

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
August 17, 2026
Bondurant City Council

1. Roll Call

Present: Mayor Doug Elrod, Council Member Tara Cox,
Council Member Matt Sillanpaa, Council
Member Dennis Lyman

Absent: Council Member Angela McKenzie, 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, Assistant Fire
Chief Anthony Rauterberg, Library Director
Michell Klinker-Feld, City Attorney Matt Brick,
City Planner Isaac Pezley, Assistant City
Administrator Jene Jess, City Attorney Jason
Palmer

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 amend the agenda by removing
items #5a and #9a. Vote on Motion 3-0. Motion carried. Motion by Cox,
seconded by Lyman, to approve the agenda as amended. Vote on
Motion 3-0. Motion carried.

5. Guests requesting to address the City Council

None.

a. Greater Des Moines Partnership Presentation
Removed.

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. Approval of August 3, 2026, City Council Meeting Minutes

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- b. Claims List
- c. Applications for Council Approval
- d. Receive & File - FY26 Outstanding Obligations Report
- e. Receive & File - July 1, 2026, Library Board Meeting Minutes & Director's Report
- f. Receive & File - Bondurant Emergency Services July Monthly Report
- g. R-260817-273- Resolution approving Pay Request No. 10 to Core Construction for The Station Project in the amount of \$180,469.18
- h. R-260817-274- Resolution approving pay request no. 2 to McAninch Corp. for the SE Industrial Public Improvements BP1 Project in the amount of \$1,087,386.10
- i. R-260817-275- Resolution approving the Land & Water Conservation Fund Grant Agreement for funding to assist with constructing the District Corridor Trail Phase 1 Project
- j. R-260817-276- Resolution Approving Purchase of Four New Vehicles and Brush Truck Upfitting in an Amount Not to Exceed \$250,176.97
- k. R-260817-277- Resolution approving the 28E Agreement between the Cities of Bondurant and Altoona titled Collaboration on a Planning & Environmental Linkages Study
- l. R-260817-278- Resolution affixing a date for a public hearing on the request to rezoned Parcel 7923.01.100.001 to the (M-1) Limited Industrial District on August 31, 2026 at 6:00 p.m. at the Station, 100 Main Street NE.
- m. R-260817-279- Resolution affixing a date for a public hearing on the request to rezone Parcel 7923.02.200.002 to the (M-2) Medium Industrial District on August 31, 2026 at 6:00 p.m. at the Station, 100 Main Street NE.

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- n. R-260817-280- Resolution ratifying the approval of Amendment No. 1 to the Iowa Economic Development Authority's Destination Iowa Grant Agreement to remove the rock climbing element at Silo Commons
- o. R-260817-281- Resolution Approving Change Order No. 5 To Core Construction Services LLC For The Bondurant Parks & Recreation Event Center Facility Renovation (The Station) Project In The Amount Of \$512.27
- p. R-260817-282- Resolution establishing Courtyard Drive, SE, east of Pleasant Street, SE as public right-of-way
- q. R-260817-283- Resolution approving Employment Agreement
- r. R-260817-284- Resolution approving a Real Property Charitable Donation Agreement between The 101 LLC and the City of Bondurant for Lot 4 of the Grain District Final Plat
- s. R-260817-285- Resolution approving Change Orders and payment for Head House glass replacement work to Navigate Construction Services LLC in the amount of \$43,947.81
- t. R-260817-286- Resolution approving Pay Request No. 22 to Ryan Companies US, Inc for work at the Bondurant Emergency Services Facility in the amount of \$37,175.34
- u. R-260817-287- Resolution approving Pay Request No. 23 to Ryan Companies US, Inc for the Bondurant Emergency Services Facility Project in the amount of \$52,607.83
Council Member Cox clarified the location of the August 31 meeting for the two scheduled public hearings. Mayor Elrod noted a correction made to the employment agreement. Council Member Lyman inquired about the process and timing for purchasing vehicles on a regular replacement cycle.

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

7. **Public Hearing**

- a. Public Hearing on the Proposed Amendment to the Bondurant Urban Revitalization Plan for August 17, 2026, at 6:00 p.m.

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Mayor Elrod opened the public hearing at 06:08 PM.

The amendment updates the Urban Revitalization Area boundary to reflect current corporate limits and revises the commercial and industrial property tax exemption schedule, while continuing to provide no tax abatement for residential properties.

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

8. Action Items

- a. R-260817-288- Resolution approving the site plan for 2340 Hubbell Avenue, SW
Motion by Cox, seconded by Lyman, to Approve R-260817-288. Roll Call: Ayes: Cox, Sillanpaa, Lyman. Nays: None. Absent: McKenzie, Driscoll. Motion carried 3-0.
- b. O-260817-215 - (First Reading) Ordinance amending the City Code of Bondurant, Iowa by amending Chapter 27, Board of Adjustment
Motion by Cox, seconded by Sillanpaa, to Approve the first reading of O-260817-215. Roll Call: Ayes: Cox, Sillanpaa, Lyman. Nays: None. Absent: McKenzie, Driscoll. Motion carried 3-0.
- c. R-260817-289- Resolution adopting Amended and Restated Urban Revitalization Plan for the Bondurant Urban Revitalization Area
Motion by Cox, seconded by Lyman, to Approve R-260817-289. Roll Call: Ayes: Cox, Sillanpaa, Lyman. Nays: None. Absent: McKenzie, Driscoll. Motion carried 3-0.
- d. O-260817-216 - Consideration of an Ordinance Amending Ordinance No. 230 Designating an Area of Bondurant, Iowa as the Bondurant Urban Revitalization Area
Motion by Lyman, seconded by Cox, to Approve the first reading of O-260817-216. Roll Call: Ayes: Cox, Sillanpaa, Lyman. Nays: None. Absent: McKenzie, Driscoll. Motion carried 3-0.

9. Discussion Items -

- a. Discussion and Direction Regarding Personal Transportation Device Regulations
Removed.

10. Reports / Comments and appropriate action thereon:

- a. Mayor
Senate candidate update, and upcoming meetings.
- b. Council Members

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Sillanpaa - Upcoming meetings.

Lyman - Liaison update and upcoming meetings.

Cox - Upcoming liaison meetings and Legislative Breakfast event.

c. Administrator

Discussed details of the upcoming Study Session on August 31st at The Station.

d. Directors

Hagan - Upcoming Bike Night and Project Management Tracker update.

Murray - McCleary Annexation update.

Horton - Project updates.

Klinker-Feld - Department update.

Raurterberg - Department update.

Jess - 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 Cox, seconded by Lyman, to Move into Closed Session at 06:32 PM. Roll Call: Ayes: Cox, Sillanpaa, Lyman. Nays: None. Absent: McKenzie, Driscoll. Motion carried 3-0.

Council Member Sillanpaa left at 06:50 PM.

Mayor Elrod closed the Closed Session at 07:27 PM.

12. Adjournment

Mayor Elrod noted that Council Member Sillanpaa left the meeting during closed session. With only two Council members remaining, a quorum is no longer present. No further business can be conducted, and the meeting was adjourned at 07:27 p.m.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

I, the undersigned 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 August 17, 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

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for public inspection within ten business days and prior to the next convened meeting of said body.

Doug Elrod, Mayor