

*\*A virtual meeting was offered.*

BONDURANT CITY COUNCIL  
Minutes  
August 19, 2024  
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,  
Council Member Angela McKenzie, Council  
Member Bob Pepper, Council Member Matt  
Sillanpaa

Absent: Council Member Chad Driscoll

City Officials  
Present: City Administrator Marketa Oliver, City Clerk  
Shelby Hagan, Planning & Community  
Development Director Maggie Murray, City  
Planner Isaac Pezley, Public Works Director  
John Horton, Library Director Jill Sanders, Fire  
Chief Aaron Kreuder, Assistant Fire Chief Tony  
Rauterberg, Finance & Employee Services  
Director Jene Jess

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:01 PM and declared a  
quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. 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 August 5, 2024 City Council Meeting Minutes

b. Applications for Council Approval

c. Claims List

d. Receive & File - FY 2024 Outstanding Obligations Report

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- e. Receive & File - July 3, 2024, Library Board Meeting Minutes & Director's Report
  - f. Receive & File - Bondurant Emergency Services Monthly Report
  - g. O-240805-210 - (Second Reading) Ordinance approving a request for rezoning from the Agricultural (A-1) District to the Medium Density Residential (R-2) District and the Transitional Commercial (C-1) District on Parcel 8023-25-200-011 and a portion of property at 8023-25-200-010
  - h. R-240819-182- Resolution approving the Bondurant Emergency Services to hire temporary employees
  - i. R-240819-183- Resolution recommending approving an amendment to the quote for the City Hall Access Control and Security Camera Project to Convergent Technologies in the amount of \$3,831.35
  - j. R-240819-184- Resolution approving disposal of surplus property (Holiday decorations)
  - k. R-240819-185- Resolution approving a development agreement with AAA + E Truck Shop LLC
  - l. R-240819-186- Resolution approving an amended Professional Services Agreement with HR Green for the 2nd Street, NW Widening Project in the amount of \$14,600
  - m. R-240819-187- Resolution considering approval of Plat of Survey to create Acquisition Plat '2024-101' and Parcels '2024-102' and '2024-103'
  - n. R-240819-188- Resolution approving action to order construction and set a date for a public hearing and letting for the 13th & Lincoln/15th Street Stormwater Improvements Project
  - o. R-240819-189- Resolution approving pay request no. 4 to Gerard Tank & Steel for the Water Tower Project in the amount of \$248,995.00  
Motion by Cox, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa. Nays: None. Absent: Driscoll. Motion carried 4-0.
6. Guests requesting to address the City Council

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None.

7. **Public Hearing**

- a. Public Hearing on Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area (Grain District Parking BES Facility Exemplar Care)

Mayor Elrod opened the public hearing at 06:05 PM.

City Administrator Oliver presented the Urban Renewal Plan Amendment to the council and the public.

Mayor Elrod closed the public hearing at 06:06 PM.

8. **Action Items**

- a. R-240819-190- Resolution to declare necessity and establish an Urban Renewal Area, pursuant to Section 403.3 of the Code of Iowa and approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area (Grain District Parking BES Facility Exemplar Care)  
Motion by Pfeffer, seconded by Cox, to Approve R-240819-190. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa. Nays: None. Absent: Driscoll. Motion carried 4-0.
- b. O-240819-211 - (First Reading) Ordinance providing for the division of taxes levied on taxable property in the August 2024 Addition to the Bondurant Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa  
Motion by Pfeffer, seconded by Cox, to Approve the first reading of O-240819-211. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa. Nays: None. Absent: Driscoll. Motion carried 4-0.
- c. R-240819-191- Resolution considering approval of the site plan for Parcel 2024-102  
Motion by Pfeffer, seconded by Sillanpaa, to Approve R-240819-191. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa. Nays: None. Absent: Driscoll. Motion carried 4-0.
- d. R-240819-192- Resolution denying the site plan for Featherstone Apartments  
Caleb Smith from Hubbell Realty presented the site plan to the council. Planning & Community Development Director Murray recommended tabling the item, as full approval of the preliminary plat, including the adoption of guidance from the Traffic Study related to public safety, is not yet complete. Additionally, the area covered by the submitted site plan is currently designated as outlots.

Motion by Pfeffer, seconded by McKenzie, to Table R-240819-192. Roll

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Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa. Nays: None. Absent: Driscoll. Motion carried 4-0.

- e. R-240819-193- Discussion and possible consideration of Resolution approving the Bondurant Emergency Services paid per call volunteer's conversion to part-time employees effective December 1, 2024  
Jason Curry, of 146 Landon Drive, NW, questioned the operations of the Bondurant Emergency Services Department.

Motion by Pepper, seconded by Cox, to Approve R-240819-193. Roll Call: Ayes: McKenzie, Cox. Nays: None. Absent: Driscoll. Motion carried 4-0.

9. Discussion Items -

- a. Draft ordinance regarding urban chickens  
Planning & Community Development Director Murray presented the draft Ordinance to the council and the public. Jeff Cook, 708 Jefferson Avenue, SE, explained his concerns about allowing urban chickens to the council. Tom Lathen, 720 1st Street, NW, explained his concerns with urban chickens. The council discussed issues related to covenants, neighborly disputes, permits, odor control, noise enclosures, and other related matters.

Charlie Ludwig, 722 Elizabeth Lane, NW, addressed the council to discuss concerns about sidewalks along 2nd Street, NW, safe crosswalks, wheelchair accessibility, and safe pedestrian crossings in the Quail Run area. Mayor Elrod explained the updated plan and timeline to Ludwig and the public. City Administrator Oliver addressed item 5l, explaining the agreement that the council had approved earlier in the meeting. The council discussed various issues along 2nd Street, NW, including pedestrian crossings, safety concerns, sidewalks, and related matters. Donny Novachich, 138 Landon Drive, NW, raised questions about the speed studies currently being conducted, and the traffic congestion that will be associated with the adjacent commercial business on the north side.

Jennifer Rope-Smith, 82 Landon Drive, NW, presented a concern regarding a tree at the intersection of 2nd Street, NW and NE 64th Street.

10. Reports / Comments and appropriate action thereon:

- a. Mayor  
Upcoming WRA & MPO meetings.
- b. Council Members  
Cox - Chamber & DART update.  
Sillanpaa - P&Z update, Cocktails & Conversation comments.

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McKenzie - Tax assessment comments.  
Peffer - Upcoming MWA meeting.

- c. Administrator  
Mid-Iowa meeting, grant updates.
- d. Directors  
Sanders - Department update.  
Kreuder - Department update.  
Horton - Project & department updates.  
Jess - Department update.  
Murray - Department update.  
Hagan - Department update.

11. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation  
Motion by Peffer, seconded by Sillanpaa, to move into Closed Session at 07:48 PM. Vote on Motion 4-0. Motion carried.

Mayor Elrod closed the Closed Session at 08:40 PM.

12. Adjournment  
Motion by Peffer, seconded by Cox, to adjourn at 08:40 PM. Vote on Motion 4-0. Motion carried.

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Shelby Hagan, City Clerk

ATTEST:

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Doug Elrod, Mayor

I, the undersigned 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 August 19, 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.

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Doug Elrod, Mayor