

The Sheldon City Council met in regular session on Wednesday, November 1, 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, and Greg Geels. Absent: Zach Sawyer. Also present: Sean Hutchison, Micah Schreurs, Todd Uhl, and Angela Beckman.

Public Comments: None.

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

- a. Minutes of October 18, 2017, boards & commissions.
- b. Summary list of claims, boards & commissions.
- c. Approve liquor license renewal for Hy-Vee.
- d. Approve beer permit renewal for Hy-Vee C Store.
- e. Approve cigarette permit for Dollar General Store #4636.

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

A motion was made by Hamill and seconded by Geels to approve Resolution R17-4380 A RESOLUTION DIRECTING THE ACCEPTANCE OF A PROPOSAL TO PURCHASE \$4,450,000 GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2017B. Roll call was taken. Ayes, all. Motion carried. This bond consists of \$2,800,000 for part of the wastewater plant project, \$880,000 for 16th Street and \$800,000 for the future industrial park. This note is callable in 8 years.

A motion was made by Hindt and seconded by Hamill to approve Resolution R17-4381 A RESOLUTION DIRECTING THE ACCEPTANCE OF A PROPOSAL TO PURCHASE \$1,250,000 (DOLLAR AMOUNT SUBJECT TO CHANGE) TAXABLE URBAN RENEWAL ANNUAL APPROPRIATION CAPITAL LOAN NOTES SERIES 2017C. Roll call was taken. Ayes, all. Motion carried. This annual appropriation is for the land acquisition agreement with the Sheldon Chamber & Development Corporation.

The Council discussed Tax Increment Financing (TIF). Hutchison stated that we could free up some TIF dollars by not certifying the Runger Addition TIF dollars. Runger Addition would continue to be part of the urban renewal plan, but the City would not capture the TIF dollars from Runger Addition. Runger Addition currently creates \$158,513 in TIF revenue, if not captured by TIF the City would receive approximately \$68,000 more in general taxes and the remainder of the \$158,513 would go to the other entities. Mayor Meendering asked the Council to review the information they have received, and this will be brought back on November 15, 2017 for consideration. Attorney Schreurs pointed out the TIF dollars need to be certified by December 1, 2017 for the next tax year.

A motion was made by Fonkert and seconded by Hindt to approve the first reading of the Ordinance AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHELDON, IOWA, BY AMENDING PROVISIONS OF SECTION 99.02 ELEMENTS OF CHARGE AND BY AMENDING PROVISIONS OF SECTION 99.04 BASIS FOR COSTS AND BY AMENDING SECTION 99.05 PERTAINING TO SEWER SERVICE CHARGES. Roll call was taken. Ayes, all. Motion carried. This includes the first three sewer rate increases for the payment of the wastewater plant project.

Staff Comments: UHL stated that the wastewater plant project final plans and specifications will be submitted to the IA Dept. of Natural Resources for approval soon, therefore it should keep the project on

schedule. He also stated that Chief Bolkema, who couldn't attend, has a 2009 Crown Victoria with 150,000+ miles that he would like to liquidate. The Council was fine with that.

Council Comments: Hamill asked about the electrical work at the Crossroads Pavilion. Uhl stated that Hoogendoorn Construction was waiting on some parts, but they should have come this week, they have started work on it, and it should be done soon. Hindt reminded people that they are not allowed to burn leaves, garbage, etc in recreational fire pits. Mayor Meendering reminded people that there is no parking on any City street or avenue from November 1 to April 1 from 2:00 a.m. to 6:00 a.m. Mayor Meendering also expressed condolences to the Jake Roos family. She stated that the funeral will be Saturday and it was her understanding that there may be many extra trucks in town that day for a large processional, and asked people to respectful and patient.

A motion was made by Geels and seconded by Hindt to adjourn at 4:59 p.m. Roll call was taken. Ayes: all. Motion carried.

Angela Beckman, City Clerk