

**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/85220252195>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL NOVEMBER 4, 2024

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on November 4, 2024, in the Bondurant Community Library, 104 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 October 21, 2024, & October 29, 2024 City Council Meeting Minutes
 - b. Claims List
 - c. Applications for Council Approval
 - d. Receive & File - FY24 Street Finance Report
 - e. Receive & File - BES September Monthly Report
 - f. - Resolution approving Professional Services Agreement with Shive-Hattery in the amount of \$18,900 for schematic design work associated with the Garden installation at the ARTocka Trail Loop
 - g. O-241007-214 - (Third Reading) Ordinance regarding request to rezoning to rezone portions of the Civic Campus North Preliminary Plat area from the Medium Industrial (M-2) District to the General Commercial (C-2) District
 - h. - Resolution approving the Annual Finance Report to the State of IA for FY24 and receiving and filing for Audit
 - i. - Resolution affixing a date for a public hearing regarding authorizing the City of Bondurant's application for financial assistance with the United States Department of Agriculture, Rural Development, to finance the following project: Water Tower, Associated Water Tower Mains, and Acquisition of the Water Treatment Facility/Wells Site(s)

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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- j. - Resolution approving pay request no. 5 to Gerard Tank & Steel for the Water Tower Project in the amount of \$151,131.90
- k. - Resolution approving pay request no. 6 to Gerard Tank & Steel for the Water Tower Project in the amount of \$984,100.89
- l. - Resolution approving agreement with HR Green for the Professional Services Agreement for 2nd Street, NW Widening Project Improvements Fireside Dr. NW to Lincoln Street, NE in the amount not to exceed fee of \$149,000.00
- m. - Resolution approving amendment no. 1 to agreement with McClure Engineering for the Professional Services Agreement for 15th Street Area Stormwater Improvements Project in the amount of \$10,500
- n. - Resolution accepting the Quit Claim Deed from the Polk County Conservation Board regarding its donation of Parcels [8022-29-300-009](#) and [8022-29-400-002](#) to the City of Bondurant for the purposes of extending the Chichaqua Valley Trail through these parcels
- o. - Resolution authoring the Mayor to execute an agreement with FEH Design for design services related to the Parks & Recreation Events Center Facility Renovation Project in the amount of \$35,000 for schematic design services + a 6.5% percentage-based factor for design development, bidding, and construction administration services
- p. - Resolution releasing Request for Proposals (RFP) regarding the City of Bondurant soliciting proposals for private development of Lot 1 and Lot 2 of the Civic Campus North Preliminary Plat
- q. - Resolution approving change order no. 2 for added work for the Civic Campus Phase 1 Public Improvements in the amount of \$66,528.28
- r. - Resolution Authorizing Internal Advance for Funding of Urban Renewal Project (Grain District Downtown Redevelopment Project)
- s. - Resolution approving pay request no. 4 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$86,198.96
- t. - Resolution adopting the 2024 Pavement Standards Recommendations as Formal Policy
- u. - Resolution approving pay request no. 1 to Caliber Concrete LLC for the 1st & 3rd Street Parking Lot Project in the amount of \$90,736.66
- v. - Resolution approving change order No. 1 for added work for the 15th Street, SE and 13th Street Stormwater Improvements in the amount of

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\$48,380.00

- w. - Resolution approving Amendment No. 3 to the professional services agreement with RDG in the amount of \$220,770 for the design of Phase 2 of City Park
- x. - Resolution approving Terracon Testing Inspections Proposal in the amount of \$42,758
- 6. Guests requesting to address the City Council
- 7. **Public Hearing**
 - a. Public Hearing on the plans, specifications, and form of contract for the Civic Campus Phase 2 Project
- 8. Action Items
 - a. R-241021-223- Resolution approving the 28E agreement between the City of Bondurant and the Board of Trustees for the Des Moines Water Works for what will be known as the NE Water Utility Improvements
 - b. - (First Reading) Ordinance Amending Ordinance No. 91-25 Providing for the Division of Taxes Levied on Taxable Property in the 1991 Addition to the Bondurant Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
 - c. - Resolution to Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area
 - d. - Resolution awarding the contract for the Civic Campus Phase 2 Project in the amount not to exceed \$5.6 million
- 9. Discussion Items -
 - a. DART discussion
- 10. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
- 11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
- 12. Adjournment

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