

The Sheldon City Council met in regular session on Wednesday, December 16, 2015 at 4:30 p.m. in the Council Chambers. Mayor Katricia Meendering called the meeting to order. Roll call was taken, present: Randy Fonkert, Brad Hindt, Greg Geels and Zach Sawyer. Absent: Ron Rensink Also present: Pete Hamill, Scott Wynja, Todd Uhl, Lyle Bolkema, Curt Strouth, and Angela Beckman.

Public Comments: None.

Mayor Meendering explained that due to newspaper publication requirements, we need to add an emergency agenda item. A motion was made by Fonkert and seconded by Hindt to add agenda item #9 to set the date and time for a public hearing on the 6 unit T hangar at the airport to consider approval of the plans and specifications and possibly awarding of the project. Roll call was taken. Ayes, all. Motion carried.

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

- a. Minutes of City, Boards & Commissions.
- b. Summary List of Claims for City, Boards & Commissions, including additional claim as presented.
- c. November Financial Reports.
- d. EMA student applicant, Dominic Seivert.
- e. EMA applicant, Austin Klett.
- f. Fire applicant, Randall Hofstra

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

Mayor Meendering opened the public hearing at 4:31 p.m. on the Updated Comprehensive Land Use Plan. There were no written or oral comments. A motion was made by Hindt and seconded by Geels to close the public hearing at 4:32 p.m. Roll call was taken. Ayes, all. Motion carried. Wynja explained that the comprehensive land use plan was last updated in 2004, and several things have changed since that time. A motion was made by Geels and seconded by Sawyer to approve the Resolution R15-4188 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHELDON, IOWA TO APPROVE AND ADOPT THE COMPREHENSIVE LAND USE PLAN. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hindt and seconded by Fonkert to approve Resolution R15-4189, the sale of lot 10, block 2 in Sunshine Addition to Jeff & Sara Van Meeteren for \$1, with closing of the sale as soon as possible. Roll call was taken. Ayes, all. Motion carried.

Uhl stated that we received 1 quote on the electrical portion and 2 quotes on the mechanical portion of the sludge improvement project. At the recommendation of DGR Engineering, a motion was made by Geels and seconded by Sawyer to approve the electrical quote of \$8952

from Van Beek Electric for the sludge improvement project. Roll call was taken. Ayes, all. Motion carried. There may also be a charge from Services Unlimited for \$300-\$500 for startup. A motion was made by Hindt and seconded by Geels to approve the mechanical quote of \$45,606 from Wallace Caswell, Inc. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Sawyer and seconded by Hindt to approve change order #1 in the amount of \$7604.94 for the Runger Street Improvement Project. Roll call was taken. Ayes, all. Motion carried. A motion was made by Geels and seconded by Fonkert to approve pay estimate #3-final in the amount of \$178,759.79 to Solsma Bros. for the Runger Street Improvement Project. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Hindt and seconded by Geels to set January 6, 2016 at 4:30 p.m. for a public hearing on the subdivision final plat of Nest Haven, the housing development north on Nest Avenue. Roll call was taken. Ayes, all. Motion carried. The expense will be the property owner's responsibility.

Strouth stated they have a development proposal for the sale of lot 1 Crossroads Industrial Park from Bomgaars. Bomgaars is proposing to construct a 28,000-31,000 square foot building on the lot, which will carry an approximate assessed value of \$2,000,000. The Development Committee is recommending the sale of the lot be \$1, in exchange of having Bomgaars sign a \$2 million dollar minimum assessment agreement over 10 years. Also, the memorandum of understanding for the development requires SCDC to reimburse the City \$18,125/acre. This lot is 4.61 acres, therefore the SCDC is requesting the City forgive the \$83,556.25. A motion was made by Sawyer and seconded by Geels to approve the sale of lot 1 in Sheldon Crossroads Industrial Park to Bomgaars in the amount of \$1 for a \$2 million dollar minimum assessment agreement, and to forgive SCDC's payment of \$83,556.25 for the 4.61 acre lot. Roll call was taken. Ayes, all. Motion carried.

A motion was made by Fonkert and seconded by Hindt to set January 20, 2016 at 4:30 to consider the plans and specifications and possibly award the contract on the Airport 6 T Hangar Project. Roll call was taken. Ayes, all. Motion carried.

Staff comments:

Council comments: Geels asked if the shallow well had improved with the recent rain and snow melt that has occurred. Uhl stated that it has improved and the City is slowing working that water back into the flow, so eventually we should see an improvement in the water hardness.

A motion was made by Fonkert and seconded by Hindt to adjourn at 5:01 p.m. Roll call was taken. Ayes, all. Motion carried.