

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
May 18, 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, Public Works Director John Horton, Fire Chief Aaron Kreuder, Library Director Michell Klinker-Feld, City Engineer David Fliehler, 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 06:01 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. Presentations

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. Proclamation - Public Works Week

b. Proclamation - EMS Week

c. Approval of May 4, 2026, City Council Meeting Minutes

d. Claims List and Treasurer's Report

e. Applications for Council Approval

**A virtual meeting was offered.*

- f. Receive & File - March 16, 2026, Library Board Meeting Minutes, April 1, 2026, Library Board Meeting Minutes & Director's Report
- g. O-260420-206 - (Third Reading) 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
- h. O-260420-207 - (Third Reading) Ordinance amending Chapter 92, Water
- i. O-260420-208 - (Third Reading) Ordinance amending Chapter 106, Solid Waste
- j. O-260420-209 - (Third Reading) Ordinance amending Chapter 99, Sewer
- k. O-260504-210 - (Second Reading) Ordinance amending Chapter 125, Mobile Food Vendor
- l. R-260518-154- Resolution approving pay request no. 3 to Graphite Construction Group Inc. for the 108 Main Street Parking Lot Project in the amount of \$42,319.72
- m. R-260518-155- Resolution regarding recommended approval of the Plats of Survey to create Parcel '2026-43' and Parcel '2026-44'
- n. R-260518-156- Resolution affixing a date for a public hearing to consider vacation of public highway easement along 2nd Street NE at 1920 2nd Street NE for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers
- o. R-260518-157- Resolution affixing a date for public hearing on the request for Future Land Use designation for Parcel 2026-43 to Regional Commercial for June 1, 2026, at 6:00 p.m. in City Council Chambers
- p. R-260518-158- Resolution affixing a date for public hearing on the request for Future Land Use designation for Parcel 2026-44 to Regional Commercial for June 1, 2026, at 6:00 p.m. in City Council Chambers

**A virtual meeting was offered.*

- q. R-260518-159- Resolution affixing a date for public hearing on the request for Future Land Use designation for vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE to Industrial on June 1, 2026, at 6:00 p.m. in the Bondurant City Council Chambers
 - r. R-260518-160- Resolution affixing a date for public hearing on the request to rezone Parcel 2026-43 to the (C-2) General Commercial District for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers
 - s. R-260518-161- Resolution affixing a date for public hearing on the request to rezone Parcel 2026-44 to the (C-2) General Commercial District for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers
 - t. R-260518-162- Resolution affixing a date for public hearing on the request to rezone vacated roadway easement area along 2nd Street, NE at 1920 2nd Street NE to the (M-2) Medium Industrial District for June 1, 2026, at 6:00 p.m. at the Bondurant City Council Chambers
 - u. R-260518-163- Resolution authorizing the submission of an application for Economic Development Assistance Program Grant Funds to the Economic Development Administration for Timmins Industrial Park Roadway Improvements Phase 3
 - v. R-260518-164- Resolution authorizing Navigate Construction Services, LLC for Silo Commons repair work related to window replacement and roof waterproofing in the amount of \$20,440
 - w. R-260518-165- Resolution approving Borrow Access Agreement 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. Guests requesting to address the City Council
8. **Public Hearing**
- a. Public Hearing regarding the proposed plans, specifications, form of contract, and estimate of cost for the SE Industrial Public Improvements Phase 1 project
Mayor Elrod opened the public hearing at 06:06 PM.

**A virtual meeting was offered.*

City Engineer David Fliehler reviewed the proposed Southeast Industrial Infrastructure Improvements Project, which includes roadway, utility, and stormwater infrastructure improvements to support the Vermeer industrial manufacturing facility and surrounding development area. Fliehler also outlined the project timeline, interim completion requirements, liquidated damages provisions, and the proposed “No Excuse Road Opening Bonus” associated with meeting the December 1, 2026, roadway opening deadline.

Mayor Elrod closed the public hearing at 06:09 PM.

9. Action Items

- a. R-260518-166- Resolution considering the Site Plan for Silo Commons Staff and Council discussed the proposed Silo Commons Site Plan, including the amphitheater, green space, restroom facilities, parking layout, trail connectivity, landscaping, and architectural concepts. Discussion also included the project’s consistency with the Comprehensive Plan and Grain District PUD, ongoing engineering review items, and the Planning and Zoning Commission’s 7-0 recommendation for approval.

Motion by Cox, seconded by McKenzie, to Approve R-260518-166. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

- b. R-260518-167- Resolution awarding the contract for the SE Industrial Public Improvements Phase 1 Project to McAninch Corp. in the amount of \$4,519,416.55

Motion by Cox, seconded by Driscoll, to amend and approve R-260518-167 to reflect the corrected amount of \$4,519,416.54. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

10. Discussion Items -

- a. R-260518-168- Discussion and possible consideration of resolution to issue Notice to Proceed to Story Construction for the Bondurant Municipal Water Treatment Plant project
Public Works Director Horton and representatives from Story Construction Co. presented the proposed Guaranteed Maximum Price (GMP) agreement for the new Bondurant Water Treatment Facility project, valued at \$33,321,400. The presentation included the project timeline, funding strategy, construction delivery methods, and identified value engineering opportunities. Staff and Council discussed the overall project scope, schedule, and potential cost-saving alternatives, and Story Construction representatives answered questions from the Council

**A virtual meeting was offered.*

regarding the project.

Motion by Driscoll, seconded by Lyman, to Approve R-260518-168. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

b. Downtown Parking

Staff and Council discussed a request from the property owner at 1st Street, SE and Main Street regarding the existing downtown parking configuration and concerns with vehicles extending into the sidewalk and street due to stall length limitations. Discussion included the potential re-orientation of the parking from head-in to parallel parking, impacts to the total number of parking stalls, and additional parking options recently added throughout downtown Bondurant.

11. Reports / Comments and appropriate action thereon:

a. Mayor

Liaison updates, and upcoming events.

b. Council Members

Cox - Liaison updates and upcoming events.

Lyman - None.

Driscoll - Liaison updates.

McKenzie - Liaison updates.

Sillanpaa - Upcoming event.

c. Administrator

City updates.

d. Directors

Hagan - Department update.

Murray - None.

Horton - Department update.

Kreuder - Department update.

Klinker-Feld - 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

None.

13. Adjournment

Motion by Cox, seconded by Driscoll, to adjourn at 07:37 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

**A virtual meeting was offered.*

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 May 18, 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