Posting Date: February 5, 2016

NOTICE OF A SPECIAL MEETING
BONDURANT CITY COUNCIL
February 8, 2016

NOTICE IS HEREBY GIVEN that a Special Meeting of the City Council will be held at 6:00 p.m. on Monday, February 8, 2016, 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. Pledge of Allegiance
4. Abstentions declared
5. Perfecting and Approval of the Agenda
6. Guests requesting to address the City Council
7. Purpose for Establishing a Self Supporting Municipal Improvement District (SSMID)
8. Process for Establishing a SSMID
9. How is a SSMID Governed and Operated?
10. Should the SSMID have a Sunset Date?
11. Potential Timeline for Establishing a SSMID
12. Reports / Comments and appropriate action thereon:
    a. Mayor
    b. City Administrator
    c. Council Members
    d. City Attorney
13. Adjournment

City Council Meetings:

- Regular Meeting, February 16, 2016 (Tuesday)
- Regular Meeting, March 7, 2016
- Regular Meeting, March 21, 2016
- Regular Meeting, April 4, 2016

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.

Shelby Hagan

From: Mark Arentsen [marentsen@cityofbondurant.com]
Sent: Monday, February 01, 2016 2:50 PM
To: 'Curt Sullivan'; 'Brian Lohse'; Wes Enos; 'Bob Peffer'; 'Jen Keeler'; 'Doug Elrod'
Cc: 'Shelby Hagan'; 'David Brick'
Subject: 2/8 Self Supporting Municipal Improvement District Informational Meeting
Attachments: SSMID Boundaries 2-1-16.pdf; SSMID Properties 1-11-16.doc

I will not be present for the 2/8 City Council meeting re: Self Supporting Municipal Improvement District. A letter and map showing the proposed District has been sent to the property owners who could be included in the District. The map and a list of properties proposed for inclusion is attached. David Brick will be present to describe how the process works and answer questions. The meeting is scheduled to start at 6PM. Suggested agenda items outside of the normal Call to Order, Roll Call, Adjournment, etc. are;

1. **Purpose for Establishing a Self Supporting Municipal Improvement District (SSMID)** - The primary purpose is to establish additional downtown parking areas which would presumably include property acquisition and demolition. There could potentially be other types of improvements also.

2. **Process for Establishing a SSMID** - David Brick

3. **How is a SSMID Governed and Operated?** - David Brick

4. **Should the SSMID Have a Sunset Date?** - Discussion among Council Members and Potentially Included Properties

5. **Potential Timeline for Establishing a SSMID** - David Brick

Occupied residential properties at 11, 13, 110 & 113 Main St. SE are not included in the District boundaries. Vacant residential properties at 109 & 111 Main St. SE are included. All residential properties in the downtown (C4) zoning district are non-conforming uses. Section 176.03 (3) of the City Code states that if a use of a non-conforming property ceases for 6 months, any future use of the property must be consistent with the zoning classification. A letter has been sent to the owners of 109 & 111 Main St. SE informing them that these properties can no longer be occupied as a residence.

Please let me know if you have any questions, comments or suggestions for the meeting agenda.

Mark Arentsen
City Administrator
City of Bondurant, Pop. 5,493
200 Second St., NE, PO Box 37
Bondurant, IA 50035
515-967-2418
515-971-6855 (Cell)
515-967-5732 (Fax)
marentsen@cityofbondurant.com
www.cityofbondurant.com

Last name	First name	Company name	Street address	City, ST ZIP Code	E-mail address	Home phone	Work phone	Cell phone	Fax
Cairns	Steve		610 NW Nickolas Dr	Ankeny, IA 50023					
Ugulini	Sue	Susan J. Ugulini, Attorney at Law	PO Box 36	Bondurant, IA 50035					
Boka	Jeremy	Reclaimed Rails	PO Box 382	Bondurant, IA 50035					
Bailey	Marci		10591 NE 82nd Ave	Bondurant, IA 50035					
Lohse	Brian		1500 Morgan Dr NE	Bondurant, IA 50035					
Trunnel	Crystal	Hypsie, LLC	17 Main St SE	Bondurant, IA 50035					
Romare	Joe	Founders Irish Pub	1115 SW 46th St	Ankeny, IA 50023					
Wolvers	Steve	Re/Max	102 1st St SE	Bondurant, IA 50035					
Ihde	Al		200 5th St SE	Bondurant, IA 50035					
Lemmert	Jason	Farmers Cooperative	PO Box 9	Bondurant, IA 50035					
		Casey's General Store	PO Box 3001	Ankeny, IA 50021					
Curry	Scott	Bondurant Animal Clinic	PO Box 381	Bondurant, IA 50035					
Mooney	Laura	Bondurant Chiropractic	PO Box 364	Bondurant, IA 50035					
Polito	Thomas	Polito's	PO Box 398	Berwick, IA 50032					
Neville	Steven	Bondurant Dental Center	108 Main St NE	Bondurant, IA 50035					
Roberts	Denise		1727 S Ankeny Blvd	Ankeny, IA 50023					
Randolph	Ronnie		111 Main St SE	Bondurant, IA 50035					
		Robbins Consulting & Management LLC	18025 Oak St Ste B	Omaha, NE 68130					
Adams	Daniel		951 NE Otter Ridge Cir	Ankeny, IA 50021					
		DNG Properties, LLC	PO Box 67	Bondurant, IA 50035					
		Red Maple Management	2697 100th St Ste 7	Urbandale, IA 50322					
Brown	Dwight		306 SE 12th St	Ankeny, IA 50021					
		McCoid Properties	14 Main St SE	Bondurant, IA 50035					
		WW Futures, LLC	1727 S Ankeny Blvd	Ankeny, IA 50023					

