

**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/84455942471>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL APRIL 7, 2025

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on April 7, 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 24, 2025, Special City Council Meeting Minutes & March 24, 2025, City Council Meeting Minutes
- b. Claims List
- c. Applications for Council Approval
- d. - Resolution approving pay request no. 9 to Gerard Tank & Steel for the Water Tower Project in the amount of \$409,911.13
- e. - Resolution approving the design and installation of a Public Art Mural on the south side of City Park (3rd Street, SE parking lot fence) in the amount of \$8,000
- f. - Resolution approving the Truman Drive, NE Phase 1 Special Assessment Consulting Services Agreement with Greenwood Consulting in the amount of \$4,500
- g. - Resolution to Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area
- h. - Resolution setting the date for public hearings on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder
- i. R-220118-17- Resolution approving Engagement Letter from Public Financial Advisors LLC (PFM) to act as Financial Advisor in connection with the issuance of approximately \$10,540,000 General Obligation Bonds, Series 2025A for a one-time fee of \$20,000 and \$34,255,000 in General Obligation (Annual Appropriation) Bonds, Series 2025B for a

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.

one-time fee of \$35,000

- j. - Resolution approving pay request no. 6 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$66,373.08
 - k. - Resolution approving pay request no. 4 to Alliance Construction Group, LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$505,428.70
 - l. - Resolution approving Amendment No. 2 to the Professional Services Agreement with HR Green for the 2nd Street, NW Widening Project Improvements in an amount not to exceed \$195,900
 - m. - Resolution awarding contract for Access Control and Video Monitoring Project for City Park to Convergent Technologies for the amount of \$25,375.89
 - n. - Resolution approving the disposal of expired / non-certified Self-Contained Breathing Apparatus bottles and harnesses
 - o. - Resolution of endorsement for the City of Bondurant's grant application to the Iowa Economic Development Authority's Community Catalyst Building Remediation Program for funding to assist with renovation efforts at T-12 Distillery at 101 Lincoln Street NE
 - p. - Resolution of endorsement for the City of Bondurant's grant application to the Iowa Economic Development Authority's Community Attraction & Tourism Grant for funding to assist with renovation efforts at The Station
6. Presentations
- a. National Library Week Proclamation
 - b. 2025 Arbor Day Proclamation
7. Guests requesting to address the City Council
- a. Heith Hockenberry, Jester Insurance
 - b. Danae Edwards, Iowa Parks & Recreation Foundation
 - c. Polk County Sheriff's Report
8. **Public Hearing**
- a. Public hearing to consider response(s) received for Request for Proposals (RFP) regarding the Lease Opportunity for Downtown Mobile Vendor Site
 - b. Public hearing to consider rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the

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- Agricultural (A-1) District to the Medium Density Residential (R-2) District
 - c. Public hearing 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)
 - d. Public Hearing regarding the City's Proposed Budget for FY26
- 9. Action Items
 - a. - Resolution selecting successful Downtown Mobile Vendor Lease RFP response
 - b. - Resolution approving the Bondurant-Farrar Community School District Baseball, Softball and Tennis Site Plan
 - c. - (First Reading) Ordinance 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
 - d. - (First Reading) Ordinance 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)
 - e. - Resolution adopting the Annual Budget for the Fiscal Year ending June 30, 2026 (FY26), and Certifying the Proposed Tax Levy Rate
- 10. Discussion Items -
 - a. - Discussion and possible consideration of a Resolution approving action to order construction and authorize staff to solicit quotes for a subdrain tiling project for the area along the south side of 5th Court, NW through to Eagle Park
- 11. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
 - c. Administrator
 - d. Directors
- 12. **Closed Session-** Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
- 13. Adjournment

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