

CITY OF MONTEVIDEO
SPECIAL CITY COUNCIL MEETING
January 12, 2026

The city council met in a special meeting on Monday, January 12, 2026 in the council chambers at city hall. President Curtiss called the meeting to order at 7:00 P.M. The special meeting had been set by the council on January 5th for the approval of two final plats, a conditional use permit and cosidering a site plan for a proposed car wash and any other business that might come before the council.

Council members present: Bryce Curtiss, Steve Sulflow, Dan Sanborn and Beverly Olson (arrived at 7:04). Absent: Dean Matthys. Mayor Bulman present.

Also present was City Manager Robert Wolfington, Community Development Coordinator Jessica Dahms, City Engineer Mike Amborn, City Attorney Janice Nelson and City Clerk Tami Schuelke-Sampson.

2. General Business Items.

2(A) PRELIMINARY & FINAL PLAT APPROVAL - CITIZENS ADDITION.

City Manager Wolfington reported that the Montevideo Planning Commission had met at 6:00 P.M. and unanimously recommended approval for the preliminary and final plat to be recorded for Citizens Addition.

It was moved by Sanborn, seconded by Sulflow and unanimously passed to approve the preliminary and final plat for Citizens Addition, as recommended by the planning commission.

2(B) FINAL PLAT APPROVAL - SPORTY LANE ADDITION.

City Manager Wolfington reported that the Montevideo Planning Commission had met at 6:00 P.M. and unanimously recommended approval for the final plat to be recorded for Sporty Lane Addition. At the October 20, 2025 the Montevideo City Council approved the preliminary plat.

It was moved by Sulflow, seconded by Sanborn and unanimously passed to approve the final plat for Sporty Lane Addition, as recommended by the planning commission.

2(C) FRANKENA & JAMES CUP/APARTMENTS ON SECOND FLOOR ON 1ST STREET.

Staff reported that in a meeting held earlier, the Montevideo Planning Commission had conducted a public hearing on a conditional use permit request submitted by Mark Frankena and Steven James, 115 South 1st Street, to allow apartments on the second floor of a building in a B1 - Business District. Following discussion, the commission unanimously recommended its approval.

It was moved by Sulflow, seconded by Sanborn and unanimously passed to approve the conditional use permit, as recommended by the planning commission.

2(D) SITE PLAN REVIEW - MIDWEST RENTALS, LLC.

City Manager Wolfington reported that the Montevideo Planning Commission had met at 6:00 P.M. to conduct a site plan review for Midwest Rental, LLC. They are looking to build a new car wash at a site located west of Walmart on 28th Street in Montevideo. Following its discussion, the commission unanimously recommend approval.

It was moved by Sulflow, seconded by Olson and unanimously passed to approve the site plan review, as recommended by the planning commission.

2(E) OTHER

- None.

3. Closed Session.

At 7:06 P.M., a brief recess was taken to allow members of the audience to leave the council chambers prior to the Closed Session.

3(A) CLOSED SESSION - REAL ESTATE TRANSACTION.

At 7:07 P.M., the council moved into closed session to discuss a real estate transaction involving a parcel of land located 310 Eureka Avenue known as Parcel ID #70-375-0710. In attendance were council members Olson, Sulflow, Sanborn and Curtiss, Mayor Bulman, City Manager Wolfington, City Clerk Schuelke-Sampson and City Attorney Nelson. The closed session was recorded on a flash drive which will be kept in

Minutes/City Council Special Meeting
January 12, 2026
Page No. 3

accordance with the city's adopted records retention schedule, after which time the media will be destroyed.

The closed session ended at 7:36 P.M. and the council moved back into regular session
Meeting adjourned at 7:37 P.M.

Secretary

Approved by council January 20, 2026:

President - City Council