

BONDURANT CITY COUNCIL
Minutes
March 2, 2020
Bondurant City Council

1. Roll Call

Present: Mayor Curt Sullivan, Council Member Bob Pepper, Council Member Angela McKenzie, Council Member Doug Elrod, Council Member Wes Enos, Council Member Tara Cox

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Library Director Jill Sanders, Fire Chief Aaron Kreuder, Planning and Community Development Director Maggie Murray, Planning and Zoning Commission Members Bryan Clayton, Torey Cuellar, Karen Keeran, Kristin Brostrom, Joe Phearman, Daniel Hoffman-Zinnel, Andy Mains

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 6:03 p.m. and declared a quorum.

3. Pledge of Allegiance

4. Abstentions Declared – None.

5. Perfecting and Approval of the Agenda

Motion made by Pepper, seconded by Enos, to remove the item 6j from the Consent Agenda and move to 7a. Vote on Motion 5-0. Motion carried.

Motion made by Pepper, seconded by Elrod, to approve the agenda as amended. Vote on Motion 4-0. Motion carried.

6. 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 February 24, 2020
- b. Receive and File – Parks & Recreation Board Meeting Minutes of November 21, 2019
- c. Claims Report
- d. Tax Abatements
- e. Special Event Application

- f. **RESOLUTION NO. 200224-60** – Resolution setting a Public Hearing of March 23, 2020, to Receive Public Comment on the Proposed City of Bondurant Municipal Budget for Fiscal Year 2020-2021
- g. **RESOLUTION NO. 200302-61** – Resolution setting a Public Hearing on the Proposed Adoption of Ordinance to Northwest Trunk Sewer Connection Fee District and Connection Fees therein
- h. **ORDINANCE NO. 200203-200** – (Third Reading) Ordinance regarding Sankey W Rezoning
- i. **ORDINANCE NO. 200203-201** – (Third Reading) Ordinance regarding Sankey E Rezoning
- k. **ORDINANCE NO. 200203-203** – (Third Reading) Ordinance regarding Quail Run Plat 1 R-5 Modification
- l. **RESOLUTION NO. 200302-62** – Resolution setting a Public Hearing for Hazel Marie Townhomes Easement Vacation
- m. **RESOLUTION NO. 200302-63** – Resolution approving City Council Meeting Date for March 23, 2020
- n. **RESOLUTION NO. 200302-64** – Resolution designating the Official Depositories for 2020 and setting Deposit Limits
- o. **RESOLUTION NO. 200302-65** – Resolution approving the Ryan Companies Agreement regarding the Infrastructure Project
- p. **RESOLUTION NO. 200302-66** – Resolution approving Change Order No. 1 in the amount of \$1,787,070.00 for McAninch Corporation for the 32nd St. SW/Grant St. S./Shiloh Rose Pkwy. SW. Public Infrastructure Improvement Project
- q. **RESOLUTION NO. 200302-67** – Resolution approving Change Order No. 2 in the amount of \$121,237.27 for the 32nd St. SW/Grant St. S./Shiloh Rose Pkwy. SW. Public Infrastructure Improvement Project
- r. **RESOLUTION NO. 200302-68** – Resolution approving Action to Order Construction and Set Date of Hearing and Letting for the Northwest Trunk Sewer
- s. **RESOLUTION NO. 200302-72** – Resolution levying Assessment for Costs of Nuisance Abatement for 1610 Garfield St. SW, Bondurant, Polk County, Iowa

Motion by Enos, seconded by Cox, to approve the Consent Agenda. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

- 7. Guests requesting to address the City Council – None.
 - a. 6j. **ORDINANCE NO. 200203-202** – (Third Reading) Ordinance regarding Webb Rezoning

Council discussed the project that will take place on this project once the property is rezoned.

Motion by Elrod, seconded by Enos, to approve the third and final reading of ORDINANCE NO. 200203-202. Roll Call: Ayes: McKenzie, Enos, Cox, Elrod. Nays: Peffer. Absent: None. Motion carried 4-1.

8. Polk County Sheriff's Report – February had 407 calls of service which included traffic stops, arrests, etc.

9. **PRESENTATION** – City Budget

City Administrator Oliver presented the budget to Council. Adoption of the budget will appear on the March 23, 2020 City Council agenda.

