

BONDURANT CITY COUNCIL

Minutes

December 16, 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

City Officials Present : City Administrator Marketa Oliver, Public Works Director John Horton, Planning & Community Development Director Maggie Murray, Fire Chief Aaron Kreuder, Assistant Fire Chief Anthony Rauterberg, Library Director Jill Sanders, City Planner Isaac Pezley

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 Driscoll, Second by Pepper to approve Agenda. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

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 18, 2024, & December 2, 2024, City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

d. Receive & File - Library Board Meeting Minutes of November 6, 2024 & Director's Report

e. R-241216-290- Resolution authorizing the Mayor to execute a real estate purchase agreement with JT Real Estate Trust for land needed for the construction of the Truman Drive NE corridor, authorizing payment for the acquisition of real property interests, and authorizing the taking of necessary steps for the closing of the property acquisition transaction

f. R-241216-291- Resolution Approving Pay Request No. 3 to Brothers Cleaning Corp for City Park Phase 1

g. R-241216-292- Resolution authorizing the City of Bondurant to submit an

application for funding from the Federal Surface Transportation Block Grant Program (STBG) to the Des Moines Metropolitan Planning Organization (MPO) for the partial funding of the construction of the Grant Street South realignment project and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project

- h. R-241216-293- Resolution approving change order no. 3 for added work for the 15th Street, SE and 13th Street Stormwater Improvements in the amount of \$5,400.00
- i. R-241216-294- Resolution authorizing the City of Bondurant to submit an application for funding from the Federal Surface Transportation Block Grant Set-Aside Program (STBG) to the Des Moines Area Metropolitan Planning Organization (MPO) for the partial funding of the construction of the trails associated with the Grant Street South realignment project and further approving the application which obligates the City of Bondurant to matching funds for the construction of said project
- j. R-241216-295- Resolution of endorsement for the City of Bondurant approving and authorizing the application for a Department of Transportation RAISE Discretionary Grant for funding assistance to be used for the development of Grant Street South Realignment/Central District Stormwater Improvements
- k. R-241216-296- Resolution approving pay request no. 2 to James Construction, LLC for the 15th St./13th St./Field Tiling Stormwater Project in the amount of \$51,091.00
- l. R-241216-297- Resolution approving the Bravo Greater Des Moines Public Art Grant Agreement for funding to assist with installing the downtown entryway feature
- m. R-241216-298- Resolution approving pay request no. 2 to RW Excavating Solutions for the Parkside Trail Connection Project in the amount of \$151,970.60
- n. R-241216-299- Resolution reappointing Jen Keeler to the Library Board of Trustees
- o. R-241216-300- Resolution approving the 8295 NE Santiago Drive Plat of Survey located in unincorporated Polk County within two miles of Bondurant's city limits

- p. R-241216-301- Resolution approving the Plat of Survey creating Parcel '2024-191' in unincorporated Polk County within two miles of Bondurant's city limits (MidAmerican Energy)
- q. R-241216-302- Resolution approving change order no. 3 with McAninch Corporation for added straw mulch for stabilization for the Civic Campus Phase 1 Public Improvements in the amount of \$7,300.50
- r. R-241216-303- Resolution approving pay request no. 5 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$6,935.74
- s. R-241216-304- Resolution approving pay request no. 1 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$31,587.50
- t. R-241216-305- Resolution approving proposal to replace customer- owned streetlights with Mid-American Energy-owned street lighting in Wolf Creek Plat 1 in the amount of \$98,162.85
- u. R-241216-306- Resolution approving a Professional Services Proposal with ISG Inc. in the amount of \$86,750 for preliminary plat and planned unit development planning related to the Grain District Downtown Redevelopment Plan's implementation
- v. R-241216-307- Resolution authorizing Damage Claim Resolution related to an ongoing Capital Project (Water Mains)
- w. R-241216-308- Resolution approving pay request no. 2 to Caliber Concrete LLC for the 1st & 3rd Street Parking Lot Project in the amount of \$135,938.24
- x. R-241216-309- Resolution approving pay request No. 3 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$326,509.03

Motion by Pfeffer, Second by Driscoll to approve Consent Agenda. Roll Call: Ayes: Cox, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

- 6. Guests requesting to address the City Council
- 7. Presentation

- a. Bondurant Community Library Annual Report, Library Director Jill Sanders
Sanders presented Library's annual report stating digital numbers are continuing to rise. Mayor and Council Members thanks Sanders for her service as Library Director.
8. Action Items
 - a. R-241216-310- Resolution approving Captain Fire/EMS position Kreuder summarized need, stating it makes sense to start out with captains since this will be a need in the near future. Driscoll agreed and noted it fit needs previously discussed.
Motion by Pepper, Second by Driscoll to approve Resolution-241216-310. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
 - b. R-241216-311- Resolution approving contract with Ball Team LLC for Phase 2 of City Park
Horton provided Council an overview of Phase 2. Horton noted Phase 2 will include the splash pad but not the ice ribbon, the splash pad will be constructed to be compatible with future installation of an ice ribbon.
Motion by Pepper, Second by Driscoll to approve Resolution-241216-311. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
 - c. R-241216-312- Resolution approving the site plan for Shiloh Rose Business Park Phase 2
Murray summarized the site plan and stated the Planning & Zoning Commission voted to recommend approval of the site plan at their December 12 meeting, subject to the conditions listed on the attached resolution.
Motion by Pepper, Second by Driscoll to approve Resolution-241216-312. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
9. Discussion Items -
 - a. Discussion regarding DMWW 28E Draft Agreement
Oliver and Horton provided a summarization of the agenda statement. Council discussed the issue, Elrod stated staff should schedule a meeting with DMWW, Council agreed.
10. Reports / Comments and appropriate action thereon:
 - a. Mayor
 - b. Council Members
Driscoll - Merry & Bright event went well. Has a WRA meeting tomorrow (December 17), offered congratulations on Bravo Grant.

Pepper - No Parks & Rec meeting this month, attending Metro Waste Meeting on Wednesday (December 18).

Sillanpaa - Planning & Zoning Meeting last week (December 12), Zoning/Subdivision Code update was discussed. Stated new City

playground and Christmas decorations both look great. Thanked Sanders for her service to City and she will be missed.

Cox - No updates from the Library Board or EPIC. Chamber of Commerce has cocktails & conversations event, residential development was the topic this month.

c. Administrator

d. Directors

Murray - No comments.

Horton - City Park Phase 1 has a few minor punch-list items. Phase 2 contractor is wanting to get started this week on streetscape along north side of City Park. Public Works has planted a few trees and will plant a few more tomorrow (December 17). The trees are large caliber trees. Downtown parking lots are both usable with a few minor items that will be addressed in 2025. BRSC is paved with final items to be addressed in Spring 2025.

Kreuder - 2 white ambulances and one has a factor recall.

Klinker-Feld - No comments.

11. **Closed Session-** Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation

Closed Session stated at 7:00 p.m.

Present: Matt Brick, Council Members (McKenzie absent), Mayor, Oliver, Murray.

Closed Session ended at 7:14 p.m.

12. Adjournment

Motion by Pepper, Second by Driscoll to adjourn. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

Adjourn at 7:14 p.m.

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 December 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