

**MINUTES OF REGULAR COUNCIL MEETING AUGUST 27, 2019**

The Shenandoah City Council met in regular session on August 27, 2019, at 6:00 P.M. in the Council Chambers of City Hall. Present were Mayor Richard Hunt and Councilmembers, Rita Gibson, Kim Swank, Toni Graham and Aaron Green. Also present were City Clerk/Treasurer Karla Gray, City Administrator AJ Lyman and City Attorney Mahlon Sorensen. Councilmember Robert Burchett attended by electronic means.

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

Green moved, Graham seconded approving consent agenda items consisting of the minutes from the August 13, 2019 Regular Meeting; and July 2019 Treasurer's Report; and City Employee to attend Backflow Testing Training from October 14-18, 2019 in Omaha, NE [T. Martin] [City Vehicle]. Passed unanimously.

Swank moved; Graham seconded approving the Abstract of Claims #2020-04 for \$246,535.58. Passed unanimously.

A presentation was given by Fareway Stores Representative, Koby Pritchard, to the Councilmembers and Mayor Hunt. Pritchard addressed the Council, Mayor and attendees that Fareway has a list of stores scheduled for updates and improvements and Shenandoah's store was on the list for improvements until a Real Estate Developer contacted the company to purchase the existing store. Pritchard then stated that Fareway's new plan is a newly constructed Fareway store within their current parcel of land west of the existing store. Pritchard did say that the new store would be smaller in size but the new layout and better use of space would still hold their current stock. Mayor Hunt and Pritchard clarified, Fareway is not leaving Shenandoah. Pritchard stated that Fareway is requesting assistance from the City with a Tax Increment Financing Rebate for 15 years. City Attorney Sorensen recommended to the Council to not take formal action on the TIF request until Ahler's and Cooney provides an analysis of the project and its impact on the City.

Graham moved; Gibson seconded tabling the following resolution. On roll call, the votes were "Ayes" unanimously. Whereupon the Mayor declared the resolution duly adopted.

**RESOLUTION TABLING A \$1,100,000 MINIMUM ASSESSMENT WITH A 15-YEAR TIF REBATE [TO BE CAPPED AT \$550,000] TO FACILITATE RE-DEVELOPMENT OF THE EXISTING FAREWAY PARCEL AND THE CONSTRUCTION OF A NEW GROCERY STORE BUILDING NEAR THE PRESENT LOCATION.**

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, tabling a \$1,100,000 minimum assessment with a 15-year TIF Rebate [to be capped at \$550,000] to facilitate re-development of the existing Fareway parcel and the construction of a new grocery store building near the present location.

TABLED this 27<sup>th</sup> day of August, 2019.

  
\_\_\_\_\_  
CITY CLERK

  
\_\_\_\_\_  
MAYOR

Gibson moved, Green seconded approving the following resolution. On roll call, the votes were "Ayes", Gibson, Green, Graham, Burchett and Swank "Abstain" as he has a family member employed by Fareway Stores. Whereupon the Mayor declared the resolution duly adopted.

**RESOLUTION APPROVING THE RETAINMENT OF SERVICES OF AHLERS LAW FIRM TO PREPARE A TIF PROJECT TO FACILITATE RE-DEVELOPMENT OF EXISTING FAREWAY PARCEL AND THE BUILDING OF A NEW GROCERY STORE BUILDING.**

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, approving the retainment of services of Ahlers Law Firm to prepare a TIF project to facilitate re-development of existing Fareway parcel and the building of a new grocery store building.

PASSED AND APPROVED this 27<sup>th</sup> day of August, 2019.

Kauaamau  
CITY CLERK

Richard N. Hunt  
MAYOR

Gibson moved; Burchett seconded approving the following resolution. On roll call, the votes were "Ayes" unanimously. Whereupon the Mayor declared the resolution duly adopted.

**RESOLUTION APPROVING PROPOSED AMENDMENTS TO WATER ORDINANCE CHAPTER 90.04, CHAPTER 90.06, CHAPTER 90.13, AND CHAPTER 92.05 AND SET A PUBLIC HEARING ON SEPTEMBER 10, 2019 AT 6:00 P.M.**

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, approving proposed amendments to Water Ordinance Chapter 90.04, Chapter 90.06, Chapter 90.13, and Chapter 92.05 and set a public hearing on September 10, 2019 at 6:00 P.M.

PASSED AND APPROVED this 27<sup>th</sup> day of August, 2019.

Kauaamau  
CITY CLERK

Richard N. Hunt  
MAYOR

Green moved, Gibson seconded approving the following resolution. On roll call, the votes were "Ayes" unanimously. Whereupon the Mayor declared the resolution duly adopted.

