

**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 JUNE 7, 2021

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 PM on June 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 May 17, 2021
- b. Receive and File - Planning & Zoning Commission Meeting Minutes of May 13, 2021
- c. Receive and File - Parks & Recreation Board Meeting Minutes of January 21, 2021
- d. Receive and File - Library Board Meeting Minutes of May 5, 2021 & Director's Report
- e. Claims List
- f. Applications for Council Approval
- g. Licenses and Permits for Council Approval
- h. Proclamation of Appreciation for the Bondurant Farmers Market during Fresh Fruit & Vegetable Month
- i. -Resolution awarding the contract for Demolition of Property at 3402 Grant St. South in the amount of \$25,550 (Commerce Crossings Infrastructure Project)
- j. -Resolution Executing Agreement of Consent for Crossing Company's Pipelines and Easements from Northern Natural Gas for the Commerce Crossings Project
- k. -Resolution Approving Purchase of Roadway Patching Equipment 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.

**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>*

PatchBox, LLC in the amount of \$8,109.80

- l. -Resolution approving Pay Request No. 7 for the Bondurant Library Expansion Project in the amount of \$409,338.23
- m. -Resolution approving Pay Request No. 8 for the Bondurant Library Expansion Project in the amount of \$373,172.83
- n. -Resolution approving Change Orders Totaling \$-11.61 for the 2021 Bondurant Community Library Expansion Project
- o. -Resolution approving Story Construction Pay Request No. 8 in the amount of \$50,458.11
- p. -Resolution approving Story Construction Pay Request No. 9 in the amount of \$45,114.30
- q. -Resolution approving Pay Request No. 5 for the Northeast Storm Sewer Public Infrastructure Project
- r. -Resolution approving Pay Request No. 4 with Ryan Companies for the Project Omega Phases 2 & 3 Offsite Improvements Construction Management Fee in the amount of \$16,226.48
- s. -Resolution approving Pay Request No. 5 for the 23rd St. SW & Shiloh Rose Parkway SW Public Infrastructure Improvement Project (Project Omega)
- t. -Resolution approving the Second (and Final) Reimbursement for Ryan Bondurant, LLC for Project Omega Public Improvement Project per Development Agreement
- u. -Resolution authorizing Notification regarding City Participation in the Central Iowa Water Trails System
- v. -Resolution Approving Purchase of Hydraulic Valve Turning Equipment from MacQueen Equipment in the amount of \$14,855.00
- w. -Resolution Adopting Cash Management & Internal Control Policy
- x. -Resolution approving various Job Descriptions for the City of Bondurant
- y. -Resolution approving the Municipal Employee Wages for the 2022 Fiscal Year, Excluding City Administrator, Emergency Services Paid Per Call and Library Staff
- z. -Resolution approving Fiscal Year 2022 Wage Schedule for the Bondurant Emergency Services Staff
- aa. -Resolution approving Extension for Temporary Outdoor Service Area

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/81934931915>*

Permit Program for Temporary Restaurant Occupancy Limitation Relief
as a Result of the COVID-19 Pandemic Through Calendar Year 2021

6. Guests requesting to address the City Council
7. Presentations & Reports
 - a. Polk County Sheriff's Report
 - b. Hubbell Top Farms (Revised Plan)
8. **Public Hearing**
 - a. Public Hearing on Proposed Development Agreement with Bondurant Commercial, LLC
 - b. Public Hearing on Plans, Specifications, Form of Contract, and Estimate of Cost for Bids for Commerce Crossing Development Public Improvement Phase 2 Project
9. Action Items
 - a. -Resolution approving Development Agreement with Bondurant Commercial, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
 - b. -Resolution approving Plans, Specifications, Form of Contract, and Estimate of Cost for Commerce Crossing Development Public Improvement Phase 2 Project
 - c. -Resolution approving the Award of Construction Contract for Commerce Crossing Development Public Improvements Phase 2 Project to Concrete Technologies Inc. in the amount of \$1,963,849.83
 - d. -Resolution approving Professional Services Agreement with FEH for Fire Station Remodel/Addition (Conceptual Planning)
 - e. -(First Reading) Ordinance amending the Code of Ordinances of The City of Bondurant, Iowa, by amending Chapter 19, City Treasurer
10. Discussion Items -
 - a. AP Automation
 - b. Central Iowa Code Consortium
11. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members

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/81934931915>*

- 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.