

BONDURANT CITY COUNCIL
Minutes
September 30, 2019
Bondurant City Council

1. Roll Call

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

City Officials

Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Fire Chief Aaron Kreuder, City Engineer Bob Veenstra

2. Call to Order and Declaring a Quorum

Mayor Curt Sullivan called the meeting to order at 6:03 p.m. and declared a quorum.

3. Abstentions and Approval of the Agenda – None.

4. Perfecting and Approval of the Agenda

Motion made by Elrod, seconded by Pepper, to amend the agenda by moving item #5b to #12b. Vote on Motion 5-0. Motion declared carried unanimously.

Motion made by Enos, seconded by Elrod, to approve the agenda as amended. Vote on Motion 5-0. Motion declared carried unanimously.

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. **RESOLUTION NO. 190930-128** – Resolution accepting the \$74,601 REAP Grant
- b. **RESOLUTION NO. 190930-129** – Resolution supporting Public Infrastructure Improvements of Grant Street, 32nd Street, and Highway 65 necessary for the construction of a distribution and warehousing operation in the City of Bondurant, Iowa
- c. **RESOLUTION NO. 190930-130** – Resolution approving the Shelter Reservation Fees
- d. **RESOLUTION NO. 190930-131** – Resolution authorizing the City of Bondurant to submit an application for funding from the State of Iowa Department of Transportation for \$536,000 in funding of the construction of the Highway 65 Underpass and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project
- e. **RESOLUTION NO. 190930-132** – Resolution committing local match dollars of \$9,004.50 for the Hazard Mitigation Grant Program

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

6. Guests requesting to address the City Council – Katie Gieszler, MidAmerican Energy, presented the City with a Certificate of Verification. The certificate verifies that 51.4% of electricity delivered to customers came from renewable resources for the year 2019. This percentage will grow annually as MidAmerican Energy's wind projects are completed.

Motion by Enos, seconded by Pepper, to close the regular meeting and move into public hearing at 6:09 p.m. Roll Call: Ayes: Keeler, Pepper, Cox, Enos, Elrod. Nays: None. Absent: None. Motion carried 5-0.

7. **PUBLIC HEARING** – Regarding the Proposed Amendment to the Bondurant Urban Renewal Plan Area

No public comment. City Administrator Oliver stated that this amendment is for the public improvement projects around the Certified Site.

Motion by Enos, seconded by Pepper, to close the public hearing and move back to the regular meeting at 6:10 p.m. Roll Call: Ayes: Keeler, Pepper, Cox, Enos, Elrod. Nays: None. Absent: None. Motion carried 5-0.

8. **RESOLUTION NO. 190930-133** – Resolution to approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area

Motion by Enos, seconded by Keeler, to approve the RESOLUTION NO. 190930-133. Roll Call: Ayes: Keeler, Pepper, Cox, Enos, Elrod. Nays: None. Absent: None. Motion carried 5-0.

Motion by Enos, seconded by Pepper, to close the regular meeting and move into public hearing at 6:11 p.m. Roll Call: Ayes: Keeler, Pepper, Cox, Enos, Elrod. Nays: None. Absent: None. Motion carried 5-0.

9. **PUBLIC HEARING** – Regarding Bulk Regulations for M1 & M2 and Modifying the Overlay District Provision

No public comment.

Motion by Enos, seconded by Elrod, to close the public hearing and move back to the regular meeting at 6:12 p.m. Roll Call: Ayes: Keeler, Pepper, Cox, Enos, Elrod. Nays: None. Absent: None. Motion carried 5-0.

10. **ORDINANCE NO. 190930-216** – (First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 178, District Regulations

Motion by Enos, seconded by Elrod, to approve the first reading of ORDINANCE NO. 190930-216. Roll Call: Ayes: Keeler, Pfeffer, Cox, Enos, Elrod. Nays: None. Absent: None. Motion carried 5-0.

Motion by Enos, seconded by Pfeffer, to waive the second reading and approve the third reading of ORDINANCE NO. 190930-216. Roll Call: Ayes: Keeler, Pfeffer, Cox, Enos, Elrod. Nays: None. Absent: None. Motion carried 5-0.

11. **ORDINANCE NO. 190930-217** – (First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 179, Overlay District Provision

Motion by Enos, seconded by Cox, to waive the first and second reading, and approve the third reading of ORDINANCE NO. 190930-217. Roll Call: Ayes: Keeler, Pfeffer, Cox, Enos, Elrod. Nays: None. Absent: None. Motion carried 5-0.

12. **RESOLUTION NO. 190930-134** – Resolution approving the Site Plan for the Bluejay Project

Motion by Enos, seconded by Pfeffer, to approve the RESOLUTION NO. 190930-134. Roll Call: Ayes: Keeler, Pfeffer, Cox, Enos, Elrod. Nays: None. Absent: None. Motion carried 5-0.

- b. **RESOLUTION NO. 190930-129** – Resolution supporting Public Infrastructure Improvements of Grant Street, 32nd Street, and Highway 65 necessary for the construction of a distribution and warehousing operation in the City of Bondurant, Iowa

Motion by Elrod, seconded by Enos, to approve the RESOLUTION NO. 190930-129. Roll Call: Ayes: Keeler, Pfeffer, Cox, Enos, Elrod. Nays: None. Absent: None. Motion carried 5-0.

13. Reports / Comments and appropriate action thereon:

a. Mayor Sullivan – None.

b. Council Members

Elrod – DART update, Homecoming vandalism comments, Polk County Sheriff's Department comments.

Cox – Chamber update, Somewhere in the Middle Ribbon Cutting on October 14.

Enos – None.

Pfeffer – WRA update, will be absent on October 7.

Keeler – Thanked Tara for being the liaison for BDI, will be absent December 16.

c. Administrator – Groundbreaking Ceremony for RMS on Wednesday, DOT Commission meeting on October 8.

d. Directors

Horton – None.

Kreuder – None.

Motion by Enos, seconded by Elrod, to close the Regular Meeting and move into Closed Session at 6:25 p.m. Roll Call: Ayes: Keeler, Pepper, Cox, Enos, Elrod. Nays: None. Absent: None. Motion Carried 5-0.

14. **CLOSED SESSION** – Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition

Mayor Sullivan closed the Closed Session and moved back to the Regular Meeting at 7:00 p.m.

15. Adjournment

Moved by Pepper, seconded by Cox, to adjourn the meeting at 7:01 p.m. Vote on Motion 5-0. Motion declared carried unanimously.

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 September 30, 2019, 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