

The public was offered to participate by Zoom audio internet connection or by phone.

The City Council of the City of Harlan, Iowa met pursuant to law and the rules of said Council in regular session, in the Council Chambers at 5:15 o'clock P.M. the 21st day of April 2026. The meeting was called to order by Jay Christensen, Mayor in the Chair, and the following Council members were:

PRESENT: Jennifer Kelly, Richard Petersen, Kyle Lindberg, Aaron Nippert, Troy Schaben, Sharon Kroger.

ABSENT: None

The City Clerk presented the agenda. It was moved by Lindberg and seconded by Nippert to approve the agenda. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

The Mayor asked the Council members to state any conflicts of interest, as applicable.

All items listed under the Consent Agenda will be enacted by one motion with a roll call vote. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion. Consent Agenda items may include any non-controversial subjects.

- A. Minutes of the 04-07-26 Special Council Meeting and 04-07-26 Council meeting
- B. Claims List No. 1360 in the amount of \$405,129.69
- C. HMU Sewer & Landfill Reconciliation Report for February 2026
- D. Sheriff's Statistical Report for March 2026
- E. Renewal Application for Hy-Vee Inc DBA Hy-Vee, Class "B" Retail Alcohol License
- F. Renewal Application for Olde Westside Lounge LTD DBA Old Westside Lounge, Class "C" Retail Alcohol License with outdoor service

It was moved by Petersen and seconded by Kelly that the items on the Consent Agenda be approved and adopted. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben, Kroger. NAYS: None. Motion carried and the Consent Agenda items were approved and adopted.

The Mayor announced that this is the time and place for the public hearing regarding the Proposed FY 26/27 Annual Budget. It was moved by Petersen and seconded by Kroger to open the public hearing. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben, Kroger. NAYS: None. Motion carried. The Public Hearing was opened at 5:18 P.M.

No oral or written objections were stated or filed.

It was moved by Nippert and seconded by Kroger to close the hearing at 5:19 P.M. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

Council Member Lindberg introduced Resolution No. 2639 – Resolution Adopting the Annual Budget for Fiscal Year Ending June 30, 2027. Council Member Kroger seconded the motion. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

The Mayor announced that this is the time and place for the public hearing regarding the Sale of City Owned Lots 21-23 and 25 of G.H. Christiansen Subdivision in the City of Harlan, Iowa to Hansen House Harlan LLC. It was moved by Petersen and seconded by Kroger to open the public hearing. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben, Kroger. NAYS: None. Motion carried. The Public Hearing was opened at 5:20 P.M.

No oral or written objections were stated or filed.

It was moved by Lindberg and seconded by Petersen to close the hearing at 5:22 P.M. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

Council Member Kroger introduced Resolution No. 2640 – Resolution Approving the Execution and Entering into a Real Estate Contract with Hansen House Harlan LLC, for the Sale and Conveyance of City Owned Property Described as Lots 21-23 and 25 in G.H. Christiansen Subdivision in the City of Harlan, Iowa. Council Member Kelly seconded the motion. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

It was moved by Lindberg and seconded by Kelly to approve 2026 Street Maintenance Project bid report and accept low bid from Western Engineering. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

It was moved by Nippert and seconded by Lindberg to approve Notice of Nuisance Fees and Charges. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben. ABSTAIN: Kroger due to conflict of interest. NAYS: None. Motion carried.

It was moved by Lindberg and seconded by Petersen to approve added permit language for sewer line restoration responsibility to Sewer Permits. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

It was moved by Lindberg and seconded by Kroger to approve quote from Communication Innovators for the Acoustic Enhancement Project at the Harlan Veterans Memorial Auditorium. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

Council Member Petersen introduced Resolution No. 2641 – Resolution to set a date for Public Hearing Tuesday, May 5th, 2026 at 5:15 P.M. regarding the Proposed Sale of City Owned Lots 40-44 of G.H. Christiansen Subdivision in the City of Harlan, Iowa to Sheehan Holdings LLC. Council Member Lindberg seconded the motion. Roll call vote: AYES: Kelly, Petersen, Lindberg, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

The City Administrator presented his report.

The Mayor presented his report. An Arbor Day Proclamation was read.

Updates were presented by Harlan Municipal Utilities, and the Shelby County Sheriff's Department.

There being no further business, the meeting was adjourned.

Ashley Schleis, City Clerk

Jay Christensen, Mayor

“These minutes are as recorded by the Clerk and are subject to Council approval at the next regular meeting.”