

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

BONDURANT CITY COUNCIL

Minutes

September 6, 2022

Bondurant City Council

1. Roll Call

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

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, City Engineer Bob Veenstra

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 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 August 15, 2022

b. Applications for City Council Approval

c. Claims List

d. Treasurer Report

e. Street Finance Report

f. Receive and File - Mayoral Proclamation for National Clean Energy Week in Bondurant, September 26 - 30, 2022

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- g. Receive and File - Parks and Recreation Board Meeting Minutes from June 16, 2022 and July 21, 2022
- h. R-220906-175- Resolution approving the Modified City Council Meeting Schedule
- i. R-220906-176- Consideration of Resolution Amending Schedule of Administrative Penalties for Violations of Industrial Pretreatment Ordinance Regulating Hauled Wasted and Regulating Fat, Oil, and Grease Discharge by Food Service Establishments in Chapter 100 of the Code of Ordinances of the City of Bondurant
- j. R-220906-177- Resolution declaring certain items surplus and donating those items to the Bondurant Historical Society
- k. R-220906-178- Resolution authorizing the Mayor to Execute an Agreement with SVPA in the amount of \$68,000 for the Civic Campus Master Plan
- l. R-220906-179- Resolution appointing Jolita Uthe to the Board of Adjustment
- m. R-220906-180- Resolution affixing a date for a public hearing to consider adoption of the Building Bondurant Comprehensive Plan
- n. R-220906-181- Resolution of endorsement of the City of Bondurant's grant application request to the Iowa Economic Development Authority's Destination Iowa Program under their Outdoor Recreation Fund category for funding to implement redevelopment of the downtown Landus property
- o. O-220801-209 - (Third and Final Reading) Ordinance amending Chapter 47 of the Bondurant Code of Ordinances related to Parks regulations and establishing Dog Park Regulations
- p. R-220906-182- Resolution approving Pay Request No. 1 for the Highway 65 Underpass Project TAP-T-0747(613)-8V-77 to Jenco Inc. for \$667,420.76

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- q. R-220906-183- Resolution approving Pay Request No. 2 to Iowa Earth Works for the Ditch #2 Streambank Restoration Project in the amount of \$234,981.50
 - r. R-220906-184- Resolution to fix a date for a public hearing on a proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$1,205,600
 - s. R-220906-185- Resolution approving Change Order No. 6 for Commerce Crossings Phase 2 Public Improvement Project in the amount of \$-109,945.36
 - t. R-220906-194- Resolution approving Pay Request No. 14 for the Commerce Crossings Phase 2 Public Infrastructure Improvement Project
 - u. R-220906-186- Resolution approving Pay Request No. 11 for the Northeast Storm Sewer Public Infrastructure Project
 - v. R-220906-187- Resolution adopting the Vision, Mission, and Values for the City of Bondurant
 - w. R-220906-188- Resolution approving proposal from Shive-Hattery in the amount of \$67,000 for Myers 2, Step 2 and Step 3 Certified Site Application work
 - x. R-220906-189- Resolution approving proposal from Shive-Hattery in the amount of \$77,000 for Timmins Industrial Park, Step 2 and Step 3 certified site application work
 - y. R-220906-190- Resolution approving proposal from Shive-Hattery in the amount of \$50,700 for Bondurant Industrial Logistics Site, Step 2 and Step 3 certified site application work
Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.
6. Guests requesting to address the City Council
None.
7. **Public Hearing**

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- a. Public Hearing for Contract Approval and Award of Bid for Eagle Park
Mayor Elrod opened the public hearing at 06:07 PM.
Public Works Director Horton reported that the City only received one bid, and explained the project.
Mayor Elrod closed the public hearing at 06:10 PM.
- b. Public Hearing to consider a request for rezoning from Agricultural (A-1) to Planned Unit Development (R-5) on property at Parcel 231/00021-000-108, also known as the Park Side Estates rezoning area
Mayor Elrod opened the public hearing at 06:10 PM.
Planning & Community Development Director Murray explained the rezoning and the PUD.
Eric Cannon, Snyder & Associates, answered questions regarding the trail and trail connections.
Mayor Elrod closed the public hearing at 06:18 PM.

8. Action Items

- a. R-220906-191- Resolution awarding the contract and approving the Ditch #2 Stream Restoration Bid Package #2 and Eagle Park Restoration to Synergy Contracting for the amount of \$779,103.60
Motion by Cox, seconded by Sillanpaa, to Approve R-220906-191. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- b. R-220906-192- Resolution approving the Wisteria Crossing Preliminary Plat
Seth Moulton, DR Horton, explained the development to the council which included street connections, the outlot, lot sizes, etc. Bob Veenstra, Veenstra & Kimm, Inc., explained his review of the preliminary stormwater calculations. The Council discussed stormwater, basements, parkland, etc. with the developer/builder.

Motion by Peffer, seconded by Cox, to Table R-220906-192. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- c. R-220906-193- Resolution approving Sanitary Sewer Master Plan Proposal for Professional Services with Veenstra & Kimm in the amount of \$18,700
Bob Veenstra, Veenstra & Kimm, Inc., explained the purpose of the sanitary sewer master plan.

Motion by Driscoll, seconded by Peffer, to Approve R-220906-193. Roll

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Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.

- d. O-220906-210 - (First Reading) Ordinance Approving the Request for Rezoning From Agricultural (A-1) District to Planned Unit Development (PUD) on Property at Parcel 231/00021-000-108 (Park Side Estates)
Motion by Cox, seconded by Sillanpaa, to waive the first and second reading, and Approve the third and final reading of O-220906-210. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- e. O-220906-211 - (First Reading) Ordinance amending Chapter 100 of the City of Bondurant relating to the regulation of industrial wastewater and commercial wastewater
City Administrator Oliver explained to the council that the ordinance is mainly to update definitions. Bob Veenstra, Veenstra & Kimm, reported that the changes are all technical, which included high strength user modifications, rate increases, grease trap updates, etc. The changes affect the industries but not the city, and will go into effect October 1st.

Motion by Cox, seconded by Driscoll, to waive the first and second reading, and Approve the third and final reading of O-220906-211. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

- a. Discussion of tree at 806 Filmore Avenue, SE
Public Works Director Horton explained to the council that the homeowner is requesting to remove a tree on city property near the lot line. The council agreed not to move forward with the removal.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
None.
- b. Council Members
Cox - Chamber update, BDI Conference on October 5th, Wolf Creek parkland comments.
Driscoll - Tree Board Tree Sale update, BRAVO launched their grant cycle.
Pepper - MWA update.
McKenzie - Questioned tree service program, WRA update, resident complaints.
Sillanpaa - Traffic concerns from a resident on 2nd Street, NE and Hwy 65.

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- c. Administrator
Applied for three tree planting project grants, dog park update.
- d. Directors
Horton - Underpass update.
Murray - Comprehensive Plan update, P&Z meeting this week.
Kreuder - Staff update.
Sanders - Library 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 08:06 PM. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll.
Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the closed session at 08:59 PM.

12. Adjournment
Motion by Pepper, seconded by Cox, to adjourn at 09:00 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

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 September 6, 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