

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
October 6, 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, Fire
Chief Aaron Kreuder, Assistant Fire Chief
Anthony Rauterberg, Assistant City
Administrator Jene Jess

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

5. Guests requesting to address the City Council

None.

Council Member Driscoll arrived at 06:01 PM.

6. Presentations

a. Polk County Sheriff's Report

Lieutenant Grego reported 547 calls for service and provided comments regarding Homecoming activities.

b. Fire Prevention Week Proclamation

c. Community Planning Month Proclamation

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 September 15, 2025, City Council Meeting Minutes
- b. Claims List
- c. Receive & File — Dennis Lyman's Resignation Letter from the Parks & Recreation Board
- d. O-250902-225 - (Third Reading) Ordinance rezoning Parcel 8022-30-200-021 from the Agricultural (A-1) District to the High-Density Residential (R-3) District
- e. R-251006-274- Resolution affixing a date for a public hearing to consider adopting the Mud, Camp, Spring Creeks Greenway Master Plan
- f. R-251006-275- Resolution establishing a connection fee district payment plan agreement for 1920 2nd Street, NE
- g. R-251006-276- Resolution approving action to order construction and set date of letting and public hearing (November 3, 6:00 p.m.) for The Garden project
- h. R-251006-277- Resolution authorizing disposal of Bondurant Emergency Services equipment that is being replaced
- i. R-251006-278- Resolution approving pay request no. 10 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$569,328.72
- j. R-251006-279- Resolution approving Change Order No. 1 to Sternquist Construction for the BFSD Public Infrastructure-Truman Dr. Project in the amount of \$7,700
- k. R-251006-280- Resolution approving pay request no. 2 to Sternquist Construction for the BFSD Truman Dr. Project in the amount of \$384,417.79
- l. R-251006-281- Resolution approving change order no. 2 for additional work not in the plans for the Grain District Lincoln Street Public Improvements in the amount of \$74,023.70

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- m. R-251006-282- Resolution approving pay request no. 2 to Manatt's Inc. for the Grain District Lincoln Street Public Improvements Project in the amount of \$268,929.39
 - n. R-251006-283- Resolution approving pay request no. 6 to Manatt's Inc for the 2nd Street, NW Widening Project in the amount of \$377,638.41
 - o. R-251006-284- Resolution approving action to order construction and set date of letting and public hearing (November 17 at 6:00 p.m.) for the 108 Main Street, NE Parking Lot Expansion Project
 - p. R-251006-285- Resolution approving action to order construction and set date of bid letting and public hearing (November 3, 2025, at 6:00 p.m.) for the BFSD Public Infrastructure Storm Sewer Facilities Project.
 - q. R-251006-286- Resolution approving pay request No. 12 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$1,244,614.57
Motion by Pepper, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
8. Action Items
- a. R-251006-287- Discussion and possible consideration of a resolution related to issuing a Request for Proposals for relocating a dwelling from City-owned property at 601 Lincoln Street, NE
The City Council discussed and considered a resolution related to issuing a Request for Proposals for relocating a dwelling from City-owned property at 601 Lincoln Street NE. Planning & Community Development Director Maggie Murray and City Administrator Marketa Oliver provided background on the property acquisition, appraisal, and upcoming stormwater improvement project necessitating removal of the home. Council reviewed potential options including demolition, partnership with Habitat for Humanity, issuing a public RFP for relocation, or City-led relocation and sale, and provided direction to staff on next steps.

Motion by Pepper, seconded by Cox, to Approve R-251006-287. Roll Call: Ayes: Cox, McKenzie, Pepper, Sillanpaa, Driscoll. Nays: None. Absent: None. Motion carried 5-0.
9. Reports / Comments and appropriate action thereon:
- a. Mayor

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DART meeting update, upcoming Metro Mayors meeting, ISU Mayor's Design Workshop update, Bluejay Landing Natural Playscape update.

b. Council Members

Sillanpaa - Upcoming P&Z meeting, inquired about the current status of the Parks and Recreation position.

Cox - Library Board meeting update, Chamber meeting next week, upcoming Mi-Fiber Ribbon Cutting, EPIC update.

Peffer - None.

McKenzie - Upcoming ICON meeting, absent on the 20th.

Driscoll - None.

c. Administrator

Upcoming Bondu Spook-Tacular event, grant funds update, and upcoming presentation on the Grain District.

d. Directors

Hagan - Department update.

Murray - None.

Kreuder - Department update.

10. **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 Peffer, seconded by Sillanpaa, to Move into Closed Session at 06:57 PM. Roll Call: Ayes: McKenzie, Peffer, Sillanpaa, Driscoll.

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

Mayor Elrod closed the Closed Session at 07:15 PM.

11. Adjournment

Motion by Peffer, seconded by Cox, to adjourn at 07:15 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 October 6, 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

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for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor