

BONDURANT CITY COUNCIL
Minutes
March 02, 2015 6:00 P.M.
Bondurant City Center

1. Roll Call

Present: Mayor Pro-Tem Brian Lohse, Council Member Wes Enos,
Council Member Robert Peffer, Council Member Curt Sullivan
Absent: Mayor Keith Ryan, Council Member Mike Reed
City Officials
Present: City Administrator Mark Arentsen, Assistant to City Administrator Mary Rork-Watson
Library Director Jill Sanders, Finance Director Lori Dunham, City Attorney David Brick

2. Call to Order and Declaring a Quorum

Mayor-Pro Tem Lohse called the meeting to order at 6:00 p.m. and declared a quorum.

3. Pledge of Allegiance

4. Abstentions declared — Mayor Pro-Tem Lohse abstains from voting on Resolutions 15-32, 15-33 and 15-34.

5. Perfecting and Approval of the Agenda

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve the agenda as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

6. Consent Items:

- a. Approval of the City Council Meeting Minutes of February 17, 2015
- b. Receive and File – Parks and Recreation Committee Minutes of January 15, 2015 and January 19, 2015
- c. Receive and File – Planning and Zoning Commission Minutes of January 8, 2015
- d. Claims Report
- e. Tax Abatement Applications –

| | |
|-----------------|--------------------------------------|
| TJ Hartmann | 1312 Caitlin Court, SE, Bondurant |
| Eric Carpenter | 218 Tailfeather Drive, NE, Bondurant |
| Edward Courtney | 1305 Joshua Court, SE, Bondurant |
| Shawn Dougherty | 504 Sycamore Drive, NW, Bondurant |

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve the Consent Items. Roll Call: Ayes: 4. Nays: 0. Motion carried.

7. Polk County Sheriff's Report — Chief Joe Simon, Polk County Sheriff's Department, reported the City had 237 calls in February including 1 possession with intent to deliver and tax stamp violation on marijuana. Other calls were traffic calls and weather-related incidents. He asked if the Council Members had questions about the annual report he handed out at the last meeting. Council Members didn't have any questions and thanked him for the thorough information.

8. Guests requesting to address the City Council – none

9. Presentation – Wally Pelds, Pelds Engineering Company, Des Moines, addressed the Council regarding a possible lighting project at the City Center. The project would be similar to the work

completed at Bondurant Community Library. Currently, the City Center uses T-12 bulbs which manufacturers are phasing out and are very difficult to obtain. Mr. Pelds suggested upgrading to LED lighting which offers a 62.4 percent savings in lighting costs. Additionally, the City would receive a rebate from MidAmerican. This project is tentatively scheduled for September 2015 and is included in the budget.

10. Public Hearing – Proposed City of Bondurant Municipal Budget for Fiscal year 2015/2016 and Certification of City Taxes

Motion made by Council Member Enos, seconded by Council Member Peffer, to close the regular City Council meeting at 6:19 p.m., and open the Public Hearing for consideration of the proposed City of Bondurant Municipal Budget for Fiscal Year 2015/2016 and Certification of Taxes. Roll Call: Ayes: 4. Nays: 0. Motion carried.

No one from the public addressed the Council regarding this matter.

City Administrator Arentsen presented a report showing that Bondurant tax rates had lowered from \$14.08 in FY2013 to \$13.93 in FY2016 and dropped from third highest in the metro to fifth highest.

Motion made by Council Member Enos, seconded by Council Member Peffer, to close the Public Hearing at 6:20 p.m., and open the regular City Council meeting. Roll Call: Ayes: 4. Nays: 0. Motion carried.

11. RESOLUTION NO. 15-27 – Resolution adopting City of Bondurant Municipal Budget for Fiscal Year 2015/2016 and Certification of City Taxes

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve. Roll Call: Ayes: 4. Nays: 0. Motion carried.