City of Bondurant

200 Second Street, Northeast
Post Office Box 37
Bondurant, Iowa 50035-0037

Phone: (515) 967-2418
FAX: (515) 967-5732

E-mail: info@cityofbondurant.com

Website: www.cityofbondurant.com

Mayor:
Curt Sullivan

City Administrator:
Mark Arentsen

Council Member:
Doug Elrod
Wes Enos
Jen Keeler
Brian Lohse
Bob Peffer

City Attorney:
David E. Brick

City Engineer:
Bob Veenstra Jr.

DATE: February 1, 2016

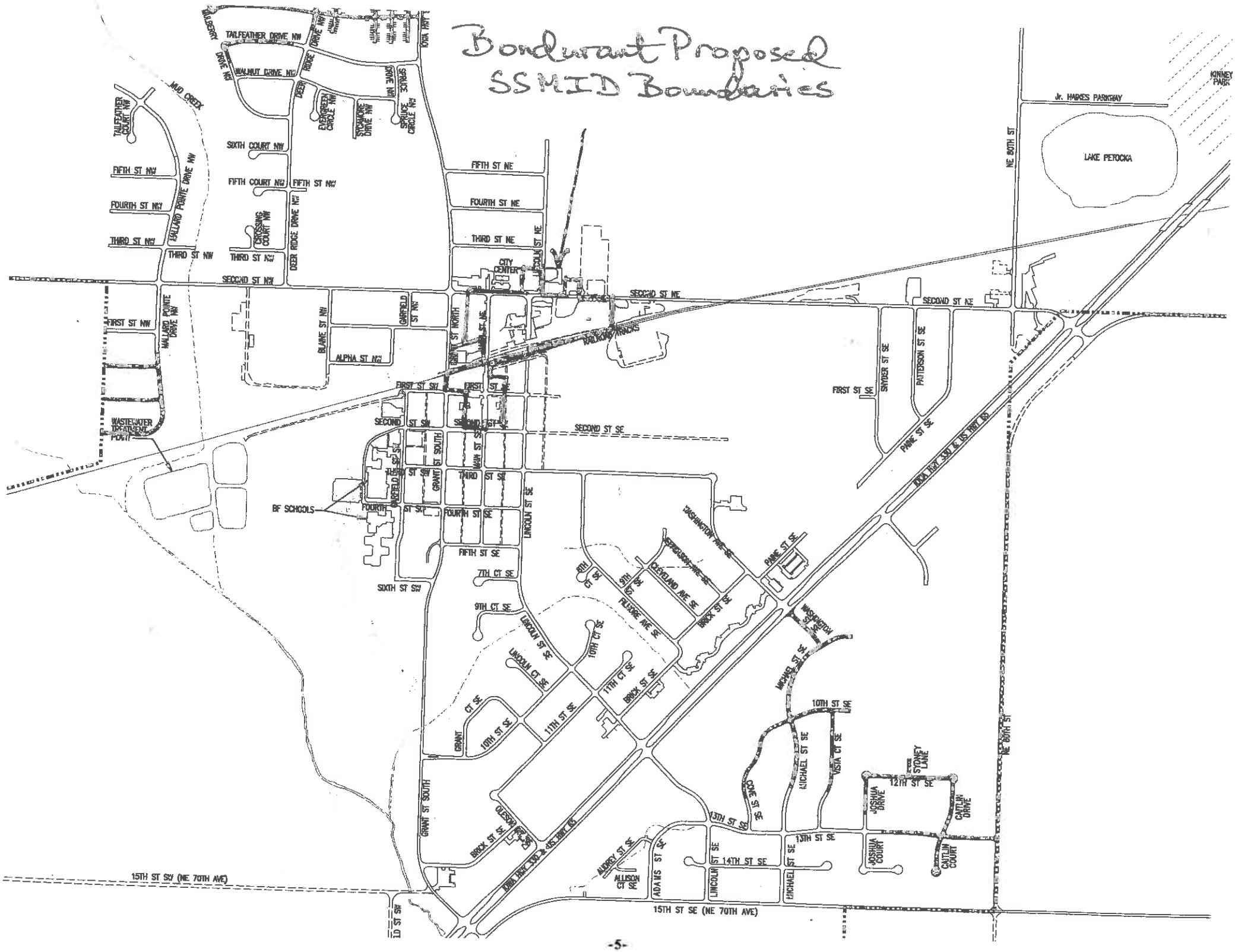
TO: Potential SSMID Property Owners

FROM: Mark Arentsen, City Administrator

RE: Proposed SSMID District Map

You recently received a letter announcing a meeting on February 8 at the Bondurant City Center regarding a proposal to establish a Self Supporting Municipal Improvement District (SSMID). The meeting is set for 6:00 p.m. at the Bondurant City Center. Enclosed with this letter is a map showing the proposed district boundaries. The boundaries essentially include all non-residential properties which border Main St. between 2nd St. NE and 2nd St. SE and 1st St. between Lincoln St. SE and Grant St. S. Owner occupied residences at 11, 13, 110 and 113 Main St. SE are not proposed for inclusion in the District. Vacant residential properties at 109 & 111 Main St. SE are included in the District. 109 & 111 Main St. SE were vacant for a period of time and as a result can no longer be occupied as residential properties.

