

MINUTES OF REGULAR COUNCIL MEETING NOVEMBER 22, 2022

The Shenandoah City Council met in regular session on November 22, 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, Toni Graham and Richard Jones. Also present were City Clerk Karla Gray, City Administrator AJ Lyman and City Attorney Mahlon Sorensen.

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

At 6:02 P.M., the Mayor announced that this was the date, time, and place for the public hearing on proposed Amendment No. 4 to the Amended and Restated Shenandoah Urban Renewal Plan. City Administrator Lyman explained the amendment includes the two voluntarily annexed properties [602 S. Fremont and 700 S. Fremont]. No other oral comments were made and no written comments were received in the Clerk's office.

The Mayor closed the Public Hearing at 6:02 P.M.

At 6:03 P.M., the Mayor announced that this was the date, time, and place for the public hearing on the Development Agreement between the City of Shenandoah and Shenandoah Senior Villas, LP. Citizen John Greenleaf asked several questions. Developer Andrew Danner was also in attendance and answered his questions. No other oral comments were made and no written comments were received in the Clerk's office.

The Mayor closed the Public Hearing at 6:06 P.M.

At 6:06 P.M., the Mayor announced that this was the date, time, and place for the public hearing on the Development Agreement between the City of Shenandoah and Community 1st Credit Union. No oral comments were made and no written comments were received in the Clerk's Office.

The Mayor closed the Public Hearing at 6:06 P.M.

At 6:07 P.M., the Mayor announced that this was the date, time, and place for the public hearing on the Development Agreement between the City of Shenandoah and Green Plains, LLC. Citizens asked questions regarding the planned expansion. GPRE Representatives was also in attendance and answered those questions. No other oral comments were made and no written comments were received in the Clerk's Office.

The Mayor closed the Public Hearing at 6:11 P.M.

At 6:11 P.M., the Mayor announced that this was the date, time, and place for the public hearing on the Development Agreement between the City of Shenandoah and MALOJA, LLC. Margaret Brady informed council on building updates. No other oral comments were made and no written comments were received in the Clerk's Office.

The Mayor closed the Public Hearing at 6:12 P.M.

At 6:13 P.M., the Mayor announced that this was the date, time, and place for the public hearing on the Sale of City owned property located at 300 Pine St. to Nishna Productions, Inc. in the amount of \$1,000.00 [contingent upon the completion of an environmental review]. No oral comments were made and no written comments were received in the Clerk's Office.

The Mayor closed the Public Hearing at 6:13P.M.

Gibson moved; Brantner seconded approving the consent agenda that includes the minutes of the November 8, 2022 regular meeting. Passed unanimously.

Jones moved; Gibson seconded approving the Abstract of Claims #2023-10 for \$549,473.72. Passed unanimously.

Gibson moved; Brantner seconded Deferring action until December 6, 2022 on determining an area of 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; designation such area as appropriate for urban renewal projects; and adopting Amendment No. 4 to the Amended and Restated Shenandoah Urban Renewal Plan. Passed unanimously.

Gibson moved; Brantner seconded Deferring action until December 6, 2022 on approving a Development Agreement between the City of Shenandoah and Shenandoah Senior Villas, LP. Passed unanimously.

Jones moved; Graham seconded Deferring action until December 6, 2022 on approving a Development Agreement between the City of Shenandoah and Community 1st Credit Union. Passed unanimously.

Gibson moved; Graham seconded Deferring action until December 6, 2022 on approving a Development Agreement between the City of Shenandoah and Green Plains Shenandoah, LLC. Passed unanimously.

Graham moved; Gibson seconded Deferring action until December 6, 2022 on approving a Development Agreement between the City of Shenandoah and MALOJA, LLC. Passed unanimously.

Swank moved; Gibson seconded Approving the sale of City owned property located at 300 Pine St. to Nishna Productions, Inc. in the amount of \$1,000.00 [contingent upon the completion of an environmental review]. Passed unanimously.

Gibson moved; Brantner seconded Approving a request for a 180-day extension on rehab contract for 208 E. Sheridan Ave. [David Gutierrez] [Rehab term expired 11/10/2022]. Passed unanimously.

Swank moved; Gibson seconded Amending Ordinance No. 2008-09, 2015-14, 2020-01 [As corrected by 2020-01A] and 2020-06 [TIF Ordinance] and setting a Public Hearing on December 6, 2022 at 6:00 P.M. Passed unanimously.

Swank moved; Gibson seconded Approving FY 2022 Annual Finance Report to Iowa Department of Management/State Auditor [Due December 1, 2022]. Passed unanimously.

Gibson moved; Jones seconded Approving Shenandoah Chamber and Industry's Street Closure request for Night the Light's come on event [November 26,2022]. Passed unanimously.

For Citizens Opportunity to Address the Council— None.

Council/Committee Reports—Swank: Gave Park/Rec, and Golf Course updates. Brantner: Gave Library Updates.

Items for Future Agenda—Proposed Amendment to Shenandoah Urban Renewal Plan [Dec. 6], Development Agreement with Shenandoah Senior Villas [Dec. 6], Development Agreement with Community 1st Credit Union [Dec. 6], Development Agreement with Green Plains Shenandoah, LLC [Dec. 6], Development Agreement with MALOJA, LLC [Dec. 6], Public Hearing- TIF Ordinance [Dec. 6], and Public Hearing- Sale of City owned property [Greenhouse only] [Dec. 20].

There being no further business, Graham moved, Gibson seconded to adjourn the meeting. The Mayor therefore declared the meeting adjourned at 6:25 P.M. and to reconvene at the next regular council meeting on December 6, 2022, at 6:00 P.M.

s/s Roger McQueen, Mayor

s/s Karla Gray, City Clerk/Treasurer