

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

BONDURANT CITY COUNCIL

Minutes

March 21, 2022

Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Bob Pepper, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Matt Sillanpaa, Council Member Chad Driscoll

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, Library Director Jill Sanders

2. Call to Order and Declaring a Quorum

Mayor Elrod 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 Pepper, seconded by Driscoll, 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 City Council Meeting Minutes of March 7, 2022

b. Claims List

c. Applications for City Council Approval

d. Receive and File - Park and Recreation Board Meeting Minutes from February 17, 2022

e. R-220321-70- Resolution approving the Professional Services Agreement with Veenstra & Kimm, Inc. for the Design of the Main Street Reconstruction Project

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

- f. R-220321-71- Resolution approving Memorandum of Understanding with Drake University for Visioning and Goal Setting Facilitation
- g. R-220321-72- Resolution approving Purchase Agreement for Land for Future Utility Needs
- h. R-220321-73- Resolution approving Annexation Agreement for Parcel 170/00010-003-000
- i. R-220321-74- Resolution approving Annexation Agreement for Parcels 140/00057-001-000 and 140/00058-000-000
- j. R-220321-75- Resolution approving the Professional Services Agreement with Veenstra & Kimm, Inc. for the Design of the Franklin Street, SW Water Main Project
- k. R-220321-76- Resolution approving IEDA Reimbursement Agreement for the Myers Certified Site Project
- l. R-220321-77- Resolution approving Pay Request No. 11 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project
- m. R-220321-78- Resolution approving endorsement for the City of Bondurant's application for funding to the Iowa DNR's Land & Water Conservation Grant Program
- n. R-220321-79- Resolution approving the Construction Services Agreement with Veenstra & Kimm, Inc. for the Hwy 65 Pedestrian Underpass Project
- o. R-220321-80- Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Ryan Companies US, Inc., Including Annual Appropriation Tax Increment Payments
- p. R-220321-81- Resolution approving the MidAmerican Gas and Regulator Station Easement on City-owned land at 104 15th Street, SE
- q. R-220321-85- Resolution approving the Amendment to the Real Estate Purchase Agreement for Parcels 230/00455-008-000; 230/00455-009-000; and 230/00455-000-000

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

- r. R-220321-86- Resolution approving Professional Services Agreements with OPN Architects, Bolton & Menk, and Impact 7G in the amount totaling \$19,000 for work associated with the Grain Elevator Facility Assessment

Motion by Cox, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- 6. Guests requesting to address the City Council
None.

- a. Des Moines Water Works presentation regarding Regional Water Planning
Ted Corrigan and Amy Kahler, Des Moines Water Works, presented the Regional Water Planning to the Council.

Linda Wunn, 105 Lincoln Street, SE, inquired about usage today, and if the City calculates growth.

7. **Public Hearing**

- a. Public Hearing for Contract Award for Ditch 2 Stream Resoration/Ditch Stabilization Project

Mayor Elrod opened the public hearing at 06:37 PM.

Public Works Director Horton explained the project to the public and the council. Matt Farver, 706 Pleasant Street, NE, questioned the location and the outcome of the project. Council Member Sillanpaa updated the council on questions from the community he had received regarding the removal of mature trees and the project. Derek Morris, 600 Sycamore Drive, NW, inquired about the status of the project in his area.

Mayor Elrod closed the public hearing at 06:48 PM.

- b. Public Hearing on Proposed Amendment to the Bondurant Urban Renewal Area (Shiloh Rose Project)

Mayor Elrod opened the public hearing at 06:49 PM.

City Administrator Oliver explained the Urban Renewal Area to the council and the public, stating that this amendment was planned.

Mayor Elrod closed the public hearing at 06:50 PM.

8. Action Items

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

- a. R-220321-82- Resolution awarding the Contract and approving the Ditch #2 Stream Restoration Bid Package #1 Improvements Project to Iowa Earth Works in the amount of \$599,175.87
Motion by Pepper, seconded by Cox, to Approve R-220321-82. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - b. R-220321-83- Resolution to Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area (Shiloh Rose Project)
Motion by Cox, seconded by Driscoll, to Approve R-220321-83. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - c. O-220307-201 - (Second Reading) Ordinance Amending Chapter 92, Water Rates, Adjusting Water Rates and Fees Effective on Bills Issued on 4/1/2022 for Water Consumed during the March Billing Cycle
Motion by Pepper, seconded by Cox, to waive the second reading, and approve the third and final reading of O-220307-201. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - d. O-220307-202 - (Second Reading) Ordinance Amending Chapter 106, Collection of Solid Waste
Motion by Cox, seconded by Driscoll, to waive the second reading, and approve the third and final reading of O-220307-202. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
9. Discussion Items -
- a. R-220321-84-Discussion and possible Consideration of Resolution appointing a Representative to the Mid-Iowa Planning Alliance (MIPA) Board of Directors for CY22
The council discussed appointing staff until a commitment level is set by the board.

Motion by Cox, seconded by Pepper, to appoint City Administrator Oliver, and approve R-220321-84. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - b. Men's Club Request
City Administrator Oliver informed the council that the Men's Club is requesting \$2,000 for fireworks for Summerfest. The council agreed to the request.
 - c. -Discussion of draft Ordinance amending the Code of the City of Bondurant, Iowa by establishing Chapter 82 - Golf Cart Regulations

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

City Administrator Oliver updated the Council on the changes from the City Attorney. Council Member McKenzie is in favor of a short-term trial period. The council would like the Polk County Sheriff's Department's feedback prior to moving forward with action.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Updates from liaison boards and organizations.
- b. Council Members
Sillanpaa - P&Z and MAC meeting updates.
Cox - Inquired about the four-way stops around City Park, inquired about the school's plans on Grant Street, N, Chamber Board meeting next month, EPIC update, BDI meeting next month.
McKenzie - ICON grant updates.
Driscoll - BRAVO meeting update, DEI Board update.
Peffer - MWA update.
- c. Administrator
Grant updates, legislative update.
- d. Directors
Kreuder - DMACC Fire Science and EMS Program Job Fair tomorrow.
Horton - Underpass goes to bid at the beginning of April. Ditch #2 Project update. Street sweeping will begin in April.
Murray - P&Z meeting this Thursday, update Comprehensive Plan Advisory meeting.
Sanders - Library update, programming 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 Cox, to move into Closed Session at 07:40 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 08:00 PM.

12. Adjournment

Motion by Peffer, seconded by Cox, to adjourn at 08:00 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

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

Doug Elrod, 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 March 21, 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