

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
October 21, 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 Chad Driscoll

Absent: Council Member Matt Sillanpaa

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Fire Chief Aaron Kreuder, Assistant Chief Tony Rauterberg, Assistant Library Director Michell Klinker-Feld, Planning & Community Development Director Maggie Murray, City Attorney Matt Brick

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 McKenzie, 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 September 30, 2024, & October 7, 2024 City Council Meeting Minutes

b. Claims List

c. Application for Council Approval

d. R-241021-218- Resolution of Termination and Amendment (Central Iowa Drinking Water Commission)

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- e. O-241007-214 - (Second 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
- f. R-241021-219- Resolution approving the Professional Services Agreement with Shive-Hattery in the amount of \$10,860 for design work associated with the Wolf Creek Park basketball court project
- g. R-241021-220- Resolution Approving Purchase of Hydraulic Tools for Backhoe from Mid-Country Machinery, Inc.
- h. R-241021-221- Resolution approving proposal to provide underground electrical service for the Bondurant Emergency Services Facility from Mid-American Energy in the amount of \$151,070.30
- i. R-241021-222- Resolution establishing an electrical easement between the City of Bondurant and Mid-American Energy Company for a 10-foot easement at 2400 Eisenhower Drive, SE (Water Tower)
- j. R-241021-225- Resolution approving pay request no. 1 for the Bondurant Emergency Services Facility Project in the amount of \$922,363.29
- k. R-241021-226- Resolution setting date of public hearing on the plans, specifications, and form of contract for the Civic Campus Phase 2 Improvements Project
- l. R-241021-227- Resolution setting the Public Hearing for Disposal of Real Property back to Farmers Elevator Co.
City Administrator Oliver updated the council and the public regarding Item #5l, emphasizing the need for a special meeting to address the matter. The City Council agreed to hold this special meeting on Tuesday, October 29th, at 6:00 PM.

Motion by Cox, seconded by Pepper, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

- 6. Guests requesting to address the City Council
Jeff Cook, 708 Filmore Avenue, SE, addressed the council on the purchase of yellow park benches and expressed concerns regarding the "Garden" at Lake Petocka, and various things regarding the City Park project.

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- a. Amanda Wanke, DART
Amanda Wanke, CEO of DART, presented the economic impact of public transit and its commitment to the Bondurant community. Her presentation highlighted the critical role of transit in Bondurant's development and its broader importance in promoting regional mobility.

7. Action Items

- a. R-241021-223- Resolution approving the 28E agreement between the City of Bondurant and the Board of Trustees for the Des Moines Water Works for what will be known as the NE Water Utility Improvements
The council and staff discussed the 28E Agreement with the Des Moines Water Works Board of Trustees, which defines the roles and responsibilities for a joint project called the NE Water Utility Improvements. Staff recommended approval of the agreement, which supplements the existing Wholesale Water Service Master Agreement, effective until March 31, 2045. This new agreement allows Bondurant to terminate the agreement anytime before 2045 or maintain it as an emergency connection until that date. The council requested more information before making a final decision.

Motion by McKenzie, seconded by Driscoll, to table RESOLUTION NO. 241021-223. Vote on Motion 4-0. Motion carried.

- b. R-241021-224- Resolution approving action to order construction and setting a date for bid letting and public hearing for Bondurant City Park Phase 2
Motion by Pepper, seconded by McKenzie, to Approve R-241021-224. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.
- c. O-241007-215 - (Second Reading) Ordinance considering the text amendment to Section 178.12 of the Zoning Code creating the Business Park (BP) District
Motion by Pepper, seconded by Driscoll, to waive and approve the third and final reading of O-241007-215. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.
- d. O-241007-213 - (Second 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 Driscoll, seconded by Cox, to waive and approve the third and final reading of O-241007-213. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

8. Discussion Items -

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- a. Presentation and Discussion of the Hotel Market Study
Planning & Community Development Director Murray briefed the council on the Hotel Market Study prepared by Hotel Appraisers & Advisors (HA&A), following a public RFP process. The study evaluates the viability of hotel development in Bondurant, analyzing nine potential sites, market demand, and financial projections. It recommends an 80-100 room hotel near Interstate 80 and highlights the potential for a boutique hotel in the Grain District. Additionally, HA&A identified a \$2 million feasibility gap for a hypothetical project due to rising construction costs.
 - b. Inspection Surcharge Discussion
City Administrator Oliver presented a proposal for an inspection surcharge to the council. The goal of the discussion is to assess the council's interest in implementing the surcharge, which would require more frequent inspections of a specific developer's projects due to ongoing violations. The developer would be responsible for covering the costs. Staff has brought this forward for council consideration without formal recommendations or attachments for review.
9. Reports / Comments and appropriate action thereon:
- a. Mayor
DART and APA award comments.
 - b. Council Members
Cox - Upcoming meetings.
McKenzie - Upcoming meetings.
Peffer - MWA update.
Driscoll - WRA update, recent city event comments, and upcoming meetings.
 - c. Administrator
REAP grant, economic development conference comments.
 - d. Directors
Horton - Department update.
Kreuder - Department update.
Murray - Department update.
Hagan - Department update.
Klinker-Feld - Department update.
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 Peffer, to Move into the Closed Session at 07:54 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

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Mayor Elrod closed the Closed Session at 08:22 PM.

11. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 08:22 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 October 21, 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