

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
February 3, 2025
Bondurant City Council

1. Roll Call

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

City Officials
Present: City Administrator Marketa Oliver, City Clerk
Shelby Hagan, Finance & Employee Services
Director Jene Jess, Public Works Director John
Horton, Planning & Community Development
Director Maggie Murray, Fire Chief Aaron
Kreuder, City Planner Isaac Pezley, City
Engineer Greg Roth, Assistant Fire Chief
Anthony Rauterberg

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 Pepper, seconded by Driscoll, to amend the agenda by removing item #6b and #10. Vote on Motion 5-0. Motion carried. Motion by Pepper, seconded by Cox, to approve the agenda as amended. Vote on Motion 5-0. 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 January 21, 2025, City Council Meeting Minutes
- b. Claims List & Treasurer's Report
- c. Applications for Council Approval
- d. Receive & File - Library Director's Report
- e. 2024 Planning & Zoning Commission Annual Report

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- f. R-250203-30- Resolution modifying Council Meeting Schedule for Calendar Year 2025
- g. R-250203-31- Resolution Approving Purchase of Service Body from Truck Equipment Inc. in amount of \$20,635.00
- h. R-250203-32- Resolution adopting street design practices policy for the City of Bondurant Street network
- i. R-250203-33- Resolution approving an Independent Contractor Agreement with Joshua Wiener in the amount of \$3,500 for refined design services regarding the proposed Moving Curiously installation along the Chichaqua Valley Trail in the Grain District
- j. R-250203-34- Resolution accepting temporary construction easement and temporary right-of-entry document for the Civic Campus trail construction work at 1920 2nd Street, NE
- k. R-250203-35- Resolution setting date of public hearing on the Application for State Revolving Fund (SRF) Loan for the Water Treatment Plant Project
- l. R-250203-36- Resolution certifying the 2024 Special Federal Census for the City of Bondurant to the Iowa Secretary of State and the Treasurer of the State of Iowa
- m. R-250203-37- Resolution approving pay request No. 4 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$457,556.81
- n. R-250203-38- Resolution approving the Traffic Safety Improvement Program Funding Agreement in the amount of \$400,000
City Administrator Oliver presented comments on the Census. Council Member Driscoll questioned item #5h.

Motion by Driscoll, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

6. Guests requesting to address the City Council

- a. Polk County Sheriff's Report
Lieutenant Grego reported 542 calls of service for January.

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- b. Jill Altringer, Polk County Supervisor
Unable to attend.

7. **Public Hearing**

- a. Public hearing on the request for rezoning from the Agricultural (A-1) District to the Medium Industrial (M-2) District, on the property located at 1920 2nd Street, NE
Mayor Elrod opened the public hearing at 06:19 PM.

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

Mayor Elrod closed the public hearing at 06:20 PM.

- b. Public hearing on the request for rezoning from the Conservancy (U-1) District to the Light Industrial (M-1) District, on portions of the property located at 1506 Garfield Street, SW
Mayor Elrod opened the public hearing at 06:20 PM.

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

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

8. **Action Items**

- a. O-250203-201 - (First Reading) Ordinance rezoning property located at 1920 2nd Street NE from the Agricultural (A-1) District to the Medium Industrial (M-2) District
Motion by McKenzie, seconded by Driscoll, to waive the first and second reading, and approve the third and final reading of O-250203-201. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- b. O-250203-202 - (First Reading) Ordinance rezoning portions of the property located at 1506 Garfield Street, SW from the Conservancy (U-1) District to the Light Industrial (M-1) District
Motion by McKenzie, seconded by Driscoll, to waive the first and second reading, and approve the third and final reading of Approve O-250203-202. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- c. O-250203-203 - (First Reading) Discussion of Cemetery Plot Prices and possible consideration of one or more readings of Ordinance Amending Chapter 115 - Cemetery to Remove Plot Prices and Establish a Fee Schedule

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Motion by McKenzie, seconded by Driscoll, to Approve the first reading of O-250203-203. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- d. R-250203-39- Discussion and Possible consideration of Resolution Adopting a Cemetery Fee Schedule
Motion by McKenzie, seconded by Pepper, to Table R-250203-39. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- e. R-250203-40- Resolution appointing a Representative to the Mid-Iowa Planning Alliance (MIPA) Board of Directors for CY25
Motion by McKenzie, seconded by Cox, to Approve R-250203-40 and appoint Council Member Chad Driscoll as the alternate. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- f. R-250203-41- Resolution regarding approval of the site plan for BonduBikes at 13 Main Street, SE
Motion by McKenzie, seconded by Pepper, to Approve R-250203-41. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- g. R-250203-42- Discussion and possible consideration of resolution approving the Targeted Business & Industry Program application for the BonduBikes and Crafted Connections project at 13 Main Street, SE
Motion by Cox, seconded by McKenzie, to Approve R-250203-42. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: Pepper. Absent: None. Motion carried 4-1.

9. Reports / Comments and appropriate action thereon:

- a. Mayor
MAC & MPO update.
- b. Council Members
McKenzie - DART & ICON update.
Driscoll - BRAVO update.
Sillanpaa - Upcoming P&Z Workshop.
Cox - Chamber & Library update.
Pepper - Questioned the Water Tower's status.
- c. Administrator
Grant update, Chamber Dinner, splash pad update, Federal Government update.
- d. Directors
Jess - GFOA update.
Murray - None.
Horton - Department update.

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Kreuder - Department update.

Hagan - Department & Chamber 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
Deleted.

11. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 07:41 PM. Vote on Motion 5-0. 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 February 3, 2025, 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