

**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/86114945190>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL MARCH 24, 2025

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on March 24, 2025, 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. 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 March 3, 2025, City Council Meeting Minutes
- b. Claims List
- c. Applications for Council Approval
- d. Receive & File - Bondurant Cemetery Annual Report
- e. Receive & File - BES February Report
- f. Receive & File - February 5, 2025, Library Board Meeting Minutes & Director's Report
- g. Receive & File - the Annual Finance Report and External Audit for Fiscal Year 2024
- h. R-250324-62- Resolution accepting the Settlement Agreements (Tobacco Violations)
- i. R-250324-63- Resolution approving Change Order No. 1 for the Bondurant Emergency Services Facility in the amount of \$2,540.00
- j. R-250324-64- Resolution approving pay request No. 5 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$1,293,883.29
- k. R-250324-65- Resolution approving pay request No. 6 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$885,559.25
- l. R-250324-66- Resolution approving a Minimum Assessment Agreement

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.

for Phase 2 of the Shiloh Rose Business Park Project

- m. R-250324-67- Resolution approving deed that conveys to the City of Bondurant land owned by Suites on Grant, LLC for the area associated with the 1st Street, SW public parking project
- n. R-250324-68- Resolution accepting Water Quality Initiatives grant agreement with the Iowa Department of Agriculture & Land Stewardship for funding in the amount of \$127,500 to assist with stormwater enhancements at The Station renovation site
- o. R-250324-69- Resolution accepting an additional temporary construction easement for the 2nd Street NW, Franklin Street to Fireside Drive, Street & Pedestrian Connectivity Improvement Project
- p. R-250324-70- Resolution approving Professional Services Agreement with Shive-Hattery in the amount of \$59,400 for services related to pursuing site certification through the Iowa Economic Development Authority for property at Parcel 7922-05-200-002
- q. R-250324-71- Resolution affixing a public hearing date to consider rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District for April 7, 2025 at 6:00 p.m.
- r. R-250324-72- Resolution affixing a public hearing date to consider rezoning request of multiple properties located within the Downtown Grain District Redevelopment Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD) for April 7, 2025, at 6:00 p.m.
- s. R-250324-73- Resolution approving Plat of Survey to create Parcel 2025-2 and Parcel 2025-3
- t. R-250324-74- Resolution approving the Plat of Survey to create Parcel 2025-25
- u. R-250324-75- Resolution affixing a date for a public hearing to consider establishing the Eisenhower Drive NE/NE 88th Street, Highway 65 to 2nd Street, NE, Water Connection Fee District for May 5 at 6:00 p.m.
- v. R-250324-76- Resolution affixing a date for a public hearing to consider an ordinance establishing the SE Water Study Water Connection Fee District for May 5 at 6:00 p.m.
- w. R-250324-77- Resolution affixing a date for a public hearing to consider an ordinance establishing the 10th Street, SW Water Connection Fee District for May 5 at 6:00 p.m.

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- x. R-250324-78- Resolution affixing a date for a public hearing to consider an ordinance establishing the Truman Drive NE, 2nd Street NE to 16th Street NE, Water Connection Fee District for May 5 at 6:00 p.m.
 - y. R-250324-79- Resolution affixing a date for a public hearing to consider an ordinance amending the Urban Service Area Sanitary Sewer Connection Fee District for May 5 at 6:00 p.m.
 - z. R-250324-80- Resolution affixing a date for a public hearing to consider an ordinance establishing the Truman Drive, NE, 2nd Street, NE to 16th Street, NE, Sanitary Sewer Connection Fee District for May 5 at 6:00 p.m.
 - aa. R-250324-81- Resolution affixing a date for a public hearing to consider an ordinance establishing the Civic Campus Regional Stormwater Management Connection Fee District for May 5 at 6:00 p.m.
 - bb. R-250324-82- Resolution approving pay request no. 3 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$121,961.95
 - cc. R-250324-83- Resolution approving proposal to place 3-phase electrical primary extension to serve City Park Phase 2 splash grounds from Mid-American Energy in the amount of \$35,152.27
 - dd. R-250324-84- Resolution affixing a date for a public hearing to consider establishing the 2nd Street, NE, Highway 65 to Eisenhower Drive NE/NE 88th Street, NE Water Connection Fee District for May 5 at 6:00 p.m.
 - ee. R-250324-85- Resolution approving a professional services agreement with Veenstra & Kimm for water system modeling related to the City of Bondurant Municipal Water System Improvements
 - ff. R-250324-86- Resolution approving contract with Youth Enrichment League (YEL) for 2025 Summer Programming
 - gg. R-250324-87- Resolution approving the 2025 Bondurant Soccer Field Use Agreement
 - hh. R-250324-91- Resolution approving lease for Lucky Wife Wine Slushies for Summerfest
 - ii. R-250324-92- Resolution directing staff to take actions necessary to fulfill the goals of the 2025 DNR Community Forestry Grant Project
6. Guests requesting to address the City Council
- a. Urbanization: Progress or Peril for Our Hometown presented by Bondurant-Farrar High School FFA

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- b. Stacie LoVan & Tiffany Tauscheck, Greater Des Moines Partnership
- 7. Action Items
 - a. R-250324-88- Resolution approving site plan for Lot 4 of Commerce Crossing Plat 1
 - b. R-250324-89- Discussion and possible resolution approving action to order construction and authorizing staff to solicit quotes for drainage improvements along NE Jorie Way in an amount not to exceed \$75,000
 - c. R-250324-90- Presentation of FY25/26 Budget Proposal and Consideration of Resolution affixing date of public hearing for FY25/26 City of Bondurant Budget for April 7, 2025 at 6:00 p.m.
- 8. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
- 9. Adjournment

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