

The Sheldon City Council met in regular session on Wednesday, July 17, 2013 at 12:00 p.m. Mayor Pro Tem Dave Popkes called the meeting to order. Roll call was taken. Present: Brad Hindt, Duane Seehusen, Ron Rensink, Dave Popkes, and Greg Geels. Also present: Todd Uhl, Scott Wynja, and Arlene Budden.

There were no public comments.

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

- a. July 2, 2013 City Council Minutes, and the Minutes of the Boards & Commissions.
- b. Summary List of City Claims, With Additional Claims as Presented, and the Claims of the Boards & Commissions.
- c. Financial Reports for June 2013.
- d. Resolution R13-4117 Approving Transfers for FYE 06/30/13.
- e. Appointment of Robert Schuiteman to the Library Board.
- f. Appointment of Tom Whorley to the Museum Board.
- g. Student Fire Applicant Lexy Hindt.
- h. Liquor License Renewal for Old 60 Steaks & Chops.
- i. Beer Permit Renewal for Sheldon Truck Plaza.

Roll call was taken. Ayes: Rensink, Seehusen, Geels, and Popkes. Abstain: Brad Hindt, due to conflict of interest. Motion carried. Lexy Hindt, student fire applicant, is the daughter of Councilman Hindt.

Mayor Pro Tem Dave Popkes opened the public hearing on the Matter of the Adoption of the Trilogy Multi-residential Urban Revitalization Plan. There were no written comments received and no public comments were made. A motion was made by Seehusen and seconded by Hindt to close the hearing. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Rensink and seconded by Seehusen to approve Resolution R13-4116, A RESOLUTION ADOPTING THE TRILOGY MULTI-RESIDENTIAL URBAN REVITALIZATION PLAN WITHIN THE CITY OF SHELDON, IOWA. Roll call was taken. Ayes: Rensink, Seehusen, Hindt, Geels, and Popkes. Motion carried.

The Council held the first reading to consider an Ordinance Designating the Trilogy Multi-residential Urban Revitalization Area for the Trilogy Multi-residential Urban Revitalization Plan. A motion was made by Popkes and seconded by Seehusen to suspend the rules in the passage of an ordinance. Roll call was taken. Ayes, all. Motion carried. A motion was made by Hindt and seconded by Seehusen to approve Ordinance O13-3212, AN ORDINANCE DESIGNATING THE URBAN REVITALIZATION AREA FOR THE TRILOGY MULTI-RESIDENTIAL URBAN REVITALIZATION PLAN FOR THE CITY OF SHELDON, IOWA. Roll call was taken. Ayes: Rensink, Seehusen, Hindt, Geels, and Popkes. Motion carried.

A motion was made by Hindt and seconded by Seehusen to approve Resolution R13-4112, A RESOLUTION APPROVING THE SALE OF LOTS 4 & 5, BLOCK 1, IN THE REPLAT OF LOTS 13-25, TRILOGY VILLAGE, OUTLOT A & B OF THE REPLAT OF LOTS 1 THRU 12, TRILOGY VILLAGE, SHELDON, IOWA TO JUSTIN JONAS FOR FIVE26, LLC, IN THE AMOUNT OF \$56,130.00. Roll call was taken. Ayes: Rensink, Seehusen, Hindt, Geels, and Popkes. Motion carried.

A motion was made by Rensink and seconded by Hindt to approve Resolution R13-4113, A RESOLUTION APPROVING AN OPTION TO PURCHASE WITH A FIRST RIGHT OF REFUSAL LOT 3, BLOCK 1, IN THE REPLAT OF LOTS 13-25, TRILOGY VILLAGE, OUTLOT A & B OF THE REPLAT OF LOTS 1 THRU 12, TRILOGY VILLAGE, SHELDON, IOWA TO JUSTIN JONAS FOR FIVE26, LLC, FOR THE AMOUNT OF \$24,650.00. Roll call was taken. Ayes: Rensink, Seehusen, Hindt, Geels, and Popkes. Motion carried.

