

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
February 17, 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, Assistant City Administrator Jene Jess, Public Works Director John Horton, Assistant Fire Chief Anthony Rauterberg, Planning & Community Development Director Maggie Murray, City Planner Isaac Pezley, Planning & Zoning Commission Member Chris Johnsen

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:02 PM and declared a quorum.

Council Member Cox arrived at 06:02 PM.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Driscoll, seconded by McKenzie, to amend the agenda by moving item #6g to #8b. Vote on Motion 5-0. Motion carried. Motion by Driscoll, seconded by McKenzie, to approve the agenda as amended. Vote on Motion 5-0. Motion carried.

5. Guests requesting to address the City Council

Josh Brady, Modern Coating Solutions, LLC, local representative for Tnemec Coatings, presented a plaque and canvas to the Council in recognition of the City's new east water tower being selected as a Runner-Up for Tnemec's Tank of the Year Calendar, with Bondurant featured as the October tank.

Sally Dix, BRAVO, provided an update to the Council and public on BRAVO Greater Des Moines, highlighting the organization's regional impact, funding structure through 28E hotel/motel tax partnerships, and the economic return on arts and culture investments, including local participation and funding benefits to the City of Bondurant.

a. Kristin Essary - Urban Chickens

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Kristin Essary addressed the Council regarding urban chickens and requested reconsideration of the ordinance. The Council discussed the possibility of revisiting the topic, along with potential logistics, enforcement considerations, nuisance concerns, and the potential impact on neighboring properties.

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 February 2, 2026, City Council Meeting Minutes
- b. Claims List
- c. Receive & File - January 6, 2026, Library Board Meeting Minutes & January 2026 Director's Report
- d. O-260202-200 - (Second Reading) Ordinance Amending the Code of Ordinances by Amending Chapter 50, Nuisances Generally
- e. O-260202-201 - (Second Reading) Ordinance Amending the Code of Ordinances by Amending Chapter 51, Junk and Junk Vehicles
- f. O-260202-202 - (Second Reading) Ordinance considering adoption of the Bondurant Zoning, Sign, and Subdivision Code
- g. O-260202-203 - (Second Reading) Ordinance considering 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
Motion by McKenzie, seconded by Driscoll, to waive the second reading, and approve the third and final reading of O-260202-203. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
- h. O-260202-204 - (Second Reading) Ordinance Amending the Code of Ordinances by Amending Chapter 27, Board of Adjustment
- i. R-260217-50- Resolution approving pay request No. 13 (Final) to Gerard Tank & Steel for the Water Tower Project in the amount of \$160,872.99

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- j. R-260217-51- Resolution approving pay request No. 14 Release of Retainage to Gerard Tank & Steel for the Water Tower Project in the amount of \$228,013.66
- k. R-260217-52- Resolution approving Statement of Final Completion and Owner's Acceptance of Work for the Water Tower Project constructed by Gerard Tank and Steel
- l. R-260217-53- Resolution approving pay request no. 1 to Veit & Company Inc. for the BFSD Truman Dr. Storm Sewer Facilities Project in the amount of \$68,917.63
- m. R-260217-54- Resolution of endorsement for the City of Bondurant approving and authorizing the application for a Department of Transportation BUILD Discretionary Grant for funding assistance to be used for the development of Grant Street South Realignment/Central District Stormwater Improvements
- n. R-260217-55- Resolution approving proposal from Shive-Hattery in the amount of \$79,200 for Netrix Certified Site Application work
- o. R-260217-56- Resolution approving proposal from Shive-Hattery in the amount of \$57,100 for CEG1 Certified Site Application work
- p. R-260217-57- Resolution approving proposal from Shive-Hattery in the amount of \$70,800 for CEG2 Certified Site Application work
- q. R-260217-58- Resolution approving pay request no. 4 to Core Construction for The Station Project in the amount of \$258,184.12
- r. R-260217-59- Resolution approving change order no. 5 for soil stabilization work not in the plans for the Grain District Lincoln Street Public Improvements in the amount of \$10,779.45
- s. R-260217-60- Resolution approving pay request no. 6 to Manatt's Inc. for the Grain District Lincoln Street Public Improvements Project in the amount of \$10,276.38
- t. R-260217-61- Resolution approving the Civic Campus North Final Plat

