

BONDURANT CITY COUNCIL

REGULAR MEETING

August 04, 2014

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 04th day of August 2014, at 6:00 p.m.

Present: Mayor Keith Ryan
Council Member Brian Lohse
Council Member Amy Bogaards
Council Member Wes Enos
Council Member Eric Johnson
Council Member Curt Sullivan
City Administrator Mark Arentsen
City Attorney David Brick
Assistant to City Administrator Mary Rork-Watson

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 01, 2014. All proceedings hereafter shown were taken while the convened meeting was open to the public.

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

Mayor Ryan led the pledge of allegiance.

Motion was made by Council Member Bogaards, seconded by Council Member Johnson, to approve the agenda as presented. Roll Call: Ayes: 5. Nays: 0. Motion carried.

Motion was made by Council Member Sullivan, seconded by Council Member Johnson, to approve the Consent Items consisting of the City Council Minutes of July 21, 2014; the Claims Report; Tax Abatement Applications for Randy Shane Bellon and Amanda Gilbert, 1314 13th Street, Southeast; Michael Cooper, 3241 Birch Street, Southwest; Jared Vanderlinden, 418 3rd Street, Southeast; Bondurant, Polk County, Iowa. Roll Call: Ayes: 5. Nays: 0. Motion carried.

Polk County Sheriff's Department, Captain Schneider reported on recent activity in Bondurant including preparing a traffic plan for the schools and working with Kading Properties to find a solution to parking problems.

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Maury Ruble, Bondurant Community School District, explained to the Council Members that the Fireworks Display on August 22 is Bluejay Funatics Night, football scrimmage and ribbon cutting for the stadium and September 12 is Homecoming at Bondurant-Farrar as well as the football home opener.

Motion was made by Council Member Enos, seconded by Council Member Sullivan, to approve Resolution No. 14-118, a Resolution approving the supervised display of fireworks at Bondurant-Farrar High School on August 22, 2014, and September 12, 2014. Roll Call: Ayes: 5. Nays: 0. Motion carried.

City Administrator Mark Arentsen explained to the Council Members that the retainage fee for Larry Elwood Construction should include a deduction for seeding at the Bondurant Maintenance Garage.

Motion made by Council Member Lohse, seconded by Bogaards, to approve amended Resolution 14-119, a Resolution approving the Pay Request #2 from Larry Elwood Construction for Bondurant Maintenance Garage Addition in the amount of \$44,980.05, with an amended Retainage Fee for seeding. Roll Call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Council Member Bogaards, seconded by Johnson, to approve Resolution 14-120, a Resolution Authorizing and Directing the City Administrator to Write Off Certain Bondurant Emergency Services as Non-Collectible Debts due to Medicare, Medicaid, Tricare or too small to collect. Roll Call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Council Member Bogaards, seconded by Lohse, to approve Resolution 14-121, a Resolution approving the appointment of Mark Arentsen and Lori Dunham as Contacts to represent the City of Bondurant with the Iowa Communities Assurance Pool (ICAP). Roll Call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Council Member Bogaards, seconded by Council Member Johnson, to approve Resolution 14-122, a Resolution approving the Construction Pay Estimate #2 Report from Howrey Construction for Chichaqua Valley Trail in the amount of \$265,592.98. Roll Call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Council Member Bogaards, seconded by Council Member Sullivan, to approve Resolution 14-123, a Resolution for Partial Payment #2 in the amount of \$246,011.89, from Absolute Concrete for U.S. Highway 65 & Northeast 64th Street / 32nd Street, Southwest, Pavement Widening and Traffic Signals. Roll Call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Council Member Bogaards, seconded by Council Member Sullivan, to approve Resolution 14-124, a Resolution approving the revision of City of Bondurant Zoning Code Subdivision Regulations, Chapter 180.04. Roll Call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Council Member Bogaards, seconded by Council Member Lohse, to approve Resolution 14-125, a Resolution approving an Iowa Department of Transportation Change Order #1 for Absolute Concrete in the amount of \$3,762.00, for the PCC Pavement Widening and Traffic Signals. Roll Call: Ayes: 5. Nays: 0. Motion carried.

