

**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
AUGUST 3, 2026**

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on August 3, 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 July 20, 2026, City Council Meeting Minutes
- b. Claims List & Treasurer's Report
- c. - Resolution of endorsement for the City of Bondurant's application to the Iowa DNR's Resource Enhancement and Protection (REAP) City Parks & Open Spaces Grant Program for funding to assist with improvements at Bluejay Landing Park
- d. - Resolution approving acceptance of a deed of dedication for Street Lots A, B, C, D, and E of the recorded Grain District Final Plat
- e. - Resolution approving acceptance of a Real Property Charitable Donation Agreement between The 101 LLC and the City of Bondurant for Lot 5 of the Grain District Final Plat
- f. - Resolution approving acceptance of a warranty deed for Lot 7 of the recorded Grain District Final Plat
- g. - Resolution approving pay request no. 1 to Thorpe Contracting LLC for the SE Trunk Sewer Project in the amount of \$110,024.59
- h. - Resolution approving Pay Request No. 16 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$94,832.63
- i. - Resolution approving offer and acceptance between the City of Bondurant and GHOLDS LLC for the acquisition of land along the Mud Creek Corridor in the amount of \$102,800 and authorizing additional

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.

**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](#)*

- action necessary for property closing and transfer
- j. - Resolution approving offer and acceptance between the City of Bondurant and GHOLDS LLC for the acquisition of right-of-way and the establishment of temporary construction and permanent easements for the SE Industrial Improvements Project in the amount of \$124,670.00
- k. - Resolution Denying a Sponsorship Request from ChildServe for the Clinical Ladder Celebration
- l. - Resolution approving Pay Request No. 2 to JAS Construction LLC for the Filmore Avenue Public Improvements Project in the amount of \$132,583.92
- m. - Resolution approving Change Order No. 2 to the Absolute Group for the BFSD Public Infrastructure-2nd Street, NE Project in the amount of \$48,884.38
- n. - Resolution approving Pay Request No. 3 to Absolute Group for the BFSD 2nd Street, NE Project in the amount of \$97,139.05
- o. - Resolution approving pay request no. 1 to Graphite Construction Group for the Eagle Park Parking Lot Project in the amount of \$63,066.67
- p. - Resolution for Agreement between the City of Bondurant and MidAmerican Energy Company for an easement across the City-owned ROW for improvements to be made in the Grain District Improvements area
- q. - Resolution approving agreement with ISG for professional services for procurement, value engineering due diligence, and bidding administration for Silo Commons in an amount not to exceed \$36,000
- r. - Resolution Setting a Public Hearing on the Proposed Amendment to the Bondurant Urban Revitalization Plan for August 17, 2026, at 6:00 p.m.
- 6. Guests requesting to address the City Council
- 7. **Public Hearing**
 - a. Public hearing to consider the McCleary Annexation, a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona
 - b. Public hearing to consider the Resolution of Necessity (Proposed) regarding the Truman Drive NE - Phase 2 Street Assessment project
 - c. Public Hearing for the Truman Drive, NE North of School Site Public Infrastructure Project Specifications and Bids
 - d. Public Hearing on the request to amend the Future Land Use Map from

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.

**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](#)*

- Medium-Density and High-Density Residential to Business Park/Limited Industrial on Parcel 7922.05.100.003
- e. Public Hearing on the request to rezone Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District
- 8. Action Items
 - a. - Resolution approving a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona (McCleary)
 - b. - Resolution of preliminary resolution of necessity for construction of Truman Drive NE – Phase 2 Street Improvements
 - c. - Resolution selecting Henkel Construction as the Construction Manager at Risk (CMar) for the City of Bondurant's Silo Commons Project
 - d. - Resolution amending the Future Land Use Map from Medium-Density and High-Density Residential to Business Park/Limited Industrial on Parcel 7922.05.100.003
 - e. - (First Reading) Ordinance rezoning Parcel 7922.05.100.003 from the Agricultural (A-1) District to the Limited Industrial (M-1) District
- 9. Discussion Items -
 - a. SE Industrial Phase 2 Road Closure
- 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

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.