

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

BONDURANT CITY COUNCIL  
Minutes  
May 4, 2020  
Bondurant City Council

1. Roll Call

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

Absent: Council Member Angela McKenzie

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Administrative Specialist Craig Marshman, Planning and Community Development Director Maggie Murray  
Virtually: Public Works Director John Horton, Fire Chief Aaron Kreuder, Communication and Events Specialist Nicole VanHouten, 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 made by Enos, seconded by Pepper, to approve the agenda. 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 April 20, 2020
- b. Receive and File – Planning & Zoning Commission Meeting Minutes of April 9, 2020
- c. Claims Report
- d. Tax Abatements
- e. Special Event Applications
- f. Beer & Liquor Licenses

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- g. **RESOLUTION NO. 200504-123** – Resolution approving Change Order and #4 to McAninch Corporation for the 32<sup>nd</sup> St./Grant St. S./Shiloh Rose Pkwy. Public Improvement Project in the amount of \$56,000.00
- h. **RESOLUTION NO. 200504-124** – Resolution approving Change Order #5 to McAninch Corporation for the 32<sup>nd</sup> St./Grant St. S./Shiloh Rose Pkwy. Public Improvement Project in the amount of \$2,100.00
- i. **RESOLUTION NO. 200504-125** – Resolution approving Change Order #6 to McAninch Corporation for the 32<sup>nd</sup> St./Grant St. S./Shiloh Rose Pkwy. Public Improvement Project in the amount of \$31,747.88
- j. **RESOLUTION NO. 200504-126** – Resolution authorizing Metro Waste Authority (MWA) to Renew the Existing Contract for the Collection of Municipal Solid Waste on Behalf of the City of Bondurant
- k. **RESOLUTION NO. 200504-127** – Resolution approving action to Order Construction and Set Date of Letting for the 2<sup>nd</sup> Street & Grant Street Intersection Project
- l. **RESOLUTION NO. 200504-128** – Resolution approving City of Bondurant Operation Hours
- m. **RESOLUTION NO. 200504-129** – Resolution levying Assessment for Costs of Nuisance Abatement for 1112 Lincoln Street, Southeast, Bondurant, Polk County, Iowa
- n. **RESOLUTION NO. 200504-130** – Resolution setting the Date of a Public Hearing for the Purpose of Amending the Current Budget of the City of Bondurant for the Fiscal Year Ending June 30, 2020
- o. **RESOLUTION NO. 200504-131** – Resolution proposing consideration of a Zoning Code Amendment and Affixing a Date for a Public Hearing
- p. **RESOLUTION NO. 200504-132** – Resolution authorizing the Disposal of Surplus Property – Miscellaneous Office Equipment
- q. **RESOLUTION NO. 200504-133** – Resolution awarding Private Placement Loan Proposal

Motion by Elrod, seconded by Enos, to remove item 5q from the Consent Agenda. Roll Call: Ayes: Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion Carried 4-0.

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

- 6. Guests requesting to address the City Council – None.
- 7. Polk County Sheriff's Department – Mayor Sullivan received a report from the Sheriff's Office, and the month of April had 317 calls of service. Most of the calls were traffic stops and building checks.
- 8. **PROCLAMATIONS** –
  - a. Arbor Day
  - b. EMS Week
  - c. Public Works Week

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Mayor Sullivan presented and read the above proclamations.

Motion by Enos, seconded by Pepper, to close the regular City Council meeting and move into Public Hearing at 6:18 p.m. Roll Call: Pepper, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion Carried 4-0.

9. **PUBLIC HEARING** – Regarding the 2<sup>nd</sup> Street, SE Parking Lot Project

Public Works Director John Horton presented the plans for the 2<sup>nd</sup> Street, SE Parking Lot Project. Bids are due on Wednesday, May 6 at 10:00 a.m. The Council will award the project at the next City Council meeting.

Motion by Enos, seconded by Elrod, to close the regular City Council meeting and move into Public Hearing at 6:21 p.m. Roll Call: Pepper, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion Carried 4-0.

10. **RESOLUTION NO. 200504-134** – Resolution adopting the Plans, Specifications, Form of Contract, and Estimate of Cost for the 2<sup>nd</sup> Street, SE Parking Lot Project

Motion by Enos, seconded by Pepper, to approve RESOLUTION NO. 200504-134. Roll Call: Ayes: Pepper, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion carried 4-0.

Motion by Enos, seconded by Elrod, to close the regular City Council meeting and move into Public Hearing at 6:22 p.m. Roll Call: Pepper, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion Carried 4-0.

