

BONDURANT CITY COUNCIL
Minutes
May 04, 2015 6:00 P.M.
Bondurant City Center

1. Roll Call

Present: Mayor Keith Ryan, Council Member Wes Enos, Council Member Brian Lohse,
Council Member Mike Reed, Council Member Curt Sullivan

Absent: Council Member Robert Pepper

City Officials

Present: City Administrator Mark Arentsen, Assistant to City Administrator Mary Rork-Watson,
Finance Director Lori Dunham, City Engineer Bob Veenstra, City Attorney David Brick

2. Call to Order and Declaring a Quorum

Mayor Keith Ryan called the meeting to order at 6:04 p.m. and declared a quorum.

3. Pledge of Allegiance

4. Abstentions declared — Council Member Lohse abstained from voting on Resolution No. 15-49.

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 April 20, 2015 and April 23, 2015
- b. Claims Report
- c. Tax Abatement Applications – Ian Houglund, 3208 Birch Street, Southwest, Bondurant

Motion made by Council Member Lohse, seconded by Council Member Enos, 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, presented the Council Members with a report for January-April 2015. He said the Sheriff's Department had 974 calls for service during those months. Traffic and service went well during the Live Healthy 5K and the Sheriff's Department will be providing service during Biking Bondu and Jazz in July.

8. Guests requesting to address the City Council – No guests at this meeting.

9. RESOLUTION NO. 15-49 — Resolution approving the Street Closing Application submitted by Brick Street Market to close Brick Street between Kid's Academy and Laser Wash for a car show on May 9, 2015, from 8 a.m. to 8 p.m.

Council Member Lohse said the car show is to support a charity and will host 50-60 cars. He said people can reach the car wash and the closing won't impede the flow of business though it will be a busy Saturday with the garage sales.

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve Resolution No. 15-49. Roll Call: Ayes: Enos, Sullivan, Reed. Nays: None. Abstain: Lohse. Motion carried.

10. RESOLUTION NO. 15-50 – Resolution approving Partial Payment Application #001 for the City Park Shelter from Nisley Construction in the amount of \$8,787.50

Motion made by Council Member Enos, seconded by Council Member Reed, to approve Resolution No. 15-50. Roll Call: Ayes: 4. Nays: 0. Motion carried.

11. RESOLUTION NO. 15-51 – Resolution approving appointments to the Tax Abatement Review Committee

Council Member Sullivan asked if landowners could be added to the list or could attend meetings. City Administrator Arentsen said he anticipated the project would require 4-5 meetings and should be finished by July. He said the City still needed to appoint a representative.

Motion made by Council Member Enos, seconded by Council Member Sullivan, to amend Resolution No. 15-51 to add Council Member Lohse as the City's appointee. Roll Call: Ayes: 4. Nays: 0. Motion carried.

Motion made by Council Member Enos, seconded by Council Member Reed, to approve Resolution No. 15-51 as amended. Roll Call: Ayes: 4. Nays: 0. Motion carried.

12. RESOLUTION NO. 15-52 – Resolution approving the North Bondurant–Collector Street System and Land Planning Services proposal from Hoisington Koegler Group Inc. for a cost of \$15,000

Finance Director Dunham said the funds were available in the budget amendment.

Council Member Lohse said the report from the Community Visioning Process on May 2nd revealed the community needs to address the traffic flow issues along Grant Street N/S and this study could address some of those issues.

Council Member Enos said community growth requires that developers have a plan from the City.

City Engineer Veenstra told the Council Members that the proposed study gives the City tools to develop a strategy for moving toward a concrete plan for implementation. He said the goal is to have a specific location for Collector streets. An official street map protects the City's plan and encourages developers to stay within the plan.

Council Member Sullivan said he would like to enlarge the scope of the study to include a north/south connector to 2nd Street through the Gabus property which is shown on the Comprehensive Plan.

The Council decided to ask Veenstra & Kimm and Hoisington Koegler Group Inc. to submit proposals that included this additional piece.

Motion made by Council Member Enos, seconded by Council Member Lohse, to table Resolution No. 15-52. Roll Call: Ayes: 4. Nays: 0. Motion carried.

13. RESOLUTION NO. 15-53 – Resolution authorizing and directing the City Administrator to Write-off certain Emergency Services Medical Service Accounts as Noncollectable due to Medicaid, Medicare or too small to collect

Motion made by Council Member Lohse, seconded by Council Member Enos, to approve Resolution No. 15-53. Roll Call: Ayes: 4. Nays: 0. Motion carried.

14. RESOLUTION NO. 15-54 – Resolution approving the Memorandum of Understanding for the Central Iowa Code Consortium for the purpose of providing the unified code development in participating communities

Motion made by Council Member Sullivan, seconded by Lohse, to approve Resolution No. 15-54. Roll Call: Ayes: 4. Nays: 0. Motion carried.

