



Fiscal Year 2023 – 2024 Budget

Mayor Doug Elrod

Council Members:

Bob Pepper

Tara Cox

Angela McKenzie

Matt Sillanpaa

Chad Driscoll

City Administrator Marketa Oliver

Finance Director Jené Nichelle Jess



2022 – 2023 Accomplishments...

General

- Reduced property taxes for the 16th year in a row in FY23;
- Collaborated with the Bondurant Community Foundation to achieve Iowa Great Place redesignation;
- Finalized Building Bondurant Comprehensive Plan;
- Adopted the Central District Stormwater Improvements Master Plan;

Public Safety

- Added a Firefighter/EMT/Paramedic position;
- Outfitted the Bondurant Emergency Services facility with a generator, primarily funded through a grant from FEMA;

Infrastructure and Facilities

- Purchased ground for a new water tower and continued water planning efforts, evaluating the feasibility of producing and treating water while also analyzing the advantages and disadvantages of joining Central Iowa Water Works; ;
- Finalized construction of the NE Stormsewer Project;
- Purchased land for the Civic Campus project and began master planning;
- Completed Ditch 2 Stream Stabilization Project, securing a \$285,000 State grant to offset costs of the project;
- Add a Public Works Operations Coordinator position to serve as a working supervisor and support the Public Works Director;



2022 – 2023 Accomplishments...

Economic Development

- Completed two additional major economic development projects (Project Omega and Commerce Crossings); and
- Facilitated another Certified Site designation for industrial property and initiated the planning process on three additional sites;
- Collaborated with multiple property owners to annex nearly **1,000 acres** into Bondurant;
- Pursued a feasibility study for redevelopment of grain silos downtown;
- Created an Economic Development Coordinator position

Parks and Quality of Life

- Secured funding for and built a dog park, naming it Pawtocka;
- Substantially completed construction of the Highway 65 Underpass;
- Secured \$29,900 in grant funding to continue an aggressive canopy expansion program, planting 124 trees, 60 of which were street trees and 64 at the Bondurant Recreational Sports Complex;
- Completed expansion and renovation of the Bondurant Community Library;
- Launched Sunday hours for the Library and transitioned part-time Youth Librarian into a full-time position to meet growing demand;



2022 – 2023 Awards...

- 2022 Iowa Community of Character from the Ray Center;
- FY23 and FY 22 GFOA Distinguished Budget Presentation Award;
- 2022 Program Excellence Award in Strategic Governance from the International City/County Management Association for the Strategic Continuous Operational Redesign and Evaluation (SCORE) Program;
- 2022 Program Excellence Award in Community Sustainability from the International City/County Management Association for the Economic Development Launch Program;
- 2022 Excellence in Economic Development Bronze Award from the International Economic Development Council;
- 22 from 2022 Business People Making a Difference – Tiffany Luing, Economic Development Coordinator, Cityview Business Journal;
- 2022 Iowa Library Association Distinguished Leadership Award – Jill Sanders;
- 2022 Pacesetter Award – Jene Jess and Marketa Oliver, Iowa Public Employers Labor Relations Association; and
- 2023 Best Development Award (Renovated Civic) from 1,000 Friends of Iowa



LOCAL GOVERNMENT EXCELLENCE AWARDS



RECOGNIZING EXCELLENCE
IN LOCAL GOVERNMENT





Residential Developments

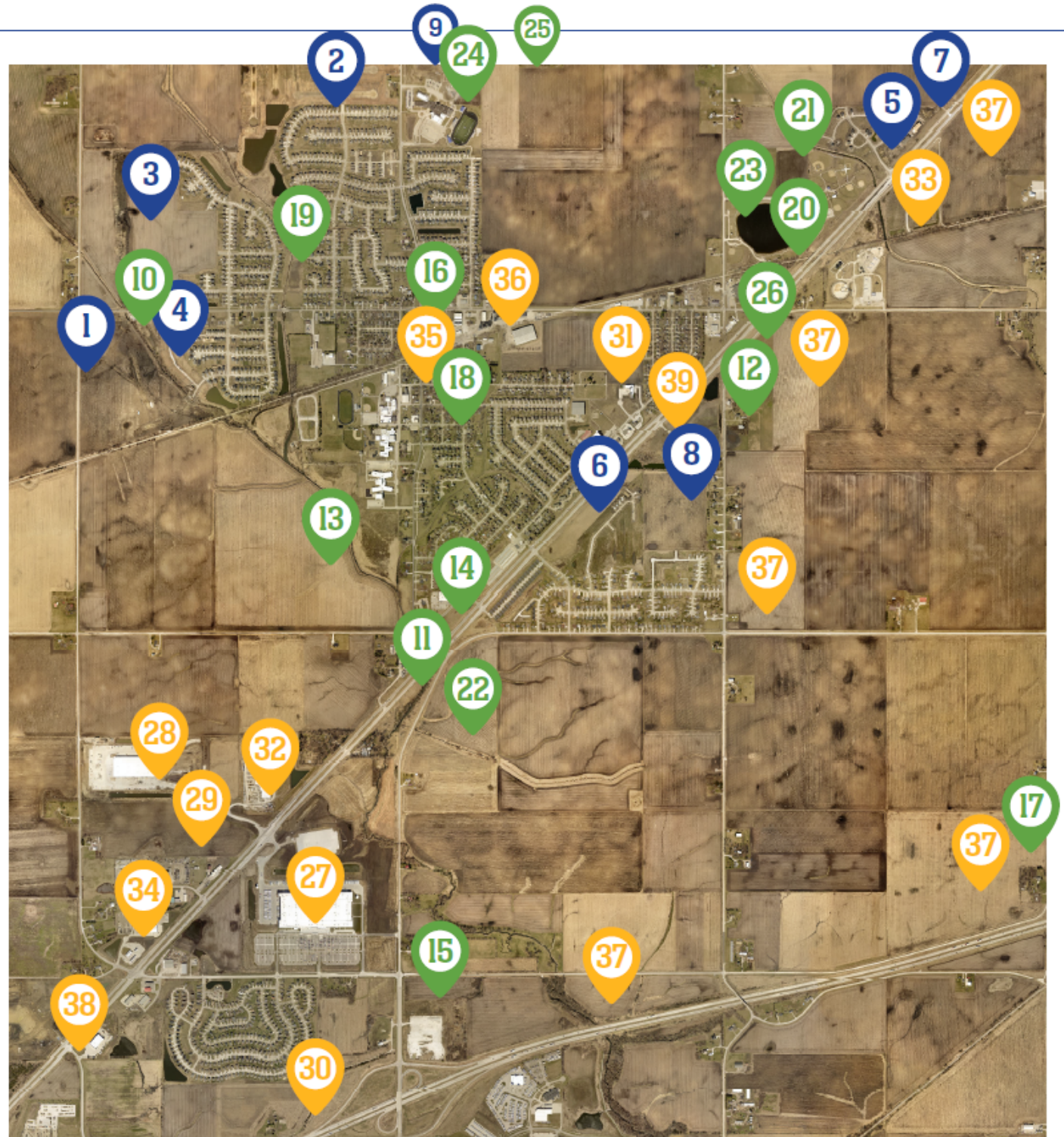
- 1 Edgeland
- 2 Sankey Summit II
- 3 Harvest Meadows
- 4 Quail Run & Quail Run II
- 5 Park Side & Park Side Estates
- 6 Prairie Point View
- 7 Featherstone
- 8 Wisteria Crossing
- 9 Highpoint Estates

Infrastructure/Planning

- 10 Ditch 2 Streambank Stabilization & Trail
- 11 Central Park/Regional Stormwater Retention (Future)
- 12 Civic Campus
- 13 10th Street Ext/Bridge Relocation
- 14 Underpass (Gay Lea Wilson Trail Extension)/Skate Park
- 15 Regional Commercial Master Plan
- 16 Library Expansion/Solar Panel Project (City Hall & Library)
- 17 Water Tower
- 18 City Park Master Plan
- 19 Eagle Park/Water Trails Enhancements
- 20 Dog Park
- 21 Park Side Trail Connection
- 22 Grant Street South Realignment
- 23 ARTocka Art Loop & Fishing Pier
- 24 Junior High/Trail Connection
- 25 NE 86th Avenue/16th Street NE Corridor Development
- 26 2nd Street NE/HWY 65 Corridor Improvements

Commercial/Industrial

- 27 Amazon Distribution Center
- 28 Amazon Sortation Center
- 29 Shiloh Rose Business Park
- 30 Commerce Crossings
- 31 Bondurant Commercial Business Park
- 32 Midstates Precast Products Expansion
- 33 Bondurant Industrial Park
- 34 RMS (Road Machinery Supply)
Kum & Go
Midland Credit Union
- 35 Downtown Development:
New Retail/Restaurant, Off the Rails Quilting Expansion, Somewhere in the Middle/Sweet Swirls, Little House on Main, Boxcar BBQ, Kaleidoscope, Iowa Floor Covering Expansion, Home Slice Handmade Pies, Parking Lot Expansion/Mural, Reclaimed Rails, Founders Irish Pub.
- 36 Downtown Expansion Opportunity (Landus Coop)
- 37 Certified Site(s) - In Process
- 38 Mid Country Machinery
- 39 Dollar General





