1. Roll Call

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

City Officials
Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, City Attorney David Brick

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 Keeler, seconded by Peffer, to amend the agenda by moving item #10 and #11 before item #7, and deleting item #21. Vote on Motion 4-0. Motion declared carried unanimously.

Motion made by Keeler, seconded by Peffer, 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 May 21, 2018
b. Receive and File – Planning & Zoning Commission Meeting Minutes of May 3, 2018
c. Receive and File – WRA Senior Bond Certificate
d. Claims Report
e. Bad Debt & Delinquent Listing
f. Tax Abatements
g. Liquor/Beer License (Pending Dram Shop)
h. Retail Permit Applications for Cigarette/Tobacco/Nicotine/Vapor
i. Special Events Application
j. RESOLUTION NO. 18-81 – Resolution approving Pay Application #2 for the McAninch Contract for the Bondurant Recreational Sports Complex Project in the amount of $65,406.17
k. RESOLUTION NO. 18-82 - Resolution approving Pay Application #2 for District 30 Tile/Grant Street Ditches Project in the amount of $179,180.93
l. RESOLUTION NO. 18-83 - Resolution approving the preliminary plat for Carpenter Woods
m. RESOLUTION NO. 18-84 – Resolution approving the preliminary plat for Dimit Ranch
n. **RESOLUTION NO. 18-85** – Resolution setting the date for the sale of General Obligation Corporate Purpose Bonds, Series 2018A and authorizing the use of a preliminary official statement in connection therewith

o. **RESOLUTION NO. 18-86** – Resolution setting the date of public hearing for disposal of city property (downtown land)

Council Member Enos arrived at 6:03 p.m.

Motion by Keeler, seconded by Peffer, to approve the Consent Agenda. Vote on Motion 5-0. Motion declared carried unanimously.

Mayor Sullivan closed the regular meeting and moved into the public hearing at 6:03 p.m.

10. **PUBLIC HEARING** – Relative to the Proposed Development Agreement with B5, LLC

Jeremy Boka, BF, LLC, presented the renderings of the building to the City Council, and gave an update.

Mayor Sullivan closed the public hearing and moved back to the regular meeting at 6:05 p.m.

11. **RESOLUTION NO. 18-87** – Resolution approving the Development Agreement with B5 LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 18-87. Roll Call: Enos, Lohse, Keeler, Elrod, Peffer. Nays: None. Motion Carried 5-0.

7. Polk County Sheriff’s Report - Captain Russo reported 407 calls of service.

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

9. **PRESENTATION** – Parade Coordination, Men’s Club

A representative from First Family Church discussed parade coordination, and will reach out to Captain Russo to arrange street closures and leading the parade.

Mayor Sullivan closed the regular meeting and moved into the public hearing at 6:14 p.m.

12. **PUBLIC HEARING** – Relative to the Zoning Classification for Park Side area from A-1 Agricultural to R-5 Planned Unit Development

Brent Culp, Snyder & Associates, presented the concept plan to the City Council.

Mayor Sullivan closed the public hearing and moved back to the regular meeting at 6:30 p.m.
13. **ORDINANCE NO. 18-215** – (First Reading) Ordinance amending the Land Use Map and Zoning Classification of certain Real Estate from A-1 Agricultural District to R-5 Planned Unit Development District

Motion by Elrod, seconded by Peffer, to waive the first and second reading, and approve the third and final reading of ORDINANCE NO. 18-215. Roll Call: Enos, Lohse, Keeler, Elrod, Peffer. Nays: None. Motion Carried 5-0.

Mayor Sullivan closed the regular meeting and moved into the public hearing at 6:32 p.m.

14. **PUBLIC HEARING** – Relative to Frakes Family Annexations

No public comment.

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

15. **RESOLUTION NO. 18-88** – Resolution approving the Frakes Family Annexations

Motion by Enos, seconded by Elrod, to approve RESOLUTION NO. 18-88. Roll Call: Enos, Lohse, Keeler, Elrod, Peffer. Nays: None. Motion Carried 5-0.

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

16. **PUBLIC HEARING** – Relative to the rezone hearing for property at Northwest corner of Hwy 65 and Northeast 64th Street (Franklin)

Joyce Meredith, 3001 Franklin Street, Southwest, presented her concerns with the proposed zoning and development.

Mayor Sullivan closed the public hearing and moved back to the regular meeting at 7:00 p.m.

Mayor Sullivan closed the regular meeting and moved into the public hearing at 7:01 p.m.

17. **PUBLIC HEARING** – Relative to the White and Butler Annexations

Mindla White, 6206 NE 62nd Avenue, Altoona, addressed City Council on their annexation petition.

Mayor Sullivan closed the public hearing and moved back to the regular meeting at 7:06 p.m.

18. **RESOLUTION NO. 18-89** – Resolution approving the White and Butler Annexations

Motion by Lohse, seconded by Enos, to approve RESOLUTION NO. 18-89. Roll Call: Enos, Lohse, Keeler, Elrod, Peffer. Nays: None. Motion Carried 5-0.

19. Discussion Items –

a. Temporary Structures – City Administrator Oliver presented a potential addition to the City Code that would address temporary structures within City Limits.
b. Sno Cone Stand – The owners are seeking a location for the season. Council discussed possible locations including the parking lot east of City Hall.

20. Reports / Comments and appropriate action thereon:
   a. Mayor – Email from mobile ice cream truck, Summerfest.
   b. Administrator – Received two insurance bids, BDI Conference.
   c. Council Members
      Peffer – Tree planting event recap.
      Elrod – None.
      Keeler – Bondu Blues event on July 7, inquired about updating maps.
      Lohse – MPO Executive Committee update.
      Enos – Primary Election tomorrow.
   d. City Attorney – Shirley Lloyd’s house update.

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

   Deleted.

22. Adjournment

   Moved by Peffer, seconded by Lohse, to adjourn the meeting at 7:53 p.m. Vote on Motion 5-0. Motion declared carried unanimously.

   ________________________________
   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 June 4, 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