

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

BONDURANT CITY COUNCIL
Minutes
March 23, 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, Library Director
Jill Sanders, Planning and Community Development Director Maggie
Murray, Finance Director Jene Jess

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 6:19 p.m. and declared a quorum.

3. Pledge of Allegiance

4. Abstentions Declared – None.

5. Perfecting and Approval of the Agenda

Motion made by Enos, seconded by Pepper, to approve the agenda. Vote on Motion 5-0. Motion carried.

6. 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 March 2, 2020
- b. Receive and File – Library Meeting Minutes of February 5, 2020 & Librarian Report
- c. Receive and File – City of Bondurant FY19-20 Audit
- d. Claims Report
- e. Tax Abatements
- f. Special Event Applications
- g. **RESOLUTION NO. 200323-73** – Resolution approving issuance for Request for Proposal for Audit Services for FY 2020, 2021, and 2022
- h. **RESOLUTION NO. 200323-74** – Resolution approving the Konica Minolta Agreement
- i. **RESOLUTION NO. 200323-75** – Resolution certifying the Population of Sankey Summit Annexation to the State Treasurer

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- j. **RESOLUTION NO. 200323-76** – Resolution proposing Consideration of a Zoning Code Amendment and Affixing a Date for a Public Hearing
- k. **RESOLUTION NO. 200323-77** – Resolution approving Pay Application No. 4 in the amount of \$131,447.34 for Eick and Day Construction for the City Hall Project
- l. **RESOLUTION NO. 200323-78** – Resolution approving Change Order No. 3 in the amount of \$57,558.00 for McAninch Corporation for the 32nd St. SW/Grant St. S./Shiloh Rose Pkwy. SW. Public Infrastructure Improvement Project
- m. **RESOLUTION NO. 200323-79** – Resolution approving the Northwest Trunk Sewer Amendment to Agreement for Construction Observation Services
- n. **RESOLUTION NO. 200323-80** – Resolution approving the Professional Services Agreement with Veenstra & Kimm, Inc. for the Grant Street and 2nd Street, North Intersection Improvements
- o. **RESOLUTION NO. 200323-81** – Resolution approving the Professional Services Agreement with Veenstra & Kimm, Inc. for the Grant Street, South and Lincoln Street Extension Preliminary Design
- p. **RESOLUTION NO. 200323-82** – Resolution approving the Assignment of Development Agreement with Kimberley Development for Prairie Point View
- q. **RESOLUTION NO. 200323-83** – Resolution accepting a Perpetual Sanitary Sewer Easement from Polk County Conservation Board, Polk County, Iowa
- r. **RESOLUTION NO. 200323-84** – Resolution levying Assessment for Costs of Nuisance Abatement for 1610 Garfield Street, Southwest, Bondurant, Polk County, Iowa
- s. **RESOLUTION NO. 200323-85** – Resolution appointing Jen Keeler to the Library Board of Trustees

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.

Motion by Enos, seconded by Cox, to close the regular City Council meeting and move into Public Hearing at 6:21 p.m. Roll Call: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion Carried 5-0.

7. **PUBLIC HEARING** – Hazel Marie Townhomes Easement Vacation

No public comment.

Motion by Enos, seconded by Cox, to close the Public Hearing and move back to the regular City Council meeting at 6:23 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

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8. **RESOLUTION NO. 200323-86** – Resolution approving the Public Storm Sewer Easement Vacation Request for an Easement Situated in the Hazel Marie Townhomes Plats 2 & 4

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO. 200323-86. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

Motion by Enos, seconded by McKenzie, to close the regular City Council meeting and move into Public Hearing at 6:24 p.m. Roll Call: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion Carried 5-0.

9. **PUBLIC HEARING** – Northwest Trunk Sewer Sanitary Sewer Connection Fee District

No public comment.

Motion by Enos, seconded by Peffer, to close the Public Hearing and move back to the regular City Council meeting at 6:25 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

10. **ORDINANCE NO. 200323-207** – (First Reading) Ordinance amending the City Code of the City of Bondurant, Iowa by adding a New Chapter 104, Sanitary Sewer Connection Fee Districts

Motion by Enos, seconded by McKenzie, to waive the first and second reading, and approve the third and final reading of ORDINANCE NO. 200323-207. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

Motion by Enos, seconded by Cox, to close the regular City Council meeting and move into Public Hearing at 6:27 p.m. Roll Call: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion Carried 5-0.

11. **PUBLIC HEARING** – Regarding the Proposed City of Bondurant Municipal Budget for Fiscal Year 2020-2021

No public comment.

Motion by Enos, seconded by Peffer, to close the Public Hearing and move back to the regular City Council meeting at 6:30 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

12. **RESOLUTION NO. 200323-87** – Resolution adopting the Annual Budget for the Fiscal Year Ending June 30, 2021, and Certifying the Proposed Tax Levy Rate

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Motion by Elrod, seconded by Enos, to approve RESOLUTION NO. 200323-87. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

13. **RESOLUTION NO. 200323-88** – Resolution relating to the financing of a proposed project to be undertaken by the City of Bondurant, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code

Motion by Elrod, seconded by Enos, to approve RESOLUTION NO. 200323-88. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

14. **ORDINANCE NO. 200323-208** – (First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 66, Truck Routes

Becky McCool, 305 2nd Street, Northwest, presented her concerns with trucks utilizing 2nd Street, Northwest.

Motion by Enos, seconded by Cox, to waive the first and second reading, and approve the third and final reading of ORDINANCE NO. 200323-208. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

15. **ORDINANCE NO. 200323-209** – (First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 106, Collection of Solid Waste

Motion by Enos, seconded by Cox, to waive the first and second reading, and approve the third and final reading of ORDINANCE NO. 200323-209. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

16. **ORDINANCE NO. 200323-210** – (First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 63, Speed Regulations

Motion by Cox, seconded by Peffer, to waive the first and second reading, and approve the third and final reading of ORDINANCE NO. 200323-210. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

17. **ORDINANCE NO. 200302-205** – (First 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)

Motion by Enos, seconded by McKenzie, to approve the first reading of ORDINANCE NO. 200302-205. Roll Call: Ayes: McKenzie, Enos, Cox. Nays: Peffer, Elrod. Absent: None. Motion carried 3-2.

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18. **RESOLUTION NO. 200323-89** – Resolution approving I-80 Business Park Preliminary Plat

Motion by Enos, seconded by Peffer, to table RESOLUTION NO. 200323-89. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

19. Discussion Items –

a. **RESOLUTION NO. 200323-90** – Resolution approving City of Bondurant’s Pandemic Response and Guidelines

Motion by Elrod, seconded by Enos, to approve RESOLUTION NO. 200323-88. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion carried 5-0.

20. Reports / Comments and appropriate action thereon:

a. Mayor – Pandemic comments.

b. Council Members

Elrod – DART comments, Zoom meeting comments.

Cox – None.

Enos – None.

Peffer – None.

McKenzie – None.

c. Administrator – None.

d. Directors

Murray – None.

Jess – None.

Horton – None.

Sanders – None.

Motion by Enos, seconded by Cox, to close the regular City Council meeting and move into Closed Session at 7:02 p.m. Roll Call: Ayes: McKenzie, Peffer, Enos, Cox, Elrod. Nays: None. Absent: None. Motion Carried 5-0.

21. **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 7:07 p.m.

22. Adjournment

Moved by Peffer, seconded by Enos, to adjourn the meeting at 7:08 p.m. Vote on Motion 5-0. Motion carried.

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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 March 23, 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