

MINUTES OF REGULAR COUNCIL MEETING OCTOBER 25, 2022

The Shenandoah City Council met in regular session on October 25, 2022 at 6:00 P.M. in the Council Chambers of City Hall. Present were Mayor Roger McQueen and Councilmembers Rita Gibson, Jon Eric Brantner, Kim Swank, and Richard Jones. Also present were City Clerk Karla Gray, City Administrator AJ Lyman and City Attorney Mahlon Sorensen.

Gibson moved; Graham seconded approving the agenda. Passed unanimously.

Gibson moved; Jones seconded approving the consent agenda that includes the minutes of the October 11, 2022 regular meeting; approving Craig Gardner as a Volunteer Firefighter; and approving September 2022 Treasurer's report. Passed unanimously.

Swank moved; Gibson seconded approving the Abstract of Claims #2023-08 for \$253,288.87. Passed unanimously.

There was a discussion regarding the nuisance property located at 704 8th Ave. Owners Robert and Rose McCoy requested a hearing and asked the Council for an additional 90 days to re-construct the shed so it will pass the building maintenance standards. David Riedemann [Building Inspector] and Justin Marshall [Fire Chief/Nuisance] gave a quick update regarding the safety issues and concerns of the building that could be detrimental to the homeowners and surrounding property owners. Brantner moved; Gibson seconded approving a 90-day extension to rectify construction deficiency at 704 8th Ave. and removal all electrical immediately and have regular communication with building inspector. Passed unanimously.

Jones moved; Gibson seconded setting a consultation meeting on November 2, 2022 at 10:00 A.M. and a Public Hearing on November 22, 2022 at 6:00 P.M. on a proposed amendment No. 4 to the amended and restated Shenandoah Urban Renewal Plan in the City of Shenandoah, State of Iowa [Res. 2022-63]. Passed unanimously.

Gibson moved; Jones seconded setting a Public Hearing on November 22, 2022 at 6:00 P.M. on the proposal to enter into a Development Agreement with Shenandoah Senior Villas, LP [Res. 2022-62]. Passed unanimously.

Gibson moved; Graham seconded setting a Public Hearing on November 22, 2022 at 6:00 P.M. on the proposal to enter into a Development Agreement with Community 1st Credit Union [Res. 2022-64]. Passed unanimously.

Graham moved; Gibson seconded setting a Public Hearing on November 22, 2022 at 6:00 P.M. on the proposal to enter into a Development Agreement with Green Plains Shenandoah LLC [Res. 2022-65]. Passed unanimously.

Swank moved; Gibson seconded setting a Public Hearing on November 22, 2022 at 6:00 P.M. on the proposal to enter into a Development Agreement with MALOJA, L.L.C. [Res. 2022-66]. Passed unanimously.

Gibson moved; Brantner seconded approving an agreement between the City of Shenandoah and Community 1st Credit Union for the installation of a traffic light at 700 S. Fremont [City cost will be half of the project cost or \$75,000, whichever is less]. Passed unanimously.

Gibson moved; Brantner seconded approving a Task Order Agreement between the City of Shenandoah and JEO Consulting Group Inc. for the Southwest Road Bridge Replacement Final Design [Amount estimated at \$41,370.00]. Passed unanimously.

Jones moved; Graham seconded approving a request for a 180-day extension on rehab contract for 510 Tassa [Robert Stuck] [1st extension expires on October 31, 2022]. Passed unanimously.

Gibson moved; Jones seconded approving Solicitation of bids for the sale of City owned property [Greenhouse only] located at 1307 W. Sheridan Ave. and authorize City Clerk to publish notice. Passed unanimously.

Brantner moved; Jones seconded tabling the selection of a project to support and apply to IEDA Catalyst Grant Program. Tabled unanimously.

Jones moved; Graham seconded approving sewer adjustment request for 907 8th Ave. in the amount of \$207.23 for October 2022 [September usage] Sewer Charges [Kris Vanni]. Passed unanimously.

Brantner moved; Gibson seconded setting Date for first and second Council meetings to December 6, 2022 and December 20, 2022 [Originally scheduled for December 13, 2022 and December 27, 2022]. Passed unanimously.

Jones moved; Gibson seconded approving the Forum to Revitalize Shenandoah request of Public Benefit Status for the use of Priest Park for a community trick or treat gathering on October 30, 2022 from 1:30 P.M. to 3:00 P.M. Passed unanimously.

For Citizens Opportunity to Address the Council- Craig Lundgren requested additional information on the sale of Greenhouse. Linda Davis asked if they City would be able to fix the chair lift at the Golf Course.

For Council/Committee Reports— Swank: Gave Tree Board updates. Brantner: Gave SCIA updates. Toni: Gave Library Updates.

Items for Future Agenda—Catalyst Grant

There being no further business, Brantner moved, Gibson seconded to adjourn the meeting. The Mayor therefore declared the meeting adjourned at 7:15 P.M. and to reconvene at the next regular council meeting on November 8, 2022, at 6:00 P.M.

s/s Roger McQueen, Mayor

s/s Karla Gray, City Clerk/Treasurer