

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

BONDURANT CITY COUNCIL

Minutes

September 26, 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, Fire Chief Aaron Kreuder, Planning & Community Development Director Maggie Murray, Library Director Jill Sanders, City Engineer Bob Veenstra

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:03 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Cox, seconded by Pepper, 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 September 6, 2022

b. Applications for City Council Approval

c. Claims List

d. Receive and File - 2021 Communications Report

e. Receive and File - Library Board Meeting Minutes of August 3, 2022 & Library Director's Report

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

- f. R-220926-195- Resolution of endorsement regarding the City of Bondurant's application to the Iowa DOT's Federal Recreational Trails (FRT) Program for funding to implement the downtown Chichaqua Valley Trail extension
- g. R-220926-196- Resolution of endorsement for the City of Bondurant's application to the Silos & Smokestacks National Heritage Area's Large Project Grant Program
- h. R-220926-197- Resolution authorizing signature of the Grant Project Cooperative Agreement to allow the City of Bondurant to receive funds under the Iowa DNR's 2022 Community Forestry Grant Program and authorizing staff to take the actions necessary to fulfill the goals of the awarded applications
- i. R-220926-198- Resolution approving updated Water Infrastructure Funding Grant Agreement with the Iowa Finance Authority (Ditch 2 Project)
- j. R-220926-199- Resolution approving Tahoe Purchase for Bondurant Emergency Services in the amount of \$40,382
- k. R-220926-200- Resolution Certifying Population for recently-annexed ground (Gholds)
- l. R-220926-201- Resolution approving Change Order No. 1 with Earth Works for the Ditch #2 Stream Restoration Public Improvements Project in the amount of \$6,760
- m. R-220926-202- Resolution approving Pay Request No. 2 to Jenco Construction Inc. For the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$492,623.58
- n. R-220926-203- Resolution authorizing the execution and delivery of a First Amendment to Loan Agreement with respect to the City's Private College Facility Revenue Bonds (Grand View University Project), Series 2012B and the Execution and deliver of Related Documents.
- o. R-220926-204- Resolution approving Pay Request No. 14 for the Northeast Storm Sewer Public Infrastructure Project (Release of Retainage)

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

- p. R-220926-205- Resolution approving Pay Request No. 3 for the Ditch #2 Streambank Restoration Project
- q. R-220926-206- Resolution approving Certificate of Completion for the NE Storm Sewer Project to Absolute Infrastructure
- r. R-220926-207-Resolution approving Change Order No. 3 for the additional traffic route signage needed for the Hwy 65 Underpass Project TAP-T-0747(613)—8V-77
- s. R-220926-208- Resolution approving Employment Agreement
- t. R-220926-209- Resolution Certifying Construction Costs pursuant to Commerce Crossings Development Agreement
Council Member McKenzie questioned item #5n.

Motion by Pepper, seconded by Cox, 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.

7. **Public Hearing**

- a. Public Hearing to consider plans, specifications, and contract for Franklin Street - 2nd Street, NW to former RR ROW Water Main
Mayor Elrod opened the public hearing at 06:08 PM.
City Engineer Veenstra explained the project to the public and council.
Mayor Elrod closed the public hearing at 06:09 PM.
- b. Public Hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement
Mayor Elrod opened the public hearing at 06:09 PM.
City Engineer Veenstra explained that this is related to the planning and design of the water tower.
Mayor Elrod closed the public hearing at 06:11 PM.
- c. Public hearing regarding adoption of the Building Bondurant Comprehensive Plan
Mayor Elrod opened the public hearing at 06:12 PM.
Chris Shires, Confluence, presented the Building Bondurant

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

Comprehensive Plan to the public and council.
Mayor Elrod closed the public hearing at 06:43 PM.

