

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
October 7, 2024
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Bob Pepper, Council Member
Matt Sillanpaa, Council Member Chad Driscoll

Absent: Council Member Angela McKenzie

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

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:00 PM and declared a
quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Cox, seconded by Pepper, 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 September 16, 2024, & September 30, 2024

b. Claims List

c. Treasurer Report September 2024

d. Applications for Council Approval

e. Community Planning Month Proclamation

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- f. Receive & File - Library Board Meeting Minutes of September 6, 2024, & Director's Report
- g. R-241007-211- Resolution approving action to order construction and set date of bid letting and public hearing for the Civic Campus Phase 2 Improvements Project
- h. R-241007-212- Resolution approving Addendum to the Iowa DOT Agreement 2024-R-001(RISE Grant) for the Civic Campus Phase 2 Improvements Project
- i. R-241007-213- Resolution authorizing City staff to execute the Land & Water Conservation Fund Grant Agreement between the City of Bondurant and the Iowa DNR for funding to assist with the acquisition of land associated with the Chichaqua Valley Trail extension project through the Grain District at 401 2nd Street, NE
Council Member Pepper inquired about the cemetery perpetual care fund on item #5c.

Motion by Driscoll, seconded by Cox, to approve the Consent Agenda, excluding the September 30, 2024, meeting minutes. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

- 6. Guests requesting to address the City Council
Jeremy Westrem, 1000 Meadowland Court, NW, addressed the Council regarding vandalism to his property last week, which resulted in approximately \$1,000 in damages during Homecoming week.
 - a. Polk County Sheriff's Department
Lieutenant Grego reported a total of 640 service calls for September. He also provided an update on calls related to last week's Homecoming events, noting several incidents involving juveniles.

7. **Public Hearing**

- a. Public hearing to consider text amendment to Section 178.12. of the Zoning Code creating the Business Park (BP) District
Mayor Elrod opened the public hearing at 06:15 PM.

Planning & Community Development Director Murray explained the text amendment.

Mayor Elrod closed the public hearing at 06:18 PM.

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- b. 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

Mayor Elrod opened the public hearing at 06:18 PM.

Planning & Community Development Director Murray explained the request to the council and the public.

Mayor Elrod closed the public hearing at 06:22 PM.

- c. 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

Mayor Elrod opened the public hearing at 06:22 PM.

Planning & Community Development Director Murray explained the request to the council and the public.

Mayor Elrod closed the public hearing at 06:23 PM.

- d. 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

Mayor Elrod opened the public hearing at 06:23 PM.

Planning & Community Development Director Murray explained the request to the council and the public.

Mayor Elrod closed the public hearing at 06:25 PM.

- e. 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

Mayor Elrod opened the public hearing at 06:25 PM.

Planning & Community Development Director Murray explained the request to the council and the public.

Mayor Elrod closed the public hearing at 06:26 PM.

8. Action Items

- a. O-240903-212 - (Third and Final Reading) Ordinance amending the City Code of Bondurant, Iowa, by adding a new chapter titled Chapter 56 - Urban Chickens

Brian Deeds, of 130 Snyder Street SE, addressed the Council to express his concerns regarding urban chickens.

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The Council discussed the ordinance. However, since no motion was made, the item failed because of a lack of action.

- b. O-241007-215 - (First Reading) Ordinance considering the text amendment to Section 178.12 of the Zoning Code creating the Business Park (BP) District
Motion by Cox, seconded by Pepper, to Approve the first reading of O-241007-215. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
- c. R-241007-214- Consideration of resolution to amend the Future Land Use Map for 319 Washington Avenue SE from Regional Commercial to Business Park/Light Industrial
Motion by Pepper, seconded by Driscoll, to Approve R-241007-214. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
- d. O-241007-213 - (First Reading) Ordinance regarding request to rezoning to rezone 319 Washington Avenue SE from the General Commercial (C-2) District to the Business Park (BP) District
Motion by Pepper, seconded by Driscoll, to Approve the first reading of O-241007-213. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
- e. R-241007-215- Consideration of resolution to amend the Future Land Use Map for portions of the Civic Campus North Preliminary Plat area from Public/Semi-Public to Regional Commercial
Motion by Driscoll, seconded by Pepper, to Approve R-241007-215. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
- f. O-241007-214 - (First Reading) Ordinance regarding request to rezoning 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
Motion by Driscoll, seconded by Cox, to Approve the first reading of O-241007-214. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
- g. R-241007-216- Resolution approving bid to remove ROW Trees within the City of Bondurant in an amount not to exceed \$25,000
Motion by Cox, seconded by Driscoll, to Approve R-241007-216 and allow staff to proceed with expenditures not to exceed \$20,000. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
- h. R-241007-217- Resolution approving the Grain District Downtown Redevelopment Plan Memorandum of Understanding
City Administrator Oliver explained the Memorandum of Understanding (MOU) to the Council and noted that a Development Agreement would

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follow later.

Motion by Cox, seconded by Pepper, to Approve R-241007-217. Roll Call:
Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie.
Motion carried 4-0.

9. Reports / Comments and appropriate action thereon:

- a. Mayor
Greater Des Moines Partnership roundtable discussion update,
upcoming meetings.
- b. Council Members
Driscoll - Coffee with the Cops event, BES groundbreaking ceremony
today, BRAVO gala.
Pepper - Upcoming meetings
Sillanpaa - P&Z update.
Cox - Upcoming meetings.
- c. Administrator
City update.
- d. Directors
Horton - Department update.
Kreuder - Department update.
Murray - Department update.
Sanders - Department update.
Hagan - None.

10. **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 Driscoll, seconded by Cox, to Move into Closed Session at
07:22 PM. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None.
Absent: McKenzie. Motion carried 4-0.

Mayor Elrod closed the Closed Session at 08:19 PM.

11. Adjournment
Motion by Pepper, seconded by Cox, to adjourn at 08: PM. Vote on
Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

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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 October 7, 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