

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL

Minutes

November 18, 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, Council Member Matt Sillanpaa

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Fire Chief Aaron Kreuder, Assistant Fire Chief Tony Rauterberg, Public Works Director John Horton, Planning & Community Development Director Maggie Murray, Assistant Library Director Michell Klinker-Feld, City Planner Isaac Pezley, 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 Cox, seconded by Driscoll, to amend the agenda by adding item #9c, DART. Vote on Motion 4-0. Motion carried. Motion by Cox, seconded by Driscoll, to approve the agenda as amended. Vote on Motion 4-0. Motion carried.

Council Member Sillanpaa joined the meeting 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 November 4, 2024, City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

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- d. R-241118-251- Resolution approving 28E Agreement for Mutual Assistance for Polk County Area Fire/Rescue Services
- e. R-241118-252- Resolution approving the FY24 Urban Renewal Report
- f. R-241118-253- Resolution authorizing the Tax Increment Financing (TIF) Indebtedness Certification to the County Auditor for Fiscal Year 2026
- g. R-241118-254- Resolution affixing a date for a public hearing to consider eligible project(s) for an upcoming pre-application by the City to the Iowa Economic Development Authority's Community Catalyst Building Remediation Grant Program
- h. R-241118-255- Resolution approving contract with Bolton & Menk in the amount of \$7,600 for engineering services related to the Parks & Recreation Events Center Facility Renovation Project, where such engineering services are in coordination with the FEH Design contract approved on November 2, 2024
- i. R-241118-256- Resolution Authorizing the City Administrator to Sign an Agreement with MidAmerican Energy for Incentives Associated with the Bondurant Emergency Services Facility Project
- j. R-241118-257- Resolution approving pay request no. 1 to RW Excavating Solutions for the Parkside Trail Connection Project in the amount of \$190,810.52
- k. R-241118-258- Resolution approving a U-STEP Agreement No. 24- USTEP-040 with the Iowa Department of Transportation for intersection improvements at 2nd Street, NE and US 65/Hubbell Avenue
- l. R-241118-259- Resolution approving change order no. 2 for added work for the 15th Street, SE and 13th Street Stormwater Improvements in the amount of \$2962.50
- m. R-241118-260- Resolution approving pay request no. 1 to James Construction LLC for the 15th Street Stormwater Project in the amount of \$43,369.87

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- n. R-241118-261- Resolution approving a Joint Use Agreement with Mid-American Energy for easements both parties have acquired for the Civic Campus Improvement Area
 - o. R-241118-262- Resolution approving the Harvest Meadows Plat 2 Final Plat
 - p. R-241118-263- Resolution approving pay request no. 2 for the Bondurant Emergency Services Facility Project in the amount of \$592,178.75
 - q. R-241118-264- Resolution of endorsement for the City of Bondurant's pre-application to the Iowa Department of Agriculture and Land Stewardship's Water Quality Initiative, Urban Conservation, Grant Program for funding to assist with making stormwater enhancements at the Parks & Recreation Events Center Facility Renovation Project Site
 - r. R-241118-265- Resolution approving pay request no. 15 to KLC Construction LLC (partial retainage release) for the 15th Street and NE 88th Street/32nd Street, SE and Jorie Way Water Main Project in the amount of \$50,000
 - s. R-241118-266- Resolution reappointing Joshua Bryant to the Library Board of Trustees
Motion by Driscoll, seconded by Cox, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.
6. Guests requesting to address the City Council
7. **Public Hearing**
- a. Public hearing regarding authorizing the City of Bondurant's application for financial assistance with the United States Department of Agriculture, Rural Development, to finance the following project: Water Tower, Associated Water Tower Mains, and Acquisition of the Water Treatment Facility/Wells Site(s)
Mayor Elrod opened the public hearing at 06:06 PM.

City Administrator Oliver explained...

Mayor Elrod closed the public hearing at 06:07 PM.
8. Action Items

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- a. R-241118-267- Resolution authorizing the City of Bondurant's application to the United States Department of Agriculture, Rural Development, to finance the following project: Water Tower, Associated Water Tower Mains, and Acquisition of the Water Treatment Facility/Well(s) Sites
Motion by Pfeffer, seconded by Cox, to Approve R-241118-266. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- b. R-241021-223- Discussion and possible action on 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 (currently tabled)
Motion by Driscoll, seconded by McKenzie, to return the item to the agenda for consideration. Vote on Motion 5-0. Motion carried.

The Bondurant City Council brought the item back from the table for consideration and discussed with staff the resolution to approve a 28E agreement with the Des Moines Water Works Board of Trustees for the Northeast Water Utility Improvements. Staff recommended approval of the agreement, which defines responsibilities for the joint water supply transmission project and complements the existing Wholesale Water Service Master Agreement. Key topics included project scope, ownership responsibilities, and long-term capacity planning. The agreement allows Bondurant flexibility to terminate or maintain the connection as needed until 2045.

Motion by Driscoll, seconded by Cox, to table R-241021-223. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

- a. Council Board Appointments
The council discussed their preferences for serving on various boards and committees and acting as liaisons for the upcoming year.
- b. Zoning & Subdivision Code Update Discussion led by Confluence
Chris Shires from Confluence provided a presentation on the upcoming zoning and subdivision code update, outlining key changes and the process for implementation.
- c. DART
The council discussed the city's future involvement and partnership with DART.

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10. Reports / Comments and appropriate action thereon:

- a. Mayor
Upcoming meetings.
- b. Council Members
McKenzie - CVB update, upcoming meeting conflicts, project inquiries.
Cox - Upcoming meetings.
Driscoll - Upcoming meetings, ribbon cutting last week, project inquiries.
Peffer - Upcoming meetings.
Sillanpaa - None.
- c. Administrator
Condolences to the Ihde family, grant updates, and project updates.
- d. Directors
Horton - Department update.
Kreuder - Department update.
Murray - Upcoming Zoning Code Open House, upcoming ISU Workshop, Library sculpture project update.
Klinker-Feld - Staff update, Jill's Retirement Party.
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 Driscoll, seconded by Peffer, to Move into Closed Session at 08:11 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll.
Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 08:51 PM.

12. Adjournment

Motion by Peffer, seconded by Driscoll, to adjourn at 08:51 PM. Vote on Motion 5-0. 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 November 18, 2024, that all the subjects included in the foregoing proceedings were

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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