Motion by Enos, seconded by Elrod, to close the regular meeting and move into public hearing at 6:27 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

10. **PUBLIC HEARING** – Proposed Development Agreement with MPP Partners, LLC

No public comment.

Motion by Enos, seconded by Peffer, to close the public hearing and move back to the regular meeting at 6:28 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

11. **RESOLUTION NO. 200302-69** – Resolution approving Development Agreement with MPP Partners, LLC, Authorizing Annual appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Motion by Elrod, seconded by Enos, to approve RESOLUTION NO.200302-69. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

Motion by Enos, seconded by Elrod, to close the regular meeting and move into public hearing at 6:29 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

12. **PUBLIC HEARING** – Regarding Sankey 80/20 Annexation

No public comment.

Motion by Enos, seconded by Peffer, to close the public hearing and move back to the regular meeting at 6:32 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

13. **RESOLUTION NO. 200302-70** – Resolution approving the Sankey 80/20 Annexation

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO.200302-70. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

Motion by Enos, seconded by McKenzie, to close the regular meeting and move into public hearing at 6:33 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

14. **PUBLIC HEARING** – Regarding I-80 Business Park Rezoning

Council discussed storm water, traffic, zoning, future growth and taxable valuation with the developer and project engineer.

Motion by Enos, seconded by Peffer, to close the public hearing and move back to the regular meeting at 6:57 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

15. **ORDINANCE NO. 200302-205** – (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 Limited Industrial (M-1)

Motion by Elrod, seconded by Enos, to table ORDINANCE NO. 200203-205. Roll Call: Ayes: McKenzie, Enos, Cox. Nays: Elrod, Peffer. Absent: None. Motion carried 3-2.

Motion by Enos, seconded by McKenzie, to close the regular meeting and move into public hearing at 6:59 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

16. **PUBLIC HEARING** – Regarding Prairie Point View Rezoning

No public comment.

Motion by Enos, seconded by Elrod, to close the public hearing and move back to the regular meeting at 7:01 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

17. **ORDINANCE NO. 200302-206** – (First Reading) Ordinance providing for a Change in future Land Use to Low Density Residential and amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from General Commercial (C-2) and Multi-Family Residential (R-3) to Medium Density Residential (R-2)

Motion by Enos, seconded by Elrod, to waive the first and second reading, and approve the third and final reading of ORDINANCE NO. 200203-206. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: Peffer. Absent: None. Motion carried 5-0.

18. **ORDINANCE NO. 200224-204** – (Second Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 92, Water Rates

Motion by Enos, seconded by Elrod, to waive the second reading, and approve the third and final reading of ORDINANCE NO. 200203-204. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: Peffer. Absent: None. Motion carried 5-0.

CITY COUNCIL AND PLANNING & ZONING COMMISSION
JOINT DISCUSSION

19. Discussion Items –

- a. Residential Development Cost Sharing Plan – Council discussed the potential of a cost sharing plan with developers on proposed projects as they arise. The Quail Run Project prompted this discussion regarding a box culvert to connect the two plats. Council discussed a dollar amount versus a percentage with the developer and the engineer.
- b. Regional Commercial Master Plan – Chris Shires, Confluence, presented the Master Plan to the Commission and Council. The presentation included and overlay description, application and intent, permitted uses, architecture, site planning, etc.

Council Member Enos left at 9:18 p.m.

- c. Discussion and Consideration of **RESOLUTION NO. 200302-71** – Resolution approving issuance for Request for Professional Services for a Complete Update of the City of Bondurant's Comprehensive Plan

Motion by Peffer, seconded by Elrod, to approve RESOLUTION NO.200302-71. Roll Call: Ayes: McKenzie, Peffer, Cox, Elrod. Nays: None. Absent: Enos. Motion carried 4-0.

- i) Downtown Plan – Council and the Commission discussed parking. Planning & Community Development Director Murray presented a timeline to create a plan for downtown. This will also coincide with the City's plan to update the Comprehensive Plan.

7. Adjournment

Moved by Peffer, seconded by Cox, to adjourn the meeting at 9:25 p.m. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Curt Sullivan, Mayor

I, the undersigned Mayor of the City of Bondurant, Polk County, Iowa, hereby certify that the foregoing is a true and accurate copy of proceedings had and done by the City Council on March 2, 2020, that all the subjects included in the foregoing proceedings were contained in the agenda for the meeting kept continually current and readily available for the public inspection at the Office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting and the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Curt Sullivan, Mayor