

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
April 6, 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 City Administrator Jene Jess, City Engineer David Fliehler, Assistant Fire Chief Anthony Rauterberg, City Planner Isaac Pezley, Library Director Michell Klinker-Feld

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

5. 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 March 16, 2026, & March 30, 2026, City Council Meeting Minutes

b. Claims List and Treasurer's Report

c. Applications for Council Approval

d. R-260406-100- Resolution affixing a Date for Public Hearing for FY27 City of Bondurant Budget for April 20, 2026, at 6:00 p.m. (New date from original April 6, 2026 date)

**A virtual meeting was offered.*

- e. R-260406-101- Resolution affixing a date for a public hearing for April 20, 2026 to consider an ordinance amending the City Code of the City of Bondurant, Iowa by adding the SE Trunk Sewer Connection Fee District to Chapter 104 – Sanitary Sewer Connection Fee Districts
- f. R-260406-102- Resolution approving Invoice 1 from Shive-Hattery in the amount of \$370,100 for design services related to the SE Industrial Corridor Improvements Project
- g. R-260406-103- Resolution approving Invoice 2 from Shive-Hattery in the amount of \$421,200 for design services related to the SE Industrial Corridor Improvements Project
- h. R-260406-104- Resolution terminating the Targeted Business & Industry Award in the reimbursable amount of \$20,000 for the project at 13 Main Street, SE
- i. R-260406-105- Resolution establishing the street name of Vermeer Drive, SE as the new north/south street corridor from 32nd Street, SE to 15th Street, SE
- j. R-260406-106- Resolution approving Change Order No. 2 to Core Construction Services LLC for the Bondurant Parks & Recreation Event Center Facility Renovation (The Station) Project in the amount of \$40,244.14
- k. R-260406-107- Resolution approving the Lucky Wife Wine Slushies Lease for Events during Summer 2026
- l. R-260406-108- Resolution approving Yanoë x Zoueh's artist concept for the Grain Silo Mural Project at Silo Commons
- m. R-260406-109- Resolution approving an artist contract with Yanoë x Zoueh for installation of the approved artist concept of the Grain Silo Mural Project at Silo Commons
- n. R-260406-110- Resolution approving pay request no. 2 to Graphite Construction Group Inc. for 108 Main Street Parking Lot Project in the amount of \$42,250.45

**A virtual meeting was offered.*

- o. R-260406-111- Resolution approving Change Order No. 6 for adjustment of completion date for The Grain District Lincoln Street Public Improvements to May 29th, 2026
 - p. R-260406-112- Resolution approving the joint release of a Request for Qualifications (RFQ) by the Cities of Bondurant and Altoona for the East Polk County Interstate 80 Planning & Environmental Linkages Study Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
6. Guests requesting to address the City Council
- Polk County Supervisor Jill Altringer provided an update to the Council and the public and presented a \$100,000 Community Development Grant to the City of Bondurant for the Silo Commons project.
- Polk County Sheriff's Department reported 747 calls for service for March.
- Mario Regazzo, 301 Summit Circle NW, addressed the Council regarding school traffic on Grant Street North and suggested consideration of a designated "pickup lane" for school traffic.
7. **Public Hearing**
- a. Public hearing for the Filmore Avenue, NE Public Improvements Project Mayor Elrod opened the public hearing at 06:13 PM.
- Public Works Director Horton provided an overview of the project, including the establishment of a new north/south corridor to serve the Silo Commons area, and noted that bids were opened on April 2, 2026.
- Mayor Elrod closed the public hearing at 06:16 PM.
- b. Public Hearing regarding the elimination of the U-1 Conservancy District and rezoning of properties currently zoned U-1 Mayor Elrod opened the public hearing at 06:24 PM.
- Planning & Community Development Director Murray provided an overview of the request, including the proposed rezoning of approximately fifty properties and consistency with the Comprehensive Plan and FEMA floodplain regulations. There were no public comments.
- Mayor Elrod closed the public hearing at 06:27 PM.
8. Action Items

**A virtual meeting was offered.*

- a. O-260406-205 - (First Reading) An ordinance eliminating the U-1 Conservancy District and rezoning of properties currently zoned U-1
Motion by Cox, seconded by McKenzie, to waive the first and second reading of O-260406-205. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

Motion by Cox, seconded by McKenzie, to approve the third and final reading of O-260406-205. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
 - b. R-260406-113- Resolution awarding the contract for the Filmore Avenue Public Infrastructure Project to JAS Construction LLC in the amount of \$681,591.00
Motion by Cox, seconded by Driscoll, to Approve R-260406-113. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
9. Discussion Items -
- a. Public meeting regarding the approach to Nuisance Code enforcement
Staff provided an overview of the City's updated approach to nuisance code enforcement, noting a shift from complaint-based to more proactive enforcement, with an emphasis on voluntary compliance. Discussion followed regarding implementation, communication efforts, and alignment with upcoming community events.
10. Reports / Comments and appropriate action thereon:
- a. Mayor
Mayor Elrod provided updates on recent events, meetings, and upcoming engagements, including discussions with Vermeer and Summerfest, and noted the City's receipt of the Community Award for Excellence through Keep Iowa Beautiful.
 - b. Council Members
Cox - Liaison updates.
Lyman - Liaison updates.
Driscoll - Liaison updates.
McKenzie - Liaison updates.
Sillanpaa - None.
 - c. Administrator
Upcoming events, update on a trespassing report at City Hall grounds.
 - d. Directors
Murray - Department update.
Horton - Department update.
Kreuder - Department update.
Jess - Department update.

**A virtual meeting was offered.*

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

None.

12. Adjournment

Motion by Cox, seconded by McKenzie, to adjourn at 07:00 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 April 6, 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