

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
July 7, 2025
Bondurant City Council

1. Roll Call

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

Absent: Council Member Bob Pepper

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Public Works Director John Horton, Library Director Michell Klinker-Feld, Assistant Fire Chief Anthony Rauterberg, City Planner Isaac Pezley, Captain Colton Lippert, Captain Andrew Simoni, Captain Sarah Merrill, Captain Ben Sieve, City Engineer Greg Roth

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:09 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

Assistant Fire Chief Rauterberg introduced the new captains of the department to the Mayor, Council and the public.

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 June 16, 2025, June 19, 2025, & June 30, 2025, City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

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- d. Receive & File - May 7, 2025, Library Board Meeting Minutes & Director's Report
 - e. R-250707-203- Resolution appointing a representative to the Friends of Chichaqua Valley Trail Committee
 - f. R-250707-204- Resolution approving pay request No. 11 to Gerard Tank & Steel for the Water Tower Project in the amount of \$320,457.33
 - g. R-250707-205- Resolution approving pay request No. 7 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$416,548.86
 - h. R-250707-206- Resolution awarding the contract for the Eagle Park/5th Ct. NW Stormwater Improvements Project to James Construction LLC in the amount of \$28,742.00
 - i. R-250707-207- 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
 - j. R-250707-208- Resolution authorizing reimbursement to The 101 LLC for asbestos abatement and demolition work associated with the office area of the Grain District in an amount not to exceed \$166,915
 - k. R-250707-209- Resolution approving pay request no. 9 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$222,624.72
 - l. R-250707-210- Resolution approving pay request no. 3 to Manatt's Inc for the 2nd St. NW Widening Project in the amount of \$182,753.06
 - m. R-250707-211- Resolution considering Quail Run Plat 5 Final Plat Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Peffer. Motion carried 4-0.
6. Presentations
- a. Park & Recreation Month Proclamation

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- b. Park & Recreation Professionals Proclamation
Mayor Elrod acknowledged Parks and Recreation Month and recognized the contributions of parks and recreation professionals through official proclamations.
- 7. Guests requesting to address the City Council
 - a. Polk County Sheriff's Department Report
Lieutenant Shane Grego reported 479 calls of service for June.
- 8. **Public Hearing**
 - a. Public hearing on the request to rezone Parcel 7923.01.200.024 from the Conservancy (U-1) District to the Limited Industrial (M-1) District
Mayor Elrod opened the public hearing at 06:15 PM.

Planner Pezley presented the public hearing for a rezoning request on part of Geo Parcel 7923.01.200.024 from U-1 Conservancy to M-1 Limited Industrial to support future industrial use and a Certified Site application. The property is no longer in a FEMA floodplain and no comments were received from departments or neighbors.

Mayor Elrod closed the public hearing at 06:16 PM.
- 9. Action Items
 - a. O-250707-222 (First Reading) Ordinance approving rezoning of Parcel 7923.01.200.024 from the Conservancy (U-1) District to the Limited Industrial (M-1) District
Motion by Cox, seconded by Driscoll, to waive the first and second reading, and approve the third and final reading of O-250707-222. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Peffer. Motion carried 4-0.
 - b. R-250707-212- Resolution approving the contract for Truman Drive NE to Sternquist in the amount of \$2,213,451.84
Public Works Director Horton provided an update to the Mayor and Council on the Truman Drive public infrastructure project. He explained that the City Council had previously approved a professional services agreement with Veenstra & Kimm on August 21, 2023, for design work, and that coordination with the Bondurant-Farrar School District has led to finalized plans now ready for bidding. A public hearing on the project was held on June 16, 2025, and bids were opened earlier today, with Sternquist submitting the low bid of \$2,213,451.84, compared to the engineer's estimate of \$2.5 million.

Motion by Driscoll, seconded by McKenzie, to Approve R-250707-212.

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

- c. O-250630-221 - (Second Reading) Ordinance amending the City Code of Bondurant, Iowa by amending Chapter 69, titled parking regulations, to amend Section 69.08, titled No Parking Zones (prohibiting parking on Lincoln Street SE between 2nd Street SE and 3rd Street SE)
Kristine Olesen, 100 3rd Street SE, inquired whether the no-parking zone includes Lincoln Street and expressed concerns about basketballs frequently rolling into the street from the nearby basketball court.

Motion by McKenzie, seconded by Sillanpaa, to Approve the second reading of O-250630-221. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Pepper. Motion carried 4-0.

10. Discussion Items -

- a. Discussion of CMaR model for the Water Treatment Plant Construction
Public Works Director Horton discussed the Construction Manager at Risk (CMaR) model with the Mayor and Council as a potential delivery method for the upcoming Water Treatment Plant construction project.

11. Reports / Comments and appropriate action thereon:

- a. Mayor
Hope everyone had a great holiday weekend, and upcoming meetings.
- b. Council Members
Cox - Firework comments, library public art concept, upcoming meetings, and events.
Sillanpaa - 302 2nd Street, SE comments, upcoming Hillbilly Bike Ride event.
Driscoll - Project dashboard website comments, requested additional information on pay requests for projects.
McKenzie - Upcoming meeting, Greg Edwards' Retirement Party.
- c. Administrator
IISC prospective projects.
- d. Directors
Hagan - Upcoming conference.
Horton - Department update.
Klinker-Feld - Department update.
Rauterberg - 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 07:02 PM. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays:

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None. Absent: Pepper. Motion carried 4-0.

Mayor Elrod closed the Closed Session at 08:40 PM.

13. Adjournment

Motion by Cox, seconded by Driscoll, to adjourn at 08:40 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 July 7, 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