**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
October 5, 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, Council Member Dennis Lyman
City Officials Present:	City Administrator Marketa Oliver, City Clerk Shelby Hagan, Assistant City Administrator Jene Jess, Public Works Director John Horton, Planning & Community Development Director Maggie Murray, Fire Chief Aaron Kreuder, Library Director Michell Klinker-Feld, Finance Director Craig Marshman, Assistant Fire Chief Anthony Rauterberg, Assistant City Engineer Anthony Harbaugh

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 Driscoll, to approve the agenda. Vote on Motion 5-0. 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 September 21, 2026, City Council Meeting Minutes

   b. Claims List & Treasurer's Report

   c. Receive & File - Community Planning Month Proclamation

   d. R-261005-326-Resolution approving a Silo Commons Driveway Cost Share Agreement with The 101 LLC

**A virtual meeting was offered.*

e. R-261005-327-Resolution approving a Silo Commons Access Easement Agreement between the City of Bondurant and The 101 LLC for access to Silo Commons

f. R-261005-328-Resolution approving a Public Utility Easement be established at Parcel 2026-43 of the City-owned Civic Campus area

g. R-261005-329-Resolution approving a Public Utility Easement be established at Parcel 2026-44 of the City-owned Civic Campus area

h. R-261005-343-Resolution approving Pay Request No. 6 to Veit for the BFSD Truman Drive Storm Sewer Facilities Project in the amount of $144,488.35

i. R-261005-330-Resolution approving Pay Request No. 4 for the Shallow Wells 5, 6 & 7 Project to Cahoy Pump Service Inc. in the amount of $62,453.45

j. R-261005-331-Resolution affixing a date for a public hearing to consider an ordinance establishing the 15th Street, SW Sanitary Sewer Connection Fee District for November 2, 2026, at 6:00 p.m.

k. R-261005-332-Resolution approving Pay Request No. 1 for the NE Hubbell Water and Force Main Project to Boomerang Corp. in the amount of $104,527.20

l. R-261005-333-Resolution approving Change Order No. 4 for modifying the contract with Alliance Construction Group LLC to as-built quantities for the Civic Campus Phase 2 Public Improvements in the amount of -$106,951.57

m. R-261005-334-Resolution approving Pay Request No. 17 to Alliance Construction Group LLC for the Civic Campus Improvements Phase 2 Project in the amount of $28,098.79

n. R-261005-335-Resolution approving Change Order No. 3 with Absolute Group for the BFSD Public Infrastructure-2nd Street, NE Project in the amount of $10,022.55

o. R-261005-336-Resolution approving Pay Request No. 5 to Absolute Group for the BFSD 2nd Street, NE Project in the amount of $170,804.41

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p. R-261005-337-Resolution affixing a date for a public hearing for October 26, 2026, to consider the City of Bondurant's application to the Community Development Block Grant (CDBG) Program to assist with funds to renovate 401 2nd Street, NE

q. R-261005-338-Resolution approving Pay Request No. 4 to Home Boy Construction Inc for the Boardwalk at Lake Petocka Project in the amount of $95,973.74

r. R-261005-339- Resolution authorizing release of the Civic Campus Commercial Lots RFP

s. R-261005-341-Resolution approving Change Order No. 2 to JAS Construction LLC for additional work not in the plans for the Filmore Avenue Public Improvements in the amount of $19,436

t. R-261005-342-Resolution approving Pay Request No. 4 to JAS Construction LLC for the Filmore Avenue Public Improvements Project in the amount of $79,904.23

u. R-261005-345-Resolution approving the professional services agreement with Veenstra & Kimm for the Construction Administration for Truman Drive, NE—Phase 2 Project for an amount of $123,740

v. R-261005-346-Resolution authorizing Internal Advance for Funding of Urban Renewal Administration and Professional Support Program for the Bondurant Urban Renewal Area

w. R-261005-347-Resoluton approving Traffic Signal Work along Hwy 65 from Baker Electric in an amount not to exceed $23,000

x. R-261005-348- Resolution affixing a date for a public hearing for October 26, 2026 to consider the vacation and disposition of certain right-of-way along Eisenhower Drive SE and 32nd Street SE that is currently established via public right-of-way instead of roadway easement

City Administrator Oliver clarified that Item #5q pertains to materials currently stored on site. Motion by Cox, seconded by Sillanpaa, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

6. Guests requesting to address the City Council

The Polk County Sheriff's Office reported 749 calls for service in September and reminded residents to lock their vehicle doors at night and avoid leaving valuables inside.

7. **Public Hearing**

a. Public hearing to consider a text amendment to Chapter 185 of the Zoning Code regarding the location of wireless telecommunications facilities

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

Planning & Community Development Director Murray explained that the amendments would revise or remove provisions related to wireless telecommunications facilities to bring the chapter into compliance with Iowa law, as recommended by the Planning and Zoning Commission.