12. Public Hearing – Bondurant City Park Shelter Plans, Specifications, Form of Contract, Estimated Cost

Motion made by Council Member Enos, seconded by Council Member Sullivan, to close the regular City Council meeting at 6:22 p.m., and open the Public Hearing for consideration of the Bondurant City Park Shelter Plans, Specifications, Form of Contract, Estimated Cost. Roll Call: Ayes: 4. Nays: 0. Motion carried.

No one from the public addressed the Council concerning this matter.

Thad Long, SVPA Architects, West Des Moines, offered to answer any questions regarding the project. He said 12 contractors had checked out the project plans and a pre-bid meeting was scheduled for March 3 at the City Center.

City Administrator Mark Arentsen said he had met with Polk County Supervisor Steve Van Oort and Lisa Tunks-Moody, grant administrator, about a \$20,000 Polk County Development Grant opportunity that could be used to fund part of the Shelter cost.

Council Member Sullivan asked about expected cost overruns. Mr. Long said he built in 3-5 percent for overruns; however, the Trail Depot which is a similar project, had minimal change orders. Council Member Sullivan asked if any funding would be used for shelters at other parks and City Administrator Arentsen said shelters at the neighborhood parks could be installed if there were funds.

Motion made by Council Member Enos, seconded by Council Member Sullivan, to close the Public Hearing at 6:23 p.m., and open the regular Council meeting. Roll Call: Ayes: 4. Nays: 0. Motion carried.

13. RESOLUTION NO. 15-28 — Resolution adopting the Plans, Specifications, Form of Contract and Estimated Cost of Bondurant City Park Shelter

Motion made by Council Member Pepper, seconded by Council Member Enos, to approve. Roll Call: Ayes: 4. Nays: 0. Motion carried.

14. RESOLUTION NO. 15-29 — Resolution approving the vacation of easements in Bondurant owned by Helena Farms LLC, 3509 Franklin Street, SW and legally described as Commencing at the Southwest Corner of the NW ¼ of the NW ¼ of Section 12, Township 79 North, Range 23 West of the 5th P.M., thence East a distance of 416 feet; thence North a distance of 210 feet; thence West a distance of 416 feet; thence South parallel and along the center of the public highway a distance of 210 feet to the point of beginning, Polk County, Iowa

Wally Pelds, Pelds Engineering, Des Moines, told the Council Helena Farms LLC purchased the land as investment property and needed the title cleared so the property could be sold.

Motion made by Council Member Pepper, seconded by Council Member Enos, to approve. Roll Call: Ayes: 4. Nays: 0. Motion carried.

15. RESOLUTION NO. 15-30 — Resolution approving the Plat of Survey for 10178 NE 70th Avenue, Mitchellville, Polk County, Iowa, which falls within two miles of Bondurant city limits and the City is entitled to review

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve. Roll Call: Ayes: 4. Nays: 0. Motion carried.

16. RESOLUTION NO. 15-31 – Resolution approving the Preliminary Plat of Rolling Woods Plat 2 which lies in unincorporated Polk County, Iowa, which falls within two miles of Bondurant city limits and the City is entitled to review

Mark McMurphy, ABACI Consulting, explained the lot owner purchased a part of an outlot to increase his existing lot in order to build a shed which required the lot to be replatted.

Motion made by Council Member Enos, seconded by Council Member Pepper, to approve. Roll Call: Ayes: 4. Nays: 0. Motion carried.

17. RESOLUTION NO. 15-32 – Resolution approving the Street Closing Application for 2015 St. Baldrick's Event on March 7, 2015, closing 1st Street SE (in front of Founders Irish Pub to Biking Bondu Way)

Mayor Pro-Tem Lohse, speaking on behalf of BDI Arts and Recreation Committee, explained a tent would be erected on Saturday morning and would be used for the event which begins at 5 p.m. The tent would remain at its location until Sunday noon.

Motion made by Council Member Enos, seconded by Council Member Pepper, to amend Resolution No. 15-32 to approve the additional street closing hours of Saturday 2 a.m. to Sunday noon. Roll Call: Enos: Yes, Pepper: Yes, Sullivan: Yes, Lohse: Abstain. Motion carried.

