

The Sheldon City Council met in regular session on Wednesday, January 2, 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 at this time.

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

- a. City Council Minutes of December 19, 2012.
- b. Summary List of Claims, and Additional Claims as Presented.
- c. Resolution R13-4058 Designating Official Newspapers.
- d. Resolution R13-4059 Designating Depositories.
- e. O'Brien County Snowmobile Trails Route for 2013.

Roll call was taken. Ayes: Hindt, Seehusen, Rensink, Geels, and Popkes. Motion carried.

City Manager Wynja informed the Council that the preliminary figures of the special assessments for the Downtown Infrastructure Project were not available at this time. McClure Engineering is working on these, and we are hopeful they will be ready by the next City Council meeting. Regarding the financing of this project, City Manager Wynja asked for direction from the Council. After discussion about the current interest rates and the available TIF revenue that will be generated in the next fiscal year, it was the consensus of the Council to move forward with this project. A motion was made by Popkes and seconded by Geels to finance the Downtown Infrastructure Project, following a public hearing, as a General Obligation/Essential Corporate Issue, using the Debt Service levy for the bonds, which would be abated with TIF revenue. The enhancements in the project would be financed as General Obligation/Non-Essential Corporate Issue. Roll call was taken. Ayes: Hindt, Seehusen, Rensink, Geels, and Popkes. Motion carried.

The Council reviewed the Preliminary Development of Sheldon Crossing. SCDC Executive Director Mark Gaul stated that the project was previously proposed to be constructed in phases. However, now it is the recommendation of the Sheldon Development Committee to complete the whole project at this time. The current interest rates are low, and all the lots would be available to be sold. Realtors have indicated that buyers are waiting for more choices on locations and lots. After discussion, it was the consensus of the Council to move forward with this development of the Sheldon Crossing Residential Project. The next step will be to prepare the preliminary plat, and refer it to the Sheldon Planning & Zoning Commission. Regarding the Community Park Project located in Sheldon Crossing, the Council directed City Manager Wynja to work on obtaining ownership of the borrow pit from the Iowa DOT. The Sheldon Recreation Trails Committee should review the plan, and make their recommendations to the

Council, and the Park Committee will be resurrected, adding new members as needed, to begin planning for park amenities in this area.

A motion was made by Rensink and seconded by Hindt to approve Pay Estimate #4 in the amount of \$8,692.49 to Vander Pol Excavating, for the Crossroads Drive Improvements. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hindt and seconded by Seehusen to approve the Police/College Memorandum of Understanding between the Sheldon Police Department and Northwest Iowa Community College (NCC). Roll call was taken. Ayes, all. Motion carried.

No action was taken to set the date and time for a public hearing to amend and restate the Urban Renewal Plan. This will be done at a later time.

City Manager Wynja requested a closed session for the Council to hold his annual evaluation. A motion was made by Hindt and seconded by Geels to enter into executive session at 5:13 p.m., pursuant to Iowa Code Section 21.5 (1) (i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Roll call was taken. Ayes, all. Motion carried.

The Council came out of executive session at 5:23 p.m.

Mayor Meendering stated that City Manager Wynja had a very good evaluation.

Additional Public comments-Pete Hamill asked if the City would be requesting assistance from the engineer to plan the Rec Trails in Sheldon Crossing. It was the consensus of the Council that the professional services of Mike Bell, RDG Consultants, would be used later as the project moves forward.

Jon Locke requested clarification on the Downtown Infrastructure Project. Mayor Meendering commented that more specific numbers on the assessments would be available at a later date, and the financing tool for the project has been decided by the Council. Following a public hearing on the issue, the City would be using General Obligation/Essential Corporate Bonds for the infrastructure, and General Obligation/Non-Essential for the enhancements.

Al Kats requested that the Council use a fair approach for each property owner when determining the formula to calculate the figures for the special assessments, as part of the Downtown Infrastructure Project.

Julie Heerde, a representative from Touch of Hope, expressed concern that the Downtown Infrastructure Project would interfere with the businesses holding Chamber events such as Crazy Days in the summer. Mayor Meendering stated that the project would be done in phases, and they would try to keep any inconvenience to a minimum.

Press comments-none.

Council comments-Councilman Popkes asked that citizens remember that the snow cannot be pushed into the city streets.

Staff comments-Mayor Meendering requested that the residents of Sheldon adhere to the requirements set out in the Snow Removal Ordinance.

A motion was made by Seehusen and seconded by Hindt to adjourn the meeting at at 5:25 p.m. Roll call was taken. Ayes, all. Motion carried.

Arlene Budden, City Clerk/Treasurer/Finance Officer