

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

BONDURANT CITY COUNCIL

Minutes

March 4, 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, Library Director Jill Sanders, Planning & Community Development Director Maggie Murray, City Planner Isaac Pezley

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:02 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Guests requesting to address the City Council

a. Proclamation for Years of Service

Mayor Elrod honored Rebecca Morris for her years of dedicated service on the Bondurant Emergency Services by presenting her with a proclamation.

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. Approval of February 20, 2024, City Council Meeting Minutes

b. Claims List

c. Applications for City Council Approval

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- d. Receive & File - Parks and Recreation Board Meeting Minutes from December 2023
- e. R-240304-62- Resolution approving proposal from Hotel Appraisers & Advisors for a Hotel Market Study
- f. R-240304-63- Resolution affixing a date for a public hearing to consider adoption of the Major Streets Master Plan
- g. R-240304-64- Resolution accepting the Quit Claim Deed for Pleasant Street SE in the Hawthorne Crossing Plat 2 Area
- h. R-240304-65- Resolution affixing a date for a public hearing to consider text amendments to Section 181.13 of the Zoning Code regarding electronic message displays
- i. R-240304-66- Resolution Approving Purchase of 2 New Pickups from Stivers Ford in amount not to exceed \$102,312.00
During the meeting, Council Member McKenzie addressed item #6e, leading to a discussion among council members and staff about hotels within the city. The deliberation included insights into the hotel market study, specifically focusing on its implications for Bondurant as a whole.

Motion by Driscoll, seconded by Pepper, to Approve R-240304-66. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

7. **Public Hearing**

- a. Public Hearing to consider text amendments to Sections 179.01, 180.04, 180.05, and 180.07 of the Zoning Code regarding Stormwater Detention and Retention Basin Setback Requirements
Mayor Elrod opened the public hearing at 06:11 PM.

City Administrator Oliver offered contextual background information related to the text amendments during the public hearing.

Mayor Elrod closed the public hearing at 06:14 PM.
- b. Public Hearing to consider text amendments to Section 177.04 of the Zoning Code regarding Accessory Structure Setback Requirements

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Mayor Elrod opened the public hearing at 06:14 PM.

Planning & Community Director Murray explained the text amendments to both the council and the public, also touching upon a submitted building permit for an accessory structure. City Planner Isaac Pezley contributed valuable input during the discussion, providing insights into research conducted on similar initiatives in other cities within the metro area, and more.

Mayor Elrod closed the public hearing at 06:21 PM.

8. Action Items

- a. O-240304-204 - Consideration of ordinance amending Sections 179.01, 180.04, 180.05, and 180.07 of the Zoning Code regarding Stormwater Detention and Retention Basin Setback Requirements
Motion by McKenzie, seconded by Driscoll, to Approve the first reading of O-240304-204. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.
- b. O-240304-205 - Consideration of ordinance amending Section 177.04 of the Zoning Code regarding Accessory Structure Setback Requirements
Motion by Cox, seconded by McKenzie, to Approve the first reading of O-240304-205. Roll Call: Ayes: Cox, McKenzie, Pepper, Driscoll. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

9. Discussion Items -

- a. BRAVO ICON Art Grant
City Administrator Oliver presented information on the BRAVO ICON Art Grant. The City of Bondurant is pursuing a BRAVO Icon Water Trails public art grant for Eagle Park. The concept envisions functional and aesthetic structures inspired by creek puddles, integrating cast resin panels and earthcast concrete elements as a bench, a table, and a canopy along Mud Creek and the footpath. The concept aims to harmoniously blend art with the natural environment.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Chamber Dinner comments, MPO update.
- b. Council Members
Driscoll - Chamber Dinner comments, BRAVO update, attending Local Leaders Day, Go Bluejays tomorrow.
Pepper - None.
McKenzie - ICON & CVB update.
Cox - DART & EPIC update, Congrats to the Library.

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- c. Administrator
Meeting with RE/Max this week about the proposed levy rate, Pi Day event at Homeslice, Edward Jones ribbon cutting at the end of the month.
 - d. Directors
Horton - Local News update, thanked council for the truck approval, security cameras update.
Kreduer - Department update.
Sanders - None.
Murray - Parks, Trails & Greenways Master Plan 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
None.
12. Adjournment
Motion by Peffer, seconded by Cox, to adjourn at 06:59 PM. Vote on Motion 4-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

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 March 4, 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