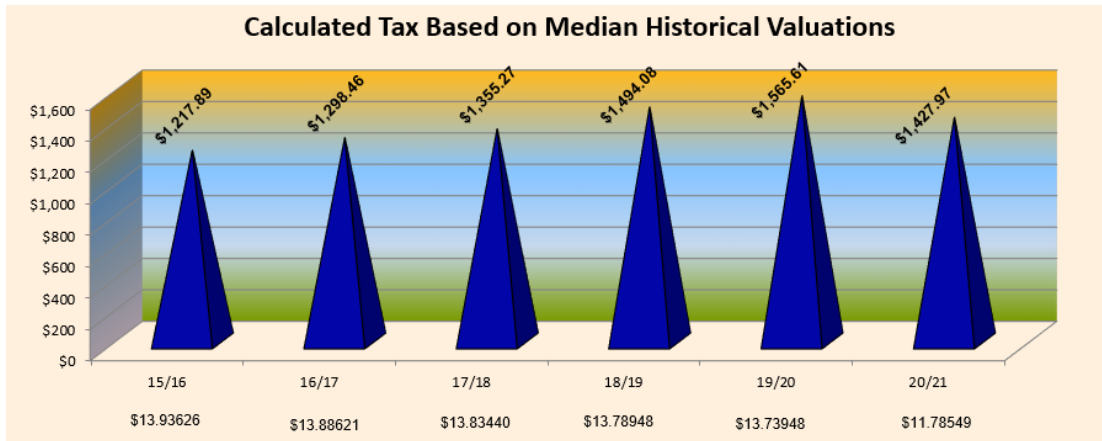
	FY16	FY17	*FY18	FY19	*FY20YE	FY21
General	\$562,944	\$644,547	\$1,327,855	\$859,638	\$1,586,803	\$1,141,618
Special Revenue	\$487,304	\$588,746	\$610,876	\$604,049	\$686,382	\$822,096
Enterprise (Proprietary)	\$2,238,271	\$2,406,318	\$3,930,743	\$1,968,776	\$1,991,636	\$1,893,983

\*FY18 and FY20 include bond proceeds

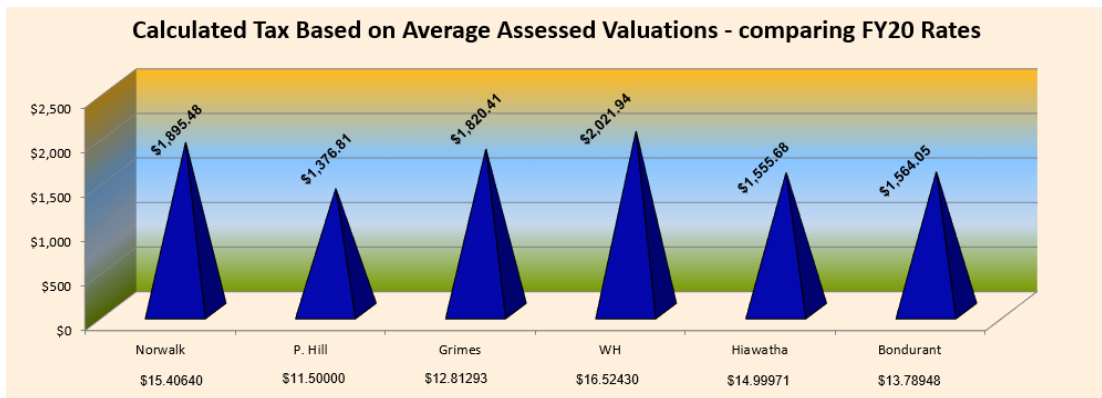


### Tax Rate/Residential Rollback

The projected tax rate is \$11.78549 per \$1,000 of taxable valuation. This rate is \$1.95 less than last year's rate of \$13.73549. Combined with the residential rollback rate of 55.0743%, the homeowner of a home with the median assessed value of \$220,000 (an increase in value of 10% from last year) in Bondurant will pay a total of \$1,427.97 in City property taxes, which is a reduction of approximately 8.79% from last year's amount of \$1,565.61. The stability of the City levy rate and the amount of taxes a property owner will actually pay is a primary objective in our budgeting. With the City property taxes of \$1,427.97, this means that for approximately \$119 per month, the citizens and visitors of Bondurant receive 24 hour law enforcement and Fire protection; emergency medical services; recreational facilities and parks programming; road repair and reconstruction; capital projects upgrading the infrastructure they use every day; and a host of other services and protections. Following is a graph showing city property taxes based on average historical valuations.



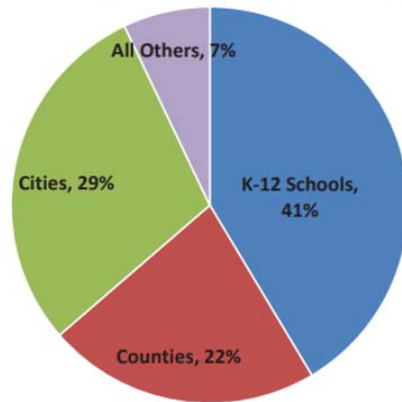
While it is important that we are continually benchmarking against ourselves from year to year, it is also important that we compare ourselves with the market (other similar communities). There are three components to calculating property tax. They are: the assessed valuation, the residential rollback rate, and the levy rate. The following graph shows how Bondurant compares with other similar communities with regard to tax calculations. Please note that for purposes of comparison, FY20 rates are used because this is the most recent information on adopted rates for communities.



It is important to note that City property taxes are not the only taxes a resident pays. To that end, the City works with the Bondurant-Farrar Community School District to try to contain costs for the end payer. The City has regular discussions with the School District and will continue to partner with the District in ways that can enhance efficiencies for both organizations. Following is a chart from the Iowa League of Cities showing the average breakdown of the percentage of property taxes that taxing authorities receive.

**Share of Property Tax Revenues by Tax Authorities  
(Including TIF)**

*Iowa League of Cities 7/2018 (Data: IA DOM)*



This budget represents the culmination of Council priorities and financial planning. It reflects a great deal of hard work and difficult choices that Council has undertaken past and present. The oversight of the City's finances is likely the most difficult and laborious task of any public official. If there is anything either of us can do to make the information clearer or easier to understand, please do not hesitate to call on staff as any of us are happy to help.

Thank you.

Sincerely,

Marketa Oliver  
City Administrator

Jené Nichelle Jess  
Finance Director

# Bondurant 2.020

## Residential Developments

- Wolf Creek Plats 11-13
- Blue Jay Landing
- Harvest Meadows
- Quail Run/Quail West
- Park Side
- DR Horton
- Sankey Summit II

## Infrastructure & Other Projects

- NW Sewer Extension
- Highway 65 Utilities Project
- Park Side Water Extension
- Wolf Creek Phase II Sewer
- 10<sup>th</sup> Street Ext/Bridge Relocation
- Underpass
- BRSC Expansion
- Transportation Planning
- Comp. Stormwater Planning
- Regional Master Plan
- Transportation Planning
- ★ Smaller infrastructure projects

## Commercial

- Downtown/Downtown Parking
- Bondurant Business Park
- Commercial Plats
- Midstates Precast Facility
- Certified Site
- Bondurant Industrial Park
- Clover Barn
- RMS (Road Machinery Supply)
- Little House on Main
- Sweet Swirls
- Boxcar BBQ
- Somewhere in the Middle



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