

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

BONDURANT CITY COUNCIL

Minutes

August 16, 2021

Bondurant City Council

1. Roll Call

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

Absent: Council Member Angela McKenzie

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

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 06:01 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Enos, seconded by Cox, to amend the Agenda by removing item #5g. Vote on Motion 4-0. Motion carried. Motion by Enos, seconded by Peffer, to approve the agenda as amended. Vote on Motion 4-0. 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 August 2, 2021

b. Applications for Council Approval

c. Claims List

d. R-210816-225-Consideration of Resolution approving Pay Request No. 8 with Ryan Companies for Project Omega Phases 2 & 3 Offsite

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Improvements Construction Management Fee in the amount of \$10,980.59

- e. R-210816-226-Resolution appointing Diane VanWyk to the Board of Adjustment
 - f. R-210816-227-Resolution setting date of Public Hearing for Rezoning from the Agricultural (A-1) District to the Planned Unit Development (R-5) District on Property currently owned by Top Farms LLLP north of Park Side Plat 2 and adjacent to Highway 65; and request for Future Land Use Map amendment from Single-Family Residential to Multi-Family and Commercial on areas as shown on the PUD Conceptual Plan.
 - g. R-210816-228-Resolution approving Commerce Crossings Plat 1 Final Plat
 - h. R-210816-229-Resolution approving Pay Request No. 9 for 23rd Street, SW & Shiloh Rose Parkway, SW Public Infrastructure Improvement Project
 - i. R-210816-230-Resolution approving Pay Request No. 3 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project to Concrete Technologies Inc.
 - j. R-210816-231-Resolution directing the Advertisement for Paine Heights Sewer Lining Project
 - k. R-210816-232-Resolution approving Pay Request No. 5 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project
 - l. R-210816-233-Resolution approving Pay Request No. 7 for the Northeast Storm Sewer Public Infrastructure Project
Motion by Enos, seconded by Elrod, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, Elrod, Enos, Pfeffer. Nays: None. Absent: McKenzie. Motion carried 4-0.
- 6. Guests requesting to address the City Council
None.
 - 7. Presentation

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- a. Economic Development District Presentation - Gunnar Olson, MPO
Gunnar Olson & Todd Ashby, joined virtually representing the Des Moines MPO. Olson presented the Economic Development District (EDD) to the Council, which is a designation by the U.S. Economic Development Administration given to regions that have experienced economic distress. It will show regional vision, goals, objectives and list projects that support the goals. Council discussed planning, funding, eligibility, etc.

8. **Public Hearing**

- a. Public Hearing regarding Expansion of NW Trunk Sewer Sanitary Sewer Connection Fee District
Mayor Sullivan opened the public hearing at 06:30 p.m.
City Engineer Bob Veenstra discussed the NW Connection Fee District along with future and current development.
Brian Clayton, 120 5th Street, NE, requesting clarification of the location of the connection fee district.
Jim Clayton, 7555 NE 86th Avenue, questioned the dividing line between the NE/NW.
Mayor Sullivan closed the public hearing at 06:48 p.m.

9. Action Items

- a. O-210816-209 -Consideration of Ordinance No. 210816-209 - Expanded NW Trunk Sewer Connection Fee District
Motion by Elrod, seconded by Enos, to Approve the first reading of O-210816-209. Roll Call: Ayes: Cox, Elrod, Enos, Pfeffer. Nays: None. Absent: McKenzie. Motion carried 4-0.
- b. R-210816-234-Resolution approving 28E Agreement with Bondurant-Farrar Community School District for Trail Projects and Lane Construction
Motion by Elrod, seconded by Cox, to Approve R-210816-234. Roll Call: Ayes: Cox, Elrod, Enos, Pfeffer. Nays: None. Absent: McKenzie. Motion carried 4-0.

10. Discussion Items -

- a. American Rescue Plan Discussion and Recommendations
City Administrator Oliver presented ARP options for Bondurant to the Council. Premium pay, revenue loss, investments, and public health & economic impacts were discussed.
- b. Gas-Powered Model Boats (Lake Petocka)
City Administrator Oliver requested clarification on model boats on Lake Petocka due to a conflict in the City Code. Council discussed and

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directed staff to move forward with allowing gas-powered vessels on Lake Petocka.

c. DMWW Callable Bonds

City Administrator Oliver updated the Council on the callable bonds, and requested guidance from the Council. The council directed staff to proceed and pay off the bonds to save on interest.

11. Reports / Comments and appropriate action thereon:

a. Mayor

COVID comments regarding the Delta variant and city operations, Mayor's Bike Ride comments.

b. Council Members

Elrod - DART update, Chamber Breakfast.

Cox - BDI Conference, EPIC update, Chamber events.

Enos - Precinct map comments.

Peffer - None.

c. Administrator

BDI Conference, August 30th Study Session at the Fire Department.

d. Directors

Horton - Project updates, speed data update.

Murray - Comprehensive Plan update.

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

Delete.

13. Adjournment

Motion by Peffer, seconded by Enos, to adjourn at 07:22 p.m. 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 August 16, 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

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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