

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

BONDURANT CITY COUNCIL

Minutes

July 6, 2021

Bondurant City Council

1. Roll Call

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

Absent:

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Planning & Community Development Director Maggie Murray, Fire Chief Aaron Kreuder, Public Works Director John Horton, Library Director Jill Sanders

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 06:02 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Pepper, seconded by McKenzie, to amend the agenda by removing item #5q, and replacing item #9a with a discussion item regarding water issues. Vote on Motion 5-0. Motion carried. Motion by Enos, seconded by Pepper, to approve the agenda as amended. Vote on Motion 5-0.

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 June 21, 2021
- b. Receive and File - Planning & Zoning Commission Meeting Minutes of May 27, 2021
- c. Receive and File - Parks & Recreation Board Meeting Minutes of May 20, 2021

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- d. Claims List
- e. Applications for Council Approval
- f. Licenses & Permits for Council Approval
- g. Proclamations
- h. R-210706-171-Resolution approving the Iowa Department of Transportation 5-Year Maintenance Program
- i. R-210706-172-Consideration of Resolution approving Pay Request No. 6 with Ryan Companies for the Project Omega Phases 2 & 3 Offsite Improvements Construction Management Fee in the amount of \$16,168.67
- j. R-210706-173-Resolution Approving Purchase of New Zero Turn Mower
- k. R-210706-174-Resolution proposing Withdrawal from the Polk County Aviation Authority 28E Agreement and Setting Date of Public Hearing
- l. R-210706-175-Resolution approving Pay Request No. 2 (Release of Retainage) for the Main Street Storm Sewer Extension Project
- m. R-210706-176-Resolution approving Certificate of Completion for the Main Street Storm Sewer Extension Project (Spring Lake Construction)
- n. R-210706-177-Resolution approving Change Order for Additional Storm Intake Structure for the 2021 Bondurant Community Library Expansion Project
- o. R-210706-178-Resolution approving Pay Request No. 7 for the 23rd St. SW & Shiloh Rose Parkway SW Public Infrastructure Improvement Project
- p. R-210706-179-Resolution considering approval of the Quail Run Plat 3 Final Plat

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- q. R-210706-180- Resolution considering approval of the Dvorak Preliminary Plat (unincorporated Polk County)
 - r. R-210706-181- Resolution considering approval of the Jennings Estates Final Plat (unincorporated Polk County)
 - s. R-210706-182-Resolution approving Operations Specialist-Code Compliance Officer Job Description for the City of Bondurant
 - t. R-210706-183-Resolution approving Amendment Agreement with Shive-Hattery for the Construction Services Agreement for Commerce Parkway Phases 2 and 3 Public Improvements Project
 - u. R-210706-184-Resolution approving Story Construction Pay Request No. 10 in the amount of \$43,096.88
 - v. R-210706-185-Resolution approving Pay Request No. 9 for the Bondurant Library Expansion Project in the amount of \$353,023.25
Council Member Elrod questioned item #5n. Public Works Director Horton clarified the reasoning behind the change order. Council Member Elrod questioned item #5p. Planning & Community Development Director Murray clarified the parkland calculation.
Motion by Enos, seconded by Pepper, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pepper. Nays: None.
Absent: None. Motion carried 5-0.
6. Guests requesting to address the City Council
None.
7. **Presentations**
- a. R-210706-186 Polk County Sheriff's Report
Not present.
8. Action Items
- a. - Resolution considering approval of the Commerce Crossings Phase 2 Site Plan at 1000 Commerce Parkway, SW
Chris Bauer, Shive-Hattery, explained the site plan to Council. The Mayor & Council had questions and discussion regarding stormwater, connection to the west, infrastructure, etc.
Motion by Elrod, seconded by Enos, to Approve RESOLUTION NO.

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210706-186. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

- a. Parking on Shiloh Rose Parkway north of 2nd Street (Traffic calming)
9a. Water Issues - Public Works Director Horton presented daily water usage totals to Council. Des Moines Water Works is closely monitoring toxin levels, water usage, algae breakout, etc. A metro-wide water plan is in place, which could hit the next phase by the end of the week or beginning of next week. The Mayor and Council had questions and discussion regarding the timeline, drought conditions, irrigation schedule, etc. Council Member McKenzie suggested waiving the sod requirement for Certificate of Occupancy permits for new homeowners. Grading was also discussed.
- b. 2nd Street Planting Strip
City Administrator Oliver reported that citizens are mistaking the new trail connection to the library as a driveway. Staff suggests planting native grasses to provide a taller visual barrier, but not to interfere with the line of sight. Staff will work with Inger Lamb to complete the project.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
None.
- b. Council Members
Enos - BRAVO update, complaints regarding the stoplight on Hwy 65 and 62nd Street.
Pfeffer - P&Z update.
McKenzie - WRA update, library board meeting tomorrow night, questioned status of Project Omega.
Elrod - None.
Cox - EPIC meeting this week, upcoming BDI meeting, Chamber update, East Polk Regional After Hours next week.
- c. Administrator
City Managers meeting update.
- d. Directors
Sanders - Library project update, library programming and usage update.
Horton - Fireworks debris comments.
Kreuder - Busy weekend, reported the intersection of Franklin and 2nd Street has had an increase in car accidents, Fire Station A/C update.
Murray - Top Farms rezoning request, received a building permit for 106 Main Street, SE for a pie shop.

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11. **Closed Session-** Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation

Motion by Enos, seconded by Pfeffer, to close the regular City Council meeting and move into Closed Session at 06:50 PM. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 5-0.

Council Member Elrod left at 07:00 PM.

Mayor Sullivan closed the Closed Session at 07:13 PM.

12. Adjournment

Motion by Pfeffer, seconded by Cox, to adjourn at 07:14 PM. Vote on Motion 4-0. 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 July 6, 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