

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

BONDURANT CITY COUNCIL

Minutes

November 15, 2021

Bondurant City Council

1. Roll Call

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

Absent: Council Member Wes Enos

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

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 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 City Council Meeting Minutes of November 1, 2021

b. Receive & File - Annual Urban Renewal Report for Fiscal Year 2020-2021

c. Receive & File - Library Board Meeting Minutes of October 6, 2021 & Library Director's Report

d. Claims List

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- e. Applications for Council Approval
- f. Approval of RFQ for Tree Removal
- g. R-211115-293-Resolution setting Public Hearing to Consider a Rezoning from the Medium Industrial (M-2) District to Central Business (C-4) District on Portions of Land Adjacent to the C-4 District
- h. R-211115-294-Resolution setting a date of Public Hearing to Consider 16th Street NE, Grant Street North to Pleasant Street NE, Water Connection Fee District and Establishing Connection Fees Therein
- i. R-211115-295-Resolution setting a date of Public Hearing to consider the Franklin Street - 2nd Street NW to the Former Railroad Right-of-Way Water Connection Fee District and establishing connection fees therein
- j. R-211115-296-Resolution setting a date of Public Hearing to Consider 16th Street NE, Pleasant Street NE to NE Hubbell Avenue, Water Connection Fee District and Establishing Connection Fees Therein
- k. R-211115-297-Resolution setting a date of Public Hearing to Consider the Franklin Street NW - 2nd Street NW North 1/2 Mile Water Connection Fee District and Establishing Connection Fees Therein
- l. R-211115-298-Resolution Setting Date for Public Hearing on Designation of the Expanded Bondurant Urban Renewal Area and on Urban Renewal Plan Amendment
- m. R-211115-299-Resolution obligating Funds from the Urban Renewal Tax Revenue Funds for Appropriation to the Payment of Annual Appropriation Tax Increment Financed Obligations which shall come due in the Next Succeeding Fiscal Year
- n. R-211115-300-Resolution authorizing the Tax Increment Financing (TIF) Indebtedness Certification to the County Auditor for Fiscal Year 2023
- o. R-211115-301-Resolution approving the Annual Finance Report to the State of IA for FY21

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- p. R-211115-303-Resolution of Endorsement for the City of Bondurant's Application to MidAmerican Energy Company's Trees Please! Grant Program for Improvements proposed at Eagle Park
 - q. R-211115-304- Resolution approving ISG Professional Services Agreement in the amount of \$7,000 for Conceptual Design Services to Assist with preparing the City of Bondurant's Application for Funding through the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative Grant Program for the proposed Eagle Park Improvements
 - r. R-211115-305-Resolution of Endorsement for the City of Bondurant's Application to the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative Grant Program for Improvements proposed at Eagle Park
 - s. R-211115-306-Resolution approving Pay Request No. 7 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project in the amount of \$52,407.00
 - t. R-211115-307-Resolution approving Certificate of Completion and Final Acceptance of Agreement Work with the Iowa DOT for Shiloh Rose Parkway/23rd Street SW Public Infrastructure Improvements (Project Omega)
 - u. R-211115-308-Resolution approving Change Order No. 3 (deduct of \$30,445.85) to Ryan Companies US, Inc. for Shiloh Rose Parkway/ 23rd St. SW Public Infrastructure Improvement Project (Project Omega)
 - v. R-211115-309-Resolution approving Pay Request No. 8 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project to Concrete Technologies Inc. in the amount of \$133,619.73.
 - w. R-211115-310-Resolution of Endorsement for the City of Bondurant's Application to the Rural Innovation Grant Program seeking Funds to Assist with implementation of the Dog Park Project
Motion by Cox, seconded by Peffer, to Approve the Consent Agenda.
Roll Call: Ayes: McKenzie, Elrod, Cox, Peffer. Nays: None. Absent: Enos. Motion carried 4-0.
6. Guests requesting to address the City Council
None.

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7. Presentation

- a. Brian Mulcahy, Des Moines Airport
Brian Mulcahy, Des Moines Airport, presented a new terminal funding presentation to the council.

8. **Public Hearing**

- a. Hold public hearing regarding request for annexation of 70.00 acres of land on land owned by James & Judy Nelson and Kathryn Zimmer and Robert Johnson, also known as the Myers Certified Site Application Area.
Mayor Sullivan opened the public hearing at 06:35 PM.
City Administrator Oliver explained that this is related to the certified site.
Planning & Community Development Director Murray presented information to the council regarding the annexation and future land use.
Mayor Sullivan closed the public hearing at 06:39 PM.
- b. Hold public hearing regarding request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District on property known as the Myers Certified Site Application area, pending annexation; and request for Future Land Use Map update from Reserve Ag/Residential and Reserve Industrial to Industrial.
Mayor Sullivan opened the public hearing at 06:39 PM.
Planning & Community Development Director Murray presented information to council regarding the rezoning request.
Mayor Sullivan closed the public hearing at 06:40 PM.

9. Action Items

- a. R-211115-311-Resolution considering approval of the Myers Certified Site Application Area Annexation Request
Motion by Elrod, seconded by McKenzie, to Approve R-211115-311. Roll Call: Ayes: Cox, Elrod, McKenzie, Pfeffer. Nays: None. Absent: Enos. Motion carried 4-0.
- b. O-211115-216 -(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 Medium Industrial (M-2), pending annexation, and amending the Future Land Use Map from Reserve Ag/Residential and Reserve Industrial to Industrial.
Motion by Pfeffer, seconded by Cox, to Approve the first reading O-211115-216. Roll Call: Ayes: Cox, Elrod, McKenzie, Pfeffer. Nays: None. Absent: Enos. Motion carried 4-0.

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- c. O-211101-215 -(Second Reading) Ordinance repealing Ordinance No. 01-202 Providing for the Divison of Taxes Levied on Taxable Property in the 2001 Addition to the Bondurant Urban Renewal Area
Motion by Pepper, seconded by Cox, to waive the second reading, and approve the third and final reading of O-211101-215 . Roll Call: Ayes: Cox, Elrod, McKenzie, Pepper. Nays: None. Absent: Enos. Motion carried 4-0.
 - d. R-211115-302-Resolution approving Proposal from Vision Electric for Lights in the Downtown Parking Lot for \$17,500
Motion by Cox, seconded by Pepper, to Approve R-211115-302. Roll Call: Ayes: Cox, Elrod, McKenzie, Pepper. Nays: None. Absent: Enos. Motion carried 4-0.
10. Discussion Items -
- a. Council Vacancy Discussion
Council discussed the options for the upcoming vacancy. Council directed staff to advertise the vacancy and solicit letters of interest and resumes from the public.
11. Reports / Comments and appropriate action thereon:
- a. Mayor
Met with local legislative representatives as well as state representatives, and discussed topics related to municipal government, council appointed committee comments.
 - b. Council Members
McKenzie - None.
Pepper - Liaison update.
Cox - Chamber event, BDI meeting, EPIC update.
Elrod - Election and new role comments.
 - c. Administrator
Employee Holiday Luncheon update.
 - d. Directors
Jess - Vaccination mandate update.
Kreuder - Vaccination mandate comments, Iowa Public Health Inspection on November 30th, department updates.
Murray - Redistricting update.
Horton - Watershed Management Authority 28E Agreement 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
Motion by Pepper, seconded by Elrod, to close the regular meeting at 07:47 PM, and move into closed session. Roll Call: Ayes: Cox, Elrod,

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McKenzie, Pepper. Nays: None. Absent: Enos. Motion carried 4-0.
The Mayor closed the Closed Session at 08:08 PM.

13. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 08:08 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 November 15, 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