

*A virtual meeting was offered.

BONDURANT CITY COUNCIL
Minutes
June 1, 2026
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Matt Sillanpaa, Council Member Chad Driscoll, Council Member Dennis Lyman

Absent: Council Member Tara Cox, Council Member Angela McKenzie

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, Assistant City Engineer Anthony Harbaugh, 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 Lyman, to approve the agenda. Vote on Motion 3-0. 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 May 18, 2026, City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

d. R-260601-169- Resolution appointing representatives to the Stormwater Management Committee

**A virtual meeting was offered.*

- e. R-260601-170- Resolution approving Position Description and FY27 Wage Range for the Building Official Position
- f. O-260504-210 - (Third Reading) Ordinance amending Chapter 125, Mobile Food Vendor
- g. R-260601-171- Resolution approving action to order construction and set a date of letting, and setting a public hearing on the SE Industrial Public Improvements – Phase 2 Project for June 29, 2026, at 6:00 p.m.
- h. R-260601-172- Resolution extending existing Lease Agreement with Burke Overturff through March 31, 2027, for the 84,000 SF building owned by the City of Bondurant in the Grain District
- i. R-260601-173- Resolution approving pay request no. 8 to Manatt’s Inc. for the Grain District Lincoln St. Public Improvements Project in the amount of \$236,844.53
- j. R-260601-174- Resolution approving pay request no. 15 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of \$105,967.56
- k. R-260601-175- Resolution approving action to order construction and set a date for bid letting and public hearing for June 15, 2026, at 6:00 p.m. at City Hall for the NE Hubbell Ave Water and Force Main Project
- l. R-260601-176- Resolution approving Change Order No. 2 for the BFSD Public Infrastructure-Truman Drive Project in the amount of \$5,060.00
- m. R-260601-177- Resolution approving pay request no. 6 to Sternquist Construction for the BFSD Truman Drive Project in the amount of \$423,586.10
- n. R-260601-178- Resolution approving pay request no. 1 to Absolute Group for the BFSD 2nd Street, NE Project in the amount of \$152,429.68
- o. R-260601-179- Resolution approving Pay Request No. 20 from Ryan Companies for the Bondurant Emergency Services Facility in the amount of \$349,764.91

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- p. R-260601-180- Resolution approving temporary construction easements and permanent stormwater easements for the BFSD Stormwater Improvements Project
Motion by Driscoll, seconded by Sillanpaa, to Approve the Consent Agenda. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.
- 6. Guests requesting to address the City Council

7. **Public Hearing**

- a. Public hearing on the request for Future Land Use designation for Parcel 2026-43 to Regional Commercial
Mayor Elrod opened the public hearing at 06:08 PM.

City Planner Pezley presented a Future Land Use Map amendment request for Parcel 2026-43 to designate the property as Regional Commercial. He explained the amendment would support future commercial development consistent with the City's General Commercial (C-2) District. No comments were received.

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

- b. Public hearing on the request for Future Land Use designation for Parcel 2026-44 to Regional Commercial
Mayor Elrod opened the public hearing at 06:09 PM.

City Planner Pezley presented a request to amend the Future Land Use Map for Parcel 2026-44 to designate the property as Regional Commercial. He explained the amendment would support future commercial development consistent with the City's General Commercial (C-2) District and align with the Future Land Use Map. No comments were received.

Mayor Elrod closed the public hearing at 06:10 PM.

- c. 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
Mayor Elrod opened the public hearing at 06:10 PM.

City Planner Pezley presented the request to amend the Future Land Use Map for the vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE to Industrial. He explained the designation would support future industrial development consistent with the City's M-2 Medium Industrial District, and noted the Planning and Zoning Commission recommended approval. No comments were received.

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Mayor Elrod closed the public hearing at 06:11 PM.

- d. Public hearing to consider vacation of public highway easement along 2nd Street, NE at 1920 2nd Street, NE

Mayor Elrod opened the public hearing at 06:11 PM.

City Planner Pezley presented the request to vacate a portion of the public highway easement along 2nd Street, NE near the Civic Campus North Plat area. He explained the easement was no longer needed following the realignment of 2nd Street, NE and Pleasant Street, SE associated with the Campus Drive SE-Hubbell Avenue intersection improvements. Council Member Sillanpaa inquired about future industrial and commercial uses in the area. No comments were received.

Mayor Elrod closed the public hearing at 06:14 PM.

- e. Public hearing on the request to rezone Parcel 2026-43 to the (C-2) General Commercial District

Mayor Elrod opened the public hearing at 06:14 PM.

City Planner Pezley presented the request to rezone Parcel 2026-43 in the Civic Campus North area to the C-2 General Commercial District. He explained the property was formerly road right-of-way and that the proposed zoning would align with the Future Land Use designation and surrounding commercial development. No comments were received.

Mayor Elrod closed the public hearing at 06:15 PM.

- f. Public hearing on the request to rezone Parcel 2026-44 to the (C-2) General Commercial District

Mayor Elrod opened the public hearing at 06:15 PM.

City Planner Pezley presented the request to rezone Parcel 2026-44 in the Civic Campus North area to the C-2 General Commercial District. He explained the property was formerly road right-of-way and that the proposed zoning would support future commercial development consistent with the Future Land Use designation and surrounding commercial uses. No comments were received.

Mayor Elrod closed the public hearing at 06:16 PM.

