

NOTICE OF A REGULAR MEETING

BONDURANT CITY COUNCIL

November 17, 2014

NOTICE IS HEREBY GIVEN that a Regular Meeting of the City Council will be held at 6:00 p.m. on Monday, November 17, 2014, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

AGENDA

1. Roll Call
 2. Call to Order and Declaring a Quorum
 3. Pledge of Allegiance
 4. Abstentions declared
 5. Perfecting and Approval of the Agenda
 6. Consent Items:
 - a. Approval of the City Council Meeting Minutes of November 03, 2014
 - b. Receive and File – Library Board Meeting Minutes of October 01, 2014 and Librarian Report
 - c. Receive and File – Planning and Zoning Commission Minutes of October 23, 2014
 - d. Claims Report and October 2014 Financial Statements (e-mailed 11/05/14)
 - e. Tax Abatement Applications
- | | |
|----------------------|--------------------------|
| David & Robbie Keene | 1050 Pleasant Street, NE |
| Austin Hennessey | 508 Evergreen Drive, NW |
| Riley Butler | 513 Sycamore Drive, NW |
7. Polk County Sheriff's Report
 8. Presentation
 - a. Mark Land, Snyder and Associates, Stormwater Management Plan for the Fourmile Creek Watershed
 9. Guests requesting to address the City Council
 - a. Lee Gourley, Snyder and Associates, regarding Change Order #2 culvert repair on north side of NE 64th Street in Bondurant
 10. Discussion Item – BRSC Operations including Facility Manager Job Description, Fee Proposal and Tournament Fee Information
 11. **RESOLUTION NO. 14-186** – Resolution approving Change Order #2 for PCC Pavement Widening and Traffic Signals by Absolute Concrete Construction in the amount of \$5,859.48
 12. **RESOLUTION NO. 14-187** – Resolution approving the Site Plan for Arbor Ridge Villas
 13. **RESOLUTION NO. 14-188** – Resolution approving the appointment of Mark Schultz, 307 2nd Street, Southwest, and Laura Razor, 808 14th Street, Southeast, to the Bondurant Tree Board
 14. **RESOLUTION NO. 14-189** – Resolution approving the Final Plat for Arbor Ridge Villas

15. Presentation
 - a. Brad Scheib, Hoisington Kogler Group, Minneapolis, Minnesota, regarding the City of Bondurant Zoning Ordinance revisions
16. **ORDINANCE NO. 14-213** – Ordinance approving Amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by Amending Chapter 175, General Provisions; Chapter 176, Nonconforming Uses; Chapter 177, General Regulations; Chapter 178, District Regulations; and Chapter 180, Subdivision Regulations
17. Presentation
 - a. Lori Dunham, Finance Director – Budget Review, Special Revenue and Capital Projects funds
18. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. City Administrator
 - c. Council Members
19. Adjournment

BONDURANT CITY COUNCIL
Minutes
November 17, 2014 6:00 P.M.
Bondurant City Center

1. Roll Call

Present: Mayor Keith Ryan
Council Member Wes Enos, Council Member Brian Lohse,
Council Member Bob Peffer
Absent: Council Member Curt Sullivan, Council Member Michael Reed

City Officials Present: City Administrator Mark Arentsen, Assistant to City Administrator Mary Rork-Watson,
City Engineer Bob Veenstra, Finance Director Lori Dunham, Recreation Coordinator
Shelby Hagan, Library Director Jill Sanders, Planning & Zoning Commission Member
Judi Mendenhall

2. Call to Order and Declaring a Quorum

Mayor Ryan called the meeting to order at 6:00 p.m. and declared a quorum.

3. Pledge of Allegiance

4. Abstentions declared – none

5. Perfecting and Approval of the Agenda

Motion made by Council Member Enos, seconded by Council Member Lohse, to approve the agenda as presented. Roll Call: Ayes: 3 Nays: 0. Motion carried.

6. Consent Items:

- a. Approval of the City Council Meeting Minutes of November 03, 2014
- b. Receive and File – Library Board Meeting Minutes of October 01, 2014 and Librarian Report
- c. Receive and File – Planning and Zoning Commission Minutes of October 23, 2014
- d. Claims Report and October 2014 Financial Statements (e-mailed 11/05/14)
- e. Tax Abatement Applications:

David & Robbie Keene	1050 Pleasant Street, NE
Austin Hennessey	508 Evergreen Drive, NW
Riley Butler	513 Sycamore Drive, NW

Motion made by Council Member Lohse, seconded by Council Member Peffer, to approve the Consent Items. Roll Call: Ayes: 3. Nays: 0. Motion carried.

7. Polk County Sheriff's Report – Captain Schneider, Polk County Sheriff's Department reported there were 151 calls for service so far in November.

