

Pursuant to due call and notice thereof, a Special Meeting of the Avon City Council was duly held at City Hall on the 13th day of July 2015 at 4:30 p.m.

**THE FOLLOWING MEMBERS WERE PRESENT:**

Hugh Knox – Mayor; Jeff Manthe, Jeff Meyer – Councilors  
Jim Thares, City Clerk/Administrator

**ABSENT:** Chuck Pelkey, Councilor

**CALL MEETING TO ORDER:**

Pledge of Allegiance

**COUNCIL BUSINESS:**

**Consider TIF Development Agreement**

City Clerk-Administrator Thares explained the TIF Development Agreement is the legal document detailing the terms of the Tax Increment Financing (TIF) approved by the City Council at the July 6, 2015 regular meeting. Councilor Meyer asked if the City has entered into similar agreements in the recent past. City Clerk/Administrator Thares indicated that the City has not entered into any TIF Agreements in the recent past and that he believes the merits of each application should be looked at on a case by case basis. This particular request is for a type of development that has difficulty getting completed without assistance due to the very high entry costs for the owner-operator. It is fairly typical for rural community assisted living facilities to need assistance.

**Motion by Councilor Manthe to authorize the TIF Development Agreement through adoption of Resolution #2015-22 in which up to \$450,000 of increment or 12 years of increment, whichever occurs first, is provided as assistance to the developer. Second by Councilor Meyer. Motion passed unanimously.**

**Consider Revised Language for Purchase Agreement with Partners Senior Living Options (PSLO), LLC**

City Clerk-Administrator Thares asked the Council to consider the revised language securing the City in the event the developer delays the project past June 1, 2016. The developer would then have to pay an additional \$42,750 in the form of SAC and WAC fees as an adjustment for the land discount that has been offered to the developer. This will provide an incentive for them to get moving on the project. **Motion by Councilor Meyer to amend the Purchase Agreement adding the security language and further authorize the Mayor and the City Clerk/Administrator to sign the Purchase Agreement and implement all sales transaction follow on documentation steps per the Agreement. Second by Councilor Manthe. Motion passed unanimously.**

**Consider Field Training Pay Adjustment for Nate Brenner**

City Clerk-Administrator Thares informed the Council that Nate Brenner is providing valuable training to Casey Jansky and will continue to do so for some time. Councilor Manthe asked for clarification if his pay rate would fall back to the base level he is currently at when the training period is complete? City Clerk-Administrator Thares said it would probably be a situation where the entire job classification and pay grade study would be finished and implemented by that time, so that information would then determine his rate at the conclusion of the training period. Councilor Meyer indicated his preference to complete the Job Classification and Compensation Study and if possible avoid making too many individual adjustments prior to that work being completed. **Motion by Councilor Manthe to adjust Nate Brenner's pay due to his assuming field training duties with the rate to be increased \$1.50 per hour effectively immediately. Second by Councilor Meyer. Motion passed unanimously.**

**Councilor Interviews**

Interviews were held with the two City Councilor candidates: Julie Jarnot, 1020 Hamlet Drive North and Jesse Springer, 615 Chinook Avenue SW. Councilors asked questions from a handout provided to the two candidates. Each interview lasted approximately 25 minutes.

**Consider Appointing New Councilor**

Councilors discussed the results of the interview saying that both candidates were quality individuals.

**Motion by Councilor Manthe to appoint Julie Jarnot to serve the remaining term vacated by former Councilor Jim Stang, which expires on December 31, 2016. Second by Councilor Meyer. Motion passed unanimously.**

**OTHER**

City Clerk-Administrator Thares reminded the Councilors of the online training opportunities for the Local Board of Appeal and Equalization. Councilor Meyer said he would take the online class and get certified.

Casey Jansky thanked the City Council for adjusting Nate Brenner's pay for the field training purposes. He asked if the Council could possibly amend the motion to make it retroactive to June 4, 2016. Councilors discussed the request and felt that it would be a prudent move since Nate has been a vital transition player since Ray Schmidt retired on June 3, 2015. **Motion by Councilor Manthe to amend his previous Motion regarding the pay increase for Nate Brenner and make it retroactive to June 4, 2015. Second by Councilor Meyer. Motion passed unanimously.**

**ADJOURNMENT: Motion by Councilor Manthe to adjourn the meeting at 5:57 p.m. Second by Councilor Meyer. Motion passed unanimously.**

Respectfully Submitted  
Jim Thares, City Clerk/Administrator