

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

BONDURANT CITY COUNCIL
Minutes
October 5, 2020
Bondurant City Council

1. Roll Call

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

City Officials

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

2. Call to Order and Declaring a Quorum

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

3. Abstentions Declared – None.

4. Perfecting and Approval of the Agenda

Motion by Cox, seconded by Peffer, to amend the agenda by removing item #5l and changing the presenter to Ron Hinds from Mi-Fiber. Vote on Motion 5-0. Motion carried.

Motion by Elrod, seconded by Peffer, to approve the agenda as amended. 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 21, 2020
- b. Receive and File – Planning & Zoning Commission Minutes of September 10, 2020
- c. Claims List & Treasurers Report
- d. Tax Abatements
- e. Beer & Liquor License
- f. Street Closing Application
- g. **RESOLUTION NO. 201005-267** - 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 (New Date)

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- h. **RESOLUTION NO. 201005-268** – Resolution approving Pay Application No. 12 for McAninch Corporation for the 32nd St. SW/Grant St. S/Shiloh Rose Pkwy SW Public Improvement Project in the amount of \$221,404.08
- i. **RESOLUTION NO. 201005-269** – Resolution approving Pay Application No. 11 for Ryan Companies for the Project Bluejay Offsite Improvements Project in the amount of \$9,859.07
- j. **RESOLUTION NO. 201005-270** – Resolution approving the Street Finance Report
- k. **RESOLUTION NO. 201005-271** – Resolution striking RESOLUTION NO. 200420-112 and affirming New Resolution Awarding the Contract for Demolition of Property at 100 2nd Street, NE in the amount of \$39,950.00
- l. **RESOLUTION NO. 201005-272** – Resolution approving the City of Bondurant’s Waiver of Review of the McConnell Plat of Survey (Parcels 2020-150 & 2020-151)
- m. **RESOLUTION NO. 201005-273** – Resolution adopting an Administrative Policies Required by Federal Regulations related to the Community Development Block Grant Program
- n. **RESOLUTION NO. 201005-274** – Resolution approving the City’s Investment Policy for 2020
- o. **RESOLUTION NO. 201005-275** – Resolution adopting the Financial Policy
- p. **RESOLUTION NO. 201005-276** – Resolution approving Pay Application No. 7 for Rognes Corporation for the Northwest Trunk Sewer Project in the amount of \$171,071.25
- q. **RESOLUTION NO. 201005-277** – Resolution to fix a date for a Public Hearing on a Proposal to Enter into a Storm Water Revenue Loan Agreement and to borrow money thereunder in a Principal amount not to exceed \$2,320,000
- r. **RESOLUTION NO. 201005-278** – Resolution approving Pay Application No. 9 for Shive Hattery for Project Bluejay Public Improvements in the amount of \$67,050.00
- s. **RESOLUTION NO. 201005-279** – Resolution approving Pay Application No. 6 for Eick & Day Construction, LLC for the City Hall Project in the amount of \$140,459.38
- t. **RESOLUTION NO. 201005-280** – Resolution approving the Professional Services Agreement with Shive Hattery for Project Omega in the amount of \$504,000.00
- u. **RESOLUTION NO. 201005-281** – Resolution approving Purchase of Used Snowplow Truck and Related Equipment in the amount of \$55,000.00 from the City of Clive, Iowa
- v. **RESOLUTION NO. 201005-282** – Resolution appointing Tessa Van Oosbree Simpson to the Parks and Recreation Board
- w. **RESOLUTION NO. 201005-283** – Resolution approving Special Events Permit for Bondurant Farmers Market End of Season Event and Waiving Special Event Permit Insurance Requirement
- x. **RESOLUTION NO. 201005-284** – Resolution approving POS & Electronic Bidding

Motion by Peffer, seconded by Enos, 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** – Mi-Fiber, Ron Hinds

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Mr. Hinds presented an overview of Mi-Fiber, discussed installation in developments, pricing, etc. Council discussed and asked questions. Mayor Sullivan inquired about next steps.

Motion by Enos, seconded by Peffer, to close the regular meeting and move into public hearing at 6:46 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

8. **PUBLIC HEARING** – Related to the Northeast Storm Sewer Improvements, Phase 1

Public Works Director John Horton explained the project to Council. City Engineer Greg Roth answered questions the Council had regarding the project.

Motion by Enos, seconded by Cox, to close the public hearing and move back to the regular meeting at 6:51 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

9. **RESOLUTION NO. 201005-285** – Resolution approving the Plans, Specifications, Form of Contract and Estimate of Cost for the Construction of the Northeast Storm Sewer Improvements, Phase 1 Project

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO. 201005-285. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

10. **RESOLUTION NO. 201005-286** – Resolution approving Bids and Making Award of Construction Contract for the Bondurant Community Library in the amount of \$2,539,479.00

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO. 201005-286. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

11. Discussion Items –

a. Stormwater Definitions – City Administrator Oliver briefed the Council on staff's recommendation to update the Code regarding stormwater with multi-family residential, and that a property's use will determine its rate category. Council discussed and instructed staff to move forward. Staff will draft an ordinance for action on a future agenda.

12. Reports / Comments and appropriate action thereon:

a. Mayor – Fire Prevention Week Proclamation, utility billing comments on social media.

b. Council Members

Enos – None.

Elrod – DART update.

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Peffer – Tree Sale update.

McKenzie – None

Cox – BDI and Chamber meetings next week.

c. Administrator – Reported on the recent utility billing system error, special meeting on October 12th, permeable pavers demonstration before the meeting next week, groundbreaking ceremony for Project Omega on October 19th with Ryan Companies.

d. Directors

Sanders – None.

Horton – None.

Kreuder – Thanked the Mayor for the Proclamation, reported on members with out with COVID.

Motion by Enos, seconded by Cox, to close the regular session and move into closed session at 7:25 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

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

14. Adjournment

Moved by Peffer, 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 October 5, 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