

*\*A virtual meeting was offered.*

BONDURANT CITY COUNCIL  
Minutes  
September 2, 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, Assistant City Administrator  
Jene Jess, Planning & Community  
Development Director Maggie Murray, Public  
Works Director John Horton, Fire Chief Aaron  
Kreuder, Library Director Michell Klinker-Feld,  
Assistant Fire Chief Anthony Rauterberg

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:00 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Guests requesting to address the City Council

Linda Finzen-Mathers, 421 Chayse Street, SW, expressed concerns about traffic.

Jeff Cook, 708 Jefferson Avenue SE, questioned the location of Item 6f and the related contract. He also questioned Item 6h.

a. Polk County Sheriff Report

The monthly report was sent via email, and planning for the upcoming Homecoming festivities.

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 August 18, 2025, City Council Meeting Minutes

b. Claims List & Treasurer's Report

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- c. Applications for Council Approval
- d. Receive & File - July 2025 Library Director's Report
- e. R-250902-253- Resolution approving an amendment to the GC24 Bravo/ICON Public Art Grant Agreement for an additional grant award of \$12,425
- f. R-250902-254- Resolution approving contract with artist Hilde de Bruyne for installation of The Eye of Imagination along the Highway 65 pedestrian underpass trail system
- g. R-250902-255- Resolution approving Professional Services Proposal from Terracon for Materials Testing and Special Inspection Services for The Station Project in an amount not to exceed \$11,745
- h. R-250902-256- Resolution authorizing staff to seek competitive quotes for the Wolf Creek Basketball Court/Pickleball Court Project
- i. R-250902-257- Resolution accepting the deeding documents associated with the Plat of Survey at 1920 2nd Street, NE, conveying City ownership of the Civic Campus' trail connection to the Chichaqua Valley Trail
- j. R-250902-258- Resolution approving pay request no. 9 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$996,607.20
- k. R-250902-259- Resolution approving change Order No. 1 for additional work not in the plans for the Grain District Lincoln St. Public Improvements in the amount of \$13,762.21
- l. R-250902-260- Resolution approving pay request No. 1 to Manatts Inc. for the Grain District Lincoln St. Public Improvements Project in the amount of \$127,213.38
- m. R-250902-261- Resolution approving change order No. 3 for additional pavement reinforcement for the 2nd Street Widening Project in the amount of \$2,312.50

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- n. R-250902-262- Resolution approving pay request no. 5 to Manatt's Inc for the 2<sup>nd</sup> Street, NW Widening Project in the amount of \$554,374.37
- o. R-250902-263- Resolution approving pay request No. 11 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$1,088,803.64
- p. R-250902-264- Resolution approving pay request no. 10 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$17,568.81  
Council Member McKenzie questioned Item 6h, and Mayor Elrod questioned and received clarification on Item 6f.

Karen Wolves, 208 Brick Street SE, inquired about the skate park and Central Park projects. The Executive Director of the Public Art Foundation expressed concern regarding the project timeline and relocation of a piece of art, and Council requested confirmation with Parks and Recreation to ensure alignment.

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.

## **7. Public Hearing**

- a. Public hearing for the on the proposed plans, specifications, form of contract, and estimate of cost for The Station Renovation Project  
Mayor Elrod opened the public hearing at 06:25 PM.

A public hearing was held on the proposed plans, specifications, form of contract, and estimate of cost for The Station Renovation Project. Cory Sharp of FEH Design presented the project to the Council and the public. No oral or written comments were received.

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

- b. Public hearing on the request to amend the City's Future Land Use Map for Parcel 8022-30-200-021 from Low- and Medium-Density Residential to High-Density Residential  
Mayor Elrod opened the public hearing at 06:29 PM.

A public hearing was held on the request to amend the City's Future Land Use Map for Parcel 8022-30-200-021 from Low- and Medium-

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Density Residential to High-Density Residential. Planning & Community Development Director Murray presented the amendment and explained the request to the Council and the public. It was noted that the Planning and Zoning Commission recommended approval at their August 14, 2025, meeting. No oral or written comments were received.

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

- c. Public hearing on the request to rezone Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District

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

A public hearing was held on the request to rezone Parcel 8022-30-200-021 from Agricultural (A-1) to High-Density Residential (R-3). Planning & Community Development Director Murray presented the request to the Council and the public, noting the Planning and Zoning Commission voted 6-0 to recommend approval with the condition that the development be limited to single-family or bi-attached homes with basements. Wally Peltz of Peltz Design Services also addressed the Council regarding the proposal. No oral or written comments were received.