8. Action Items

- a. R-220926-210- Resolution awarding the contract and approving the Franklin Street Water Main Project to Thorpe Contracting LLC. in the amount of \$417,550.00
Motion by Pfeffer, seconded by Cox, to Approve R-220926-210. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- b. R-220926-211- Resolution taking additional action with respect to a Water Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of a \$1,205,600 Water Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement)
Motion by Pfeffer, seconded by Cox, to Approve R-220926-211. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- c. R-220926-212- Resolution adopting the Building Bondurant Comprehensive Plan
Motion by Pfeffer, seconded by Driscoll, to Approve R-220926-212. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- d. R-220926-213- Resolution approving Park Side Estates Preliminary Plat
Eric Cannon, Snyder & Associates, presented the preliminary plat to the council.

Motion by Cox, seconded by Sillanpaa, to Approve R-220926-213. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- e. R-220906-192- RETURN TO TABLE - Resolution approving Wisteria Crossing Preliminary Plat
Brandon Stubbs, Stubbs Engineering, explained the sanitary sewer analysis to the council. Cory Bloom, D.R. Horton, discussed the amount of fill needed to build every house with a basement in this development. City Engineer Veenstra spoke about the sanitary sewer analysis and basement feasibility. The council discussed basements, drainage, parkland, etc. with the engineer and developer.

Council Member Pfeffer left at 07:45 PM.

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

- f. R-220926-214- Resolution approving the Midstates Precast Products site plan expansion project regarding paved parking lot and a new office building

Planning & Community Development Director Murray explained the site plan to the council, which included a paved parking lot, a new office building and landscaping.

Motion by Cox, seconded by McKenzie, to Approve R-220926-214. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 4-0.

- g. R-220926-215- Resolution approving 2514 Robinson Avenue, NE site plan

David Willard, Pelds Design Services, presented the site plan and discussed the landscaping.

Motion by Cox, seconded by McKenzie, to Approve R-220926-215. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 4-0.

- h. R-220926-216- Resolution Approving of the Site Plan at 2300 Shiloh Rose Parkway, SW

James Jones, BL Companies, explained the site plan to the council.

Motion by Cox, seconded by Sillanpaa, to Approve R-220926-216. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 4-0.

9. Discussion Items -

- a. Prairie Point Drainage Issues

Public Works Director Horton, explained the drainage pattern and the issue it is causing in The Cove development. City Engineer Veenstra explained the drainage and how the original development designed the water to flow. The staff and council discussed cost-effective solutions.

- b. Request to remove a tree on city-owned ROW at 1114 Lincoln Street, SE

Public Works Director Horton reported that the business owner across the street requested the tree blocking his sign be removed. The business owner has offered to pay for the removal. Council Member Cox suggested asking the business owner to purchase two trees from the tree sale to plant elsewhere in the community. Public Works Director Horton stated that the tree does cause a visibility issue for

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

motorists along Highway 65. The council agreed to move forward with the tree removal as long as the business owner replaces the tree in another part of town.

10. Reports / Comments and appropriate action thereon:

a. Mayor

Bondurant family gathering comments, asked council members to start thinking about the upcoming council appointed board appointments for next year.

b. Council Members

Cox - Upcoming BDI Conference, upcoming Chamber events.

McKenzie - Library Board meets next week, ICON event comments, WRA update.

Sillanpaa - None.

Driscoll - Tree Sale update, Tree Board update, BRAVO update.

c. Administrator

Updated project maps, and the federal program matched the tree program dollars, upcoming groundbreaking for Eagle Park.

d. Directors

Sanders - Library update.

Kreuder - Thanked council for approving the purchase of a new duty vehicle, Chief provided an update on the status of the order, update on Prairie Meadows grant for cots.

Horton - Underpass Project update, and other Project updates, new public works employee started.

Murray - None.

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 Cox, seconded by McKenzie, to Move into closed session at 08:48 PM. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 4-0.

Mayor Elrod closed the closed session at 09:25 PM.

12. Adjournment

Motion by Cox, seconded by McKenzie, to close at 09:25 PM. Vote on Motion 4-0. Motion carried.

ATTEST:

Shelby Hagan, City Clerk

**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 September 26, 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