

**A virtual meeting was offered.*

BONDURANT CITY COUNCIL

Minutes

August 31, 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, Finance Director Craig Marshman, Planning & Community Development Director Maggie Murray, Parks & Recreation Director Katie Klus, City Engineer David Fliehler, Planning & Zoning Commission Member Chris Johnsen, Planning & Zoning Commission Member Brian Clayton, Planning & Zoning Commission Member Jason Vore, City Planner Isaac Pezley, Parks & Recreation Board Member Nic Robinson, Parks & Recreation Board Member Mike Mackin, Parks & Recreation Board Member Penny Moberly, Parks & Recreation Board Member Marian Collison, Parks & Recreation Board Member Seth Williams

2. Call to Order and Declaring a Quorum

Mayor Elrod called the meeting to order at 05:34 PM and declared a quorum.

3. Abstentions declared

None.

4. Perfecting and Approval of the Agenda

Motion by Driscoll, seconded by McKenzie, to amend the agenda by removing item #10c and replacing it with Homecoming Curfew. Vote on Motion 4-0. Motion carried. Motion by Driscoll, seconded by McKenzie, to approve the agenda as amended. Vote on Motion 4-0. Motion carried.

5. Guests requesting to address the City Council

None.

6. **Closed Session-** Pursuant to Iowa Code 21.5.1(j) to discuss property acquisition and 21.5.1(c) potential or pending litigation

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Motion by Driscoll, seconded by McKenzie, to Move into Closed Session at 05:36 PM. Roll Call: Ayes: Cox, McKenzie, Driscoll, Lyman. Nays: None. Absent: Sillanpaa. Motion carried 4-0.

Council Member Sillanpaa arrived at 05:57 PM.

Mayor Elrod closed the Closed Session at 06:10 PM.

7. **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. R-260831-290- Resolution affixing a date for public hearings on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder for September 21, 2026, at 6:00 p.m. at City Hall

- b. R-260831-292- Resolution Approving Updated Station Rental Rules and Regulations, Damage and Excessive Cleaning Policy, and Cleaning Fees

Mayor Elrod raised a question regarding the Men's Club and other groups requesting to use The Station at no charge for meetings. Parks and Recreation Director Klus clarified that the proposed resolution addressed cleaning and damage-related procedures, while the facility rental rules had been approved previously; the Council discussed rental eligibility, fee waivers, City sponsorships, and the consistent application of the rules to secular and religious organizations.

Motion by Cox, seconded by Lyman, to Approve the Consent Agenda. Roll Call: Ayes: Cox, McKenzie, Driscoll, Lyman, Sillanpaa. Nays: None. Absent: None. Motion carried 5-0.

8. **Public Hearing**

- a. Public Hearing on the request to rezone Parcel 7923.01.100.001 to the (M-1) Limited Industrial District

Mayor Elrod opened the public hearing at 06:23 PM.

Planning and Community Development Director Murray presented the request and noted that the Planning and Zoning Commission unanimously recommended approval.

Mayor Elrod closed the public hearing at 06:25 PM.

- b. Public hearing on the request to rezone Parcel 7923.02.200.002 to the (M-2) Medium Industrial District

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Mayor Elrod opened the public hearing at 06:25 PM.

Planning and Community Development Director Murray presented the request and noted that the Planning and Zoning Commission unanimously recommended approval.

Mayor Elrod closed the public hearing at 06:27 PM.

9. Action Items

- a. O-260817-215 - (Second and possibly Third Readings) Ordinance amending the City Code of Bondurant, Iowa by amending Chapter 27, Board of Adjustment
Motion by Cox, seconded by Driscoll, to waive the second reading and approve the third and final reading of O-260817-215. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
- b. O-260817-216 - (Second and possibly Third Reading) Ordinance Amending Ordinance No. 230 Designating an Area of Bondurant, Iowa as the Bondurant Urban Revitalization Area
Motion by Cox, seconded by Driscoll, to waive the second reading and approve the third and final reading of O-260817-216. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
- c. O-260831-217 - (First and Potentially Second and Third Readings) Ordinance on the request to rezone Parcel 7923.01.100.001 to the (M-1) Limited Industrial District
Motion by Cox, seconded by Driscoll, to waive the first and second readings and approve the third and final reading of O-260831-217. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
- d. O-260831-218 - (First and Potentially Second and Third Readings) Ordinance on the request to rezone Parcel 7923.02.200.002 to the (M-2) Medium Industrial District
Motion by Cox, seconded by Driscoll, to waive the first and second readings and approve the third and final reading of O-260831-218. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.
- e. R-260831-293- Resolution of endorsement for Project Porch application to the Iowa Economic Development Authority's Business Incentives for Growth (BIG) Program
Motion by Cox, seconded by Lyman, to Approve R-260831-293. Roll Call: Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None. Absent: None. Motion carried 5-0.

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- f. R-260831-291- Resolution approving the amended City Council Meeting Dates for Calendar Year 2026, moving the October 19, 2026, Meeting to October 26, 2026

Motion by Cox, seconded by Driscoll, to Approve R-260831-291. Roll Call:
Ayes: Cox, McKenzie, Sillanpaa, Driscoll, Lyman. Nays: None.
Absent: None. Motion carried 5-0.

10. Discussion Items -

- a. Discussion regarding Street Project Prioritization

City Administrator Oliver and Planning and Community Development Director Murray reviewed the City's current and planned street projects, capital investments, and priorities identified during the recent strategic planning session. The Council discussed project sequencing and prioritization, including the proposed expansion of the Grant Street traffic and safety study to evaluate the corridor north of Second Street.

- b. Silo Commons Discussion

City Administrator Oliver, Parks and Recreation Director Klus, Planning and Community Development Director Murray, and City Engineer Fliehler provided an update on the proposed Silo Commons stage, sound study, programming opportunities, and event parking analysis. The Council discussed the stage's size and flexibility, proposed sound standards, potential programming, and parking and traffic considerations for future events.

- c. ~~Discussion and Direction Regarding Personal Transportation Device Regulations~~ Homecoming Curfew

The Council discussed the school's request to modify the City's curfew ordinance during homecoming week. The Council expressed no support for making the change again this year, noting that regulating students' activities during homecoming was not the City's responsibility.

11. Adjournment

Motion by Cox, seconded by Sillanpaa, to adjourn at 08:53 PM. Vote on Motion 5-0. Motion carried.

Shelby Hagan, City Clerk

ATTEST:

Doug Elrod, Mayor

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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 August 31, 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