

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

BONDURANT CITY COUNCIL

Minutes

April 4, 2022

Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Matt Sillanpaa, Council
Member Chad Driscoll

Absent: Council Member Angela McKenzie, Council
Member Bob Pepper

City Officials
Present: City Administrator Marketa Oliver, City Clerk
Shelby Hagan, Public Works Director John
Horton, Planning & Community Development
Director Maggie Murray, Fire Chief Aaron
Kreuder, Library Director Jill Sanders, Planning
& Zoning Commission Member Brian Clayton

2. Call to Order and Declaring a Quorum

Mayor Elrod 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 Driscoll, seconded by Cox, 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 March 21, 2022

b. Claims List

c. Applications for City Council Approval

d. R-220404-87- Resolution for the Disposal of Surplus Property

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- e. R-220404-88- Resolution approving an Easement Agreement with Casey's to establish the necessary easements for trail work associated with the City's Highway 65 Trail Underpass Project
 - f. R-220404-90- Resolution approving the Fox Ridge Estates Plat 1 Final Plat, a Subdivision in Unincorporated Polk County within two miles of Bondurant's city limits
 - g. R-220404-91- Resolution approving the Black Oak Farm Plat 1 Final Plat, a Subdivision in Unincorporated Polk County within two miles of Bondurant's city limits
 - h. R-220404-92- Resolution approving the Everett Mauch Estate Final Plat, a Subdivision in Unincorporated Polk County within two miles of Bondurant's city limits
 - i. R-220404-93- Resolution approving the Lauren Mauch Plat of Survey, a split in Unincorporated Polk County within 2 miles of Bondurant's city limits to create Parcel 2021-157
 - j. R-220404-94- Resolution waiving the City of Bondurant's right to review the proposed Minor Subdivision request as allowed under Section 354.9.2 of the Iowa Code and Section 180.02 of the City Code for a Subdivision in Unincorporated Polk County within 2 miles of Bondurant's city limits
Motion by Cox, seconded by Sillanpaa, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Peffer. Motion carried 3-0.
6. Guests requesting to address the City Council
- Brian Deeds, 130 Snyder Street, SE, expressed his traffic concerns in Paine Heights.
- Aaron Bruce, 204 Main Street, SE, expressed his concerns about parking at the Farmers Market around City Park.
- a. Polk County Sheriff's Report
Captain Van Hoozer updated council on the calls for service for the month of March.
7. **Public Hearing**
- a. Public Hearing on Proposed Development Agreement with Ryan Companies US, Inc.

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Mayor Elrod opened the public hearing at 06:21 PM.
City Administrator Oliver explained the warehouse project is off of 23rd Street, SW and Shiloh Rose in the Shiloh Rose Industrial Park.
Mayor Elrod closed the public hearing at 06:21 PM.

- b. Public Hearing regarding disposition of Real Estate (Right-of-Way sliver along Grant Street)

Mayor Elrod opened the public hearing at 06:22 PM.
City Administrator Oliver explained the easement related to the NW Trunk Sewer Project.
Mayor Elrod closed the public hearing at 06:23 PM.

8. Action Items

- a. R-220404-89- Resolution approving Central Iowa Water Works Founding Resolution

Motion by Driscoll, seconded by Cox, to Approve R-220404-89. Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Pfeffer. Motion carried 3-0.

- b. R-220404-95- Resolution conveying Real Property from NE Storm Sewer Project

Motion by Cox, seconded by Driscoll, to Approve R-220404-95. Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Pfeffer. Motion carried 3-0.

- c. R-220404-96- Resolution approving the Edgeland Bondurant Preliminary Plat and Site Plan at Outlot R of the Quail Run Phase 2 Preliminary Plat Development Area

Eric Cannon, Snyder & Associates, explained the project to the council.

Council Member Sillanpaa provided comments from the residents.
Council Member Cox stated that she was not in favor of slab on grade units. Planning & Community Development Director Murray mentioned that they are in compliance with the original PUD that was submitted and approved. The units would cost approximately \$1500/month with the owner occupied as an option.

Jason Brown, 208 Summit Circle, NW, expressed his concerns about the housing.

Motion by Cox, seconded by Sillanpaa, to Table R-220404-96. Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Pfeffer. Motion carried 3-0.

- d. R-220404-97- Resolution Approving a Development Agreement with Ryan Companies US, Inc., Authorizing Annual Appropriation Tax

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Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Motion by Cox, seconded by Driscoll, to Approve R-220404-97. Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Pepper. Motion carried 3-0.

9. Discussion Items -

a. Federal Legislative Priorities

City Administrator Oliver presented the draft of the Federal Legislative Priorities that will be presented during the meetings during the Washington D.C. trip.

10. Reports / Comments and appropriate action thereon:

a. Mayor

MYLAG & DART update.

b. Council Members

Cox - EPIC update, Chamber and BDI meeting next week.

Driscoll - DEI update, volunteer engagement opportunities.

Sillanpaa - MAC meeting update, P&Z update, public engagement questions.

c. Administrator

The City was designated as an Iowa Great Place for another ten years.

d. Directors

Horton - Projects update.

Murray - Joint workshop is Monday, June 13th for the Comprehensive Plan.

Kreuder - Shoutout to the Clover Barn for their hospitality.

Sanders - The Foundation received a Facebook grant today for \$20,000.

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 07:14 PM. Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Pepper. Motion carried 3-0.

Mayor Elrod closed the closed session at 07:40 PM.

12. Adjournment

Motion by Cox, seconded by Driscoll, to adjourn at 07:40 PM. Vote on Motion 3-0. Motion carried.

Shelby Hagan, City Clerk

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ATTEST:

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 April 4, 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