

CITY OF LEON
REGULAR COUNCIL MEETING
June 9, 2025
6:00 PM

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

Also in attendance were Public Works Department Director Connor Christensen, Fire Chief Doug Moffett, Tim Hatfield, Penny Sheetz, Debbie Stubbs, and Jacob Farlow.

Administrator Sheetz informed the council that the agenda items pertaining to amending the city's zoning ordinance were not ready for council consideration.

Motion by T Lindsey seconded by L Moffett to amend the agenda by removing the 5 agenda items regarding amending the zoning ordinance. All ayes, motion carried.

Motion by L Moffett seconded by J Parsons to approve the amended 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 T Lindsey to approve RESOLUTION 2025-24: A RESOLUTION REQUESTING A WAGE INCREASE FOR FULL TIME PERMANENT CITY EMPLOYEES. All ayes, motion carried.

Motion by J Parsons seconded by L Moffett to approve RESOLUTION 2025-25: A RESOLUTION REQUESTING THE HIRING AND WAGE RATE OF WATER DEPARTMENT OPERATOR, hiring Jacob Farlow at a salary of \$55,000 per year. All ayes, motion carried.

Motion by J Parsons seconded by T Lindsey to approve Open the Public hearing on the expansion of the Leon Urban Renewal Area. All ayes, motion carried.

Administrator Sheetz explained that the intended action on the Urban Renewal Area would include adding one parcel to the Urban Renewal Area that was not in the area previously because it was classified as ag land. This would allow the owner of the property to participate in one of the new Urban Renewal Plan Program.

He also explained that the plan amendment also adds two new programs to the Urban Renewal Plan. The new programs are a Housing Development Support Program and a Downtown Revitalization Façade Program.

Debbie Stubbs asked for clarification on the program and asked if the intended plan amendments would affect the ability to build tiny homes in Leon. Administrator Sheetz informed her that this action has no effect on tiny home regulations.

Motion by L Moffett seconded by T Lindsey to Close the Public hearing on the expansion of the Leon Urban Renewal Area. All ayes, motion carried.

Motion by J Parsons seconded by T Lindsey to approve RESOLUTION 2025-26: A RESOLUTION TO DECLARE NECESSITY AND ESTABLISH AN URBAN RENEWAL AREA, PURSUANT TO SECTION 403.4 OF THE CODE OF IOWA AND TO APPROVE URBAN RENEWAL PLAN AND PROJECTS FOR THE LEON URBAN RENEWAL AREA. All ayes, motion carried.

Motion by T Lindsey seconded by J Parsons to approve ORDINANCE 2025-3: AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE LEON URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA. All ayes, motion carried.

Motion by J Parsons seconded by L Moffett to approve Waiving the 2nd Reading of ORDINANCE 2025-3: AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE LEON URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA. All ayes, motion carried.

Motion by L Moffett seconded by J Parsons to approve Waiving the 3rd Reading of ORDINANCE 2025-3: AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE LEON URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA. All ayes, motion carried.

Motion by L Moffett seconded by T Brown to approve RESOLUTION 2025-27: RESOLUTION AUTHORIZING ECONOMIC DEVELOPMENT GRANT AGREEMENT WITH HTH RTO, LLC AND AUTHORIZING INTERNAL ADVANCE FOR FUNDING OF ECONOMIC DEVELOPMENT GRANT THEREUNDER. All ayes, motion carried.

Motion by L Moffett seconded by J Parsons to approve RESOLUTION 2025-28: A RESOLUTION TO PARTICIPATE IN THE PLANNING AND DEVELOPMENT PROGRAMS OF THE SOUTHERN IOWA COUNCIL OF GOVERNMENTS. All ayes, motion carried.

Motion by T Lindsey seconded by L Moffett to approve RESOLUTION 2025-29: A RESOLUTION DIRECTING THE TRANSFER OF \$72,345.00 FROM THE LOCAL OPTION SALES TAX CASH FUND TO THE ROAD USE TAX FUND TO REPAY THE ROAD USE TAX FUND FOR THE EXPENSE OF STREET MAINTENANCE AND REPAIR. All ayes, motion carried.

Motion by T Lindsey seconded by L Moffett to approve a Payment of \$38,050.00 to Vander Haag's Inc for a down payment on a Ford F650 Water Truck for the Fire Department. All ayes, motion carried.

Motion by L Moffett seconded by J Parsons to approve the Demo Grant Application for 1202 S Main St. All ayes, motion carried.

Motion by T Lindsey seconded by L Moffett to adjourn at 7:18 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