

**CITY OF LEON**  
**REGULAR COUNCIL MEETING**  
**November 18, 2024**  
**6:00 PM**

Mayor Bob Frey called the meeting to order at 6:01 PM. Council members present were Jerry Parsons, Tonya Lindsey, and Lisa Moffett. Trevor Brown, and Jonathan Erb were absent.

Also in attendance was Public Works Department Director Connor Christensen, Fire Chief Doug Moffett, Emily Layton, Cierra Fountain, and Shannon Erb.

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

Motion by J Parsons seconded by L Moffett to approve the consent agenda including approving new liquor license for Rey's Steak & Bar at 202 N Main St. All ayes, motion carried.

Emily Layton, Cierra Fountain, and Shannon Erb were present at the council meeting to speak about subjects not on the meeting agenda.

They expressed their disappointment in the length of time that it has taken for the city to acquire the building at 206 N Main St through the 657A legal process.

They expressed concerns regarding activities inside the building during the recent performances of the high school play. They mentioned that they had contacted law enforcement on two occasions, and were not pleased with the results. They stated that an LLC had been created and intends to purchase the building from the current owner.

Administrator Sheetz informed the public and the council that, if the building was under new ownership, the city would cease any legal action against the property. He also advised that he believed that law enforcement would have more power to assist in control of who is allowed to enter the building after the ownership change.

Mayor Frey and Administrator Sheetz said that they would speak with Sheriff Chris Lane to get more information regarding the events that transpired during the weekend of the play performance.

Motion by J Parsons seconded by T Lindsey to approve 28E Agreement For Law Enforcement Services Between the City of Leon and the Decatur County, Iowa Addendum A – Relating to Storage Room Use. All ayes, motion carried.

Motion by J Parsons seconded by L Moffett to approve RESOLUTION 2024-42: A RESOLUTION APPROVING THE 2024 FISCAL YEAR STREET FINANCIAL REPORT. All ayes, motion carried.

Motion by T Lindsey seconded by L Moffett to approve RESOLUTION 2024-43: A RESOLUTION APPROVING THE 2024 FISCAL YEAR ANNUAL URBAN RENEWAL REPORT. All ayes, motion carried.

Motion by L Moffett seconded by J Parsons to approve RESOLUTION 2024-44: A RESOLUTION DIRECTING THE TRANSFER OF \$15,000.00 FROM THE TIF SPECIAL REVENUE FUND TO THE WATER FUND TO REPAY THE WATER FUND FOR AN INTERNAL LOAN. All ayes, motion carried.

Motion by J Parsons seconded by T Lindsey to approve RESOLUTION 2024-45: A RESOLUTION DIRECTING THE TRANSFER OF \$15,000.00 FROM THE TIF SPECIAL REVENUE FUND TO THE SEWER FUND TO REPAY THE SEWER FUND FOR AN INTERNAL LOAN. All ayes, motion carried.

Motion by T Lindsey seconded by L Moffett to approve Paying Curtis Architecture & Design, PC \$18,125 for design work completed on the Downtown Façade Grant. All ayes, motion carried.

Motion by L Moffett seconded by T Lindsey to approve Signing and Submission of General Accounting Expenditure (GAX) #1 for the SCIT Theater Catalyst Grant. All ayes, motion carried.

Motion by J Parsons seconded by L Moffett to approve Purchase of parts to repair the automatic samplers at the sewer plant from GPM for \$5,149. All ayes, motion carried.

Motion by T Lindsey seconded by L Moffett to approve the renewal of the Wellmark health insurance plan for city employees with the 6.73% decrease in premium cost. All ayes, motion carried.

Discussion of possible food truck ordinance changes:

Some local food service business owners had a conversation with DCDC Director Cierra Fountain regarding the nature of the city regulations on food trucks. Cierra put their concerns into an email to the mayor and council members. The summation was, is the council willing to revisit and/or consider addition regulation on food trucks?

Council Member Lisa Moffett stated that she had tried to meet with the concerned business owners without success.

Council Member Tonya Lindsey stated she had spoken with the owner of the new steakhouse on the square. She said that the owner did not have a problem with food trucks being in town. She continued, mentioning that the council took action to revise the city ordinance governing food truck vendors last year, and that the changes made to the

ordinance represent a compromise for competing interests. Also, she wanted to know if the owners of the food trucks were providing the additional documentation that is required due to the previous ordinance change.

Administrator Sheetz stated that city hall personnel are requiring the additional documentation when a vendor applies for a permit.

Council Member Jerry Parsons said that he doesn't see a problem with limiting the number of days that a food truck vendor can operate in the city.

Council Member Tonya Lindsey commented that she had spoken to some citizens of the community who are not in favor of a limitation on the days of operation.

No direction was given to Administrator Sheetz regarding further changes to the ordinance.

Discussion of a possible wage increase for public works employees:

Council Member Lisa Moffett stated that she believes that the employees in the Public Works Department deserve to be paid a higher wage due to the skills they possess and the workload they must bear.

Council Member Jerry Parsons asked what time of the year that we usually implement wage increases. Connor Christensen informed Parsons that wage increases usually happen on July 1 at the beginning of a new fiscal year.

Council Member Moffett continued by saying, when she was elected, she assumed that the Public Works department employees were employed as unskilled labor. She has since gained more information that makes her see these employees as skilled labor. She mentioned that the department has lost an employee due to retirement, and that she believes the workload is greater for the remaining employees. She noted many of the tasks that Public Works regularly have to perform. She is of the belief that these employees deserve a wage increase, including that she is concerned about the retention of employees.

Council Member Parsons said that he is in favor of raises for employees.

Council Member Lindsey inquired about the budget and how any increase would be funded.

Administrator Sheetz laid out a retention bonus option that would apply to all hourly employees of the city. The retention bonus would be based on an employee receiving a satisfactory performance review and the city's financial position each year. This would prevent the budgetary impact of hourly wage increases, and the funding of such a bonus

could come from the gained interest on city investments. In addition, this type of action would give the city the option to use the money for items other than wages if the financial position of the city was not as strong.

Motion by J Parsons seconded by T Lindsey to adjourn at 9:03 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