

MINUTES OF REGULAR COUNCIL MEETING NOVEMBER 27, 2018

The Shenandoah City Council met in regular session on November 27, 2018 at 6:00 P.M. in the Council Chambers of City Hall. Present were Mayor Richard Hunt and Councilmembers Rita Gibson, Robert Burchett, Kim Swank, Toni Graham and Aaron Green. Also, present were City Clerk/Treasurer Karla Gray, City Administrator AJ Lyman and City Attorney Mahlon Sorensen.

Swank moved, Gibson seconded approving the agenda. Passed unanimously.

Burchett moved, Graham seconded approving minutes of October 23, 2018 Regular Minutes and the minutes of November 13, 2018 Regular Meeting. Passed unanimously.


Swank moved, Gibson seconded to approve the Abstract of Claims #2019-10 for \$159,692.44. Passed unanimously.

A discussion was held on Demo Project 2018-02 to demolish 311 N. Broad St, 308 N. Pear St. and 1115 W. Lowell Avenue. Mayor Hunt commented he is not against Black Earth's work. Hunt understood all refuse from demolitions should go to Page County Landfill. Black Earth has not taken everything to Landfill. Councilmember Graham stated that this was a debacle. Posten was not informed of actions that Council took. Councilmember Swank stated all was handled wrong. City Attorney Sorensen reiterated what the Council options were at this point. Green moved, Gibson seconded to uphold Mayor's veto. On roll call, the votes were Green, Gibson and Burchett with "Ayes", Swank and Graham with "Nays". Passed. Graham moved, Gibson seconded to accept the bid from Southwest Iowa Parking Lot Maintenance in the amount of \$29,000.00. On roll call, the votes were "Ayes" unanimously. Whereupon the Mayor declared the resolution duly adopted.

RESOLUTION UPHOLDING MAYOR'S VETO AND APPROVING BID PROPOSAL FROM SOUTHWEST IOWA PARKING LOT MAINTENANCE IN THE AMOUNT OF \$29,000.00 TO DEMOLISH CITY OWNED PROPERTIES LOCATED AT THE FOLLOWING PROPERTIES; 311 N. BROAD ST, 308 N. PEAR ST. AND 1115 W. LOWELL AVENUE. [DEMO PROJECT 2018-02]

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, upholding Mayor's Veto and approving bid proposal from SWIPCO in the amount of \$29,000.00 to demolish city owned properties located at the following properties; 311 N. Broad St., 308 N. Pear St. and 1115 W. Lowell Avenue [Demo project 2018-02].

PASSED AND APPROVED this 27th day of November, 2018.


MAYOR


CITY CLERK

A discussion was held on accepting the adjustment to the Zoning Ordinance of 1982, as amended, and as submitted by Shenandoah Sanitation, 1207 W. Ferguson Rd. [Property is currently zoned as Light Industrial and requested to be zoned as Heavy Industrial] [P&Z vote was 6-0 to rezone as requested]. City Attorney stated that the adjustment is considered as spot zoning. He stated that this adjustment is feasible and future requests could be problematic. Administrator Lyman commented that the intent is to zone the property as they have been operating. Current Zoning ordinance states that a junkyard operation should be zoned as Heavy Industrial and they are zoned as light industrial. Councilmember Graham questioned whether this would interfere with the current agreement that all debris shall be hauled to the Page County Landfill if a transfer station was being constructed. Shenandoah Sanitation manager Kelly Morehouse stated that the contracts between all parties will remain the same. They had to construct the transfer station due to DNR regulations and how they were receiving the debris that was hauled in by citizens.

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

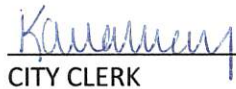
CONTINUED MINUTES OF REGULAR COUNCIL MEETING NOVEMBER 27, 2018

RESOLUTION TO HOLD A PUBLIC HEARING ON DECEMBER 11, 2018 AT 6:00 P.M. ON ACCEPTING OR NOT ACCEPTING THE ADJUSTMENT TO THE ZONING ORDINANCE OF 1982, AS AMENDED, AND AS SUBMITTED BY SHENANDOAH SANITATION, 1207 W. FERGUSON RD. [PROPERTY IS CURRENTLY ZONED AS LIGHT INDUSTRIAL AND REQUESTED TO BE ZONED AS HEAVY INDUSTRIAL] [P&Z VOTE WAS 6-0 TO REZONE AS REQUESTED]

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, to hold a public hearing on December 11, 2018 at 6:00 P.M. on accepting or not accepting the adjustment to the Zoning Ordinance of 1982, as amended, and as submitted by Shenandoah Sanitation, 1207 W. Ferguson Rd. [Property is currently zoning as Light Industrial and requested to be zoned as Heavy Industrial] [P&Z vote was 6-0 to rezone as requested].

PASSED AND APPROVED this 27th day of November, 2018.


