

**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/89769362259>*

NOTICE OF A REGULAR MEETING BONDURANT CITY COUNCIL NOVEMBER 15, 2021

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on November 15, 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 City Council Meeting Minutes of November 1, 2021
- b. Receive & File - Annual Urban Renewal Report for Fiscal Year 2020-2021
- c. Receive & File - Library Board Meeting Minutes of October 6, 2021 & Library Director's Report
- d. Claims List
- e. Applications for Council Approval
- f. Approval of RFQ for Tree Removal
- g. -Resolution setting Public Hearing to Consider a Rezoning from the Medium Industrial (M-2) District to Central Business (C-4) District on Portions of Land Adjacent to the C-4 District
- h. -Resolution setting a date of Public Hearing to Consider 16th Street NE, Grant Street North to Pleasant Street NE, Water Connection Fee District and Establishing Connection Fees Therein
- i. -Resolution setting a date of Public Hearing to consider the Franklin Street - 2nd Street NW to the Former Railroad Right-of-Way Water Connection Fee District and establishing connection fees therein
- j. -Resolution setting a date of Public Hearing to Consider 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Connection Fee District

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.

**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/89769362259>*

and Establishing Connection Fees Therein

- k. -Resolution setting a date of Public Hearing to Consider the Franklin Street NW - 2nd Street NW North 1/2 Mile Water Connection Fee District and Establishing Connection Fees Therein
- l. -Resolution Setting Date for Public Hearing on Designation of the Expanded Bondurant Urban Renewal Area and on Urban Renewal Plan Amendment
- m. -Resolution obligating Funds from the Urban Renewal Tax Revenue Funds for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the Next Succeeding Fiscal Year
- n. -Resolution authorizing the Tax Increment Financing (TIF) Indebtedness Certification to the County Auditor for Fiscal Year 2023
- o. -Resolution approving the Annual Finance Report to the State of IA for FY21
- p. -Resolution of Endorsement for the City of Bondurant's Application to MidAmerican Energy Company's Trees Please! Grant Program for Improvements proposed at Eagle Park
- q. - Resolution approving ISG Professional Services Agreement in the amount of \$7,000 for Conceptual Design Services to Assist with preparing the City of Bondurant's Application for Funding through the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative Grant Program for the proposed Eagle Park Improvements
- r. -Resolution of Endorsement for the City of Bondurant's Application to the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative Grant Program for Improvements proposed at Eagle Park
- s. -Resolution approving Pay Request No. 7 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project in the amount of \$52,407.00
- t. -Resolution approving Certificate of Completion and Final Acceptance of Agreement Work with the Iowa DOT for Shiloh Rose Parkway/23rd Street SW Public Infrastructure Improvements (Project Omega)
- u. -Resolution approving Change Order No. 3 (deduct of \$30,445.85) to Ryan Companies US, Inc. for Shiloh Rose Parkway/ 23rd St. SW Public Infrastructure Improvement Project (Project Omega)

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.

**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/89769362259>*

- v. -Resolution approving Pay Request No. 8 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project to Concrete Technologies Inc. in the amount of \$133,619.73.
 - w. -Resolution of Endorsement for the City of Bondurant's Application to the Rural Innovation Grant Program seeking Funds to Assist with implementation of the Dog Park Project
- 6. Guests requesting to address the City Council
- 7. Presentation
 - a. Brian Mulcahy, Des Moines Airport
- 8. **Public Hearing**
 - a. Hold public hearing regarding request for annexation of 70.00 acres of land on land owned by James & Judy Nelson and Kathryn Zimmer and Robert Johnson, also known as the Myers Certified Site Application Area.
 - b. Hold public hearing regarding request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District on property known as the Myers Certified Site Application area, pending annexation; and request for Future Land Use Map update from Reserve Ag/Residential and Reserve Industrial to Industrial.
- 9. Action Items
 - a. -Resolution considering approval of the Myers Certified Site Application Area Annexation Request
 - b. -(First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from Agricultural (A-1) to Medium Industrial (M-2), pending annexation, and amending the Future Land Use Map from Reserve Ag/Residential and Reserve Industrial to Industrial.
 - c. O-211101-215 -(Second Reading) Ordinance repealing Ordinance No. 01-202 Providing for the Division of Taxes Levied on Taxable Property in the 2001 Addition to the Bondurant Urban Renewal Area
 - d. -Resolution approving proposal from Vision Electric for lights in the downtown parking lot for \$17,500
- 10. Discussion Items -
 - a. Council Vacancy Discussion
- 11. Reports / Comments and appropriate action thereon:

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.

**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/89769362259>*

- 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

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.