

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL

Minutes

April 21, 2025

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

Absent: Council Member Angela McKenzie

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

2. Call to Order and Declaring a Quorum

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

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Presentations

a. Life Savings Award

Fire Chief Kreuder and Mayor Elrod recognized and presented Life Savings Awards to Brody Miller, Kyleigh Meyeres, Ashton Briggs, Matt Crittenden, Courtney Gannaway, and Aanna Summers in honor of their prompt and alert actions that directly resulted in the saving of a life, demonstrating extraordinary service beyond the scope of a routine call.

b. Administrative Professionals Day Proclamation

Mayor Elrod proclaimed April 23, 2025, as Administrative Professionals Day in the City of Bondurant, recognizing and expressing appreciation for the vital contributions of administrative staff in supporting the efficient operation of city government.

c. National Volunteer Week Proclamation

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Mayor Elrod proclaimed the week of April 21–27, 2025, as National Volunteer Week in the City of Bondurant, honoring and thanking all volunteers whose dedication and service strengthen the community and enhance the quality of life for residents.

d. DART

Representatives from DART gave a Reimagine DART presentation and held a Q&A session with the Council to discuss proposed service changes, plans, and community impacts.

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 April 7, 2025, City Council Meeting Minutes

b. Claims List and Treasurer's Report

c. Applications for Council Approval

d. Receive & File - BES March Monthly Report

e. R-250421-110- Resolution of endorsement for the City of Bondurant's grant application to the Iowa Economic Development Authority's Community Attraction & Tourism Grant for funding to assist with renovation efforts at The Station

f. R-250421-111- Resolution of endorsement for the City of Bondurant's grant application to the Iowa Economic Development Authority's Destination Iowa Program for funding to assist with improvements at Silo Commons

g. R-250421-112- Resolution authorizing The 101 LLC to move forward with hiring contractors to perform asbestos abatement and demolition work associated with the office area of the Grain District in an amount not to exceed \$166,915

h. R-250421-113- Resolution approving Lease Agreement with Twist for lease of the concrete pad space at 108 1st Street, SW

i. R-250421-114- Resolution approving the Hy-Vee Health Exemplar Care's Targeted Business & Industry Program reimbursement request in the amount of \$123,600

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- j. R-250421-115- Resolution approving pay request no. 4 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$237,490.53
 - k. R-250421-116- Resolution approving pay request No. 7 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$744,714.36
 - l. O-250407-204 - (Second Reading) Ordinance to consider rezoning request by Bondurant-Farrar Community School District to rezone multiple parcels from the Agricultural (A-1) District to the Medium Density Residential (R-2) District
 - m. O-250407-205 - (Second Reading) Ordinance to consider rezoning request of multiple properties located within the Downtown Grain District Redevelopment Plan area from Central Business (C-4) District and Medium Industrial (M-2) District to Planned Unit Development (PUD)
 - n. R-250421-121- Resolution Setting Date for Public Hearing on Budget Amendment No. 1 for the FY25 Budget for May 5, 2025, at 6:00 p.m. in Council Chambers at 200 Second Street, NE, Bondurant, Iowa
Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.
7. Guests requesting to address the City Council
None.
8. **Public Hearing**
- a. Public hearing on proposal to enter into an Essential Purpose Loan Agreement in a principal amount not to exceed \$29,875,000
Mayor Elrod opened the public hearing at 06:54 PM.

City Administrator Oliver outlined the scope of the proposed capital improvement projects, including major street construction, fire department equipment, park and trail improvements, and other infrastructure needs, and noted that this is the first in a series of hearings related to the City's 2025 bonding plan.

Mayor Elrod closed the public hearing at 06:55 PM.
 - b. Public hearing on proposal to enter into a General Purpose Loan Agreement in a principal amount not to exceed \$934,570

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Mayor Elrod opened the public hearing at 06:55 PM.

A public hearing was held on the City of Bondurant's proposal to enter into a General Purpose Loan Agreement in an amount not to exceed \$934,570 for the purpose of funding recreation trail and bridge improvements, including the extension of the Chichaqua Valley Trail east of Highway 65, and downtown parking expansion. This hearing is part of the City's broader 2025 bonding plan, with no anticipated adjustment to the overall levy rate.

Mayor Elrod closed the public hearing at 06:56 PM.

