

\*A virtual meeting was offered.

BONDURANT CITY COUNCIL  
Minutes  
June 15, 2026  
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox, Council Member Angela McKenzie, Council Member Chad Driscoll, Council Member Dennis Lyman, Council Member Matt Sillanpaa

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, Parks & Recreation Director Katie Klus, Finance Director Craig Marshman, Assistant City Administrator Jene Jess, Library Director Michell Klinker-Feld, Assistant Fire Chief Anthony Rauterberg, Parks & Recreation Board Member Marian Collison, Parks & Recreation Board Member Emily Karowski, Parks & Recreation Board Member Nic Robinson, Parks & Recreation Board Member Mike Mackin

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 Cox, 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 June 1, 2026, City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

*\*A virtual meeting was offered.*

- d. O-260601-211 - (Second Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-43
- e. O-260601-212 - (Second Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44
- f. O-260601-213 - (Second 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
- g. R-260615-189- Resolution approving pay request no. 1 to Story Construction for the Water Treatment Facility Project in the amount of \$75,000.00
- h. R-260615-190- Resolution approving the Termination of the Right of First Refusal and Release of Lien Related to the Agreement with Newby Farms, Inc. dated September 4, 2007
- i. R-260615-191- Resolution approving Change Order No. 6 for balancing all contract quantities for work that was performed on the 2nd Street Widening Project in the amount of \$30,067.59
- j. R-260615-192- Resolution approving Pay Request No. 9 (Final) to Manatt's Inc for the 2nd Street, NW Widening Project in the amount of \$107,578.11
- k. R-260615-193- Resolution considering Plat of Survey for 1400 Courtyard Drive, SE
- l. R-260615-194- Resolution considering fireworks permit for Iowa Fireworks
- m. R-260615-195- Resolution approving Pay Application No. 7 to Core Construction for The Station Project in the amount of \$480,650.71 for The Station Project
- n. R-260615-196- Resolution approving Pay Request No. 8 to Core Construction for The Station Project in the amount of \$442,444.22

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- o. R-260615-197- Resolution to approve Change Order No. 4 to Core Construction for the Bondurant Parks and Recreation Facility Project (The Station) in the amount of \$5,508.96
- p. R-260615-198- Resolution approving the purchase of Stream Mitigation Credits from Naturion West, LLC for the SE Industrial Public Improvements Project in the amount of \$17,850.00
- q. R-260615-199- Resolution approving Change Order No. 1 to Veit for the BFSD Public Infrastructure-Stormwater Project in the amount of \$16,246.06
- r. R-260615-200- Resolution approving pay request no. 2 to Home Boy Construction Inc. for the Boardwalk at Lake Petocka Project in the amount of \$38,715.80
- s. R-260615-201- Resolution Approving Purchase of Self-Propelled Fertilizer and Chemical Applicator Equipment from Waukee Power Equipment in the amount of \$21,077.00
- t. R-260615-202- Resolution approving an Agreement with the Iowa Department of Transportation for a Revitalize Iowa's Sound Economy (RISE) Grant in the amount of \$4,823,205
- u. R-260615-203- Resolution approving wage range for Public Works Administrative Specialist  
Council Member Driscoll arrived at 06:02 PM.

Motion by Cox, seconded by Lyman, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Driscoll, Lyman. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

6. Guests requesting to address the City Council

- a. FY25 City Audit Presentation  
Ryan Roof of Roof, Gerdes, Erlbacher, PLC (RGE & Associates) presented the Fiscal Year 2025 Annual Financial Audit to the Council and the public.

7. **Public Hearing**

- a. Public hearing for the NE Hubbell Ave Water and Force Main Project

*\*A virtual meeting was offered.*

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

Public Works Director Horton presented the NE Hubbell Avenue Water and Force Main Project, noting it is the final project associated with the new Water Treatment Facility and is being bid separately due to its focused scope. He explained that the project includes the installation of a sanitary sewer force main and water main infrastructure, along with a bid alternate for trenchless construction under Highway 65 to support a future extension to NE 88th Street and a connection to the water tower.

