

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

BONDURANT CITY COUNCIL

Minutes

September 18, 2023

Bondurant City Council

1. Roll Call

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

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Fire Chief Aaron Kreuder

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 Driscoll, seconded by McKenzie, to approve the agenda. Vote on Motion 4-0. Motion carried.

Council Member Cox arrived at 06:02 PM.

5. Guests requesting to address the City Council

Polk County Sheriff's Department reported 296 calls of service for the last month.

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 September 5, 2023 City Council Meeting Minutes

b. Claims List and Treasurer's Report

c. Applications for Council Approval

d. Receive & File - August 2, 2023, Library Board Meeting Minutes & Director's Report

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- e. Receive & File - Bondurant 2023 Street Finance Report
- f. R-230918-176- Resolution authorizing the disposal of surplus property - electronics
- g. R-230918-177- Resolution approving Petocka Run Plat 1 Final Plat
- h. O-230821-220 - (Third Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, by amending Chapter 47, Park Regulations
- i. R-230918-178- Resolution approving pay request no. 3 to KLC Construction LLC. for the 15th Street and NE 88th Street/32nd St SE and Jorie Way Water Main Project in the amount of \$57,887.93
- j. R-230918-179- Resolution approving that a full special census be conducted in Bondurant in calendar year 2024 and accepting the U.S. Census Bureau's cost estimate of \$407,830 to have this special census conducted
- k. R-230918-180- Resolution setting the date for public hearing and additional action on proposal to enter into an Urban Renewal Loan Agreement and to borrow money thereunder (2022A Bonds)
- l. R-230918-181- Resolution setting the date for public hearings and additional action on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder (2023A)
- m. R-230918-182- Resolution setting the date for public hearing and additional action on proposal to enter into a Urban Renewal Loan Agreement and to borrow money thereunder (2023B Bonds)
- n. R-230918-183- Resolution approving quote for Sankey Summit Plat 3 Trail Connection Project
- o. R-230918-184- Resolution regarding approval of the amended site plan for 601 23rd Street SW, Bondurant, Iowa
- p. R-230918-185- Resolution of endorsement for the City of Bondurant's grant application to the Iowa DOT's Federal Recreational Trails Grant Program for funding to assist with installing the proposed trail system

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along the realigned Grant Street South corridor in the Central District
Stormwater Improvements Area

- q. R-230918-186- Resolution Approving Purchase of Used Aerial Boom Truck Unit
- r. R-230918-187- Resolution approving change order to agreement with Shive-Hattery for the Professional Services Agreement for BRSC Parking Expansion Project
- s. R-230918-188- Resolution approving Harvest Meadows Plat 3 Final Plat
- t. R-230918-189- Resolution Approving the Purchase of Two Storm Sirens and related equipment with one of the two being outfitted to operate solely by solar power and the second to be operated by traditional power supply
- u. R-230918-194- Resolution setting date of Public Hearing for City Park Project bid
Motion by Pepper, seconded by Driscoll, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, Sillanpaa, Pepper, McKenzie, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.

7. **Public Hearing**

- a. Public Hearing on Urban Renewal Plan Amendment Bondurant Urban Renewal Area
Mayor Elrod opened the public hearing at 06:14 PM.

City Administrator Oliver presented the Urban Renewal Area to the Council and the public.

Mayor Elrod closed the public hearing at 06:16 PM.

8. **Action Items**

- a. R-230918-190- Resolution of Deleting Property from the Bondurant Urban Renewal Area
Motion by Driscoll, seconded by Sillanpaa, to Approve R-230918-190. Roll Call: Ayes: Cox, Sillanpaa, Pepper, McKenzie, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.
- b. O-230918-222 - (First Reading) Ordinance Deleting Property from the Tax Increment Financing District for the Bondurant Urban Renewal Area

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of the City of Bondurant, Iowa, Pursuant to Section 403.19 of the Code of Iowa

Motion by Pepper, seconded by Driscoll, to waive the first and second reading, and approve the third and final reading of O-230918-222. Roll Call: Ayes: Cox, Sillanpaa, Pepper, McKenzie, Driscoll. Nays: None.

Absent: None. Motion carried 5-0.

- c. R-230918-191- 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 Pepper, seconded by Driscoll, to Approve R-230918-191. Roll Call: Ayes: Cox, Sillanpaa, Pepper, McKenzie, Driscoll. Nays: None.

Absent: None. Motion carried 5-0.

- d. R-230918-192- Discussion and possible consideration of a Resolution expressing intent to move forward with independent water production and treatment

Motion by Pepper, seconded by Sillanpaa, to Approve R-230918-192. Roll Call: Ayes: Cox, Sillanpaa, Pepper, McKenzie, Driscoll. Nays: None.

Absent: None. Motion carried 5-0.

- e. R-230918-193- Resolution approving Purchase Agreement for Land for Future Utility Needs

Motion by Driscoll, seconded by McKenzie, to Approve R-230918-193.

Roll Call: Ayes: Cox, Sillanpaa, Pepper, McKenzie, Driscoll. Nays: None.

Absent: None. Motion carried 5-0.

9. Reports / Comments and appropriate action thereon:

- a. Mayor

Unable to attend the Underpass Ribbon Cutting, landowner meeting update.

- b. Council Members

Sillanpaa - None.

Pepper - MWA update.

McKenzie - Attending virtually on October 2nd.

Driscoll - BRAVO and WRA meetings this week, unable to attend the Underpass Ribbon Cutting.

Cox - DART and EPIC update.

- c. Administrator

Bondurant Emergency Services building mural update, metro fire department tours update, Exemplar Care presented and announced at the Chamber Coffee & Conversation that they are coming to Bondurant.

- d. Directors

Murray - Artists presentations at the next Parks & Recreation Board meeting, project updates, P&Z update.

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Horton - Department and project updates.

Kreuder - Department 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

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

Mayor Elrod closed the Closed Session at 07:41 PM.

11. Adjournment

Motion by Pepper, seconded by Driscoll, to adjourn at 07:42 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the undersigned 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 September 18, 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