

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

BONDURANT CITY COUNCIL
Minutes
April 20, 2020
Bondurant City Council

1. Roll Call

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

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Administrative
Specialist Craig Marshman
Virtually: Library Director Jill Sanders, Planning and Community
Development Director Maggie Murray, Public Works Director John Horton,
Fire Chief Aaron Kreuder, Communication and Events Specialist Nicole
VanHouten

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. Abstentions Declared – None.

4. Perfecting and Approval of the Agenda

Motion made by Enos, seconded by Elrod, 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 April 6, 2020
- b. Receive and File – Planning & Zoning Commission Meeting Minutes of March 26, 2020
- c. Receive and File – Library Board Meeting Minutes of March 9, 2020 and Librarian Report
- d. Receive and File – DNR Storm Water MS-4 Compliance Inspection Response
- e. Claims Report
- f. Tax Abatements
- g. **RESOLUTION NO. 200420-108** – Resolution approving the Pay Request for Shive-Hattery for the Project Bluejay Public Improvement Project in the amount of \$201,000.00
- h. **RESOLUTION NO. 200420-109** – Resolution approving Pay Application No. 5 for Eick and Day7 Construction for the City Hall Project in the amount of \$39,970.87

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- i. **RESOLUTION NO. 200420-110** - Resolution approving the Professional Services Agreement with Veenstra & Kimm, Inc. for the Water Tower Project
- j. **RESOLUTION NO. 200420-111** – Resolution certifying Population of the Webb Annexation Area
- k. **RESOLUTION NO. 200420-112** – Resolution approving the Elder Agreement for the Bank Demolition
- l. **RESOLUTION NO. 200420-113** – Resolution approving the Final Plat for Oxbow Developments
- m. **RESOLUTION NO. 200420-114** – Resolution adopting the Mosquito Spraying Policy
- n. **RESOLUTION NO. 200420-115** – Resolution approving the Agreement with PFM Financial Advisors, LLC
- o. **RESOLUTION NO. 200420-116** – Resolution setting Bondurant Regional Commercial Master Plan Adoption Public Hearing for May 4, 2020
- p. **RESOLUTION NO. 200420-117** – Resolution setting Roof Slope Text Amendment Public Hearing for May 4, 2020
- q. **RESOLUTION NO. 200420-118** – Resolution approving Pay Application No. 1 with Ryan Companies for the Project Bluejay Offsite Improvements Project in the amount of \$128,718.49
- r. **RESOLUTION NO. 200420-119** – Resolution approving the Bad Debt Policy and Procedures
- s. **RESOLUTION NO. 200420-122** – Resolution approving the Agreement with Piper Sandler

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

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

7. **PRESENTATION** – Urban Chickens

Pam Dearden, 501 Lincoln Street, Southeast, presented Urban Chickens to the Council. She is requesting Council to consider amending the City Code to allow urban chickens.

Amy Campbell-Lamb, 505 Lincoln Street, Southeast, expressed her concerns with allowing urban chickens within City Limits.

Motion by Enos, seconded by Peffer, to close the regular City Council meeting and move into Public Hearing at 6:31 p.m. Roll Call: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion Carried 5-0.

8. **PUBLIC HEARING** – Regarding the Proposal to Enter into a Sewer Revenue Loan Agreement

City Administrator Oliver explained the project. No public comment.

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Motion by Enos, seconded by Peffer, to close the Public Hearing and move back to the regular City Council meeting at 6:35 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

9. **RESOLUTION NO. 200420-120** – Resolution taking Addition Action on Proposal to Enter into a Sewer Revenue Loan Agreement

Motion by Enos, seconded by Cox, to approve RESOLUTION NO. 200420-120. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

Motion by Enos, seconded by Elrod, to close the regular City Council meeting and move into Public Hearing at 6:36 p.m. Roll Call: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion Carried 5-0.

10. **PUBLIC HEARING** – Regarding the CDBG Grant

City Administrator Oliver explained the funds from the Community Development Block Grant and how it will benefit low to moderate income households in Bondurant. No public comment.

Motion by Enos, seconded by Cox, to close the Public Hearing and move back to the regular City Council meeting at 6:41 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

11. **RESOLUTION NO. 200420-121** – Resolution accepting the CDBG Grant

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 200420-121. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

12. **ORDINANCE NO. 200406-211** – (Second Reading) Ordinance amending the City of Bondurant, Iowa, by Amending the Following Sections of the Zoning Ordinance: Section 175.02, Definitions; Section 177.10.9, Development and Maintenance of Parking Areas; and Section 178.13, M-1 Limited Industrial

Motion by Elrod, seconded by Enos, to waive the second reading, and approve the third and final reading of ORDINANCE NO. 200406-211. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

13. **ORDINANCE NO. 200302-205** – (Third 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 Limited Industrial (M-1)

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Motion by Enos, seconded by Cox, to approve the third and final reading of ORDINANCE NO. 200302-205. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox. Nays: Elrod. Absent: None. Motion carried 4-1.

14. Discussion Items –

- a. Measures to prevent the spread of COVID-19, protect essential services upon reopening City Facilities, and Mitigate the impact for the City and Residents

City Administrator Oliver explained as part of the City’s efforts to prevent/slow the spread of COVID-19 and to protect essential services, staff is continually considering different actions, particularly as the discussion focuses on re-opening City facilities. Staff is also evaluating several options to mitigate the financial impact of COVID-19.

15. Reports / Comments and appropriate action thereon:

- a. Mayor – Stay healthy.

- b. Council Members

Elrod – None.

Cox – Chamber and BDI update.

Enos – None.

Peffer – Tree sales have been postponed to the Fall.

McKenzie – None.

- c. Administrator – Inquired about the necessity of the culvert in Quail Run West.

- d. Directors

Sanders – Staff is working from home, working on modifying the Summer Reading Program.

Horton – SW Corridor update, update on other projects.

Murray – Planning & Zoning Commission meeting this Thursday.

Kreuder – Seeking donations for PPE, Birthday requests, planning for implementation of Pandemic 36.

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

Deleted.

17. Adjournment

Moved by Peffer, seconded by Cox, to adjourn the meeting at 7:25 p.m. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

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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 April 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