

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

BONDURANT CITY COUNCIL

Minutes

June 5, 2023

Bondurant City Council

1. Roll Call

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

Absent: Council Member Angela McKenzie, Council
Member Bob Pepper

City Officials
Present: City Administrator Marketa Oliver, City Clerk
Shelby Hagan, Public Works Director John
Horton, Fire Chief Aaron Kreuder, Library
Director Jill Sanders, City Engineer Bob
Veenstra

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:02 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 3-0. Motion carried.

5. Guests requesting to address the City Council

Jenny Gruenwald, Off the Rails Quilting, addressed the council regarding downtown parking.

a. Proclamation Recognizing "Go Skateboarding Day"

Mayor Elrod presented the proclamation recognizing "Go Skateboarding Day."

b. Girl Scouts Troop 1252 will present a gift to City Council, Bondurant Emergency Services, and Polk County Sheriff's Office in recognition of their civic duties in Bondurant

Nicole Van Houten, Girl Scout Troop 1252, presented cookies to the council, BES, and the PCSO.

c. Polk County Sheriff's Report

Lieutenant Greggo presented the PCSO report.

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.

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- a. Approval of May 22, 2023 City Council Meeting Minutes
- b. Applications for Council Approval
- c. Claims List
- d. R-230605-109- Resolution approving the update to 28E Agreement with Polk County for Law Enforcement Services
- e. R-230605-110 - Resolution approving the amendments to Senior Living Revenue Bond (Valley View Project), Series 2014A in the principal amount of \$4,400,000
- f. R-230605-111- Resolution approving Updates to the 2022 City Administrator Employment Agreement
- g. R-230605-112- Resolution approving Amendment No. 1 in the amount of \$149,250 plus reimbursables to RDG Design Contract for City Park
- h. R-230605-113- Resolution Approving Purchase of New ROW Mower from Iowa Farm Equipment in the amount of \$8,302.75
- i. O-230522-215 - (Second Reading) Ordinance amending the City Code of the City of Bondurant, Iowa by amending Chapter 15 - Mayor and 17 - City Council
- j. O-230522-216 - (Second Reading) Ordinance regarding approval of the request for rezoning from the Agricultural (A-1) District to the Light Industrial (M-1) District at Parcel ID 170/00001-001-000, Parcel ID 170/00001-003-000 and Parcel ID 170-00001-002-000
- k. O-230306-212 - (Third 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
- l. R-230605-114- Resolution approving quote for Lake Petocka Trail Asphalt Repair Project from Des Moines Asphalt and Paving
- m. R-230605-115- Resolution affixing a date for a Public Hearing regarding disposal of public Right-of-Way in the Downtown Bondurant

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- n. R-230605-116- Resolution approving a loan application to the State Revolving Fund for the Construction of the Water Tower and Water Mains in the amount of \$7,750,000
- o. R-230605-117- Resolution approving Park Side Trail Professional Services Agreement with Shive Hattery in the amount of \$55,400
Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Peffer. Motion carried 3-0.

7. **Public Hearing**

- a. Public Hearing regarding vacation of public Right-of-Way in the Downtown Bondurant
Mayor Elrod opened the public hearing at 06:25 PM.

City Administrator Oliver explained the right-of-way vacation in downtown Bondurant.

Mayor Elrod closed the public hearing at 06:27 PM.

- b. R-230522-95Public hearing regarding approval of Zoning Code text amendments to Section 177.09 regarding off-street parking area required for restaurants, drive-thrus or night clubs
Mayor Elrod opened the public hearing at 06:27 PM.

City Planner Pezley explained the text amendments regarding off-street parking. Council Member Sillanpaa questioned some of the proposed language, and City Administrator Oliver clarified the definitions in question.

Mayor Elrod closed the public hearing at 06:32 PM.

8. **Action Items**

- a. R-230605-118- Resolution vacating Public Right-of-Way in Downtown Bondurant
Motion by Cox, seconded by Driscoll, to Approve R-230605-118 . Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Peffer. Motion carried 3-0.
- b. R-230605-119- Resolution awarding the contract for Water Tower Construction to Gerard Tank & Steel, Inc. in the amount of \$4,851,000
City Engineer Veenstra presented an update on the Water Tower Construction bid. The City received an additional bid protest today. His recommendation is to reject the bids, and start the bid process over.

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Motion by Cox, seconded by Driscoll, to amend RESOLUTION NO. 230522-103 to read as follows the resolution to reject all bids received on May 16, 2023 for the Water Tower Project to approve action to order construction and set date for public hearing for plans, specifications, and recommendation for award of contract for the Water Tower Project with the bids to be received at 02:00 PM on June 27, 2023 and the public hearing to be held at 06:00 PM on July 10, 2023. Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Pepper. Motion carried 3-0.

Motion by Cox, seconded by Driscoll, to Amend R-230605-119. Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Pepper. Motion carried 3-0.

- c. O-230605-217 - Ordinance amending Section 177.09 regarding off-street parking area required for restaurants, drive-thrus or night clubs
Motion by Cox, seconded by Driscoll, to Approve the first reading of O-230605-217. Roll Call: Ayes: Cox, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie, Pepper. Motion carried 3-0.
- 9. Discussion Items -
 - a. Water Conservation Plan Discussion
Public Works Director Horton updated the council on the city's water consumption, and urged the community to conserve water as much as possible. Capacity and conservation were discussed, as well as implementing the water conservation plan.
- 10. Reports / Comments and appropriate action thereon:
 - a. Mayor
Recent community events comments, Summerfest on June 12th and 13th.
 - b. Council Members
Cox - DART, BDI, EPIC and Chamber update.
Driscoll - Celebrate Bondurant comments, Subway ribbon cutting update, Fareway opening comments, upcoming Certified Site event, upcoming BRAVO and WRA meeting.
Sillanpaa - Hillbilly Bike Ride update, Celebrate Bondurant comments, upcoming Library Board meeting.
 - c. Administrator
City Park Master Plan update, Certified Site update, Fareway comments, Chinese restaurant update, Eagle Park ribbon cutting update, underpass ribbon cutting update, the City is receiving an ICMA award for MARC.

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- d. Directors
 - Horton - Staff prepping for Summerfest, project updates.
 - Kreuder - Department update.
 - Sanders - Reading program update.
- 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 Cox, seconded by Driscoll, to adjourn at 07:36 PM. Vote on Motion 3-0. 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 June 5, 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