

The Sheldon City Council met in regular session on February 17, 2010 at 12:00 p.m. Mayor Katricia Rider called the meeting to order. Roll call was taken. Present: Brad Hindt, Duane Seehusen, Dave Popkes, and Mark Postma. Absent: Ron Rensink. Also present: Lyle Bolkema, Scott Wynja, and Arlene Budden.

Mayor Rider asked for the public comments to be held until JAS Consultants have made their Building and Safety Presentation.

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

- a. City Council Minutes of February 3, 2010, Budget Workshop Minutes of February 5, 2010, and the minutes of the Boards & Commissions.
- b. Summary List of Claims—City, Boards & Commissions.
- c. Financial Reports of January, 2010.

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

JAS Consultants made their Building & Safety Presentation on the proposed Building Codes for the City of Sheldon. Mayor Rider stated that this would only be a presentation to provide information, and the Council would not be taking any action at this time. A public meeting would be scheduled in a few weeks. Mr. Darin Whatcott, Regional Manager of JAS Consultants, stated their company is based in Council Bluffs, Iowa. They specialize in the governmental areas, with knowledge on current and new construction requirements, and code enforcement. They provide educational support to the contractors and the general public, for the purpose of public safety. They have trained and certified personnel. The reasons for adopting building codes are to protect the public, provide safeguards, and insure that the minimum standards of safety are being enforced. He further stated their fees are usually about 1% of the overall cost of the building project, and are all-inclusive for electrical, plumbing, mechanical and occupancy. The only time an additional fee may be charged is when repeated inspections are needed to enforce compliance. Mr. Whatcott added they strongly support providing information to the contractors and the public. They assist the City in the complete process from drafting the building codes, writing the ordinance, and ensuring that the City's Code is in compliance with the State Code. Their services would be less costly than the state fees and inspections, more timely (within twenty-four hours), and only one person would be needed to do all aspects of the inspection.

At this time, Mayor Rider opened up the floor for public comments.

Rod Fonkert-stated building codes are not needed in Sheldon. They would limit growth. He added he had contacted other communities using the services of JAS, and they stated the fees were very high, and it cut their housing construction in half. It will also force the cost of the rent to increase on rental properties, making it unaffordable for many people.

Dianna Roetman-stated Sheldon does not need building codes beyond what we currently have in place. It would drive up the cost of living, Sheldon would lose more population,

and become an undesirable place to live. She added there is already too much government control, and it is time to let people make their own choices. Lastly, she asked Mr. Wynja if Sheldon is working to receive any Stimulus Funds from the federal government. He informed her that an application for Stimulus Funds has been submitted for a project that is part of 2010/2011 City Budget.

At this time, Councilman Postma was called away from the meeting due to a family emergency.

Marvin Van Riesen-stated the fees charged by JAS Consultants would be monies going out of town, as they are based in Council Bluffs and the corporate office is in California. He added that none of the contractors or the public have been contacted to give any kind of input, and that the Building Committee meetings should have been open to the public. He finished stating the public would bring a petition to the Council if necessary, in order to stop the building code process.

Dennis Johnson stated he purchased a single story house in Sheldon, and he has all the plans and specs to turn it into a two-story dwelling. He asked why he would need a permit for that. Mr. Whatcott, JAS Consultants, answered that any structural change would require a permit.

Bill Noack-stated he is an electrical consultant traveling across the country. He said he could see some merit in building codes. However, he is opposed to asking permission to do something on property he owns which does not affect his neighbor or the public. He added there are a lot of questions that still need to be answered.

Galen Elgersma-stated that he follows the state electrical code, and uses the state inspector who is located in Hartley. He is here within three days. He asked why burden the City with something that is already in place and is working. The proposed fees are a lot, and they add extra cost to a building project. He feels the reason for this is for more big government control rather than the safety aspect.

Myron Holtrop-stated he does not know of any contractor that has built a house in Sheldon that has fallen down. The City should not try to fix something that is not broken.

At this time, Mayor Rider recommended scheduling a public meeting in early March, where any additional comments could be heard and some of the concerns and questions could be answered. Councilman Popkes stated the Building Code Committee is currently just gathering information. They are trying to be proactive, instead of reactive.

A motion was made by Seehusen and seconded by Hindt to pass on to a third reading the proposed 2009/2010 Zoning Ordinance. Ayes, all. Motion carried.

A motion was made by Popkes and seconded by Hindt to pass on to a third reading the proposed 2009/2010 Subdivision Regulations Ordinance. Ayes, all. Motion carried.

A motion was made by Hindt and seconded by Seehusen to approve Mc Clure Engineering Co. in the selection of the Airport Consultants, for the Airport Improvement Program (ALP Update) Sponsor Certification. Ayes, all. Motion carried.

A motion was made by Popkes and seconded by Seehusen to approve the Airport Planning and Environmental Services Agreement for Engineering Services, between the City of Sheldon and Mc Clure Engineering Co. Ayes, all. Motion carried. The increase in the cost this year is due the new requirement for the ALP to include GIS information. The Airport's share of the cost will be \$4,000, and \$76,000 will be covered by the FAA Grant.

A motion was made by Hindt and seconded by Popkes to approve the grant application of the Sheldon Prairie Museum to the O'Brien County Community Foundation, for insulation and wiring at the Museum. Ayes, all. Motion carried. The estimated cost is \$2,760, and the grant application is for \$1,870.

A motion was made by Hindt and seconded by Popkes to approve payment of the retainer to Sheldon Farmers Market & Excavating, in the amount of \$1,913.57 for the 2009/2010 Runger's Addition Infrastructure Improvements. Ayes, all. Motion carried.

There was no action taken on executive session for the purchase of property or pending litigation.

Press comments-none.

Council comments-none.

Staff comments-none.

A motion was made by Seehusen and seconded by Hindt to adjourn the meeting at 1:27 p.m. Ayes, all. Motion carried.

Arlene Budden, City Clerk/Treasurer/Finance Officer