

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
January 20, 2026
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, Council Member Dennis Lyman

City Officials Present: City Administrator Marketa Oliver, City Clerk Shelby Hagan, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Fire Chief Aaron Kreuder, Assistant Fire Chief Anthony Rauterberg, City Planner Isaac Pezley, City Engineer Anthony Harbaugh

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

5. Guests requesting to address the City Council

None.

6. Presentations

a. Bondurant Soccer Club Update, Brandon Cook

Brandon Cook, Bondurant Soccer Club, provided an update on the Bondurant Soccer Club, including recent activities and ongoing efforts to support youth soccer programming in the community.

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.

a. Approval of January 5, 2026, City Council Meeting Minutes

b. Claims List

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- c. Receive & File - 2025 Planning and Zoning Commission Annual Report
- d. R-260120-12- Resolution approving pay request no. 1 to Breton Electrical Services for the Grain District Lincoln Street Public Improvements Electrical Conduit Project in the amount of \$10,032.68
- e. R-260120-13- Resolution affixing a date for a public hearing for February 2, 2026, on the request to modify the Future Land Use Map from Neighborhood Commercial and Low-Density Residential to Regional Commercial on property abutting Truman Drive, NE, and 2nd Street, NE
- f. R-260120-14- Resolution affixing a date for a public hearing for February 2, 2026, on the request for rezoning from the Transitional Commercial (C-1) District to the General Commercial (C-2) District on a portion of property located at GeoParcel 8022.30.376.004
- g. R-260120-15- Resolution affixing a date for a public hearing for February 2, 2026, on the adoption of the Bondurant Zoning, Sign, and Subdivision Code, including approval of the PUD Scoring Matrix
- h. R-260120-16- Resolution accepting an amended version of the perpetual easement and temporary construction easement document for the SE Trunk Sewer Project and authorizing the Mayor to execute necessary Documents and Payments
- i. R-260120-17- Resolution appointing Louise Jennings and Chris Johnsen to the Planning & Zoning Commission to fill vacancies resulting from the resignations of Andy Mains and Kristin Brostrom
- j. R-260120-18- Resolution Approving Amendment No. 2 to the Professional Services Agreement with Shive-Hattery for The Garden Project in the amount of \$11,800
- k. R-260120-19- Resolution approving a deduct change order for The Garden Project
- l. R-260120-20- Resolution approving pay request no. 13 (Release of Retainage) to McAninch Corporation for the Civic Campus Improvements Phase 1 Project in the amount of \$92,592.89

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- m. R-260120-21- Resolution approving pay request no. 13 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$59,659.70
- n. R-260120-22- Resolution approving action to order construction and set date of bid letting and public hearing on Bids, Specifications, and Form of Contract, for February 2, 2026, for the BFSD Public Infrastructure 2nd St. NE Improvements Project
- o. R-260120-23- Resolution approving the professional services agreement with Veenstra & Kimm for the design of the Civic Campus and Truman Drive Area Street Lighting project in an amount not to exceed \$31,400
- p. R-260120-24- Resolution approving Change Order No. 2 for reduction of the contract with Gerard Tank & Steel in the amount \$59,000 for liquidated damages
- q. R-260120-25- Resolution approving the contract for construction manager at risk services for the City of Bondurant Water Treatment Facility by Story Construction
- r. R-260120-26- Resolution of endorsement for the City of Bondurant's Revitalize Iowa's Sound Economy (RISE) Grant Application for funding to assist with roadway improvements associated with an Immediate Opportunity to serve the Timmins Industrial Park
- s. R-260120-27- Resolution approving pay request no. 11 (Release of Retainage) to Ball Team LLC for the Bondurant City Park Reconstruction Phase 2 Project in the amount of \$85,307.65
Motion by Driscoll, seconded by Cox, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

8. **Public Hearing**

- a. Public hearing on the proposed January, 2026 expansion of the Bondurant Urban Renewal Area (Southeastern Industrial Area)
Mayor Elrod opened the public hearing at 06:25 PM.

City Administrator Oliver explained the proposed January 2026 expansion of the Bondurant Urban Renewal Area in the Southeastern Industrial Area.

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Mayor Elrod closed the public hearing at 06:26 PM.

- b. Public hearing on Plans, Specifications, and Form of Contract for the Southeast Trunk Sewer

Mayor Elrod opened the public hearing at 06:26 PM.

Public Works Director John Horton presented the public hearing on the plans, specifications, and form of contract for the Southeast Trunk Sewer project.

Mayor Elrod closed the public hearing at 06:28 PM.

9. Action Items

- a. R-260120-28- Resolution approving an Agreement with Iowa Audio Video for the City Chambers AV Control Upgrade
Motion by Driscoll, seconded by Cox, to Approve R-260120-28. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
- b. R-260120-29- Resolution approving the Bondurant Industrial Park Plat 2 Preliminary Plat
Motion by Cox, seconded by Lyman, to Approve R-260120-29. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
- c. R-260120-30- Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area
Motion by Cox, seconded by Lyman, to Approve R-260120-30. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
- d. R-260120-31- Resolution awarding the contract for the Southeast Trunk Sewer Project to Thorpe Contracting LLC in the amount of \$356,974.74
Motion by Cox, seconded by Driscoll, to Approve R-260120-31. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

10. Discussion Items -

- a. Amending the Bondurant Nuisance and Junk Motor Vehicle Codes
City Planner Isaac Pezley presented proposed amendments to the Bondurant Nuisance and Junk Motor Vehicle Codes. Council discussed

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repeat offenders, natural landscaping considerations, and the benefits of proactive enforcement rather than a complaint-driven approach.

b. Public Transportation Discussion

Mayor Elrod updated the Council on public transportation matters, including the City's withdrawal from DART. Council also discussed alternative public transportation options and the potential need for future services within Bondurant.

John Horton, Public Works Director, and Greg Roth of Veenstra & Kimm presented options for routing the force main from the water plant into town, including associated pros and cons and estimated costs.

11. Reports / Comments and appropriate action thereon:

a. Mayor

Recent events and upcoming meetings and events.

b. Council Members

Lyman - P&Z update and upcoming meetings.

Cox - Liaison updates and upcoming meetings.

Driscoll - Liaison updates and upcoming meetings.

Sillanpaa - Liaison updates.

McKenzie - Liaison updates.

c. Administrator

Upcoming events and legislative update.

d. Directors

Murray - Upcoming University of Iowa students' project and department update.

Horton - Department update.

Krueder - 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 Lyman, to Move into Closed Session at 08:19 PM. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 09:00 PM.

13. Adjournment

Motion by Cox, seconded by Driscoll, to adjourn at 09:00 PM. Vote on Motion 5-0. Motion carried.

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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 January 20, 2026, 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