

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

BONDURANT CITY COUNCIL

Minutes

May 17, 2021

Bondurant City Council

1. Roll Call

Present: Mayor Curt Sullivan, Council Member Bob Peffer, Council Member Tara Cox, Council Member Doug Elrod, Council Member Wes Enos, Council Member Angela McKenzie

Absent: None.

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Finance Director Jene Jess, Public Works Director John Horton, Fire Chief Aaron Kreuder, Library Director Jill Sanders

2. Call to Order and Declaring a Quorum

Mayor Sullivan 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 Enos, seconded by Peffer, 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 the City Council Meeting Minutes of May 3, 2021

b. Approval of the Planning & Zoning Commission Meeting Minutes of April 15, 2021

c. Approval of the Library Board Meeting Minutes of April 7, 2021 & Director's Report

d. Claims List & Treasurer's Report

e. Applications for Council Approval

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- f. Licenses & Permits for Council Approval
- g. Proclamations
- h. R-210517-115-Resolution approving Pay Request No. 5 for the Grant/2nd Street Turn Lane Project
- i. R-210517-116-Resolution approving Pay Request No. 6 for the Grant/2nd Street Turn Lane Project
- j. R-210517-117-Resolution approving Certificate of Completion and Acceptance of Infrastructure Improvements for the Grant St./2nd St. NW Turn Lanes Project to OMG Midwest dba/ Des Moines Asphalt and Paving
- k. R-210517-118-Resolution approving Pay Request No. 4 for the 2020 Washington Street Deceleration Lane Project
- l. R-210517-119-Resolution approving Pay Request No. 4 for the Northeast Storm Sewer Public Infrastructure Project
- m. R-210517-120-Resolution approving Invoice for Pleasant Street, SE Asphalt Paving Project
- n. R-210517-121-Resolution approving Pay Request No. 1 for the Main Street Storm Sewer Extension Project
- o. R-210517-122-Resolution approving Pay Request No. 3 with Ryan Companies for the Project Omega Phases 2 & 3 Offsite Improvements Construction Management Fee in the amount of \$18,169.16
- p. R-210517-123-Resolution approving Pay Request No. 2 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project
- q. R-210517-124-Resolution approving Pay Request No. 4 for the 23rd St. SW & Shiloh Rose Parkway SW Public Infrastructure Improvement Project

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r. R-210517-125-Resolution approving the 2021 Tropical Sno Lease

s. R-210517-126-Resolution Setting a Date of Meeting at Which it is Proposed to Approve a Development Agreement with Bondurant Commercial, LLC, Including Annual Appropriation Tax Increment Payments

t. R-210517-127-Resolution Eliminating Fees for Certain Equipment Rentals

Council recommends City Staff close the street and erect the barricades rather than the business.

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

6. Guests requesting to address the City Council
None.

7. **Public Hearing**

a. Regarding Amending the Current Budget of the City of Bondurant for the Fiscal Year Ending June 30, 2021

Mayor Sullivan opened the public hearing at 6:20 p.m.

City Administrator Oliver explained the amendment. Council Member Pepper questioned public safety increase.

Mayor Sullivan closed the public hearing at 6:22 p.m.

b. Proposed Amendment to the Bondurant Urban Renewal Area

Mayor Sullivan opened the public hearing at 6:22 p.m.

City Administrator Oliver explained that the Urban Renewal Amendment is in regards to the Commerce Crossings Project, and that a consultation meeting was held and there were no objections. Council Member Elrod questioned the land swap, and if it was included.

Mayor Sullivan closed the public hearing at 6:24 p.m.

8. **Action Items**

a. R-210517-128-Resolution approving the Amendment of the Current Budget of the City of Bondurant for the Fiscal Year Ending June 30, 2021

Motion by Enos, seconded by Pepper, to Approve RESOLUTION NO. 210517-128. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pepper. Nays: None. Absent: None. Motion carried 5-0.

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- b. R-210517-129-Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area
Motion by Enos, seconded by Pfeffer, to Approve RESOLUTION NO. 210517-129. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 5-0.
- c. O-210517-206 -Ordinance Providing for the Division of Taxes Levied on Taxable Property in the May, 2021 Addition to the Bondurant Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
Motion by Enos, seconded by Cox, to waive the first and second reading, and approve the third and final reading of ORDINANCE NO. 210517-206. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 5-0.
- d. R-210517-130-Resolution approving acceptance for the 23rd Street SW and Shiloh Rose Pkwy SW Public Improvements Project Phase 1
Motion by Enos, seconded by Elrod, to Approve RESOLUTION NO. 210517-130. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 5-0.
- e. R-210517-131-Resolution approving the site plan for the Sales of Fireworks
Motion by Pfeffer, seconded by Enos, to Approve RESOLUTION NO. 210517-131. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 5-0.
- f. R-210517-132-Resolution ordering construction and notice of Public Hearing on Plans, Specifications, Form of Contract, Estimate of Cost, and Directing the Advertisement for Bids for Commerce Crossing Development Public Improvement Phase 2 Project.
Motion by Enos, seconded by Elrod, to Approve RESOLUTION NO. 210517-132. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 5-0.
- g. R-210517-133-Resolution regarding Shiloh Rose Business Park Plat 2 Final Plat
Assess Lot A/6 for the future trail installation.
Motion by Elrod, seconded by Enos, to Approve RESOLUTION NO. 210517-133. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie, Pfeffer. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

- a. ICON (Formerly CIWT)
Decision by June 15th.
Oliver - 28E modified the weight which decreased the amount Bondurant

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would be contributing due to the access to the water trail, representative on the board, marketing, trail markers, guarantee a certain number for the first year due to the unknown number of participation from cities.
Elrod - Discussion with Grimes City Council Member, same provision as DART - waiting period if City decides to leave the 28E
Sullivan - resolution for consideration.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
None.
- b. Council Members
Peffer - Parks & Recreation Board this Thursday.
Enos - MWA this week, no update from BRAVO, Legislature is about to adjourn, questioned signature requirement for upcoming local election.
Cox - EPIC, BDI & Chamber update.
Elrod - Fishing Pier at Petocka.
McKenzie - WRA meets tomorrow, Abbie's patio inquiry, vacation next meeting, questioned the Des Moines Water Works announcement regarding the drought.
- c. Administrator
CDC guidelines regarding masks, met with architect and engineer regarding a potential new fire station.
- d. Directors
Horton - New meter installs, landscape work at the City's entrances, cemetery clean up for Memorial Day Weekend, Spring Clean Up update, downtown cluster box update, detention pond near Bluejay Landing update.
Sanders - Submitted a Prairie Meadows Grant, received a Facebook Grant, Summer Reading Program sign-ups have begun, Library Project update.
Jess - None.
Kreuder - Department update, storm sirens update.
- e. City Attorney
Absent.

11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
Deleted.

12. Adjournment

Motion by Peffer, seconded by Cox, to adjourn the meeting at 7:25 p.m.
Vote on Motion 5-0. Motion carried.

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Shelby Hagan, City Clerk

ATTEST:

Curt Sullivan, 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 May 17, 2021, 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.

Curt Sullivan, Mayor