

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

BONDURANT CITY COUNCIL
Minutes
September 21, 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 Angela McKenzie,
Council Member Tara Cox

City Officials

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

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 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 September 8, 2020
- b. Receive and File – Planning & Zoning Commission Minutes of August 27, 2020
- c. Claims Report
- d. Tax Abatements
- e. Beer & Liquor Licenses
- f. **RESOLUTION NO. 200921-248** – Resolution approving Pay Application No. 7 for Shive Hattery for Project Bluejay Public Improvements Project in the amount of \$179,280.00
- g. **RESOLUTION NO. 200921-249** – Resolution approving Pay Application No. 10 for Ryan Companies for Project Bluejay Offsite Improvements in the amount of \$30,441.11
- h. **RESOLUTION NO. 200921-250** – Resolution approving Change Order No. 10 for McAninch Corporation for the 32nd St. SW/Grant St. S./Shiloh Rose Parkway SW Public Infrastructure Improvement Project in the amount of \$4,921.51

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- i. **RESOLUTION NO. 200921-251** – Resolution approving Pay Application No. 11 for McAninch Corporation for 32nd St. SW/Grant St. S./Shiloh Rose Parkway SW Public Infrastructure Improvement Project in the amount of \$165,925.77
- j. **RESOLUTION NO. 200921-252** - Resolution setting the date for public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$3,800,000
- k. **RESOLUTION NO. 200921-253** – Resolution approving the Kum & Go Plat of Survey (Parcels 2020-142 & 2020-143)
- l. **RESOLUTION NO. 200921-254** – Resolution approving an Agreement with the Department of Transportation for the RISE Grant related to the Construction of Approximately 490 Feet of Shiloh Rose Parkway and 853 Feet of 23rd Street, SW Located on the Southwest Side of Bondurant, Iowa
- m. **RESOLUTION NO. 200921-255** – Resolution by the City of Bondurant to Request Reimbursement for Eligible Costs Related to the COVID-19 Public Health Emergency from the Iowa COVID-19 Government Relief Fund through the CARES Act
- n. **RESOLUTION NO. 200921-256** – Resolution approving a Professional Services Agreement for Veenstra & Kimm’s design work of the Grant Street, North and 13th Street NE/NW Intersection and the Trail Section along Grant Street North Adjacent to the Bondurant-Farrar High School Site at 1000 Grant Street, North
- o. **RESOLUTION NO. 200921-257** – Resolution approving Pay Request No. 3 for All Star Concrete for 2nd Street, SE Parking Lot in the amount of \$26,217.53
- p. **RESOLUTION NO. 200921-258** – Resolution approving Pay Request for J. Petticord, Inc. for the Derecho Storm Debris Cleanup in the amount of \$107,300.00
- q. **RESOLUTION NO. 200921-259** – Resolution approving Pay Application No. 6 for Rognes Corporation for the Northwest Trunk Sewer Public Infrastructure Project in the amount of \$92,734.25
- r. **RESOLUTION NO. 200921-260** – Resolution receiving and filing the Annual Financial Report for Fiscal Year 2020
- s. **RESOLUTION NO. 200921-261** – Resolution approving action to Order Construction and Set Date of Hearing and Letting for the Northeast Storm Sewer Improvements, Phase 1 Project
- t. **PROCLAMATION** – National Clean Energy Week
- u. **RESOLUTION NO. 200921-262** – Resolution approving the Acquisition of Certain Property Interests Associated with the Public Improvements for Project Omega, Authorizing Payment for the Acquisition of Property Interests and Authorizing the Taking of Necessary Steps for the Closing of the Property Acquisition Transactions
- v. **RESOLUTION NO. 200921-263** – Resolution approving Agreement with CivicPlus for \$6,412 in Year 1 and \$4,536 in Year 2 for CivicClerk Government Management Platform (Packet and Minutes Development and Management)

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- w. **RESOLUTION NO. 200921-264** – Resolution approving Release and Settlement Agreement with RM Media Related to the Use of a Photograph by Nick Youngson Representative by Higbee & Associates in the amount of \$1,400

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

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

7. **PRESENTATION** – Polk County Aviation Authority, Todd Ashby

Attending the next regular City Council meeting.

Motion by Enos, seconded by Pepper, to move into a Public Hearing at 6:10 p.m. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

8. **PUBLIC HEARING** – Public Hearing on Proposed Amendment to the Bondurant Urban Renewal Area

City Administrator Oliver explained that the amendment is to include the Library in the City's Urban Renewal Plan. Including the Library in the Plan enables the City to abate the General Obligation bonds for the Library expansion and renovation project with Local Option Sales and Service Tax dollars.

Motion by Enos, seconded by Pepper, to close the Public Hearing at 6:12 p.m. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

9. **RESOLUTION NO. 200921-265** – Resolution to Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 200921-265. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

Motion by Enos, seconded by Pepper, to move into a Public Hearing at 6:13 p.m. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

10. **PUBLIC HEARING** – Regarding amending a Zoning Classification

Planning and Community Development Director Murray explained that the City received a rezoning application for the area of land north of the High School. The land is owned by Classic Holdings, LLC, and the rezoning request is to amend the zoning classification from A-1 to R-2.

Motion by Enos, seconded by Pepper, to close the Public Hearing at 6:16 p.m. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

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11. **ORDINANCE NO. 200921-219** – (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 Medium Density Residential (R-2) at 8383 NE 72nd Street

Motion by Enos, seconded by Pepper, to waive the first and second reading, and approve the third and final reading of ORDINANCE NO. 200921-219. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

12. **Discussion and Consideration of RESOLUTION NO. 200921-266** – Resolution considering the Arbor Ridge Villas Plat 2 PUD Amendment Request Regarding Basements

Brandon Cheeks, Oakstone Homes, presented his request to allow slab on grade for the Arbor Ridge Villas Plat 2 PUD. Council and the builder discussed covenants, elevations, location, material, parking, etc.

Motion by Enos, seconded by McKenzie, to approve RESOLUTION NO. 200921-266. Roll Call: Ayes: McKenzie, Enos. Nays: Pepper, Cox, Elrod. Absent: None. Motion failed 2-3.

13. Reports / Comments and appropriate action thereon:

a. Mayor – MILAG meeting update, curb stop comments, questioned beekeeping in City Limits.

b. Council Members

Enos – None.

Elrod – DART update.

Pepper – Homecoming week, Tree Sale update.

McKenzie – Thanked the Library for their services.

Cox – BDI and Chamber updates.

c. Administrator – Beggars Night, Economic Impact Award, Amazon Tour, Planning Award for Maggie.

d. Directors

Murray – None.

Sanders – Library update.

Horton – Storm update, curb stop update.

Kreuder – Averaging 53 calls/month, requested permission for decals for Childhood Cancer on the apparatus.

Motion by Enos, seconded by Pepper, to close the regular session and move into closed session at 7:14 p.m. Roll Call: Ayes: McKenzie, Pepper, 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

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Mayor closed the closed session at 7:37 p.m.

15. Adjournment

Moved by Pfeffer, seconded by Cox, to adjourn the meeting at 7:37 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 September 21, 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