

## Shueyville City Council Meeting – February 10, 2026

Mayor Pro-Tem Joel Sennett called the regular meeting of the Shueyville City Council to order at 6:31pm on Tuesday, February 10, 2026, in the council chambers at the Shueyville Community Center.

- **Roll Call:** Council present in chambers: Bart Frisk, Joel Sennett, Doug Votroubek, Chris Lacy, Matt Wilson.
- **Consent Agenda:** Wilson motioned to approve the consent agenda, Sennett seconded. All ayes-motion carried.
- **Public Comments:** None.

### Business:

- A. Sarah Thompson from Johnson County Planning, Development, and Sustainability and Simon Andrew from Housing Fellowship appeared before council to talk about an 8-hour community development training course that will be offered through a group called Incremental Development later this fall. The program is for community leaders and those interested in getting involved in local development.
- B. City council reviewed The Secret Cellar's site plan and construction plans. The site plan first went through the Planning & Zoning Commission. They approved contingent on fire department review and septic approval by Johnson County. As fire department representative, Lacy provided comments and questions from the fire dept. Questions were raised about placement of smoke detectors, interconnected fire alarm systems, Knox Box, the shared parking agreement with Chalupsky's Nursery for overflow parking, and occupancy limits. It was confirmed that once approved by the city, the site plan and construction plans would go to Johnson County for county permit approval. Johnson County will complete all building inspections. Lacy motioned to approve the site plan application, Sennett seconded. All ayes- motion carried. The site plan and construction plans will go to Johnson County for review.
- C. City council sent a notice in August 2025 to a resident regarding a dangerous building located on their property that required repair or demolition. The notice required action within 90 days. Although the resident has been communicating with the city about the dangerous building, the requirements of the notice have not been met. City council would like the city attorney's opinion on their options for removal of the building. Wilson motioned to allow an extension of the original timeline provided in the notice to April 30<sup>th</sup>, Frisk seconded. All ayes- motion carried. A second notice will go out with instructions to either demolish or make repairs to the building before April 30<sup>th</sup>.
- D. 120<sup>th</sup> St. and Club Road reconstruction project:
  - a. Maggie Burger of Speer Financial, the city's financial advisor, provided information outlining a financing plan for the reconstruction project. The current estimate for the project is \$1.6million. Burger has recommended the city hold a bond sale for \$1million and use the city's reserve funds for the remaining \$600k. TIF revenue would be used to make principal and interest payments on the bond, with the first few interest payments being made from the city's road use fund. Burger is also recommending the early repayment of a current bond to fit a repayment schedule without certifying for additional TIF revenues.
  - b. Johnson County sent correspondence regarding costs and timeline of the reconstruction project, since this would be a joint effort between the city and county. City engineer Dave Schechinger is recommending, based on this correspondence, that the city move forward to begin the Club Road reconstruction portion of this project. The city wants to upgrade this section of roadway on Club Road from 120<sup>th</sup> St. to Water Street to curb and gutter and include sidewalk on the east side of the street. There was a question about erosion control on this portion of Club Road, and Dave confirmed it would be addressed with the upgrade to curb and

gutter. The remaining section of north Club Road and east 120<sup>th</sup> St. would follow the county's timeline, which will likely be later this year into next year. Questions about widening the shoulders on 120<sup>th</sup> St. greater than the proposed 4ft. length were addressed. Since this section of 120<sup>th</sup> St. reconstruction will be following a later timeline, these questions can be discussed further and decided later.

- c. Specs for the curb and gutter section of Club Road from 120<sup>th</sup> St. to Water St. were reviewed along with an engineering services contract with Dave Schechinger's firm, Veenstra & Kimm, for the reconstruction project. Wilson made a motion to move forward with the plans for the curb and gutter section of Club Road and authorized the mayor to sign the engineering services agreement on the city's behalf. Frisk seconded the motion. All ayes- motion carried.
- E. Lacy motioned to set a special meeting to hold a public hearing for the proposed property tax rate of \$6.78 for Tuesday, April 14, 2026, at 6:30pm. Sennett seconded this motion. All ayes- motion carried. Residents will receive a proposed property tax notice from Johnson County. The public hearing will be held in a separate meeting, just before the regular council meeting starts on April 14, 2026. The proposed tax rate is the same rate that was set last year.
- F. Update from snow removal contractor, Brown's Concrete and Backhoe, regarding salt shortage. The city's contract with Cargill for road salt went unfulfilled and Cargill no longer is selling salt this season. Browns has another source lined up, but with the salt shortage the cost markup is near 80%. For next season, the city is working on getting on the DOT's salt bid.
- G. City council reviewed the request for proposals for a city mowing contract. Lacy asked that we add bush trimming, cleanout of leaf drift, and mulch at both 2857 and 2863 120<sup>th</sup> St. properties. Lacy motioned to open the bid for a city mowing contract, Wilson seconded. All ayes- motion carried. The bid will close at 5pm on the day of the next council meeting, Tuesday, March 10<sup>th</sup>.
- H. Council reviewed recommendations from Planning & Zoning Commission regarding updating the city's Comprehensive Plan by initiating a new community survey and amending the subdivision regulations to include public street dedication in new developments. Wilson motioned to initiate the process of updating the city's Comprehensive plan with a community survey, Sennett seconded. All ayes- motion carried. Lacy motioned to draft an amendment to the city's subdivision regulations using the example provided from the City of Solon's code of ordinances. Wilson seconded the motion. All ayes- motion carried.

**Sennett motioned to adjourn, Wilson seconded. All ayes- meeting adjourned at 8:10pm.**

**Meetings:** The next city council meeting will be held on Tuesday, March 10<sup>th</sup> at 6:30pm.

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Chase Lang, Mayor

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Leah Kolar, City Clerk