

The Sheldon City Council met in regular session on Wednesday, March 15, 2017 at 4:30 p.m. Mayor Katricia Meendering called the meeting to order. Roll call was taken. Present: Pete Hamill, Randy Fonkert, Greg Geels, and Zach Sawyer. Absent: Brad Hindt. Also present: Sean Hutchison, Micah Schreurs, Todd Uhl, Lyle Bolkema, Curt Strouth, and Angela Beckman.

Public Comments: None.

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

- a. Minutes of March 1, 2017.
- b. Summary list of claims and additional as presented.
- c. Financial reports for February, 2017.
- d. Approval of Ag Deferments for Tony/Marlene Pape, Ron Neth, and Van Meeteren Farms.

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

Mayor Meendering opened the public hearing at 4:31 p.m. to consider the authorization of a loan agreement and the issuance of notes to evidence the obligation of the city thereunder regarding not to exceed \$1,100,000 general obligation refunding capital loan notes. No oral or written comments. A motion was made by Geels and seconded by Hamill to close the public hearing at 4:35 p.m. Roll call was taken. Ayes, all. Motion carried. A motion was made by Hamill and seconded by Fonkert to approve Resolution R17-4343 A RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$1,100,000 GENERAL OBLIGATION CAPITAL LOAN NOTES. Roll call was taken. Ayes, all. Motion carried.

Mayor Meendering opened the public hearing at 4:36 p.m. to consider the proposed amendment no. 3 to the amended and restated Sheldon urban renewal plan. No oral or written comments. A motion was made by Sawyer and seconded by Hamill to close the public hearing at 4:37 p.m. Roll call was taken. Ayes, all. Motion carried. A motion was made by Hamill and seconded by Fonkert to approve Resolution R17-4344 A RESOLUTION DETERMINING AN AREA OF THE CITY TO BE A BLIGHTED AND ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE AMENDMENT NO. 3 TO THE AMENDED AND RESTATED SHELDON URBAN RENEWAL PLAN. Roll call was taken. Ayes, all. Motion carried.

Discussion was held on the possibility of using Tax Increment Financing (TIF) money to fund 50% of the wastewater facility project. Hutchison reviewed how we have gotten to this point, stating that the wastewater facility project is due to requirements from the IA Department of Natural Resources. He reviewed an option for the Council, to use TIF to fund 50% of the

project, and raise wastewater rates by 50% with a revenue bond. Sawyer expressed concern of using TIF for the wastewater project. He feels TIF should be used for economic development. Geels expressed concern of whether the public has enough notification, if Council would decide to use TIF for the engineering of the wastewater project. Hutchison explained that there will be a notice in the paper and the public can comment at the public hearing. A motion was made by Geels and seconded by Fonkert to use TIF funding for up to 50% on the debt of the new construction of the wastewater facility. Roll call was taken. Ayes: Fonkert, Hamill and Geels. Nay: Sawyer. Motion carried.

A motion was made by Fonkert and seconded by Hamill to approve Resolution R17-4345 A RESOLUTION SETTING APRIL 5, 2017 AT 4:30 P.M. FOR A MEETING ON THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$850,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF. Roll call was taken. Ayes: Fonkert, Geels, and Hamill. Nay: Sawyer. Motion carried. This money is for the engineering of the wastewater facility and the engineering of the 16th Street project. This loan note would be paid using TIF.

Ryan Norman and Dan Nibbelsick from DGR Engineering were present to talk about the engineering contract for the wastewater facility project. He reviewed the fee schedule and did note the addition for the rate study that was approved on March 1, 2017. Norman, also reviewed the timeline of the proposed project. A motion was made by Geels and seconded by Hamill to approve the engineering contract with DGR Engineering in the amount of \$1,044,500 for the wastewater facility project and the rate study. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hamill and seconded by Sawyer to approve Resolution R17-4346 A RESOLUTION DETERMINING THE NECESSITY AND FIXING APRIL 5, 2017 AT 4:30 P.M. FOR A PUBLIC HEARING ON THE MATTER OF THE ADOPTION OF A PROPOSED AMENDMENT NO. 1 TO THE TRILOGY MULTIRESIDENTIAL URBAN REVITALIZATION PLAN. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Sawyer and seconded by Geels to approve Ordinance O17-3225 CHAPTER 29A PERTAINING TO THE CROSSROADS PAVILION BOARD AND THE MANAGEMENT OF THE CROSSROADS PAVILION. Roll call was taken. Ayes, all. Motion carried.

Discussion was held on the insurance requirements for the air show at the Sheldon Regional Airport over Celebration Days. At the recommendation of our insurance agent, the air show will need to provide \$5,000,000 in insurance for the air show at the Airport and list the City of Sheldon as additionally insured. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hamill and seconded by Sawyer to approve pay estimate #8 for Crossroads Pavilion in the amount of \$537,486.66. Roll call was taken. Ayes, all. Motion carried.

Mayor Meendering stated there is a tree in the right of way at 505 10th Street that has been in question. At the recommendation of the Mayor, a motion was made by Geels and seconded by Sawyer to have the tree in the right of way at 505 10th Street be inspected by the IA Department of Natural Resources, and report back to the City Council. Roll call was taken. Ayes, all. Motion carried.

Staff Comments: Beckman stated that we have received the final payment from the State for the Highway 18 project.

Council Comments: None.

A motion was made by Hamill and seconded by Fonkert to adjourn at 5:32 p.m. Roll call was taken. Ayes: all. Motion carried.

Angela Beckman, City Clerk