BONDURANT CITY COUNCIL
Minutes
June 16, 2015 6:00 P.M.
Bondurant City Center

1. Roll Call
Present: Mayor Curt Sullivan, Council Member Wes Enos, Council Member Brian Lohse,
Council Member Robert Peffer, Council Member Mike Reed

City Officials
Present: City Administrator Mark Arentsen, Assistant to City Administrator Mary Rork-Watson,
City Engineer Bob Veenstra, Fire Chief Aaron Kreuder

2. Call to Order and Declaring a Quorum
Mayor Pro-Tem Brian 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 abstained from voting on Resolution 15-82.

5. Perfecting and Approval of the Agenda
Motion made by Council Member Reed, seconded by Council Member Peffer, to approve the agenda as presented. Roll Call: Ayes: 4. Nays: 0. Motion carried.

6. Consent Agenda:
   a. Approval of the City Council Meeting Minutes of June 01, 2015
   b. Receive and File – Library Board Meeting Minutes of May 06, 2015 and Librarian Report
   d. Approval of Tobacco Permit Application from Git-N-Go Convenience Store #41
   e. Tax Abatement Applications
      Greg and Christina Silvers 516 Sycamore Drive, NW
      Breanne and John Kruger 222 Tailfeather Drive, NE
      Cole J. Fister 422 4th Street, SE
      Crista Shawler 308 Evergreen Drive, NW
      Kent Cooper 505 Evergreen Drive, NW

Motion made by Council Member Peffer, seconded by Council Member Reed, to approve the Consent Agenda. Roll Call: Ayes: 4. Nays: 0. Motion carried.

7. Polk County Sheriff’s Report — Sergeant Bill Matzdorff, Polk County Sheriff’s Department, reported 148 calls for service with 50 traffic stops and no arrests as of June 15.

8. Guests requesting to address the City Council – none

9. RESOLUTION NO. 15-78 – Resolution accepting Curt Sullivan’s resignation from City Council

Motion made by Council Member Enos, seconded by Council Member Reed, to approve Resolution No. 15-78. Roll Call: Ayes: 4. Nays: 0. Motion carried.
10. **RESOLUTION NO. 15-81** – Resolution appointing Curt Sullivan as Mayor of the City of Bondurant

Motion made by Council Member Enos, seconded by Council Member Peffer, to approve Resolution No. 15-81. Roll Call: Ayes: 4. Nays: 0. Motion carried.

11. **RESOLUTION NO. 15-82** – Resolution appointing Council Member Brian Lohse as Mayor Pro-Tem

Motion made by Council Member Enos, seconded by Council Member Reed, to approve Resolution No. 15-82. Enos Y, Reed Y, Peffer Y, Lohse Abstain.

12. **RESOLUTION NO. 15-91** – Resolution approving an agreement between Bondurant Fire Department and Fraser Medical Services concerning Back-up Services

Fire Chief Aaron Kreuder explained that Fraser Medical Services will assist Bondurant Emergency Services with transportation or EMS services during the day. Chief Kreuder plans to begin recruiting and training daytime volunteers when he begins his full-time position in July. Until adequate staff is available or when required because of circumstances, Fraser will provide back-up. Fraser has terminals in Pleasant Hill and on 2nd Avenue in Des Moines and have five ambulances available during the day.

Motion made by Council Member Reed, seconded by Council Member Enos, to approve Resolution No. 15-91. Roll Call: Ayes: 4. Nays: 0. Motion carried.

13. **RESOLUTION NO. 15-83** – Resolution approving designated signers on behalf of the City of Bondurant, Iowa, for Legacy Bank Accounts

Motion made by Council Member Enos, seconded by Council Member Lohse, to approve Resolution No. 15-83. Roll Call: Ayes: 4. Nays: 0. Motion carried.

14. **RESOLUTION NO. 15-84** – Resolution approving the Preliminary Plat for Wolf Creek Plats 7 and 8

Motion made by Council Member Enos, seconded by Council Member Peffer, to approve Resolution No. 15-84. Roll Call: Ayes: 4. Nays: 0. Motion carried.

