

BONDURANT CITY COUNCIL
Minutes
May 18, 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 Robert Peffer, Council Member Curt Sullivan

Absent: Council Member Mike Reed

City Officials

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

2. Call to Order and Declaring a Quorum

Mayor Keith 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 Lohse, seconded by Council Member Peffer, to delete items 10 and 11 from the agenda. Roll Call: Ayes: 4. Nays: 0. Motion carried.

6. Consent Items:

- a. Approval of the City Council Meeting Minutes of May 04, 2015
- b. Receive and File – Library Board Meeting Minutes of April 01, 2015 and Librarian Report
- c. Receive and File – Planning and Zoning Commission Meeting Minutes of April 09, 2015
- d. Claims Report and April 2015 Financial Statements (e-mailed 5/4/2015)
- e. Tax Abatement Applications for City of Bondurant

Karl Lanes 1405 13th Street, SE

Cole Cunningham 3234 Birch Street, SW

Brenton Blum 516 Evergreen Drive, NW

Eliza Lower 404 1st Street, NW

Donald Stoeckel 1301 Caitlin Court, SE

Sarah Montgomery 413 Evergreen Drive, NW

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 — Sergeant Bill Matzdorff, Polk County Sheriff's Department, reported 157 calls for service including two arrests.

8. Guests requesting to address the City Council – None

9. RESOLUTION NO. 15-58 – Resolution approving the Final Plat for Wolf Creek Plat 6

Erik Nikkel, Snyder and Associates, Ankeny, representing Chateau at Bondurant, said Plat 6 will have 23 lots ranging from 6,400-7,700 square feet and includes an extension of Hawthorn Drive.

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve Resolution No. 15-58, as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

10. RESOLUTION NO. 15-59 – Resolution approving the Final Plat for Pleasant Grove Plat 2

Council Member Sullivan asked about work in the plat adjoining Plat 2. Dave Harmeyer, Vista Real Estate, told the Council underground work has begun in the adjoining plat and paving could begin next spring.

Motion made by Council Member Sullivan, seconded by Council Member Enos, to approve Resolution No. 15-59, as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

11. RESOLUTION NO. 15-60 – Resolution setting June 16, 2015, as the date for a public hearing for the purpose of rezoning the existing R-5 PUD to R-2 Residential in the Proposed Mallard Creek Subdivision

Motion made by Council Member Peffer, seconded by Council Member Enos, to approve Resolution No. 15-60. Roll Call: Ayes: 4. Nays: 0. Motion carried.

12. PUBLIC HEARING – Motion made by Council Member Enos, seconded by Council Member Sullivan, to close the regular meeting at 6:07 p.m. and open the Public Hearing for the Purpose of Amending the Current Budget of the City of Bondurant for the Fiscal year ending June 30, 2015. Roll Call: Ayes: 4. Nays: 0. Motion carried.

No one from the public had any comments regarding amending the budget.

Motion made by Council Member Enos, seconded by Council Member Sullivan, to close the public hearing at 6:08 p.m. and reopen the regular meeting. Roll Call: Ayes: 4. Nays: 0. Motion carried.

13. RESOLUTION NO. 15-61 – Resolution approving amending the Current Budget of the City of Bondurant for the Fiscal Year ending June 30, 2015

Motion made by Council Member Enos, seconded by Council Member Peffer, to approve Resolution No. 15-61, as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

14. RESOLUTION NO. 15-62 – Resolution approving fund transfers

Council Member Sullivan asked if the Paine Street transfer was funds for the culvert replacement. Finance Director Dunham said the funds were used for the design of the culvert but design stopped when the City decided to reroute Mud Creek to ease flooding in Mallard Pointe. The remaining \$70,000 will be used to fund the fire chief position.

Motion made by Council Member Lohse, seconded by Council Member Enos, to approve Resolution No. 15-62, as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

15. RESOLUTION NO. 15-63 – Resolution approving increasing the Water Connection Fee amount from \$150 to \$250 effective July 1, 2015

Motion made by Council Member Pepper, seconded by Council Member Sullivan, to approve Resolution No. 15-63, as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

- 16. RESOLUTION NO. 15-64** – Resolution approving a Proclamation declaring May 18, 2015, as Arbor Day in the City of Bondurant

Motion made by Council Member Lohse, seconded by Council Member Enos, to approve Resolution No. 15-64, as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

- 17. RESOLUTION NO. 15-65** – Resolution approving the tobacco permit application for Casey's General Store #1861, 1455 Grant Street, South, Bondurant

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve Resolution No. 15-65, as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