Mayor Elrod closed the public hearing at 06:39 PM.

- d. Public hearing on the proposed public right-of-way vacation request for disposal and the conveyance of the vacated Lincoln Street, NE in the Grain District

Mayor Elrod opened the public hearing at 06:39 PM.

A public hearing was held on the proposed vacation, disposal, and conveyance of a portion of Lincoln Street NE within the Grain District. Planning & Community Development Director Murray presented the request and explained the process to the Council and the public. No oral or written comments were received.

Mayor Elrod closed the public hearing at 06:40 PM.

## 8. Action Items

- a. R-250902-265- Resolution awarding the contract for The Station to Core Construction in the amount of \$2,844,299  
Motion by Cox, seconded by Driscoll, to Approve R-250902-265. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

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- b. O-250818-224 - (Second Reading) Ordinance adjusting Curfew Hours during Homecoming Week  
Council held the second reading of an ordinance adjusting curfew hours during Homecoming Week. Council Member McKenzie expressed concern that the change may be an overreach of the government, while Council Member Cox noted that those causing problems are typically not following curfew anyway. Jason Greubel, 1809 Pleasant Street SE, asked for clarification on the consequences of violations and what constitutes vandalism, harassment, or similar offenses.

Motion by Driscoll, seconded by Pepper, to waive the second reading and approve the third and final reading of O-250818-224. Roll Call: Ayes: Cox, Pepper, Sillanpaa, Driscoll. Nays: McKenzie. Absent: None. Motion carried 4-1.

- c. R-250902-266- Resolution amending the City's Future Land Use Map for Parcel 8022-30-200-021 from Low- and Medium-Density Residential to High-Density Residential  
Motion by Cox, seconded by Driscoll, to Approve R-250902-266. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- d. O-250902-225 - (First Reading) Ordinance rezoning Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District  
Motion by Cox, seconded by McKenzie, to approve the first reading of O-250902-225. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
- e. R-250902-267- Resolution approving disposition and conveyance of the vacated Lincoln Street, NE right-of-way area  
Motion by Cox, seconded by Driscoll, to Approve R-250902-267. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

- a. Bondurant Soccer Club Lease Extension  
Jason Greubel, Bondurant Soccer Club, reported that the Board has added an addendum to the current lease extending it for five years (through 2031) in connection with the grant and investment in the land. The addendum will be considered at the next Parks & Recreation Board meeting.
- b. YSS Funding Request  
Council Members discussed a request from YSS of Des Moines for a \$5,000 contribution to support the Emergency Bed program at the Iowa Homeless Youth Center. Council reviewed how other metro communities

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are responding to similar requests. During the discussion, Council Member McKenzie also raised the idea of championing changes to state eviction law as part of addressing homelessness more broadly.

- c. MidAmerican Energy - Underground Electric Conversion  
Discussion was held regarding the MidAmerican Energy estimate to convert overhead electric distribution to underground in The Grain District area. Council reviewed the high-level estimate of \$843,000 and discussed benefits, funding options, and the need for further design information before proceeding.

10. Reports / Comments and appropriate action thereon:

- a. Mayor  
Thanks to Mayor Pro Tem Sillanpaa for stepping in during his absence, Fire & EMS Academy comments, and upcoming meetings.
- b. Council Members  
Cox - Upcoming meetings.  
Driscoll - Puddle Pavilion comments, City Park comments, and recent events.  
McKenzie - DART update, BRSC maintenance question, sidewalk legislation clarification, and recent meetings.  
Peffer - None.  
Sillanpaa - Upcoming meetings, The Station comments, Washington Avenue, SE traffic comments.
- c. Administrator  
Water Tower Dedication this Friday, upcoming League of Cities Conference, Destination Iowa Grant Proposal comments.
- d. Directors  
Hagan - Chamber comments, League Conference comments, city election update.  
Jess - Open position update, League Conference comments, department update.  
Murray - None.  
Horton - Water Tower Dedication this Friday, Project updates.  
Kreuder - Fire & EMS Academy comments  
Klinker-Feld - Summer Reading update, department update.

11. **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 07:40 PM. Roll Call: Ayes: Cox, McKenzie, Peffer, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 07:47 PM.

12. Adjournment

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Motion by Pfeffer, seconded by Cox, to adjourn at 07:47 PM. Vote on Motion 5-0. Motion carried.

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Shelby Hagan, City Clerk

ATTEST:

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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 September 2, 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.

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Doug Elrod, Mayor