

The Sheldon City Council met in regular session on Wednesday, August 2, 2017 at 12:00 p.m. Mayor Katricia Meendering called the meeting to order. Roll call was taken. Present: Pete Hamill, Randy Fonkert, Brad Hindt, Greg Geels and Zach Sawyer. Also present: Sean Hutchison, Micah Schreurs, Curt Strouth, Todd Uhl, Lyle Bolkema, and Angela Beckman.

Public Comments: None.

The Mayor stated that we are removing the student fire fighter application from the consent agenda, due to needing additional paperwork. A motion was made by Fonkert and seconded by Hamill to approve the consent agenda with the following items:

- a. Minutes of July 19, 2017, boards & commissions.
- b. Summary list of claims, with additional claim, boards & commissions.
- c. Approval of liquor license renewal for Cooks Café & Langer's Bar & Grill.
- d. Approval of request from Bethel Church to close 7<sup>th</sup> Street between 6<sup>th</sup> Avenue & 7<sup>th</sup> Avenue from 5:00 p.m. to 7:00 p.m. on Wednesday, September 13, 2017.
- e. Approval of the Mayor appointing Fred Grein to the Planning & Zoning Commission.

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

Mayor Meendering opened the public hearing at 12:01 p.m. on amendments to the Sheldon Zoning Ordinance. There were no oral or written objections. A motion was made Hindt and seconded by Fonkert to close the hearing at 12:02 p.m. A motion was made by Hamill and seconded Sawyer to approve the first reading of an Ordinance amending the Sheldon Zoning Ordinance. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Sawyer and seconded by Geels to approve the first reading of AN ORDINANCE AMENDING THE SHELDON, IOWA ZONING ORDINANCE BY AMENDING SECTION 2.1(118) THEREOF PERTAINING TO THE DEFINITION OF "STRUCTURE". Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hindt and seconded by Fonkert to approve the first reading of AN ORDINANCE TO RE-ZONE CERTAIN PROPERTY IN SHELDON, IOWA, pertaining to block one and block two of Prairie Trail Addition. Hindt, Geels and Sawyer all stated they were contacted regarding the covenants in Sheldon Crossing. Schreurs stated that since the City does not own Sheldon Crossing, SCDC has jurisdiction over the covenants and the Council will not take action on them. Roll call was taken. Ayes, all. Motion carried.

Ryan Norman, DGR Engineering gave an update on the cost for the Wastewater Treatment Facility Project. DGR was recommending a 6.5% contingencies amount on the project, however City staff felt more comfortable with a 10% contingencies amount which brings the proposed project total to \$11,757,500.00.

Strouth introduced Steve Boote with Eagle Construction. The Council is considering a development agreement with Eagle Construction. Boote stated they have plans to develop in

block 1 of Prairie Trail Addition. They plan to construct 77 units in 2 phases. The first phase would be 30 apartment units with 9 townhomes, and the second phase would be 30 apartment units with 8 townhomes. Eagle Construction has experience with multifamily work. They have Villages in Aberdeen, SD; Mitchell, SD; Yankton, SD; Spirit Lake, IA; and are just finishing up on a Village in Spencer, IA. He also stated that tax abatements help with making apartment rent affordable. They work with a management company and will start that way with this Village, but do look to hire locally. They also stated they get 90% of their building supplies locally during the construction phase. Geels asked what ages they typically see in their Villages, and Boote responded that it varies tremendously from town to town. Hindt asked if this could ever be government subsidized, and Boote stated he wasn't even sure if that was possible, but no, this would not become government subsidized. A motion was made by Hamill and seconded by Hindt to approve the development agreement between SCDC, the City of Sheldon, and Eagle Construction. Roll call was taken. Ayes, all. Motion carried.

Hamill reviewed the grant application for 2017 Resource Enhancement and Protection (REAP). This is a grant that the Recreation Trails is applying for to construct trail around the borrow pit. They have already applied for a parks to people grant in the amount of \$246,019, therefore are applying for \$80,673 in the REAP Grant to cover the cost of 326,692 to construct the trail. A motion was made by Sawyer and seconded by Fonkert to approve supporting the Resource Enhancement and Protection (REAP) grant application. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Fonkert and seconded by Hindt to enter into executive session at 12:57 p.m. pursuant to Iowa Code Section 21.5 (1)(j) to discuss the purchase of particular real estate where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property. Roll call was taken. Ayes, all. Motion carried.

The Council came out of closed session at 1:47 p.m. No action was taken.

Staff Comments: Bolkema gave a summary that the Police Department received 30 complaints, but there were no fires reported and no injuries reported. Uhl stated that he and the Water Department attended a drought preparedness class, and just asks people to use common sense with their water usage. Hutchison stated that the Council will need to make a decision on if they will use TIF on the wastewater project, by September 20, 2017.

Council Comments: None.

A motion was made by Hindt and seconded by Sawyer to adjourn at 1:52 p.m. Roll call was taken. Ayes: all. Motion carried.

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Angela Beckman, City Clerk