CITY OF HARLAN – HARLAN, IOWA – OCTOBER 20, 2026

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 20th day of October 2026. The meeting was called to order by Jay Christensen, Mayor in the Chair, and the following Council members were:

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

The City Clerk presented the agenda. It was moved by Petersen and seconded by Kroger to approve the agenda. Roll call vote: AYES: Petersen, 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 10-06-26 Council meeting
B. Claims List No. 1372 in the amount of $175,677.80
C. Expenditure & Revenue reports for the month of September 2026
D. HMU Sewer & Landfill Reconciliation Report for August 2026 and September 2026
E. Sheriff's Statistical Report for September 2026

It was moved by Nippert and seconded by Schaben that the items on the Consent Agenda be approved and adopted. Roll call vote: AYES: Petersen, 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 approval of a Proposed Amendment No. 2 to the Amended and Restated Harlan Urban Renewal Plan for an Urban Renewal Area in the City of Harlan, State of Iowa. It was moved by Kroger and seconded by Petersen to open the Public Hearing. Roll call vote: AYES: Petersen, Nippert, Schaben, Kroger. NAYS: None. Motion carried. The Public Hearing was opened at 5:17 P.M.

No oral or written objections were stated or filed.

It was moved by Petersen and seconded by Kroger to close the public hearing at 5:18 P.M. Roll call vote: AYES: Petersen, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

Council Member Schaben introduced Resolution No. 2659 – Resolution determining an area of the city to be an Economic Development and Blighted Area, and that the Rehabilitation, Conservation, Redevelopment, Development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; Designating such area as appropriate for Urban Renewal Projects; and Adopting Amendment No. 2 to the Amended and Restated Harlan Urban Renewal Plan. Council Member Nippert seconded the motion. Roll call vote: AYES: Petersen, Nippert, Schaben, Kroger. NAYS: None. Motion carried and the Resolution was duly adopted.

Mayor Christensen introduced Ordinance No. 2026-05 – An Ordinance amending Ordinance Nos. 1989-3, 1992-02, 2002-01, 2005-04, 2006-10, 2008-08, and 2009-01, providing that general property taxes levied and collected each year on all property located within the Amended Harlan Urban Renewal Area, in the City of Harlan, County of Shelby, State of Iowa, by and for the benefit of the State of Iowa, City of Harlan, County of Shelby, Harlan Community School District, and Other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Amended Harlan Urban Renewal Area **(Area removed by Amendment No. 2 to the Amended and Restated Harlan Urban Renewal Plan)** It was moved by Petersen and seconded by Schaben that Ordinance No. 2026-05 now be read for the first time. Roll call vote: AYES: Petersen, Nippert, Schaben, Kroger. NAYS: None. Motion carried and the first reading of Ordinance 2026-05 was passed.

It was moved by Schaben and seconded by Kroger to receive and file Planning & Zoning Commission minutes from 10-14-2026. Roll call vote: AYES: Petersen, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

Council Member Kroger introduced Resolution No. 2660 – Resolution setting date for public hearing on the proposed rezoning of 2001 College Place, Harlan, Iowa. Council Member Petersen seconded the motion. Roll call vote: AYES: Petersen, Nippert, Schaben, Kroger. NAYS: None. Motion carried and the Resolution was duly adopted.

It was moved by Kroger and seconded by Nippert to approve Change Order from Patriot's Choice for the Airport Pavement Re-Hab/Crack Seal Project at the Airport in the amount of $6,836. Roll call vote: AYES: Petersen, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

It was moved by Petersen and seconded by Nippert to approve River Access Project Payment #5 to Christensen Bros, Inc. in the amount of $13,372.92. Roll call vote: AYES: Petersen, Nippert, Schaben, Kroger. NAYS: None. Motion carried.

The City Administrator presented his report.

The Mayor presented his report.

Updates were presented by the Shelby County Chamber of Commerce & Industry and Harlan Municipal Utilities.

There being no further business, the meeting was adjourned.

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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."