A motion was made by Seehusen and seconded by Geels to approve Resolution R13-4114, A RESOLUTION APPROVING THE APPLICATION FOR TAX ABATEMENT UNDER THE TRILOGY MULTI-RESIDENTIAL URBAN REVITALIZATION PLAN FOR SHELDON, IOWA FROM JUSTIN JONAS FOR FIVE26, LLC ON LOTS 4 & 5 OF THE TRILOGY VILLAGE ADDITION. Roll call was taken. Ayes: Rensink, Seehusen, Hindt, Geels, and Popkes. Motion carried.

SCDC Executive Director Mark Gaul presented the Council with a TIF Application from White Woff Web. They are planning to rebuild in the Sheldon Crossroads Industrial Park on 2.355 acres, to the east of Ziegler Cat. The building will be 20,000 sq. ft., and there will be a Minimum Assessment Agreement for \$800,000. They will retain 17 employees; add two additional within twelve months, and another two within twenty-four months. A motion was made by Rensink and seconded by Hindt to approve the TIF application of White Woff Web with a Minimum Assessment Agreement for \$800,000, and granting a 5-year Tax Rebate according to the sliding scale schedule. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hindt and seconded by Geels to approve the request from SCDC for the City of Sheldon to grant a forgivable loan for the 2.355 acres of land in the Sheldon Crossroads Industrial Park, which will be used for the proposed expansion of White Wolff Web. Roll call was taken. Ayes, all. Motion carried. Mr. Gaul stated that the pay back to the City will be in property taxes over an estimated seven years.

A motion was made by Rensink and seconded by Seehusen to approve the Storm Sewer Easement Agreement between the City of Sheldon and William Robert Jongewaard and Lori Bleeker Jongewaard, to convey a perpetual easement with the right of ingress and egress over, across, and through the premises of the Grantors located at 521 Country Club Road, situated in O'Brien County, State of Iowa, for said premises being legally described on the attached "Acquisition Plat-Permanent Storm Sewer Easement". As part of the record, the easement will be used only for the purposes as listed in the Agreement. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Rensink and seconded by Seehusen to approve Resolution R13-4115, A RESOLUTION OF THE CITY OF SHELDON, IOWA, DESIGNATING THE PLACE OF DEPOSIT OF FUNDS OF THE CITY OF SHELDON, IOWA AND INCREASING THE PRESCRIBED MAXIMUM THEREOF, NOT TO EXCEED \$7,000,000 AT ANY ONE TIME IN ANY OF SAID BANKS LISTED ON THIS DEPOSITORY RESOLUTION. Roll call was taken. Ayes: Rensink, Seehusen, Hindt, Geels, and Popkes. Motion carried.

Press comments-none.

Council comments-Councilman Rensink has been contacted by one of the garbage haulers regarding an increase in the landfill rates. Mr. Rensink requested that this discussion be placed on the next agenda.

Councilman Seehusen thanked Justin Jonas for his commitment to Sheldon, with the project he is planning in the Trilogy Development.

Councilman Hindt also thanked Mr. Jonas for his proposed new project in the Trilogy Development, and included his thanks to White Wolff Web for their expansion that will take place in the Sheldon Crossroads Industrial Park.

Councilman Geels asked for information on the Water Watch. Public Works Director Todd Uhl stated the voluntary watch is still in effect. He will have to monitor the situation over the next few months. In answer to his question about the status of Lewis & Clark Regional Water, City Manager Wynja hopes to bring the Council an update in the near future.

Staff Comments-Public Works Director Uhl stated the City has received two quotes for the 2013/2014 asphalt overlay project. The low bidder is Tri-State Paving for \$59,500. The budgeted amount is \$100,000. The balance amount of \$40,500 will be used for crack sealing. This needs to be done to maintain the current streets.

A motion was made by Hindt and seconded by Rensink to adjourn the meeting at 12:17 p.m. Roll call was taken. Ayes, all. Motion carried.

---

Arlene Budden, City Clerk/Treasurer/Finance Officer