

**Due to the COVID-19 concerns and social distancing recommendations, a virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
April 29, 2024
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Matt Sillanpaa, Council Member Chad Driscoll

Absent: Council Member Bob Pepper

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Planning & Community Development Director Maggie Murray, Fire Chief Aaron Kreuder, Assistant Fire Chief Tony Rauterberg, Parks & Recreation Board Member Dennis Lyman, Parks & Recreation Board Member Marian Collison, Planning & Zoning Commission Member Karen Keeran, Planning & Zoning Commission Member Kristen Brostrom, Planning & Zoning Commission Member Brian Clayton, Planning & Zoning Commission Member Jason Vore, Planning & Zoning Commission Member Jesse Torres

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:05 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Driscoll, seconded by Cox, to approve the agenda. Vote on Motion 4-0. Motion carried.

5. Guests requesting to address the City Council

None.

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. Applications for Council Approval

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- b. R-240429-94- Resolution authorizing payment in the amount of \$41,250 to Group Creative Services for installation of the Dining Room piece at the ARTocka Trail Loop
Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Peffer. Motion carried 4-0.
7. Discussion Items -
- a. Overview of past growth and discussion of growth strategy
City Administrator Oliver provided a comprehensive overview of Bondurant's economic development efforts since FY18. This discussion took place with input from council members, Parks and Recreation Board members, Planning & Zoning Commission members, and city staff. The city has strategically invested in infrastructure and site certification, leading to a significant growth in commercial and industrial valuation by over 250%. Despite concerns about rising property values, Oliver clarified that increased valuation doesn't necessarily correlate with higher taxes, showcasing a graph depicting median home values versus actual property taxes paid, which decreased by over 7%. Additionally, the group discussed the importance of balancing economic growth with maintaining the quality of life for residents, with a focus on enhancing public safety and community well-being.
The discussion also touched upon legislative challenges, notably HF718, which impacted city finances by reducing revenue collections and imposing new requirements. This legislation, compounded with our recent laws, is projected to diminish the city's ability to collect approximately \$1.6M over four years. Despite these challenges, Oliver emphasized prudent budgeting and highlighted the importance of the General Fund, which supports crucial services like law enforcement, fire protection, and recreational facilities.
For transparency, the city's full budget and capital plan are available on its website, along with regional levy rates for comparison. Overall, the collaborative discussion among council members, board members, commission members, and city staff provided valuable insights into Bondurant's economic growth, fiscal challenges, and strategic planning for the future.
 - b. Zoning Code Updates with discussion of impact arising from recent legislative changes
At the recent legislative session, several bills were passed that have significant implications for the city's zoning and development codes. These updates were discussed, and the Planning Department's budget in the General Fund was allocated for updating the zoning code to accommodate these changes.
One notable bill, SF455, preempts local governments from regulating certain aspects of construction sites, such as the preservation,

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compaction, placement, or depth of topsoil. However, it does allow cities to regular stormwater runoff, provided they match flow rates before construction. Additionally, the bill mandates that if cities wish to impose more restrictive stormwater regulations, they must cover the cost of an engineering study and any additional costs for the project.

Another bill, HF2388, preempts local governments from regulating the exterior finish or cladding on residential buildings, with expectations for historic properties, historic districts, HOAs, and overlay districts. Residential buildings, as defined in this bill, are limited to structures of 12 units or less.

These legislative changes and potential approaches to address them were discussed during the meeting. The staff provided recommendations for further consideration, emphasizing the importance of updating the zoning codes to comply with the new mandates.

c. Review of Capital Plan and anticipated future Bonding

The adopted Capital Improvement Plan (CIP) for FY24-FY29 was presented and discussed. This comprehensive plan outlines the city's proposed infrastructure projects over the next six fiscal years and includes details on funding sources for each project.

The CIP provides valuable insights into the city's long-term development goals and priorities, helping to guide strategic decision-making and resource allocation. By outlining funding sources for each project, the plan ensures transparency and accountability in financial management. Key stakeholders, including council members, department heads, and board and commission members, participated in the discussion, offering feedback and suggestions.

Overall, the adopted Capital Improvement Plan serves as a crucial roadmap for the city's infrastructure development efforts, ensuring that investments are made in a coordinated and strategic manner to meet the needs of the community now and in the future.

d. Master Streets Plan: Projects underway and Planned and Code Update/Discussion

City staff provided a comprehensive update on the city's Master Streets Plan, covering both ongoing projects and planned initiatives, as well as recent discussions regarding code updates.

Attendees were briefed on the progress of current street network development projects. Additionally, upcoming projects were outlined, detailing the scope, timeline, and anticipated impact on the community. In tandem with project updates, the meeting addressed recent discussions surrounding code updates related to street infrastructure.

These discussions aimed to ensure that the city's codes and regulations are aligned with evolving needs and best practices in urban planning and development.

e. Parks, Trails, and Greenway Master Plan

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City staff provided an overview of the Parks, Trails, and Greenway Master Plan, which is currently in development through the Iowa Initiative for Sustainable Communities. Attendees had the opportunity to review the plan.

The Master Plan aims to enhance the city's parks, trails, and green spaces, ensuring they meet the needs of residents while promoting sustainability and environmental stewardship. Through a collaborative effort, the plan outlines strategic initiatives to improve accessibility, connectivity, and amenities within the city's recreational areas.

A key aspect of the discussion centered around the development of a plan for the parking lot located south of City Park, Attendees deliberated on the configuration of the parking lot, particularly addressing concerns related to a tree situated in a problematic location. This discussion sought to guide how to best accommodate parking needs while preserving the tree and maintaining the aesthetic and environmental integrity of the area.

8. Adjournment

Motion by Cox, seconded by McKenzie, to adjourn at 08:00 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, 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 April 29, 2024, 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 subject 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.

Doug Elrod, Mayor