11. **PUBLIC HEARING** – Regarding the Bondurant Regional Commercial Master Plan

Chris Shires, Confluence, presented the Bondurant Regional Commercial Master Plan which included a land use plan, the Regional Commercial Area Master Plan, the North Mixed Use Area Master Plan, Zoning and Overlay Land Use Compatibility Table, Permitted Use Tables, architecture, site planning, etc.

Planning & Community Development Director Maggie Murray explained a few items that were updated. Due to the minor changes, the Plan will be presented again at the next Planning & Zoning Commission meeting for approval. Once approved at the Planning & Zoning level, the item will appear on the following City Council meeting agenda.

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Motion by Enos, seconded by Pfeffer, to close the regular City Council meeting and move into Public Hearing at 6:39 p.m. Roll Call: Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion Carried 4-0.

12. **RESOLUTION NO. 200504-135** – Resolution adopting the Bondurant Regional Commercial Master Plan

Motion by Enos, seconded by Elrod, to table RESOLUTION NO. 200504-135. Roll Call: Ayes: Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion carried 4-0.

Motion by Enos, seconded by Elrod, to close the regular City Council meeting and move into Public Hearing at 6:41 p.m. Roll Call: Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion Carried 4-0.

13. **PUBLIC HEARING** – Text Amendments

Planning & Community Development Director Maggie Murray presented the text amendments to the Council, presented a report from the Planning & Zoning Commission, and recommends approval.

Motion by Enos, seconded by Pfeffer, to close the regular City Council meeting and move into Public Hearing at 6:42 p.m. Roll Call: Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion Carried 4-0.

14. **ORDINANCE NO. 200504-213** – (First Reading) Ordinance amending the City Code of Bondurant, Iowa, by amending the following Section of the Zoning Ordinance, Section 179.01.2.2.b.5.a

Motion by Enos, seconded by Cox, to approve the first reading of ORDINANCE NO. 200504-213. Roll Call: Ayes: Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion carried 4-0.

15. **RESOLUTION NO. 200504-136**- Resolution approving the Preliminary Plat of I-80 Business Park

Jared Murray, Civil Design Advantage, presented the project to Council. City Engineer Bob Veenstra updated the Council on stormwater and the traffic analysis. Council Member Elrod expressed his concerns of the project.

Motion by Enos, seconded by Cox, to table RESOLUTION NO. 200504-136. Roll Call: Ayes: Pfeffer, Enos, Cox. Nays: Elrod. Absent: McKenzie. Motion carried 3-1.

16. **RESOLUTION NO. 200504-137** – Resolution approving the Preliminary Plat of Sankey Summit Phase 2

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Motion by Enos, seconded by Pfeffer, to approve RESOLUTION NO. 200504-137. Roll Call: Ayes: Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion carried 4-0.

17. **RESOLUTION NO. 200504-138** – Resolution approving the Sankey Summit Phase 2 Plat of Survey (Parcels 2020-57, 2020-58, and 2020-59), Further Described Herewith

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 200504-138. Roll Call: Ayes: Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion carried 4-0.

18. Discussion Items –

- a. Deer Ridge Traffic Calming Analysis – City Engineer Bob Veenstra presented the analysis from the traffic impact study. It indicated that Deer Ridge Drive has adequate capacity to accommodate the current and future traffic volumes. Council discussed the traffic calming methods that were considered most suitable for that street, which included, stop signs at key intersections and the use of alternate side parking. Bump outs were also discussed as an option.
- b. Pedestrian Crosswalk – Public Works Director John Horton reported that the City received a grant to install another pedestrian crosswalk. The proposed location for installation of the crosswalk is Grant Street and Tailfeather Drive.

19. Reports / Comments and appropriate action thereon:

- a. Mayor – None.
- b. Council Members
  - Elrod – None.
  - Cox – Chamber and BDI update.
  - Enos – None.
  - Pfeffer – Mural Project update.
- c. Administrator – Suggested to schedule the Mural Project Ribbon Cutting during the Bondu Blues event.
- d. Directors
  - Horton – SW Corridor update, plans to disinfect the playground equipment.
  - Murray – None.
  - Kreuder – PPE update, upcoming burn training, Polk County Emergency Management update.
- e. City Attorney – Not present.

Motion by Enos, seconded by Pfeffer, to close the regular City Council meeting and move into Closed Session at 8:05 p.m. Roll Call: Ayes: Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: McKenzie. Motion carried 4-0.

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

Mayor Closed the Closed Session and move back into the Regular City Council Meeting at 8:26 p.m.

21. Adjournment

Moved by Pfeffer, seconded by Cox, to adjourn the meeting at 8:26 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 May 4, 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