

**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: [Zoom Meeting Link](#)*

**NOTICE OF A REGULAR MEETING
BONDURANT CITY COUNCIL
JANUARY 20, 2026**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on January 20, 2026, 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
6. Presentations
 - a. Bondurant Soccer Club Update, Brandon Cook
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 January 5, 2026, City Council Meeting Minutes
 - b. Claims List
 - c. Receive & File - 2025 Planning and Zoning Commission Annual Report
 - d. - Resolution approving pay request no. 1 to Breton Electrical Services for the Grain District Lincoln Street Public Improvements Electrical Conduit Project in the amount of \$10,032.68
 - e. - Resolution affixing a date for a public hearing for February 2, 2026, on the request to modify the Future Land Use Map from Neighborhood Commercial and Low-Density Residential to Regional Commercial on property abutting Truman Drive, NE, and 2nd Street, NE
 - f. - Resolution affixing a date for a public hearing for February 2, 2026, on the request for rezoning from the Transitional Commercial (C-1) District to the General Commercial (C-2) District on a portion of property located at GeoParcel 8022.30.376.004
 - g. - Resolution affixing a date for a public hearing for February 2, 2026, on the adoption of the Bondurant Zoning, Sign, and Subdivision Code, including approval of the PUD Scoring Matrix

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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- h. - Resolution accepting an amended version of the perpetual easement and temporary construction easement document for the SE Trunk Sewer Project and authorizing the Mayor to execute necessary Documents and Payments
- i. - Resolution appointing Louise Jennings and Chris Johnsen to the Planning & Zoning Commission to fill vacancies resulting from the resignations of Andy Mains and Kristin Brostrom
- j. - Resolution Approving Amendment No. 2 to the Professional Services Agreement with Shive-Hattery for The Garden Project in the amount of \$11,800
- k. - Resolution approving a deduct change order for The Garden Project
- l. - Resolution approving pay request no. 13 (Release of Retainage) to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$92,592.89
- m. - Resolution approving pay request no. 13 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$59,659.70
- n. - Resolution approving action to order construction and set date of bid letting and public hearing on Bids, Specifications, and Form of Contract, for February 2, 2026, for the BFSD Public Infrastructure 2nd St. NE Improvements Project
- o. - Resolution approving the professional services agreement with Veenstra & Kimm for the design of the Civic Campus and Truman Drive Area Street Lighting project in an amount not to exceed \$31,400
- p. - Resolution approving Change Order No. 2 for reduction of the contract with Gerard Tank & Steel in the amount \$59,000 for liquidated damages
- q. - Resolution approving the contract for construction manager at risk services for the City of Bondurant Water Treatment Facility by Story Construction
- r. - Resolution of endorsement for the City of Bondurant's Revitalize Iowa's Sound Economy (RISE) Grant Application for funding to assist with roadway improvements associated with an Immediate Opportunity to serve the Timmins Industrial Park
- s. - Resolution approving pay request no. 11 (Release of Retainage) to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$85,307.65

8. **Public Hearing**

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- a. Public hearing on the proposed January, 2026 expansion of the Bondurant Urban Renewal Area (Southeastern Industrial Area)
- b. Public hearing on Plans, Specifications, and Form of Contract for the Southeast Trunk Sewer
9. Action Items
 - a. - Resolution approving an Agreement with Iowa Audio Video for the City Chambers AV Control Upgrade
 - b. - Resolution approving the Bondurant Industrial Park Plat 2 Preliminary Plat
 - c. - Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area
 - d. - Resolution awarding the contract for the Southeast Trunk Sewer Project to Thorpe Contracting LLC in the amount of \$356,974.74
10. Discussion Items -
 - a. Amending the Bondurant Nuisance and Junk Motor Vehicle Codes
 - b. Public Transportation Discussion
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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