

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

BONDURANT CITY COUNCIL

Minutes

June 21, 2021

Bondurant City Council

1. Roll Call

Present: Mayor Curt Sullivan, Tara Cox, Angela McKenzie, Wes Enos, Doug Elrod

Absent: Bob Pepper

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, Finance Director Jene Jess
Virtually: Library Director Jill Sanders

2. Call to Order and Declaring a Quorum

Mayor Sullivan called the meeting to order at 06:05 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Enos, seconded by Cox, 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 the City Council Meeting Minutes of June 7, 2021

b. Claims List & Treasurer Report

c. Applications for Council Approval

d. Licenses & Permits for Council Approval

e. R-210621-157-Consideration of Resolution approving Pay Application #5 with Ryan Companies for the Project Omega Phases 2 & 3 Offsite

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

Improvements Construction Management Fee in the amount of \$15,574.21

- f. R-210621-158-Resolution approving Memorandum of Understanding for the Central Iowa Code Consortium (CICC)
- g. R-210621-159-Resolution approving 28E Agreement between Iowa Confluence Water Trails, Inc. and the City of Bondurant for the Operation and Maintenance of the Water Trails Site 17
- h. R-210621-160-Resolution approving Operations Management Software Proposal from Cartegraph Systems, LLC
- i. R-210621-161-Resolution approving 28E Agreement with City of Altoona for the Coordination of Signal Timing Along the US Hwy 65/NE Hubbell Ave. Corridor
- j. R-210621-162-Resolution approving Pay Request No. 3 to Shive-Hattery for the Construction Services Agreement for Project Omega Phases 2 and 3 Public Improvements Project
- k. R-210621-163-Resolution approving Pay Request No. 4 to Shive-Hattery for the Construction Services Agreement for Project Omega Phases 2 and 3 Public Improvements Project
- l. R-210621-164-Resolution approving the Extreme Temperature Warming/Cooling Center Agreement with Polk County Emergency Management Commission
- m. R-210621-165-Resolution approving Pay Request No. 3 to Shive-Hattery for the Professional Services Agreement for Commerce Crossings Development Public Improvements Project
- n. R-210621-166-Resolution approving Pay Request No. 6 for the 23rd St. SW & Shiloh Rose Parkway SW Public Infrastructure Improvement Project
- o. R-210621-167- Resolution affixing a Public Hearing for July 19th, 2021 Regarding the Rezoning of Property from Conservancy (U-1) to General Commercial (C-2) for those Portions of Property at 1201 Grant Street South and 1455 Grant Street South currently Zoned U-1

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

- p. R-210621-168-Resolution approving Pay Request No. 14 for the Northwest Trunk Sewer Public Infrastructure Project (Rognes Corporation)
 - q. R-210621-169-Resolution approving Pay Request No. 15 Retainage Release for the Northwest Trunk Sewer Public Infrastructure Project (Rognes Corporation)
 - r. R-210621-170-Resolution approving Certificate of Completion for the Northwest Trunk Sewer Public Infrastructure Project (Rognes Corporation)
Council Member Cox questioned the block party and insurance requirement. Motion by Cox, seconded by Enos, to waive the insurance requirement for the block party applications on item #5c. Vote on Motion 4-0. Motion carried. Council Member Elrod questioned Item #5i. Public Works Director Horton further explained the agreement.
Motion by Enos, seconded by Cox, to the Consent Agenda. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Pfeffer. Motion carried 4-0.
6. Guests requesting to address the City Council
None.
7. **Presentation**
- a. Commonwealth
Tyler Sheeran, Commonwealth, presented a proposal of a development to the Council. It included 40 midrise style units, a site plan, elevations, project timeline, amenities, etc. The funding for the project is still contingent and not guaranteed. Mayor Sullivan and Council had questions and discussed the proposal with Sheeran.
8. Action Items
- a. O-210607-207 -(Second Reading) Ordinance amending the Code of Ordinances of The City of Bondurant, Iowa, by amending Chapter 19, City Treasurer
Motion by Enos, seconded by Cox, to waive the second reading, and approve the third and final reading of O-210607-207. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Pfeffer. Motion carried 4-0.
9. Discussion Items -

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

- a. Water Connection Fees Outside City Limits
City Administrator Oliver explained City Staff recently did a building permit audit. It was concluded that there were five illegal taps into the City's water main. City Staff plans to send letters to the homeowners, and recommends giving them a year to pay the connection fee.
 - b. On-street Parking Nuisance
Council discussed the complaint and the number of vehicles per household. Staff will have legislation to act on at the next City Council meeting.
 - c. Stormwater Utility - Agriculture
City Administrator Oliver reported that Staff did an ERU audit and update. After discussion, Staff will have legislation to act on at the next City Council meeting to clarify the definition in the City Code pertaining to agriculture.
10. Reports / Comments and appropriate action thereon:
- a. Mayor
Chris Norton event this weekend.
 - b. Council Members
McKenzie - Questioned the drought conditions and enforcement, questioned Summerfest.
Enos - BRAVO update.
Cox - EPIC update, BDI update.
Elrod - DART update.
 - c. Administrator
Meeting with Dr. Powers, would like to set up a meeting to discuss future and potential projects, Kromrie update.
 - d. Directors
Kreuder - Burn Ban update.
Murray - P&Z meeting this Thursday.
Horton - Alley paving inquiry.
Jess - None.
Sanders - New parking lot today, library project update, Summer 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
Motion by Enos, seconded by Cox, to close the regular meeting and move into closed session at 7:35 p.m. Roll Call: Ayes: Cox, Elrod, Enos, McKenzie. Nays: None. Absent: Peffer. Motion carried 4-0.
Mayor closed the Closed Session at 8:04 p.m.

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

12. Adjournment

Motion by Cox, seconded by McKenzie, to close the meeting at 8:05 p.m. Vote on Motion 4-0. Motion carried.

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 June 21, 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