

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

BONDURANT CITY COUNCIL

Minutes

December 20, 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

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 06:00 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. Roll Call: Ayes: Cox, Elrod, McKenzie, Pepper. Nays: None. Absent: Enos. Motion carried 4-0.

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 City Council Meeting Minutes of December 6, 2021 & December 14, 2021

b. Claims List

c. Applications for Council Approval

d. R-211220-352-Resolution adopting Conduit Revenue Bond Policy

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- e. R-211220-353- Resolution reappointing Lisa Cameron and Brian Clayton to the Planning & Zoning Commission
- f. R-211220-354-Resolution approving Street Lighting Proposal from Mid-American Energy for the Shiloh Rose Parkway and 23rd Street SW Public Improvements Project in the amount of \$119,266.14
- g. R-211220-355-Resolution approving payment to MidAmerican Energy for Street lighting Proposal from MidAmerican Energy for the Shiloh Rose Parkway SW Project Bluejay/SW Corridor Public Improvements Project in the amount of \$23,597.96
- h. R-211220-356-Resolution approving the Top Farms Property Preliminary Plat
- i. R-211220-357-Resolution approving the Fox Ridge Plat 1 Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits
- j. O-211207-218 -(Third/Final Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Chapter 93 - Water Connection Fee Districts
- k. O-211207-217 -(Third/Final Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estate from Medium Industrial (M-2) to Central Business (C-4)
- l. O-211115-216-(Third and Final Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification of Certain Real Estates 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
- m. R-211220-359-Resolution setting the date for public hearings and additional action on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder
Motion by Pepper, seconded by Cox, to Approve R-211220-359. Roll Call: Ayes: Cox, Elrod, McKenzie, Pepper. Nays: None. Absent: Enos. Motion carried 4-0.

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6. Guests requesting to address the City Council
None.
7. **Public Hearing**
 - a. Public Hearing on Proposed Amendment to the Bondurant Urban Renewal Area (Myers-City Campus)
Mayor Sullivan opened the public hearing at 06:04 PM. City Administrator Oliver informed the council that this urban renewal area is east of Hwy 65, and the city has taken all the necessary steps to secure the land from adjacent property owners for the amendment. Mayor Sullivan closed the public hearing at 06:06 PM.
 - b. Public Hearing regarding Municipal Boundaries and Precincts
Mayor Sullivan opened the public hearing at 06:06 PM. The council discussed the revision. Mayor Sullivan closed the public hearing at 06:08 PM.
8. Action Items
 - a. R-211220-358-Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area (Myers-City Campus)
Motion by McKenzie, seconded by Pepper, to Approve R-211220-358. Roll Call: Ayes: Cox, Elrod, McKenzie, Pepper. Nays: None. Absent: Enos. Motion carried 4-0.
 - b. O-211220-219 -Ordinance amending Chapter 3 of the Bondurant City Code, titled Municipal Boundaries and Precincts
Motion by Cox, seconded by Pepper, to waive the first and second reading, and approve the third and final reading of O-211220-219. Roll Call: Ayes: Cox, Elrod, McKenzie, Pepper. Nays: None. Absent: Enos. Motion carried 4-0.
9. Reports / Comments and appropriate action thereon:
 - a. Mayor
Comments regarding his last meeting, expressed appreciation for everyone's support over the last 15 years and to city staff.
 - b. Council Members
Elrod - Presented a gift to Mayor Sullivan, DART update.
McKenzie - ICON Board update, WRA Board update.
Peffer - Expressed gratitude towards the Mayor.
Cox - Upcoming BDI meeting, EPIC meeting in January, upcoming

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Chamber's Coffee & Conversation, Chamber Annual Dinner on January 14th, expressed gratitude towards the Mayor.

- c. Administrator
Presented a video to the Mayor.
- d. Directors
Murray - Associate Planner position update.
Kreuder - Expressed his appreciation of serving with the Mayor.
Horton - Project updates, and appreciates serving with the Mayor.

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

11. Adjournment
Mayor Sullivan conducted the Oath of Office to Mayor-Elect, Doug Elrod.
The Mayor-Elect conducted the Oath of Office to Council Member Robert L. Pepper, Matt Sillanpaa, and Chad Driscoll.

Motion by Pepper, seconded by Cox, to adjourn the meeting at 06:40 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 December 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