

BONDURANT CITY COUNCIL  
Minutes  
March 18, 2019  
Bondurant City Council

1. Roll Call

Present: Council Member Wes Enos, Council Member, Council Member Tara Cox, Council Member Doug Elrod, Council Member Bob Pepper, Council Member Jen Keeler

Absent: Mayor Curt Sullivan

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, City Engineer Bob Veenstra, Planning & Zoning Commission Chair Jeff Kromrie

2. Call to Order and Declaring a Quorum

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

3. Pledge of Allegiance

4. Abstentions and Approval of the Agenda – None.

5. Perfecting and Approval of the Agenda

Motion made by Pepper, seconded by Keeler, to approve the agenda. Roll Call: Ayes: Keeler, Pepper, Enos, Cox, Elrod. Nays: None. Motion Carried 5-0.

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 March 4, 2019
- b. Receive and File – Planning & Zoning Commission Meeting Minutes of February 28, 2019
- c. Receive and File – Library Board Meeting Minutes of February 6, 2019 & Librarian Report
- d. Claims Report
- e. Tax Abatements
- f. Liquor/Beer Licenses
- g. **RESOLUTION NO. 190318-28** – Resolution approving IEDA Reimbursement Agreement for Certified Site Project
- h. **RESOLUTION NO. 190318-29** – Resolution setting Date of Hearing for the Purpose of Amending the Current Budget of the City of Bondurant for the Fiscal Year Ending June 30, 2019
- i. **RESOLUTION NO. 190318-30** – Resolution approving City Council Meeting Date for April 22, 2019
- j. **RESOLUTION NO. 190318-31** – Resolution approving the Hazel Marie Townhomes Plat 4 Site Plan and Final Plat (Re-Plat)

- k. **RESOLUTION NO. 190318-32** – Resolution approving Change Order No. 1 of the Lincoln Street Reconstruction Project

Motion made by Keeler, seconded by Pfeffer, to amend the City Council Meeting Minutes of March 4, 2019 by editing Council Member Keeler's presence during the meeting, and approve the Consent Agenda. Roll Call: Ayes: Keeler, Pfeffer, Enos, Cox, Elrod. Nays: None. Motion Carried 5-0.

7. Guests requesting to address the City Council

Becky McCool, 305 2<sup>nd</sup> Street, Northwest, expressed her concerns with traffic, the dog park, the Bondurant Living Magazine, and the noise ordinance.

8. **PRESENTATION** – Des Moines MPO, Complete Streets

Sreyoshi Chakraborty, Des Moines MPO, presented information on Complete Streets to the City Council. Complete streets are streets that are for everyone. They are designed and operated to enable safe access for all users. People of all ages and abilities are able to safely move along and across streets in a community, regardless of how they are traveling. A sample policy can be found on their website if the City Council chooses to adopt.

9. **PRESENTATION** – Brad Lewis, Downtown Project

Brad Lewis, SALACL, LLC, presented his concept plan for the downtown project at 100 Main Street. His proposal is for \$50,000 for said property, the building would be approximately 6000 to 6800 square foot building, he would put approximately 800,000 to 1,200,000 of improvements to the property, and the building would bring three different retail businesses. Lewis also expressed that he would not need TIF dollars nor use the Tax Abatement. If City Council would want to move forward, he could potentially break ground this summer.

10. **RESOLUTION NO. 190318-33** - Resolution approving the Park Side Apartments Site Plan

Motion by Pfeffer, seconded by Cox, to approve RESOLUTION NO. 190318-33. Roll Call: Ayes: Keeler, Pfeffer, Enos, Cox, Elrod. Nays: None. Motion Carried 5-0.

11. **RESOLUTION NO. 190318-34** – Resolution awarding the Contract for GIS Services to Midland GIS Solutions in the amount of \$44,423.00

Motion by Elrod, seconded by Keeler, to approve RESOLUTION NO. 190318-34. Roll Call: Ayes: Keeler, Pfeffer, Enos, Cox, Elrod. Nays: None. Motion Carried 5-0.

12. **RESOLUTION NO. 190318-35** – Resolution approving changes to the City of Bondurant Employee Handbook

Motion by Pfeffer, seconded by Keeler, to approve RESOLUTION NO. 190318-35. Roll Call: Ayes: Keeler, Pfeffer, Enos, Cox, Elrod. Nays: None. Motion Carried 5-0.

13. **ORDINANCE NO. 190304-204** – (Second Reading) Ordinance amending the City Code of Bondurant, Iowa, by amending Chapter 106, Collection of Solid Waste

Motion by Pepper, seconded by Cox, to waive the second reading, and approve the third and final reading of ORDINANCE NO. 190304-204. Roll Call: Ayes: Keeler, Pepper, Enos, Cox, Elrod. Nays: None. Motion Carried 5-0.

14. Reports / Comments and appropriate action thereon:

- a. Mayor Pro Tem – None.
- b. Council Members
  - Elrod – DART meeting update.
  - Cox – Board meeting April 9<sup>th</sup>, Chamber East Polk lunch update, Member Breakfast April 16<sup>th</sup>.
  - Pepper – EPIC meeting update, Tree Board update, upcoming WRA meeting.
  - Keeler – CVB meeting update, library meeting update.
- c. Administrator – RMS is proposing a rezone and will be on the Planning and Zoning Commission meeting on March 28<sup>th</sup>.
- d. Directors
  - Horton – Public Works Staff are fixing pot holes around town, EOR update.
  - Kreuder – Summit planning update.

Motion by Pepper, seconded by Cox, to close the Regular Meeting and move into Closed Session at 7:41 p.m. Roll Call: Ayes: Keeler, Pepper, Enos, Cox, Elrod. Nays: None. Motion Carried 5-0.

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

Mayor Pro Tem Enos closed the Closed Session and moved back to the Regular Meeting at 8:12 p.m.

16. Adjournment

Moved by Pepper, seconded by Elrod, to adjourn the meeting at 8:13 p.m. Vote on Motion 5-0. Motion declared carried unanimously.

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Shelby Hagan, City Clerk

ATTEST:

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Wes Enos, Mayor Pro Tem

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 18, 2019, 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.

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Wes Enos, Mayor Pro Tem