

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
October 20, 2025
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Bob Pepper, Council Member
Matt Sillanpaa, Council Member Chad Driscoll

Absent: Council Member Angela McKenzie

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, Assistant Fire Chief Anthony
Rauterberg, City Planner Isaac Pezley

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:13 PM and declared a
quorum.

3. Abstentions declared

Council Member Driscoll will abstain from item #8e.

4. Perfecting and Approval of the Agenda

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

5. Guests requesting to address the City Council

None.

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 October 6, 2025, City Council Meeting Minutes

b. Claims List & Treasurer's Report

c. Receive & File — September 3, 2025, Library Board Meeting Minutes &
Director's Report

d. Receive & File - Bondurant Emergency Services September Monthly
Report

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- e. R-251020-288- Resolution approving a grant agreement with the Iowa Economic Development Authority for Destination Iowa funding to assist with implementing Silo Commons
- f. R-251020-289-Resolution approving pay request no. 9 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$8,979.40
- g. R-251020-290- Resolution authorizing the Disposal of Surplus Property - Electronics
- h. R-251020-291- Resolution affixing a public hearing to consider the request to modify the Future Land Use Map for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential for November 3, 2025, at 6:00 p.m. at 200 Second Street NE, Bondurant
- i. R-251020-292- Resolution affixing a date for a public hearing to consider a request for rezoning from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020 for November 3, 2025, at 6:00 p.m. at 200 Second Street NE, Bondurant
- j. R-251020-293- Resolution affixing a date for a public hearing to consider adoption of the Pleasantview Park Master Plan for November 3, 2025, at 6:00 p.m.
- k. R-251020-294- Resolution approving a Professional Services Agreement between the City of Bondurant and ISG for design and construction administration services related to Silo Commons and the Filmore Avenue, NE extension project in the Grain District (Please note an updated resolution will be provided Monday)
- l. R-251020-295- Resolution approving a contract with artist Joshua Wiener in the amount of \$137,500 for the design and installation of the Moving Curiously sculpture at the eastern gateway of the Grain District
- m. R-251020-296- Resolution approving Amendment No. 2 to the FEH Design Professional Services Agreement in the amount of \$10,800

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- n. R-251020-297- Resolution approving a Lighting & Electrical Systems Design Proposal between the City of Bondurant and Teknephos in the amount of \$24,440 for the Silo Commons and Filmore Avenue NE projects in the Grain District
- o. R-251020-298- Resolution approving City Hall Humidity Mitigation and Dehumidification Proposal from Bell Brothers Heating and Air Conditioning in the amount of \$16,680.37
- p. R-251020-299- Resolution approving USDA Rural Development Grant Agreement for Lincoln Street in the amount of \$21,850
- q. R-251020-300- Resolution approving Change Order No. 2 to RW Excavating Solutions LC for the Parkside Trail Connection Project in the amount of \$14,450.00
- r. R-251020-301- Resolution approving pay request no. 4 to RW Excavating Solutions for the Parkside Trail Connection Project in the amount of \$82,719.91
- s. R-251020-302- Resolution approving pay request No. 13 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$2,002,397.76
- t. R-251020-303- Resolution approving pay request no. 10 to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$13,415.90
- u. R-251020-304- Resolution Approving Purchase of New Snowplow Truck Chassis for FY27
- v. R-251020-305- Resolution approving competitive quote from Legacy Construction in the amount of \$96,575 for the Wolf Creek Basketball Court/Pickleball Court Project
Motion by Pfeffer, seconded by Cox, to Approve the Consent Agenda. Roll Call: Ayes: Cox, Pfeffer, Sillanpaa, Driscoll. Nays: None. Absent: McKenzie. Motion carried 4-0.

7. **Public Hearing**

- a. Public hearing to consider adopting the Mud, Camp, Spring Creeks Greenway Master Plan

**A virtual meeting was offered.*

Council Member Sillanpaa departed at 06:27 PM.

