

BONDURANT CITY COUNCIL  
Minutes  
October 17, 2016 6:00 P.M.  
Bondurant City Center

1. Roll Call

Present: Mayor Curt Sullivan, Council Member Jen Keeler, Council Member Wes Enos, Council Member Doug Elrod, Council Member Bob Pepper, Council Member Brian Lohse

City Officials

Present: City Administrator Mark Arentsen, City Clerk Shelby Hagan, City Attorney David Brick, Utility Clerk Misty Richardson-Kugler, Finance Director Lori Dunham, Library Director Jill Sanders, Recreation Coordinator Molly Rupert, Street Superintendent Ken Grove, Parks Superintendent Boyce Bailey, City Engineer Bob Veenstra

2. Call to Order and Declaring a Quorum

Council Member Enos called the meeting to order at 6:01 p.m. and declared a quorum.

3. Pledge of Allegiance

4. Abstentions declared - None.

5. Perfecting and Approval of the Agenda

Item #28b moved after Item #10.

Motion made by Pepper, seconded by Elrod, to amend the agenda. Vote on Motion 4-0. Motion declared carried unanimously.

Motion made by Pepper, seconded by Elrod, to approve the agenda as amended. Vote on Motion 4-0. Motion declared carried unanimously.

6. Consent Agenda:

*All items listed below are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered separately.*

- a. Approval of the City Council Meeting Minutes of October 3, 2016
- b. Receive and File - Planning & Zoning Commission Meeting Minutes of September 22, 2016
- c. Receive and File - Library Board Meeting Minutes of September 7, 2016 & Librarian Report
- d. Claims Report & Bondurant Financial Statement (emailed 10/12/16)
- e. Tax Abatement Applications
- f. FY2018 TIF Indebtedness Certification

Motion by Keeler, seconded by Pepper, to approve the Consent Agenda. Vote on Motion 4-0. Motion declared carried unanimously.

7. Polk County Sheriff's Report - No report available.

8. Guests requesting to address the City Council – None.

9. **MOTION** – Merry & Bright Parade Route

Motion by Keeler, seconded by Peffer, to approve the Merry & Bright Parade Route. Vote on Motion 4-0. Motion declared carried unanimously.

10. **RESOLUTION NO. 16-172** – Resolution approving renewal of the City of Bondurant’s Health Insurance Plan effective 12/1/16-01/01/2018

RESOLUTION NO. 16-172 tabled until the next City Council meeting on Monday, November 7 due to the absence of the presenter.

Council Member Lohse arrived at 6:20 p.m.

28. Discussion Items –

b. Little League Lease – Tim Mullen, Little League President, explained to Council the edits the Little League Board recommends in the lease between the Bondurant Little League and the City of Bondurant. Council had questions and comments throughout the conversation. A resolution will appear on the next agenda to approve the lease after the modifications.

Motion by Enos, seconded by Peffer, to close the regular City Council meeting at 6:48 p.m. and move into the Public Hearing. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

11. **HEARING** – Hold Hearing and Consider Resolution Authorizing and Providing for the Issuance of Not to Exceed \$8,250,000 Aggregate Principal Amount of Healthcare Facilities Revenue Refunding Bonds (Luther Park Heath Center, Inc. Project), Series 2016B and Approving the Execution of Documents Relating to the Series 2016B Bonds, and Related Matters

No public comments.

Motion by Enos, seconded by Peffer, to close the Public Hearing at 6:49 p.m. and move back into the regular City Council meeting. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

12. **RESOLUTION NO. 16-173** – Resolution Authorizing and Providing for the Issuance of Not to Exceed \$8,250,000 Aggregate Principal Amount of Healthcare Facilities Revenue Refunding Bonds (Luther Park Heath Center, Inc. Project), Series 2016B and Approving the Execution of Documents Relating to the Series 2016B Bonds, and Related Matters

Dave Grossklaus, Dorsey & Whitney, explained to Council the process of the Series 2016B and Series 2016A Bonds. The 2016A Bonds will appear on the November 7 Council Agenda.

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO. 16-173. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

13. **RESOLUTION NO. 16-174** – Resolution approving the Sankey Summit Final Plat

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO. 16-174. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

14. **RESOLUTION NO. 16-175** – Resolution approving the Final Plat for Renaud Open Prairie

Motion by Enos, seconded by Lohse, to approve RESOLUTION NO. 16-175. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

15. **RESOLUTION NO. 16-176** – Resolution appointing Jake Nilles to the Polk County Aviation Authority

Motion by Peffer, seconded by Enos, to approve RESOLUTION NO. 16-176. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

16. **RESOLUTION NO. 16-177** – Resolution approving the Federal-Aid Agreement for Funding for a Transportation Alternatives Program (TAP) Project through Iowa's Living Roadways (ILR) Projects Program

Ted Bezdega, BDI Arts & Recreation Committee, explained the project to Council. The plan is to start in the Spring.

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO. 16-177. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

17. **RESOLUTION NO. 16-178** – Resolution approving the acquisition of the Gay Lea Wilson Trail easements

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO. 16-178. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

18. **RESOLUTION NO. 16-179** – Resolution approving the Site Plan for the High School Addition

Don Marner, Snyder & Associates, and Thad Long, SVPA, explained the addition to the Council.