- c. Public hearing on proposal to enter into a Civic Facility Loan Agreement thereunder in a principal amount not to exceed \$4,130,000
Mayor Elrod opened the public hearing at 06:56 PM.

A public hearing was held on the City of Bondurant's proposal to enter into a General Obligation Urban Renewal Loan Agreement in an amount not to exceed \$4,130,000 to fund the Bondurant Recreation and Civic Facility Project, also known as The Station. The project involves the renovation of the former Bondurant Emergency Services Facility into a multi-use civic and recreational space available for community programming and private rentals. This hearing is part of the City's 2025 bonding plan, with no anticipated adjustment to the overall levy rate.

Mayor Elrod closed the public hearing at 06:57 PM.

- d. Public hearing on proposal to enter into a City Campus Loan Agreement in a principal amount not to exceed \$10,150,000
Mayor Elrod opened the public hearing at 06:57 PM.

A public hearing was held on the City of Bondurant's proposal to enter into a General Obligation Urban Renewal Loan Agreement in an amount not to exceed \$10,150,000 to fund the City Campus Project, which includes the construction of a new fire station and emergency response facilities. This project is part of the City's broader 2025 bonding plan, with no anticipated adjustment to the overall levy rate.

Mayor Elrod closed the public hearing at 06:58 PM.

- e. Public hearing on proposal to enter into a Grain District Loan Agreement in a principal amount not to exceed \$1,770,000
Mayor Elrod opened the public hearing at 06:58 PM.

A public hearing was held on the City of Bondurant's proposal to enter into a General Obligation Urban Renewal Loan Agreement in an amount not to exceed \$1,770,000 to support the amphitheater and public recreational amenities included in the Grain District Downtown

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Redevelopment Project. This project is part of the City's 2025 bonding plan, with no anticipated change to the overall levy rate.

Mayor Elrod closed the public hearing at 06:59 PM.

9. Action Items

- a. R-250421-117- Resolution taking additional action on proposals to enter into General Obligation Loan Agreements

Motion by Cox, seconded by Pepper, to Approve R-250421-117. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

- b. R-250421-118- Resolution approving site plan for 2514 Robinson Avenue, NE

Wally Pelds of Pelds Design Services and Maggie Murray, Planning & Community Development Director, presented a site plan submitted by Bondurant Business Park LLC for the development of a 1.36-acre parcel accessed from Robinson Avenue NE. The proposed project includes the construction of an 80' x 175' warehouse building with 17 parking spaces, loading areas, and outdoor storage, and was reviewed for consistency with the City's Comprehensive Plan, Zoning Code, and staff comments.

Motion by Driscoll, seconded by Cox, to Approve R-250421-118. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

- c. R-250421-119- Resolution approving site plan for 10 Main Street, SE
Maggie Murray, Planning & Community Development Director, and Al Knuth of Knuth Construction presented a site plan for the redevelopment of the existing building at 10 Main Street SE, submitted by Elson Rentals. The plan proposes a new roof, façade updates, continued removal of the second story, and no major site changes, and was reviewed for consistency with the City's Comprehensive Plan and Zoning Code.

Motion by Pepper, seconded by Cox, to Approve R-250421-119. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

- d. R-250421-120- Resolution approving the 2025 City of Bondurant Federal Legislative Priorities Booklet

Motion by Cox, seconded by Driscoll, to Approve R-250421-120. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

10. Discussion Items -

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- a. Hotel/Motel Tax Discussion
City Administrator Marketa Oliver led a discussion regarding the current hotel/motel tax structure and the proposed update to the Intergovernmental Agreement with the Greater Des Moines Convention and Visitors Bureau. The Council reviewed a regional proposal to update Bondurant's allocation from 2/7ths to 25% of hotel/motel tax revenues, aligning with other metro communities. This item was for discussion only; no action was taken.
11. Reports / Comments and appropriate action thereon:
 - a. Mayor
STBG proposals update.
 - b. Council Members
Driscoll - Upcoming meetings, upcoming DMDC, project comments
Sillanpaa - None.
Cox - Meta awards, DMDC comments.
Peffer - None.
 - c. Administrator
Received splash pad permit today, project and road closure updates, connection fee districts update.
 - d. Directors
Kreuder - Department update.
Murray - None.
Klinker-Feld - Department update.
Hagan - None.
12. **Closed Session**- Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation
None.
13. Adjournment
Motion by Peffer, seconded by Cox, to adjourn at 07:40 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 April 21, 2025, 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