

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
June 15, 2020
Bondurant City Council

1. Roll Call

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

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Administrative Specialist Craig Marshman
Virtually: Public Works Director John Horton, Fire Chief Aaron Kreuder, Library Director Jill Sanders, City Engineer Bob Veenstra, Planning and Community Development Director Maggie Murray

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 6:04 p.m. and declared a quorum.

3. Abstentions Declared – None.

4. Perfecting and Approval of the Agenda

Motion made by Enos, seconded by Pepper, to approve the agenda. Vote on Motion 5-0. Motion carried.

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 June 1, 2020
- b. Receive and File – Planning & Zoning Commission Meeting Minutes of May 28, 2020
- c. Receive and File – Library Board Meeting Minutes of May 6, 2020 & Librarian Report
- d. Claims Report
- e. Tax Abatements
- f. Tobacco Permits
- g. **RESOLUTION NO. 200615-168** – Resolution approving Pay Application #3 to Ryan Companies in the amount of \$63,247.11
- h. **RESOLUTION NO. 200615-169** – Resolution approving Pay Application #4 to McAninch Corporation for the 32nd St. SW/Grant St. S/Shiloh Rose Parkway SW Public Infrastructure Project in the amount of \$267,435.86

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- i. **RESOLUTION NO. 200615-170** – Resolution approving Change Order #8 to McAninch Corporation for the 32nd St. SW/Grant St. S/Shiloh Rose Parkway SW Public Infrastructure Project in the amount of \$8,800.00
- j. **RESOLUTION NO. 200615-171** – Resolution approving Pay Request #3 to Con-Struct Inc. for the Mud Creek Channel Relocation Project in the amount of \$9,348.27
- k. **RESOLUTION NO. 2006015-172** – Resolution approving the Purchase Agreement for the Richard N. Downs Property at NE 72nd Street & Hubbell Avenue (New Closing Date: July 2, 2020)
- l. **RESOLUTION NO. 200615-173** – Resolution approving Change Order #3 to Rognes Corporation for the Northwest Trunk Sewer Public Improvement Project in the amount of \$16,000.00
- m. **RESOLUTION NO. 200615-174** – Resolution approving Pay Application #1 to Rognes Corporation for the Northwest Trunk Sewer Public Improvement Project in the amount of \$386,067.18
- n. **RESOLUTION NO. 200615-175** – Resolution approving Text Changes to the Public Works Operations Specialist Job Description
- o. **RESOLUTION NO. 200615-176** – Resolution authorizing Staff to Move Forward with Mailing the Sidewalk Construction Order Letter to CAB Properties, LLC property Owner at 319 Washington Avenue, Southeast
- p. **RESOLUTION NO. 200615-177** – Resolution accepting conveyance of real property from MPP Partners, LLC.
- q. **RESOLUTION NO. 200615-185** – Resolution approving Pay Request in the amount of \$112,050.00 for Shive-Hattery for Project Bluejay Public Improvements Project

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

6. Guests requesting to address the City Council – None.

Motion by Enos, seconded by Pfeffer, to close the regular meeting and move into the public hearing at 6:06 p.m. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

7. **PUBLIC HEARING** – Proposed Amendment to the Bondurant Urban Renewal Area

City Administrator Oliver explained the Urban Renewal Area. She received questions from a Polk County representative and answered their questions.

Motion by Enos, seconded by Pfeffer, to close the public hearing and move back to the regular meeting at 6:08 p.m. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

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8. **RESOLUTION NO. 200615-178** – Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 200615-178. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

9. **RESOLUTION NO. 200615-179** – Resolution awarding OMG Midwest, Inc. dba Des Moines Asphalt & Paving the 2nd Street & Grant Street Improvements Project Contract in the amount of \$341,612.00

Motion by Elrod, seconded by Enos, to approve RESOLUTION NO. 200615-179. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

10. **RESOLUTION NO. 200615-180** – Resolution approving the Quail Run Phase 2 Preliminary Plat

Motion by Elrod, seconded by Pepper, to amend RESOLUTION NO. 200615-180 requiring basements on single-family homes. Roll Call: Ayes: Pepper, Cox, Elrod. Nays: McKenzie, Enos. Absent: None. Motion carried 3-2.

Motion by Pepper, seconded by Elrod, to approve RESOLUTION NO. 200615-180 as amended. Roll Call: Ayes: Pepper, Enos, Cox, Elrod. Nays: McKenzie. Absent: None. Motion carried 4-1.

11. **RESOLUTION NO. 200615-181** – Resolution approving the Bondurant Community Library's Site Plan at 104 2nd Street, Northeast

Motion by Elrod, seconded by Pepper, to approve RESOLUTION NO. 200615-181. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

12. **RESOLUTION NO. 200615-182** – Resolution authorizing and approving a Loan Agreement and providing for the issuance and securing the payment of \$2,665,000 Sewer Revenue Bonds, Series 2020C

Motion by Pepper, seconded by Enos, to approve RESOLUTION NO. 200615-182. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

13. **RESOLUTION NO. 200615-183** – Resolution approving Fiscal Year 2021 wages for City staff, excluding City Administrator and Bondurant Emergency Services staff

Motion by Enos, seconded by Pepper, to approve RESOLUTION NO. 200615-183. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

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14. **RESOLUTION NO. 200615-184** – Resolution approving Fiscal Year 2021 wage schedule for Bondurant Emergency Services staff

Motion by Elrod, seconded by Pfeffer, to approve RESOLUTION NO. 200615-184. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

15. **ORDINANCE NO. 200601-216** – (Second Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 69, Parking Regulations

Motion by Pfeffer, seconded by Enos, to approve the second reading of ORDINANCE NO. 200601-216. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion Carried 5-0.

16. Discussion Items –

- a. Policies related to seasonal business locations and leasing - Council discussed developing a policy for seasonal businesses, which included rent and a deposit, potential locations, etc.

17. Reports / Comments and appropriate action thereon:

- a. Mayor – Meetings have been postponed and/or cancelled, conducted a presentation to the local Rotary Club.

- b. Council Members

Elrod – DART update.

Cox – Chamber update.

Enos – None.

Pfeffer – None.

McKenzie – None.

- c. Administrator – None.

- d. Directors

Horton – None.

Murray – Absent.

Kreuder – None.

Sanders – Summer reading program update.

Motion by Pfeffer, seconded by Enos, to close the regular City Council meeting and move into Closed Session at 7:21 p.m. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

14. **CLOSED SESSION** – Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation

Mayor Closed the Closed Session and move back into the Regular City Council Meeting at 7:31 p.m.

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15. Adjournment

Moved by Pepper, seconded by Enos, to adjourn the meeting at 7:31 p.m. Vote on Motion 5-0.
Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Curt Sullivan, Mayor

I, the understated 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 June 15, 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 subject 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