

The Sheldon City Council met in regular session on Wednesday, November 15, 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, Zach Sawyer and Greg Geels. Also present: Sean Hutchison, Todd Uhl, Lyle Bolkema, and Angela Beckman.

Public Comments: Harold Postma stated he has a rental at 1135 10th Street and the tenants are breaking the law. They have a registered sex offender living there illegally. He alleged that there is child sex abuse happening at this residence. He arrived at the rental to take a picture of a paper they had posted and 2 Sheldon police officers approached him and told him he needed to leave. So he came to the City Offices to complain to the City Manager, and the City Manager said they could talk in the hall, but it was only for the City Manager to escort him out of the building. He claims he has been harassed by the Sheldon Police Department for the past 25 years. He went on to say that he was the Sioux County Attorney years ago, but in a conspiracy that the police department was part of, hired a mafia attorney from Sibley and they framed him and got him disbarred. He also claims that the police department and Mark McAlpine framed Tony Hulstein on the gun charges. The Mayor asked Mr. Postma what he was wanting at this time, and he is wanting the Chief of Police fired as well as the police department and that the Mayor should resign because she testified in the Hulstein case. He also stated that he was angry that the Mayor did not do a proclamation on the week of repent that he spoke about at a previous meeting.

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

- a. Minutes of November 1, 2017, boards & commissions.
- b. Summary list of claims with additional as presented, boards & commissions.
- c. October financial reports.
- d. Approval of Madaline (Madie) Oostra & Aaron Feltman to SCAT.
- e. Appointment of Brad Hindt to the NW IA Landfill Board and Todd Uhl as the alternative.
- f. Approval of the 2016-2017 Urban Renewal Report.

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

A motion was made by Geels and seconded by Hamill to set December 6, 2017 at 4:30 p.m. for a public hearing to consider the 5 year Capital Improvement Plan (CIP). Roll call was taken. Ayes, all. Motion carried.

A motion was made by Fonkert and seconded by Hamill to approve the second 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.

Beckman explained that the changes to the utility billing policy & procedures is that the 1:00 p.m. deadline for payments of reminders and disconnect notices has been removed, and language was added that disconnect notices will not be delivered on Friday or the day before a holiday. We also increased the insufficient check fee from \$25 to \$30. A motion was made by Hindt and seconded by Fonkert to approve the Utility Billing Policy & Procedures. Roll call was taken. Ayes, all. Motion carried.

Geels asked about what was included in this engineering agreement? Hutchison stated that he will confirm with McClure Engineering on what is included in this agreement. A motion was made by Geels and seconded by Sawyer to approve the Agreement for Engineering Services for Snow Removal Equipment Building at the Sheldon Regional Airport with McClure Engineering in the amount of \$38,920, contingent upon McClure Engineering monitoring the project through the final walk through. Roll call was taken. Ayes, all. Motion carried.

Hindt, representing the Fire Department stated that a few years ago they approached the City about building a training facility near the wastewater plant, but before they got started the new Wastewater Project came to light. After some discussion at fire meetings, they discovered that the current wastewater facility could serve as a training facility for them. Uhl stated that demolition of everything was part of the contract, so that would save some money. He also stated that they plan to remove the belt press from the building and will need to do that through the roof of the building so there will be some expense to repair the roof. A motion was made by Geels and seconded by Fonkert to approve the fire department making the wastewater plant a fire training facility after 2020. Roll call was taken. Ayes, all. Motion carried.

Hutchison stated he had completed a grant application to the IA Department of Natural Resources for the solid waste alternatives program. A motion was made by Sawyer and seconded by Hindt to approve submitting the grant application to the IA DNR for solid waste alternatives. Roll call was taken. Ayes, all. Motion carried.

Uhl and Bolkema gave staff reports for October, 2017.

The Council discussed Tax Increment Financing (TIF). 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. Hamill confirmed how much infrastructure was included in the debt projects for the new land. A motion was made by Geels and seconded by Hamill to not capture the Runger Addition valuation, which creates \$158,513 per year. Roll call was taken. Ayes, all. Motion carried. This does not remove Runger Addition from the urban renewal area, but the City will just not capture the valuation of Runger Addition.

A motion was made by Hindt and seconded by Geels to approve Resolution R17-4382 A RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZATION AND PROVIDING FOR THE ISSUANCE AND SECURING THE PAYMENT OF \$1,250,000 TAXABLE URBAN RENEWAL ANNUAL REVENUE ANNUAL APPROPRIATION CAPITAL LOAN NOTES SERIES 2017C, OF THE CITY OF SHELDON, STATE OF IOWA, UNDER THE PROVISIONS OF THE CITY CODE OF IOWA, AND PROVIDING FOR A METHOD OF PAYMENT OF THE NOTES. Roll call was taken. Ayes, all. Motion carried. This annual appropriation is for the land acquisition agreement with the Sheldon Chamber & Development Corporation.

A motion was made by Hamill and seconded by Sawyer to approve Resolution R17-4383 A RESOLUTION APPOINTING BANKERS TRUST COMPANY OF DES MOINES, IOWA, TO SERVE AS PAYING AGENT, NOTE REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND NOTE REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hindt and seconded by Geels to approve Resolution R17-4384 A RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$4,450,000 GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2017B, AND LEVYING A TAX TO PAY SAID NOTES; APPROVAL OF THE TAX EXEMPTION CERTIFICATE AND CONTINUING DISCLOSURE

CERTIFICATE. 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.

Staff Comments: Bolkema reminded people there is no parking on any City street from 2 a.m. to 6 a.m. Strouth stated that all the lots in Runger Addition are now sold. Hutchison commended the employees on the great job they are doing on the sewer replacement job.

Council Comments: Mayor Meendering reminded Council that goal setting session questionnaires are due.

A motion was made by Sawyer and seconded by Hindt to adjourn at 5:21 p.m. Roll call was taken. Ayes: all. Motion carried.

Angela Beckman, City Clerk