BONDURANT CITY COUNCIL
Minutes
May 7, 2018  6:00 P.M.
Bondurant City Center

1. Roll Call

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

Absent: Council Member Bob Peffer

City Officials
Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Finance Director
Lori Dunham, Public Works Director John Horton

2. Call to Order and Declaring a Quorum

Mayor Sullivan 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

Motion made by Enos, seconded by Elrod, to approve the agenda. 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 April 16, 2018 & April 30, 2018
b. Receive and File – Planning & Zoning Commission Meeting Minutes of April 12, 2018
c. Receive and File – Parks & Recreation Board Meeting Minutes of January 18, 2018
d. Receive and File – Library Board Meeting Minutes of April 4, 2018 & Librarian Report
e. Claims Report
f. Bad Debt Listing
g. Tax Abatements
h. Liquor/Beer License
i. Special Events/Street Closing Applications
j. **RESOLUTION NO. 18-57** – Resolution setting the date of a Public Hearing for the purpose of amending the current budget of the City of Bondurant for the Fiscal Year ending June 30, 2018
k. **RESOLUTION NO. 18-58** – Resolution setting the date of public hearing on proposal to enter into a General Obligation Loan Agreement and to borrow money thereunder
l. **RESOLUTION NO. 18-59** – Resolution approving Fund Transfers
m. **RESOLUTION NO. 18-60** – Resolution adopting the Snow and Ice Control Policy
n. **RESOLUTION NO. 18-61** – Resolution approving the District 30 Tile Replacement/Grant Street Drainage Improvements Pay Request No. 1 in the amount of $57,687.80
o. **RESOLUTION NO. 18-62** – Resolution approving the Bondurant Sports Complex Pay Application No. 1 for McAninch Corporation in the amount of $136,248.10
p. **RESOLUTION NO. 18-63** – Resolution setting date of public hearing to amend the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending the Zoning Classification for Park Side area from A-1 Agricultural to R-5 Planned Unit Development

q. **RESOLUTION NO. 18-64** – Resolution approving the Federal Highway Administration (FHWA) Final Project Acceptance for Gay Lea Wilson Trail Segment 3

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

7. Polk County Sheriff’s Report – Captain Russo presented a report to the City Council for the month of April

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

9. **PROCLAMATIONS** –
   a. City Clerk’s Week
   b. Arbor Day

   Mayor Sullivan recognized the proclamations.

   Mayor Sullivan closed the regular meeting and moved into the public hearing at 6:10 p.m.

10. **PUBLIC HEARING** – Relative to the Proposed Amendment to the Bondurant Urban Renewal Area

    No public comment.

    Mayor Sullivan closed the public hearing and moved back to the regular meeting at 6:11 p.m.

11. **RESOLUTION NO. 18-65** – Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area

    Motion by Enos, seconded by Lohse, to approve RESOLUTION NO. 18-65. Roll Call: Enos, Lohse, Keeler, Elrod. Nays: None. Absent: Peffer. Motion Carried 4-0.

12. **ORDINANCE NO. 18-210** – (First Reading) Ordinance Providing for the Division of Taxes Levied on Taxable Property in the May, 2018 Addition to the Bondurant Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

    Motion by Keeler, seconded by Elrod, to approve the first reading of ORDINANCE NO. 18-210. Roll Call: Enos, Lohse, Keeler, Elrod. Nays: None. Absent: Peffer. Motion Carried 4-0.

    Mayor Sullivan closed the regular meeting and moved into the public hearing at 6:13 p.m.

13. **PUBLIC HEARING** – Relative to amending the Zoning Classification of certain real estate from A-1 Agricultural District to M-1 Limited Industrial District

    No public comment.

    Mayor Sullivan closed the public hearing and moved back in to the regular meeting at 6:14 p.m.
14. **ORDINANCE NO. 18-211** – (First Reading) Ordinance amending the land use amendment and zoning classification of certain real estate from an A-1 Agricultural District to M-1 Limited Industrial District

Motion by Enos, seconded by Lohse, to approve the first reading of ORDINANCE NO. 18-211. Roll Call: Enos, Lohse, Keeler, Elrod. Nays: None. Absent: Peffer. Motion Carried 4-0.

Mayor Sullivan closed the regular meeting and moved into the public hearing at 6:22 p.m.

15. **PUBLIC HEARING** – Relative to amending the Zoning Classification for Frakes Family Farm, from A-1 Agricultural District, to R-5 Planned Unit Development District, pending annexation

No public comment.

Mayor Sullivan closed the public hearing and moved back in to the regular meeting at 6:26 p.m.

16. **ORDINANCE NO. 18-212** – (First Reading) Ordinance amending the land use amendment and zoning classification of certain real estate from an A-1 Agricultural District to R-5 Planned Unit Development District, pending annexation

Motion by Elrod, seconded by Enos, to approve the first reading of ORDINANCE NO. 18-212. Roll Call: Enos, Lohse, Keeler, Elrod. Nays: None. Absent: Peffer. Motion Carried 4-0.

Mayor Sullivan closed the regular meeting and moved into the public hearing at 6:27 p.m.

17. **PUBLIC HEARING** – Relative to amending the Zoning Classification for Helena Farms LLC from C-2 General Commercial District to M-1 Limited Industrial District

Wally Peltz, Peltz Engineering was present representing Helena Farms, LLC. There are three suitors interested in the property once it is rezoned.

Mayor Sullivan closed the public hearing and moved back in to the regular meeting at 6:33 p.m.

18. **ORDINANCE NO. 18-213** – (First Reading) Ordinance amending the land use amendment and zoning classification of certain real estate from a C-2 General Commercial District to M-1 Limited Industrial District (Helena Farms)

Motion by Lohse, seconded by Enos, to waive the first and second reading, and approve the third and final reading of ORDINANCE NO. 18-213. Roll Call: Enos, Lohse, Keeler, Elrod. Nays: None. Absent: Peffer. Motion Carried 4-0.

Mayor Sullivan closed the regular meeting and moved into the public hearing at 6:34 p.m.

19. **PUBLIC HEARING** – Relative amending the Zoning Classification for agricultural property from A-1 Agricultural District to M-1 Limited Industrial District (Rosenberger property)

Cody Brackett, 601 37th Street, Southwest, inquired about the proposed usage of the property and if any concept plans have been submitted.

Mayor Sullivan closed the public hearing and moved back in to the regular meeting at 6:38 p.m.
20. **ORDINANCE NO. 18-214** – (First Reading) Ordinance amending the land use amendment and zoning classification of certain real estate from A-1 Agricultural District to M-1 Limited Industrial District (George Property)

Motion by Lohse, seconded by Enos, to approve the first reading of ORDINANCE NO. 18-214. Roll Call: Enos, Lohse, Keeler, Elrod. Nays: None. Absent: Peffer. Motion Carried 4-0.

21. **RESOLUTION NO. 18-66** – Resolution waiving subdivision regulations application to Rieck Schenk Estates Preliminary & Final Plat

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 18-66. Roll Call: Enos, Lohse, Keeler, Elrod. Nays: None. Absent: Peffer. Motion Carried 4-0.

22. **RESOLUTION NO. 18-67** – Resolution approving the High Line Business Park Preliminary Plat

Motion by Lohse, seconded by Keeler, to approve RESOLUTION NO. 18-67. Roll Call: Enos, Lohse, Keeler, Elrod. Nays: None. Absent: Peffer. Motion Carried 4-0.

23. **RESOLUTION NO. 18-68** – Resolution approving the 88th Street Repair and Overlay in the amount of $180,000

Motion by Keeler, seconded by Lohse, to approve RESOLUTION NO. 18-68. Roll Call: Enos, Lohse, Keeler, Elrod. Nays: None. Absent: Peffer. Motion Carried 4-0.

24. Presentation and consideration of adopting of 2018 Federal Legislative Priorities

City Administrator Oliver presented the priorities to the Council, which included the Highway 65 Underpass Project and the Essential Corridor Bridge Replacement and Street Realignment. Council agreed to take the listed priorities to Washington D.C. this week.

25. Discussion Item –
   a. Mobile Vendors – Greenspace Request

   City Administrator Oliver presented to Council a request the City received from a mobile vendor. The vendor would like to park a truck and trailer at a park at various times throughout the summer to sell snack items. Council agreed to use the permit process outlined in the Code.

26. Reports / Comments and appropriate action thereon:
   a. Mayor – MAC survey, executive committee meeting, Mayor meeting in August potentially in Bondurant, email regarding downtown parking, enjoy the D.C. trip.
   b. Administrator – None.
   c. Council Members
      Elrod – DART update.
      Keeler – CVB update, questioned road closures on Lincoln Street, Southeast and 3rd Street, Southeast.
      Lohse – None.
      Enos – Legislature session ended plus an update.
   d. City Attorney – None.
Motion by Enos, seconded by Lohse, to close the regular meeting and move into Closed Session at 7:11 p.m. Roll Call: Ayes: Enos, Lohse, Keeler, Elrod. Nays: None. Absent: Peffer. Motion Carried 4-0.

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

Mayor Sullivan closed the Closed Session at 7:48 p.m. and moved back to the regular meeting.

28. Adjournment

Moved by Elrod, seconded by Lohse, to adjourn the meeting at 7:49 p.m. Vote on Motion 4-0. 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 City Council on May 7, 2018, 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