Motion made by Council Member Bogaards, seconded by Council Member Sullivan, to approve Resolution 14-126, a Resolution levying assessments for nuisance abatements for property located at 401 2nd Street, Southeast, Bondurant, Polk County, Iowa. Roll Call: Ayes: 5. Nays: 0. Motion carried.

Mayor Ryan invited guests and Council Members to discuss the question of continuing or changing Tax Abatement in Bondurant. The following guests addressed the Council:

- Dan Moulton, Moulton & Associates, Realtors, 1720 NE 14th Court, Ankeny
- Creighton Cox, Home Builders Association of Greater Des Moines, 6751 Corporate Drive, Johnston
- Justin Washburn, VISTA, 2400 86th Street, Johnston
- Brian Curnes, Integrity Homes, 301 Center Place SW, Altoona

Comments from the Council Members included:

Council Member Bogaards – Importance of controlled growth to avoid overwhelming the school district and fire services. She found it disappointing to hear that tax abatement is the only incentive to moving to Bondurant and expressed her support of the quality school district.

Council Member Johnson – For a small community, tax abatement is important bonus for families buying a first home, particularly until the community can offer amenities or infrastructure like larger communities. Important for Council to conduct a thorough analysis of abatement decisions.

Council Member Sullivan – As East Polk County develops, Bondurant will see a lot more growth happening. Feels tax abatement is a good incentive.

Council Member Enos – Amenities are driven by population. The community needs to continue to grow, and agrees that a main goal is being able to service community members. Bondurant isn't near the point of phasing out abatement.

Council Member Lohse – Drive commercial development, need to drive diversity of homes for resell value. Where do citizens step up to? Need bigger homes. Agrees an important issue is growth putting pressure on school district, fire department and future police department. Not in favor of getting rid of it.

City Administrator Arentsen – City has reduced abatement amount twice since 2006. The City could consider reducing the increment amount since Bondurant’s amount is pretty aggressive.

Mayor Ryan suggested forming a committee to continue analyzing the information about the abatement. The committee should involve different community members from various fields and invitations will be extended to those who attended the meeting or sent emailed comments to the Council Members. Mayor Ryan thanked the guests for taking time to speak and participate.

The following item(s) were discussed as part of Mayor Ryan’s comments:

- Mayor Ryan – no comment.

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

- Site work for trail paving is continuing and is about 70 percent finished. Paving contractors will be here Wednesday.
- Work on the intersection continues. Installation of the signals will require the rest of the project schedule. This project has a penalty clause.
- Equipment for the playgrounds at Renaud Ridge, Wisteria Heights and Lincoln Heights has been delivered. Site work for the playgrounds is taking some time and Wolf Creek still needs to submit a plat of survey designating the playground.
- A proposal has been received from Midwest Underground to build an equipment storage building. The proposal will be presented at the next Planning and Zoning meeting.
- BDI Arts and Recreation will submit an independent application for City entryway improvements to Prairie Meadows Community Betterment Grant to increase chance for funding.

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

- Council Member Sullivan – no comment.
- Council Member Johnson – no comment.
- Council Member Enos – will be working in Kansas City through Nov. 1. He will try to get back for meetings but will probably need to Skype at least once.
- Council Member Bogaards – She and Mark met with a representative from Kading Properties and it was decided that before moving forward on Lincoln Estates II, Kading Properties needs to hire an onsite property manager at Lincoln Estates I as they had said previously they would and meet with the Polk County Sheriff’s Department regarding the parking situation on the property. They were also asked to prepare blueprints showing 2-3 footprints for building.

In about 18 months, City Administrator Arentsen plans on retiring from his position, and the Council Members should start a transition plan and a formula for hiring a new City Administrator.

- Council Member Lohse – BDI and other city officials from Altoona and Mitchellville will meet Thursday at Prairie Meadows to discuss the future of EPRD.

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

- City Attorney Brick – no comment.

Motion was made by Council Member Bogaards, seconded by Council Member Sullivan, to adjourn said meeting at 7:30 p.m. Roll Call: Ayes: 5. 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 August 04, 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 written form and available for public inspection within ten business days and prior to the next convened meeting of said body.

Keith Ryan, Mayor