**A virtual meeting was offered.*

BONDURANT CITY COUNCIL
Minutes
October 26, 2026
Bondurant City Council

1. Roll Call

Present:	Mayor Doug Elrod, Council Member Tara Cox, Council Member Matt Sillanpaa, Council Member Chad Driscoll, Council Member Dennis Lyman
Absent:	Council Member Angela McKenzie
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 Engineer David Fliehler, Assistant City Engineer Anthony Harbaugh, Assistant City Administrator Jene Jess

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 Driscoll, seconded by Lyman, to amend the agenda by adding "BES Operations & Compensation" as Item 9b. Vote on Motion 3-0. Motion carried. Motion by Driscoll, seconded by Cox, to approve the agenda as amended. Vote on Motion 3-0. Motion carried.

5. Guests requesting to address the City Council

   None.

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.

   Council Member Sillanpaa arrived at 06:02 PM.

   a. Approval of the October 5, 2026, City Council Meeting Minutes

**A virtual meeting was offered.*

b. Claims List

c. Approval of Sponsorship/Partnership Request

d. Receive & File - Bondurant Emergency Services September Monthly Report

e. Receive & File - FY26 Street Finance Report

f. Receive & File - Parks & Recreation Board October Meeting Minutes

g. O-261005-220 -(Second 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

h. R-261026-352-Resolution adopting Rental Rules/Regulations for the Bondurant Emergency Services Training Room

i. R-261026-353-Resolution approving Early Release Guaranteed Maximum Price (GMP) Construction Packages with Henkel Construction for the Silo Commons Project

j. R-261026-354-Resolution approving the Easement for Public Trail on Lots 1 & 2 of the Civic Campus North Final Plat

k. R-261026-355-Resolution approving a Public Utility Easement on Lots 1, 2, and 3 of the Civic Campus North Final Plat

l. R-261026-356-Resolution approving a Public Storm Sewer Easement on Lot 3 of the Civic Campus North Final Plat

m. R-261026-357-Resolution approving a Public Drainage Easement on Lot 2 of the Civic Campus North Final Plat

n. R-261026-358-Resolution approving the Sanitary Sewer Easement on Outlot Y of Shiloh Rose Business Park Plat 1

o. R-261026-359-Resolution accepting the Truman Drive, NE Phase 1 Project

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p. R-261026-360-Resolution affixing a date for a public hearing for November 16, 2026, to consider a development agreement with Opus Development Company, L.L.C

q. R-261026-361-Resolution fixing a date for a public hearing on the request to rezone certain vacated public right-of-way along Eisenhower Drive, SE, and 32nd Street, SE to the M-2 Medium Industrial District for November 2, 2026, at 6:00 p.m.

r. R-261026-362-Consideration and Approval of Engagement Letter with Dorsey & Whitney LLP for Bond Counsel Services – Water Revenue Bond, Series 2026B

s. R-261026-363-Resolution approving Change Order No. 4 with Sternquist Construction for the BFSD Public Infrastructure-Truman Drive Project in the amount of -$81,832.58

t. R-261026-364-Resolution approving pay request no. 9 to Sternquist Construction for the BFSD Truman Drive Project in the amount of $3,696.67

u. R-261026-365-Resolution approving Pay Request No. 4 to McAninch Corp. for the SE Industrial Public Improvements BP1 Project in the amount of $406,255.97

v. R-261026-366-Resolution approving Pay Request No. 3 to Story Construction for the Water Treatment Facility Project in the amount of $388,421.95

w. R-261026-367-Resolution approving Pay Request No. 1 to Peterson Contractors Inc. for the CVT East Trail Extension Project in the amount of $36,288.67

x. R-261026-368-Resolution approving the Harvest Path Plat 1 Final Plat

y. R-261026-369-Resolution to fix a date for a public hearing on a proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed $42,000,000 for November 2, 2026, at 6:00 p.m. in City Hall

z. R-261026-370- Resolution approving Real Estate Purchase Agreement for the acquisition of real property

aa. R-261026-371-Resolution approving a professional services agreement with Shive-Hattery in the amount of $77,700 for design and construction management of the Pleasantview Park trail project

bb. R-261026-372-Resolution setting the date for the sale of General Obligation Urban Renewal Bonds, Series 2026A, and authorizing the use of a Preliminary Official Statement in connection therewith
Council Member Driscoll questioned item #6s.

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

7. **Public Hearing**

a. Public Hearing on Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area (2026)
Mayor Elrod opened the public hearing at 06:07 PM.

During the public hearing, City Administrator Oliver presented the proposed 2026 Urban Renewal Plan Amendment, outlining Project Porch infrastructure, art and wayfinding projects, Streets Master Plan implementation, marketing initiatives, and updates to economic development and administrative support programs. The amendment identifies up to $73.5 million in proposed debt authority anticipated over ten years.

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

b. Public Hearing on the City of Bondurant's application to the Community Development Block Grant (CDBG) Program to assist with funds to renovate 401 2nd Street, NE
Mayor Elrod opened the public hearing at 06:08 PM.

Planning & Community Development Director Murray presented the proposed application and reviewed the project's purpose, location, proposed activities, estimated costs, funding sources, anticipated submission timeframe, national objective, potential community benefits, and displacement and relocation considerations.

