

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
July 21, 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, Public Works Director John Horton, Fire Chief Aaron Kreuder, Assistant Fire Chief Anthony Rauterberg, Planning & Community Development Director Maggie Murray, City Planner Isaac Pezley, City Engineer Greg Roth

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 Cox, seconded by Driscoll, to approve the agenda. Vote on Motion 5-0. Motion carried.

5. Presentations

a. Bondurant Soccer Club regarding Irrigation Funding Request

Jason Greubel, Vice President of the Bondurant Soccer Club, presented a proposal requesting \$30,000 in City capital funding and an annual allocation of up to 1,000,000 gallons of City water in drought years to support the installation of an in-ground automatic irrigation system at the soccer complex, highlighting current safety concerns and the urgency to meet upcoming grant deadlines. The Council discussed the request in detail, including potential funding options, the needs of other City parks, the availability and timing of grant opportunities, and the broader implications for equitable support of recreational facilities.

6. Guests requesting to address the City Council

None.

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.

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- a. Approval of July 7, 2025, City Council Meeting Minutes
- b. Claims List & Treasurer's Report
- c. Applications for Council Approval
- d. Receive & File - BES June Monthly Report
- e. Receive & File - June 4, 2025, Library Board Meeting Minutes & Director's Report
- f. R-250721-213- Resolution setting date for Public Hearing regarding vacation of portions of the Lincoln Street, NE right-of-way
- g. R-250721-214- Resolution approving change order no. 3 to Ball Team LLC. for the Bondurant City Park Phase 2 Reconstruction Project in the amount of \$13,374.00
- h. R-250721-215- Resolution approving pay request no. 7 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$356,200.84
- i. R-250721-216- Resolution considering Plat of Survey to create Parcel '2025-90' located in the McCleary Meadows Industrial Park
- j. R-250721-218- Resolution approving the professional services agreement with Veenstra & Kimm for the design of the Truman Drive Phase 2 Public Infrastructure Improvements in a not to exceed amount of \$158,400
- k. R-250721-219- Resolution approving professional service agreement with Veenstra & Kimm for construction observation services for all 3-project associated with Truman Drive, NE Public Improvements
- l. R-250721-220- Resolution approving pay request no. 10 to Gerard Tank & Steel for the Water Tower Project in the amount of \$188,100.00
- m. R-250721-221- Resolution approving Updates to Employment Agreement

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- n. R-250721-222- Resolution approving pay request No. 12 to Gerard Tank & Steel for the Water Tower Project in the amount of \$223,463.75
- o. R-250721-225- Resolution approving pay request No. 10 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$1,323,697.57
Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda.
Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None.
Absent: None. Motion carried 5-0.

8. **Public Hearing**

- a. Public Hearing regarding the Plans, Specifications, Estimate, and Award of Contract for The Garden Project
Mayor Elrod opened the public hearing at 06:32 PM.

City Administrator Oliver provided an update on the project, informing the Council and the public that no bids were received at the bid opening. The City's engineer is currently evaluating the situation, and the project will be re-bid at a later date.

Mayor Elrod closed the public hearing at 06:35 PM.

9. **Action Items**

- a. R-250721-223- Resolution considering Site Plan for The Station at 101 Grant Street, North
Planning & Community Development Director Murray provided an overview of the site plan for The Station at 101 Grant Street North, which includes repurposing the existing emergency services building and adding a new vestibule. Nate Weitz of Bolton & Menk reviewed key elements of the plan, including landscaping, ADA compliance, and site grading. Jeff Cook, 708 Jefferson Avenue SE, inquired about the proposed stepping planks and suggested the addition of pedestrian signals along the trail. The Planning & Zoning Commission recommended approval with a sidewalk contingency; however, staff recommended approval without it due to planned future corridor upgrades.

Motion by Pepper, seconded by Cox, to Approve R-250721-223. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- b. R-250721-224- Resolution considering Site Plan for Bondurant Storage Phase II

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Planning & Community Development Director Murray provided an overview of the site plan for Phase 2 of Bondurant Storage, located within the City's Medium Industrial (M-2) District. The applicant, Tom Gustafson with Dynamic Partners, is proposing four additional storage buildings on the site. The plan was prepared by Civil Engineering Consultants, Inc. and includes details on setbacks, access, and building specifications. The Planning & Zoning Commission voted 7-0 to recommend approval of the site plan.

Motion by Cox, seconded by Driscoll, to Approve R-250721-224. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- c. O-250721-223 - (First Reading) Ordinance amending Chapter 47, establishing Splash Park Hours

Staff recommended amending the City's ordinance to establish a consistent operational schedule for the City's splash pad facilities, setting the season from May 1 through September 30 with daily hours of 10:00 a.m. to 8:00 p.m., as endorsed by the Parks and Recreation Board. Council was asked to waive the first and second readings and approve the ordinance on the third reading due to the impending opening of the splash pad.

A motion was made and seconded to waive the first and second readings and approve the ordinance on the third and final reading. During discussion, a council member suggested modifying the proposed splash pad operating hours from 10:00 a.m.–8:00 p.m. to 10:00 a.m.–9:00 p.m., and proposed limiting the extended hours to the period of May 15 through August 15. A separate motion and second were made to amend the ordinance accordingly; however, the motion was later withdrawn in favor of applying the 10:00 a.m.–9:00 p.m. hours for the full splash pad season. The Council proceeded with action on the revised ordinance.

Motion by Cox, seconded by Pepper, to waive the first and second reading, and approve the third and final reading of O-250721-223. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

- d. R-250721-217- Resolution approving action to order construction and set date of letting and public hearing for the Station renovation project
Motion by Cox, seconded by Pepper, to Approve R-250721-217. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- e. O-250630-221 - Third (Final) Reading Ordinance amending the City Code of Bondurant, Iowa by amending Chapter 69, titled parking

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regulations, to amend Section 69.08, titled No Parking Zones (prohibiting parking on Lincoln Street SE between 2nd Street SE and 3rd Street SE) Motion by Cox, seconded by Pepper, to Approve the third and final reading of O-250630-221. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

10. Discussion Items -

a. Bluejay Landing Park Design

Staff provided an update on the planning efforts for Bluejay Landing Park, a 5.6-acre natural park site envisioned with native plantings, nature-based play features, and potential creek access. A professional services proposal in the amount of \$29,500 for conceptual design was discussed, with some concern noted regarding the cost. Staff are exploring potential alternatives, including design support through the ISU Mayors Design Workshop and rescaling the project scope to reduce immediate costs. This item was presented for discussion only.

11. Reports / Comments and appropriate action thereon:

a. Mayor

Recent event comments and upcoming meetings.

b. Council Members

McKenzie - Board/Committee meetings update.

Driscoll - Recent events comments and BRAVO update.

Sillanpaa - Recent events comments and board/committee meetings update.

Cox - Chamber update and recent events comments.

Pepper - None.

c. Administrator

Recent events comments.

d. Directors

Horton - Department update.

Murray - None.

Krueger - Department update.

Hagan - 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 Cox, to Move into the Closed Session at 07:33 PM. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 08:02 PM.

13. Adjournment

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Motion by Pepper, seconded by Cox, to adjourn at 08:02 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 July 21, 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