

\*A virtual meeting was offered.

BONDURANT CITY COUNCIL  
Minutes  
February 2, 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, Planning & Community Development Director Maggie Murray, Public Works Director John Horton, Fire Chief Aaron Kreuder, Library Director Michell Klinker-Feld, City Planner Isaac Pezley, City Engineer David Fliehler, Planning & Zoning Commission Member Chris Johnsen

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 06:02 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Cox, seconded by McKenzie, to amend the agenda by adding the Polk County Sheriff's Report to item #5, and to remove item #9a. Vote on Motion 5-0. Motion carried. Motion by Cox, seconded by McKenzie, to approve the agenda as amended. Vote on Motion 5-0. Motion carried.

5. Guests requesting to address the City Council

Lt. Hunt of the Polk County Sheriff's Department reported 525 calls for service in January.

a. Heith Hockenberry: Presentation of IAMU Dividends Check

Heith Hockenberry, IAMU, delivered a \$13,530.15 check to the City of Bondurant.

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 January 20, 2026, City Council Meeting Minutes

b. Claims List & Treasurer's Report

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- c. Applications for Council Approval
- d. Receive & File - BES December 2025 Monthly Report
- e. Receive & File - December 3, 2025, Library Board Meeting Minutes & December 2025 Director's Report
- f. R-260202-32- Resolution of endorsement for the City of Bondurant's grant application to the Iowa DNR's Land & Water Conservation Fund for funding to assist with developing the District Corridor Trail, Phase 2
- g. R-260202-33- Resolution approving action to order construction and set a date for bid letting and public hearing for the CVT East Trail Extension Project
- h. R-260202-34- Resolution approving pay request no. 2 to Legacy Construction for the Wolf Creek Basketball Court Project in the amount of \$21,729.37
- i. R-260202-35- Resolution approving pay requests No. 15 and 16 to Ryan Companies for the Bondurant Emergency Services Facility Project in the amount of \$187,702.76 and \$92,733.44 respectively
- j. R-260202-36- Resolution approving pay request no. 3 (Release of Retainage) to Legacy Construction for the Wolf Creek Basketball Court Project in the amount of \$9,839.50
- k. R-260202-37- Resolution authorizing the purchase of an accessible kayak launch in the amount of \$44,698 following occurrence of the preconstruction meeting for inclusion in The Garden Project
- l. R-260202-38- Resolution authorizing staff to seek competitive quotes for the Grant Street North Sidewalk Project
- m. R-260202-39- Resolution approving action to order construction and set date for bid letting and public hearing for February 17, 2026, for the Shallow Wells 5, 6, and 7 Project

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- n. R-260202-40- Resolution approving directing staff and project engineers to move forward to amend the design for wastewater conveyance from the Water Treatment Facility
- o. R-260202-41- Resolution approving a Minimum Assessment Agreement for property at 400 Commerce Parkway, SW
- p. R-260202-42- Resolution approving a Minimum Assessment Agreement for property at 2020 2nd Street, NE
- q. R-260202-43- Resolution approving the professional services agreement with Bolton & Menk Inc. for the Grant Street Corridor Study
- r. R-260202-44- Resolution approving the 32<sup>nd</sup> Street, SE/NE 62<sup>nd</sup> Avenue and NE 80<sup>th</sup> Street/Pleasant Street, SE Acquisition Plat for Recording
- s. R-260202-45- Resolution requesting ownership transfer of the Iowa Department of Transportation-owned property located at 32<sup>nd</sup> Street, SE/NE 62<sup>nd</sup> Avenue and NE 80<sup>th</sup> Street/Pleasant Street, SE to the City of Bondurant for public roadway purposes
- t. R-260202-46- Resolution approving the RISE Accomplishment Report for the 2020 RISE-awarded project of 32nd Street, SW/Highway 65
- u. R-260202-47- Resolution approving the RISE Accomplishment Report for the 2020 RISE-awarded Shiloh Rose Parkway, SW and 23rd Street, SW Project
- v. O-260202-200 - (First Reading) Ordinance Amending the Code of Ordinances by Amending Chapter 50, Nuisances Generally
- w. O-260202-201 - (First Reading) Ordinance Amending the Code of Ordinances by Amending Chapter 51, Junk and Junk Vehicles Motion by Cox, seconded by McKenzie, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

7. **Public Hearing**

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- a. Public Hearing on the adoption of the Bondurant Zoning, Sign, and Subdivision Code, including approval of the PUD Scoring Matrix  
Mayor Elrod opened the public hearing at 06:11 PM.

