Posting Date: August 03, 2007

NOTICE OF A REGULAR MEETING

BONDURANT CITY COUNCIL

August 06, 2007

Meeting 07-19

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 p.m. on Monday, August 06, 2007, in the Bondurant City Center at 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1) Call to Order
2) Roll Call
3) Perfecting and Approval of the Agenda
4) Guests Present
5) Consent Items
   a) Approval of the City Council Minutes of July 16, 2007
   b) Claims Report
   c) Tax Abatement Applications – Heather Daniels, 1104 – 14th Street, Southeast; Jeff Palmer, 1001 – 14th Street, Southeast; Kevin Miller, 1000 – 15th Street, Southeast, John and Trina Nickel, 3303 Maple Drive, Southwest; Chad and Amber Allsup, 706 – 33rd Street, Southwest; and Lisa Hazelton, 3404 Maple Drive, Southwest, Bondurant, Polk County, Iowa
6) Polk County Sheriff's Report
7) **RESOLUTION NO. 07-118** – A Resolution approving Section 29 Sanitary Sewer Project and Change Order #1
8) ***PUBLIC HEARING*** – To receive public comment on the City of Bondurant 2007 Portion of the Street Reconstruction Phase I Sidewalk Improvement Project
   RESOLUTION NO. 07-119 – A Resolution approving the Resolution of Necessity for the 2007 Portion of the Street Reconstruction Phase I Sidewalk Improvement Project
9) **RESOLUTION NO. 07-120** – A Resolution approving the Bid Award to Advance Concrete for the 2007 Portion of the Street Reconstruction Phase I Sidewalk Improvement Project
10) ***PUBLIC HEARING*** – For Consideration of Amending Chapter 178 of the Zoning Code of the City of Bondurant, Iowa, "R-2" One-Family and Two-Family Residential District, by adding Subsection 178.03(5) on Parkland Dedication, which provides a Formula, Definitions, Requirements and Criteria to Govern Land Area Devoted to Open Space and Landscaping
    ORDINANCE NO. 07-216 – An Ordinance Amending Chapter 178 of the Zoning Code of the City of Bondurant, Iowa, "R-2" One-Family and Two-Family Residential District, by adding Subsection 178.03(5) on Parkland Dedication, which provides a Formula, Definitions, Requirements and Criteria to Govern Land Area Devoted to Open Space and Landscaping (1st reading)
11) ***PUBLIC HEARING*** – For Consideration of Amending Chapter 178 of the Zoning Code of the City of Bondurant, Iowa, "R-3" Multi-Family Residential District, by adding Subsection 178.04(6) on Parkland Dedication, which provides a Formula,

Definitions, Requirements and Criteria to Govern Land Area Devoted to Open Space and Landscaping
ORDINANCE NO. 07-217 – An Ordinance Amending Chapter 178 of the Zoning Code of the City of Bondurant, Iowa, "R-3" Multi-Family Residential District, by adding Subsection 178.04(6) on Parkland Dedication, which provides a Formula, Definitions, Requirements and Criteria to Govern Land Area Devoted to Open Space and Landscaping (1st reading)

12) ***PUBLIC HEARING*** – For Consideration of approving the Real Estate Exchange Agreement between the City of Bondurant and FC Coop II
RESOLUTION NO. 07-121 – A Resolution approving the Real Estate Exchange Agreement between the City of Bondurant and FC Coop II

13) **RESOLUTION NO. 07-122** – A Resolution approving the Development Agreement between the City of Bondurant and Regency Land Development Services for Arbor Ridge Plat 4

14) **RESOLUTION NO. 07-123** – A Resolution setting the first meeting in September as Tuesday, September 04, due to the Labor Day Holiday

15) **RESOLUTION NO. 07-124** – A Resolution approving street sign locations for the City of Bondurant, Polk County, Iowa

16) Discussion item(s)
   a) Public Safety Building project status
   b) Junk & Junk Vehicles
   c) Local Bid Preference

17) Reports / Comments and appropriate action thereon:
   a) City Attorney Brick
   b) City Administrator Arentsen
   c) Council Members
   d) Mayor McCoid

18) Adjournment

BONDURANT CITY COUNCIL

REGULAR MEETING

August 06, 2007

Meeting No. 07-19

A regular meeting of the City Council of the City of Bondurant, Polk County, Iowa, was held in the Community Room at the Bondurant City Center on the 06th day of August, 2007, at 6:00 p.m.

