

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

BONDURANT CITY COUNCIL

Minutes

September 20, 2021

Bondurant City Council

1. Roll Call

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

Absent: Council Member Bob Pfeffer

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Fire Chief Aaron Kreuder, Finance Director Jene Jess, 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 approve the agenda. 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 September 7, 2021

b. Claims List

c. Applications for Council Approval

d. Proclamation

e. R-210920-252-Resolution approving Story Construction Pay Request No.12 in the amount of \$32,868.63

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- f. R-210920-253-Resolution ratifying the Bid submitted to the City of Lake Mills for an 2013 F-150 XL 4x4 Pickup
- g. R-210920-254-Resolution approving Pay Request No. 5 to Concrete Technologies Inc. for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project in the amount of \$65,453.57
- h. R-210920-255-Resolution approving David Ross Plat of Survey (Parcel 2021-117)
- i. R-210920-256-Resolution approving Harvest Meadows Final Plat 1
- j. R-210920-257-Resolution approving Pay Request No. 7 to Shive-Hattery for the Construction Services Agreement for Shiloh Rose Parkway & 23rd St. SW Public Improvements Project in the amount of \$15,120.00
- k. R-210920-258-Resolution approving Change Order No. 2 for Adjustment of Contract Quantities for Shiloh Rose Parkway & 23rd St. SW Public Infrastructure Improvement Project (Project Omega) resulting in a contract reduction of \$15,565.06
- l. R-210920-259-Resolution approving Pay Request No. 11 for the 23rd St. SW & Shiloh Rose Parkway SW Public Infrastructure Improvement Project in the amount of \$87,511.51
- m. R-210920-260-Resolution approving Acceptance of 23rd Street, SW and Shiloh Rose Parkway, SW Public Improvements Project Phase 2 and Phase 3 (Project Omega)
- n. R-210920-261-Resolution authorizing the Execution of a Proposal from Vision Electric in the amount of \$47,409.00 for an Emergency Generator at the Bondurant Emergency Services Building
- o. R-210920-262-Resolution directing staff to take actions necessary to fulfill the goals of the DNR Community Forestry Grant Project
Mayor Sullivan read the Proclamation regarding Fire Prevention Week.

Motion by Enos, seconded by Cox, to approve the Consent Agenda .
Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Peffer. Motion carried 4-0.

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6. Guests requesting to address the City Council

Matt Sillanpaa, 17 Lincoln Street, SE, requesting the Council to consider allowing golf carts to be permitted on city streets. The council discussed and directed staff to further research the topic.

Al Ihde, 200 5th Street, SE, expressed the Bondurant Men's Club's appreciation to the City Staff for their assistance during Summerfest.
Bruce Cordes, 96 Snyder Street, SE, thanked the city staff for their support during the annual event.

7. **Public Hearing**

- a. R-210920-263-Public Hearing on the Paine Heights Sewer Lining Project
Mayor Sullivan opened the public hearing at 06:28 PM.
Public Works Director Horton presented and explained the project to the council.
Bruce Cordes, 96 Snyder Street, SE, questioned the lining process of the project.
Mayor Sullivan closed the public hearing at 06:36 PM.

8. Action Items

- a. R-210920-264-Resolution approving contract with Municipal Pipe Tool Co. LLC in the amount of \$109,261.00 for the Paine Heights Sewer Lining Project
Motion by Elrod, seconded by Enos, to Approve R-210920-264. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Pfeffer. Motion carried 4-0.
- b. O-210920-213 -(First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant Iowa by amending Chapter 103, Stormwater Utility by adding an Agricultural Rate category
Motion by Elrod, seconded by Enos, to approve the first reading of O-210920-213. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Pfeffer. Motion carried 4-0.
- c. O-210907-210 -(Second 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 Planned Unit Development (R-5) and amending the Future Land Use Map from Single-Family Residential to Multi-Family and Commercial in areas shown on the Conceptual Plan
Steve Moseley, Hubbell Realty, presented the resubmitted conceptual plan to the council.
Council Member Elrod expressed his concerns about the development as presented.

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John Becker, Civil Design Advantage Engineering, answered questions from the council regarding parkland.

Motion by Enos, seconded by Elrod, to approve the second reading of O-210907-210. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Peffer. Motion carried 4-0.

9. Discussion Items -

- a. -Collaboration with the School District (Sports Courts)
City Administrator Oliver presented a concept to collaborate with the school district for tennis courts and pickle ball courts. The courts would be located near the high school. The council was in favor of moving forward.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Thanked the city staff for nominating him for an award.
- b. Council Members
McKenzie - Library Ribbon Cutting this Thursday.
Enos - No Parking concern in Wolf Creek.
Cox - BDI Conference next week.
Elrod - None.
- c. Administrator
Iowa Commercial Real Estate Association booth, Des Moines Water Works meeting update, Iowa League of Cities Conference update.
- d. Directors
Jess - None.
Horton - None.
Kreuder - None.
Murray - None.

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 Cox, to close the regular meeting and move into closed session at 07:44 PM. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Peffer. Motion carried 4-0.
Mayor Sullivan closed the closed session at 08:10 PM, and moved back to the regular meeting.

12. Adjournment

Motion by Enos, seconded by Cox, to adjourn the meeting at 08:11 PM.
Vote on Motion 4-0. 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 September 20, 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