

**CITY OF LEON**  
**REGULAR COUNCIL MEETING**  
**May 12, 2025**  
**6:00 PM**

Mayor Bob Frey called the meeting to order at 6:02 PM. Council members present were Jonathan Erb, Trevor Brown, and Lisa Moffett. Tonya Lindsey and Jerry Parsons were absent.

Also in attendance were Public Works Department Director Connor Christensen, Fire Chief Doug Moffett, Shannon Erb, Cierra Fountain, and Michael Maloney from DA Davidson & CO.

Motion by T Brown seconded by L Moffett to approve the agenda. All ayes, motion carried.

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

Tonya Lindsey arrived at 6:04 pm.

Discussion of Street Project Funding:

Michael Maloney presented the council with a general overview of the funding mechanisms available to cities to fund large street projects. He also provided the council with information specific to the City of Leon's financial position. The Leon data indicates that the City of Leon can support bond issuance to fund a significant road rehabilitation project.

The conversations concluded with a discussion of the procedures that are required to implement a road project.

Discussion of TIF Commission Projects:

Shannon Erb spoke to the council about a Housing Development Support Project. The Leon TIF Commission is suggesting that the city strongly consider this TIF project. The potential of this project is to provide developers and home buyers with a cash incentive to spur new home construction.

Administrator Sheetz informed the council that he has been working the Dorsey & Whitney, the city's bond counsel, to amend the Urban Renewal Plan to include this project and the downtown façade project. If the council chooses to amend the Urban Renewal Plan at a future meeting, TIF dollars can be used to help fund each project.

## Discussion of Planning & Zoning Code Changes:

Shannon Erb presented the council with changes to the city zoning code that will modernize the current zoning map and add more zones to the current zone schedule. She also provided the council with the amended code language that is needed to support this change to the zoning map. She highlighted a new zoning code section that will provide for the allowance/regulation of tiny home.

The council plans to review the map and code language prior to a vote on the changes at the June 9 meeting.

Motion by J Erb seconded by T Lindsey to approve RESOLUTION 2025-19: RESOLUTION SETTING DATE FOR PUBLIC HEARING ON DESIGNATION OF THE EXPANDED LEON URBAN RENEWAL AREA AND ON URBAN RENEWAL PLAN AMENDMENT, setting the public hearing for June 9 at 6:00pm. All ayes, motion carried.

Motion by T Brown seconded by L Moffett to approve RESOLUTION 2025-20: RESOLUTION APPROVING THE EMPLOYMENT AND WAGE OF TEMPORARY LIFEGUARD PERSONEL, hiring 16 lifeguards. T Brown, J Erb, L Moffett, ayes; T Lindsey, abstain because her son is one of the lifeguards to be hired. Motion carried.

Motion by L Moffett seconded by J Erb to approve RESOLUTION 2025-21: A RESOLUTION DIRECTING THE TRANSFER OF \$12,000.00 FROM THE SEWER FUND TO THE SEWER SINKING FUND AND PROVIDING FOR THE REPAYMENT THEREOF. All ayes, motion carried.

Motion by T Brown seconded by J Erb to approve RESOLUTION 2025-22: A RESOLUTION DIRECTING THE TRANSFER OF \$9,963.00 FROM THE GENERAL FUND TO THE DEBT SERVICE FUND AND PROVIDING FOR THE REPAYMENT THEREOF. All ayes, motion carried.

T Brown left the meeting at 8:06 pm.

Motion by T Lindsey seconded by L Moffett to approve the 2025 Road Maintenance Project Quote from Blacktop Service CO, Humbolt, IA in the amount of \$208,575.80. All ayes, motion carried.

Motion by L Moffett seconded by J Erb to approve RESOLUTION 2025-23: RESOLUTION APPROVING THE EMPLOYMENT OF TEMPORARY MOWING PERSONEL, hiring Keaton Shuler. All ayes, motion carried.

Motion by T Lindsey seconded by L Moffett to approve the Release Of Real Estate Mortgage from Housing Rehab Grant on 205 NW 6th St Home. All ayes, motion carried.

Motion by T Lindsey seconded by L Moffett to adjourn at 8:13 pm. All ayes, motion carried.

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

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Bob Frey, Mayor

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Kyle Sheetz, City Admin/Clerk