- g. 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

Mayor Elrod opened the public hearing at 06:16 PM.

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City Planner Pezley presented the request to rezone the vacated roadway easement area south of 1920 2nd Street NE to the M-2 Medium Industrial District. He explained the proposed zoning would align with the Industrial Future Land Use designation and surrounding land uses. No comments were received.

Mayor Elrod closed the public hearing at 06:17 PM.

- h. Public Hearing on Budget Amendment No. 2 for Fiscal Year 2026
Mayor Elrod opened the public hearing at 06:17 PM.

City Administrator Oliver presented Budget Amendment No. 2 for Fiscal Year 2026. She explained that due to large capital expenditures funded through bond proceeds and prior-year budgeted projects, an additional budget amendment was necessary to ensure the City remains within its budget authority for the Public Safety and Public Works functions. No comments were received.

Mayor Elrod closed the public hearing at 06:18 PM.

- i. Public hearing regarding the proposed plans, specifications, form of contract, and estimate of cost for the Silo Commons Project
Mayor Elrod opened the public hearing at 06:18 PM.

City Administrator Oliver and Erik Pingel of ISG presented the proposed plans, specifications, form of contract, and estimate of cost for the Silo Commons Project. They reviewed the project scope and explained that all bids received exceeded the engineer's estimate, prompting staff to recommend rejecting the bids and evaluating value engineering opportunities before moving forward. Council Member Sillanpaa inquired about the timing and coordination of the various silo-related projects and operations. No comments were received.

Mayor Elrod closed the public hearing at 06:22 PM.

8. Action Items

- a. R-260601-181- Resolution approving Budget Amendment No. 2 for Fiscal Year 2026
Motion by Driscoll, seconded by Lyman, to Approve R-260601-181. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.
- b. R-260601-182- Resolution approving the Future Land Use Map designation for Parcel 2026-43 of Regional Commercial
Motion by Sillanpaa, seconded by Driscoll, to Approve R-260601-182. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

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- c. R-260601-183- Resolution approving the Future Land Use Map designation for Parcel 2026-44 of Regional Commercial
Motion by Lyman, seconded by Sillanpaa, to Approve R-260601-183. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.
- d. R-260601-184- Resolution approving the Future Land Use Map designation for vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE to Industrial
Motion by Driscoll, seconded by Lyman, to Approve R-260601-184. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.
- e. R-260601-185- Resolution vacating public highway easement along 2nd Street, NE at 1920 2nd Street, NE
Motion by Sillanpaa, seconded by Driscoll, to Approve R-260601-185. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.
- f. O-260601-211 - (First Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-43
Motion by Lyman, seconded by Sillanpaa, to approve the first reading of O-260601-211. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.
- g. O-260601-212 - (First Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44
Motion by Driscoll, seconded by Lyman, to approve the first reading of O-260601-212. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.
- h. O-260601-213 - (First Reading) Ordinance establishing a zoning district designation of Medium Industrial (M-2) on land comprised of the vacated roadway easement area along 2nd Street, NE at 1920 2nd Street, NE
Motion by Sillanpaa, seconded by Driscoll, to approve the first reading of O-260601-213. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.
- i. R-260601-186- Resolution rejecting all bids for the Silo Commons Project
Motion by Lyman, seconded by Driscoll, to Approve R-260601-186. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.
- j. R-260601-187- Resolution approving the contract amendment no. 1 for construction manager at risk services for the City of Bondurant Water Treatment Facility by Story Construction
Motion by Driscoll, seconded by Lyman, to Approve R-260601-187. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

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9. Discussion Items -

- a. R-260601-188- Discussion and possible consideration of resolution of support for a Workforce Housing Tax Credit Benefit Application to be submitted to the Iowa Economic Development Authority by Caliber Company for the project at Lot 5 of the Bondurant Mixed Use Development site
> Nick Jensen of Caliber Company presented the proposed 175-unit residential development and discussed the Workforce Housing Tax Credit application with the Council. City Administrator Oliver reviewed the resolution of support request, including the project's alignment with the City's housing goals, the local match requirement, and the proposed reimbursement framework. The Council discussed the request and provided direction.

Motion by Driscoll, seconded by Lyman, to Approve R-260601-188. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

- b. Discussion and direction related to service procurement models
Erik Pingel of ISG presented information comparing the Construction Manager as Agent (CMA) and Construction Manager at Risk (CMaR) project delivery methods. He reviewed the advantages and disadvantages of each approach, including project risk allocation, cost certainty, procurement processes, and owner involvement, and answered questions from the Council.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Recent events & upcoming meetings.
- b. Council Members
Sillanpaa - Liaison update.
Driscoll - Liaison update.
Lyman - Liaison update.
- c. Administrator
Grant updates & upcoming events.
- d. Directors
Hagan - Department update.
Horton - Project & department updates.
Kreuder - 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

**A virtual meeting was offered.*

Motion by Driscoll, seconded by Sillanpaa, to Move into Closed Session at 07:46 PM. Roll Call: Ayes: Sillanpaa, Driscoll, Lyman. Nays: None. Absent: Cox, McKenzie. Motion carried 3-0.

Mayor Elrod closed the Closed Session at 08:05 PM.

12. Adjournment

Motion by Sillanpaa, seconded by Driscoll, to adjourn at 08:05 PM. Vote on Motion 3-0. 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 June 1, 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