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO. 16-179. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

19. **RESOLUTION NO. 16-180** – Resolution approving the Annual Urban Renewal Report, Fiscal Year 2015-2016

Motion by Lohse, seconded by Enos, to approve RESOLUTION NO. 16-180. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

20. **RESOLUTION NO. 16-181** – Resolution Levying Assessment for Costs of Nuisance Abatement for 102 Third Street, Northeast, 103 Railroad Street, Southeast, and 209 Alpha Street, Northwest, Bondurant, Polk County, Iowa

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 16-181. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

Council Member Elrod left the meeting at 7:22 p.m.

21. **RESOLUTION NO. 16-182** – Resolution Levying Assessment for Unpaid Delinquent Water

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO. 16-182. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler. Nays: None. Absent: Elrod. Motion Carried 4-0.

22. **RESOLUTION NO. 16-183** – Resolution authorizing and directing the City Administrator to Write-Off certain Emergency Services Medical Service Accounts as Non-Collectible due to Medicaid, Medicare or too small to collect

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO. 16-183. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler. Nays: None. Absent: Elrod. Motion Carried 4-0.

23. **RESOLUTION NO. 16-184** – Resolution approving Fund Transfers

Motion by Enos, seconded by Peffer, to approve RESOLUTION NO. 16-184. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler. Nays: None. Absent: Elrod. Motion Carried 4-0.

Council Member Elrod returned to the meeting at 7:26 p.m.

24. **ORDINANCE NO. 16-215** – (Second Reading) Ordinance amending Chapter 92, Water Rates, Removing the Elderly Service Availability Charge of \$3.57 Effective 1/1/17

Motion by Peffer, seconded by Lohse, to approve the second reading of ORDINANCE NO. 16-215. Roll Call: Ayes: Lohse, Peffer, Keeler, Elrod. Nays: Enos. Motion Carried 4-1.

25. **ORDINANCE NO. 16-216** – (Second Reading) Ordinance amending, Chapter 106, Collection of Solid Waste, of the City Code of the City of Bondurant, Iowa, by Removing Elderly 48 Gallon Toter Rate of \$7.67 Effective 1/1/17

Motion by Peffer, seconded by Lohse, to approve the second reading of ORDINANCE NO. 16-216. Roll Call: Ayes: Lohse, Peffer, Keeler, Elrod. Nays: Enos. Motion Carried 4-1.

26. **ORDINANCE NO. 16-218** – (First Reading) Ordinance amending the City Code of the City of Bondurant, Iowa, by Amending Chapter 65 – Stop Required

Council would like more input from Greg Roth, and the possibility of more stop signs.

Motion by Lohse, seconded by Peffer, to table the first reading of ORDINANCE NO. 16-218. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

27. **ORDINANCE NO. 16-219** – (First Reading) Ordinance amending the City Code of the City of Bondurant, Iowa, by Amending Chapter 69 – Parking Regulations

Motion by Lohse, seconded by Peffer, to waive the first and second reading, and approve the third and final reading of ORDINANCE NO. 16-219. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

28. Discussion Items –

- a. Koester Development Financing – Jonathan Koester and Phillip Bleger introduced a conceptual plan of a mixed-use building for the City's empty lot on First Street and Main Street. The building will contain twenty residential units and 7,000 square feet of commercial space. It will also contain a rooftop garden.
- c. Bulk Regulations – Council and the Planning and Zoning Commission will meet Monday, October 24 to discuss Bulk Regulations.
- d. Wolf Creek Sewer Issues – City Engineer Bob Veenstra explained to Council three options for a connection fee district.
- e. Beekeeping – Council Member Enos suggested we strike this from the agenda due to the absence of the resident.
- f. City Administrator Search Consultant Selection Process – RFP responses are due November 1, and it will be a discussion item on November 7.
- g. Polk County Minimum Wage Issues – Approved by the County, and will be made effective April 1. City Attorney Brick explained the City's options.

Motion by Enos, seconded by Elrod, to close the regular City Council meeting at 8:47 p.m. and move into Closed Session. Roll Call: Ayes: Lohse, Peffer, Enos, Keeler, Elrod. Nays: None. Motion Carried 5-0.

29. **CLOSED SESSION** – Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition

Mayor Sullivan closed the Closed Session and moved back into the regular City Council meeting at 9:11 p.m.

30. Reports / Comments and appropriate action thereon:

- c. Mayor – EPRD meeting on Wednesday.
- d. City Administrator – 12.73% increase in taxable valuation, Spook-tacular event this Saturday, Bondurant has one polling place for the upcoming Presidential Election.
- e. Council Members
  - Lohse – EPRD.
  - Peffer – None.
  - Enos – None.
  - Keeler – Inquired about the drinking fountains at the parks, CVB event, EPRD.
  - Elrod – Appreciated receiving the agenda a week early to better prepare for the meeting.
- f. City Attorney – None.

31. Adjournment

Moved by Peffer, seconded by Elrod, to adjourn the meeting at 9:17 p.m. Vote on Motion 5-0. Motion declared carried unanimously.

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Shelby Hagan, City Clerk

ATTEST:

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Curt Sullivan, Mayor

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 October 17, 2016, 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