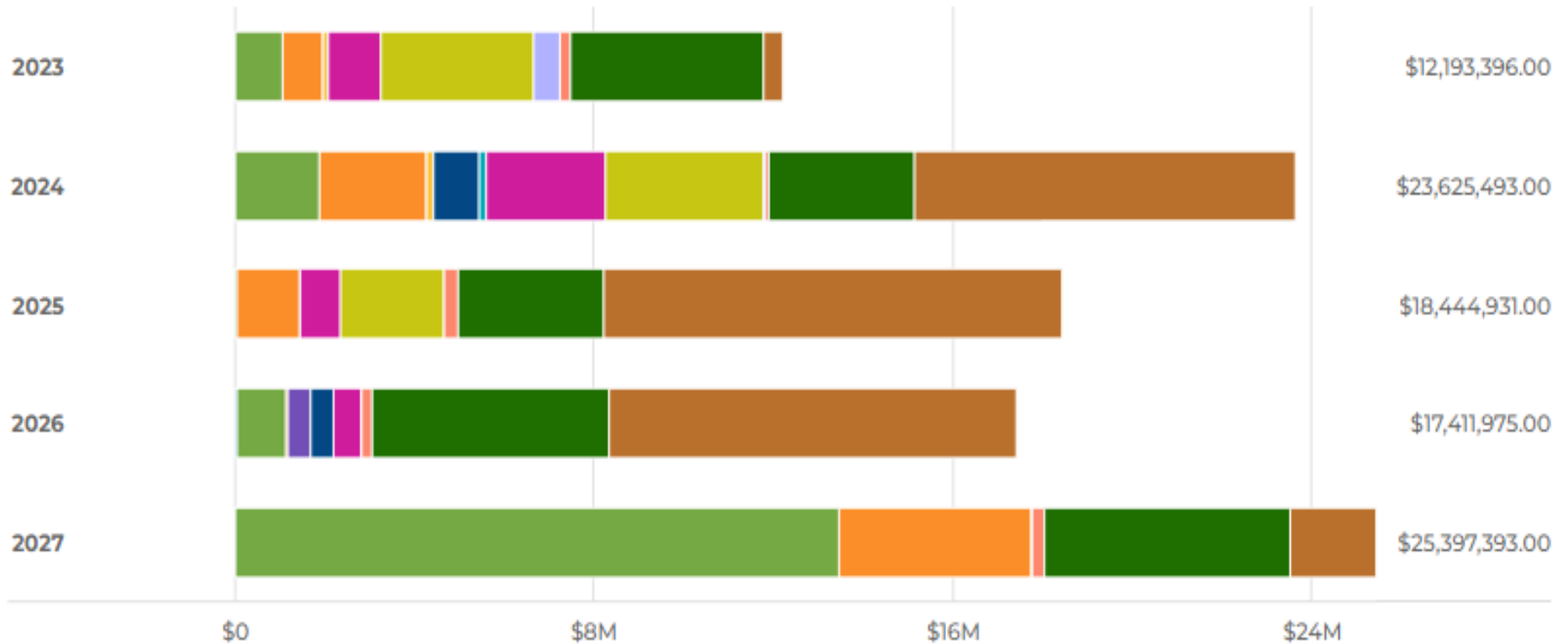
Major Capital Investments...

- HWY 65 Underpass (construction substantially complete - finalizing in Spring);
- Grant Street S/Central District Stormwater Improvements Planning (design proposals currently under evaluation – design costs estimated at \$1.8M);
- Civic Campus/Myers Certified Site Infrastructure Improvements (bidding Fall 2023);
- Public Safety Facilities;
- Sewer Jet-Vac Truck (\$525K budgeted – will enable staff to do work in house);
- Park Side Trail Connection (FY25);
- Eagle Park project (substantially complete – finalizing in the Spring);
- Tufts Acres Sewer Pipe Lining project;
- Water Tower project (bidding in spring 2023);
- Water facilities planning (treatment, production, and distribution);
- BRSC Parking Lot;
- City Park – Phase I;
- Fire Capital Equipment (a pumper; a rescue engine; and turnout gear);
- Solar Projects;
- Truman/Aspen Street Development;
- Dog Park.



Projected Capital Investment FY23-FY27

\$97,073,188

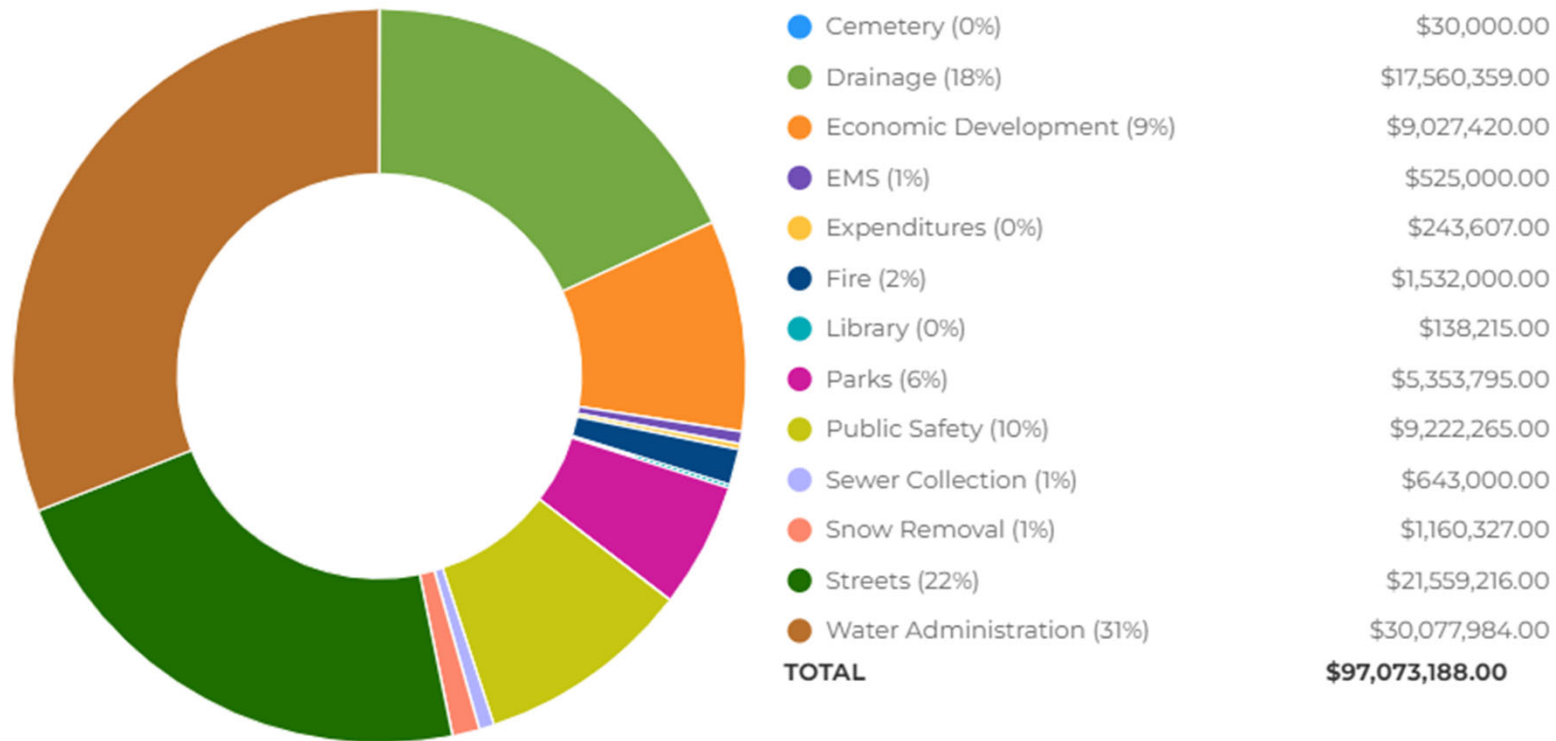


\$23,625,493 in FY24



Projected Capital Investment FY23-FY27

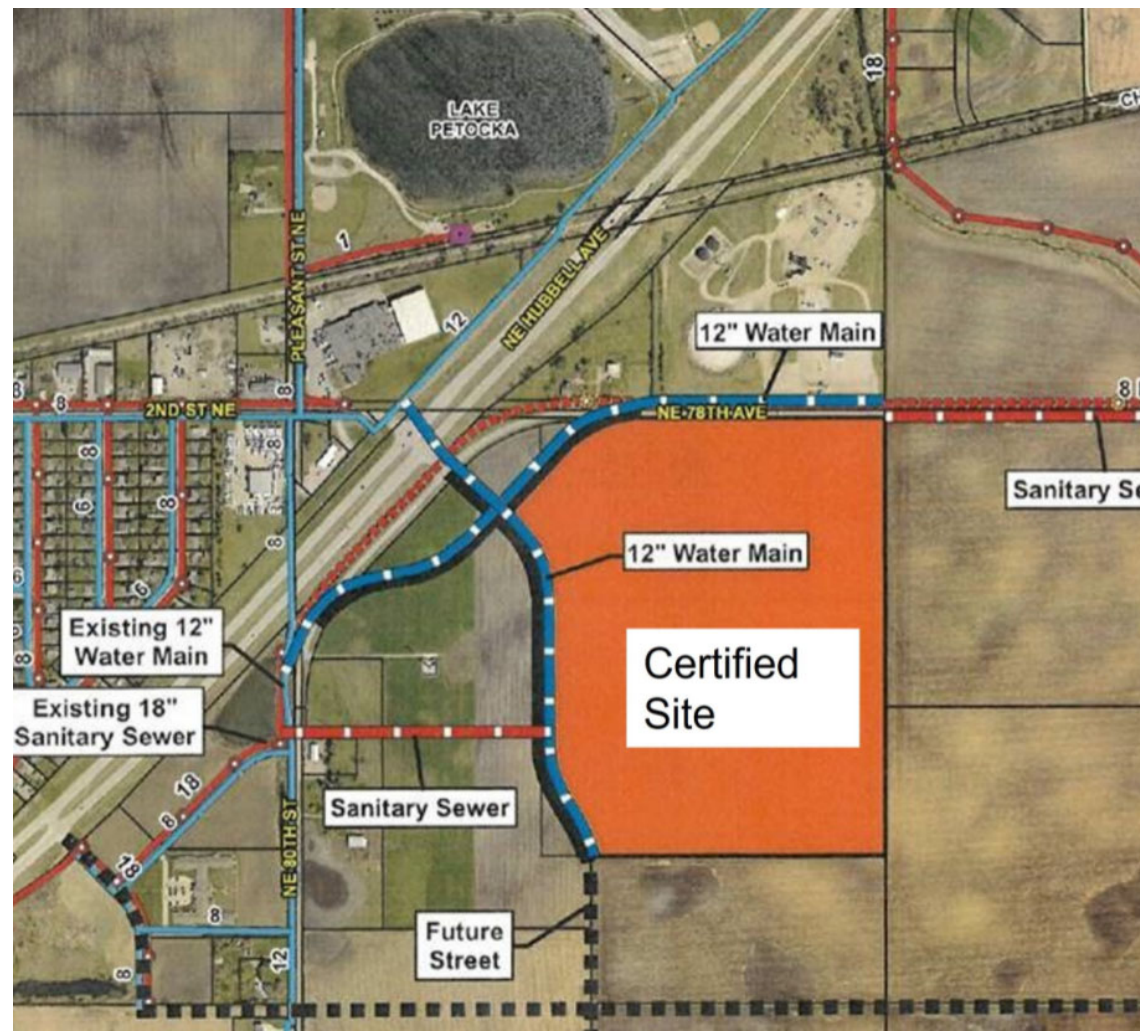
\$97,073,188



\$23,625,493 in FY24



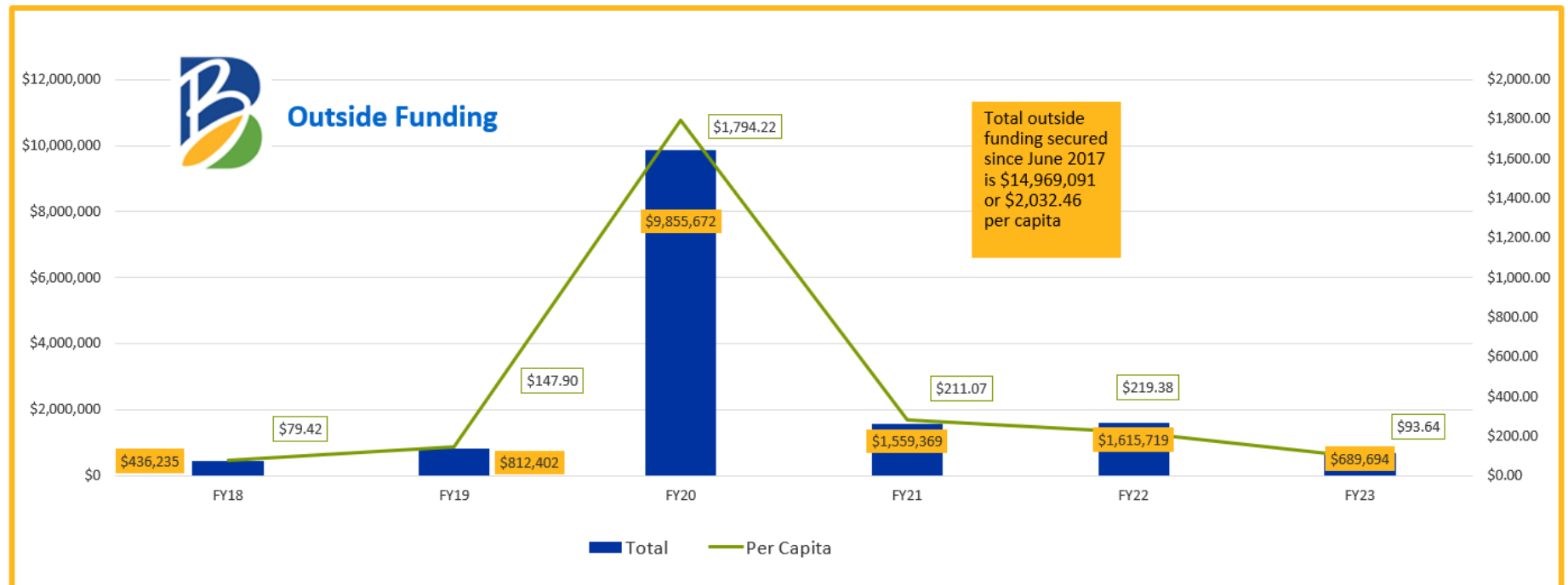
Capital Investment



Certified Site Improvements



Outside Funding

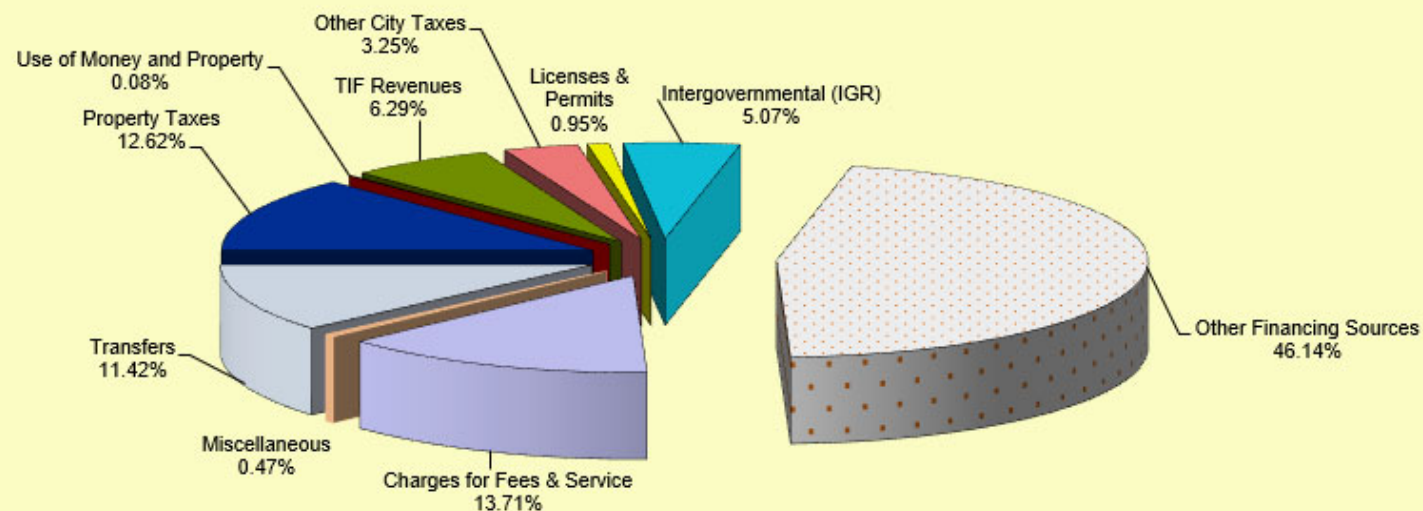


To date in FY23, the City has secured \$689,694 in outside funding. The City collaborates with civic organizations to seek grants for and fund a variety of projects.



Where money comes from...

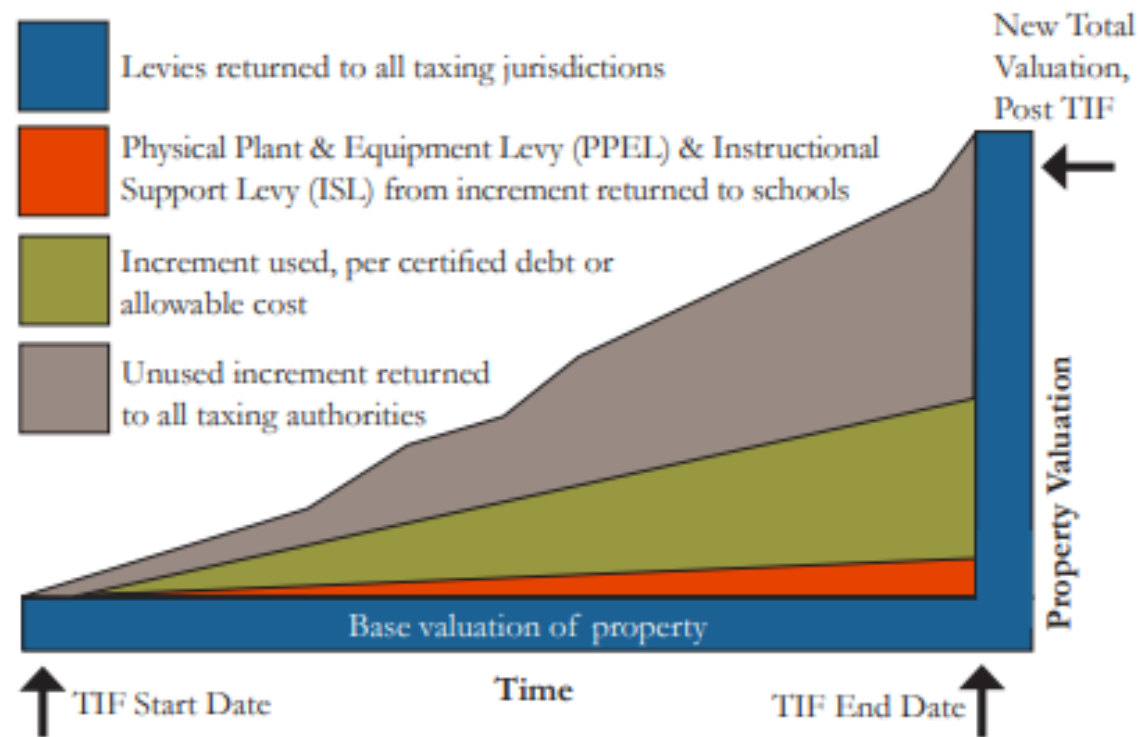
Revenues by Category - FY 24



Total FY24 Revenues: \$38,189,268



Intro to Tax Increment Financing (TIF)...

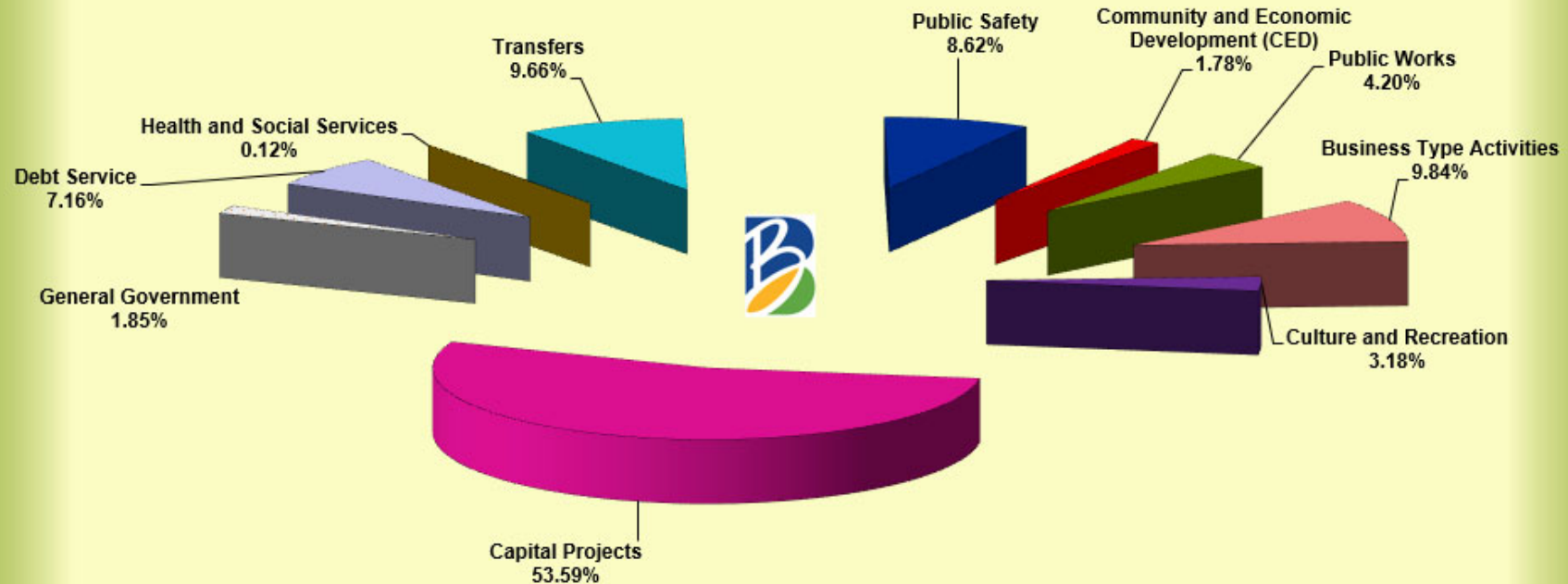


**Bondurant's Urban Renewal Districts
founded on Economic Development**



Where money goes...

Expenditures by Function - FY 24



Total FY24 Expenditures: \$45,149,449



Where money goes...

The FY24 budget includes funding for:

- **Expansion of Public Safety (Fire/EMS Position)**
- **Utilities Operations Specialist**
- **Funding for Impact Des Moines Terminal project**
- **Continuation of BDI Contract, ICON, CVB, ILC, MIALG, MPO, Metro Home Improvement, MIPA, etc.**
- **Strategic Planning and Design – Grant St S/Central District Stormwater Improvements**
- **Continuation of large capital projects (Civic Campus, 2nd/HWY 65 Road improvements, etc.)**



Continuous Improvement...

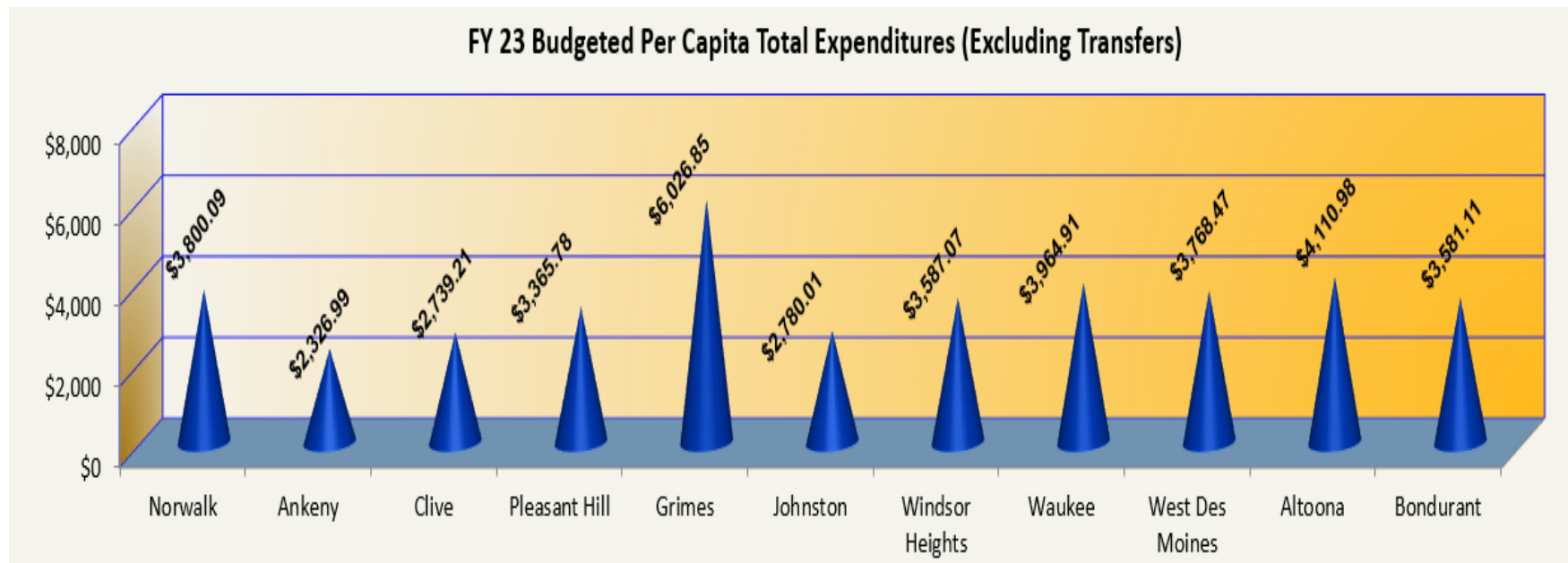
Strategic Continuous Operational Redesign and Evaluation - SCORE

Continually evaluating savings opportunities

- **Value engineering (pioneering design to eliminate need for high-speed crossovers on Underpass project) - \$500,000**
- **Negotiated items request for additional contractual payment - \$13,660**
- **Reformatting Minutes - \$10,000+**
- **Ongoing savings - \$18,269**



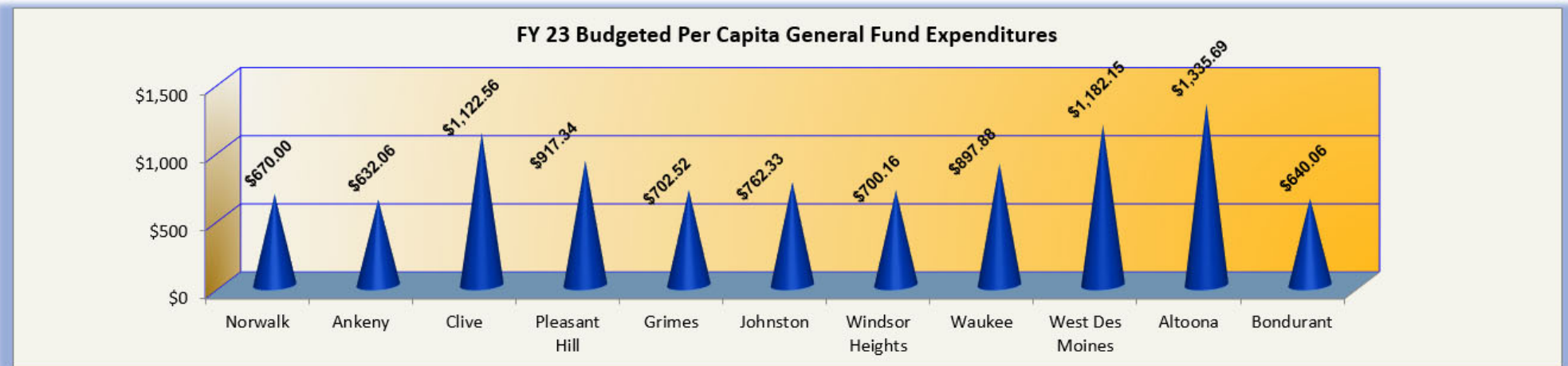
How we measure up...



Average budgeted per capita FY22 expenditures (excluding internal transfers) for metro communities is \$3,641.04 or \$59.94 MORE than the City of Bondurant's \$3,581.11 per capita expenditure. These include capital expenditures.



How we measure up...

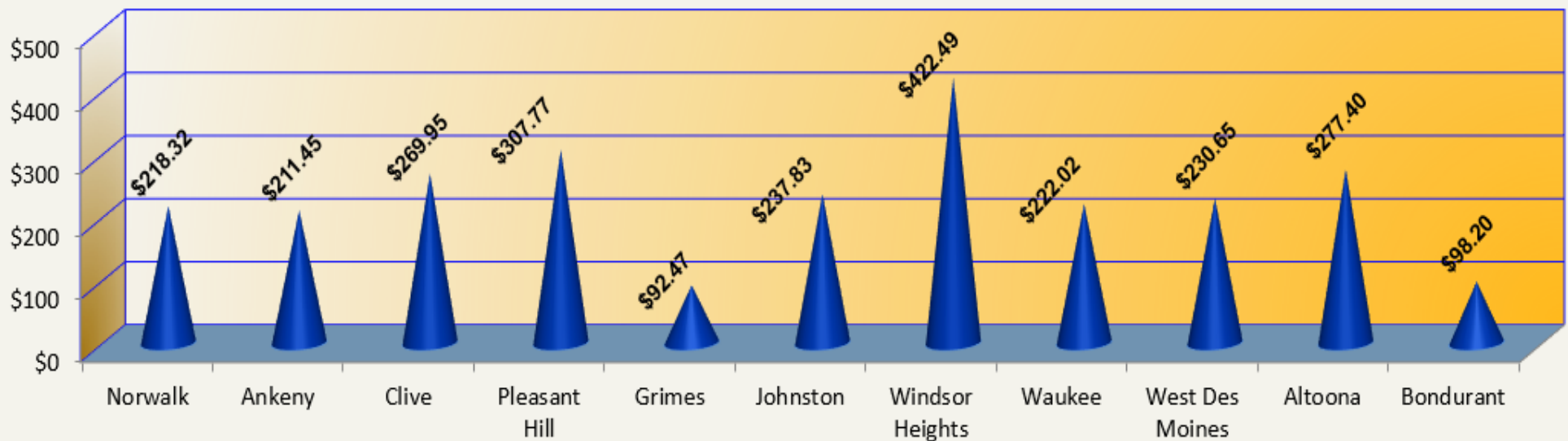


Average budgeted per capita General Fund expenditures for metro communities is \$869.34, \$229.28 more than Bondurant.



How we measure up...

