

**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
MAY 19, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on May 19, 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. EMS Week 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 May 5, 2025, City Council Meeting Minutes
 - b. Claims List
 - c. Applications for Council Approval
 - d. Receive & File - BES April Monthly Report
 - e. Receive & File - April 2, 2025, Library Board Meeting Minutes & Director's Report
 - f. - Resolution providing for the sale of Bonds, setting parameters for the sale of General Obligation Corporate Purpose Bonds, Series 2025A, and approving a bond purchase agreement and an official statement
 - g. - Resolution providing for the sale of Bonds, setting parameters for the sale of General Obligation Annual Appropriation Corporate Purpose Bonds, Series 2025B, and approving a bond purchase agreement and an official statement
 - h. - Resolution approving Bond Purchase Agreement with Piper Sandler & Co. for the sale of General Obligation Corporate Purpose Bonds, Series 2025A, and authorizing the Mayor and City Clerk to execute the Agreement and Related Documents

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 approving Bond Purchase Agreement with Piper Sandler & Co. for the sale of General Obligation Corporate Purpose Bonds, Series 2025B, and authorizing the Mayor and City Clerk to execute the Agreement and Related Documents
- j. - Resolution approving right-of-way acquisition deeds/plats for the portion of Truman Drive NE right-of-way on land currently owned by the Bondurant-Farrar Community School District
- k. O-250505-206 - (Second Reading) Ordinance to consider establishing the 2nd Street, NE, Highway 65 to Eisenhower Drive NE/NE 88th Street, NE Water Connection Fee District
- l. O-250505-207 - (Second Reading) Ordinance to consider establishing the Eisenhower Drive NE/NE 88th Street, Highway 65 to 2nd Street, NE, Water Connection Fee District
- m. O-250505-208 - (Second Reading) Ordinance considering establishing the SE Water Study Water Connection Fee District
- n. O-250505-209 - (Second Reading) Ordinance to consider establishing the 10th Street, SW Water Connection Fee District
- o. O-250505-210 - (Second Reading) Ordinance to consider establishing the Truman Drive NE, 2nd Street NE to 16th Street NE, Water Connection Fee District
- p. O-250505-211 - (Second Reading) Ordinance to consider amending amending the Urban Service Area Sanitary Sewer Connection Fee District
- q. O-250505-212 - (Second Reading) Ordinance to consider establishing the Civic Campus Regional Stormwater Management Connection Fee District
- r. O-250505-213 - (Second Reading) Ordinance to consider establishing the Truman Drive, NE, 2nd Street, NE to 16th Street, NE, Sanitary Sewer Connection Fee District
- s. O-250505-214 - (Second 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
- t. O-250505-215 - (Second 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
- u. - Resolution approving pay request no. 5 to Ball Team LLC for the

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- Bondurant City Park Reconstruction Phase 2 Project in the amount of \$398,249.99
- v. - Resolution approving change order no. 2 to Ball Team LLC. for the Bondurant City Park Phase 2 Reconstruction Project in the amount of \$31,549.00
 - w. - Resolution to consider Newby Farms Plat of Survey
 - x. - Resolution considering the Plat of Survey for 8597 NE 112th Street
 - y. - Resolution affixing a date for a public hearing on the request for rezoning from the General Commercial (C-2) District to the Central Business (C-4) District, on the property located at 101 Grant Street, North for June 2, 2025, at 6:00 p.m.
 - z. - Resolution approving and ratifying payment of invoice for Ward Diesel Filter Systems invoice 7433 in the amount of \$39,984.00 for the installation of the exhaust capture system on four vehicles currently in the Bondurant Emergency Services Fleet
 - aa. - Resolution approving change order no. 1 for additional signage requested for the 2nd Street Widening Project in the amount of \$225.00
 - bb. - Resolution approving pay request no. 1 to Manatt's Inc for the 2nd St. NW Widening Project in the amount of \$78,312.16
 - cc. - Resolution approving a Parking Lot Cost Share Development Agreement with DeepV PLLC for a parking lot expansion project at 106/108 Main Street, SE
 - dd. - Resolution approving Scope of Services Agreement with Bolton & Menk related in the amount of \$42,800 for design and construction administration services related to the Parking Lot Expansion Project at 106/108 Main Street, NE
 - ee. - Resolution approving amendment to the Shive-Hattery Professional Services Agreement for The Garden project in the amount of \$60,200 to include detailed design and construction administration services
 - ff. - Resolution approving Professional Service Agreement with Shive-Hattery in the amount of \$11,500 for a Highway 65 Traffic Study between Lincoln Street SE and Dee/Washington Street SE
 - gg. - Resolution approving Professional Services Agreement with ISG Inc. in the amount of \$3,000 for Grain District final platting services
 - hh. - Resolution approving Professional Services Agreement with ISG Inc. in the amount of \$149,850 for construction bidding, construction staking, construction administration + observation services related to the Grain

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District Public Improvements Project

- ii. - Resolution approving the furniture purchase from Pigott, Inc. for the Bondurant Emergency Services Facility for a cost of \$39,229.66
 - jj. - Resolution approving electrical easement for City Park Phase 2 to Mid-American Energy
 - kk. - Resolution Authorizing the Issuance of an RFP for GAAP-Based Financial Audit Services (FY2026–FY2028)
 - ll. - Resolution approving an updated Fee Schedule for Services
 - mm. - Resolution approving Grant Agreement for USDA Earmark for Water Tower
 - nn. - Resolution approving the furniture purchase from iSpace Environments, Inc. for the Bondurant Emergency Services Facility for a cost of \$34,920.66
 - oo. - Resolution authorizing the City of Bondurant to be listed as a project sponsor for T12 Distillery's application to the Iowa Economic Development Authority's High Quality Jobs Program
 - pp. - Resolution approving action to set date of public hearing on award of contract for the Grain District Public Improvements Project
8. **Public Hearing**
- a. Public Hearing regarding plans & specifications, form of contract, estimated cost for the Grain District Public Improvements Project
9. Action Items
- a. - Resolution considering the T12 Distillery Site Plan located at 101 Lincoln Street, NE
10. Discussion Items -
- a. Number of Animals Permitted per Household
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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