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

The plan, prepared by Confluence on behalf of the Watershed Management Authority (WMA) and Polk County Public Works, provides a regional framework for addressing watershed-scale challenges such as flood mitigation, water quality, habitat preservation, and recreation connectivity. City Administrator Oliver noted that while the plan is not a City-prepared document, it complements Bondurant's existing long-range plans and offers valuable guidance for future greenway and stormwater initiatives.

Mayor Elrod closed the public hearing at 06:36 PM.

8. Action Items

- a. R-251020-306- Resolution approving the Bondurant-Farrar Elementary Plat 1 Preliminary and Final Plats
Motion by Cox, seconded by Driscoll, to Approve R-251020-306. Roll Call: Ayes: Cox, Pepper, Driscoll. Nays: None. Absent: McKenzie, Sillanpaa. Motion carried 3-0.
- b. R-251020-307- Resolution approving the Bondurant-Farrar Community School District Elementary School Site Plan
Motion by Cox, seconded by Driscoll, to Approve R-251020-307. Roll Call: Ayes: Cox, Pepper, Driscoll. Nays: None. Absent: McKenzie, Sillanpaa. Motion carried 3-0.
- c. R-251020-308- Resolution adopting the Mud, Camp, Spring Creeks Greenway Master Plan
Motion by Driscoll, seconded by Cox, to Approve R-251020-308. Roll Call: Ayes: Cox, Pepper, Driscoll. Nays: None. Absent: McKenzie, Sillanpaa. Motion carried 3-0.
- d. O-251020-226 - (First Reading) Ordinance amending Chapter 47, Park Regulations
Motion by Driscoll, seconded by Pepper, to Approve the first reading of O-251020-226. Roll Call: Ayes: Cox, Pepper, Driscoll. Nays: None. Absent: McKenzie, Sillanpaa. Motion carried 3-0.
- e. R-251020-309- Resolution approving Bondurant Soccer Club Lease

Due to Council Member Sillanpaa needing to depart early and Council Member Driscoll abstaining, this item was moved up on the agenda for consideration immediately following the consent agenda.

**A virtual meeting was offered.*

Motion by Cox, seconded by Pepper, to Approve R-251020-309. Roll Call: Ayes: Cox, Pepper, Sillanpaa. Nays: None. Abstain: Driscoll. Absent: McKenzie. Motion carried 3-0.

9. Discussion Items -

a. Water Wheeling Agreement

Assistant City Administrator Jess provided an overview of the Water Wheeling Agreement with Des Moines Water Works (DMWW) and the City's proposed cost recovery framework. The agreement allows DMWW to deliver water through a portion of Bondurant's distribution system, and the updated approach formalizes a fair and transparent method for recovering both operational and capital costs associated with the service. The analysis establishes an annual cost recovery of \$315,327.56 for FY2025, based on proportional system use and depreciation. The method will be reviewed and updated annually to reflect changes in usage, rates, and system valuation.

10. Reports / Comments and appropriate action thereon:

a. Mayor

Bluejay Landing Park comments.

b. Council Members

Driscoll - Bondu Spooktacular comments, BRAVO update, school addition, Developer Conference this week.

Cox - Business Safe Trick or Treat next week, the next Coffee & Conversation event, and the upcoming Strategic Planning meeting, WRA meeting tomorrow.

Pepper - Absent next meeting.

c. Administrator

Bondu Spooktacular comments, DART update.

d. Directors

Jess - Department update.

Murray - Department update.

Horton - Department update.

Kreuder - Department update.

Hagan - Department update.

Klinker-Feld - 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 Cox, to Move into Closed Session at 07:14 PM. Roll Call: Ayes: Cox, Pepper, Driscoll. Nays: None. Absent: McKenzie, Sillanpaa. Motion carried 3-0.

Mayor Elrod closed the Closed Session at 07:52 PM.

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12. Adjournment

Motion by Pepper, seconded by Cox, to adjourn at 07:52 PM. Vote on Motion 3-0. 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 20, 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