FY 23 Budgeted Per Capita Law Enforcement Expenditures

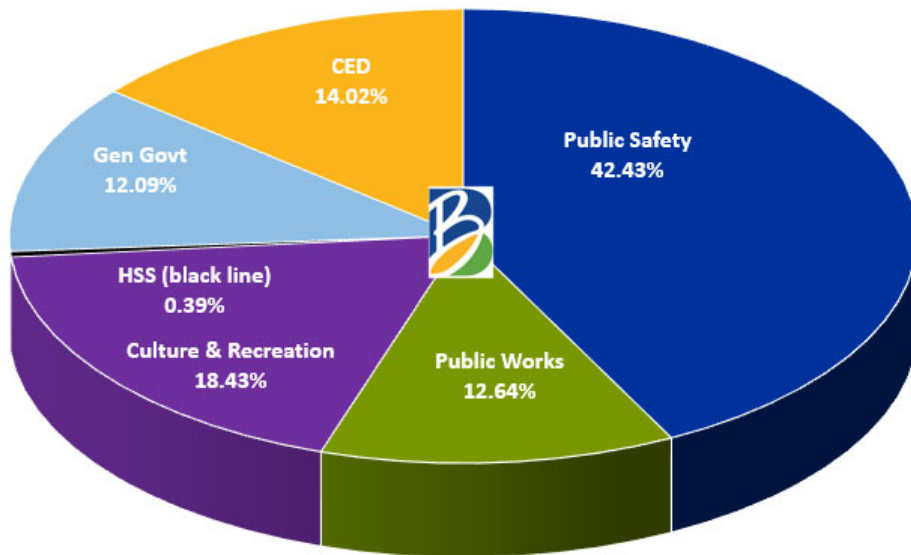


Average budgeted per capita Law Enforcement expenditures for metro communities is \$235.32, \$137.13 more than Bondurant.

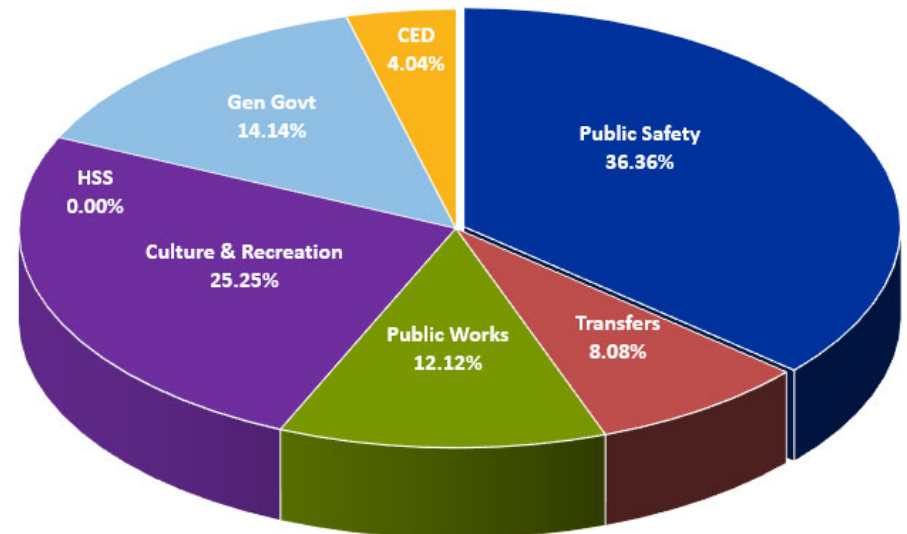


How we measure up...

General Fund Expenditures - FY23

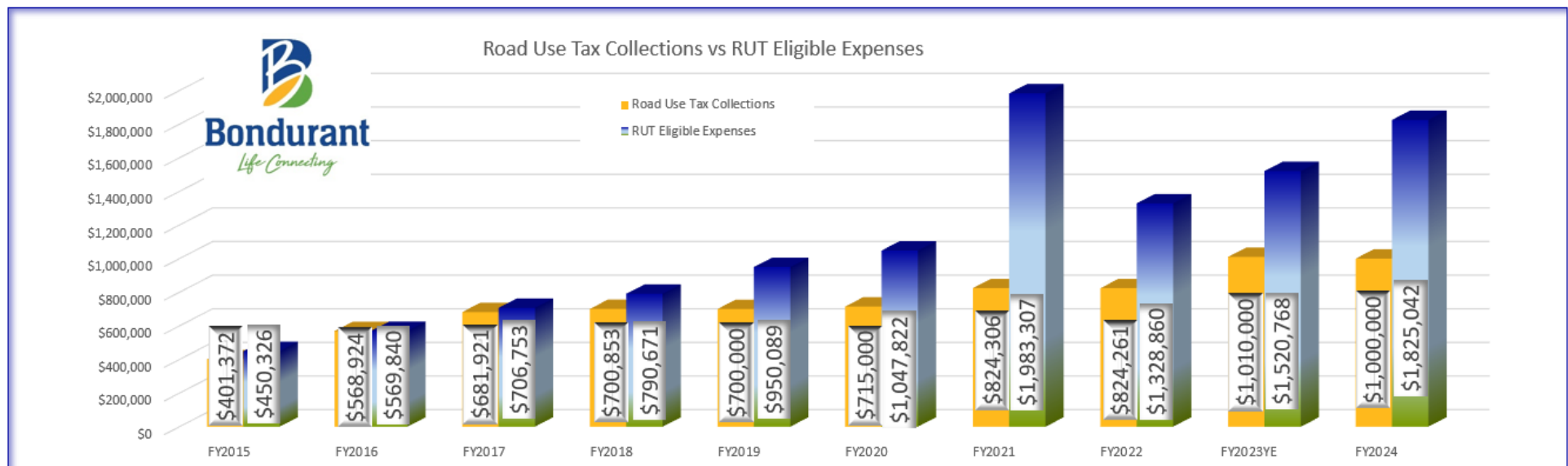


General Fund Expenditures (3,000 - 9,999 Statewide) - FY23





Road Use Tax...

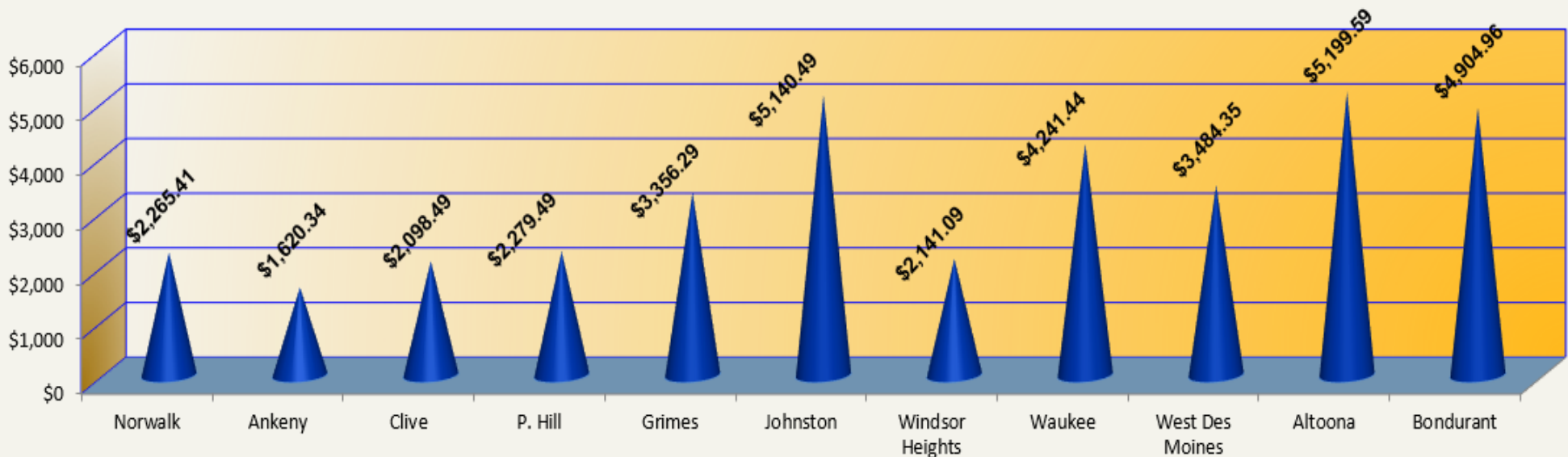


RUT Eligible Expenses consistently outpace RUT revenue. In FY24, the City has \$1,825,042 in eligible expenses and expects \$1,000,000 in revenue.



How we measure up...

FY 22 Per Capita General Obligation Debt

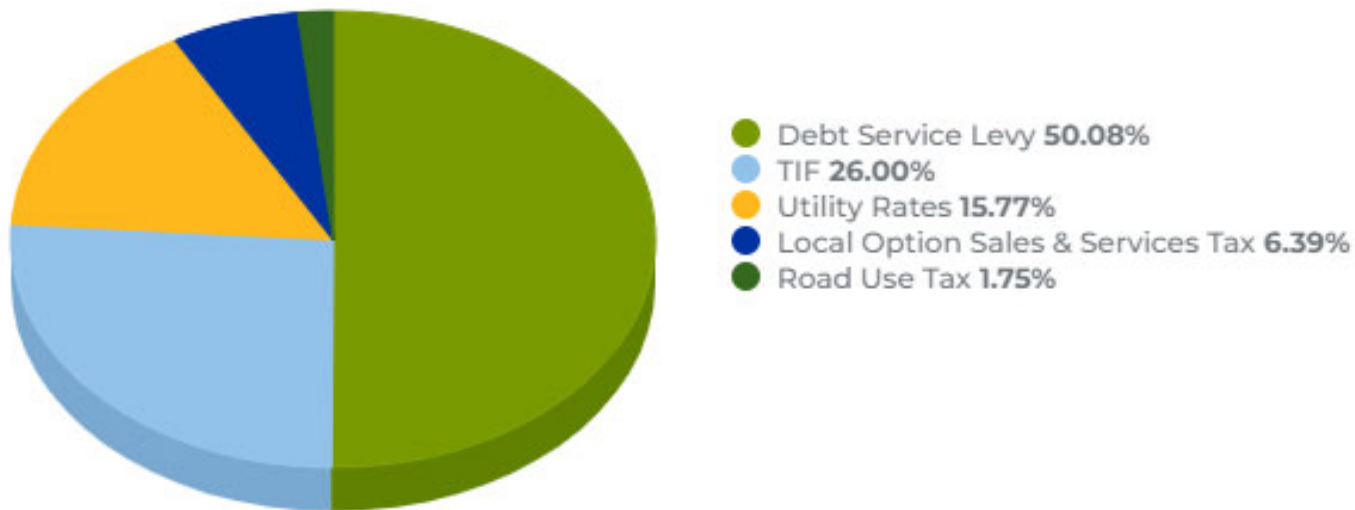


Average per capita outstanding obligation for the comparison group is \$3,339.27, \$1,565.69 less than the City of Bondurant due to a recent debt issuance to invest in capital projects. Bondurant continues to have a rapid amortization of debt and pay for debt with non-property tax resources.



