

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

BONDURANT CITY COUNCIL

Minutes

February 22, 2022

Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Chad Driscoll, Council Member Matt Sillanpaa, Council Member Angela McKenzie

Absent: Council Member Tara Cox, Council Member Bob Pepper

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, City Engineer Greg Roth

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:05 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by McKenzie, seconded by Driscoll, 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.

a. Approval of City Council Meeting Minutes of February 7, 2022

b. Receive & File - Library Board Meeting Minutes of January 5, 2022 & Director's Report

c. Receive and File - Minor PUD Amendment: Quail Run Phase 2 PUD Conceptual Plan

d. Receive & File- Bondurant Municipal water Supply Sanitary Survey

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

- e. Claims List
- f. Applications for Council Approval
- g. R-220222-48-Resolution approving Pay Request No. 10 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project
- h. R-220222-49-Resolution approving Change Order No. 3 for Commerce Crossings Phase 2 Public Improvements Project in the amount of \$2,436.47
- i. R-220222-50-Resolution of Endorsement for the Bondurant Community Foundation's Application for Bondurant's Redesignation as an Iowa Great Place
- j. R-220222-51-Resolution affixing a Date for a Public Hearing for FY23 City of Bondurant Budget for March 7, 2022 at 6:00 p.m.
- k. R-220222-52-Resolution approving Street Lighting Proposal from Mid-American Energy for the placement of streetlights along the newly constructed Commerce Parkway and 35th St. SW public improvement projects in an amount of \$158,999.73
- l. R-220222-53-Resolution awarding bid for the Clearing and Grubbing of trees for the Ditch #2 Stream Restoration Project
- m. R-220222-54-Resolution setting a Public Hearing to address Complaints Filed on Tobacco Sales Permit Violations against Casey's General Store (2nd Street, NW)
- n. R-220222-55-Resolution approving Professional Services Contract with EOR of Iowa for the design and construction services of Eagle Park
- o. R-220222-57- Resolution of Endorsement for the Bondurant Community Foundation's applications to the Polk County Community Betterment Grant Program and the Polk County Community Development Program for funding requests to assist the City of Bondurant with implementing the fishing pier at Lake Petocka and to assist the City of Bondurant with establishing a Wayfinding Master Plan

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

- p. R-220222-58- Resolution of Endorsement for Bondurant Development Incorporated's applications to the Polk County Community Betterment Grant Program and the Polk County Community Development Program for funding requests to assist the City of Bondurant with implementing the Grain Elevator Redevelopment Feasibility Study and to also assist the City of Bondurant with establishing an electric vehicle charging station in downtown Bondurant
 - q. R-220222-59- Resolution of endorsement for the Bondurant Chamber of Commerce's application to the Polk County Community Betterment Program for a funding request to assist the City of Bondurant with establishing a Bondurant Block Party Trailer Rental Kit
 - r. R-220222-60- Resolution of endorsement of the City of Bondurant's application to the Prairie Meadows Community Betterment Grant Program for funding to implement the community dog park
 - s. R-220222-61- Resolution of endorsement for the City of Bondurant's application to the Polk County Community Betterment Grant Program for funds to help implement the proposed community dog park
 - t. R-220222-62-Resolution setting Date for Public Hearing on Urban Renewal Plan Amendment
 - u. - Resolution executing annexation agreement
Motion by Driscoll, seconded by McKenzie, to amend the agenda by removing items 5c and 5u. Vote on Motion 3-0. Motion carried. Motion by McKenzie, seconded by Sillanpaa, to approve the agenda as amended. Roll Call: Ayes: McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Cox, Peffer. Motion carried 3-0.
6. Guests requesting to address the City Council
- a. Ben Dales, Commander of VFW Post 12208
Ben Dales, 906 Washington Street, SE, reported a new VFW Post has been created in the State of Iowa. The VFW will be community focused and family oriented, and wishes to be involved with events within the community.
7. **Public Hearing**
- a. Public Hearing on Plans, Specifications, and Form of Contract for Ditch 2 Stream Resoration/Ditch Stabilization Project

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

Mayor Elrod opened the public hearing at 06:10 PM.
Aaron Gwinnup, EOR, explained the project. Public Works Director John Horton stated that 35 to 40 trees will be planted, and this project is one of the items identified in the stormwater master plan.
Mayor Elrod closed the public hearing at 06:18 PM.

b. Public hearing on Future Land Use Map Change and Property Rezoning (GHOLDS Area)

Mayor Elrod opened the public hearing at 06:18 PM.
Maggie Murray, explained the request to the council.
Mayor Elrod closed the public hearing at 06:24 PM.

8. Action Items

a. O-220222-200 -Consideration of one or more readings of Ordinance changing Future Land Use Map and Rezoning Property (GHOLDS Area)
Motion by Sillanpaa, seconded by Driscoll, to Approve the first reading of O-220222-200. Roll Call: Ayes: McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Cox, Pfeffer. Motion carried 3-0.

b. R-220222-56- Resolution approving the Temple Holdings Site Plan on Outlot Y of the Shiloh Rose Business Park Plat 1
Planning & Community Development Director Murray explained the site plan to the council. The project's engineer and developer addressed all of the city's concerns. Eric Temple, informed the council that it's currently planned to be a spec building, with the other building being utilized for light manufacturing. They are seeking a local or regional tenant.

9. Discussion Items -

a. Presentation of FY23 Budget Proposal
Marketa Oliver, City Administrator, presented the FY23 budget to the council, staff, and public.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
DART & CVB comments regarding the hotel/motel tax, MPO updates, diversity, equity & inclusion comments.
- b. Council Members
Driscoll - Tree Board meeting tomorrow, upcoming BRAVO meeting.
McKenzie - WRA update.
Sillanpaa - MAC comments, P&Z update.
- c. Administrator

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

Ash tree removal update, City of Altoona hired a new City Administrator, upcoming opportunity to speak on modernizing budget processes at a conference.

d. Directors

Horton - Comments regarding the latest news story.

Kreuder - Fleet update.

Jess - None.

Murray - Redesignation of Iowa Great Places application update.

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 Driscoll, seconded by Sillanpaa, to Move into closed session at 08:03 PM. Roll Call: Ayes: McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Cox, Pepper. Motion carried 3-0.

Mayor Elrod closed the closed session at 08:11 PM.

12. Adjournment

Motion by McKenzie, seconded by Driscoll, to adjourn at 08:11 PM. Vote on Motion 0-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the undersigned 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 February 22, 2022, 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.

Doug Elrod, Mayor