MAYOR


CITY CLERK

A discussion was held on approving a 5 Year Sliding Scale Tax Abatement Request [Hinline Home Furnishings]. Shenandoah Chamber and Industry Executive Director Gregg Connell commented State Code 427B would require a public hearing and an Ordinance. Business owner, Gary Hinline requested a sliding scale from 75% the first year to 15% the fifth year as he felt he should still contribute tax payments to the City.

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

RESOLUTION ACCEPTING 5 YEAR SLIDING SCALE TAX ABATEMENT REQUEST AND DIRECT CLERK TO PUBLISH A PUBLIC HEARING TO BE HELD ON DECEMBER 11, 2018 AT 6:00 P.M. [HINELINE HOME FURNISHINGS]

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, accepting 5 year sliding scale tax abatement request and direct Clerk to publish a public hearing to be held on December 11, 2018 at 6:00 P.M. [Hinline Home Furnishings].

PASSED AND APPROVED this 27th day of November, 2018.


MAYOR


CITY CLERK

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 THE PROPOSED AMENDMENT OF ZONING ORDINANCE OF 1982 SECTION 12 BOARD OF ZONING ADJUSTMENT, PARAGRAPH 12.1 [2 MEMBERS SERVE A 3-YEAR TERM AND 3 MEMBERS FROM THE PLANNING AND ZONING COMMISSION WITH A 5-YEAR TERM] AND SET A PUBLIC HEARING DATE ON DECEMBER 11, 2018 AT 6:00 P.M.

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, approving the proposed amendment of Zoning Ordinance of 1982 Section 12 Board of Zoning Adjustment, Paragraph 12.1 [2 Members serve a 3-year term and 3 members from the Planning and Zoning Commission serve a 5-year term] and set a Public Hearing date on December 11, 2018 at 6:00 P.M.

PASSED AND APPROVED this 27th day of November, 2018.

Kavanaugh
CITY CLERK

Richard N. Hunt
MAYOR

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

RESOLUTION AUTHORIZING INTEREST PAYMENT IN THE AMOUNT OF \$13,944.22 TO BANK IOWA FOR THE THEATRE BOND [LOAN 053007031267]

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, authorizing Interest Payment in the amount of \$13,944.22 to Bank Iowa for the Theatre Bond [Loan 053007031267].

PASSED AND APPROVED this 27th day of November, 2018.

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 AUTHORIZING INTEREST PAYMENT IN THE AMOUNT OF \$1,295.54 TO BANK IOWA FOR THE RURAL FIRE TANKER TRUCK BOND [LOAN 100000002993]

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, authorizing Interest Payment in the amount of \$1,295.54 to Bank Iowa for the Rural Fire Tanker Truck Bond [Loan 100000002993].

PASSED AND APPROVED this 27th day of November, 2018

Kavanaugh
CITY CLERK

Richard N. Hunt
MAYOR

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

RESOLUTION RATIFYING AND APPROVING RATE/SALARY FOR FULL-TIME EMPLOYEE OF THE CITY OF SHENANDOAH-CANINE OFFICER [GRANT BOOKER, ADDITIONAL \$1.50/HR. TO CURRENT PER HOUR PAY SCALE PER UNION AGREEMENT]

WHEREAS, the following position(s) and rate increase(s) have been recommended by the City Council, City Administrator, Police Chief and

WHEREAS, the position and rate set forth have been included in the FY 2019 adopted budget, so

WHEREAS, be it resolved by the City Council of the City of Shenandoah, that the following position and rate be hereby ratified and approved as follows:

CONTINUED MINUTES OF REGULAR COUNCIL MEETING NOVEMBER 27, 2018

Name:	Position:	Amount:
Grant Booker	Canine Officer	\$22.45/hr.

BE IT HEREBY RESOLVED by the City Council of the City of Shenandoah, Iowa, ratifying and approving rate/salary for full-time employee of the City of Shenandoah-Canine Officer [Grant Booker, additional \$1.50/hr. to current per hour pay scale per union agreement].

PASSED AND APPROVED this 27th day of November, 2018.

Karrammy
CITY CLERK

Richard H Hunt
MAYOR

For Citizens Opportunity to Address the Council-None.

For Council/Committee Reports— Mayor Hunt reminded Councilmembers about open meeting laws. Gibson mentioned the Christmas lights looked great downtown and in the parks.

Items for Future Agenda—Public Hearing-Chapter 90 and 92, First Reading. Public Hearing-Zoning Ordinance [Board of Zoning adjustment], First Reading. Public Hearing-tax Abatement. Public Hearing-Zoning Ordinance.

There being no further business, Graham moved, Gibson seconded to adjourn the meeting. The Mayor therefore declared the meeting adjourned at 6:41 P.M. and to reconvene at the next regular council meeting on December 11, 2018 at 6:00 P.M.

Karrammy
CITY CLERK

Richard N Hunt
MAYOR