

City of Sheldon
City Council Report for March 18, 2020
Regular Meeting at 4:30 p.m.

5a. Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 5 to the Amended and Restated Sheldon Urban Renewal Plan in the City of Sheldon, State of Iowa.

Attachments: Resolution, schedule and amendment.

Background: There are three main components to Tax Increment Financing –

- 1) The Urban Renewal Area.
- 2) The Urban Renewal Plan.
- 3) Budgeting and spending the Tax Increment Financing dollars.

This is an update to part #2 only – we are seeking to update the Urban Renewal Plan to accommodate several goals, including: various street reconstruction projects, additional commercial and industrial development, and the facilitation of redevelopment of nuisance and blighted properties. This resolution sets the schedule, including a public hearing for April 15. All the potential projects being considered would be geographically located in the existing Urban Renewal Area.

The size of the Urban Renewal Area is not changing. Additional Council action would be needed to disburse funds. In the case of the proposed \$2,500,000 in street projects, a short-term bond (up to a term of a few months) is necessary. There has been discussion over the past year of reduce the amount of land in TIF. This is a worthy goal, but cannot be even considered until after the 2017C bond is paid off – which is scheduled to occur in FY21-22. Even then, any reduction of Urban Renewal geographic area will need to be carefully coordinated to ensure pending or current projects are not impacted.

5b. Authorize hiring of Lyle Frohwein as Street Superintendent, effective March 19, 2020.

Attachments: Offer letter.

Background: Six people applied. The position was posted in January; the first review of applications occurred February 6. Todd Uhl and I conducted interviews. Lyle Frohwein was offered the

position on March 6. Upon your approval, his first day in his new role would be March 19. In addition, we would then proceed with filling the position vacated by his promotion.

Lyle began his career with the City on January 2, 2007. He has private sector experience as well. He is interested in trying new methods and technologies. We are excited about what Lyle brings to the table.

We thank Public Works Director Todd Uhl for his leadership during this time of transition. In addition to his many other duties, Todd has been putting in extra time at the Street Department since Brice Mosier's tragic passing on December 17, 2019.

5c. Authorize Region 3 FAST Act grant application for Western Avenue.

Attachments: FAST Act application, map and preliminary cost info. Background: This project would be reconstruction of Western Ave from 16th St to Hwy 18. Some areas would be full reconstruction, some areas would be partial reconstruction, and other areas do not need to be done. We would consider paving the shoulders in some areas and adding curb and gutter along with storm sewer in other areas. If we receive the grant, the dollars become available in 2024.

The total project costs in 2024 dollars is estimated at \$2,379,000. Engineering is not an eligible grant cost so the total dollars eligible for the grant is \$2,105,000. It is a 60/40 grant so the federal cost share would be \$1,263,000 and the local cost share would be \$842,000 plus \$274,000 for engineering bringing the total local share to \$1,116,000.

Todd has visited with the Sioux County Engineer and indicates they would be interested in participating in a cost share of the center 22 feet. Those details have yet to be worked out and we would continue those discussions if we are awarded the grant. We are seeking your approval to apply for the grant and a commitment that if the grant is awarded that the City will support our share of the project. This is the same grant that we received for the improvements on 16th St, Country Club Road, and E. 9th St.

Note: FAST stands for Fixing America's Surface Transportation - iowadot.gov/fastact/home.

6a. City Manager's Report.

- A Planning & Zoning Commission meeting is tentatively planned for Wednesday, March 25 at 4 PM. Topics include rezoning of the area near the Pavilion from Agricultural to Arterial Commercial and some minor Zoning ordinance clean up including clarification of the procedures for the Board of Adjustment when granting a special exception. We may also have the rezoning items for the Sunset Motel site (1401 S 2nd Avenue).
- Regarding the coronavirus/COVID-19, here is the latest guidance from Iowa Dept of Public Health. This situation is continuously changing. As of the submission of this report (late afternoon on Thursday, March 12), here is the current guidance from IDPH:

"There is currently no known community spread of COVID-19 in Iowa and IDPH is not making any recommendations to cancel planned events and mass gatherings at this time...This is a very fluid situation and we urge the public to closely monitor messaging from Iowa Department of Public Health for updated guidance." (source: idph.iowa.gov)

- I plan to be in Iowa City from March 18-20 for the Iowa Municipal Management Institute, which is sponsored by the League of Cities. I was awarded a \$250 stipend towards my expenses. I will not be at the March 18 Council meeting. There is a potential the conference will be cancelled, since the National League of Cities is now cancelling some of their events.