15. RESOLUTION NO. 15-55 – Resolution approving changing the address of 224 Tailfeather Drive, Northeast to 227 Tailfeather Drive, Northeast, as previously recorded on the Final Plat for Lot 13 Pleasant Grove Plat 1

Motion made by Council Member Lohse, seconded by Council Member Enos, to approve Resolution No. 15-55. Roll Call: Ayes: 4. Nays: 0. Motion carried.

16. RESOLUTION NO. 15-56 – Resolution approving the renewal license application for a special Class C Beer Permit (BC) and Sunday Sales for Git-N-Go Convenience Store #41, 3207 Henry Street, Southwest, Bondurant

Motion made by Council Member Enos, seconded by Sullivan, to approve Resolution No. 15-56. Roll Call: Ayes: 4. Nays: 0. Motion carried.

17. ORDINANCE NO. 15-200 – Ordinance amending the City Code of the City of Bondurant by amending Chapter 92 – Water Rates to establish New Rates for Service within and outside the City (Third and Final Reading)

Council Member Lohse asked for clarification on when the increases begin. Finance Director Dunham explained the ordinance goes into effect for the July 1 billing which will be for water used May 1 to June 1.

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve the third and final reading of Ordinance No. 15-200. Roll Call: Ayes: 4. Nays: 0. Motion carried.

18. ORDINANCE NO. 15-201 – Ordinance amending the City Code of the City of Bondurant by amending Chapter 106 – Collection of Solid Waste (Third and Final Reading)

Motion made by Council Member Lohse, seconded by Council Member Enos, to approve the third and final reading of Ordinance No. 15-201. Roll Call: Ayes: 4. Nays: 0. Motion carried.

19. ORDINANCE NO. 15-202 – Ordinance amending the City Code of the City of Bondurant by amending Chapter 136 – Sidewalk Regulations (Second Reading)

Motion made by Council Member Enos, seconded by Council Reed, to approve the second reading of Ordinance No. 15-202. Roll Call: Ayes: 4. Nays: 0. Motion carried.

20. ORDINANCE NO. 15-203 – Ordinance amending the Code of Ordinances of the City of Bondurant, 2002, by amending Provisions Pertaining to Stop or Yield Required (First Reading)

Motion made by Council Member Lohse, seconded by Council Member Sullivan, to waive the first and second readings and approve the third and final reading of Ordinance No. 15-203. Roll Call: Ayes: 4. Nays: 0. Motion carried.

21. Discussion Items –

- a. Dave Harmeyer, VISTA Real Estate, Urbandale, addressed the Council regarding the future of the tax abatement schedule and the impact the changes could have on the developments with final plats. He asked the Council if the present developments would be “grandfathered” to protect people making investments in those subdivisions.

Council Member Lohse said he didn't see residential tax abatement phasing out immediately. A reduction in the schedule will slow growth to support the school district and City resources.

Council Member Sullivan said he thought that any preliminary plats already filed should be protected.

City Administrator Arentsen said he talked to the County Assessor and was told the Assessor would apply whatever schedule the City submits. So if the schedule was different for future developments the new schedule could be applied to those and the present schedule to existing developments.

Council Members thought it would be best to see the Committee's recommendations but they wanted fair solutions for developers working on approved preliminary plats.

- b. Fence Maintenance

City Administrator Arentsen said the City doesn't have a fence ordinance that requires maintenance standards for existing fences. He said it is difficult to address complaints regarding fence issues without an ordinance that gives specific guidelines.

Council Members discussed how to enforce any substandard maintenance. City Attorney Brick will prepare a draft ordinance for consideration.

22. Reports / Comments and appropriate action thereon:

- a. Mayor — going to Washington D.C. Sunday through Tuesday. He participated in the CVT Grand Opening and Ribbon Cutting on April 25.
- b. City Administrator — The results of the Community Visioning Focus Groups are available for review online at the Community Visioning website (www.communityvisioning.org).
- The BDI Developers Conference is May 14 at Founders Irish Pub.
 - Continuing work to recruit tournaments to BRSC and concession stand operations are going well.
 - BRSC bathrooms should be finished this weekend.
- c. Council Members
- Council Member Lohse — Plans for Jazz in July include a sidewalk chalk event. Chris Vance will use chalk paint to create an original mural in the Trailhead Depot.
 - Council Member Enos — No comment
 - Council Member Reed — No comment

- Council Member Sullivan – Called Keith last week to thank him for the work he does. He also appreciated the recent repairs to Lincoln Street.
- d. City Attorney – Said City Administrator Arentsen asked about residents using the City-owned floodplain to make improvements on the property. Residents have added a shed, a fire-pit, a garden and bird feeders on the City's property.

City Administrator Arentsen was concerned about the precedent of allowing residents to use City-owned property for personal use. Other Council Members expressed concern with drainage issues and the safety of other homes and discussed how to address this matter.

23. Adjournment

Motion made by Council Member Lohse, seconded by Council Member Reed, to adjourn the meeting at 7:37 p.m. Roll Call: Ayes: 4. 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 May 04, 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.

Keith Ryan, Mayor