

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

BONDURANT CITY COUNCIL

Minutes

April 19, 2021

Bondurant City Council

1. Roll Call

Present: Mayor Curt Sullivan, Council Member Tara Cox, Council Member Wes Enos, Council Member Doug Elrod
Virtually: Council Member Angela McKenzie, Council Member Bob Pepper
City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Finance Director Jene Jess
Virtually: Fire Chief Aaron Kreuder, Library Director Jill Sanders

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 6:05 p.m. and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by City Council Member Enos, seconded by City Council Member Elrod, to approve the agenda. Vote on Motion 5-0. 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 April 5, 2021

b. Planning & Zoning Commission Meeting Minutes of April 8, 2021

c. R-210419-101 Library Board Meeting Minutes of March 3, 2021 & Director's Report

d. Receive and file Annual Audit and Finance Report

e. Claims List

f. Applications for Council Approval

g. R-210419-87 Resolution approving Pay Application No. 1 to Ryan Companies for the Project Omega Phases 2 & 3 Offsite Improvements Project in the amount of \$3,971.11

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- h. R-210419-88 Resolution approving Pay Application No. 6 to Multiple Vendors for the Library Expansion and Renovation Project Management by Story Construction in the amount of \$445,790.56
 - i. R-210419-89 Resolution approving Pay Application No. 1 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project
 - j. R-210419-90 Resolution approving Pay Application No. 2 to McAninch Corporation for the 23rd Street, SW and Shiloh Rose Parkway, SW Public Infrastructure Improvement Project in the amount of \$215,162.80
 - k. R-210419-91 Resolution approving Change Orders Totaling \$85,945.19 for the 2021 Bondurant Community Library Expansion Project
 - l. R-210419-92 Resolution approving adjustment to Board of Adjustment fees
 - m. R-210419-93 Resolution Setting Date for Public Hearing on Designation of the Expanded Bondurant Urban Renewal Area and on Urban Renewal Plan Amendment
 - n. R-210419-94 Resolution rescinding and replacing Resolution No. 210405-82 related to disbursement of funds from Spring Bags Tournament
Motion by City Council Member Enos, seconded by City Council Member Elrod, to Approve Consent Agenda. Roll Call: Ayes: City Council Member Cox, City Council Member Elrod, City Council Member Enos, City Council Member McKenzie, City Council Member Pepper. Nays: None. Absent: None. Motion carried 5-0.
- 6. Guests requesting to address the City Council
None.
 - 7. Presentations
 - a. Audit Report
Ryan Roof, Faller, Kincheloe & Co, PLC, presented the audit report to the Council. The report indicated that the City is in good financial standing with suitable internal control.
 - 8. Action Items

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- a. -Resolution for Professional Services Agreement with EOR for Design and Construction Phase Services for the Ditch #2 Stream Bank Stabilization Project
Motion by Elrod, seconded by Enos, to approve Resolution for Professional Services Agreement with EOR for Design and Construction Phase Services for the Ditch #2 Stream Bank Stabilization Project. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pepper. Nays: None. Absent: None. Motion carried 5-0.
- b. R-210419-96-Resolution approving Memorandum of Understanding with Bondurant Commercial, LLC
Motion by City Council Member Enos, seconded by City Council Member Cox, to Approve Resolution approving Memorandum of Understanding with Bondurant Commercial, LLC. Roll Call: Ayes: City Council Member Cox, City Council Member Elrod, City Council Member Enos, City Council Member McKenzie, City Council Member Pepper. Nays: None. Absent: None. Motion carried 5-0.
- c. -Resolution approving Commerce Crossings Site Plan
Motion by City Council Member Elrod, seconded by City Council Member Cox, to Approve Resolution approving Commerce Crossings Site Plan subject to review of the building elevations. Roll Call: Ayes: City Council Member Cox, City Council Member Elrod, City Council Member Enos, City Council Member McKenzie, City Council Member Pepper. Nays: None. Absent: None. Motion carried 5-0.
- d. -Resolution approving Site Plan for Bondurant Retail Building (100/104 Main St SE)
Motion by City Council Member Enos, seconded by City Council Member Elrod, to Approve Resolution approving Site Plan for Bondurant Retail Building (100/104 Main St SE). Roll Call: Ayes: City Council Member Cox, City Council Member Elrod, City Council Member Enos, City Council Member McKenzie, City Council Member Pepper. Nays: None. Absent: None. Motion carried 5-0.
- e. -Resolution approving Highpoint Estates Preliminary Plat
Motion by City Council Member Enos, seconded by City Council Member Cox, to Approve Resolution approving Highpoint Estates Preliminary Plat. Roll Call: Ayes: City Council Member Cox, City Council Member Elrod, City Council Member Enos, City Council Member McKenzie, City Council Member Pepper. Nays: None. Absent: None. Motion carried 5-0.
- f. -Resolution approving Site Plan for 96 Paine Circle SE
Motion by City Council Member Enos, seconded by City Council Member Cox, to Approve Resolution approving Site Plan for 96 Paine Circle SE. Roll Call: Ayes: City Council Member Cox, City Council Member Elrod,

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City Council Member Enos, City Council Member McKenzie, City Council Member Pepper. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

a. Discussion of M2 Uses

Bobby Colosimo, Skol Trucking, is looking at relocating his company to Bondurant. He explained his business and operations to Council.

10. Reports / Comments and appropriate action thereon:

a. Mayor
None.

b. Council Members
Enos - None.
Cox - Chamber Coffee & Conversation update, Chamber update, EPIC update.
Elrod - Comments regarding the Reclaimed Rails event this weekend.
Peffer - Parks & Recreation Board Meeting update, P&Z update.
McKenzie - None.

c. Administrator
A Piece of Bondurant update, no P&Z this week, Farmers Market event.

d. Directors
Kreuder - None.
Sanders - Library Project 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
Deleted.

12. Adjournment

Moved by Pepper, seconded by Cox, to adjourn the meeting at 7:19 p.m.
Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Curt Sullivan, 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 April 19, 2021, that all the subjects included in the foregoing proceedings were

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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