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- u. R-260217-62- Resolution approving a Minimum Assessment Agreement for property at 100 Main Street, SE
- v. R-260217-63- Resolution approving a Minimum Assessment Agreement for property at 94 Paine Circle, SE
- w. R-260217-64- Resolution approving an amendment to the Polk County Multi-Jurisdictional Local Hazard Mitigation Plan to add a Hazard Mitigation Project for the City of Bondurant regarding the provision of a hardened space or storm shelter at Silo Commons within the Grain District
- x. R-260217-65- Resolution approving a Memorandum of Understanding (MOU) between the City of Bondurant and the University of Iowa’s Master of Public Affairs (MPA) Capstone Team
- y. Monthly Report
Council Member Driscoll requested clarification on items #5n, #5o, and #5p on the agenda and inquired about the current status of the City’s certified sites.

Motion by Driscoll, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

7. **Public Hearing**

- a. Public Hearing regarding for plans and specifications for the Shallow Wells 5, 6, and 7 Project
Mayor Elrod opened the public hearing at 06:49 PM.

Public Works Director Horton provided an overview of the Shallow Wells 5, 6, and 7 Project, noting that the design work—previously approved by Council—has been completed by Veenstra & Kimm and permitted by the Iowa DNR. He explained that the wells are being bid separately from the treatment plant to streamline construction sequencing, with bids due February 25 and a contract recommendation anticipated for Council consideration on March 2, 2026.

Mayor Elrod closed the public hearing at 06:51 PM.

8. Action Items

- a. R-260217-66 Discussion and possible action on CMar contract language changes

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Staff reported that the CMaR contract from Story Construction was reviewed by the City Attorney, with proposed clarifying language provided by both Brick Gentry and Story Construction for Council consideration. Discussion was held regarding the potential inclusion of an early completion bonus provision, outlining bonus amounts for substantial and final completion achieved more than 30 days ahead of the contract time, and Council was asked to provide direction on whether to include the proposed language in the agreement.

Motion by McKenzie, seconded by Driscoll, to Approve R-260217-66. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

a. Utility Rates Analysis

Assistant City Administrator Jess addressed the Council regarding the annual review of the City's Enterprise Funds, outlining proposed rate adjustments and structural changes necessary to maintain long-term financial stability and compliance with the 1.10 bond coverage requirement. The presentation included updates on the Water, Sewer, Stormwater, and Solid Waste Funds, projected residential bill impacts, and recommendations to support continued infrastructure investment amid rapid community growth.

b. Joint Infrastructure Committee

Mayor Elrod discussed the formation of a Joint Infrastructure Committee to coordinate planning efforts between the City and the Bondurant-Farrar School District. Discussion included the school district's consideration of staggered start times starting next year, potential widening of Grant Street and/or extension of 10th Street, and the opportunity to create a collaborative committee consisting of City Council members, City staff, School Board members, and school administration to proactively address shared infrastructure and growth-related needs.

c. Local Government Compliance Clause Usage

City Administrator Oliver updated the Council on the 2nd Street widening and rehabilitation project, including the City's intent to relocate overhead power lines underground. She explained that the proposal from MidAmerican Energy totals \$826,162.38 and outlined the option of utilizing the Local Government Compliance Clause (LGCC), which would allow project costs to be recovered through customer billing following Iowa Utilities Commission approval.

10. Reports / Comments and appropriate action thereon:

a. Mayor

Liaison update, comments on meeting with the Governor.

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- b. Council Members
 - Cox - Liaison updates.
 - Lyman - Liaison updates.
 - Driscoll - Liaison updates.
 - McKenzie - Liaison updates.
 - Sillanpaa - Liaison updates.
 - c. Administrator
 - ICMA Awards and other city updates.
 - d. Directors
 - Hagan - Department update.
 - Murray - None.
 - Horton - Department update.
 - Kreuder - Department update.
 - Jess - None.
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 08:16 PM. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 08:31 PM.
12. Adjournment
Motion by Driscoll, seconded by McKenzie, to adjourn at 08:32 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 February 17, 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.

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Doug Elrod, Mayor