

## Shueyville City Council Meeting – March 11, 2025

Mayor Coonfare called the regular monthly meeting of the Shueyville City Council to order at 6:30pm on Tuesday, March 11, 2025, in the council chambers at the Shueyville Community Center.

**Roll Call** – Council present in chambers: Doug Votroubek, Bart Frisk, Becky Neuhaus, Patty Stephens, Chris Lacy.

**Consent Agenda:** Question about the building permit approved at 1173 Mill St. Neuhaus motioned to approve the consent agenda, Lacy seconded. All ayes- motion carried.

**Public Comments, Items not on Agenda:** Concerns over the decision by City Council to purchase and make repairs at 2857 120<sup>th</sup> St. NE when Club Road needs repair. City Engineer Dave Schechinger explained that the repairs to Club Road are being wrapped into a larger, Johnson County road project as per the Curtis Bridge Road agreement. This road project is on the County's 5-year plan. As far as the property at 2857 120<sup>th</sup> St. NE, City Council was presented with an opportunity to purchase the property. Being adjacent to the community center, Council decided to move forward with the purchase in the cause of future development. In the short term, the city plans to rent the property as a source of revenue for the city and is making minor repairs to make it suitable as such.

### Business:

1. Estimates for repair work at 2857 120<sup>th</sup> St. NE from Ace Handyman, Mr. Handyman of Cedar Rapids and Iowa City, and Panosh Construction were reviewed and compared for several small projects to update and ensure safety of future tenants. Stephens motioned to approve the quote from Panosh Construction for \$4,213.00, Frisk seconded. All ayes- motioned carried.
2. A property management agreement from United Properties LLC for 2857 120<sup>th</sup> St. NE was reviewed and discussed. The city attorney made some revisions and comments on parts of the agreement. City council directed the city clerk to send the revised agreement to United Properties LLC for feedback.
3. A subdivision request for 1257 Winchester Dr. was reviewed. The subdivision includes one lot, and the remaining property is an outlot. Shueyville planning and zoning commission met on Monday, February 24<sup>th</sup> at 7pm to discuss this request and sent a favorable recommendation to city council, with a contingency that any future development of the outlot would include Lot 1 of the original subdivision, to maintain Shueyville's subdivision regulations. Representatives from Winchester Drive HOA were present at the meeting and raised concern over the lack of a signed road agreement between the property owner and Winchester Drive HOA. The City Engineer and City Attorney weighed in on this matter, advising that the easement agreement for Winchester Drive allowed the property owner at 1257 Winchester Drive access to their property, and the HOA road maintenance agreement was not the city's concern, and would not prevent the city in moving forward with the subdivision request. After hearing several concerned citizens, City Council decided to direct the City Attorney to reach out to the attorney for Winchester Drive HOA to review and discuss the various road maintenance agreements/easements/documents in question. The subdivision request is to be reviewed again at the next city council meeting on Tuesday, April 8<sup>th</sup> at 6:30pm.
4. A rezoning request for The Secret Cellar at 1205 Curtis Bridge Road was reviewed. The request is for a change of zoning from C-1 Commercial to C-2 Old Town Commercial. The reason for this request is to permit narrower setbacks to accommodate a new building and the necessary parking requirements. Shueyville planning and zoning commission met on Monday, February 24<sup>th</sup> at 7pm to discuss this request and sent a favorable recommendation to the city council. The owner of The Secret Cellar requested the rezoning fee be waived since the reconstruction of

Curtis Bridge Road breached her property, putting her into a position that required her to rezone. Stephens motioned to waive the rezoning fee for The Secret Cellar, Votroubek seconded. All ayes- motion carried. Stephens motioned to set a public hearing for the rezoning of this property at the next city council meeting on Tuesday, April 8<sup>th</sup> at 6:30pm, Neuhaus seconded. All ayes- motion carried. Mailed notice of the public hearing will be sent to all property owners within 200 feet of 1205 Curtis Bridge Road.

**Adjourn:** Motion by Frisk, seconded by Neuhaus to adjourn at 7:22pm.

**Meetings:** Next regular Council meeting will be Tuesday, April 8, 2025, at 6:30pm.

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Mickey Coonfare, Mayor

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Leah Kolar, City Clerk