- 18. RESOLUTION NO. 15-66** – Resolution approving the tobacco permit application for Casey's General Store # 1373, 302 2nd Street, Northeast, Bondurant

Motion made by Council Member Enos, seconded by Council Member Pepper, to approve Resolution No. 15-66, as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

- 19. RESOLUTION NO. 15-67** – Resolution setting a Public Hearing date of June 1, 2015, to consider the sale of Outlot Z Detention Wisteria Heights Plat 2 to Integrity Homes

Brian Curnes, Integrity Homes, explained Outlot Z was deeded over to the City in the preliminary plat four years ago. He didn't realize it was City property until he began installing a storm sewer on the property. He said the homeowners of adjacent lots would maintain the property. The homeowners would not be allowed to disturb the ground or change the grade and the City would have easements to allow for necessary maintenance. The detention area is a dry bottom basin that handles storm sewer overflow during heavy rains.

City Engineer Veenstra said the City would want an easement to backstop any issues in case a homeowner didn't maintain the area.

Mr. Curnes said he would make the changes before filing the final plat for most of the lots. Two lots would be redesigned and replatted. He would ask his engineer to have this information for the Council before the final plat is filed.

Motion made by Council Member Enos, seconded by Council Member Sullivan, to approve Resolution No. 15-67, as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

- 20. RESOLUTION NO. 15-68** – Resolution approving the North Bondurant – Collector Street System and Land Planning Services Proposal from Hoisington Koegler Group Inc. and Veenstra & Kimm Inc. for a cost of \$19,500

Council Member Lohse said this study is well-timed and needed since Classic Builders was planning to build in Mallard Creek. Council Member Sullivan said the end-goal is a comprehensive plan but expanding the area for a collector street was good. He asked at what point does the City plan a connection point over Mud Creek.

City Engineer Veenstra said there was no graceful way to handle this kind of physical impediment. He said the City may not get a developer to take on the entire project.

Motion made by Council Member Sullivan, seconded by Council Member Lohse, to approve Resolution No. 15-68, as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

- 21. RESOLUTION NO. 15-69** – Resolution approving the renewal license application for EZ Mart LLC, 1111 Lincoln Street, SE, Bondurant, for Class B Wine Permit, Class C Beer Permit (Carryout Beer), Class E Liquor License (LE) and Sunday Sales

Motion made by Council Member Lohse, seconded by Council Member Sullivan, to approve Resolution No. 15-69, as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

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

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

23. Discussion Items –

a. Consideration of Mayoral Vacancy

Mayor Ryan said he has accepted a job position in Reno, Nevada, and he would be submitting a letter of resignation and his official last meeting would be June 1.

Council Members discussed the process of appointing a mayor. If a council member is appointed then a council member would also need to be appointed. Council Member Lohse suggested Karen Hudson as a potential appointee.

Council Member Sullivan said he is interested in the mayor position and would like to serve until the special election in November with the intent to run in 2017 for a full term.

Mayor Ryan said he considered all the council members as assets to the community.

Council Members requested a list of all the boards Mayor Ryan serves on be added to next meeting's agenda so the Council could make sure a City representative continued to serve.

24. Reports/Comments and appropriate action thereon:

- a. Mayor – D.C. trip was successful. Delegation met with all state representatives who said that they were there to help with whatever Bondurant needed.
- b. City Administrator – City Park Shelter work is progressing and looks very good. Metro City Managers are meeting at Butler Café this week. First tax abatement meeting is June 15th. Celebrate Bondurant sponsored by the Chamber is May 29. 44 single-family building permits have been issued so far this year compared to 66 total permits issued last year.
- c. Council Members
- Sullivan – a resident asked about drainage area way off Lincoln behind Cove area. The City hired someone to cut trees out and they piled them up and didn't haul them away. City Administrator Arentsen said he wasn't familiar with this issue and would need more information.
- Enos – no comment
- Peffer – asked if citizens not appointed to the Tax Abatement committee could attend the meetings to observe and comment. City Administrator Arentsen said the public was welcome to attend.

Lohse – Met with Kathy Anderson regarding an organization that helps vets find homes and jobs in participating communities. This organization had been introduced to Council earlier this year and he would like to revisit Bondurant’s participation. BDI Developers Conference was held last Thursday and was well-attended. Hoping some concrete ideas for development will come from the event. He discussed ideas for use of the City land on the north side of Mud Creek. City Administrator Arentsen said this land could be used for the Garfield Street extension.

25. Adjournment – Motion made by Council Member Pepper, seconded by Council Member Sullivan, to adjourn the meeting at 7:00 p.m.

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 18, 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