

**City of Sheldon
City Council Report for October 16, 2019
Regular Meeting at 4:30 p.m.**

3d. Confirm Mayor's appointment of Bill Boscaljon to the Library Board for term ending July 1, 2022.

Attachments: None.

Background: Junius Chapman stepped down from the Library Board on September 17. We are grateful for his service. The term for this seat expires on July 1, 2022. Bill Boscaljon works at Neal Chase and likes reading World War II books. He and his wife Sally use the library, and especially enjoy checking out books for their grandchildren.

4a. FEMA Flood hazard determinations (from February 6, 2019)

- i. Acknowledge receipt FEMA findings and appeals process.**
- ii. Resolution affirming the City does not object to the FEMA flood hazard determinations regarding City-owned parcels.**

Attachments: Letter from FEMA dated August 30, 2019.

Background: The purpose of this agenda item is to remind everyone of the pending implementation of the new FEMA flood hazard map. Today's discussion is a follow-up to the February 6, 2019 Council meeting. Here are the relevant minutes:

City Council minutes – February 6, 2019. Jared Johnson, O'Brien County Emergency Management updated the council on the area flood mapping in the early states that will help the area residents being able to purchase flood insurance in the future. This map can be viewed on the Iowa Dept of Natural Resources website.

The current map dates to September 18, 1985. This gives you an idea of how rare and important this is. Not only does it affect what is in the flood zones, it also affects the availability and cost of flood insurance.

The new map mainly affects areas just outside of the Sheldon City limits. Sheldon has a 1-mile subdivision jurisdiction and 2-mile zoning jurisdiction since O'Brien County doesn't have Zoning. The appeals process runs until December 13, 2019. Neither the City or County can change what FEMA does, and but we do have the ability to guide people on the proper appeals process to FEMA.

After December 13, the maps are virtually set in stone until the next review 30 – 40 years from now.

The relevant attachments are on O'Brien County Emergency Management's website - obrienema.org/resources. O'Brien County EMA Director Jared Johnson has some very good information on this topic, and he has been very helpful during this process.

Recommended motion: To acknowledge the presentation of the information, remind others of the December 13 appeals deadline and to pass the resolution that the City does not object to the Flood hazard determinations regarding the City-owned parcels.

5a. Set public hearing on Ordinance amending the zoning ordinance section 12.3 pertaining to residential uses in Business Commercial (Downtown) district.

Attachments: Hearing notice and Ordinance amendment.

Background: The Planning & Zoning Commission met on October 9 to discuss the pending zoning ordinance amendment to allow limited 1st floor housing in the Business Commercial Zoning District (Downtown). The amendment is recommended for approval. This action sets the hearing for November 6, prior to 1st reading.

6a. City Manager's Report.

- In the October 2 Council packet was included a copy of the municipal infraction filed against the owner of 721 8th St. The property is abandoned and is not maintained; the utilities have been off since at least 2010. Since we are still unable to reach the owner, the enforcement process requires published notice once a week for three consecutive weeks – the publication dates are October 9, 16, and 23 in the Mail-Sun. A copy of the published notice is in your October 16 packets.
- The ordinances on requiring the “automated style” garbage cans are being worked on and will be coming back for 1st reading in late November or December.
- Iowa Information Publications will be sponsoring a candidate forum at 6 PM on Tuesday, October 22 in City Council Chambers. This will be open to the public.

- A draft agreement for Sioux County's Lynn Township fire funding has been presented to Lynn Township Chairman Alvin Stuit for review. The agreement was well received and will likely be coming to the Council soon. This agreement will be used as the template for the other three townships. Lynn Township's funding level already close to where it should be. The recommendation by the Iowa Fire Chief's association is \$.6075 per \$1,000 in rural township valuation.
- The "For Sale" signs have been posted for the 3 nuisance properties the City is selling for redevelopment. We have received inquiries on each property, and we are also doing some local advertising to help generate interest. The properties are 1023 Garfield, the former Sunset Motel at 1401 S. 2nd Avenue (Old 60) and DJ's Redemption Center at 428 W. Park Street (Highway 18). The information is posted at CityofSheldon.com. The bidding period ends on Friday, November 8 at 12 PM.
- Three citizens and eight City officials toured the new wastewater treatment plant during the October 2nd open house. Seven citizens came for the tour on October 9.
- Board of Adjustment is meeting Thursday, October 17 at 4 PM. Please note the time is 4 PM rather than 4:30 PM. The main topic is the consideration of a special exception request to allow "Limited Warehousing and Distribution" at 1313 2nd Avenue (formerly Innovative Machine) for the purpose of can/bottle recycling.

7. Workshop.

a. FY18-19 end of the year budget review.

i. Revenues & Expenditures.

b. Preparation for December Goal Setting meeting.

Attachments: 2015 & 2017 goal setting information.

Background: This will be a brief workshop, and the first part of it will consist of an end of year financial review (FY18-19) followed by discussion on our plan for the Goal Setting Session. Normally the end of fiscal year reporting is on a consent calendar; this year we are trying something different. By discussing the results from the previous year, it is hoped the next set of budget workshops will be more productive.

Regarding the Goal Setting meeting, Eric Christianson works for Iowa State Extension Office; he shadowed Jeff Schott for a few years, and is now conducting goal-setting sessions.

Eric is planning on Wednesday, December 11. The best time appears to be 4 – 7 PM. In your packets is the information from 2015 and 2017. You will also be receiving a survey prior to the meeting.