Present: Mayor Marla McCoid
Council Member Mike Adams, Sr.
Council Member Michele R. Bailey
Council Member Bruce N. Cordes
Council Member Jeffrey A. Kromrie
Council Member Keith Ryan
City Attorney James Brick
City Administrator Mark J. Arentsen
Deputy City Clerk Michelle Wells

Absent: None

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the United States Post Office on August 03, 2007. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Mayor McCoid called the meeting to order at 6:03 p.m. Roll call was taken and a quorum was declared.

City Administrator Arentsen asked that item #7 be deleted from the agenda and item #13 be moved up to #7. Motion made by Council Member Bailey, seconded by Council Member Ryan, to approve the agenda as amended. Roll Call: Bailey-Yes, Ryan-Yes, Cordes-Yes, Kromrie-Yes, Adams-Yes. Motion carried.

City Administrator Arentsen asked that invoice #929 submitted by Accurate Plumbing, be added to the Claims Report. Motion made by Council Member Bailey, seconded by Council Member Cordes, to approve the consent items consisting of the City Council Minutes of July 16, 2007, the Claims Report, as amended and Tax Abatement Applications for Heather Daniels, 1104 – 14th Street, Southeast; Jeff Palmer, 1001 – 14th Street, Southeast; Kevin Miller, 1000 – 15th Street, Southeast; John and Trina Nickel, 3303 Maple Drive, Southwest; Chad and Amber Allsup, 706 – 33rd Street, Southwest; and Lisa Hazelton, 3404 Maple Drive, Southwest, Bondurant, Polk County, Iowa. Roll Call: Bailey-Yes, Cordes-Yes, Adams-Abstain, Ryan-Yes, Kromrie-Yes. Motion carried.

Polk County Sheriff's Department representative had nothing to report.

Bondurant City Council Meeting

Mr. Mark Trumbauer, Regency Land Development Services, presented the Development Agreement for Arbor Ridge Plat 4 and answered questions from the Mayor and Council. Motion made by Council Member Adams, seconded by Council Member Cordes, to approve Resolution No. 07-122, a Resolution approving the Development Agreement between the City of Bondurant and Arbor Ridge, LLC, for Arbor Ridge Plat 4. Roll Call: Adams-Yes, Cordes-Yes, Bailey-Yes, Kromrie-Yes, Ryan-Yes. Motion carried.

Motion made by Council Member Ryan, seconded by Council Member Bailey, to close the regular City Council meeting and open the Public Hearing to receive public comment on the City of Bondurant 2007 Portion of the Street Reconstruction Phase I Sidewalk Improvement Project. Roll Call: Ryan-Yes, Bailey-Yes, Adams-Yes, Cordes-Yes, Kromrie-Yes. Motion carried. The Public Hearing opened at 6:13 p.m. Mr. Bruce Riesburg, 704 – 15th Street, Southeast, Bondurant, Iowa, asked how the sidewalk assessments were determined and if other areas in the City were included in the sidewalk project. At 6:15 p.m. Mayor Pro Tem Bailey presided over the meeting, at which time Mayor McCoid joined the audience as a property owner included in the sidewalk project. Mayor McCoid asked if it would be possible to increase her assessment with additional repairs. Motion made by Council Member Ryan, seconded by Council Member Bailey, to close the public hearing and open the regular City Council meeting. Roll Call: Ryan-Yes, Bailey-Yes, Cordes-Yes, Kromrie-Yes, Adams-Yes. Motion carried. The regular City Council meeting opened at 6:18 p.m. Motion made by Council Member Adams, seconded by Council Member Cordes, to approve Resolution No. 07-119, a Resolution approving the Resolution of Necessity for the 2007 Portion of the Street Reconstruction Phase I Sidewalk Improvement Project. Roll Call: Adams-Yes, Cordes-Yes, Bailey-Yes, Kromrie-Yes, Ryan-Abstain. Motion carried.

