

BONDURANT CITY COUNCIL  
Minutes  
February 24, 2020  
Bondurant City Council

1. Roll Call

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

Absent: Council Member Tara Cox

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Library Director Jill Sanders, Fire Chief Aaron Kreuder, Planning and Community Development Director Maggie Murray, City Engineer Bob Veenstra, Planning and Zoning Commission Member Bryan Clayton

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 6:01 p.m. and declared a quorum.

3. Pledge of Allegiance – Clint Nelson, Boy Scout Troop 10, led the Pledge of Allegiance.

4. Abstentions Declared – None.

5. Perfecting and Approval of the Agenda

Motion made by Elrod, seconded by Pepper, to remove the following items from the Consent Agenda: 6j, 6p, and 6y to 7a, move item 6o to 7b, and move item 6s to 7c. Vote on Motion 3-0. Motion carried.

Motion made by Pepper, seconded by Elrod, to approve the agenda as amended. Vote on Motion 3-0. Motion carried.

Council Member Enos arrived at 6:05 p.m.

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 February 3, 2020

- b. Receive and File – Planning & Zoning Commission Minutes of January 23, 2020
- c. Receive and File – Library Board Meeting Minutes of January 8, 2020 & Librarian Report
- d. Claims Report
- e. Tax Abatements
- f. Liquor/Beer License
- g. Special Event Applications
- h. **RESOLUTION NO. 200224-41** – Resolution approving the FEH Design Agreement for the Bondurant Community Library Expansion and Remodel Project
- i. **RESOLUTION NO. 200224-42** – Resolution setting a Public Hearing on the Proposed Adoption of Ordinance to Northwest Trunk Sewer Connection Fee District and Connection Fees therein
- k. **RESOLUTION NO. 200224-44** – Resolution approving Pay Request #2 for Petersen Contractors Inc. for the 2<sup>nd</sup> Street NW Culver Project in the amount of \$8,236.50
- l. **RESOLUTION NO. 200224-45** – Resolution approving Purchase of New Mowers in the amount of \$28,400.00 from Capital City Equipment Co.
- m. **RESOLUTION NO. 200224-46** – Resolution approving Purchase of New Snowplow Truck and Related Equipment in the amount of \$144,471.00 from O'Halloran International
- n. **RESOLUTION NO. 200224-47** – Resolution setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with MPP Partners, LLC, Including Annual Appropriation Tax Increment Payments
- q. **RESOLUTION NO. 200224-50** – Resolution approving Pay Application #3 for the Contract with Eick and Day Construction in the amount of \$118, 709.68
- r. **RESOLUTION NO. 200224-51** – Resolution amending the Shive-Hattery Contract for the Project Bluejay Public Improvements
- t. **RESOLUTION NO. 200224-53** – Resolution accepting \$8,565,283 RISE Grant for Public Infrastructure Improvements
- u. **ORDINANCE NO. 200203-200** – (Second Reading) Ordinance regarding Sankey W Rezoning
- v. **ORDINANCE NO. 200203-201** – (Second Reading) Ordinance regarding Sankey E Rezoning
- w. **ORDINANCE NO. 200203-202** – (Second Reading) Ordinance regarding Webb Rezoning
- x. **ORDINANCE NO. 200203-203** – (Second Reading) Ordinance regarding Quail Run Plat 1 R-5 Modification

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

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

- a. 6j. **RESOLUTION NO. 200224-43** – Resolution approving the Shive-Hattery Professional Services Agreement for the Chichaqua Valley Trail Realignment Project

Council discussed cost and the bridge replacement.

Motion by Elrod, seconded by Enos, to table RESOLUTION NO. 200224-43. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

6p. **RESOLUTION NO. 200224-49** – Resolution of Support for the Prairie Meadows Community Betterment Grant Application for CVT Trail Reroute

6y. **RESOLUTION NO. 200224-59** – Resolution of Support for the Prairie Meadows Community Betterment Grant Application for the Dog Park Project

Council discussed the cost of both projects. Clint Nelson, Boy Scout Troop 10, offered to assist with the Dog Park Project as part of his Scout Project.

Motion by Pfeffer, seconded by Elrod, to APPROVE RESOLUTION NO. 200224-49 & RESOLUTION NO. 200224-59. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

- b. 6o. **RESOLUTION NO. 200224-48** – Resolution setting the I-80 Business Park Rezoning Public Hearing for March 2, 2020

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 200224-48. Roll Call: Ayes: McKenzie, Enos, Elrod. Nays: None. Present: Pfeffer. Absent: Cox. Motion carried 3-0.