8. Presentations

- a. Mark Land, Snyder and Associates, Stormwater Management Plan for the Fourmile Creek Watershed
- b. City Engineer Bob Veenstra, Veenstra and Kimm, Lagoon Sludge Removal Plan

9. Guests requesting to address the City Council

- a. Joyce and Kevin Meredith, 3001 Franklin Street, Southwest, Bondurant, drainage issues

- b. Darren Jacobs, Environmental Engineer, Snyder and Associates, review of septic system at Metro Hazardous Waste Drop-Off, 1105 Prairie Drive, Bondurant
- c. Gabe Nelson, Snyder and Associates, regarding Change Order #2 culvert repair on north side of NE 64th Street in Bondurant

City Administrator Mark Arentsen addressed a question from the Council regarding Drainage Districts 8 and 22 which were ceded to the City of Bondurant by Polk County. City Administrator Arentsen explained that the City Council is a trustee that oversees and maintains tiles in the District; however, the costs of any repairs or upkeep are charged to the landowners within the Drainage District.

10. Discussion Item – BRSC Operations including Facility Manager Job Description, Fee Proposal and Tournament Fee Information

Council Member Lohse said he supported a Facility Manager that worked full-time on BRSC projects. He said the manager should be responsible for scheduling fields and tournaments, marketing, maintenance and finding ways to increase revenues.

Todd Wilson, 9042 94th Avenue, NE, Bondurant, addressed the Council regarding the Kinney Park Association and the Fee Proposal. He was concerned that with the new fees that it would be difficult to attract tournaments.

Council Member Peffer said that the Softball League supported the new fee proposal but would like an agreement with BRSC that fees would not increase for a set period of time.

Council Member Lohse said that the operations at BRSC need to be Little League/Softball League-driven so the youth leagues are given priority. He restated his point that the Manager should be solely dedicated to BRSC.

Recreation Coordinator Shelby Hagan was asked to reach out to Kelly Angus, USSSA, to see what the tournament schedule was and if the \$700 fee increase would affect that schedule.

Travis Sisson, Peak Development, offered to cover the field use fees for the Little League/Softball Leagues for the first year so the BRSC so focus on moving forward.

11. RESOLUTION NO. 14-186 – Resolution approving Change Order #2 for PCC Pavement Widening and Traffic Signals by Absolute Concrete Construction in the amount of \$5,859.48

Motion made by Council Member Lohse, seconded by Council Member Enos, to approve. Roll Call: Ayes: 3. Nays: 0. Motion carried.

12. RESOLUTION NO. 14-187 – Resolution approving the Site Plan for Arbor Ridge Villas

Erin Ollendike, Civil Design Advantage and Travis Sisson, Peak Development Corporation, presented information about the Site Plan for Arbor Ridge Villas. Ms. Ollendike told the Council the property is located west of Grant Street, North, east of Deer Ridge, Northwest, on the north end of Arbor Ridge development. The property is approximately 9.4 acres. The streets will be private and include 39 townhomes and two, 2-story apartments.

Mr. Sisson said the development will be marketed to residents 50 and over and the homes and apartments will have a Colorado or Utah-cottage look which will be unique to Bondurant. Each unit

will be owner-occupied and will be priced at \$170,000 to \$200,000. A HOA will provide lawn and street maintenance.

Motion made by Council Member Enos, seconded by Council Member Peffer, to approve. Roll Call: Ayes: 3. Nays: 0. Motion carried.

13. RESOLUTION NO. 14-188 – Resolution approving the appointment of Mark Schultz, 307 2nd Street, Southwest, and Laura Razor, 808 14th Street, Southeast, to the Bondurant Tree Board

Motion made by Council Member Peffer, seconded by Council Member Lohse, to approve. Roll Call: Ayes: 3. Nays: 0. Motion carried.

14. RESOLUTION NO. 14-189 – Resolution approving the Final Plat for Arbor Ridge Villas

Motion made by Council Member Enos, seconded by Council Member Lohse, to approve. Roll Call: Ayes: 3. Nays: 0. Motion carried.

15. Presentation

- a. Brad Scheib, Hoisington Koegler Group, Minneapolis, Minnesota, regarding the City of Bondurant Zoning Ordinance revisions

16. ORDINANCE NO. 14-213 – Ordinance approving Amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by Amending Chapter 175, General Provisions; Chapter 176, Nonconforming Uses; Chapter 177, General Regulations; Chapter 178, District Regulations; and Chapter 180, Subdivision Regulations

Motion made by Council Member Enos, seconded by Council Member Lohse, to approve the first reading of Ordinance No. 14-213. Roll Call: Ayes: 3 . Nays: 0. Motion carried.

17. Presentation

- a. Lori Dunham, Finance Director – Budget Review, Special Revenue funds

18. Reports / Comments and appropriate action thereon:

- a. Mayor Ryan – attended the Facebook Data Center open house and said Representative-elect Zach Nunn will be attending a future meeting to discuss his goals for District 30
- b. City Administrator Mark Arentsen – the equipment for Wisteria Heights playground has been delivered and will be installed in the spring. FC will let the City use an endloader in exchange for keeping the area around the scale plowed.
- c. Council Members
 - Council Member Enos – no comments
 - Council Member Lohse – no comments
 - Council Member Peffer – no comments

19. Adjournment

Motion made by Council Member Lohse, seconded by Council Member Peffer, to adjourn at 9:05 p.m. Roll Call: Ayes: 3. Nays: 0. Motion carried.

Mary Rork-Watson, Asst. to City Administrator

ATTEST:

Keith Ryan, Mayor

(SEAL)
,

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 Mayor and City Council on November 17, 2014, 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 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 in written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Keith Ryan, Mayor