Mayor Elrod closed the public hearing at 06:20 PM.

## 8. Action Items

- a. R-260420-133- Resolution Approving and Adopting The Station Rental Rules and Regulations & Sponsorship and Partnership Policy (Previously Tabled)

Motion by Cox, seconded by Driscoll, to remove Resolution No. R-260420-133 from the table for consideration. Roll Call: Ayes: Cox, McKenzie, Driscoll, Lyman. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

Motion by Cox, seconded by Driscoll, to approve R-260420-133. Roll Call: Ayes: Cox, McKenzie, Driscoll, Lyman. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

- b. R-260615-204- Resolution approving the purchase of a new Rescue Engine from Heiman Fire not to exceed \$1,200,000.00  
Motion by Cox, seconded by Lyman, to Approve R-260615-204. Roll Call: Ayes: Cox, McKenzie, Driscoll, Lyman. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

- c. R-260615-205- Resolution considering Site Plan for 1400 Courtyard Drive, SE  
Motion by Driscoll, seconded by Lyman, to Approve R-260615-205 . Roll Call: Ayes: Cox, McKenzie, Driscoll, Lyman. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

- d. R-260615-206- Resolution Approving Agreement with Engineering Technical Services of Iowa, LLC for Construction Observation and General Engineering Technical Services in a not to exceed amount of \$223,200

Council Member Sillanpaa arrived at 06:43 PM.

Motion by Cox, seconded by Lyman, to Approve R-260615-206. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

## 9. Discussion Items -

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Staff informed the Council that Shive-Hattery requested revisions to the bid letting and public hearing dates previously approved for the SE Industrial Public Improvements Phase 2 Project due to the RISE/IDOT review timeline. Staff explained that the bid letting date was revised from June 25, 2026, to July 1, 2026, and the public hearing date was revised from June 29, 2026, to July 6, 2026. Staff noted the change was administrative in nature and did not affect the scope, budget, or intent of the project.

Motion by Cox, seconded by Driscoll, to approve the revised bid letting and public hearing dates for the SE Industrial Public Improvements Phase 2 Project, changing the bid letting date to July 1, 2026, at 2:00 p.m. and the public hearing date to July 6, 2026, at 6:00 p.m. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

- a. R-260615-207- Discussion and possible consideration of resolution selecting a preferred Grain Silo Mural Concept Sketch for refinement by selected artist group, Yanoe x Zoueh

Mayor Elrod facilitated a discussion regarding the revised Grain Silo Mural concept options with input from City Council members and members of the Parks & Recreation Board. While Option 1 emerged as the preferred direction, extensive feedback and suggested modifications were provided to the artist team regarding design elements, community representation, color palette, and overall composition. No formal action was taken on the final mural concept. The artist team will incorporate the feedback received and return with a revised concept for future Council consideration and formal selection.

10. Reports / Comments and appropriate action thereon:

- a. Mayor  
DC Trip comments, congratulated Finance Director Marshman and Parks & Recreation Director Klus.
- b. Council Members  
Cox - DC Trip, MWA and Chamber update, and upcoming meetings.  
Lyman - DC Trip, and Summerfest comments.  
Driscoll - DC Trip, Summerfest comments, BRAVO update, and upcoming meetings.  
McKenzie - Upcoming meetings.  
Sillanpaa - Summerfest comments, upcoming Hillbilly bike ride, and Battle of the Bands this Saturday.
- c. Administrator

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Summerfest comments, The Station Ribbon Cutting, upcoming Strategic Meeting, Petocka project, and comments regarding the incident at City Park.

- d. Directors
  - Hagan - None.
  - Horton - Department update.
  - Murray - Department update.
  - Kreuder - Department update.
  - Klinker-Feld - Department update.
  - Marshman - Department update.
  - Jess - None.
  - Klus - 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 Driscoll, to adjourn at 08:23 PM. Vote on Motion 5-0. Motion carried.

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Shelby Hagan, City Clerk

ATTEST:

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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 15, 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