

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

BONDURANT CITY COUNCIL

Minutes

October 16, 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, Finance & Employee Services Director Jene Jess, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Fire Chief Aaron Kreuder, Library Director Jill Sanders

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:02 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 5-0. Motion carried.

5. Guests requesting to address the City Council

a. Supervisor Bob Brownell

Supervisor Bob Brownell addressed the City Council on the following topics: airport funding, professional soccer stadium, sobering center, and welcoming center.

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 October 2, 2023 City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

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- d. R-231016-205- Resolution approving pay request no. 5 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 \$272,325.07
- e. R-231016-206- Resolution approving final pay request no. 5 to include release of retainage to Sandstone Management LTD for the BRSC Parking Lot Project in the amount of \$48,234.84
- f. R-231016-207- Resolution selecting the Commonstudio wayfinding design concept for incorporation into the Art, Culture & Wayfinding Master Plan
- g. R-231016-208- Resolution approving payment of the Petocka Run Plat 1 sanitary sewer upsizing invoice in the amount of \$69,465.60
- h. R-231016-209- Resolution adopting the Grant Street South School Zone Corridor Study
- i. R-231016-210- Resolution considering approval of Harvest Meadows Commercial Plat 1 Preliminary Plat
- j. R-231016-211- Resolution authorizing the selection and purchase of playground equipment for the City Park renovation in an amount not to exceed \$725,000
- k. R-231016-212- Resolution setting the date for public hearing and additional action on proposal to enter into a Trail Improvements Loan Agreement and to borrow money thereunder in a principal amount not to exceed \$375,000
- l. R-231016-213- Resolution authorizing the Mayor to execute a real estate purchase agreement for land needed for street and trail construction, authorizing payment for the acquisition of property interests, and authorizing the taking of necessary steps for the closing of the property acquisition transaction in the amount of \$638,374.50
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 on Section 177.07 Text Amendments regarding setback requirements for public parks

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Mayor Elrod opened the public hearing at 06:20 PM.

Planning & Community Development Director Murray summarized the agenda statement.

Mayor Elrod closed the public hearing at 06:24 PM.

- b. Public hearing on proposal to enter into an Emergency Services Loan Agreement (2023B additional)

Mayor Elrod opened the public hearing at 06:24 PM.

City Administrator Oliver summarized the agenda statement.

Mayor Elrod closed the public hearing at 06:25 PM.

- c. Public Hearing regarding Urban Renewal Loan Agreement (Repurposing Bond proceeds - 2022A)

Mayor Elrod opened the public hearing at 06:25 PM.

City Administrator Oliver summarized the agenda statement.

Mayor Elrod closed the public hearing at 06:26 PM.

8. Action Items

- a. O-231017-223 - (First Reading) Ordinance amending the City Code of Bondurant, Iowa, by amending the following Section 177.07 of the Zoning Code regarding Setback Requirements for Public Parks
Motion by Cox, seconded by Sillanpaa, to Approve O-231016-223. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- b. R-231016-214- Resolution taking additional action on proposal to enter into Emergency Services Loan Agreement, Combining Loan Agreements, setting the date for the sale of General Obligation Urban Renewal Bonds, Series 2023B and authorizing the use of a Preliminary Official Statement in connection therewith
Motion by Cox, seconded by Driscoll, to Approve R-231016-214. Roll Call: Ayes: Driscoll, Cox, McKenzie, Pepper, Sillanpaa. Nays: None. Absent: None. Motion carried 5-0.
- c. R-231016-215- Resolution taking additional action on proposal to enter an Urban Renewal Loan Agreement and repurposing bond proceeds
Motion by Cox, seconded by Driscoll, to Approve R-231016-215. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- d. R-231016-216- Resolution considering approval of Casey's Site Plan

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Erin Ollendike, Civil Design Advantage representing Casey's Marketing Company, summarized the site plan. Council Member Cox asked about the timeline. Ollendike answered that construction may begin in Spring 2024. McKenzie noted there were social media questions/comments regarding this site's proximity to the ditch. Ollendike noted there are Iowa DNR standards that will be met to mitigate any of these questions/comments. Planning & Community Development Director Murray noted the Planning & Zoning Commission reviewed on October 12, 2023, and voted on recommended approval.

Motion by Cox, seconded by Driscoll, to Approve R-231016-216. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- e. R-231016-217- Resolution considering approval of Skol Trucking Site Plan

Wally Pelds, Pelds Design Services, summarized the site plan.

Mayor Elrod asked what would be done to control dust. Pelds indicated there are DNR standards related to dust control that must be met. Council Member Sillanpaa asked if this process would be loud. Pelds indicated that, yes, when crushing, the process could be noisy, but it is unlikely crushing will be happening at the same time as an event may be occurring to the east. The event center is approximately 1/4 mile to the east.

Motion by Cox, seconded by Driscoll, to Approve R-231016-217. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items

- a. Booster Station and Pipeline Project
City Engineer Bob Veenstra provided an overview of this discussion item.
- b. Draft IISC Arboretum Trail Concepts
Planning & Community Development Director Murray summarized the students' concepts. Positive feedback was provided by the Council.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Noted he attended OPN's presentation of the proposed Bondurant Emergency Services Building. Noted he has an MPO meeting this week.
- b. Council Members

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Peffer - noted he has a Metro Waste Management meeting this week.

Cox - provided a DART update. Attended the Cocktails & Conversations event. Mentioned an upcoming Coffee & Conversations event.

Sillanpaa - provided a Planning & Zoning Commission summary of the discussion topic regarding the potential substantial modification request to the 2019-approved Harvest Meadows PUD Conceptual Plan.

Provided Bondurant Community Library board updates.

Driscoll - noted he has a WRA meeting this week. Encouraged residents to vote on November 7th.

McKenzie - mentioned ICON had a fundraising event last week. She noted her Catch Des Moines event is next week.

c. Administrator

Noted staff completed our BOLD leadership program. Noted she will be out tomorrow through October 31st.

d. Directors

Horton - provided updates on the Knuth property regarding demolition and asbestos removal. Explained an upcoming oversized load move that MidAmerican will be performing through Bondurant in early November.

Kreuder - provided equipment updates.

Sanders - attended the Iowa Library Conference last week. Noted the library is experiencing an increase in library visits from immigrants.

Murray - no updates.

Jess - no updates.

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 Cox, seconded by Driscoll, to Move into Closed Session at 08:39 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the closed session at 09:45 PM.

12. Adjournment

Motion by Peffer, seconded by McKenzie, to adjourn at 09:45 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

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on October 16, 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