

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

BONDURANT CITY COUNCIL

Minutes

December 7, 2020

Bondurant City Council

1. Roll Call

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

Absent: Council Member Angela McKenzie

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan
Virtually: Public Works Director John Horton, Fire Chief Aaron Kreuder, Planning & Community Development Director Maggie Murray, Finance Director Jene Jess, Communication & Events Specialist Nicole Van Houten, City Engineer Bob Veenstra

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 6:06 p.m. and declared a quorum.

3. Abstentions Declared – None.

4. Perfecting and Approval of the Agenda

Motion by Pepper, seconded by Enos, to amend the agenda by removing item #5p. Vote on Motion 4-0. Motion carried.

Motion by Pepper, seconded by Enos, to approve the agenda as amended. Vote on Motion 4-0. 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 November 16, 2020
- b. Receive and File – Parks and Recreation Board Meeting Minutes of August 20, 2020 & November 19, 2020
- c. Claims List
- d. Tax Abatements
- e. **RESOLUTION NO. 201207-335** – Resolution appointing Council Member Tara Cox to Eastern Polk Innovation Collaborative (EPIC)

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- f. **RESOLUTION NO. 201207-336** – Resolution appointing Mayor Curt Sullivan and City Council Member Wes Enos to the Des Moines Convention and Visitor's Bureau Board of Directors
- g. **RESOLUTION NO. 201207-337** – Resolution approving City Council Meeting Dates for Calendar Year 2021
- h. **RESOLUTION NO. 201207-338** – Resolution designating the Official Depositories for 2021
- i. **RESOLUTION NO. 201207-339** – Resolution approving Appointments to Des Moines Area MPO and Des Moines MPO's Transportation Technical Committee
- j. **RESOLUTION NO. 201207-340** – Resolution approving Appointments to MWA Board for CY21
- k. **RESOLUTION NO. 201207-341** – Resolution designating the Official Newspapers of Record for 2021
- l. **RESOLUTION NO. 201207-342** – Resolution appointing a Representative and Alternative Representative to the Polk County Emergency Management Commission
- m. **RESOLUTION NO. 201207-343** – Resolution approving Appointments for City Legal and Engineering Services
- n. **RESOLUTION NO. 201207-344** – Resolution approving Appointments to WRA Board and Technical Committee for CY21
- o. **RESOLUTION NO. 201207-345** – Resolution approving Appointments to the Polk County Joint 911 Service Board
- p. **RESOLUTION NO. 201207-346** – Resolution approving Appointments to the BRAVO Board for Calendar Year 2021
- q. **RESOLUTION NO. 201207-347** – Resolution appointing Emily Karwoski to the Parks and Recreation Board
- r. **RESOLUTION NO. 201207-348** – Resolution approving Change Order No. 3 to Ryan Companies US, Inc. for the 32nd St./Grant St. S/Shiloh Rose Pkwy Public Improvement Project in the amount of \$542.00
- s. **RESOLUTION NO. 201207-349** – Resolution approving Change Order No. 11 to McAninch Corporation for the 32nd St./Grant St. S/Shiloh Rose Pkwy Public Improvement Project in the amount of (\$-63,886.87)
- t. **RESOLUTION NO. 201207-350** – Resolution approving Pay Application No. 14 to Ryan Companies US, Inc. for Project Bluejay Offsite Improvements in the amount of \$9,534.11
- u. **RESOLUTION NO. 201207-351** – Resolution approving Pay Application No. 15 to McAninch Corporation for the 32nd St./Grant St. S/Shiloh Rose Pkwy Public Improvement Project in the amount of \$124,626.35

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- v. **RESOLUTION NO. 201207-352** – Resolution approving Pay Application No. 10 to Rognes Corporation for the Northwest Trunk Sewer Public Infrastructure Project in the amount of \$111,256.88
- w. **RESOLUTION NO. 201207-353** – Resolution accepting a Warranty Deed regarding Public Right-of-Way Dedication within the Oxbow Developments Final Plat Area
- x. **RESOLUTION NO. 201207-354** – Resolution approving the City of Bondurant's Waiver of Review of the McConnell Plats of Survey (Parcels 2020-150 & 2020-151 and 2020-196, 2020-197, and 2020-198)
- y. **RESOLUTION NO. 201207-355** – Resolution approving Vendor Pay Applications No. 1 & 2 for the Bondurant Community Library Expansion Project in the amount of \$157,488.44
- z. **RESOLUTION NO. 201207-356** – Resolution approving Change Order No. 1 for Absolute Concrete for Stump Removal, Disposal, and Import Fill for Building Pad Prep for South Edition in the amount of \$3,057.26
- aa. **RESOLUTION NO. 201207-357** – Resolution approving the RFP for the City Park Master Plan
- bb. **RESOLUTION NO. 201207-358** – Resolution affixing a Date for a Public Hearing on the Proposed Public Utility Easement Vacation Request at 1500 NE Morgan Drive
- cc. **RESOLUTION NO. 201207-359** – Resolution awarding the Contract for Demolition of Property at 106 2nd Street, NE in the amount of \$25,300.00
- dd. **RESOLUTION NO. 201207-360** – Resolution affixing a Date for a Public Hearing for Disposition of City Property
- ee. **RESOLUTION NO. 201207-361** – Resolution affixing a Date for a Public Hearing for Abandonment of Public Right of Way
- ff. **RESOLUTION NO. 201207-362** - Resolution setting the date for public hearing on proposal to enter into a General Obligation Annual Appropriation Corporate Purpose Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$6,715,000
- gg. **RESOLUTION NO. 201207-363** – Resolution approving Pay Application No. 3 to Story Construction for the Construction Management of the Library Renovation and Expansion Project in the amount of \$58,132.61

