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**NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
NOVEMBER 17, 2025**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on November 17, 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. Guests requesting to address the City Council
 - a. Bondurant Celebrates Adoption Month 2025: Emily Easton
6. 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 November 3, 2025, City Council Meeting Minutes
 - b. Claims List & Treasurer's Report
 - c. Receive & File - FY25 Street Finance Report
 - d. Receive & File - October Monthly Report
 - e. O-251020-226 - (Third and Final Reading) Ordinance amending Chapter 47, Park Regulations
 - f. - Resolution approving pay request no. 2 to Con-Struct Inc. for the NE Jorie Way Drainage Improvements Project in the amount of \$5,282.75 (Release of Retainage)
 - g. - Resolution authorizing the Temporary Closure of City Hall on December 19th, 2025, from 10:00 a.m. until no later than 2:00 p.m.
 - h. - Resolution approving an Agreement for a Community Development Grant Award for the Bondurant Soccer Club
 - i. - Resolution affixing a date for a public hearing for December 1, 2025, to consider a Future Land Use Map amendment from Business Park/Light Industrial to Industrial at the Certified Timmins Industrial Park, 2501 Eisenhower Drive, SE, and 2700 Eisenhower Drive
 - j. - Resolution affixing a date for a public hearing for December 1, 2025, at

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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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6:00 p.m. at 200 Second Street NE, Bondurant, to consider a request for rezoning from the City's Limited Industrial (M-1) District to the Medium Industrial (M-2) District at the Certified Timmins Industrial Park

- k. - Resolution authorizing the execution of a Resource Enhancement and Protection (REAP) Grant Agreement between the Iowa Department of Natural Resources and the City of Bondurant for the Pleasantview Park Trails and Fishing Ponds Project
- l. - Resolution approving the Parks and Recreation Board's Recommendation to Solicit Proposals from Selected Artists/Artist Coalitions for the Grain Silo Mural Public Art Project
- m. - Resolution approving the response by Bailey's Excavating for the Sale and Relocation of Dwelling at 601 Lincoln Street, NE RFP
- n. - Resolution authorizing staff to issue a Request for Proposals related to City Engineering Services
- o. - Resolution authorizing staff to issue a Request for Proposals related to conducting a tourism and economic impact feasibility study aimed at attracting complementary development on the 13-acre parcel owned by the City of Bondurant in the Grain District
- p. - Resolution authorizing the Tax Increment Financing (TIF) Indebtedness Certification to the County Auditor for Fiscal Year 2027
- q. - Resolution approving the FY25 Urban Renewal Report
- r. - Resolution approving pay request No. 14 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$1,407,708.22
- s. - Resolution approving agreement with HR Green for the Professional Services Agreement for 2nd Street, NE Widening Project Improvements in the amount not to exceed fee of \$349,700.00
- t. - Resolution approving proposal to upgrade electrical service from Mid-American Energy for the Station Project in the amount of \$46,530.61
- u. - Resolution Accepting the Deeding Documents Associated with Jorie Way
- v. O-251103-227 - (Second Reading) Ordinance rezoning land from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020
- w. - Resolution authorizing internal advance to Tax Increment Revenue

7. Public Hearing

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- a. Public hearing for the 108 Main Street, NE Parking Lot Expansion Project
8. Action Items
 - a. - (First Reading) Ordinance amending Ordinance No. 250902-225, to include the rezoning condition that was inadvertently excluded from the original Ordinance No. 250902-225
 - b. R-251103-321- Resolution rejecting all bids for The Garden Project
 - c. - Resolution considering award of bid for The Garden project in an amount not to exceed \$858,395
 - d. - Resolution awarding the contract and bond for the 108 Main Street, NE Parking Lot Project to Graphite Construction Group in the amount of \$266,000
 - e. - Resolution recommending Story Construction Inc. as the Construction Manager-At-Risk (CMAR) for the Bondurant Municipal Water Treatment Plant
9. Discussion Items -
 - a. Request from Caring Hands
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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