

\*A virtual meeting was offered.

BONDURANT CITY COUNCIL  
Minutes  
July 6, 2026  
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Angela McKenzie, Council Member Matt Sillanpaa, Council Member Dennis Lyman

Absent: Council Member Tara Cox, Council Member Chad Driscoll

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, Finance Director Craig Marshman, Parks & Recreation Director Katie Klus, Assistant Fire Chief Anthony Rauterberg, Assistant Fire Chief Anthony Harbaugh, Planning & Zoning Commission Member Brian Clayton, City Attorney Matt Brick

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 Sillanpaa, 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 15, 2026, City Council Meeting Minutes

b. Claims List

c. Applications for Council Approval

d. Receive & File - BES May Monthly Report

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- e. O-260601-211 - (Third Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-43
- f. O-260601-212 - (Third Reading) Ordinance establishing a zoning district designation of General Commercial (C-2) at Parcel 2026-44
- g. O-260601-213 - (Third 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
- h. R-260706-208- Resolution affixing a date for a public hearing for August 3, 2026 to consider the McCleary Annexation, a 100% voluntary annexation located within two miles of the city limits of both Mitchellville and Altoona
- i. R-260706-209- Resolution approving deeding documents associated with the 2023-recorded Civic Campus right-of-way acquisition plats
- j. R-260706-210- Resolution approving a Reimbursement Agreement with Bondurant Partners LLC for reimbursement of \$12,105 to the City for a water main change order associated with the City's 2nd Street, NE Street Project
- k. R-260706-211- Resolution approving Pay Request No. 2 for the Shallow Wells 5, 6 & 7 Project to Cahoy Pump Service Inc. in the amount of \$106,883.33
- l. R-260706-212- Resolution declaring certain audio/visual equipment as surplus property and authorizing its disposition
- m. R-260706-213- Resolution approving the Prairie Meadows Legacy Grant Agreement in the amount of \$100,000 to assist with implementation of the Chichaqua Valley Trail East Project
- n. R-260706-214- Resolution reapproving Pay Application No. 2 to Home Boy Construction Inc for the Boardwalk at Lake Petocka Project in the amount of \$286,150.00

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- o. R-260706-215- Resolution reapproving Pay application No. 3 to Home Boy Construction Inc for the Boardwalk at Lake Petocka Project in the amount of \$51,798.00
- p. R-260706-216- Resolution approving change order no. 1 for adjustment of unused contract quantities for the 108 Main Street Parking Lot Project in the amount of (\$-9,572.23)
- q. R-260706-217- Resolution approving pay request no. 4 to Graphite Construction Group Inc. for 108 Main Street Parking Lot Project in the amount of \$162,664.77
- r. R-260706-218- Resolution approving Pay Application No. 9 to Core Construction for The Station Project in the amount of \$312,559.66
- s. R-260706-219- Resolution approving the contract for construction testing and special inspection services for the City of Bondurant Water Treatment Facility by Team Services in the amount of \$61,279.00
- t. R-260706-220- Resolution approving pay request no. 4 to Veit for the BFSD Truman Drive Storm Sewer Facilities Project in the amount of \$485.00
- u. R-260706-221- Resolution approving pay request no. 1 to Terry's Quality Concrete for the Grant Street, North Sidewalk Project in the amount of \$26,342.00
- v. R-260706-222- Resolution approving Pay Application No. 7 to Sternquist Construction for the BFSD Truman Drive Project in the amount of \$226,306.47
- w. R-260706-223- Resolution approving Change Order No. 3 for the BFSD Public Infrastructure-Truman Drive Project in the amount of \$385.00
- x. R-260706-224- Resolution approving Change Order No. 1 for the BFSD Public Infrastructure-2nd Street, NE Project in the amount of \$65,781.60
- y. R-260706-225- Resolution approving pay request no. 2 to Absolute Group for the BFSD 2nd Street, NE Project in the amount of \$150,198.53

