

CITY OF LEON
REGULAR COUNCIL MEETING
September 2, 2025
6:00 PM

Mayor Bob Frey called the meeting to order at 6:00 PM. Council members present were Jonathan Erb, Jerry Parsons, Tonya Lindsey, and Lisa Moffett. Trevor Brown was absent.

Also in attendance were Public Works Department Director Connor Christensen, Fire Chief Doug Moffett, Marcia Stephens, Loring Miller, Janice Eastin, Gary Eastin, Jana Rumley, Rick Swartz, Brad Swartz, Amber Swartz, Katy Swartz, Monty Beemer, Keith Hinds, Priscilla Boswell, Oscar Ortiz, Brent Buckingham, Bill Applegate, Dough Kouba, Evonne Kouba, Jim Johnston, Mike Courtney, and Jody Smith.

Motion by T Lindsey seconded by J Erb to approve the agenda. All ayes, motion carried.

Motion by J Parsons seconded by L Moffett to approve the consent agenda. All ayes, motion carried.

Motion by J Parsons seconded by J Erb to deny paying an additional \$1,000 to Community Disaster Recovery for the demolition of the house at 1202 S Main St. All ayes, motion carried.

Motion by J Parsons seconded by J Erb to approve Opening the Public hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement. All ayes, motion carried.

City Administrator Sheetz explained to the council and those present that the resolution under consideration would grant the city the authority to offer bonds to investors for the purpose of road construction.

Many individuals present were concerned with the language in the published public notice for the bond issuance. The public notice stated that there was a potential property tax increase of \$384.27 for every \$100,000 of taxable property valuation.

Administrator Sheetz explained that the public notice was legally required to contain the language about the maximum potential property tax impact of the bond issuance, but the city intends to use funding streams other than property tax to reduce the property tax burden to property owners.

Some members of the audience expressed opposition to any increase in property tax levies. In addition, some audience members were against borrowing money before having a road construction plan in place. Administrator Sheetz stated that borrowing the money for road construction would give the city the necessary funds to have the City's engineering firm assess the road conditions of the entire city, create plan options for using the funds from the bonds, and allow the council to decide how best to expend the funds.

Motion by T Lindsey seconded by J Erb to approve Closing the Public hearing on proposal to enter into a General Obligation Corporate Purpose Loan Agreement. All ayes, motion carried.

Motion by J Parsons seconded by J Erb to approve Opening the Public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement. All ayes, motion carried.

A short discussion was held with those present about the façade project and the city's required financial participation in the project to meet the grant requirements and receive \$650,000 in CDBG Grant funds.

Motion by J Erb seconded by T Lindsey to approve Closing the Public hearing on proposal to enter into a General Obligation Urban Renewal Loan Agreement. All ayes, motion carried.

Motion by J Erb to approve RESOLUTION 2025-33: RESOLUTION TAKING ADDITIONAL ACTION ON PROPOSAL TO ENTER INTO GENERAL OBLIGATION LOAN AGREEMENTS AND AUTHORIZING THE USE OF A PRELIMINARY OFFICIAL STATEMENT IN CONNECTION THEREWITH. Motion died due to the lack of a second.

Motion by L Moffett seconded by T Lindsey to table RESOLUTION 2025-33: RESOLUTION TAKING ADDITIONAL ACTION ON PROPOSAL TO ENTER INTO GENERAL OBLIGATION LOAN AGREEMENTS AND AUTHORIZING THE USE OF A PRELIMINARY OFFICIAL STATEMENT IN CONNECTION THEREWITH. L Moffett, T Lindsey, J Parsons, ayes; J Erb, nay. Motion carried.

Mike Wagner of Alliant Energy was present to discuss the gas and electric utility franchise with the city council. He informed the council that the current franchise agreement is due to expire in October of 2025, and that franchise agreements are in place for a term of 25 years.

Mr. Wagner presented the council with information regarding the process of renewing the franchise agreements, and what a franchise agreement with Alliant between the city and Alliant means. He said that the agreement allows Alliant to perform maintenance work on the gas and electric utility infrastructure within the city, and allows the city to expect proper restoration of roads and right of ways following any utility maintenance.

Finally, the option of adding a franchise fee to the agreement was discussed. The current agreement does not include a fee. If the city choose to add a fee of 1%, the city could collect this fee for certain legally allowable purposes without any increase in customer utility bills.

Motion by J Parsons seconded by J Erb to approve RESOLUTION 2025-34: A RESOLUTION DIRECTING THE TRANSFER OF \$200,000.00 FROM THE WATER FUND TO THE DOWNTOWN REVITALIZATION FUND TO PAY THE INITIAL CONTRACT COST FOR FAÇADE WORK. All ayes, motion carried.

Motion by L Moffett seconded by T Lindsey to approve signing and submitting the CDBG Downtown Façade Grant Draw Request (GAX #9) for reimbursement of \$15,012.00. All ayes, motion carried.

Motion by T Lindsey seconded by J Erb to approve CDBG Façade Grant Contractor Pay Application #1 paying Cornerstone Commercial Contractors, INC \$30,022.66 for contract materials. All ayes, motion carried.

Motion by J Parsons seconded by L Moffett to approve trading the Public Works department skid loader for a Caterpillar 270 skid steer with Ziegler Cat at a cost of \$25,500.00. All ayes, motion carried.

Mayor, Bob Frey appointed Shirley Kessel to the Decatur County Jail Authority.

Motion by L Moffett seconded by J Parsons to approve adding a Leon Rodeo logo to the white water tower painting project. All ayes, motion carried.

Motion by L Moffett seconded by T Lindsey to approve RESOLUTION 2025-35: A RESOLUTION PROVIDING FOR THE CERTIFICATION OF COSTS INCURRED FOR THE ABATEMENT OF A NUISANCE. All ayes, motion carried.

Motion by J Parsons seconded by T Lindsey to approve RESOLUTION 2025-36: A RESOLUTION PROVIDING FOR THE CERTIFICATION OF COSTS INCURRED FOR THE ABATEMENT OF A NUISANCE. All ayes, motion carried.

Motion by J Erb seconded by L Moffett to approve RESOLUTION 2025-37: A RESOLUTION PROVIDING FOR THE CERTIFICATION OF COSTS INCURRED FOR THE ABATEMENT OF A NUISANCE. All ayes, motion carried.

Motion by J Parsons seconded by T Lindsey to approve RESOLUTION 2025-38: A RESOLUTION PROVIDING FOR THE CERTIFICATION OF COSTS INCURRED FOR THE ABATEMENT OF A NUISANCE. All ayes, motion carried.

Motion by T Lindsey seconded by L Moffett to approve RESOLUTION 2025-39: A RESOLUTION PROVIDING FOR THE CERTIFICATION OF COSTS INCURRED FOR THE ABATEMENT OF A NUISANCE. All ayes, motion carried.

Motion by J Erb seconded by L Moffett to adjourn at 8:50 pm. All ayes, motion carried.

<These minutes are subject to approval at the next regularly scheduled council meeting.>

Bob Frey, Mayor

Kyle Sheetz, City Admin/Clerk