

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

BONDURANT CITY COUNCIL
Minutes
July 20, 2020
Bondurant City Council

1. Roll Call

Present: Mayor Curt Sullivan, Council Member Bob Pepper, Council Member Wes Enos
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, Library Director Jill Sanders, Fire Chief Aaron Kreuder

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 6:02 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 July 7, 2020
- b. Receive and File – Planning & Zoning Commission Meeting Minutes of June 11, 2020
- c. Receive and File – Library Board Meeting Minutes of June 3, 2020 and Librarian Report
- d. Claims Report & June 2020 Treasurer's Report
- e. Tax Abatements
- f. Special Events Application
- g. **RESOLUTION NO. 200720-195** – Resolution supporting Public Infrastructure Improvements of Shiloh Rose Parkway, SW, 23rd Street, SW, and Franklin Street, S Necessary for the Construction of a Warehousing Operation in the City of Bondurant, Iowa
- h. **RESOLUTION NO. 200720-196** – Resolution approving Pay Application #6 for McAninch Corporation for 32nd St./Grant St. S/Shiloh Rose Pkwy Public Improvement Project in the amount of \$162,947.66

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

- i. **RESOLUTION NO. 200720-197** – Resolution approving Liability Insurance Renewal
- j. **RESOLUTION NO. 200720-198** – Resolution approving Pay Application #5 for Ryan Companies for the Project Bluejay Offsite Improvements in the amount of \$58,768.60
- k. **RESOLUTION NO. 200720-199** – Resolution relating to the Financing of a Proposed Project to be undertaken by the City of Bondurant, Iowa; Establishing Compliance with Reimbursement Bond Regulations under the Internal Revenue Code
- l. **RESOLUTION NO. 200720-200** – Resolution approving Pay Application #2 for the Northwest Trunk Sewer Project for Rognes Corporation in the amount of \$317,480.97

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 public hearing at 6:05 p.m. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Motion Carried 5-0.

7. **PUBLIC HEARING** – Regarding the 2020 Washington Street Deceleration Lane Improvements Project

City Administrator Oliver explained the project. This project is a part of the development agreement originally with DR Horton, but now it is with Kimberly Development for the Prairie Point View Development.

Motion by Enos, seconded by Pfeffer, to close the public hearing and move back into the regular meeting at 6:07 p.m. Roll Call: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Motion Carried 5-0.

8. **RESOLUTION NO. 200720-201** – Resolution adopting the Plans, Specifications, Form of Contract, and Estimate of Cost for the 2020 Washington Street Deceleration Lane Improvements Project

Motion by Pfeffer, seconded by Cox, to approve RESOLUTION NO. 200720-201. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Motion Carried 5-0.

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

9. **PUBLIC HEARING** – Regarding the Rezoning of 1000 Grant Street, North

Planning & Community Development Director Murray explained a brief history of the property. When the land currently owned by the Bondurant-Farrar Community School District and occupied

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

by Bondurant-Farrar High School at 1000 Grant Street North was annexed into Bondurant's city limits in 2007, it does not appear that a rezoning ordinance was accompanied with the annexation.

Motion by Enos, seconded by Pepper, to close the public hearing and move back into the regular meeting at 6:13 p.m. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Motion carried 5-0.

10. **ORDINANCE NO. 200720-217** – (First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification for 1000 Grant Street, North

Motion by Elrod, seconded by Enos, to waive the first and second reading, and approve the third and final reading of ORDINANCE NO. 200720-217. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Motion carried 5-0.

11. **RESOLUTION NO. 200720-202** – Resolution adjusting the Personnel Manual pertaining to Leave Schedules

Motion by Enos, seconded by Pepper, to approve RESOLUTION NO. 200720-202. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Motion carried. 5-0.

12. Discussion Items –

- a. Discussion and Possible Consideration of **RESOLUTION NO. 200720-203** – Polk County Aviation Authority Representative Appointment

Motion by Enos, seconded by Pepper, to approve RESOLUTION NO. 200720-203. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Motion carried 5-0.

- b. George Gravel Driveway

City Administrator Oliver briefed Council on the memo provided in the packet regarding the gravel driveway located at 208 2nd Street, NW. She explained the timeline of events, and the determination that the driveway has not been well maintained according to the Bondurant City Code.

Andrew George, 208 2nd Street, NW (rental property owner), presented his case to keep the gravel driveway extension, which included historical photos, conversations with the previous administration, and photos of various properties around the City that currently have gravel.

Council discussed and shared their viewpoints. After discussion, Council agreed to give Mr. George six months to install a hard surface addition to the driveway. Furthermore, the tenants

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

have permission to utilize the gravel drive until the hard surface is installed. Mr. George was instructed to follow up with City Staff after the meeting to develop a plan.

c. Soccer Field Irrigation Proposal

Jason Greubel and Al Knuth, Bondurant Soccer Club, presented their proposal for the field irrigation for the new fields at the Bondurant Recreational Sports Complex (BRSC). They presented data related to rainfall and the amount of water the fields would need to establish the grass. Knuth briefed Council on the improvements the Club has installed to date. The Club will work with Public Works Director Horton to monitor the water usage and ensure the City does not go over their daily limit.

17. Reports / Comments and appropriate action thereon:

a. Mayor – Update on the status of monthly meetings, comments on patio extensions for restaurants, Bondu Blues & Brews event this weekend.

b. Council Members

Elrod – Comments regarding West Des Moines' latest partnership with Google Fiber.

Cox – Chamber update.

Peffer – Bondu Blues & Brews event.

McKenzie – Library Board meeting this week, Rock the Block event next month.

Enos – None.

c. Administrator – None.

d. Directors

Horton – Phase 2 of the SW Corridor update, new employee starts on August 10th.

Kreuder – None.

Sanders – Library update.

Murray – Planning & Zoning Commission meeting on July 30th.

Motion by Enos, seconded by Peffer, to close the regular meeting and move into closed session at 7:15 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: 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 Sullivan closed the Closed Session at 7:31 p.m.

15. Adjournment

Moved by Peffer, seconded by Cox, to adjourn the meeting at 7:32 p.m. Vote on Motion 5-0. Motion carried.

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

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 July 20, 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