

BONDURANT CITY COUNCIL

Minutes

April 19, 2021

Bondurant City Council

1. Roll Call

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

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Finance Director Jene Jess
Virtually: Fire Chief Aaron Kreuder, Library Director Jill Sanders

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 6:05 p.m. and declared a quorum.

3. Abstentions Declared – None.

4. Perfecting and Approval of the Agenda

Motion 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 5, 2021
- b. Receive and File – Planning & Zoning Commission Meeting Minutes of April 8, 2021
- c. Receive and File - Library Board Meeting Minutes of March 3, 2021 & Director's Report
- d. Receive and File – Annual Audit & Finance Report
- e. Claims List
- f. Applications for Council Approval
- g. **RESOLUTION NO. 210419-87** – Resolution approving Pay Application No. 1 to Ryan Companies for the Project Omega Phases 2 & 3 Offsite Improvements Project in the amount of \$3,971.11

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

- h. **RESOLUTION NO. 2104019-88** – Resolution approving Pay Application No. 6 to Multiple Vendors for the Library Expansion and Renovation Project Management by Story Construction in the amount of \$445,790.56
- i. **RESOLUTION NO. 210419-89** – Resolution approving Pay Application No. 1 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project
- j. **RESOLUTION NO. 210419-90** – Resolution approving Pay Application No. 2 to McAninch Corporation for the 23rd Street, SW and Shiloh Rose Parkway, SW Public Infrastructure Improvement Project in the amount of \$215,162.80
- k. **RESOLUTION NO. 210419-91** – Resolution approving Change Orders Totaling \$85,945.19 for the 2021 Bondurant Community Library Expansion Project
- l. **RESOLUTION NO. 210419-92** – Resolution approving Adjustment to Board of Adjustment Fees
- m. **RESOLUTION NO. 210419-93** - Resolution Setting Date for Public Hearing on Designation of the Expanded Bondurant Urban Renewal Area and on Urban Renewal Plan Amendment
- n. **RESOLUTION NO. 210419-94** – Resolution rescinding and replacing Resolution No. 210405-82 related to Disbursement of Funds from the Spring Bags Tournament

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

6. Guests requesting to address City Council – None.

7. **PRESENTATIONS** –

- a. Audit Report – Ryan Roof, Faller, Kincheloe & Co, PLC, presented the audit report to the Council. The report indicated that the City is in good financial standing with suitable internal control.

8. Action Items:

- a. **RESOLUTION NO. 210419-95** - Resolution approving the Professional Services Agreement with EOR for Design and Construction Phase Services for the Ditch #2 Stream Bank Stabilization Project

Motion by Elrod, seconded by Enos, to approve RESOLUTION NO. 210419-95. Roll Call: Ayes: McKenzie, Pepper, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

- b. **RESOLUTION NO. 210419-96** – Resolution approving Memorandum of Understanding with Bondurant Commercial, LLC

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

Motion by Enos, seconded by Cox, to approve RESOLUTION NO. 210419-96. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

- c. **RESOLUTION NO. 210419-97** – Resolution approving Commerce Crossings Site Plan

Motion by Elrod, seconded by Cox, to approve RESOLUTION NO. 210419-97 subject to review of the building elevations. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

- d. **RESOLUTION NO. 210419-98** – Resolution approving the Site Plan for the Bondurant Retail Building (100/104 Main Street, SE)

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 210419-98. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

- e. **RESOLUTION NO. 210419-99** – Resolution approving Highpoint Estates Preliminary Plat

Motion by Enos, seconded by Cox, to approve RESOLUTION NO. 210419-99. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

- f. **RESOLUTION NO. 210419-100** - Resolution approving the Site Plan for 96 Paine Circle, SE

Motion by Enos, seconded by Cox, to approve RESOLUTION NO. 210419-100. Roll Call: Ayes: McKenzie, Pfeffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion –

- a. M2 Uses – Bobby Colosimo, Skol Trucking, is looking at relocating his company to Bondurant. He explained his business and operations to Council.

10. Reports / Comments and appropriate action thereon:

- a. Mayor – None.

- b. Council Members

Pfeffer – Parks & Recreation and Planning & Zoning update.

Enos – None.

McKenzie – None.

Cox – Chamber and EPIC update.

Elrod – Comments regarding the Reclaimed Rails event this weekend.

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c. Administrator – A Piece of Bondurant update, no Planning & Zoning meeting this week, Farmers Market event comments.

d. Directors

Sanders – Library Project update.

Kreuder – None.

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

Deleted.

12. Adjournment

Moved by Pepper, seconded by Cox, to adjourn the meeting at 7:19 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 April 19, 2021, 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