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**NOTICE OF A REGULAR MEETING  
BONDURANT CITY COUNCIL  
JUNE 1, 2026**

**NOTICE IS HEREBY GIVEN** that a Regular Meeting of the City Council will be held at 6:00 PM on June 1, 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. 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 18, 2026, City Council Meeting Minutes
- b. Claims List
- c. Applications for Council Approval
- d. R-260601-169- Resolution appointing representatives to the Stormwater Management Committee
- e. R-260601-170- Resolution approving Position Description and FY27 Wage Range for the Building Official Position
- f. O-260504-210 - (Third Reading) Ordinance amending Chapter 125, Mobile Food Vendor
- g. R-260601-171- Resolution approving action to order construction and set a date of letting, and setting a public hearing on the SE Industrial Public Improvements – Phase 2 Project for June 29, 2026, at 6:00 p.m.
- h. R-260601-172- Resolution extending existing Lease Agreement with Burke Overturff through March 31, 2027, for the 84,000 SF building owned by the City of Bondurant in the Grain District
- i. R-260601-173- Resolution approving pay request no. 8 to Manatt’s Inc. for the Grain District Lincoln St. Public Improvements Project in the amount of \$236,844.53
- j. R-260601-174- Resolution approving pay request no. 15 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$105,967.56

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](mailto: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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- k. R-260601-175- Resolution approving action to order construction and set a date for bid letting and public hearing for June 15, 2026, at 6:00 p.m. at City Hall for the NE Hubbell Ave Water and Force Main Project
  - l. R-260601-176- Resolution approving Change Order No. 2 for the BFSD Public Infrastructure-Truman Drive Project in the amount of \$5,060.00
  - m. R-260601-177- Resolution approving pay request no. 6 to Sternquist Construction for the BFSD Truman Drive Project in the amount of \$423,586.10
  - n. R-260601-178- Resolution approving pay request no. 1 to Absolute Group for the BFSD 2nd Street, NE Project in the amount of \$152,429.68
  - o. R-260601-179- Resolution approving Pay Request No. 20 from Ryan Companies for the Bondurant Emergency Services Facility in the amount of \$349,764.91
  - p. R-260601-180- Resolution approving temporary construction easements and permanent stormwater easements for the BFSD Stormwater Improvements Project
6. Guests requesting to address the City Council
7. **Public Hearing**
- a. Public hearing on the request for Future Land Use designation for Parcel 2026-43 to Regional Commercial
  - b. Public hearing on the request for Future Land Use designation for Parcel 2026-44 to Regional Commercial
  - c. Public hearing on the request for Future Land Use designation for vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE to Industrial
  - d. Public hearing to consider vacation of public highway easement along 2nd Street, NE at 1920 2nd Street, NE
  - e. Public hearing on the request to rezone Parcel 2026-43 to the (C-2) General Commercial District
  - f. Public hearing on the request to rezone Parcel 2026-44 to the (C-2) General Commercial District
  - g. Public hearing on the request to rezone vacated roadway easement area along 2nd Street, NE at 1920 2nd Street NE to the (M-2) Medium Industrial District
  - h. Public Hearing on Budget Amendment No. 2 for Fiscal Year 2026
  - i. Public hearing regarding the proposed plans, specifications, form of

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contract, and estimate of cost for the Silo Commons Project

8. Action Items

- a. R-260601-181- Resolution approving Budget Amendment No. 2 for Fiscal Year 2026
- b. R-260601-182- Resolution approving the Future Land Use Map designation for Parcel 2026-43 of Regional Commercial
- c. R-260601-183- Resolution approving the Future Land Use Map designation for Parcel 2026-44 of Regional Commercial
- d. R-260601-184- Resolution approving the Future Land Use Map designation for vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE to Industrial
- e. R-260601-185- Resolution vacating public highway easement along 2nd Street, NE at 1920 2nd Street, NE
- f. O-260601-211 - (First Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-43
- g. O-260601-212 - (First Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44
- h. O-260601-213 - (First Reading) Ordinance establishing a zoning district designation of Medium Industrial (M-2) on land comprised of the vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE
- i. R-260601-186- Resolution rejecting all bids for the Silo Commons Project
- j. R-260601-187- Resolution approving the contract amendment no. 1 for construction manager at risk services for the City of Bondurant Water Treatment Facility by Story Construction

9. Discussion Items -

- a. R-260601-188- Discussion and possible consideration of resolution of support for a Workforce Housing Tax Credit Benefit Application to be submitted to the Iowa Economic Development Authority by Caliber Company for the project at Lot 5 of the Bondurant Mixed Use Development site
- b. Discussion and direction related to service procurement models

10. Reports / Comments and appropriate action thereon:

- a. Mayor
- b. Council Members
- c. Administrator

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[AGENDA\_POSTING\_DATE]

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- 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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