Debt Service...

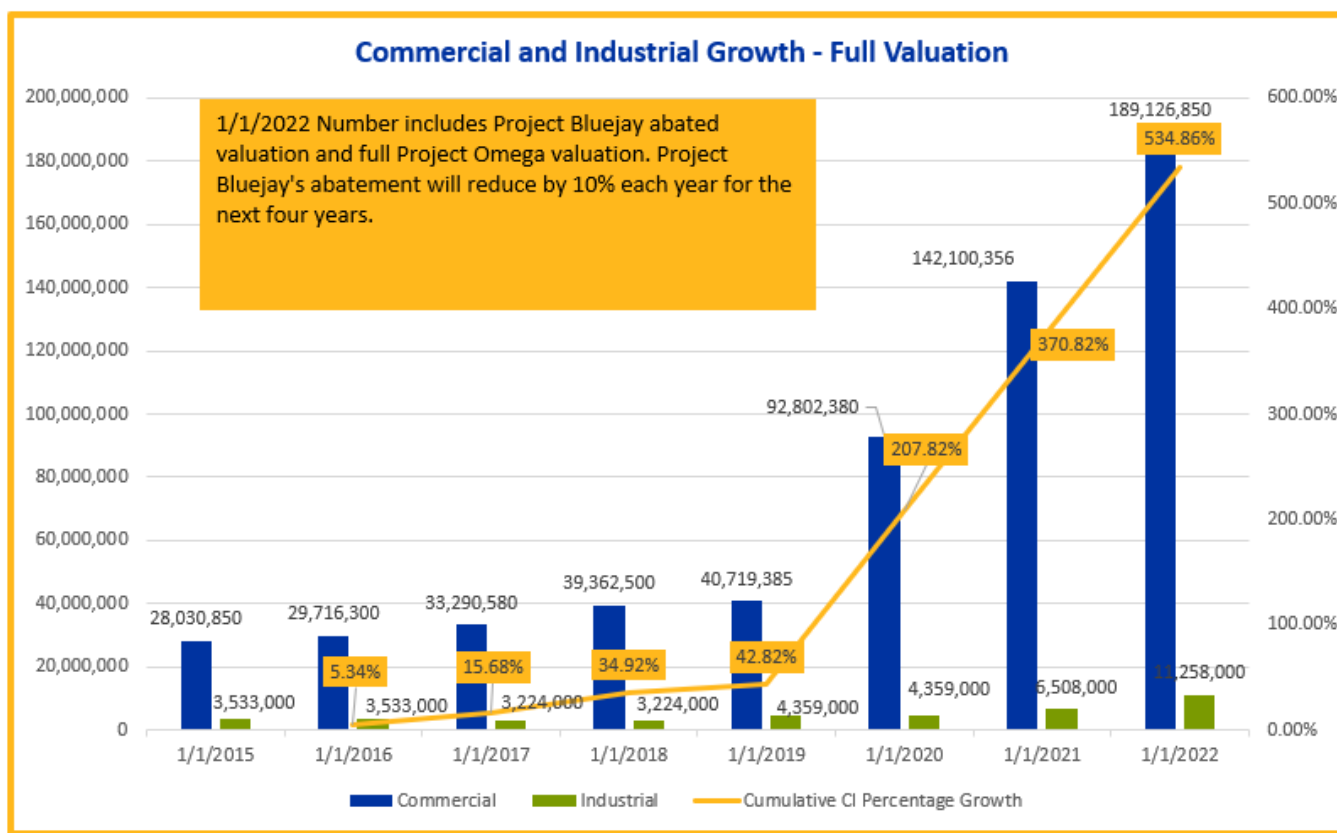
Debt by Source FY24



More than half of the City's debt is funded with non-general debt service property tax revenues



Valuation Growth



Updated 02.26.2023

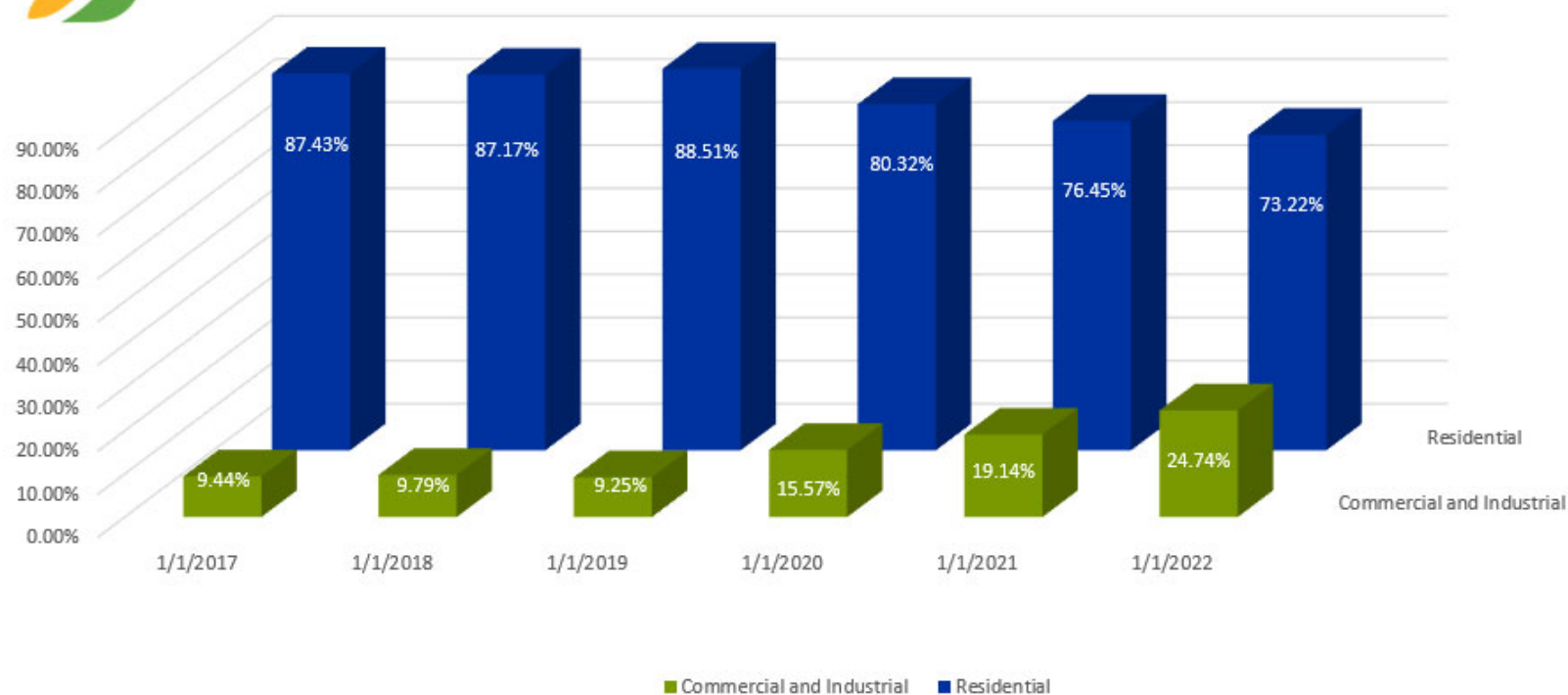
Bondurant's Commercial and Industrial valuation has more than tripled since 2017. This graph has not been updated. Total CI valuation 1/1/2022 was \$200,384,850; a 534.86% increase.



Improving the balance...



Commercial and Industrial Growth - Percentage by Class



The needle continues to move forward on the goal of balancing CI and residential valuation.



100% Valuation...

