

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

BONDURANT CITY COUNCIL

Minutes

July 19, 2021

Bondurant City Council

1. Roll Call

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

Absent: Council Member Doug Elrod

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Fire Chief Aaron Kreuder, Planning & Community Development Director Maggie Murray, Finance Director Jene Jess, Event & Communications Specialist Nicole Van Houten, City Engineer Greg Roth, Parks & Recreation Board Member Joe Miller, Parks & Recreation Board Member Emily Karwoski, Parks & Recreation Board Member Nic Robinson

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 Cox, seconded by Pepper, to approve the agenda. Vote on Motion 3-0. 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.

Council Member Enos arrived at 06:05 PM.

a. Approval of the City Council Meeting Minutes of July 6, 2021

b. Receive and File - Planning & Zoning Commission Meeting Minutes of June 24, 2021

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- c. Receive & File - Library Board Meeting Minutes of June 2, 2021 & Librarian Report
- d. Claims List
- e. Applications for Council Approval
- f. Licenses & Permits for Council Approval
- g. R-210719-187-Resolution setting Date of Public Hearing for Expansion of the NW Trunk Sewer Connection Fee District
- h. R-210719-188-Resolution approving the Bondurant Development, Inc. Contract
- i. R-210719-189-Resolution authorizing Iowa Clean Air Attainment Program Grant Submittal
- j. R-210719-190-Resolution accepting Shiloh Rose Business Park 2 Easement and Right-of-Way Documents
- k. R-210719-191-Resolution approving Pay Request No. 7 with Ryan Companies for the Project Omega Phases 2 & 3 Offsite Improvements Construction Management Fee in the amount of \$14,445.68
- l. R-210719-192-Resolution approving Pay Request No. 6 for the Northeast Storm Sewer Public Infrastructure Project in the amount of \$24,850.69
- m. R-210719-193-Resolution approving Purchase Agreement for the Acquisition of Certain Property Adjacent to City Park locally known as 201 3rd St SE, in the amount of \$120,000, Authorizing Payment for the Acquisition of Property Interests, and Authorizing the Taking of Necessary Steps for the Closing of the Property Acquisition Transactions
- n. R-210719-194-Resolution approving Change Order No. 5 for the Additional Pavement Thickness on Grant Street for the NE Storm Sewer Public Infrastructure Improvement Project.

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- o. R-210719-195-Resolution approving Change Order No. 1 for a Change in Traffic Signalization Suppliers for Commerce Crossings Phase 2 Public Improvements Project
 - p. R-210719-196-Resolution approving Purchase of Changeable Message Sign
 - q. R-210719-197-Resolution approving Pay Request No. 1 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project
 - r. R-210719-198-Resolution approving Liability Insurance Renewal
 - s. R-210719-200-Resolution approving Quote for 32nd Street, SE Asphalt Repair Project
Council Member Cox questioned item #5o. Council Member Pfeffer questioned the message sign.
Motion by Cox, seconded by Enos, to Approve the Consent Agenda. Roll Call: Ayes: Cox, Enos, McKenzie, Pfeffer. Nays: None. Absent: Elrod.
Motion carried 4-0.
6. Guests requesting to address the City Council
None.
- a. R-210719-199-Presentation and Consideration of Adoption of City Park Master Plan
Parks & Recreation Board Members Emily Karwoski, Joe Miller, and Nic Robinson presented the proposed City Park Master Plan to Council.
Motion by Pfeffer, seconded by Enos, to Approve R-210719-199. Roll Call: Ayes: Cox, Enos, McKenzie, Pfeffer. Nays: None. Absent: Elrod. Motion carried 4-0.
7. **Public Hearing**
- a. Regarding a Rezoning from Conservancy (U-1) to General Commercial (C-2) on Portions of land at 1201 Grant Street South and 1455 Grant Street South
Mayor Sullivan opened the public hearing at 06:20 PM.
Planning & Community Development Director Murray provided an overview of the rezoning.
Mayor Sullivan closed the public hearing at 06:22 PM.
8. Action Items
- a. O-210719-208 -(First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the

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Zoning Classification of Certain Real Estate from Conservancy (U-1) to General Commercial (C-2)

Motion by Enos, seconded by Pfeffer, to Approve the first reading of O-210719-208. Roll Call: Ayes: Cox, Enos, McKenzie, Pfeffer. Nays: None. Absent: Elrod. Motion carried 4-0.

- b. R-210719-201-Resolution approving the Agreement for Property Exchange, Conveyancing Documents and Easements, between the City of Bondurant, Eric and Nicole Lang, Gale and Carolyn Mendenhall and Bondurant Commercial, LLC

Motion by Enos, seconded by Pfeffer, to Approve R-210719-201. Roll Call: Ayes: Cox, Enos, McKenzie, Pfeffer. Nays: None. Absent: Elrod. Motion carried 4-0.

9. Discussion Items -

- a. -Discussion and possible resolution consideration - Quail Run Plat 3 Final Plat updates.

Planning & Community Development Director Murray provided an overview of the updates to Quail Run Plat 3 Final Plat. Brian McMurray, Quail Run II, LLC, explained the updates further regarding easements, deeds, the outlot, the stream buffer, etc. Dave Harmeyer, Vista Development, provided input and ensures that they want to work with the City.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Blues & Brews comments.
- b. Council Members
Cox - BDI & Chamber update.
Enos - None.
Pfeffer - None.
McKenzie - None.
- c. Administrator
GFOA Program Excellence Award for the City's Internal Audit Policy comments.
- d. Directors
Murray - P&Z meeting this week.
Jess - None.
Kreuder - BES update.
Horton - NE Storm Sewer Project update.
Van Houten - Bondu Blues & Brews comments.

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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 06:51 PM. Roll Call: Ayes: Cox, Enos, McKenzie, Pfeffer. Nays: None. Absent: Elrod. Motion carried 4-0.
Mayor Sullivan closed the Closed Session at 07:52 PM.
12. Adjournment
Motion by Pfeffer, seconded by Cox, to adjourn at 07:52 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 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