




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

Item No. 7 &8
For Meeting of 09/03/19

ITEM TITLE: Resolution to approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area

CONTACT PERSON: Marketa Oliver, City Administrator

SUMMARY EXPLANATION: The attached resolution approves an urban renewal plan amendment that will include the Administrative program, an update to the downtown parking project amount, addition of real property, extension of gas utility infrastructure, Industrial Properties Public Infrastructure Improvements project funding, and potential recreational trail funding.

<input checked="" type="checkbox"/> Resolution _____ Ordinance ___ Contract _____ Other (Specify) _____
Funding Source _____
APPROVED FOR SUBMITTAL _____  City Administrator

RECOMMENDATION: Approve resolution on a roll call vote.

JUNE, 2020 ADDITION TO THE
BONDURANT URBAN RENEWAL AREA
DESIGNATION AND PLAN HEARING

420886-51

Bondurant, Iowa

June 15, 2020

The City Council of the City of Bondurant, Iowa, met on June 15, 2020, at 6:00 o'clock p.m. for the purpose of conducting a public hearing on the designation of an expanded Urban Renewal Area and on a proposed urban renewal plan amendment.

The City Council met electronically via Zoom, which was accessible at the following:

<https://us02web.zoom.us/j/88389799295>

The City Council conducted this meeting electronically due to federal and state government recommendations in response to COVID-19 pandemic conditions. Electronic access information was included in the posted agenda of this public meeting.

The Mayor presided and the roll being called the following members of the Council were present and absent:

Present: _____

Absent: _____.

The City Council investigated and found that notice of the intention of the Council to conduct a public hearing on the designation of the expanded Bondurant Urban Renewal Area and on an urban renewal plan amendment had been published according to law and as directed by the Council and that this is the time and place at which the Council shall receive oral or written objections from any resident or property owner of the City. All written objections, statements, and evidence heretofore filed were reported to the Council, and all oral objections, statements, and all other exhibits presented were considered.

The following named persons presented oral objections, statements, or evidence as summarized below; filed written objections or statements, copies of which are attached hereto; or presented other exhibits, copies of which are attached hereto:

(Insert list all persons presenting written or oral statements or evidence and summarize each presentation.)

There being no further objections, comments, or evidence offered, the Mayor announced the hearing closed.

Council Member _____ moved the adoption of a resolution entitled "Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area," seconded by Council Member _____. After due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted and signed approval thereto.

CITY OF BONDURANT
RESOLUTION NO. 200615-178

Resolution to Declare Necessity and Establish an Urban Renewal Area,
Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal
Plan Amendment for the Bondurant Urban Renewal Area

WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the “Urban Renewal Law”), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the development of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and

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

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

WHEREAS, the proposal demonstrates that sufficient need exists to warrant finding the Property to be an economic development area; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; (2) updates the description of the City’s Urban Renewal Economic Development Initiatives and Administration and Professional Support Program previously approved in the September, 2019 Plan Amendment; (3) updates the description of the City’s Downtown Parking Lot Project previously approved in the May, 2018 Plan Amendment; and (4) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) using tax increment financing to extend natural gas and electric utility extensions to certain industrial properties; (b) using tax increment financing to pay the cost of constructing public infrastructure to serve certain industrial properties; and (c) using tax increment financing to pay the costs of constructing recreational trail improvements; and

WHEREAS, notice of a public hearing by the City Council on the question of amending the Plan and designating an expanded Urban Renewal Area, was heretofore given in strict compliance with the provisions of Chapter 403, Code of Iowa, and the Council has conducted said hearing on June 15, 2020; and

WHEREAS, the Planning and Zoning Commission of the City has reviewed and commented on the proposed Amendment; and

WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Polk County and the Bondurant-Farrar Community School District; the consultation meeting was held on the 29th day of May, 2020; and no responses were required as there were no comments or inquiries received;

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

Section 1. An economic development area as defined in Chapter 403 of the Code of Iowa, is found to exist in the City on the Property.

Section 2. The Property is hereby declared to be an urban renewal area, in conformance with the requirements of Chapter 403 of the Code of Iowa, and is hereby designated the June, 2020 Addition to the Urban Renewal Area.

Section 3. The development of the Property is necessary in the interest of the public health, safety or welfare of the residents of the City.

Section 4. It is hereby determined by this City Council as follows:

A. The Amendment and the projects and initiatives described therein conform to the general plan of the municipality as a whole;

B. Proposed economic development projects described in the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

C. It is not intended that families will be displaced as a result of the City's undertaking under the Amendment. Should such issues arise with future projects, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing.

Section 5. The Amendment, attached hereto and made a part hereof, is hereby in all respects approved.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed this 15th day of June, 2020,

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

Name	Yay	Nay	Abstain	Absent
Enos				
Cox				
McKenzie				
Elrod				
Peffer				

(Attach copy of the urban renewal plan amendment to this resolution.)

••••

By: _____
Curt Sullivan, Mayor

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

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

Shelby Hagan, City Clerk

EXHIBIT A
Legal Description
Expanded Bondurant Urban Renewal Area
(June, 2020 Addition)

Certain real property situated in the City of Bondurant, Polk County, State of Iowa more particularly described as follows:

BEG 1184.66F N OF SW CORNER SE 1/4 SEC 29 THN N 672.54F TO HWY 65 NE 683.41F NE 600.73F S 1435.73F TO NLY LN FORMER CGW RR CO ROW SW ALONG RR ROW 908.36F TO POB E 1/2 SEC 29-80-22;

PARCEL H BK 13080 PG 445 BEG 1595.85F E OF SW COR THN N 634.07F TO SELY ROW LN HWY 65 NE 372.88F TO SLY LN RR ROW NE 802.99F S 1082.28F TO S 1/4 COR W 1043.73F TO POB SE 1/4 SW 1/4 LESS 1.08A RD SEC 29-80-22; and

BEG 866.3F E SW COR THN NELY 968.03F S 633.95F W 729.55F TO BEG SW 1/4 LESS RD SEC 29-80-22.

STATE OF IOWA
COUNTY OF POLK
CITY OF BONDURANT

SS:

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

WITNESS MY HAND this ____ day of _____, 2020.

City Clerk

(Please attach to this certificate a copy of the minutes or a resolution of the Planning and Zoning Commission showing the action taken by that Commission with respect to the urban renewal plan amendment.)



June 10, 2020

VIA EMAIL

Marketa Oliver
City Administrator/City Hall
Bondurant, Iowa

Re: Bondurant Urban Renewal Area (June, 2020 Addition)
Our File No. 420886-51

Dear Marketa:

Attached please find the proceedings for use by your City Council at their June 15, 2020 meeting covering the City Council's action in holding a public hearing on the designation of the expanded Bondurant Urban Renewal Area for the City and adopting a resolution to approve the amended urban renewal plan for that area.

Please return one fully executed set of these proceedings, once all the actions have been taken, and contact John Danos or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Shelby Hagan