

**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
MAY 5, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on May 5, 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. Presentations
 - a. City Clerks Week Proclamation
 - b. Bike Month Proclamation
 - c. National Public Works Weeks Proclamation
6. Guests requesting to address the City Council
7. 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 April 21, 2025, City Council Meeting Minutes
 - b. Claims List
 - c. Applications for Council Approval
 - d. Receive & File - Library Director's Report
 - e. Receive & File - Preliminary Official Statements for 2025A and 2025B Bonds
 - f. - Resolution approving 28E Agreement with the Bondurant-Farrar Community School District regarding the Truman Drive, NE & Supporting Improvements Project
 - g. - Resolution approving 28E Agreement with the Bondurant-Farrar Community School District regarding the tennis/pickleball project
 - h. - Resolution approving a Professional Services Agreement with Greenwood Consulting LLC in an amount not to exceed \$32,500 for design and other engineering services related to the SE Trunk Sewer Project

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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- i. - Resolution fixing values of lots for the construction of Truman Drive NE
- Phase 1
- j. - Resolution adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of the Truman Drive NE – Phase 1
- k. - Resolution setting a public hearing date for June 2, 2025, to consider the resolution of necessity (proposed)
- l. - Resolution of necessity for construction of Truman Drive NE – Phase 1 Street Improvements, the City of Bondurant, Iowa
- m. - Resolution approving action to order construction and set date of hearing and letting for the Grain District Public Improvements Project
- n. O-250407-204 - (Third 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
- o. O-250407-205 - (Third 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)
- p. - Resolution approving pay request no. 5 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$170,057.17
- q. - Resolution approving pay request no. 3 to Caliber Concrete LLC for the 1st & 3rd Street Parking Lot Project in the amount of \$53,525.18
- r. - Resolution approving pay request no. 4 (Release of Retainage) to Caliber Concrete LLC for the 1st & 3rd Street Parking Lot Project in the amount of \$14,747.41
- s. - Resolution approving the Professional Services Agreement with Veenstra & Kimm, Inc. for the 16th Street, NE & NE Hubbell Ave Intersection Major Streets Plan Compliance Project for an amount not to exceed \$128,600
- t. - Resolution approving pay request no. 7 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$305,400.79
- u. - Resolution approving letter of engagement with Piper Sandler & Co for Project Financings related to the issuance of approximately \$10,540,000 General Obligation Bonds, Series 2025A and \$34,255,000 in General

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Obligation (Annual Appropriation) Bonds, Series 2025B

8. **Public Hearing**

- a. Public Hearing on Budget Amendment No. 1 for the FY25 Budget for May 5, 2025 at 6:00 p.m. in Council Chambers at 200 Second Street NE, Bondurant, Iowa
- b. Public hearing to consider establishing the 2nd Street, NE, Highway 65 to Eisenhower Drive NE/NE 88th Street, NE Water Connection Fee District
- c. Public hearing to consider establishing the Eisenhower Drive NE/NE 88th Street, Highway 65 to 2nd Street, NE, Water Connection Fee District
- d. Public hearing to consider an ordinance establishing the SE Water Study Water Connection Fee District
- e. Public hearing to consider an ordinance establishing the 10th Street, SW Water Connection Fee District
- f. Public hearing to consider an ordinance establishing the Truman Drive NE, 2nd Street NE to 16th Street NE, Water Connection Fee District
- g. Public hearing to consider an ordinance amending the Urban Service Area Sanitary Sewer Connection Fee District
- h. Public hearing to consider an ordinance establishing the Civic Campus Regional Stormwater Management Connection Fee District
- i. Public hearing to consider an ordinance establishing the Truman Drive, NE, 2nd Street, NE to 16th Street, NE, Sanitary Sewer Connection Fee District

9. **Action Items**

- a. - Resolution approving Budget Amendment No. 1 for the FY25 Budget for May 5, 2025, at 6:00 p.m. in Council Chambers at 200 Second Street NE, Bondurant, Iowa
- b. - Resolution approving the Grain District Preliminary Plat
- c. - (First Reading) Ordinance to consider establishing the 2nd Street, NE, Highway 65 to Eisenhower Drive NE/NE 88th Street, NE Water Connection Fee District
- d. - (First Reading) Ordinance to consider establishing the Eisenhower Drive NE/NE 88th Street, Highway 65 to 2nd Street, NE, Water Connection Fee District
- e. - (First Reading) Ordinance considering establishing the SE Water Study Water Connection Fee District

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- f. - (First Reading) Ordinance to consider establishing the 10th Street, SW Water Connection Fee District
 - g. - (First Reading) Ordinance to consider establishing the Truman Drive NE, 2nd Street NE to 16th Street NE, Water Connection Fee District
 - h. - (First Reading) Ordinance to consider amending amending the Urban Service Area Sanitary Sewer Connection Fee District
 - i. - (First Reading) Ordinance to consider establishing the Civic Campus Regional Stormwater Management Connection Fee District
 - j. - (First Reading) Ordinance to consider establishing the Truman Drive, NE, 2nd Street, NE to 16th Street, NE, Sanitary Sewer Connection Fee District
 - k. - (First Reading) Ordinance amending the Park Side Water Connection Fee District to exclude portions proposed for inclusion in the Eisenhower Drive NE, Highway 65 to 2nd Street NE, Water Connection Fee District
 - l. - (First Reading) Ordinance amending the Highway 65 Water Connection Fee District to exclude portions proposed for inclusion in the 10th Street, SW Water Connection Fee District
- 10. Discussion Items
 - a. DART - Ridership vs. Coverage
 - 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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