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

b. Public hearing and additional action on proposal to enter into a General Obligation Loan Corporate Purpose Loan Agreement and to borrow money thereunder in a principal amount not to exceed $25,750,000

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

Assistant City Administrator Jess explained that the proposed General Obligation Bonds, in an amount not to exceed $25,750,000, would finance the SE Industrial Infrastructure, Central District Improvements, and Grant Street South Phase 1 projects. The improvements include streets, utilities, stormwater drainage, bridges, street lighting, signage, and signalization.

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

c. Public Hearing regarding the proposed adoption of an ordinance regarding establishment of the Truman Drive, NE Stormwater Connection Fee District and establishing connection fees therein

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

Bob Veenstra of Greenwood Consulting explained the proposed Truman Drive, NE Stormwater Connection Fee District and the improvements used to calculate the fee. He stated that the proposed fee is $13,890 per acre through June 30, 2027, and would become payable when property within the district is developed.

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

8. Action Items

**A virtual meeting was offered.*

a. O-261005-219 -(First Reading) Ordinance amending the Code of Ordinances of the City of Bondurant, Iowa, 2002, by amending Section 185 of the Zoning Code regarding the location of wireless telecommunications facilities
Motion by None, seconded by Lyman, to waive the first and second readings and approve the third and final reading of O-261005-219. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

b. O-261005-220 -(First Reading) Ordinance amending the City Code of the City of Bondurant by adding a new connection fee district in Chapter 105 - Truman Drive NE Stormwater Connection Fee District
Motion by Driscoll, seconded by McKenzie, to approve O-261005-220. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

c. R-261005-340-Resolution taking additional action on proposal to enter into General Obligation Corporate Purpose Loan Agreement (2026A in an amount not to exceed $25,750,000)
Motion by Cox, seconded by Driscoll, to approve R-261005-340. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

d. R-261005-350-Resolution authorizing early redemption of the General Obligation Water Bonds, Series 2014A
Motion by McKenzie, seconded by Driscoll, to approve R-261005-350. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

e. R-261005-351-Resolution authorizing early redemption of the General Obligations Corporate Purpose Bonds, Series 2018A
Motion by McKenzie, seconded by Sillanpaa, to approve R-261005-351. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

f. R-261005-344-Resolution approving the Eighth Amended and Substituted 28E Agreement for the Des Moines Area Metropolitan Planning Organization
Motion by McKenzie, seconded by Lyman, to Approve R-261005-344. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

g. R-261005-349-Resolution authorizing Payment of the $1,205,600 State Revolving Fund Planning and Design Loan (Water Treatment Facilities)
Motion by Lyman, seconded by Driscoll, to Approve R-261005-349. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

9. Reports / Comments and appropriate action thereon:

**A virtual meeting was offered.*

a. Mayor
Comments regarding America's 250 Celebration, Silo Commons Groundbreaking Ceremony, and upcoming events.

b. Council Members
Cox -- Upcoming Chamber events.
Lyman -- None.
Driscoll — Library Board meeting this week; recent events.
McKenzie — Data Center comments.
Sillanpaa — Recent traffic accidents in Polk County near Bondurant; urban chicken comments.

c. Administrator
Data Center comments, Tree Sale, Developers Conference.

d. Directors
Hagan - Department update.
Horton - Department update.
Murray - Department update.
Jess - Personnel issue discussion.
Marshman - None.
Kreuder - Department update.
Klinker-Feld - Department update.

10. **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 07:26 PM. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

Mayor Elrod closed the Closed Session at 08:01 PM.

11. Adjournment
Motion by Lyman, seconded by Sillanpaa, to adjourn at 08:01 PM. Vote on Motion 5-0. 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 October 5, 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

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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

BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT

Item No. 8.c.
For Meeting of 10/5/2026
Resolution

TITLE: -Resolution taking additional action on proposal to enter into General Obligation Corporate Purpose Loan Agreement (2026A in an amount not to exceed $25,750,000)

CONTACT PERSON:
Jene Jess, Assistant City Administrator
Marketa Oliver, ICMA-CM, SPHR, City Administrator

BRIEF HISTORY & ANALYSIS: The attached resolution takes additional action to enter into a General Obligation Corporate Purpose Loan Agreement in the principal amount not to exceed $25,750,000.

The public infrastructure projects supported by these bonds include:
SE Industrial Infrastructure: $15.429,251
Central District Improvements: $6.5M; and
Grant Street S Phase 1: $2.7M.

These bonds are general obligation bonds that will be abated by TIF collections.

FUNDING SOURCE: General Debt Service Levy abatemed by TIF

STAFF RECOMMENDATION: Approve resolution on a roll call vote.

APPROVED FOR SUBMITTAL:

ATTACHMENTS:
1. RESOLUTION NO. 261005-340