

The Sheldon City Council met in regular session on Wednesday, October 4, 2017 at 4:30 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.

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

- a. Minutes of September 20, 2017, boards & commissions.
- b. Summary list of claims, with additional claim, boards & commissions.
- c. Approval of SCAT Applicant, Justin Groen.

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

Mayor Meendering opened the public hearing at 4:30 p.m. on the \$3,780,000 General Obligation Capital Loan Notes. There were no oral or written objections. A motion was made by Fonkert and seconded by Hindt to close the public hearing at 4:32 p.m. Roll call was taken. Ayes, all. Motion carried. A motion was made by Hindt and seconded by Hamill to approve Resolution R17-4372 A RESOLUTION INTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE. Roll call was taken. Ayes, all. Motion carried. Mayor Meendering reminded people that \$2,900,000 is for Wastewater Treatment Facility Project and \$880,000 is for the 16th Street project.

Librarian, Nicole Morgan gave a presentation in behalf of the Library. She stated they would like to transform the Library to make it the heart of the Community. The space is currently used ineffectively and the technology needs aren't met. They are planning a major renovation that would cost \$199,950. Geels asked if they have been working with a contractor or engineer on the project? Jessica Brink, Library President, stated yes, they are working with a local contractor and that contractor is working with an engineer. Geels also asked about the hours of the Library, and if they thought expanding their hours would increase the number of patrons. Hindt stated that he was disappointed that this is the first that the Library is coming to the City Council with this plan. He heard about it on the radio, and when he asked the City Manager about it, he didn't know much about it either. Hindt went on to say that as a City building, this should have been brought to the Council sooner. Mayor Meendering stated that she feels this is a great concept, however we are not in the budget process at this time, but when we are looking at the next fiscal year budget, we may consider this, and she clarified that the Library is asking for \$50,000 from the City for the project. Hamill commended the Committee that worked on this.

Uhl stated that Mid American Energy needs to replace a bad line near the Water Plant. He stated that this really is to our advantage, because currently the underground electric runs through the middle of the City property. This easement would allow them to move this to the eastern part of the property. A motion was made by Geels and seconded by Sawyer to approve the letter of intent to approve an easement with Mid American Energy for underground electrical contingent upon changing the language in the Easement from "no costs to Mid American Energy" to "all costs to be paid by Mid American Energy". Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hindt and seconded by Hamill to approve Resolution R17-4373 A RESOLUTION APPROVING AN APPLICATION FOR A PROPERTY TAX EXEMPTION FOR A DEVELOPMENT PROJECT IN PRAIRIE

TRAIL ADDTION. Roll call was taken. Ayes, all. Motion carried. This is for the proposed addresses of 491 & 541 Prairie Trail Road.

A motion was made by Fonkert and seconded by Geels to approve a Contract for Development between the City of Sheldon and DEL-uxe Feeds, Inc. and Kent Nutrition Group, Inc. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Sawyer and seconded by Fonkert to approve the Minimum Assessment Agreement with DEL-uxe Feeds, Inc. and Kent Nutrition Group, Inc. (2017 Project) in the amount of \$10,500,000. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hindt and seconded by Sawyer to enter into executive session at 5:10 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 5:41 p.m. Hindt left the meeting at 5:41 p.m. A motion was made by Hamill and seconded by Geels to approve a letter of intent with SCDC regarding Contract for Development for Business Park. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Geels and seconded by Sawyer to approve Resolution R17-4374 A RESOLUTION SETTING OCTOBER 18, 2017 AT 4:30 P.M. FOR A PUBLIC HEARING ON THE PROPOSITION TO AUTHORIZE A LOAN AGREEMENT AND THE ISSUANCE OF \$1,250,000 URBAN RENEWAL REVENUE CAPITAL LOAN NOTES TO EVIDENCE THE OBLIGATIONS OF THE CITY THEREUNDER. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hamill and seconded by Fonkert to approve Resolution R17-4375 A RESOLUTION SETTING OCTOBER 18, 2017 AT 4:30 P.M. FOR A PUBLIC HEARING TO AUTHORIZE A LOAN AGREEMENT AND THE ISSUANCE OF NOTES TO EVIEDNEC THE OBLIGATIONS OF THE CITY IN THE AMOUNT OF NOT TO EXCEED \$850,000 GENERAL OBLIGATION CAPITAL LOAN NOTES. Roll call was taken. Ayes, all. Motion carried.

Staff Comments: None.

Council Comments: Mayor Meendering stated that there is an open seat in Ward 2 if anyone is interested.

A motion was made by Geels and seconded by Sawyer to adjourn at 5:44 p.m. Roll call was taken. Ayes: all. Motion carried.

Angela Beckman, City Clerk