A public hearing was held on the adoption of the Bondurant Zoning, Sign, and Subdivision Code, including approval of the Planned Unit Development (PUD) Scoring Matrix. Chris Shires with Confluence presented an overview of the proposed code updates and scoring framework and responded to questions from the Council.

Mayor Elrod closed the public hearing at 06:51 PM.

- b. Public hearing on the request to modify the Future Land Use Map from Neighborhood Commercial and Low-Density Residential to Regional Commercial on property abutting Truman Drive, NE, and 2nd Street, NE  
Mayor Elrod opened the public hearing at 06:51 PM.

Planning and Community Development Director Murray presented a public hearing on a request to amend the Future Land Use Map, proposing a change from Neighborhood Commercial and Low-Density Residential to Regional Commercial for property located near and abutting Truman Drive, NE and 2nd Street, NE.

Mayor Elrod closed the public hearing at 06:53 PM.

- c. Public hearing on the request for rezoning from the Transitional Commercial (C-1) District to the General Commercial (C-2) District on a portion of property located at GeoParcel 8022.30.376.004  
Mayor Elrod opened the public hearing at 06:53 PM.

Planning and Community Development Director Murray presented a public hearing on a request to rezone a portion of property identified as GeoParcel No. 8022.30.376.004 from the Transitional Commercial (C-1) District to the General Commercial (C-2) District.

Mayor Elrod closed the public hearing at 06:56 PM.

- d. Public Hearing regarding action to order construction and approving bids, specifications, and form of contract for the BFSD Public Infrastructure 2nd Street, NE Improvements Project  
Mayor Elrod opened the public hearing at 06:56 PM.

Public Works Director Horton presented a public hearing regarding the action to order construction and approve the plans, specifications, and form of contract for the BFSD Public Infrastructure 2nd Street, NE Improvements Project.

Mayor Elrod closed the public hearing at 07:01 PM.

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8. Action Items

- a. O-260202-202 - (First Reading) Ordinance considering adoption of the Bondurant Zoning, Sign, and Subdivision Code  
Motion by Driscoll, seconded by Cox, to Approve the first reading of O-260202-202. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
- b. R-260202-48- Resolution adopting the PUD Scoring Matrix Policy  
Motion by None, seconded by None, to Approve R-260202-48. Roll Call: Ayes: None. Nays: None. Absent: None. Motion carried 0-0.
- c. R-260202-49- Resolution modifying the Future Land Use Map from Neighborhood Commercial and Low-Density Residential to Regional Commercial on property abutting Truman Drive, NE, and 2nd Street, NE  
Motion by Cox, seconded by Driscoll, to Approve R-260202-49. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
- d. O-260202-203 - (First Reading) Ordinance considering rezoning from the Transitional Commercial (C-1) District to the General Commercial (C-2) District on a portion of property located at GeoParcel 8022.30.376.004  
Motion by Cox, seconded by Driscoll, to Approve the first reading of O-260202-203. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
- e. O-260202-204 - (First Reading) Ordinance Amending the Code of Ordinances by Amending Chapter 27, Board of Adjustment  
Motion by Driscoll, seconded by Cox, to Approve the first reading of O-260202-204. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

9. Discussion Items -

- a. Utility Rates  
Deleted.

10. Reports / Comments and appropriate action thereon:

- a. Mayor  
Liaison updates.
- b. Council Members  
Cox - Liaison updates.  
Lyman - Liaison updates.  
Driscoll - Liaison updates.  
McKenzie - Liaison updates.  
Sillanpaa - Liaison updates.

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- c. Administrator  
The City was awarded a \$100,000 Polk County Betterment Grant.
  - d. Directors  
Hagan - Department update.  
Horton - Department update.  
Murray - Department update.  
Kreuder - 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  
Motion by Driscoll, seconded by Sillanpaa, to Move into Closed Session at 07:48. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman.  
Nays: None. Absent: None. Motion carried 5-0.
- Mayor Elrod closed the Closed Session at 08:36 PM.
12. Adjournment  
Motion by Cox, seconded by Driscoll, to adjourn at 08:36 PM. Vote on Motion 5-0. Motion carried.

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Shelby Hagan, City Clerk

ATTEST:

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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 February 2, 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