

The Sheldon City Council met in regular session on Wednesday, June 1, 2016 at 12:00 noon. 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: Scott Wynja, Micah Schreurs, Todd Uhl, Curt Strouth, Angela Beckman, and Lyle Bolkema.

Public Comments: None.

Geels expressed concern over the special liquor licenses for Schottsy's Bar & Grill with respect to noise complaints late at night on previous events. A motion was made by Geels and seconded by Fonkert to approve the consent agenda with the following items:

- a. Minutes of May 18, 2016.
- b. Summary list of claims, and additional claims as presented.
- c. Approval of cigarette permits for: Casey's #2527, Casey's #3044, Fareway, Hy-Vee Food Store, Hy-Vee C Store, Jensen Liquor, Sheldon Plaza, and Dollar General.
- d. Approval of SCAT applicants Michael Mulder and Amy Nyhuis.
- e. Approval of liquor license renewal and outdoor permit for Sheldon Erie No. 2297 Fraternal.
- f. Approval of special outdoor liquor license for Schottsy's Bar & Grill for 06/04/16 & 06/10/16 with the owner being required to notify neighboring property owners and the music is required to be done by midnight.
- g. Approval of wine permit renewal for A Country Florist.

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

Scott Stevenson with DA Davidson was present to answer any questions that the Council may have about the financing of the bond sale on the \$3.4 million taxable general obligation capital loan note. He stated that the bond will be paid back over 15 years, but is callable after 7 years. The interest rate is fixed at 2.84%, but if you include attorney fees, etc. it averages to be 2.95%. A motion was made by Hamill and seconded by Hindt to approve Resolution R16-4209 A RESOLUTION DIRECTING THE ACCEPTANCE OF A PROPOSAL TO PURCHASE \$3,400,000 (DOLLAR AMOUNT SUBJECT TO CHANGE) TAXABLE GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2016. Roll call was taken. Ayes: all. Motion carried.

Audit proposals were received from two CPA firms. Both proposals were for a three year contract. Wynja stated that Winther, Stave & Company, who has done our audit in the past added a paragraph stating that the audit would be complete and presented to the Council no later than December 1 of each year, or there would be a monetary deduction. He also stated that Williams & Company was \$4,000-\$5,000 more each year. At the recommendation of Wynja, a motion was made by Geels and seconded by Hindt to approve a three year contract for auditing of City financial records for fiscal years 2015-2016, 2016-2017, 2017-2018 with Winther, Stave & Company. Roll call was taken. Ayes, all. Motion carried.

The Council reviewed the proposed Water & Sewer Ordinance pertaining to rates. The rates include a 3% increase on both water and sewer. Hamill asked when the last rate increase was. Wynja stated it was last year. A motion was made by Hamill and seconded by Fonkert to approve the first reading of AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHELDON, IOWA, BY AMENDING PROVISIONS OF SECTION 92.02 PERTAINING TO RATES FOR WATER SERVICE; BY AMENDING PROVISIONS OF SECTION 92.03 PERTAINING TO WATER SERVICE RATES OUTSIDE THE CITY; BY AMENDING PROVISIONS OF SECTION 92.10 PERTAINING TO MULTIPLE UNITS HOOKED TO ONE METER; AND BY AMENDING PROVISION OF SECTION 99.05 PERTAINING TO SEWER SERVICE CHARGES. Roll call was taken. Ayes, all. Motion carried.

Discussion was held regarding a housing study. Affordable housing has been an ongoing concern in Sheldon. There is a housing tax credit that developers and contractors can receive from the State of Iowa, but a requirement is that a housing study has been completed. Sheldon's last housing study was done in 2007. Northwest Iowa Planning & Development (NWIPD) can conduct a housing survey for \$4,000. The SCDC Board of Directors voted earlier today that they would share the cost for a housing survey equally, and it was their recommendation to hire NWIPD. A motion was made by Hindt and seconded by Geels to approve Resolution R16-4210 A RESOLUTION OF THE CITY COUNCIL OF SHELDON, IOWA TO REQUEST THE ASSISTANCE OF THE STAFF OF THE NORTHWEST IOWA PLANNING AND DEVELOPMENT COMMISSION TO CONDUCT A HOUSING NEEDS ASSESSMENT for \$4,000 to be paid by SCDC and the City equally split. Roll call was taken. Ayes, all. Motion carried.

Staff Comments: Uhl stated he has been in contact with Mosquito Control and they are planning to come spray soon, but waiting for the weather to dry up. He has also given them a list of key dates when the City will have events going on.

Wynja stated that there will be a ground breaking for the Events Center on June 16, 2016 at 10:30 a.m. and if there is rain, the Holiday Inn has agreed to allow us to hold it there. We are hoping to have the Lieutenant Governor as well as donors, congressmen, & representatives.

Council Comments: Hamill stated that the bike ride went really well. There were approximately 35-40 people that participated.

Geels gave an update on the "Showdown in Sheldon" ball game and grand opening of the Sports Complex. Hy-Vee will be there to serve food and the concessions will be open. There will be a presentation, ceremonial first pitch, and we are hoping to have a representative there from the Iowa League of Cities, who awarded Sheldon the All Star Award for the project.

Geels also stated that we continue to refer to our project as the "lodge" or "events center" and he is proposing we hold a naming contest for the facility. People could submit a 50-100 word essay on what the name should be and why, then a committee would pick the top 3 or 5 and the community could vote on them. The consensus was to move forward with this project.

Fonkert stated that although he was opposed to the funding of the events center in the beginning he would like the community to get onboard going forward, and support the project so it can thrive and be operational.

A motion was made by Fonkert and seconded by Geels to adjourn at 12:30 p.m. Roll call was taken. Ayes: Fonkert, Hindt, Geels. Nay: Hamill. Motion carried.

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Angela Beckman, City Clerk