**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
September 21, 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
Absent:	Council Member Dennis Lyman
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, Library Director Michell Klinker-Feld, Finance Director Craig Marshman, Parks & Recreation Director Katie Klus, Assistant Fire Chief Anthony Rauterberg, City Planner Isaac Pezley, Assistant City Administrator Jene Jess, City Engineer David Fliehler

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

   Council Member Driscoll abstained from voting on item #5l, citing a conflict of interest as a member of the soccer club board.

4. Perfecting and Approval of the Agenda

   Mayor Elrod read the following statement:
   Before approving tonight's agenda, the Council must address an amendment to the tentative agenda.
   The Council finds that good cause exists to amend the tentative agenda on less than twenty-four hours' notice. The resolution fixing a date of public hearing on the proposed issuance of general obligation bonds was inadvertently omitted from the original tentative agenda. Deferral would jeopardize funding and the City's ability to complete the financing on schedule.
   An amended agenda adding the resolution was transmitted to news media requesting notice at 1:44 p.m., posted to the City's website at 1:45 p.m., and posted at the Bondurant City Center at 1:48 p.m., which is as much notice as was reasonably possible under the circumstances.
   The resolution appears at the end of the Consent Agenda on the posted

amended agenda. Based on the written advice of the City Attorney, the recommended action is to move the resolution from the Consent Agenda to Action items for separate consideration.

Motion by Cox, seconded by Driscoll, to Amend the agenda to add the resolution fixing a date of public hearing on the proposed issuance of general obligation bonds and to move the resolution from the Consent Agenda to Action Items. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Lyman. Motion carried 4-0.

Motion by Cox, seconded by Driscoll, to approve the agenda as amended. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Lyman. Motion carried 4-0.

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 September 8, 2026, City Council Meeting Minutes

b. Claims List

c. Receive & File — August 5, 2026, Library Board Meeting Minutes, and August 2026 Director's Report

d. Receive and File — September 17, 2026, Parks & Recreation Board Meeting Minutes

e. R-260921-310- Resolution Setting Date for Public Hearing on Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area and Authorizing Memorandum of Understanding with Project Porch, LLC for October 26, 2026 at 6:00 p.m.

f. R-260921-311- Resolution approving a professional services agreement with Confluence in the amount of $15,000 for the 5-Year Building Bondurant Comprehensive Plan Future Land Use Map update process

g. R-260921-312- Resolution approving Pay Request No. 11 to Core Construction for The Station Project in the amount of $6,597.03

h. R-260921-313- Resolution approving pay request no. 2 to Story Construction for the Water Treatment Facility Project in the amount of $373,762.35

i. R-260921-314- Resolution amending the damage policy and ACH procedure for the Rules/Regulations for The Station

j. R-260921-315- Resolution approving recurring use of the Bondurant Emergency Services Training Room for the Bondurant Men's Club Non-Profit

k. R-260921-316- Resolution approving recurring use of the Bondurant Emergency Services Training Room for Little Go Getters Clover Kids for Non-Profit

l. R-260921-317- Resolution approving Sponsorship/Partnership Requests for the Bondurant Soccer Club event

m. R-260921-318- Resolution affixing a date for a public hearing to consider a text amendment to Chapter 185 of the Zoning Code for October 5, 2026, at 6:00 p.m. in City Council Chambers
Council Member Driscoll abstained from item #5l.

Motion by Cox, seconded by Driscoll, to Approve the Consent Agenda, excluding the resolution fixing a date of public hearing on the proposed issuance of general obligation bonds. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Lyman. Motion carried 4-0.

6. Guests requesting to address the City Council
The Polk County Sheriff's Office logged 609 calls for service in August and also responded to several incidents during last week's Homecoming events.

7. **Public Hearing**

a. Public hearing on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder
Mayor Elrod opened the public hearing at 06:14 PM.

City Administrator Oliver explained that the proposed General Obligation Loan Agreements would finance the previously approved Fire Department, Public Works, and City Hall vehicle purchases. The financing includes an Essential Purpose Loan Agreement not to exceed $225,000 and a General Purpose Loan Agreement not to exceed $35,000, with payments funded through the Debt Service Fund.

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

**A virtual meeting was offered.*

8. Action Items

a. R-260921-319- Resolution taking additional action on proposals to enter into General Obligation Loan Agreements and Combining Loan Agreements

Motion by Cox, seconded by Driscoll, to Approve R-260921-319. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Lyman. Motion carried 4-0.

b. R-260921-320- Resolution approving the site plan for Bondurant Partners LLC Lot 1

Planning and Community Development Director Murray presented the Bondurant Partners LLC Lot 1 Development Site Plan, which proposes three commercial buildings within the C-2 General Commercial District. The Planning and Zoning Commission recommended approval by a 5-0 vote, with two members absent, subject to completion of the remaining engineering review and required updates to the architectural elevations.

Motion by Cox, seconded by Driscoll, to Approve R-260921-320. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Lyman. Motion carried 4-0.

c. R-260921-321- Consideration of Resolution approving a Memorandum of Understanding with Project Porch, LLC

Motion by Cox, seconded by Driscoll, to Approve R-260921-321. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Lyman. Motion carried 4-0.

d. R-260921-322- Resolution approving the Project Porch Preliminary Plat

Motion by Cox, seconded by Driscoll, to Approve R-260921-322. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Lyman. Motion carried 4-0.

e. R-260921-323- Resolution approving the Project Porch Site Plan

Motion by Driscoll, seconded by Cox, to Approve R-260921-323. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Lyman. Motion carried 4-0.

n. R-260921-325- Resolution setting the date for public hearing and additional action on proposal to enter into a General Obligation Loan Agreement and to borrow money thereunder in a principal amount not to exceed $25,750,000 (2026A) for October 5, 2026, at 6:00 p.m.

Motion by Cox, seconded by Driscoll, to Approve R-260921-325. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Lyman. Motion carried 4-0.

9. Discussion Items -

**A virtual meeting was offered.*

a. R-260921-324- Discussion and possible consideration of proposal for Silo Painting

City Administrator Oliver presented a $130,410 proposal to paint the remaining three sides of the Silo Commons silo pack, including the necessary lifts and equipment. The work would begin immediately and take approximately four weeks, with funding from The Grain District Capital Fund, supported by TIF revenues, grants, and private contributions.

Motion by Cox, seconded by Driscoll, to Approve R-260921-324. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Lyman. Motion carried 4-0.

10. Reports / Comments and appropriate action thereon:

a. Mayor

Upcoming events and activities, and the Channel 13 interview aired today.

b. Council Members

Cox - Liaison updates.
Driscoll - Liaison updates.
McKenzie - Liaison updates.
Sillanpaa - Liaison updates.

c. Administrator

Upcoming events and activities.

d. Directors

Klus - Department update.
Marshman - None.
Klinker-Feld - Department update.
Horton - Department update.
Kreuder - Department update.
Murray - Department update.
Hagan - 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 Driscoll, seconded by Cox, to Move into Closed Session at 06:59 PM. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll. Nays: None. Absent: Lyman. Motion carried 4-0.

Mayor closed the Closed Session at 07: PM.

12. Adjournment

Motion by Cox, seconded by Driscoll, to adjourn at 07:44 PM. Vote on Motion 4-0. Motion carried.

**A virtual meeting was offered.*

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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 September 21, 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