

The Sheldon City Council met in regular session on Wednesday, June 5, 2013 at 4:30 p.m. Mayor Katricia Meendering called the meeting to order. Roll call was taken. Present: Brad Hindt, Duane Seehusen, Ron Rensink, Greg Geels, and Dave Popkes. Also present: Todd Uhl, Micah Schreurs, Scott Wynja, and Arlene Budden.

There were no public comments.

A motion was made by Seehusen and seconded by Hindt to approve the consent agenda with the following items:

- a. City Council Minutes of May 15, 2013.
- b. Summary List of Claims, and Additional Claims as Presented.
- c. Fire Application of Jacob Voigt.
- d. SCAT Application of Jacinda Holtrop.
- e. Renewal of Liquor License for Fraternal Order of Eagles Club.
- f. EMA Request of Street Closure for Village NW Unlimited July 3 Celebration.

Roll call was taken. Ayes, all. Motion carried.

The Council considered the first reading of the amended water and sewer ordinance. There were no oral or written comments. A motion was made by Seehusen and seconded by Rensink to pass on to a second reading the amended water and sewer ordinance. Roll call was taken. Ayes, all. Motion carried. The proposed amendment will increase the water rates by 3%, and the sewer rates by 6%, for a combined total of 4 ½% increase in the utilities for fiscal year 2013/2014.

A motion was made by Hindt and seconded by Seehusen to approve Resolution R13-4105, A RESOLUTION APPROVING THE SALE OF LOT 1 BLOCK 4, SCHEMPER ADDITION, SHELDON, IOWA TO PATRICK AND LAUREEN MCCARTY FOR THE AMOUNT OF \$22,890.00. Roll call was taken. Ayes: Hindt, Seehusen, Rensink, Geels, and Popkes. Motion carried.

City Manager Wynja reviewed the Wetland Mitigation Agreement. He stated this 42-acre borrow pit is located in the Sheldon Crossing. The proposed agreement has no changes from the previous one submitted by the Iowa Department of Transportation (DOT), but the DOT will have to concur with anything the City does to this area. The O'Brien County Conservation Board will help with certain items, such as burning weeds, stocking the pond with fish, etc. The City of Sheldon will be responsible for all maintenance expenses after the property is transferred. Councilman Seehusen asked if there was an estimate on these costs. City Manager Wynja stated that information has not been determined at this time. He added that the area will have prairie grasses, etc., and it is the intention to keep the natural appearance. After further discussion, a motion was made by Popkes and seconded by Geels to accept the Wetland Mitigation Agreement Between the City of Sheldon and the Iowa Department of Transportation for the Sheldon Borrow D Remediation Site. Roll call was taken. Ayes, all. Motion carried.

City Manager Wynja updated the Council on the proposal for the grading and dirt work for the Sheldon Ball Field Project. He stated that Northwest Iowa Community College (NCC) has offered to strip and move approximately 23,300 CY of dirt for \$1.86/CY, with the estimated total of \$43,338. This is a huge savings in the project, as the engineer's original estimate was \$211,000. For the debris removal which includes buildings and trees, Pedersen Excavating proposed a cost of \$7,350. Dirt will be utilized from Trilogy, Sheldon Crossing, and the Wastewater Plant to cover fill and topsoil. A request was also made for \$15,000 of contingency funds for silt fence, permits, and other related costs. All costs would be split with the Sheldon Community School District, contingent upon the School Board approval of the proposals. A motion was made by Seehusen and seconded by Hindt to approve the proposal from Northwest Iowa Community College for Phase I-Part A, to strip and move approximately 23,300 CY of dirt for \$1.86/CY, Phase I-Part B, from Pedersen Excavating for a \$7,350 for debris removal and utilizing dirt from Trilogy, Sheldon Crossing, and the Wastewater Plant to cover fill and topsoil, and \$15,000 of contingency funds. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hindt and seconded by Geels to approve the Reimbursement Agreement between the City of Sheldon, Iowa and MidAmerican Energy Company for the Downtown Street Lighting Project, in the amount of \$16,882.39. Roll call was taken. Ayes, all. Motion carried. City Manager Wynja stated that MidAmerican's expense is approximately \$161,000, which is mostly for the removal of the old street lights. The City's utility cost per pole will be less, but there will be more street lights. Therefore, the City's monthly utility bill may go up somewhat.

A motion was made by Rensink and seconded by Seehusen to change the summer City Council meeting times to 12:00 p.m. for Wednesday June 19, Tuesday July 2, Wednesday July 17, and Wednesday August 7. Roll call was taken. Ayes, all. Motion carried.

City Manager Wynja discussed with the Council the proposal to develop a Multi-residential Urban Revitalization Area in the new Trilogy Development. If adopted, this Plan will allow property owners within the Area to apply for 10-year tax abatement on eligible improvements to commercial or residential property that consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes. The Plan would be in effect for five calendar years, and construction would have to be completed by January 1, 2018. This time frame is intended to encourage development in a reasonable amount of time. It could be terminated sooner or extended longer at the discretion of the Council.

A motion was made by Rensink and seconded by Seehusen to approve Resolution R13-4106, A RESOLUTION DETERMINING THE NECESSITY AND FIXING DATE FOR A PUBLIC HEARING ON THE MATTER OF THE ADOPTION OF A PROPOSED TRILOGY MULTIRESIDENTIAL URBAN REVITALIZATION PLAN, for July 17, 2013 at 12:00 p.m. Roll call was taken. Ayes: Hindt, Seehusen, Rensink, Popkes, and Geels. Motion carried.

A motion was made by Popkes and seconded by Seehusen to set June 19, 2013 at 12:00 p.m. for a public hearing on the Sheldon Airport Runway & Taxiway Rehabilitation Project. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hindt and seconded by Seehusen to set July 2, 2013 at 12:00 p.m. for a public hearing on the Sheldon Crossing Development Project. Roll call was taken. Ayes, all. Motion carried.

Press comments-none.

Council comments-Councilman Rensink asked about chipping the debris, etc. from the ice storm. Public Works Director Uhl stated that the company he contacted would be coming about mid-July. They want to allow time for it to dry out a little more. He also stated there is a fee for this service, but it will be reimbursed by FEMA.

Councilman Geels asked about the drainage on South 3<sup>rd</sup> Avenue. Public Works Director Uhl stated that the problem is due to the additional buildings that have been constructed south of the Post Office. The water is not draining properly in that area. To fix it correctly, it would require reconstruction of the street. This is something that would have to be addressed in the future.

Staff Comments-Public Works Director Uhl stated that the weather has slowed down the GSR Project. However, he anticipates that it will be completed within the next two to three weeks. He also stated that the shallow wells are up about 4ft to 5ft. He recommends the City continue the Water Watch until the GSR is back in service.

A motion was made by Seehusen and seconded by Popkes to adjourn the meeting at 5:05 p.m. Roll call was taken. Ayes, all. Motion carried.

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Arlene Budden, City Clerk/Treasurer/Finance Officer