

*\*Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting is being offered. 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/81934931915>*

## **NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL SEPTEMBER 7, 2021**

**NOTICE IS HEREBY GIVEN** that a Regular Meeting of the City Council will be held at 6:00 PM on September 7, 2021, 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 the City Council Meeting Minutes of August 16, 2021 & August 30, 2021
- b. Receive and File - Library Board Meeting Minutes of August 4, 2021 & Librarian Report
- c. Applications for Council Approval
- d. Claims List
- e. -Consideration of Resolution approving Pay Request No. 9 to Ryan Companies for the Project Omega Phases 2 & 3 Offsite Improvements Construction Management Fee in the amount of \$11,661.79
- f. -Consideration of Resolution approving Pay Request No. 10 to Ryan Companies for the Project Omega Phases 2 & 3 Offsite Improvements Construction Management Fee in the amount of \$3,905.77
- g. -Resolution approving Pay Request No. 10 for McAninch for the 23rd Street, SW & Shiloh Rose Parkway, SW Public Infrastructure Improvement Project (Project Omega)
- h. -Resolution approving Pay Request No. 1 for the 2021 City Wide Roadway Restriping Project to Quality Striping Inc. in the amount of \$18,500.00
- i. -Consideration of Resolution approving a Mobile Phone Stipend for the

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Operations Specialist/Code Enforcement Official

- j. -Resolution approving Pay Request No. 6 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project
  - k. -Resolution approving Change Order No. 2 to Concrete Technologies Inc. in the amount of \$12,138.00 for Commerce Crossings Phase 2 Public Improvements Project
  - l. -Resolution approving Pay Request No. 4 for Concrete Technologies Inc. for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project
  - m. -Resolution considering approval of the Commerce Crossings Plat 1 Final Plat
  - n. -Resolution authorizing signature of the Grant Cooperative Agreement to allow the City of Bondurant to receive funds under the Iowa DNR's Community Forestry Grant Funds totaling \$13,875 to plant trees along Lincoln Street, SE, Deer Ridge Drive, NW, and in the Cemetery
  - o. -Resolution approving Bondurant Cemetery's involvement in Wreaths Across America
  - p. -Resolution approving Pay Request No. 8 for the Northeast Storm Sewer Public Infrastructure Project to Absolute Infrastructure for \$76,699.89
  - q. R-210802-214-Resolution approving Pay Request No. 11 to Multiple Vendors for the Bondurant Library Expansion Project in the amount of \$62,324.80
  - r. R-210802-212-Resolution approving Change Orders Totaling \$7,067.76 for the 2021 Bondurant Community Library Expansion Project
6. Guests requesting to address the City Council
7. **Public Hearing**

- a. Hold public hearing regarding request for rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District on property currently owned by Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65; and request for Future Land Use Map amendment from Single-Family Residential to Multi-Family and Commercial on areas as shown on the PUD Conceptual Plan.

8. Action Items

- a. -Ordinance amending the Code of Ordinances of the City of Bondurant,
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- Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from Agricultural (A-1) to Planned Unit Development (R-5) and amending the Future Land Use Map from Single-Family Residential to Multi-Family and Commercial in areas shown on the Conceptual Plan
  - b. O-210816-209 -(Second Reading) An Ordinance amending the City Code of the City of Bondurant, Iowa by amending Chapter 104, Sanitary Sewer Connection Fee Districts
  - c. -(First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 151, titled Trees, to allow for planting of trees within the public right-of-way (parking) area
  - d. -(First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 167.05, Stream Buffer Management and Maintenance, to allow for Type 1 and Type 2 stream buffers to be established by easement
  - e. -Resolution considering Site Plan approval for the SKOL Trucking site at 2415 Robinson Avenue, NE
  - f. -Resolution approving the First Amendment to the Agreement for Private Development (Downtown Project)
9. Discussion Items -
- a. -Discussion and possible consideration of a Resolution appointing a representative to the ICON Water Trails Board
  - b. -Fire Department Remodel and Expansion Discussion
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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