

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
September 16, 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, Council Member Chad Driscoll

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Fire Chief Aaron Kreuder, Assistant Fire Chief Tony Rauterberg, Planning & Community Development Director Maggie Murray, Assistant Library Director Michell Klinker-Feld, City Planner Isaac Pezley, City Engineer Greg Roth

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 Cox, seconded by Pepper, to amend the agenda by adding urban chickens as discussion item #9c. Vote on Motion 4-0. Motion carried.

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

Council Member Sillanpaa arrived at 06:03 PM.

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 September 3, 2024, City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

d. Receive & File - Library Board Meeting Minutes of August 7, 2024, & Director's Report

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- e. Receive & File - Bondurant Emergency Services Monthly Report
- f. Proclamation - National Clean Energy Week
- g. R-240916-197- Resolution approving pay request no. 3 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$382,055.49
- h. R-240916-198- Resolution affixing a date for a public hearing to consider text amendment to Section 178.12. of the Zoning Code creating the Business Park (BP) District
- i. R-240916-199- Resolution affixing a public hearing to consider request to amend the Future Land Use Map for 319 Washington Avenue SE from Regional Commercial to Business Park/Light Industrial
- j. R-240916-200- Resolution affixing a public hearing to consider the request to rezone 319 Washington Avenue SE from the General Commercial (C-2) District to the Business Park (BP) District
- k. R-240916-201- Resolution affixing a public hearing to consider request to amend the Future Land Use Map for portions of the Civic Campus North Preliminary Plat area from Public/Semi-Public to Regional Commercial for October 7, 2024
- l. R-240916-202- Resolution affixing a public hearing to consider the request to rezone portions of the Civic Campus North Preliminary Plat area from the Medium Industrial (M-2) District to the General Commercial (C-2) District
- m. R-240916-203- Resolution of endorsement for the City of Bondurant's grant application to the Iowa DOT's Federal Recreational Trails Grant Program for funding to assist with installing the proposed trail system along the realigned Grant Street South corridor in the Central District Stormwater Improvements Area
- n. R-240916-204- Resolution releasing Right-of-Way (ROW) Tree Removal Request for Proposals

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- o. O-240819-211 - (Third 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 Pepper, seconded by Cox, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.
- 6. Guests requesting to address the City Council
None.
 - a. Bondurant Emergency Services Award Ceremony
Chief Kreuder presented life-saving awards to the following members of the Bondurant Emergency Services: Patton Agans, Kyleigh Meyeres, Ashton Briggs, Matt Crittenden, Danielle Spoerry, and Anthony Rauterberg.
- 7. **Public Hearing**
 - a. Public Hearing regarding 13th & Lincoln/15th Street Stormwater Improvements Project
Mayor Elrod opened the public hearing at 06:16 PM.

Public Works Director Horton presented the project to the council and the public.

Mayor Elrod closed the public hearing at 06:23 PM.
- 8. Action Items
 - a. R-240916-205- Resolution terminating the existing 28E Agreement between the Cities of Altoona, Ankeny, Bondurant, Grimes, Polk City, Urbandale, West Des Moines and Windsor Heights for the operation of a Metro Home Improvement Program
Motion by Pepper, seconded by Cox, to Approve R-240916-205. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - b. R-240916-206- Resolution approving 28E Agreement for Operation of the Metro Home Improvement Program
Motion by Pepper, seconded by McKenzie, to Approve R-240916-206. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
 - c. R-240916-207- Resolution considering submitted Civic Campus North Preliminary Plat
Motion by Pepper, seconded by Cox, to Approve R-240916-207. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

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- d. R-240916-208- Resolution awarding contract for 13th & Lincoln/15th Street Stormwater Improvements Project to James Construction, LLC in the amount of \$98,774.00
Motion by McKenzie, seconded by Pfeffer, to Approve R-240916-208. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
9. Discussion Items -
 - a. Sidewalk Program Discussion
City Administrator Oliver provided information on the recent Supreme Court decision concerning sidewalk maintenance. The Council discussed the importance of being proactive in identifying sidewalk issues and notifying homeowners to ensure sidewalks are properly maintained, in line with the new ruling. This discussion raised awareness of the ruling's consequences and outlined actions the city will need to take moving forward.
 - b. Quarterly Report Development
City Administrator Oliver presented the Quarterly Report to the council and the public.
 - c. Urban Chickens. Planning & Community Development Director Murray presented a brief overview of the ordinance to the council and the public. Council Member McKenzie expressed concern regarding the requirement for covenant checks, emphasizing the need for further discussion on its implications.
Amber Erickson, of 104 2nd Street NW, presented her case to the Council in support of allowing urban chickens.
10. Reports / Comments and appropriate action thereon:
 - a. Mayor
DART comments and updates, Prairie Meadows & Polk County Community Impact Luncheon comments.
 - b. Council Members
Pfeffer - MWA meeting this Wednesday.
McKenzie - ICON event this week and PCSD reports.
Cox - Upcoming DART meeting, Library update, Chamber update, and upcoming events.
Driscoll - Coffee & Conversation comments, Census inquiry, recreation programming inquiry, 10 Main Street inquiry, and downtown project inquiry.
Sillanpaa - P&Z update, and the recent event at Brick House.
 - c. Administrator

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Upcoming Flames of Gratitude event, BES Groundbreaking Ceremony update.

d. Directors

Horton - Department and project updates.

Kreuder - Department update.

Murray - None.

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 Pepper, seconded by Cox, to Move into Closed Session at 07:24 PM. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 08:14 PM.

12. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 08:14 PM. Vote on Motion 5-0. 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 September 16, 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