15. **PUBLIC HEARING** to consider the rezoning of the existing R-5 PUD to R-2 Residential in the Proposed Mallard Creek Subdivision

Motion made by Council Member Enos, seconded by Council Member Lohse, to close the regular City Council meeting at 6:17 p.m., and open the Public Hearing for the purpose of rezoning the existing R-5 PUD to R-2 Residential. Roll Call: Ayes: 4. Nays: 0. Motion carried.

Erin Ollendike, Civil Design Advantage, Grimes, addressed the Council regarding the rezoning on behalf of the developers of the proposed subdivision. The existing R-5 is 25 acres and was rezoned in 2009. The concept plan shows single family homes and duplexes. More could be built but that depends on sewer extensions. The next step after the rezoning is the Plat of Survey and Preliminary Plat. The developers would like to start construction this year.

City Administrator Arentsen said adjacent property owners were notified of the rezoning and proper public notices were published and posted.
No other comments were received from the Public.

Motion made by Council Member Lohse, seconded by Council Member Enos, to close the Public Hearing at 6:21 p.m., and to open the regular City Council meeting. Roll Call: Ayes: 4. Nays: 0. Motion carried.

16. ORDINANCE NO. 15-205 – Ordinance Amending the Zoning Regulations, Chapter 178, of the Municipal Code of the City of Bondurant, Iowa, by amending the PUD Zoning of Certain Property owned by Classic Builders (First Reading)

Motion made by Council Member Lohse, seconded by Council Member Reed, to waive the first and second readings of Ordinance No. 15-205, and approve the third and final reading. Roll Call: Ayes: 4. Nays: 0. Motion carried.

17. PUBLIC HEARING to consider the sale of Outlot Y Detention Wisteria Heights Plat 2 to Integrity Homes

Motion made by Council Member Enos, seconded by Council Member Reed, to close the regular City Council meeting at 6:25 p.m., and open the Public Hearing for the purpose of considering the sale of Outlot Y Detention to Integrity Homes. Roll Call: Ayes: 4. Nays: 0. Motion carried.

No comments were received from the Public.

Motion made by Council Member Enos, seconded by Council Member Lohse, to close the Public Hearing at 6:25 p.m., and to open the regular City Council meeting. Roll Call: Ayes: 4. Nays: 0. Motion carried.

18. RESOLUTION NO. 15-85 – Resolution approving the sale of Outlot Y Detention Wisteria Heights Plat 2 to Integrity Homes

Motion made by Council Member Enos, seconded by Council Member Peffer, to approve Resolution No. 15-85. Roll Call: Ayes: 4. Nays: 0. Motion carried.

19. RESOLUTION NO. 15-88 – Resolution approving the Plat of Survey for Parcels A and B, Outlot Y Wisteria Heights Plat 2

Motion made by Council Member Lohse, seconded by Council Member Reed, to approve Resolution No. 15-88. Roll Call: Ayes: 4. Nays: 0. Motion carried.

20. RESOLUTION NO. 15-86 – Resolution endorsing the Grant Application for the Gay Lea Wilson Trail Extension from Grant Street, South, to I-80 West

Motion made by Council Member Enos, seconded by Council Member Lohse, to approve Resolution No. 15-88. Roll Call: Ayes: 4. Nays: 0. Motion carried.

21. RESOLUTION NO. 15-87 – Resolution updating the City of Bondurant Public Records Request and Fee Schedule Policy
Motion made by Council Member Enos, seconded by Council Member Reed, to amend Resolution No. 15-87 to increase the hourly rate for professional staff time from $33.00 to $35.00. Roll Call: Ayes: 4. Nays: 0. Motion carried.

Motion made by Council Member Enos, seconded by Council Member Peffer, to approve Resolution No. 15-87, as amended. Roll Call: Ayes: 4. Nays: 0. Motion carried.

22. RESOLUTION NO. 15-89 – Resolution approving the municipal employee wages for the 2016 Fiscal Year, excluding City Administrator, Emergency Services and Library Staff

City Administrator Arentsen explained the wage increase for the Utility Worker was to bring it line with wages paid by other metro cities. He also said the $31.65 paid to the Deputy City Clerk was for part-time hours.

Motion made by Council Member Enos, seconded by Council Member Reed, to approve Resolution No. 15-89. Roll Call: Ayes: 4. Nays: 0. Motion carried.

