

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
May 5, 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, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Fire Chief Aaron Kreuder, Assistant Fire Chief Anthony Rauterberg, 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 06:03 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Driscoll, seconded by McKenzie, to remove item #71 from the Consent Agenda. Vote on Motion 5-0. Motion carried. Motion by Driscoll, seconded by McKenzie, to approve the agenda as amended. Vote on Motion 5-0. Motion carried.

5. Presentations

a. City Clerks Week Proclamation

b. Bike Month Proclamation

c. National Public Works Weeks Proclamation

Mayor Elrod recognized the three proclamations presented—National Bike Month, National Public Works Week, and Municipal Clerks Week—and expressed his gratitude, particularly for the two that highlight and honor the contributions of City staff: National Public Works Week and Municipal Clerks Week.

6. Guests requesting to address the City Council

None.

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7. 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 21, 2025, City Council Meeting Minutes
- b. Claims List
- c. Applications for Council Approval
- d. Receive & File - Library Director's Report
- e. Receive & File - Preliminary Official Statements for 2025A and 2025B Bonds
- f. R-250505-122- Resolution approving 28E Agreement with the Bondurant-Farrar Community School District regarding the Truman Drive, NE & Supporting Improvements Project
- g. R-250505-123- Resolution approving 28E Agreement with the Bondurant-Farrar Community School District regarding the tennis/pickleball project
- h. R-250505-124- Resolution approving a Professional Services Agreement with Greenwood Consulting LLC in an amount not to exceed \$32,500 for design and other engineering services related to the SE Trunk Sewer Project
- i. R-250505-125- Resolution fixing values of lots for the construction of Truman Drive NE - Phase 1
- j. R-250505-126- Resolution adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of the Truman Drive NE – Phase 1
- k. R-250505-127- Resolution setting a public hearing date for June 2, 2025, to consider the resolution of necessity (proposed)
- l. R-250505-128- Resolution of necessity for construction of Truman Drive NE – Phase 1 Street Improvements, the City of Bondurant, Iowa

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- m. R-250505-129- Resolution approving action to order construction and set date of hearing and letting for the Grain District Public Improvements Project
- n. O-250407-204 - (Third 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
- o. O-250407-205 - (Third 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)
- p. R-250505-132- Resolution approving pay request no. 5 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$170,057.17
- q. R-250505-133- Resolution approving pay request no. 3 to Caliber Concrete LLC for the 1st & 3rd Street Parking Lot Project in the amount of \$53,525.18
- r. R-250505-134- Resolution approving pay request no. 4 (Release of Retainage) to Caliber Concrete LLC for the 1st & 3rd Street Parking Lot Project in the amount of \$14,747.41
- s. R-250505-135- Resolution approving the Professional Services Agreement with Veenstra & Kimm, Inc. for the 16th Street, NE & NE Hubbell Ave Intersection Major Streets Plan Compliance Project for an amount not to exceed \$128,600
- t. R-250505-136- Resolution approving pay request no. 7 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$305,400.79
- u. R-250505-137- Resolution approving letter of engagement with Piper Sandler & Co for Project Financings related to the issuance of approximately \$10,540,000 General Obligation Bonds, Series 2025A and \$34,255,000 in General Obligation (Annual Appropriation) Bonds, Series 2025B
Motion by Driscoll, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

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8. **Public Hearing**

- a. 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

Mayor Elrod opened the public hearing at 06:10 PM.

City Administrator Oliver presented Amendment No. 1 for FY25, noting required adjustments to align expenditures with state law. She highlighted changes due to project timing, staffing, planning efforts, and interfund loans. Revenue increases were attributed to grants, interest earnings, and transfers, and she clarified that the noted increase in property tax collections reflects conservative budgeting, not a tax rate change.

Mayor Elrod closed the public hearing at 06:12 PM.

- b. Public hearing to consider establishing the 2nd Street, NE, Highway 65 to Eisenhower Drive NE/NE 88th Street, NE Water Connection Fee District

Mayor Elrod opened the public hearing at 06:12 PM.

Bob Veenstra of Greenwood Consultants, LLC, provided an overview of the proposed water, sanitary sewer, and stormwater connection fee districts during the series of public hearings. He explained the purpose and methodology behind each district, including cost recovery for infrastructure improvements, with fees assessed only upon connection. The districts discussed included 2nd Street NE, Eisenhower Drive NE, SE Water Study, 10th Street SW, Truman Drive NE (water and sanitary sewer), the Urban Service Area Sanitary Sewer amendment, and the Civic Campus Regional Stormwater Management District.

Mayor Elrod closed the public hearing at 06:15 PM.

- c. Public hearing to consider establishing the Eisenhower Drive NE/NE 88th Street, Highway 65 to 2nd Street, NE, Water Connection Fee District

Mayor Elrod opened the public hearing at 06:15 PM.

During the public hearing, Allison Birdsall of 6843 NE 80th Street inquired about the implications of the proposed action on potential future development of her property; Council Member Sillanpaa also sought clarification on questions raised by residents through calls and emails.

Mayor Elrod closed the public hearing at 06:27 PM.

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- d. Public hearing to consider an ordinance establishing the SE Water Study Water Connection Fee District
Mayor Elrod opened the public hearing at 06:27 PM.

None.

Mayor Elrod closed the public hearing at 06:28 PM.

- e. Public hearing to consider an ordinance establishing the 10th Street, SW Water Connection Fee District
Mayor Elrod opened the public hearing at 06:28 PM.

None.