**RESOLUTION APPROVING FY 2019 CITY STREET FINANCIAL REPORT TO IOWA DEPARTMENT OF TRANSPORTATION [DUE SEPTEMBER 30, 2019].**

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, approving FY 2019 City Street Financial Report to Iowa Department of Transportation [Due September 30, 2019].

PASSED AND APPROVED this 27<sup>th</sup> day of August, 2019.

Kauaamau  
CITY CLERK

Richard N. Hunt  
MAYOR

Graham moved; Gibson seconded approving the following resolution. On roll call, the votes were "Ayes" unanimously. Whereupon the Mayor declared the resolution duly adopted.

**RESOLUTION APPROVING SOUTHWEST IOWA PARKING LOT MAINTENANCE PROPOSAL FOR ROCK AND TRUCKING FOR THE WASTEWATER PLANT ROAD AND WELL HOUSE ROADS IN THE AMOUNT OF \$119,677.55 [WWTP \$33,074/WTP WELL HOUSE \$86,603.55] [2019 FLOOD]**

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, approving Southwest Iowa Parking Lot Maintenance proposal for rock and trucking for the Wastewater Plant Road and Well House Roads in the amount of \$119,677.55 [WWTP \$33,074/WTP Well House \$86,603.55] [2019 Flood].

CONTINUED MINUTES OF REGULAR COUNCIL MEETING AUGUST 27, 2019

PASSED AND APPROVED this 27<sup>th</sup> day of August, 2019.

Kavanaugh  
CITY CLERK

Richard N. Hunt  
MAYOR

Swank moved; Gibson seconded approving the following resolution. On roll call, the votes were "Ayes" unanimously. Whereupon the Mayor declared the resolution duly adopted.

**RESOLUTION APPROVING A THREE [3] MONTH EXTENSION OF REHAB CONTRACT FROM DATE OF EXPIRATION REGARDING 508 SHUGART [GREG WALLIN] [REHAB EXPIRES ON 9/11/2019]**

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, approving a three [3] month extension of rehab contract from date of expiration regarding 508 Shugart [Greg Wallin] [Rehab expires on 9/11/2019].

PASSED AND APPROVED this 27<sup>th</sup> day of August, 2019.

Kavanaugh  
CITY CLERK

Richard N. Hunt  
MAYOR

Burchett moved; Gibson seconded approving the following resolution. On roll call, the votes were "Ayes" unanimously. Whereupon the Mayor declared the resolution duly adopted.

**RESOLUTION APPROVING THE RE-APPOINTMENT OF AJ LYMAN AS CITY ADMINISTRATOR TO SERVE UNTIL DECEMBER 31, 2019 AND THEN BE CONSIDERED FOR A TWO-YEAR APPOINTMENT UNDER THE NORMAL ORDINANCE PROCEDURE FOR THE APPOINTMENT OF A CITY ADMINISTRATOR AT THE SECOND COUNCIL MEETING IN DECEMBER 2019 [AJ LYMAN PAY TO BE BASED ON A \$79,268.80 ANNUAL SALARY AS PREVIOUSLY APPROVED ON JUNE 25, 2019 COUNCIL MEETING]**

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, approving the re-appointment of AJ Lyman as City Administrator to serve until December 31, 2019 and then be considered for a two-year appointment under the normal ordinance procedure for the appointment of a City Administrator at the second council meeting in December 2019 [AJ Lyman pay to be based on a \$79,268.80 annual salary as previously approved on June 25, 2019 Council meeting].

PASSED AND APPROVED this 27<sup>th</sup> day of August, 2019.

Kavanaugh  
CITY CLERK

Richard N. Hunt  
MAYOR

Green moved to leave parking as it is and not grant Citizen Schweikhardt's request for one side street parking within the 800 Block of South Ave., Graham seconded approving the following resolution. On roll call, the votes were "Ayes" unanimously. Whereupon the Mayor declared the resolution duly adopted.

**RESOLUTION APPROVING TO LEAVE THE PARKING AS IT IS AND NOT GRANT CITIZEN SCHWEIKHARDT'S REQUEST FOR ONE SIDE STREET PARKING WITHIN THE 800 BLOCK OF SOUTH AVE.**

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, approving to leave parking as it is and not grant Citizen Schweikhardt's Request for one side street parking within the 800

block of South Ave.

PASSED AND APPROVED this 27<sup>th</sup> day of August, 2019.

*Richard W. Hunt*  
MAYOR

*Kavanaugh*  
CITY CLERK

For Citizens Opportunity to Address the Council—None.

For Council/Committee Reports—None.

Items for Future Agenda—Public Hearing Amendment Water Ordinance and sale of North Well House

There being no further business, Graham moved, Gibson seconded to adjourn the meeting. The Mayor therefore declared the meeting adjourned at 6:18 P.M. and to reconvene at the next regular council meeting on September 10, 2019, at 6:00 P.M.

*Richard W. Hunt*  
MAYOR

*Kavanaugh*  
CITY CLERK