Council Member Elrod had questions pertaining to items 5aa and 5cc.

Motion by Pepper, seconded by Enos, to approve the Consent Agenda. Roll Call: Ayes: Elrod, Pepper, Enos, Cox. Nays: None. Absent: McKenzie. Motion carried 4-0.

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

7. **PRESENTATION** – DART Update

Elizabeth Presutti, DART, presented an update to City Council which included an overview of Bondurant service, Transit Optimization Study, the new property tax formula, bus operations and maintenance facility update, and what is next for DART. The new formula will be voted on in February 2021.

Motion by Enos, seconded by Pfeffer, to close the meeting and move into public hearing at 6:45 p.m. Roll Call: Ayes: Elrod, Pfeffer, Enos, Cox. Nays: None. Absent: McKenzie. Motion carried 4-0.

8. **PUBLIC HEARING** – Public Hearing regarding the Parkside Water Connection Fee District

City Administrator Oliver explained that the City has constructed a stretch of public water main along Highway 65. The purpose of establishing the connection fee district is so that the City can recover costs incurred because of constructing the water main. A total of 249 acres are proposed to be included within the district. The total cost incurred as a result of constructing this stretch of water main is \$446,679.00.

Motion by Enos, seconded by Pfeffer, to close the public hearing and move back to the regular meeting at 6:48 p.m. Roll Call: Ayes: Elrod, Pfeffer, Enos, Cox. Nays: None. Absent: McKenzie. Motion carried 4-0.

9. **ORDINANCE NO. 201207-220** – (First Reading) Ordinance amending the City Code of the City of Bondurant, Iowa, by adding a New Chapter 93 – Water Connection Fee Districts

Motion by Elrod, seconded by Cox, to approve the first reading of ORDINANCE NO. 201207-220. Roll Call: Ayes: Elrod, Pfeffer, Enos, Cox. Nays: None. Absent: McKenzie. Motion carried 4-0.

10. **RESOLUTION NO. 201207-364** – Resolution accepting private placement proposal for Stormwater Utility Revenue Bonds, Series 2020E

Motion by Enos, seconded by Cox, to approve RESOLUTION NO. 201207-364. Roll Call: Ayes: Elrod, Pfeffer, Enos, Cox. Nays: None. Absent: McKenzie. Motion carried 4-0.

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11. **RESOLUTION NO. 201207-365** – Resolution approving the I-80 Business Park Final Plat

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO. 201207-365. Roll Call: Ayes: Elrod, Peffer, Enos, Cox. Nays: None. Absent: McKenzie. Motion carried 4-0.

12. Discussion Items –

a. Discussion and Possible Consideration of **RESOLUTION NO. 201207-366** – Resolution approving the Wellness and Morale Policy

Council Member Elrod questioned how this policy compared to other Cities, how it effects the premium for workers comp, and the employee event fee. Council discussed and agreed to move the resolution to the next meeting so Council Member McKenzie has a chance to review the policy.

b. Public Fishing

Communication & Events Specialist Van Houten presented the Parks & Recreation Board request to consider revising City Code language to allow ice fishing at all public fishing areas in Bondurant as opposed to only Lake Petocka. Installing public fishing access signs and construct concrete or gravel public access paths to the new public fishing areas was also discussed. Council agreed to move forward, and an ordinance will appear on the next agenda.

12. Reports / Comments and appropriate action thereon:

a. Mayor – Holiday video and events comments, tax abatement discussion.

b. Council Members

Enos – None.

Peffer – None.

Elrod – None.

Cox – BDI, Chamber, & EPIC update.

c. Administrator – Met with Chief Kreuder and Assistant Chief Morris to discuss the vaccine and how to make it available to City Staff if they are interested.

d. Directors

Horton – Prepping for the winter months, beaver nuisance.

Kreuder – Prepping for the winter months.

Murray – None.

Jess – None.

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Motion by Enos, seconded by Pepper, to close the meeting and move into closed session at 7:36 p.m. Roll Call: Ayes: Elrod, Pepper, Enos, Cox. Nays: None. Absent: McKenzie. Motion carried 4-0.

13. **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 7:54 p.m. and moved back to the regular meeting.

14. Adjournment

Moved by Pepper, seconded by Cox, to adjourn the meeting at 7:54 p.m. Vote on Motion 4-0. 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 December 7, 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