

The Sheldon City Council met in regular session on Wednesday, December 6, 2017 at 4:30 p.m. Mayor Pro Tem Brad Hindt called the meeting to order. Roll call was taken. Present: Pete Hamill, Randy Fonkert, Brad Hindt, Zach Sawyer and Greg Geels. Absent: Mayor Katricia Meendering. Also present: Sean Hutchison, Micah Schreurs, Curt Strouth, Lyle Bolkema, and Angela Beckman.

Mayor Pro Tem Hindt stated that the Sunday sales permit for Schottsy's Bar & Grill would not be part of the consent agenda, and it would be a separate item. He also stated that the City Manager evaluation will be postponed until 12/20/17 so the Mayor is present for that.

Public Comments: None.

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

- a. Minutes of November 15, 2017, boards & commissions.
- b. Summary list of claims with additional as presented, boards & commissions.
- c. Approval of Resolution R17-4385 Bank Depository.
- d. Approval of Beer Permit for Natalia's.

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

Geels asked if Schottsy's Bar & Grill was applying for a one time Sunday sale permit, or if it was all year. Beckman stated it would be all year round. Geels also asked if any other businesses have Sunday sales as part of their permit. Beckman stated that Los Tulipanes does as well as convenience stores and HyVee. A motion was made by Hamill and seconded by Sawyer to approve the Sunday sales permit for Schottsy's Bar & Grill. Roll call was taken. Ayes: Hindt, Fonkert, Sawyer, Hamill. Nay: Geels. Motion carried.

Mayor Pro Tem Hindt opened the public hearing to consider the 5 year Capital Improvement Plan (CIP) at 4:32 p.m. There were no oral or written comments. 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. Hutchison stated this is a road map for the next 5 years, with the most emphasis on the upcoming year. It was the consensus that we will take the CIP into consideration when preparing for the fiscal year 2018-2019 budget.

Tom Hinrichsen of Winther, Stave Auditors presented the findings of the fiscal year 2016-2017 audit. He stated that it was a good budget and a good audit. Hinrichsen stated he was happy with the report, and the staff is very nice to work with. A motion was made by Hamill and seconded by Sawyer to approve the fiscal year 2016-2017 audit. Roll call was taken. Ayes, all. Motion carried. Mayor Pro Tem Hindt thanked the staff for their work.

A motion was made by Hindt and seconded by Sawyer to approve the final reading of the Ordinance O17-3231 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.

Council discussed the request for funding from O'Brien County for the NW IA Regional Housing Trust Inc. Hutchison stated that this has helped to rehabilitate 8 homes in Sheldon. A motion was made by Fonkert

and seconded by Hamill to approve this for payment next fiscal year, and will be included in the budget discussions. Roll call was taken. Ayes, all. Motion carried.

Attorney Schreurs stated there is property located within the City 1 mile zoning that has been subdivided 2 times, and the zoning code allows for properties to be subdivided no more than 2 times. The property owner is asking to subdivide the property again, therefore are asking for the Council to waive the subdivision regulations. A motion was made by Sawyer and seconded by Fonkert to approve Resolution R17-4386 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHELDON, IOWA, WAIVING SUBDIVISION REQUIREMENTS OF THE SHELDON SUBDIVISION REGULATIONS AS TO A SPECIFIC LOT. Roll call was taken. Ayes, all. Motion carried.

Strouth stated that we currently have 2.8 acres of heavy industrial land available for sale. The development committee came up with an extension of Crossroads Industrial Park, to be named Floyd Industrial Park. This extends Crossroads Drive north and develops a road going west from there. It includes 5 lots for development. They platted the lot sizes based on the sales of the lots in Crossroads Industrial Park. Pat Bickett, Schlotfeldt Engineering stated that the end of the road going west would have a turnaround the same size as the one on 34th Avenue. Sawyer asked if a turnaround was necessary? A motion was made by Hamill and seconded by Fonkert to approve the Floyd Industrial Park preliminary plat, and this will be considered for approval on 12/20/17 by a Resolution. Roll call, all ayes. Motion carried.

A motion was made by Fonkert and seconded by Sawyer to set December 20, 2017 at 4:30 p.m. for a public hearing to consider the final plat of Floyd Industrial Park. Roll call was taken. Ayes, all. Motion carried.

Staff Comments: Hutchison stated that the City and SCDC are in near the completion of a new website. He will email the Council the link to the new website for their review before it goes "live".

Council Comments: Hindt reminded Council that the goal setting session is Wednesday, December 13, 2017 from 11:00 a.m. to 1:00 p.m.

A motion was made by Geels and seconded by Fonkert to adjourn at 5:04 p.m. Roll call was taken. Ayes: all. Motion carried.

Angela Beckman, City Clerk