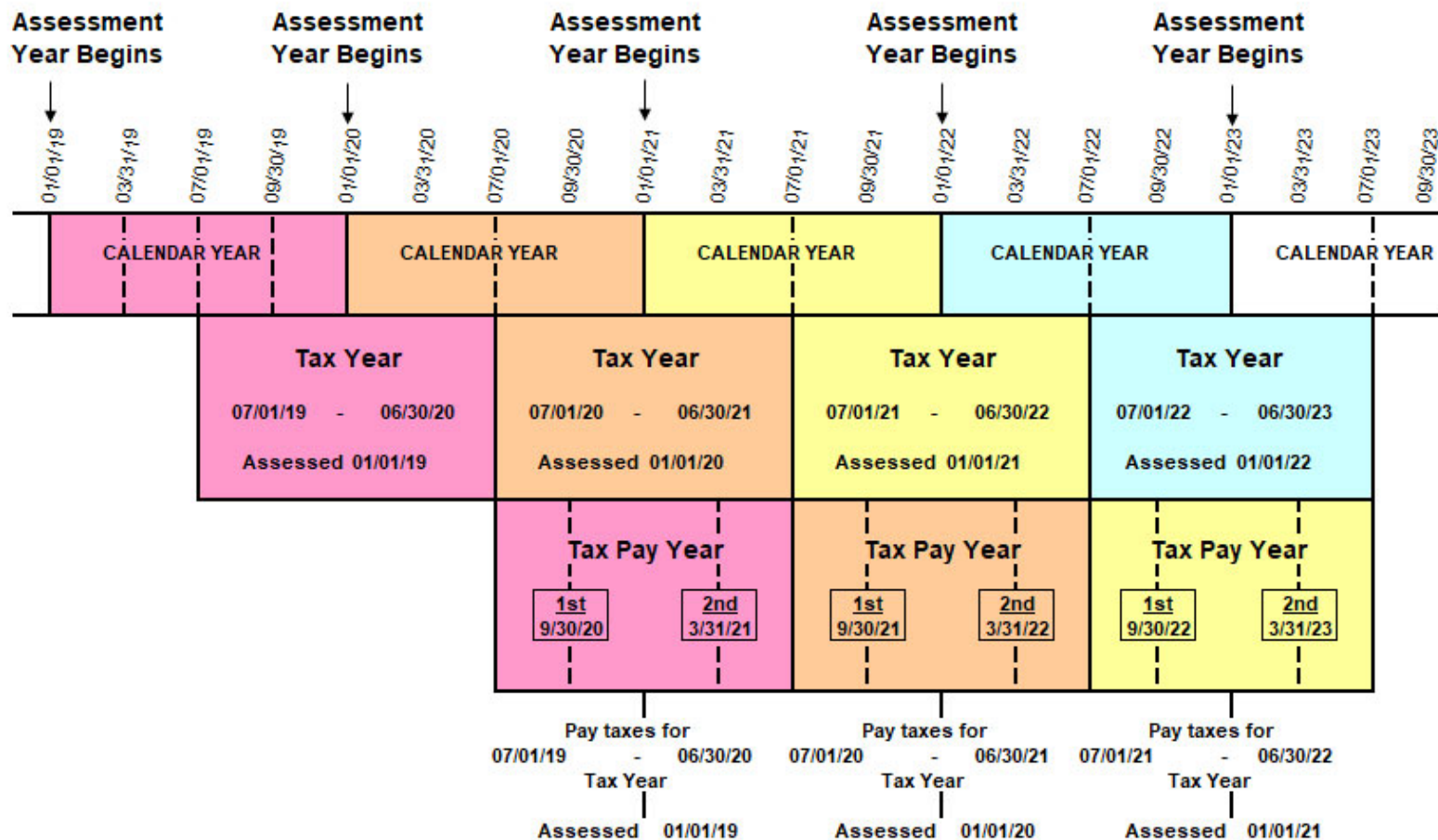
Assessment Year	Payable Fiscal Year	100% Actual Valuation	% Change
2016	*2017-2018	\$310,751,709	
2017	2018-2019	\$368,215,917	18.49%
2018	2019-2020	\$409,974,881	11.34%
2109	2020-2021	\$466,183,797	13.71%
2020	2021-2022	\$548,714,456	17.70%
2021	2022-2023	\$679,466,800	23.83%
2022	2023-2024	\$798,310,036	17.49%
*City began its Economic Development Launch program, including pursuing certified sites and investing proactively in infrastructure in strategic locations.			
Cumulative Change since the ED Launch Program:			156.90%

Results of Council's investment in Economic Development



Valuation Growth

IOWA PROPERTY TAX CYCLE TIMELINE DIAGRAM





Proposed Rate...

Proposed levy rate: \$11.26219
What will the average homeowner pay?

MEDIAN ASSESSED VALUE	\$235,800
ROLLBACK%	54.65010
TAXABLE VALUE	\$128,865
LEVY RATE	\$11.26219
ANNUAL CITY TAXES	\$1,451.30
MONTHLY CITY TAXES	\$120.95



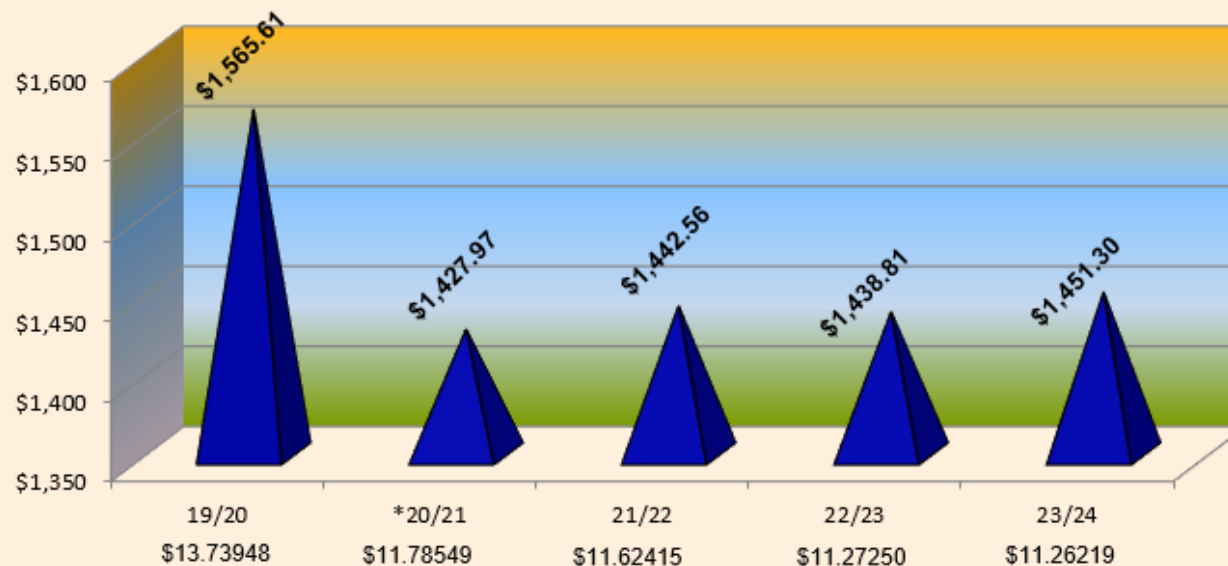
What a homeowner will pay...

Five-Year Overview

Calculated City Property Tax Based on Annual Median Home Valuations

Fiscal Year	19/20	*20/21	21/22	22/23	23/24
Assessed Value (as of January 1 year prior to start of the FY)	\$200,200	\$220,000	\$220,000	\$235,800	\$235,800
Rollback Percentage	56.918	55.0743	56.4094	54.1302	54.65010
Taxable Value	\$113,950	\$121,163	\$124,101	\$127,639	\$128,865
Tax Rate per \$1000	\$13.73948	\$11.78549	\$11.62415	\$11.27250	\$11.26219
Calculated Tax	\$1,565.61	\$1,427.97	\$1,442.56	\$1,438.81	\$1,451.30
Percentage Increase/Decrease		-8.79%	1.02%	-0.26%	0.87%

Calculated Tax Based on Median Historical Valuations



*First year with Local Option Sales and Service Tax revenues abating levy rate.

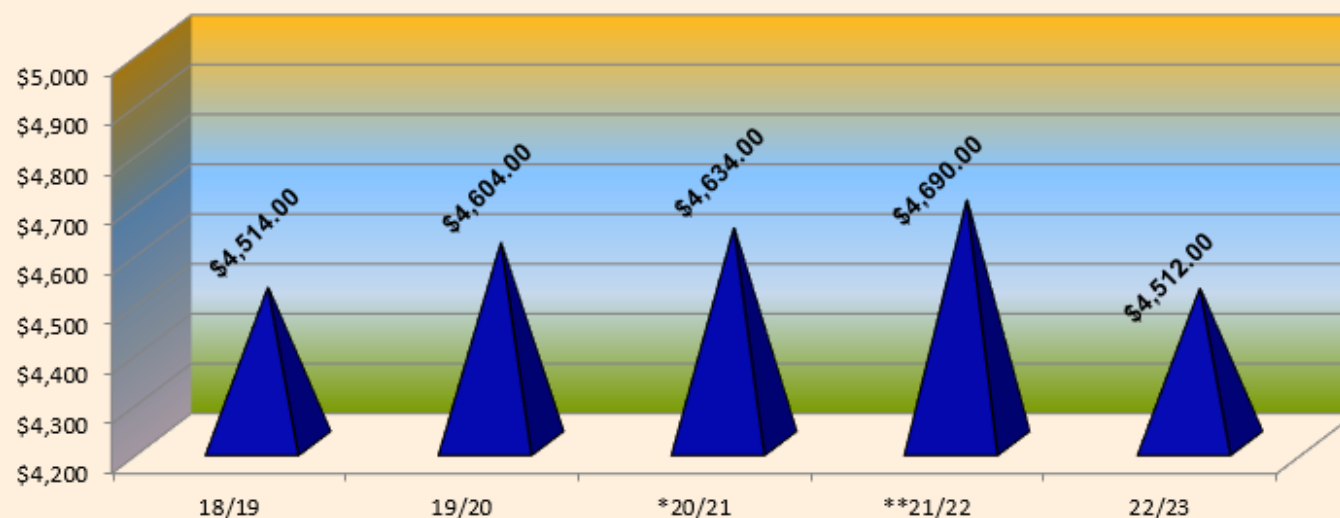


How we measure up...

Five-Year Overview Actual Property Taxes Paid Vs. Home Valuation

Fiscal Year	18/19	19/20	*20/21	**21/22	22/23	5-year Overall Increase/Decrease
Assessed Value (as of January 1 year prior to start of the FY)	\$190,800	\$207,700	\$207,700	\$220,200	\$220,200	15.41%
Valuation Percentage Increase/Decrease		8.86%	0.00%	6.02%	0.00%	
Actual Property Taxes Paid	\$4,514.00	\$4,604.00	\$4,634.00	\$4,690.00	\$4,512.00	-0.04%
Actual Taxes Paid Percentage Increase/Decrease		1.99%	0.65%	1.21%	-3.80%	

Actual Property Taxes Paid Vs. Home Valuation



*First year with Local Option Sales and Service Tax revenues abating city levy rate.

**Includes voter-approved school bond.

Bondurant Example (707 Brick Street SE)



How we measure up...

Proposed FY24 Levy tax rate

City	FY24 Rate
Des Moines	16.61000
Norwalk	14.88000
Carlisle	14.99000
Adel	14.47631
Windsor Heights	13.76541
Indianola	13.55000
Waukee	13.10000
Pleasant Hill	11.50000
Bondurant	11.26219
Grimes	11.07000
West Des Moines	10.90000
Altoona	10.75369
Johnston	11.04564
Clive	10.14000
Urbandale	10.01000
Polk City	11.00000
Ankeny	9.90000
Average	12.29137

The average levy rate for the metropolitan area is \$12.29137 or \$1.02918 more than the City of Bondurant.



Legislative Considerations...

Factors considered when proposing the levy rate:

1. Ensuring resources to meet the needs of the community;
2. Stabilizing and reducing the levy rate;
3. Minimizing actual taxes;
4. Achieving strategic goals set forth by Council;
5. Maintaining reserve levels;
6. External factors.