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- z. R-260706-226- Resolution approving Janitorial RFQ for post-event cleaning at The Station
- aa. R-260706-227- Resolution approving Pay Application No. 9 to Manatt's Inc. for the Grain District Lincoln Street Public Improvements Project in the amount of \$148,268.59
- bb. R-260706-228- Resolution approving Pay Application No. 1 to JAS Construction LLC. for the Filmore Avenue Public Improvements Project in the amount of \$189,043.20
- cc. R-260706-229- Resolution fixing values of lots for the construction of Truman Drive NE - Phase 2
- dd. R-260706-230- Resolution adopting preliminary plat and schedule, estimate of cost and proposed preliminary plans and specifications for the construction of Truman Drive NE - Phase 2
- ee. R-260706-231- Resolution setting a public hearing date for August 3, 2026 to consider the Resolution of Necessity (Proposed)
- ff. R-260706-232- Resolution approving a Consulting Services Agreement with Greenwood Consulting Services LLC in the amount of not to exceed \$2,000 for services to establish the Truman Drive, NE Stormwater Connection Fee District  
Mayor Elrod inquired about the proposed property valuations and assessment methodology for Truman Drive NE – Phase 2. City Administrator Oliver and Planning and Community Development Director Murray explained that the resolution establishes the property values required to continue the statutory special assessment process under Iowa Code Chapter 384, outlined the proposed assessment area and cost allocation methodology, and noted that no special assessments are being levied at this time. They further explained that future Council actions will include consideration of the preliminary assessment schedule, a public hearing, and final assessment proceedings before any assessments are imposed.

Motion by Sillanpaa, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Cox, Driscoll. Motion carried 3-0.

- 6. Guests requesting to address the City Council
  - a. Polk County Sheriff's Report

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The Polk County Sheriff's Office reported responding to 542 calls for service within the City of Bondurant during June.

Lori Larsen, 407 Lincoln Street NE, addressed the Council regarding the recent rainfall and expressed concerns about the new stormwater ponds near the new elementary school, including their performance and impacts on the surrounding area.

7. **Public Hearing**

- a. Public hearing on the SE Industrial Public Improvements – Phase 2 Project

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

Public Works Director Horton reviewed the project scope, noting that it includes the reconstruction of approximately 7,800 linear feet of 32nd Street SE into a three-lane urban roadway, roadway improvements at the Pleasant Street SE intersection, the extension of the Mud Creek culvert, and related public infrastructure to support the Vermeer manufacturing facility and surrounding development. Horton also reported that bids were received and publicly opened on July 1, 2026.

Mayor Elrod closed the public hearing at 06:19 PM.

8. Action Items

- a. R-260706-233- Resolution awarding the contract for the SE Industrial Public Improvements Phase 2 Project to Alliance Paving LLC. in the amount of \$9,681,664.64

Motion by McKenzie, seconded by Lyman, to Approve R-260706-233. Roll Call: Ayes: McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Cox, Driscoll. Motion carried 3-0.

9. Discussion Items -

- a. R-260706-234- Discussion & Possible Action on Resolution Authorizing Staff to Facilitate Repairs to 78th Street Sanitary Sewer Lift Station  
Public Works Director Horton explained that staff have experienced ongoing intermittent alarms at the 78th Street Sanitary Lift Station, culminating in the catastrophic failure of Pump #1. Horton stated that, because Pump #2 has exhibited similar warning signs, staff recommend replacing it proactively to prevent a comparable failure and maintain the reliable operation of the lift station.

Motion by Sillanpaa, seconded by McKenzie, to Approve R-260706-234. Roll Call: Ayes: McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Cox, Driscoll. Motion carried 3-0.

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- b. Silo Commons Operations  
Kathryn Dickel, Founder of Swaelu Entertainment, presented the proposed operations plan for Silo Commons. Council and staff discussed the proposed programming, operational responsibilities, and partnership opportunities.
10. Reports / Comments and appropriate action thereon:
- a. Mayor  
Strategic Planning Session tomorrow.
  - b. Council Members  
Lyman - Liaison updates.  
McKenzie - Liaison updates.  
Sillanpaa - Liaison updates.
  - c. Administrator  
City Administrator Oliver requested Council guidance regarding the exterior lettering for The Station. Council discussed the proposed signage and provided direction to staff. Comments regarding
  - d. Directors  
Hagan - Department update.  
Horton - Department update.  
Murray - Department update.  
Klus - Department update.  
Marshman - 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 McKenzie, seconded by Sillanpaa, to Move into Closed Session at 07:39 PM. Roll Call: Ayes: McKenzie, Sillanpaa, Lyman. Nays: None. Absent: Cox, Driscoll. Motion carried 3-0.  
  
Mayor Elrod closed the Closed Session at 08:10 PM.
12. Adjournment  
Motion by Lyman, seconded by Sillanpaa, to adjourn at 08:10 PM. Vote on Motion 3-0. Motion carried.

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Shelby Hagan, City Clerk

ATTEST:

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Doug Elrod, Mayor

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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 July 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.

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Doug Elrod, Mayor