Bondurant Proposed SSMID Boundaries



January 21, 2016

RE: Development of a Self-Supported Municipal Improvement District

Dear Sir or Madam:

The Bondurant City Council is considering adopting a Self-Supported Municipal Improvement District or SSMID. A Self-Supported Municipal Improvement District or SSMID is an area that is subject to an additional tax initiated by property owners to fund improvements or to provide additional services and maintenance for the area. A SSMID must be comprised only of property that is zoned for commercial or industrial uses or properties within a designated historic district. They are generally made up of properties that have similar present or future uses, physical location or condition that would benefit from additional improvements or services. The levy and uses of SSMID taxes are governed by Chapter 386 of the Iowa Code.

An additional tax levy is imposed on the designated properties within the SSMID boundaries. The tax is collected by the County Treasurer's Office. The revenue collected is then used for the purpose as outlined in the petition and ordinance that established the district.

The City Council will initiate the proceedings to establish a district with the following:

1. A description of the physical boundaries of the proposed district.
2. The name of the proposed district.
3. A maximum rate of tax that may be imposed.
4. The purpose of the proposed district.
5. A statement that taxes levied for the SSMID operation fund shall be used for maintenance expenses of improvements for a specified length of time, along with any option to renew, if the taxes are to be used for this maintenance purpose.

Council would like to invite all property and business owners that are outlined on the attached map, to a public meeting on Monday, February 8, 2016 at 6:00 p.m. to discuss the development of a SSMID in the main business district of Bondurant.

If you have any questions or concerns, please do not hesitate to contact City Hall at (515) 967-2418.

Sincerely,

Shelby Hagan

City Clerk

PROPOSED BONDURANT SELF SUPPORTING MUNICIPAL IMPROVEMENT DISTRICT PROPERTIES

JANUARY 11, 2016

OWNER	ADDRESS	PARCEL NUMBER	VALUATION
Ronnie Randolph	111 Main St. SE	231/00107-000-000	$72,000
Robbins Consulting	109 Main St. SE	231/00108-000-000	$75,000
Michael/Sue Ugulini	105 Main St. SE	231/00110-000-000	$34,500
Michael/Sue Ugulini	105 Main St. SE	231/00109-000-000	$1,500
Daniel Adams	103 Main St. SE	231/00112-000-000	$46,500
Daryl Bailey	101 Main St. SE	231/00113-000-000	$24,600
Daryl Bailey	101 Main St. SE	231/00114-000-000	$1,100
Daryl Bailey	101 Main St. SE	231/00111-000-000	$1,600
DNG Properties LLC	17 Main St. SE	231/00078-001-000	$106,000
WW Futures LLC	15 Main St. SE	231/00080-003-000	$87,000
Farmers Elevator Co.	RR ROW	231-00220-018-000	$55,100
FC Coop II	100 Lincoln St. NE	231-00054-000-000	$66,000
Farmers Elevator Co.	101 Lincoln St. NE	231/00055-000-000	$2,942,000
Farmers Elevator Co.	102 Lincoln St. NE	231/00150-001-000	$138,000
Curry/Larson (Vtrnrn)	210 2nd St. NE	231/00225-026-003	$258,000
Polito Pizza House	210 Lincoln St. NE	231/00225-026-004	$132,000
Casey's Marketing	302 2nd St. NE	231/00025-001-004	$371,000
DEEPV PLLC (Dentist)	108 Main St. NE	231/00145-001-000	$102,000 (partial)
DEEPV PLLC	106 Main St. NE	231/00147-000-000	$23,100
Elson Rentals LC	10 Main St. SE	231/00088-003-000	$94,000

D & W Brown	12 Main St. SE	231/00088-002-000	$51,000
McCoid Properties	14 Main St. SE	231/00089-000-000	$312,000
Al & Jenee Ihde	106 1st St. SE	231/00090-000-000	$27,000
Wolvers Properties	102 1st St. SE	231/00091-002-000	$168,000
WW Futures LLC	106 Main St. SE	231/00097-000-000	$96,500
D & S Cairns	108 Main St. SE	231/00100-000-000	$7,700
D & S Cairns	108 Main St. SE	231/00101-000-000	$7,700
D & S Cairns	120 Main St. SE	231/00103-001-000	$101,000
D & S Cairns	120 Main St. SE	231/00102-000-000	$7,700
		TOTAL VAULATION	$6,003,606