

## MINUTES OF REGULAR COUNCIL MEETING JULY 23, 2024

The Shenandoah City Council met in regular session on July 23, 2024 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.

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

At 6:01 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 809 5<sup>th</sup> Ave. [Hannah Rief; \$2,576.00]. Oral comments were made by Nicole Cole on behalf of Hannah Rief. No other oral comments were made and zero written comments were received in the Clerk's office.

The Mayor closed the Public Hearing at 6:03 P.M.

At 6:03 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 706 9<sup>th</sup> Ave. [Brian Palmer; \$2,000.00]. No oral comments were made and zero written comments were received in the Clerk's office.

The Mayor closed the Public Hearing at 6:04 P.M.

At 6:04 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 301 College St. [Nathan Priest; \$400.00]. Oral comments were made by the Council with Nathan Priest clarifying what his plans were with the green space. No other oral comments were made and zero written comments were received in the Clerk's Office.

The Mayor closed the Public Hearing at 6:07 P.M.

At 6:07 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 1115 W. Lowell Ave. [Pierre Taylor; \$20.00]. Oral comments were made by Pierre Taylor who presented his house designs for both properties located at 1115 W. Lowell Ave. and 1117 W. Lowell Ave. Other comments were made by Councilmembers on the construction plan and time frame. No other comments were made and one written comment was received by Robert McConkey in the Clerk's office.

The Mayor closed the Public Hearing at 6:27 P.M.

At 6:27 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 1117 W. Lowell Ave. [Pierre Taylor; \$20.00]. No oral comments were made and one written comment was received by Robert McConkey in the Clerk's office.

The Mayor closed the Public Hearing at 6:27 P.M.

At 6:27 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 604 Palm Ave. [Ron LaRock; \$2,000.00]. Councilmember Swank asked about the zoning process. City Administrator Lyman stated that the owner would have to apply for the requested change. No other oral comments were made and zero written comments were received in the Clerk's office.

The Mayor closed the Public Hearing at 6:28 P.M.

At 6:28 P.M., the Mayor announced that this was the date, time and place for the public hearing on the Amendment of Chapter 92 of the Code of Ordinances pertaining to water rates, first reading. No oral comments were made and zero written comments were received in the Clerk's office.

The Mayor closed the Public Hearing at 6:28 P.M.

At 6:28 P.M., the Mayor announced that this was the date, time and place for the public hearing on the Amendment of Chapter 99 of the Code of Ordinances pertaining to sewer rates, first reading. No oral comments were made and zero written comments were received in the Clerk's office.

The Mayor closed the Public Hearing at 6:29 P.M.

Gibson moved; Brantner seconded approving the consent agenda that includes: Minutes of the July 9, 2024 regular meeting; Minutes of the July 10, 2024 special meeting; Renewal permit #LC202291 Class C Retail Alcohol License (LC) for Cottonwood Pavilion, LLC located at 1309 W. Ferguson Rd; Auto-renewal permit #LE0002392 Retail Alcohol License for ROR, LLC D/B/A/ RocStop located at 1310 W. Sheridan Ave.; Renewal permit #LC0019350 Class Retail Alcohol License (LC) for William Hillman D/B/A Depot Deli & Lounge located at 101 N. Railroad St.; Appointing Jim Davey to the Planning and Zoning Commission [Term will expire 07/23/2029]; Re-Appointing Jamie Fowler to the Tree Board [Term will expire 07/23/2027] and Approving June 2024 Treasurer's Report. Passed unanimously.

Jones moved; Gibson seconded approving the Abstract of Claims #2025-02 for \$590,645.53. Passed unanimously.

Gibson moved; Brantner seconded approving the sale of City owned property located at 809 5<sup>th</sup> Ave. to Hannah Rief in the amount of \$2,576.00 for green space/playground for Grease Monkey Childcare and authorizing the Mayor and/or the City Clerk to execute any and all documents and authorizing the City Attorney to record all documents on behalf of the City of Shenandoah necessary to complete the sale. Passed unanimously.

Swank moved; Gibson seconded approving the sale of City owned property located at 706 9<sup>th</sup> Ave. to Brian Palmer in the amount of \$2,000.00 [with 12-month rehab; quarterly updates on progress and specific improvements to the property] and authorizing the Mayor and/or the City Clerk to execute any and all documents. Passed unanimously.

Gibson moved; Brantner seconded approving the sale of City owned property located at 301 College St. to Nathan Priest in the amount of \$400.00 for green space [will add landscaping/trees] and authorizing the Mayor and/or the City Clerk to execute any and all documents and authorizing the City Attorney to record all documents on behalf of the City of Shenandoah necessary to complete the sale. Passed unanimously.