Mayor Elrod closed the public hearing at 06:29 PM.

- f. Public hearing to consider an ordinance establishing the Truman Drive NE, 2nd Street NE to 16th Street NE, Water Connection Fee District
Mayor Elrod opened the public hearing at 06:29 PM.

None.

Mayor Elrod closed the public hearing at 06:29 PM.

- g. Public hearing to consider an ordinance amending the Urban Service Area Sanitary Sewer Connection Fee District
Mayor Elrod opened the public hearing at 06:29 PM.

None.

Mayor Elrod closed the public hearing at 06:30 PM.

- h. Public hearing to consider an ordinance establishing the Civic Campus Regional Stormwater Management Connection Fee District
Mayor Elrod opened the public hearing at 06:30 PM.

None.

Mayor Elrod closed the public hearing at 06:31 PM.

- i. Public hearing to consider an ordinance establishing the Truman Drive, NE, 2nd Street, NE to 16th Street, NE, Sanitary Sewer Connection Fee District
Mayor Elrod opened the public hearing at 06:31 PM.

None.

Mayor Elrod closed the public hearing at 06:31 PM.

9. Action Items

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- a. R-250505-130- Resolution approving 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 Driscoll, seconded by McKenzie, to Approve R-250505-130.
Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- b. R-250505-131- Resolution approving the Grain District Preliminary Plat
Motion by Driscoll, seconded by McKenzie, to Approve R-250505-131.
Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- c. O-250505-206 - (First Reading) Ordinance to consider establishing the 2nd Street, NE, Highway 65 to Eisenhower Drive NE/NE 88th Street, NE Water Connection Fee District
Motion by McKenzie, seconded by Driscoll, to Approve the first reading of O-250505-206. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- d. O-250505-207 - (First Reading) Ordinance to consider establishing the Eisenhower Drive NE/NE 88th Street, Highway 65 to 2nd Street, NE, Water Connection Fee District
Motion by McKenzie, seconded by Driscoll, to Approve the first reading of O-250505-207. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- e. O-250505-208 - (First Reading) Ordinance considering establishing the SE Water Study Water Connection Fee District
Motion by Driscoll, seconded by Pepper, to Approve the first reading of O-250505-208. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- f. O-250505-209 - (First Reading) Ordinance to consider establishing the 10th Street, SW Water Connection Fee District
Motion by McKenzie, seconded by Driscoll, to Approve the first reading of O-250505-209. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- g. O-250505-210 - (First Reading) Ordinance to consider establishing the Truman Drive NE, 2nd Street NE to 16th Street NE, Water Connection Fee District
Motion by Driscoll, seconded by McKenzie, to Approve the first reading of O-250505-210. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- h. O-250505-211 - (First Reading) Ordinance to consider amending amending the Urban Service Area Sanitary Sewer Connection Fee District

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Motion by Driscoll, seconded by McKenzie, to Approve the first reading of O-250505-211. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- i. O-250505-212 - (First Reading) Ordinance to consider establishing the Civic Campus Regional Stormwater Management Connection Fee District

Motion by Driscoll, seconded by McKenzie, to Approve the first reading of O-250505-212. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- j. O-250505-213 - (First Reading) Ordinance to consider establishing the Truman Drive, NE, 2nd Street, NE to 16th Street, NE, Sanitary Sewer Connection Fee District

Motion by Driscoll, seconded by McKenzie, to Approve the first reading of O-250505-213. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- k. O-250505-214 - (First Reading) Ordinance amending the Park Side Water Connection Fee District to exclude portions proposed for inclusion in the Eisenhower Drive NE, Highway 65 to 2nd Street NE, Water Connection Fee District

Motion by Driscoll, seconded by McKenzie, to Approve the first reading of O-250505-214. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- l. O-250505-215 - (First Reading) Ordinance amending the Highway 65 Water Connection Fee District to exclude portions proposed for inclusion in the 10th Street, SW Water Connection Fee District

Motion by Driscoll, seconded by McKenzie, to Approve the first reading of O-250505-215. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

10. Discussion Items

- a. DART - Ridership vs. Coverage

The City Council held a discussion regarding Des Moines Area Regional Transit (DART), focusing on the balance between ridership and coverage, the potential impact of service changes on community accessibility, and concerns that a proposed 2% funding cap could significantly restrict the City's ability to support transit services. Council also guided Council Member McKenzie to support the ridership-focused model in the upcoming DART vote, noting that Bondurant does not have the financial resources to compensate for regional budget shortfalls.

11. Reports / Comments and appropriate action thereon:

- a. Mayor

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2025 Governor's Art Champion Award comments, Legacy Grant presentation, upcoming DMDC trip.

- b. Council Members
Peffer - 2nd Street, NW Widening construction comments.
Cox - None.
Sillanpaa - Upcoming P&Z meeting, inquired about cameras at City Park.
Driscoll - DMDC trip, BRAVO update, BSC update.
McKenzie - DART meeting tomorrow, ICON update.
- c. Administrator
Upcoming Taxpayers of Central Iowa Symposium, upcoming DMDC trip.
- d. Directors
Murray - None.
Horton - Project updates.
Kreuder - Department update.
Klinker-Feld - Department update.

12. **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 McKenzie, to Move into Closed Session at 07:37 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

Council Member Cox left at 07:45 PM.

Mayor Elrod closed the Closed Session at 07:57 PM.

13. Adjournment
Motion by Peffer, seconded by McKenzie, to adjourn at 07:57 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 May 5, 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

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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