Motion made by Council Member Cordes, seconded by Council Member Adams, to approve Resolution No. 07-120, a Resolution accepting the bid from Advance Concrete for the 2007 Portion of the Street Reconstruction Phase I Sidewalk Improvement Project. Roll Call: Cordes-Yes, Adams-Yes, Kromrie-Yes, Bailey-Yes, Ryan-Abstain. Motion carried.

Mayor McCoid presided over the meeting at 6:20 p.m.

Motion made by Council Member Ryan, seconded by Council Member Bailey, to close the regular City Council meeting and open the Public Hearing for consideration of amending Chapter 178 of the Zoning Code of the City of Bondurant, Iowa, “R-3” Multi-Family Residential District, by adding subsection 178.04(6) on Parkland Dedication, which provides a formula, definitions, requirements and criteria to govern land area devoted to open space and landscaping. Roll Call: Ryan-Yes, Bailey-Yes, Cordes-Yes, Adams-Yes, Kromrie-Yes. Motion carried. The Public Hearing opened at 6:21 p.m. No verbal comments were received during the Public Hearing. Motion made by Council Member Ryan, seconded by Council Member Bailey, to close the Public Hearing and open the regular City Council meeting. Roll Call: Ryan-Yes, Bailey-Yes, Adams-Yes, Cordes-Yes, Kromrie-Yes. Motion carried. The regular City Council meeting opened at 6:22 p.m. Motion made by Council Member Bailey, seconded by Council Member Adams, to approve the first reading of Ordinance No. 07-217, an Ordinance amending Chapter 178 of the Zoning Code of the City of Bondurant, Iowa, “R-3” Multi-Family

Residential District, by adding subsection 178.04(6) on Parkland Dedication, which provides a formula, definitions, requirements and criteria to govern land area devoted to open space and landscaping. Roll Call: Bailey-Yes, Adams-Yes, Kromrie-Yes, Cordes-Yes, Ryan-Yes. Motion carried.

Motion made by Council Member Ryan, seconded by Council Member Cordes, to close the regular City Council meeting and open the Public Hearing for consideration of amending Chapter 178 of the Zoning Code of the City of Bondurant, Iowa, "R-2" One-Family and Two-Family Residential District, by adding subsection 178.03(5) on Parkland Dedication, which provides a formula, definitions, requirements and criteria to govern land area devoted to open space and landscaping. Roll Call: Ryan-Yes, Cordes-Yes, Bailey-Yes, Kromrie-Yes, Adams-Yes. Motion carried. The Public Hearing opened at 6:25 p.m. No verbal comments were received during the Public Hearing. Motion made by Council Member Ryan, seconded by Council Member Adams, to close the Public Hearing and open the regular City Council Meeting. Roll Call: Ryan-Yes, Adams-Yes, Bailey-Yes, Cordes-Yes, Kromrie-Yes. Motion carried. The regular City Council meeting opened at 6:26 p.m. Motion made by Council Member Bailey, seconded by Council Member Cordes, to approve the first reading of Ordinance No. 07-216, an Ordinance amending Chapter 178 of the Zoning Code of the City of Bondurant, Iowa, "R-2" One-Family and Two-Family Residential District, by adding subsection 178.03(5) on Parkland Dedication, which provides a formula, definitions, requirements and criteria to govern land area devoted to open space and landscaping. Roll Call: Bailey-Yes, Cordes-Yes, Adams-Yes, Kromrie-Yes, Ryan-Yes. Motion carried.

