

The Sheldon City Council met in regular session on Wednesday, December 7, 2016 at 4:30 p.m. Mayor Katricia Meendering called the meeting to order. Roll call was taken. Present: Pete Hamill, Randy Fonkert, Brad Hindt, Greg Geels, and Zach Sawyer. Also present: Sean Hutchison, Todd Uhl, Curt Strouth, Micah Schreurs, Lyle Bolkema, and Angela Beckman.

Public Comments: None.

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

- a. Minutes of November 16, 2016.
- b. Summary list of claims and additional as presented.
- c. Approval of the Mayor's appointment of Brad Hindt to the NW IA Solid Waste Agency, with Todd Uhl as alternate

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

A motion was made by Hindt and seconded by Fonkert to approve Resolution R16-4227 A RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 2 TO THE SHELDON AMENDED AND RESTATED URBAN RENEWAL PLAN IN THE CITY OF SHELDON, STATE OF IOWA. This Resolution is setting December 7, 2016 at 1:00 p.m. in the City Council Chambers for a consultation on the proposed amendment #2 and appoint Beckman, Hutchison and Uhl as designated City representatives; direct that notice of consultation be mailed to all affected taxing entities, along with a copy of the proposed Amendment, using the form of notice approved in Section 2 of the proceedings and designate Beckman, Hutchison and Uhl to conduct the consultation and provide responses to any recommendation(s) that are made; to hold a public hearing on December 30, 2016 at 7:00 a.m., direct that notice of this public hearing be published not less than four nor more than twenty days before December 30, 2016, and direct that a copy of the proposed amendment be placed on file in the City Office for public inspection. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hamill and seconded by Hindt to approve pay estimate #4 on the Crossroads Pavilion in the amount of \$473,523.70 to Hoogendoorn Construction. Roll call was taken. Ayes, all. Motion carried. Geels questioned the timeliness of the pay estimates being submitted for Council approval. Uhl will contact the Engineer.

A motion was made by Fonkert and seconded by Sawyer to approve Resolution R16-4228 A RESOLUTION ACCEPTING WORK ON THE SHELDON MUNICIPAL AIRPORT 6-T HANGAR CONSTRUCTION. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hindt and seconded by Hamill to approved Resolution R16-4229 A RESOLUTION IN SUPPORT OF A WORKFORCE HOUSING TAX INCENTIVE PROGRAM APPLICATION

TO BE SUBMITTED TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY (IEDA). Roll call was taken. Ayes, all. Motion carried.

Strouth updated the Council on a previously approved Tax Increment Financing application for Rosenboom Machine & Tool. He stated that there is a better idea of taxable valuation on the property. A motion was made by Hamill and seconded by Fonkert to approve an amendment to the Tax Increment Financing application from Rosenboom Machine & Tool, changing the valuation from \$2,500,000 to \$1,200,000, lowering the request from the City to \$183,600. Roll call was taken. Ayes, all. Motion carried.

Discussion was held on the management of the Crossroads Pavilion. Mayor Meendering stated that one management firm submitted a proposal and have since declined. The committee is requesting the Council to consider hiring a full time City employee to manage the Crossroads Pavilion with a salary range from \$30,000-\$45,000 with full benefits. Hamill stated he would rather see a private business run it, not an employee of the City. Strouth stated that he and Uhl have exhausted all the avenues they are aware of in attempting to find a management group interested in managing the facility. They have contacted very large venues in the area, they have declined, and they have contacted colleges with management programs for interest, but have not had any success. Geels stated that he would like to see a job description before making a decision. Peter Wagner, committee member, stated that he knows someone from the Lakes area that has experience that is willing to meet with the committee to offer guidance. He went on to say that Orange City's management is a City employee, but not by their choice. They wanted a firm to run their facility, but did not have any interested parties to do so. Wagner also stated that the Committee's vision isn't just for weddings and only having reservations on the weekends. They envision it being utilized during the week too, possibly with musicians, comics, and other entertainment. Wagner stated that the Committee wants ours to be the best in the area.

Hindt asked that the minutes for the RFP committee be forwarded to all the Council, since they were not all involved. He also asked about the supervision of this position, or if the SCDC Chamber Director could manage it along with their regular duties. Strouth did not feel that would be a good idea. Uhl stated that we will need to consider getting charges for the facility together soon for prospective rentals. Attorney Schreurs encouraged the Council to review the Boards and Commissions section of the Code of Ordinances to get an idea for the structure, power and duties that a board would have for the facility.

It was the consensus to have the staff develop a job description for review, provide financial information regarding wages and benefits, as well as an operations budget and how the hotel/motel tax increase could be used. This will be brought back to the Council on 12/21/16.

Staff Comments: None.

Council Comments: Geels thanked everyone who came to the Trails Waffle Supper. Hindt congratulated Jett Korver on passing the police academy.

A motion was made by Hindt and seconded by Sawyer to adjourn at 5:20 p.m. Roll call was taken. Ayes: Geels, Hindt, Sawyer, Fonkert. Nay: Hamill. Motion carried.

Angela Beckman, City Clerk