Motion made by Council Member Enos, seconded by Council Member Peffer to approve Resolution 15-32 as amended. Roll Call: Enos: Yes, Peffer: Yes, Sullivan: Yes, Lohse: Abstain. Motion carried.

18. RESOLUTION NO. 15-33 – Resolution approving the City of Bondurant sponsorship of Jazz in July on July 10, 2015, and be responsible for providing liability coverage for the event

Mayor Pro-Tem Lohse, speaking on behalf of BDI Arts and Recreation Committee, said the jazz concert would be held at the Trail Depot. The City would be responsible for the liability policy because BDI doesn't have an insurance policy.

Motion made by Council Member Peffer, seconded by Council Member Enos, to approve. Roll Call: Peffer: Yes, Enos: Yes, Sullivan: Yes, Lohse: Abstain. Motion carried.

19. RESOLUTION NO. 15-34 – Resolution supporting and encouraging the BDI Arts and Recreation Committee's efforts to pursue grants and other funding for a Public Art Installation at Gateway Park, Grant Street, S

Mayor Pro-Tem Lohse, speaking on behalf of BDI Arts and Recreation Committee, explained the committee will seek funding for the project but needed the support of the City Council to apply for grants.

Motion made by Council Member Peffer, seconded by Council Member Enos, to approve. Roll Call: Peffer: Yes, Enos: Yes, Sullivan: Yes, Lohse: Abstain. Motion carried.

20. RESOLUTION NO. 15-35 – Resolution Levying Assessment for Cost of Curb Valve Replacement at 103 Third Street, Southeast, Bondurant

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve. Roll Call: Ayes: 4. Nays: 0. Motion carried.

21. Discussion Item – Appointment of Residents to Tax Abatement Review Committee

City Administrator Arentsen presented a list of suggested organizations and community members to participate in the review committee. He also said he would arrange for Rich Colgrove of the Polk County Assessor's office to meet with the committee to answer questions regarding tax abatement.

Council members suggested Jason Lozano, a commercial real estate agent and Alex Lynch of East Polk Regional Development be asked to participate. The committee will be appointed on March 23 by the City Council but deadlines have not been determined.

22. Reports / Comments and appropriate action thereon:

- a. Mayor – Absent
- b. City Administrator — BRSC Facility Manager, Jason McGrann, began his position on Monday.
 - Work on BRSC bathrooms will be completed by the end of March.
 - Meeting with Alex Lynch, EPRD, regarding the Iowa Economic Development program, Certified Sites which provides information to developers regarding development sites. An Iowa Certified Site has relevant site-related data and documentation accumulated and is designated as "development ready."
 - Gas tax bill became effective on March 1 and is expected to add \$60-70,000 to Bondurant's Road Use Fund annually.

- The MPO has recommended the Gay Lea East trail connection that will extend from the Main Street Trail Depot to Brick Street for funding. The final vote still needs to take place but results should be known by April. The grant requires matching funds which were donated by the Lohse Family Foundation. If the project is approved, construction on the trail could begin in 2016.
- c. Council Members
- Council Member Sullivan — Asked about the funding for the incentive money given to Live Healthy Iowa teams. Finance Director Dunham explained the money was from a Live Healthy Iowa grant not city funds. He also asked about street improvements on Lincoln Street. City Administrator Arentsen said that the improvements could only be temporary until the storm sewer connection was finished. The next opportunity for bonding for street improvement projects is in 2019.
 - Council Member Enos — No comment
 - Council Member Peffer — No comment
 - Council Member Lohse — No comment

23. Adjournment

Motion made by Council Member Peffer, seconded by Council Member Enos, to adjourn the meeting at 7:19 p.m. Roll Call: Ayes: 4. Nays: 0. Motion carried.

Mary Rork-Watson, Asst. to City Administrator

ATTEST:

Brian Lohse, Mayor Pro-Tem

(SEAL)

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 Mayor and City Council on March 02, 2015, 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.

Brian Lohse, Mayor Pro-Tem