

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL

Minutes

November 3, 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, Assistant City Administrator Jene Jess, Public Works Director John Horton, Library Director Michell Klinker-Feld, City Engineer Greg Roth, City Planner Isaac Pezley, Fire Chief Aaron Kreuder, Planning & Community Development Director Maggie Murray

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:05 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

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

5. Guests requesting to address the City Council

Lieutenant Grego reported 632 calls of service for October.

a. Adoption Month Proclamation

The Mayor noted that the Adoption Month Proclamation, originally scheduled for consideration on this agenda, will instead appear on the next regular City Council agenda for formal approval.

b. ISU Presentation Regarding Mayors' Design Studio Recommendations

Not present.

c. DART Presentation

Amanda Wanke presented the Paratransit-Only Membership update to the Council, outlining possible paths forward (remain a full DART member, participate in a three-year paratransit-only study, or withdraw) and reviewed projected costs, service impacts, and timelines.

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d. WRA Presentation

A presentation was provided by the WRA regarding the proposed addendum to the existing 28E/28F agreement.

Chris Scar, 403 Mallard Pointe Drive, NW, addressed the Council regarding current traffic patterns and future road network planning, expressing concerns about congestion and safety issues during school drop-off and pick-up times.

Cameron Brose, 804 3rd Street NW, addressed the Council to express concerns regarding the absence of sleeping quarters in the new emergency services building. Angie Agans, 115 Tailfeather Drive NE, also addressed the Council to share comments and concerns regarding the inclusion of sleeping quarters in the new emergency services building.

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 20, 2025, City Council Meeting Minutes
- b. Claims List
- c. R-251103-310- Resolution adopting a Public Art Initiation & Selection Policy
- d. R-251103-311- Resolution of an Agreement between the City of Bondurant and MidAmerican Energy Company for an easement across the City-owned ROW for improvements to be made in the Civic Campus Improvements area
- e. O-251020-226 - (Second Reading) Ordinance amending Chapter 47, Park Regulations
- f. R-251103-312- Resolution approving pay request no. 11 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$366,353.09
- g. R-251103-313 - Resolution approving pay request no. 11 to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$21,700.16

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- h. R-251103-314- Resolution approving pay request no. 3 to Sternquist Construction for the BFSD Truman Dr. Project in the amount of \$259,975.68
- i. R-251103-315- Resolution releasing a Request for Proposals seeking a commercial tenant for a City-owned building/site at 401 2nd Street NE
- j. R-251103-316- Resolution authorizing staff to seek competitive quotes for the Eagle Park Parking Lot Project
- k. R-251103-317- Resolution approving pay request no. 7 to Manatt's Inc for the 2nd Street, NW Widening Project in the amount of \$375,916.79
- l. R-251103-318- Resolution approving pay request no. 3 to Manatt's Inc. for the Grain District Lincoln St. Public Improvements Project in the amount of \$389,755.70
Motion by Driscoll, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Pfeffer. Motion carried 4-0.

7. **Public Hearing**

- a. Public Hearing for the BFSD Public Infrastructure Storm Sewer Facilities Project
Mayor Elrod opened the public hearing at 07:08 PM.

Public Works Director Horton provided an overview of the BFSD Public Infrastructure Storm Sewer Facilities Project during the public hearing, outlining the scope of work, project purpose, and proposed improvements.

Mayor Elrod closed the public hearing at 07:10 PM.

- b. Public Hearing on the plans and specifications, form of contract, and estimated cost for the Boardwalk at Lake Petocka project (AKA the Garden project)
Mayor Elrod opened the public hearing at 07:10 PM.

Public Works Director Horton provided an overview of the Boardwalk at Lake Petocka Project (also referred to as the Garden Project) during the public hearing, highlighting the project's plans and specifications, form of contract, and estimated cost.

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Mayor Elrod closed the public hearing at 07:14 PM.

- c. 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

Mayor Elrod opened the public hearing at 07:14 PM.

Planning & Community Development Director Murray provided an overview during the public hearing to consider the request to modify the Future Land Use Map for GeoParcel 8022.30.200.020, proposing a change from Low- and Medium-Density Residential to High-Density Residential.

Mayor Elrod closed the public hearing at 07:16 PM.

- d. 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

Mayor Elrod opened the public hearing at 07:16 PM.

Planning & Community Development Director Murray presented an overview during the public hearing to consider a request for rezoning property located at GeoParcel 8022.30.200.020 from the Agricultural (A-1) District to the High-Density Residential (R-3) District.

Mayor Elrod closed the public hearing at 07:18 PM.

- e. Public Hearing to consider adoption of the Pleasantview Park Master Plan

Mayor Elrod opened the public hearing at 07:18 PM.

Community Development Director Maggie Murray provided an overview during the public hearing to consider the adoption of the Pleasantview Park Master Plan.

Mayor Elrod closed the public hearing at 07:20 PM.

8. Action Items

- a. R-251103-319- Resolution approving the Future Land Use Map Amendment for GeoParcel 8022.30.200.020 from Low- and Medium-Density Residential to High-Density Residential
Motion by Cox, seconded by Sillanpaa, to Approve R-251103-319. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Peffer. Motion carried 4-0.

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- b. O-251103-227 - (First Reading) Ordinance rezoning land from the Agricultural (A-1) District to the High Density Residential (R-3) District on property located at GeoParcel 8022.30.200.020
Motion by Driscoll, seconded by McKenzie, to Approve the first reading of O-251103-227. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Peffer. Motion carried 4-0.
 - c. R-251103-320- Resolution adopting the Pleasantview Park Master Plan
Motion by McKenzie, seconded by Driscoll, to Approve R-251103-320. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Peffer. Motion carried 4-0.
 - d. R-251103-321- Resolution rejecting all bids for The Garden Project
Motion by McKenzie, seconded by Cox, to Table R-251103-321. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Peffer. Motion carried 4-0.
9. Discussion Items -
- a. Update on Water Treatment Plant Development
Greg Roth and Todd Penisten, Veenstra & Kimm, provided the Council with an update on the Water Treatment Plant project, including the updated project schedule and cost estimates.
 - b. Discussion regarding Physicals and Drug Testing

City Administrator Marketa Oliver led a discussion regarding employee physicals and drug testing, outlining current procedures and potential updates to the City's policy and implementation process. She also noted Exemplar Care as a potential option for employee health services, noting the cost would be approximately \$75 per employee per month.
10. Reports / Comments and appropriate action thereon:
- a. Mayor
Beggars Night and Halloween comments, and Fire Station walk-through comments.
 - b. Council Members
McKenzie - Congrats on the \$100,000 grant, DART meeting tomorrow, ICON update.
Driscoll - Election Day comments, Beggars Night comments related to scooters, questioned any disruption from Federal funding.
Sillanpaa - Thanked the Chamber for all the timely and helpful local election information, Election Day tomorrow, P&Z update, Friends of CVT update, upcoming MAC meeting.
Cox - WRA comments, and Chamber update.

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- c. Administrator
Road Projects comments, CMaR update.
 - d. Directors
Horton - Department & project updates.
Kreuder - Department update.
Klinker-Feld - Department update.
Murray - Department update.
Hagan - Department update.
Jess - 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 Sillanpaa, to Move into Closed Session at 08:30 PM. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Pepper. Motion carried 4-0.
- Mayor Elrod closed the Closed Session at 09:04 PM.
12. Adjournment
Motion by None, seconded by Driscoll, to adjourn at 09:04 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 November 3, 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