Meeting No. 08-09 June 26, 2008

CITY OF BONDURANT

PLANNING AND ZONING COMMISSION

MINUTES

A meeting of the City of Bondurant Planning & Zoning Commission was held in the Community Room at the Bondurant City Center on June 26, 2008, at 7:00 p.m.

Present: Commission Vice Chair Roland Mark
Commission Member Judi Mendenhall
Commission Member Marvin Skinner
Commission Member Roy McCleary
Commission Member Deborah Baker
Commission Member David Higgins
City Council Member Mike Adams, Sr.
City Administrator Mark J. Arentsen
Finance Director Lori Dunham

Absent: Commission Chair John Bein

Notice of the meeting was posted at the Bondurant City Center, Casey's General Stores, Legacy Bank and the Bondurant Post Office on June 23, 2008. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Commission Vice Chair Mark called the meeting to order at 7:01 p.m. Roll call was taken and a quorum was declared. Motion made by Commission Member McCleary, seconded by Commission Member Mendenhall, to approve the agenda. Roll call: Ayes: 6. Nays: 0. Motion carried.

Motion made by Commission Member Baker, seconded by Commission Member McCleary, to approve the Planning and Zoning Commission Minutes of May 08, 2008. Roll call: Ayes: 6. Nays: 0. Motion carried.

City Administrator Arentsen led a discussion concerning the expansion of the Bondurant Urban Renewal Area and the Urban Renewal Plan Amendment. The expanded area consists of the right of way along Second Street for the bike trail and a northeast portion of Arbor Ridge Development for the installation of the high school utilities. Commission Member Skinner questioned if there were any plans to revert valuation back to general property taxes. City Administrator Arentsen noted that the amount of valuation dedicated to TIF has remained constant for the last couple of years, valuations have increased and those increases have not gone towards TIF funding so the percentage of valuation contributing to the TIF has decreased. The existing TIF debt will be paid off June 1, 2009, and any amount of new debt considered will be based on current TIF valuation. Motion made by

Commission Member McCleary, seconded by Commission Member Mendenhall, to approve Resolution No. PZ-08-11, a Resolution approving the expanded Bondurant Urban Renewal Area and the Urban Renewal Plan Amendment for the purpose of installing the High School utilities and the Second Street Bike Trail, located within the corporate limits of the City of Bondurant, Polk County, Iowa. Roll Call: McCleary-Yes, Mendenhall-Yes, Skinner-Yes, Baker–Yes, Higgins–Yes, Mark–Yes. Motion carried.

The following items were discussed as part of Commission Members' comments:

- Commission Member Baker – Inquired if there has been any follow up to the sump pump vertical drainage in Wolf Creek.
- Commission Member Skinner – There was an article about the old Union 76 issue in the Business Record, corner across the street looks good, inquired as to the number of building permits issued this year to date.
- Commission Member Mendenhall – No Comment.
- Commission Member McCleary – Would like to apply for a grant to be used for the retention pond in the Arbor Ridge development and with the amount of rain this spring, the City is in pretty decent shape, water flow wise.
- Commission Member Higgins – Wanted to know if there have been any meetings with the residents concerning the bike path, if the bike path will stop at Lake Petocka or continue to the Chichaqua Bike Trail, inquired about the Highway 65 Corridor Study.

The following items were discussed as part of City Administrator Arentsen's comments:

- Concerning the bike trail, there is no issue among the residents east of Grant Street. There are a few residents west of Grant Street that are concerned with the drainage and filling in of the ditches. The ditches would have storm sewers installed.
- The City is applying for grants that would assist in the funding of the Second Street bike trail and/or the extension to the Chichaqua bike trail. The installation of the bike trail will be delayed until we receive notice of the grant decisions.
- Next month the City will be closing on the purchase of two properties in the downtown area to allow for additional parking.
- The City Engineer is currently working on the report concerning the sewer televising.
- There have been 29 building permits issued this year.

The following items were discussed as part of Commission Vice Chair Mark's comments:

- Inquired about the sewer televising project.
- Complimented the City on the progress of the Public Safety and Library buildings.

Motion made by Commission Member Baker, seconded by Commission Member McCleary, to adjourn the meeting. Roll call: Ayes: 6. Nays: 0. Motion carried. Commission Vice Chair Mark declared the meeting adjourned at 8:07 p.m.

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Roland Mark
Vice Chair

ATTEST:

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Lori Dunham
Finance Director