- c. 6s. **RESOLUTION NO. 200224-52** – Resolution authorizing and approving the Des Moines Metropolitan Area Solid Waste Agency d/b/a Metro Waste Authority to Enter into a Loan Agreement and Providing for the Issuance and Securing the Payment of a Material Recovery Facility Solid Waste Disposal Revenue Note, Series 2020, in a Principal Amount not to Exceed \$24,500,00, Refund Current Outstanding Indebtedness and Maintain Outstanding Indebtedness in an Aggregate Principal Amount not to Exceed \$50,000,000

Council Member Enos explained the purpose of the resolution to Council.

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 200224-52. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

Motion by Enos, seconded by Elrod, to close the regular meeting and move into public hearing at 6:39 p.m. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

- 8. **PUBLIC HEARING** – Regarding the 32<sup>nd</sup> St. SW/Grant St. S/Shiloh Rose Parkway SW Public Infrastructure Improvement Project

Nathan Hardish, Shive-Hattery, explained the overall staging plan for the roadway improvement project to the Council. The first stage shows a portion of the intersection closing on March 2<sup>nd</sup>. The whole intersection will close on March 16<sup>th</sup> until April 19<sup>th</sup>.

Motion by Enos, seconded by Pepper, to close the public hearing and move back to the regular meeting at 6:50 p.m. Roll Call: Ayes: McKenzie, Cox, Elrod, Pepper. Nays: None. Absent: Enos. Motion carried 4-0.

9. **RESOLUTION NO. 200224-54** – Resolution adopting Plans, Specifications, Form of Contract, and Estimate of Cost for the 32<sup>nd</sup> St. SW/Grant St. S/Shiloh Rose Parkway SW Public Infrastructure Improvement Project

Motion by Pepper, seconded by Elrod, to approve RESOLUTION NO. 200224-54. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

10. **RESOLUTION NO. 200224-55** – Resolution approving the award of Contract for the 32<sup>nd</sup> St. SW/Grant St. S/Shiloh Rose Parkway SW Public Infrastructure Improvement Project to McAninch Corporation in the amount of \$10,985,509.72

Motion by Enos, seconded by Pepper, to approve RESOLUTION NO. 200224-55. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

11. **RESOLUTION NO. 200224-56** – Resolution approving the I-80 Business Park Preliminary Plat

Motion by Enos, seconded by Pepper, to table RESOLUTION NO. 200224-56 to the March 23, 2020 City Council Meeting. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

12. **RESOLUTION NO. 200224-57** – Resolution approving Iowa Floor Covering Site Plan

Motion by Enos, seconded by Pepper, to approve RESOLUTION NO. 200224-57. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

13. **RESOLUTION NO. 200224-58** – Resolution approving the Post Office Lease

Motion by Enos, seconded by Pepper, to approve RESOLUTION NO. 200224-58. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

14. **ORDINANCE NO. 200224-204** – (First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 92, Water Rates

Motion by Enos, seconded by Pepper, to approve the first reading of ORDINANCE NO. 200224-204. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion carried 4-0.

15. Discussion Items –

a. Quail Run West

i) Culvert Repayment - \$320K

Eric Cannon, Snyder & Associates, explained the proposal to the Council. The culvert would provide connectivity between the two developments. Discussion will continue at the next City Council meeting on March 2, 2020.

ii) Water Line – Item will be discussed at the next City Council meeting on March 2, 2020.

16. Reports / Comments and appropriate action thereon:

a. Mayor – Mayor’s meeting update, Bondurant State wrestling comments.

b. Council Members

Elrod – Packet comments, DART comments.

Enos – MWA comments.

McKenzie – Library Board update.

Pepper – None.

c. City Administrator – Lack of quorum on March 16<sup>th</sup> due to Spring Break, so the meeting will be moved to March 23<sup>rd</sup>.

d. Directors

Horton – Projects update.

Sanders – Library update.

Murray – Regional Commercial Master Plan comments.

Motion by Enos, seconded by McKenzie, to close the Regular Meeting and move into Closed Session at 8:02 p.m. Roll Call: Ayes: McKenzie, Pepper, Enos, Elrod. Nays: None. Absent: Cox. Motion Carried 4-0.

17. **CLOSED SESSION** – Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition/disposition and Iowa Code 21.5.1(c) to discuss potential litigation

Mayor Sullivan closed the Closed Session and moved back to the Regular Meeting at 8:30 p.m.

18. Adjournment

Moved by Pepper, seconded by McKenzie, to adjourn the meeting at 8:30 p.m. Vote on Motion 4-0. Motion carried.

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Shelby Hagan, City Clerk

ATTEST:

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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 February 24, 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.

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Curt Sullivan, Mayor