

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

BONDURANT CITY COUNCIL

Minutes

November 7, 2022

Bondurant City Council

1. Roll Call

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

Absent: Council Member Bob Pepper

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, Finance Director Jene Jess, Library Director Jill Sanders, Economic Development Coordinator Tiffany Luong, Planning & Zoning Commission Member Brian Clayton

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 05:31 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Cox, seconded by Driscoll, to approve the Agenda. Vote on Motion 4-0. 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 October 17, 2022

b. Claims List

c. Applications for City Council Approval

d. Receive and File - Bondurant Grain Elevators Feasibility Assessment

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- e. R-221107-228- Resolution approving Franklin Avenue Water Main Easement (Permanent and Temporary)
- f. R-221107-229- Resolution adopting the Central District Improvements Master Plan
- g. R-221107-230- Resolution approving Change Order No. 2 for removal of debris from drainage swales for the Eagle Park Restoration Project
- h. R-221107-231- Resolution approving Pay Request No. 11 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project
- i. R-221107-232- Resolution approving Pay Request No. 2 to Synergy Contracting for the Eagle Park Restoration and Ditch #2 Bid Pack #2 in the amount of \$97,566.90
- j. R-221107-233- Resolution affixing a date for a public hearing for a request for rezoning from Conservancy (U-1) to Limited Industrial (M-1) at 1601 Garfield Street, SW and a portion of Parcel 231/00020-007-009
- k. R-221107-234- Resolution appointing Brandon Clough to the Tree Board
- l. R-221107-235- Resolution affixing a date for a public hearing for Zoning Code text amendments regarding use and bulk requirements within the Low-Density Residential (R-1) and Medium Residential (R-2) Districts
- m. R-221107-236- Resolution affixing a date for a public hearing for Zoning Code and Subdivision Code text amendments regarding basements
- n. R-221107-237- Resolution affixing a date for a public hearing for Zoning Code text amendments regarding the consolidation of certain requirements related to outdoor storage, screening, and landscaping
- o. R-221107-238- Resolution approving amended Change Order No. 4 for the emergency detour traffic route signage needed for the Hwy 65 Underpass Project TAP-T-0747(613)—8V-77

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- p. R-221107-239- Resolution approving Change Order No. 5 for the electrical wiring upsize and conduit size change needed for the Hwy 65 Underpass Project TAP-T-0747(613)—8V-77
 - q. R-221107-240- Resolution approving Pay Request No. 5 to Jenco Construction Inc. For the Highway 65 Underpass Public Improvement Project TAP-T-0747(613)-8V-77 in the amount of \$911,946.40
 - r. R-221107-241- Resolution approving Pay Request No. 4 for the Ditch #2 Streambank Restoration Project in the amount of \$40,889.43
 - s. R-221107-242- Resolution approving Change Order No. 3 for additional survey staking for trail alignment changes for the Eagle Park Restoration Project in the amount of \$1,749.00
 - t. R-221107-243- Resolution approving the Featherstone Plat 1 Final Plat
 - u. R-221107-244- Resolution Approving Featherstone Townhomes Plat 1 Final Plat
 - v. O-221017-212 - (Second Reading) Ordinance Amending Sections 175.02, 177.15 and 178 of the Zoning Code Regarding Home Occupations
Motion by Driscoll, seconded by Cox, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None.
Absent: Pepper. Motion carried 4-0.
6. Guests requesting to address the City Council
- a. Polk County Sheriff's Department
Not present.
 - b. Presentation of Community of Character Award - Scott Raecker
Scott Raecker, The Robert D. and Billie Ray Center Executive Director, presented the Community of Character Award to the City of Bondurant.
7. **Public Hearing**
- a. PUBLIC HEARING - to consider Zoning Code text amendments to the following sections of the Code: 175.02 - Definitions, 177.09 - Off-Street Parking Area Required, and 178.13 - M-1 District
Mayor Elrod opened the public hearing at 06:01 PM.

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Planning & Community Development Director Murray explained the proposed amendments to the council and public.

Mayor Elrod closed the public hearing at 06:07 PM.

8. Action Items

- a. O-221107-213 - (First Reading) Ordinance amending Sections 175.02, 177.09, and 178.13 of the Zoning Code regarding M-1 Uses and other related items

Motion by Cox, seconded by Sillanpaa, to Approve the First Reading of O-221107-213. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Peffer. Motion carried 4-0.

9. Discussion Items -

- a. Strategic Planning with Drake Facilitators
Scott Raecker & Jeff Kluever, Drake University, facilitated the Strategic Planning session with the council and city administration.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
The upcoming council appointed committee assignments, DART update.
- b. Council Members
Sillanpaa - P&Z update.
McKenzie - ICON update.
Cox - Chamber, EPIC, & BDI update.
Driscoll - BRAVO update.
- c. Administrator
Upcoming meetings, inquired about a holiday party, certified sites update, annexation update.
- d. Directors
Murray - Upcoming P&Z meeting.
Horton - Eagle Park Project update.
Jess - None.
Sanders - State report update.
Kreuder - Central Campus Tour regarding Health Science.
Luing - Federal grant education classes.

11. Adjournment

Motion by Cox, seconded by Sillanpaa, to adjourn at 08:05 PM. Vote on Motion 4-0. Motion carried.

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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 November 7, 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