23. RESOLUTION NO. 15-90 – Resolution approving the Bondurant Emergency Services employee wages for the 2016 Fiscal Year

Motion made by Council Member Lohse, seconded by Council Member Reed, to approve Resolution No. 15-90. Roll Call: Ayes: 4. Nays: 0. Motion carried.

24. ORDINANCE NO. 15-206 – Ordinance Amending Chapter 47 Park Regulations, of the Municipal Code of the City of Bondurant, by amending 47.07 Lake Petocka Regulations. (First Reading)

Motion made by Council Member Peffer, seconded by Council Member Lohse, to waive the first and second readings of Ordinance No. 15-206, and approve the third and final reading. Roll Call: Ayes: 4. Nays: 0. Motion carried.

25. Discussion Items
   a. Appointee to City of Bondurant Tree Board – Council Members will talk to interested people to find a new member for the Board.
   b. Council Appointments to Boards and Committees – Council Members and City Administrator Arentsen volunteered to serve on boards and committee positions left open by Keith Ryan’s resignation and other changes to people’s schedules. A resolution approving the appointments will be on the July 6 agenda.
   c. Filling City Council vacancy – City Administrator Arentsen explained the schedule for appointing a new council member. Notice of the vacancy will publish June 24, applications to fill the vacancy will be accepted through July 7, interviews will be held July 11. The goals is appoint a new Council member by July 20, if possible.

26. Reports / Comments and appropriate action thereon:
   a. Mayor — Thanked everyone for their support for the appointment. He looks forward to serving.
   b. City Administrator — Invited City Engineer Veenstra to explain progress on the Mud Creek Relocation
City Engineer Veenstra said the WRA contractor had the sludge removed from the lagoons and grading had begun and should be completed in August. The project is still waiting on the DNR to issue a permit but he suggested moving ahead so the bid letting could begin in July/early August with work beginning in Fall 2015. City Administrator Arentsen said funds are available for this project.

- SummerFest seemed to be going well.
- He suggested City Council book Jeff Schott, Director of the Institute of Public Affairs, University of Iowa, to hold a goal-setting session to prioritize the completion of projects that need to be completed in the city. Mr. Schott has provided this service previously in Bondurant and with the new Council members and mayor it would be good to review past goals. The Council agreed that December 14 would be a good date for the session.
- Four neighborhood parks should be complete soon.
- 63 s/f home permits had been issued as of 6/15/15.
- Informational meeting about the GLWT extension is scheduled for June 23 from 5 p.m. to 7 p.m. at the City Center.
- Biking Bondu has over 100 riders registered with more expected the day of the event.
- The generator for the City Center is connected.

c. Council Members

- Council Member Peffer — Received comments regarding high utility bills. Also, residents would like to slow down residential growth to avoid the same situation Waukee encountered. City Administrator Arentsen said high utility bills are likely because of the sewer rates. Once the sewer work is complete, rates should decrease.
- Council Member Enos – none
- Council Member Reed – none
- Council Member Lohse – explained the current status at East Polk Regional Development and asked if the Council supported Altoona withdrawing from the organization but contracting pay to use the services at a lower cost. Council Members did not support Altoona’s request to contract for services after withdrawing.

Discussed the first meeting of the Tax Abatement Committee. Said the committee members wanted to conduct a survey of new residents, determine the budgetary impact of abatement on the City and receive clear goals from the Council regarding residential and commercial development. The next committee meeting is July 15.

Mayor Sullivan said the City should support smart growth with diverse housing and commercial growth. He suggested looking at Zoning Ordinances to increase lot size to encourage a mix of housing types.

City Administrator Arentsen said that planning for complete streets would allow for setbacks that make room for pedestrian and vehicle traffic.

Discussion on this issue will be added to the July 6 agenda.

27. Adjournment

Motion made by Council Member Peffer, seconded by Council Member Lohse, to adjourn the meeting at 8:04 p.m. Roll Call: Ayes: 4. Nays: 0. Motion carried.
Mary Rork-Watson, Asst. to City Administrator

ATTEST:

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Curt Sullivan, 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 June 16, 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.

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Curt Sullivan, Mayor