

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

## BONDURANT CITY COUNCIL

### Minutes

January 17, 2023

Bondurant City Council

1. Roll Call

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

Absent: Council Member Angela McKenzie

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Fire Chief Aaron Kreuder, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Library Director Jill Sanders, Events & Communication Coordinator Nicole VanHouten

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:01 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Sillanpaa, seconded by Cox, to amend the agenda by moving #5t to #8c. Vote on Motion 4-0. Motion carried. Motion by Driscoll, seconded by Cox, to approve the agenda as amended. 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 January 3, 2023

b. Claims List and Treasurer's Report

c. Applications for City Council Approval

d. Receive & File - Library Board Meeting Minutes of December 7, 2022 & Library Director's Report

e. Receive & File - Planning & Zoning Commission's 2022 Annual Report

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- f. O-230103-200 - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00062-000-000 and 140/00050-002-000
- g. O-230103-201 - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Parcel 170/00002-000-000
- h. O-230103-202 - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Medium Industrial (M-2) District, pending annexation finalization, on Parcels 140/00052-005-000, 140/00053-000,000, and 140/00054-001-000
- i. O-230103-203 - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on Lots 1 and Outlot Z of the Timmins Acres Final Plat and on Parcels 140/00058-000-000 and 140/00057-001-000
- j. O-230103-204 - (Second Reading) Ordinance rezoning property from the Agricultural (A-1) District to the Limited Industrial (M-1) District, pending annexation finalization, on the following Parcels 230/00463-000-000, 230/00464-002-003, 230/00466-003-000, 230/00466-004-000, and 230/00466-001-000
- k. R-230117-6- Resolution of endorsement for the City of Bondurant's application to the Iowa Economic Development Authority's Community Catalyst Grant Program to be used for remediation and rehabilitation of 98 Grant Street South
- l. R-230117-7- Resolution adopting the Annexation Policy included as part of the Building Bondurant Comprehensive Plan
- m. R-230117-8- Resolution approving RFQ for Grant Street Realignment/Central District Stormwater Improvements Design and Funding Project
- n. R-230117-9- Resolution approving Change Orders No. 5 & No. 6 to Thorpe Contracting LLC for additional work related to the Franklin Street Water Main Project in the amount of \$24,933.11

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- o. R-230117-10- Resolution of endorsement for the City of Bondurant's application to Polk County through the Polk County Community Development Grant Program for the Bondurant Recreational Sports Complex Parking Lot
  - p. R-230117-11- Resolution affixing a date for a public hearing to consider a rezoning from the City's Agricultural (A-1) District to the Limited Industrial (M-1) District on Parcels 231/00214-002-000 and 231/00214-004-000
  - q. R-230117-12- Resolution affixing a date for a public hearing to consider text amendments to Section 178.13 of the Zoning Code regarding adding language inadvertently excluded from Ordinance 221107-213
  - r. R-230117-13- Resolution considering approval of the Heartland LM Kellogg Plat 1 Preliminary Plat, a subdivision in unincorporated Polk County within two miles of Bondurant's city limits
  - s. R-230117-14- Resolution considering approval of a waiver of review of the Nehring Estates Plat of Survey, a boundary line adjustment in unincorporated Polk County within two miles of Bondurant's city limits
  - u. R-230117-16- Resolution repealing Resolution #07-60 and instead adopting residential street light standards as set forth by the Statewide Urban Design and Specifications' Design Manual, Chapter 11 - Street Lighting
  - v. R-230117-17- Resolution setting a public hearing for February 6, 2023, to hear public comment on the Proposed Property Tax Levy (Please note this is NOT the rate the City is proposing for the final property tax rate. (This is the Max Levy Rate hearing required by State Law.) Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda. Roll Call: Ayes: Cox, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
6. Guests requesting to address the City Council
- a. Presentation of check from Storey Kenworthy Foundation for the Bondurant Skate Park Project  
Lincoln Dix, Storey Kenworthy, presented a check to the council in the amount of \$10,000 for the Bondurant Skate Park Project.

7. **Public Hearing**

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- a. PUBLIC HEARING - regarding a rezoning from the Medium Industrial (M-2) District to the Central Business (C-4) District and the High Density Residential (R-3) District at Parcel 231/00220-017-000 (excluding the southern portions of this parcel that front 2nd Street SE and are currently zoned Medium Density Residential (R-2))  
Mayor Elrod opened the public hearing at 06:09 PM.

Planning & Community Development Director Murray explained the rezoning to the council.

Mayor Elrod closed the public hearing at 06:13 PM.

8. Action Items

- a. O-230117-205 - (First Reading) - Ordinance rezoning property from the Medium Industrial (M-2) District to the Central Business (C-4) District and the High Density Residential (R-3) District at Parcel 231/00220-017-000 (excluding the southern portions of this parcel that front 2nd Street SE and are currently zoned Medium Density Residential (R-2))  
Motion by Cox, seconded by Pepper, to Approve the first reading O-230117-205. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
- b. O-230117-206 - (First Reading) Ordinance amending the Code of Ordinance of Bondurant, Iowa by amending Chapter 23, Planning and Zoning Commission  
Motion by Cox, seconded by Driscoll, to Approve the first reading of O-230117-206. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
- t. R-230117-15- Resolution considering approval of the Hawthorne Crossing 2 Site Plan/Preliminary Plat  
Representatives from The Crossing Development, LLC presented the site plan to the council. Council Member Cox appreciated the horizontal and vertical siding added to the rear elevation. Planning & Community Development Director Murray explained the Planning & Zoning Commission's recommendations for approval specifically regarding sidewalks.  
  
Motion by Driscoll, seconded by Sillanpaa, to Approve R-230117-15. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

9. Discussion Items -

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- a. -Discussion regarding DMDC 2023 (Greater Des Moines Partnership) Trip  
Mayor Elrod questioned the council about who is interested in attending the DC Trip this May.
10. Reports / Comments and appropriate action thereon:
  - a. Mayor  
Upcoming meeting with Congressman Zach Nunn, annexation agreements update, MPO update.
  - b. Council Members  
Peffer - Upcoming meetings.  
Driscoll - Chamber & Library recognitions, DSM Partnership Legislative Kick-Off comments.  
Cox - Upcoming Chamber, City & BDI meeting, upcoming February Chamber meeting, upcoming EPIC meeting, DART update.  
Sillanpaa - P&Z update, Nicole Thomas Photography building inquiry.
  - c. Administrator  
Mentioned moving the May 15th City Council meeting to May 22nd due to the DC Trip, the upcoming Snow Ordinance, property tax bill update, upcoming PFM meeting.
  - d. Directors  
Kreuder - Fleet update.  
Murray - Annexation update, upcoming Parks & Recreation Board meeting.  
Horton - WRA update, upcoming winter weather.  
Sanders - Library recognition, upcoming award ceremony next week.
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 at 06:59 PM. Vote on Motion 4-0. Motion carried.

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Shelby Hagan, City Clerk

ATTEST:

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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

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on January 17, 2023, 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.

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Doug Elrod, Mayor