Motion made by Council Member Ryan, seconded by Council Member Bailey, to close the regular City Council Meeting and open the Public Hearing for consideration of approving the Real Estate Exchange Agreement between the City of Bondurant and FC Coop II. Roll Call: Ryan-Yes, Bailey-Yes, Adams-Yes, Cordes-Yes, Kromrie-Yes. Motion carried. The Public Hearing opened at 6:30 p.m. No verbal comments were received during the Public Hearing. Motion made by Council Member Ryan, seconded by Council Member Bailey, to close the Public Hearing and open the regular City Council meeting. Roll Call: Ryan-Yes, Bailey-Yes, Adams-Yes, Cordes-Yes, Kromrie-Yes. Motion carried. The regular City Council meeting opened at 6:31 p.m. Motion made by Council Member Kromrie, seconded by Council Member Adams, to approve Resolution No. 07-121, a Resolution approving the Real Estate Exchange Agreement between the City of Bondurant and FC Coop II. Roll Call: Kromrie-Yes, Adams-Yes, Bailey-Yes, Cordes-Yes, Ryan-Yes. Motion carried.

Motion made by Council Member Bailey, seconded by Council Member Adams, to approve Resolution No. 07-123, a Resolution setting the first meeting in September as Tuesday, September, 04, 2007, due to the Labor Day Holiday. Roll Call: Bailey-Yes, Adams-Yes, Cordes-Yes, Kromrie-Yes, Ryan-Yes. Motion carried.

Motion made by Council Member Adams, seconded by Council Member Ryan, to approve Resolution No. 07-124, a Resolution approving street sign locations for the City of Bondurant. Roll Call: Adams-Yes, Ryan-Yes, Bailey-Yes, Cordes-Yes, Kromrie-Yes. Motion carried.

Mr. David Harrison, Design Alliance, Inc., presented a cost analysis for the Bondurant Public Safety Building and answered questions from the Mayor and Council.

Mayor McCoid called for a recess at 7:40 p.m. The meeting reconvened at 7:52 p.m.

Motion made by Council Member Ryan, seconded by Council Member Adams, to table Discussion item 16a Junk and junk vehicles until the next meeting. Roll Call: Ryan-Yes, Adams-Yes, Kromrie-Yes, Cordes-Yes, Bailey-Yes. Motion carried.

City Attorney Brick recommended not adopting local bid preference.

The following item(s) were discussed as part of City Attorney Brick's comments:

- No Comment.

The following item(s) were discussed as part of City Administrator Arentsen's comments:

- On behalf of all City Staff, thanked the Mayor and Council for approving the purchase of new computer equipment and the concrete addition at the Public Works building.
- Sidewalk repair / installation will begin this month.
- Received a right of first refusal from Don Newby pertaining to 80 acres north of the City.
- Bondurant Chamber will host a breakfast for Congressman Leonard Boswell on August 14, at 7:30 a.m.
- Currently looking into credit card payment options.

The following item(s) were discussed as part of Council Member's comments:

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- Council Member Bailey – No Comment.
- Council Member Adams – Attended the recent open house at Courtyard Estates, Assisted Living Facility.
- Council Member Ryan – No Comment.
- Council Member Kromrie – No Comment.
- Council Member Cordes – No Comment.

The following item(s) were discussed as part of Mayor McCoid's comments:

- Thanked the City Council and City Staff for the beautiful plant she received during the loss of her grandfather.
- Appreciated the volunteer fire department's presence at the meeting.
- Would like a railroad update at the next meeting.
- Asked for an update regarding connecting the Chichaqua trail to Altoona.
- The next MILAG meeting will be at the Newton Speedway.

Motion made by Council Member Adams, seconded by Council Member Cordes, to adjourn the meeting at 8:23 p.m. Roll Call: Ayes: 5. Nays: 0. Motion carried.

_____
Marla McCoid
Mayor

ATTEST:

_____
Michelle Wells
Deputy City Clerk

SEAL

I, the understated Deputy City Clerk 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 Mayor and City Council on August 06, 2007, that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the Office of the City Clerk; that such subjects 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 written from and available for public inspection within ten business days and prior to the next convened meeting of said body.

_____
Michelle Wells, Deputy City Clerk