Staff explained that the proposed project addresses the rehabilitation of a vacant and underutilized City-owned building exhibiting blighted conditions. The need for improvements was identified through the City’s redevelopment planning and assessment of the property. The building is located at 401 2nd Street, NE within the Eastern Gateway area of the

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Grain District Planned Unit Development.

The proposed activities include building renovation and exterior/façade rehabilitation to address deterioration, improve the building's appearance and functionality, and position the property for future private business use and investment. Staff explained that the improvements are intended to eliminate blighted conditions and support the City's long-range redevelopment and revitalization goals for the surrounding area.

Staff reviewed an estimated total project cost of $275,000. The proposed funding consists of approximately $225,000 in federal CDBG assistance and an estimated City contribution of $50,000. The requested CDBG funding would assist with the proposed improvements to the building.

The anticipated application submission timeframe was identified as late 2026 or early 2027.

Staff explained that the City proposes to submit the application under the CDBG Slum and Blight National Objective. The application would address the identified blighted conditions at the property rather than qualify the project under the Low and Moderate-Income National Objective.

The anticipated community benefits include eliminating deteriorated conditions, improving the appearance and functionality of the property, encouraging reinvestment, supporting future private business use, and contributing to economic activity and redevelopment within the Grain District.

Staff reported that the property is currently vacant and that no residential or business displacement or relocation is anticipated as a result of the proposed improvements. No relocation assistance was anticipated under the proposed project scope because no residential or business occupants were expected to be displaced.

As part of the hearing, Murray invited Council and public input regarding community development and housing needs, including the needs of low- and moderate-income residents and potential projects or activities to address those needs.

Topics presented for consideration included housing availability and affordability; neighborhood revitalization; rehabilitation or reuse of vacant and underutilized properties; elimination of blighted conditions; economic development opportunities; and infrastructure and public facility improvements.

Mayor Elrod invited comments and questions concerning the proposed CDBG application, project activities, funding, anticipated benefits, displacement and relocation considerations, and community development and housing needs.

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

c. Public Hearing on 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
Mayor Elrod opened the public hearing at 06:14 PM.

During the public hearing, staff clarified that the proposed vacation and disposition of right-of-way along Eisenhower Drive SE and 32nd Street SE, associated with the Vermeer development agreement, excludes areas already held through roadway easements. Public roadway and water main easements would be established following vacation to maintain public access and protect existing City infrastructure.

Mayor Elrod closed the public hearing at 06:17 PM.

8. Action Items

a. O-261026-221 -Discussion and possible (First Reading) Ordinance amending Chapter 63, Speed Regulations
Motion by Cox, seconded by Lyman, to approve the first reading of O-261026-221. Roll Call: Ayes: Cox, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: McKenzie. Motion carried 4-0.

b. R-261026-375-Resolution to Approve Urban Renewal Plan Amendment for the Bondurant Urban Renewal Area (2026 Amendment 2)
Motion by Cox, seconded by Driscoll, to Approve R-261026-375. Roll Call: Ayes: Cox, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: McKenzie. Motion carried 4-0.

c. R-261026-373-Resolution reaffirming blight conditions at 401 2nd Street, NE, designating a Slum and Blight Target Area, and authorizing submission of an application to the Community Development Block Grant Program
Motion by Driscoll, seconded by Lyman, to approve R-261026-373. Roll Call: Ayes: Cox, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: McKenzie. Motion carried 4-0.

d. R-261026-374-Resolution approving the site plan for 2415 Robinson Avenue, NE
Michael McIntire of AECOM provided an update on the site plan.

Motion by Cox, seconded by Driscoll, to approve R-261026-374. Roll Call:

Ayes: Cox, Driscoll, Lyman. Nays: None. Absent: McKenzie. Council Member Sillanpaa lost connection to the electronic meeting during the roll call and did not cast a vote. Motion carried 3-0.

Council Member Sillanpaa rejoined the meeting electronically shortly after the vote.

9. Discussion Items -

a. Citizen Request for Late Charge Waiver
Staff presented a resident's request to waive a utility late charge due to a family medical emergency and recommended denial based on the account's history of late payments. Following discussion, the Council expressed support for waiving the late charge.

b. BES Operations & Compensation
Staff presented a report on BES operations and compensation, including call trends, billing, staffing, and shift safety. Brody Miller, president of the Bondurant Professional Firefighters, addressed the Council, requested clarification on portions of the data presented, and expressed willingness to meet for further discussion of the data, contracts, and specific differences.

10. Reports / Comments and appropriate action thereon:

a. Mayor
Recent groundbreaking ceremonies, discussed upcoming vacations and anticipated absences from meetings and events, and provided an MPO update.

b. Council Members
Sillanpaa - Friends of CVT update, crosswalk signal comments, open field comments.
Driscoll - Library update, recent event comments, BRAVO update.
Lyman - Parks & Recreation update, P&Z update.
Cox - Developers Conference comments, MAC update, recent Chamber events, November 2nd absence.

c. Administrator
Beggars Night this Saturday; REAP Grant update; Certified Sites meeting this week; Project Porch update.

d. Directors
Hagan - None.
Horton - Department update.
Murray - None.
Jess - None.
Kreuder - Department update.

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Marshman - None.
Klus - Department update.
Klinker-Feld - 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 Lyman, seconded by Cox, to adjourn at 07:48 PM. Vote on Motion 4-0. 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 26, 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