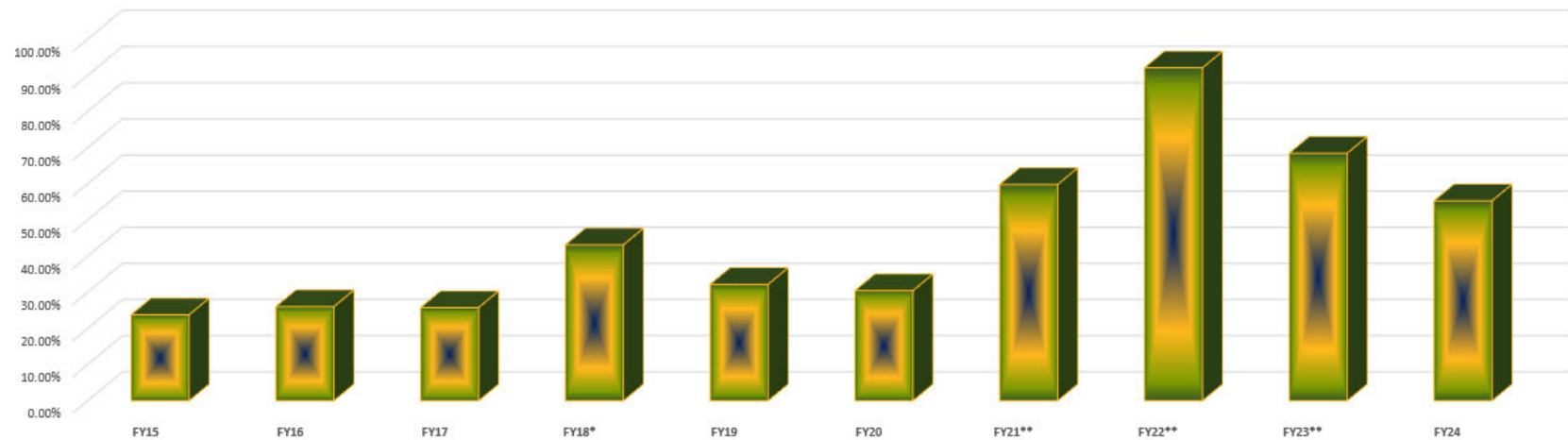
General Fund Reserve Levels

FY15	FY16	FY17	FY18*	FY19	FY20	FY21**	FY22**	FY23**	FY24
23.74%	25.99%	25.73%	43.09%	32.17%	30.42%	59.78%	92.06%	68.44%	55.26%

*Includes funds from a bond issue that had not yet been expended.

**Levels higher than normal to cashflow and accumulate reserve for certain capital projects.

General Fund Reserve Levels





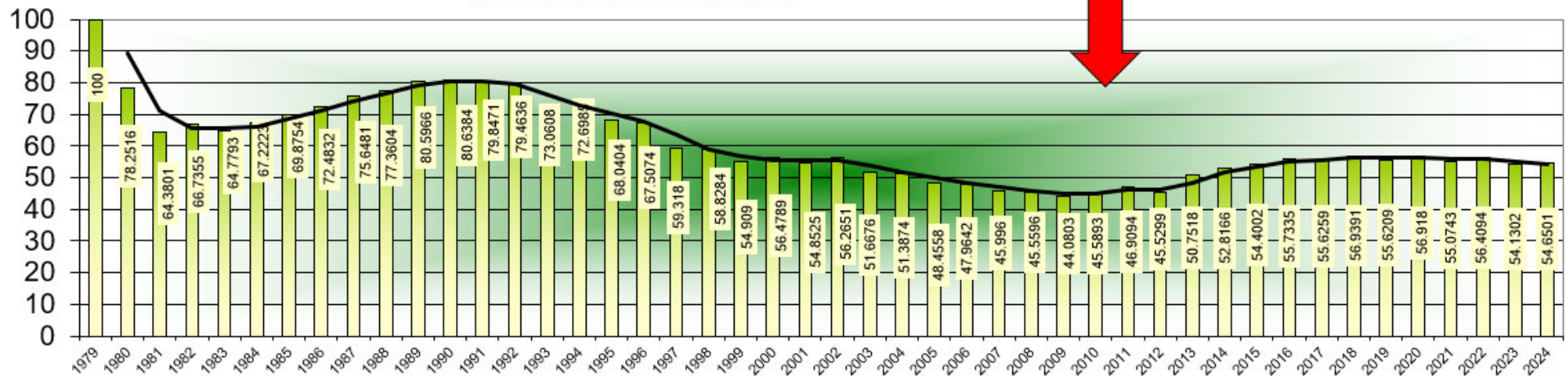
External Factors...

1. Backfill elimination
2. Rollback
3. Legislative Action



External Factors...

Historical Overview of
Residential Rollback



Trajectory of the Rollback
Rate



External Factors...

City of Bondurant Cumulative Impact of Recent and Proposed State Legislative Actions	General Fund	Full Budgetary Impact	Notes
Backfill elimination	\$81,990	\$113,998	Never fully funded and final phase out in FY26
Business Property Tax Credit (gap in reimbursement versus impact)	\$27,011	\$36,611	This loss of funding is the gap in the reimbursement the State is planning to provide (\$47,389) versus the full impact, which is estimated at \$84,000.
SF181 (adopted and signed into law)	\$112,000		
SF356	\$183,742	\$255,474	This number grows each year as mandatory levy rate reductions are triggered.
SSB 1125 Reduction in Commercial/Industrial rollback	\$162,312	\$225,677	
SSB 1125 Sales Tax loss	\$14,964	\$37,411	This number will grow as the State decreases the percentage distributed to cities.
SSB 1125 Homestead exemption	\$323,649	\$450,000	
SSB 1125 Veterans Exemptions	\$2,689	\$3,739	Military Exempt taxable value as of 01.01.2022: \$331,971
SSB 1125 Disabled Exemptions	unknown		
Impact	\$908,358	\$1,122,910	

% of General Fund lost or at risk due to
recent/proposed legislation

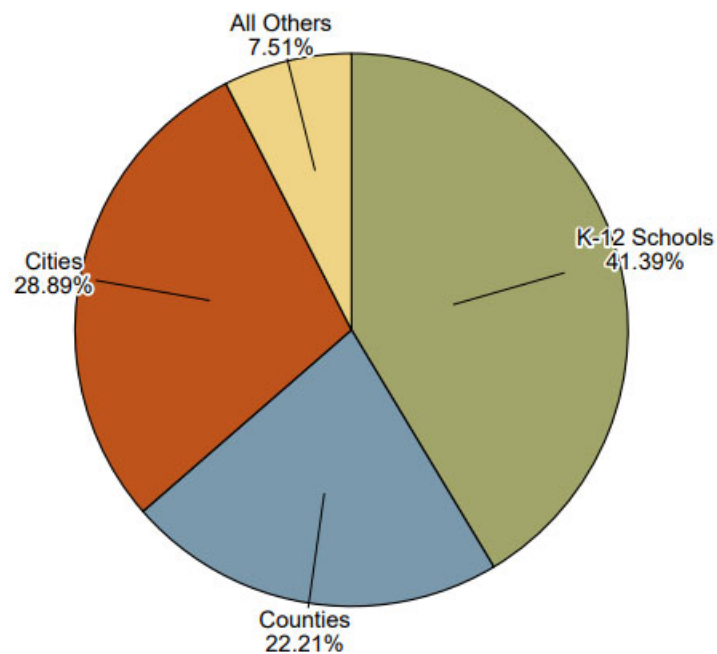
27.19%

Please note this does not include the conversion of multi-residential properties from a commercial to a residential rollback.
There was never any backfill for the loss of that revenue.

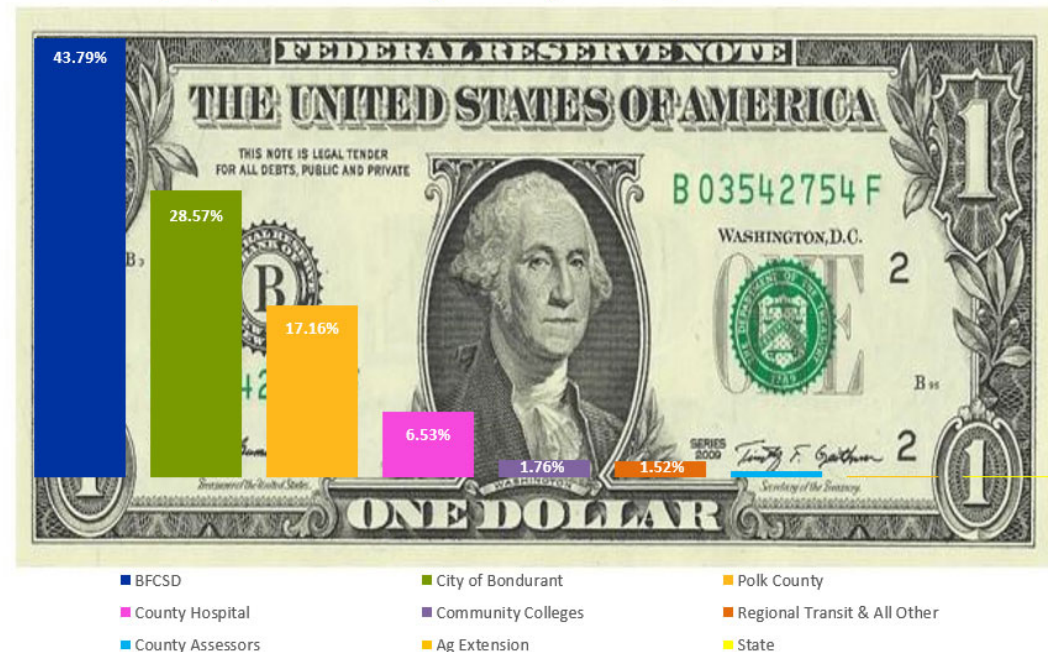
Past, Current, and Potential Legislative Impacts



Levy Rate...



Property Tax Distribution By Authority in the City of Bondurant FY23



Bondurant is 28.57% of the property tax levy, in line with the average city in our population category. (FY23)



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Fire Chief Aaron Kreuder

Library Director Jill Sanders