

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

BONDURANT CITY COUNCIL

Minutes

March 20, 2023

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

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:04 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Pepper, seconded by Cox, to amend the agenda by reordering the guests requesting to address the City Council. Vote on Motion 5-0. Motion carried.

Motion by Pepper, seconded by McKenzie, to approve the agenda as amended. Vote on Motion 5-0. Motion carried.

5. Guests requesting to address the City Council

a. Carleton Stoll regarding the Dog Park

Carleton Stoll, 111 4th Street, NE, presented his concern about the current Dog Park location.

b. Sally Dix, BRAVO Presentation

Sally Dix, BRAVO, presented an annual update to the City Council.

6. 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 March 6, 2023 City Council Meeting Minutes

b. Applications for Council Approval

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- c. Claims List and Treasurer's Report
- d. Receive & File - February 1, 2023 Library Board Meeting Minutes & Director's Report
- e. O-230222-210 - (Third Reading) Ordinance approving a request for rezoning from the Agricultural (A-1) District to the Light Industrial (M-1) District on land at Parcels 231/00214-004-000 and 231/00214-002-000
- f. O-230306-212 - (Second Reading) Ordinance approving rezoning from the Medium Density Residential (R-2) District to the Transitional Commercial (C-1) District on 5.89 acres at 8383 NE 72nd Street
- g. R-230320-51- Resolution approving Change Order No. 2 for the Ditch #2 Streambank Restoration Project (Negative quantity adjustments)
- h. R-230320-52- Resolution approving Pay Request No. 5 for the Ditch #2 Streambank Restoration Project (Release of Retainage)
- i. R-230320-53- Resolution to approve Certificate of completion for Phase 1 of the Ditch #2 Streambank Restoration Project
- j. R-230320-54- Resolution approving action to order construction and set date of hearing and letting for the BRSC Parking Project
- k. R-230320-55- Resolution approving agreement with McClure Engineering for the Professional Services Agreement for the 15th Street Area Stormwater Improvements Project
- l. R-230320-56- Resolution affixing a date for a public hearing to consider the adoption of the Civic Campus Master Plan
- m. R-230320-57- Resolution approving the 5251 NE 94th Avenue Plat of Survey, a plat of survey in unincorporated Polk County within two miles of the City of Bondurant's city limits
- n. R-230320-58- Resolution approving Amendment No. 1 to the Professional Services Agreement with Veenstra & Kimm, Inc. for the Certified Site Improvements in the amount of \$48,600

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- o. R-230320-61- Resolution levying assessment for costs of delinquent water for 106 Blaine Street, NW, Polk County, Iowa
- p. R-230320-62- Resolution levying assessment for costs of delinquent water for 131 Patterson Street, SE
- q. R-230320-63- Resolution levying assessment for delinquent water for 911 Lincoln Court, SE, Polk County, Iowa
Council Member Sillanpaa questioned item #6j, and the assessment resolutions.

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.

7. **Public Hearing**

- a. Public hearing regarding the FY24 City of Bondurant Budget and Levy Rate
Mayor Elrod opened the public hearing at 06:50 PM.

City Administrator Oliver presented the FY24 Budget and Levy Rate to the Council and public. No public comment.

Mayor Elrod closed the public hearing at 06:52 PM.

- b. Public hearing regarding a 100% voluntary annexation within two miles of the City of Mitchellville's city limits
Mayor Elrod opened the public hearing at 06:52 PM.

Planning & Community Development Director Murray explained the annexation to the Council and the public. No public comment.

Mayor Elrod closed the public hearing at 06:53 PM.

- c. Public hearing to consider a rezoning from the Agricultural (A-1) District to the Low Density Residential (R-1) District on Parcel 230/00469-002-000 and a rezoning from the Agricultural (A-1) District to the High Density Residential (R-3) District on Parcel 230/00478-001-000, pending annexation finalization
Mayor Elrod opened the public hearing at 06:53 PM.

Planning & Community Development Director Murray explained the rezoning to the Council and the public. No public comment.

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Mayor Elrod closed the public hearing at 06:55 PM.

8. Action Items

- a. R-230320-59- Resolution adopting the Annual Budget for the Fiscal Year ending June 30, 2024, and Certifying the Proposed Tax Levy Rate
Motion by Pepper, seconded by Sillanpaa, to Approve R-230320-59. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- b. R-230320-60- Resolution approving a 100% voluntary annexation within two miles of the City of Mitchellville's city limits
Motion by Pepper, seconded by McKenzie, to Approve R-230320-60. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- c. O-230320-213 - (First Reading) Ordinance consider a rezoning from the Agricultural (A-1) District to the Low-Density Residential (R-1) District on Parcel 230/00469-002-000 and a rezoning from the Agricultural (A-1) District to the High-Density Residential (R-3) District on Parcel 230/00478-001-000, pending annexation finalization
Motion by Pepper, seconded by Cox, to Approve the first reading of O-230320-213. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

9. Reports / Comments and appropriate action thereon:

- a. Mayor
WRA facility tour, upcoming meetings.
- b. Council Members
McKenzie - None.
Pepper - None.
Sillanpaa - Library Board Meeting update, P&Z Meeting update, upcoming Friends of CVT meeting.
Cox - Chamber update, EPIC update, DART update.
Driscoll - BRAVO update.
- c. Administrator
Meeting with consultants regarding Grant Street, S realignment.
- d. Directors
Murray - Annexation update, special census training this week.
Horton - Project updates.
Kreuder - BES is set to be UnityPoint's April highlight.
Sanders - Library update.

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

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Motion by Pepper, seconded by McKenzie, to Move into Closed Session at 07:20 PM. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 07:37 PM.

11. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 07:37 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 March 20, 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.

Doug Elrod, Mayor