Councilmember Swank stated that the Park Board had discussed constructing a Park at 1115 W. Lowell Ave. and 1117 W. Lowell Ave. Swank would like to discuss it at their next Park Board Meeting. Brantner moved; Gibson seconded tabling the sale of City owned property located at 1115 W. Lowell Ave. to Pierre Taylor in the amount of \$20.00. Passed unanimously.

Brantner moved; Jones seconded tabling the sale of City owned property located at 1117 W. Lowell Ave. to Pierre Taylor in the amount of \$20.00. Passed unanimously.

Gibson moved; Brantner seconded Sale of City owned property located at 604 Palm Ave. to Ron LaRock in the amount of \$2,000.00 [Construction of a garage] and authorizing the Mayor and/or the City Clerk to execute any and all documents. Passed unanimously.

Gibson moved; Brantner seconded approving the amendment of Chapter 92 of the Code of Ordinances pertaining to Water rates for Fiscal year 2027 through Fiscal year 2029, first reading. Passed unanimously.

Brantner moved; Gibson seconded approving the amendment of Chapter 99 of the Code of Ordinances pertaining to Sewer rates for Fiscal year 2027 through Fiscal year 2029, [as recommended by City's Financial Advisor], first reading. Passed unanimously.

Jones moved; Gibson seconded approving an amendment to the Resolution authorizing issuance of sewer revenue Capital Loan Notes anticipation project note, Series 2021, Dated October 2, 2021, and authorizing execution and delivery of amendment to interim loan and disbursement agreement. Passed unanimously.

Gibson moved; Jones seconded directing the acceptance of a proposal to purchase \$33,000,000 [Amount subject to change] Sewer Revenue Capital Loan Notes Anticipation project notes, Series 2024. Passed unanimously.

Brantner moved; Graham seconded approving an agreement between Allender Butzke Engineers and the City of Shenandoah [Shenandoah Public Library Sun shade project]. Passed unanimously.

Gibson moved; Brantner seconded approving an agreement between Schemmer Associates Inc. and the City of Shenandoah [Shenandoah Public Library Sun shade project]. Passed unanimously.

Jones moves; Brantner seconded approving the sale of City owned property located at 211 W. Sheridan Ave. to Chris Gibson and the Shenandoah Community School and set a public hearing on August 13, 2024 at 6:00 P.M. Passed unanimously.

Brantner moved; Gibson seconded approving the transfer of Deed to Shenandoah Community School for the property located at 213 W. Sheridan Ave. and authorizing the Mayor and/or the City Clerk to execute any and all documents and authorizing the City Attorney to record all documents on behalf of the City of Shenandoah necessary to complete the sale on behalf of the City of Shenandoah [Final amount due \$1.00]. Passed unanimously.

Jones moved; Graham seconded approving Pay Application #5 in the amount of \$78,230.09 to Building Crafts for Shallow Wells No. 27 and 28 and authorize the Mayor to execute pay applications. Passed unanimously.

Gibson moved; Graham seconded approving Pay Application #1 and Change Order #1 to Brownfield Brothers in the amount of \$305,180.91 for Golf Course Pond project [City will be reimbursed by GPPE]. Passed unanimously.

Gibson moved; Jones seconded approving the request for 1 designated Handicap parking space located at 603 W. Lowell Ave. [Veteran's Memorial Museum]. Passed unanimously.

Gibson moved; Jones seconded approving Public Event application for Topsy Trail on July 27, 2024 [12:00 P.M.] to July 28, 2024 [12:00 A.M.] for a street dance [Street closure of Elm St. from alley to West Thomas] [No requested items from the City] and with the stipulation that all music must stop at 12:00 A.M. Passed unanimously.

Gibson moved; Jones seconded ratifying and approving Rates/Salaries for Full-Time Employees of the City of Shenandoah-Misc. Depts [List of wages are available at City Hall]. Passed unanimously.

Citizens Opportunity to Address the Council—John Greenleaf – Street updates, Cherry Hills creek needs cleaned out.

Council/Committee Reports—Councilmember Swank gave Parks and Rec. updates.

Items for Future Agenda—Public Hearing—211 W. Sheridan Ave.

There being no further business, Graham moved, Gibson seconded to adjourn the meeting. The Mayor therefore declared the meeting adjourned at 7:01 P.M. and to reconvene at the next regular council meeting on August 13, 2024, at 6:00 P.M.

s/s Roger McQueen, Mayor

s/s Karla Gray, City Clerk/Treasurer