

January 7, 2019

The city council of the City of Sioux Center met on the above date in regular session at 4:00 p.m. in the city offices. Members present were Mayor Pro Tem Randy Vreugdenhil, Mayor Dennis Walstra (by phone) and the following councilmen: W. Dale Den Herder, Eric Moerman, Verlyn Rozeboom and Jamie Van Ravenswaay. Others present were: Scott Wynja, Murray Hulstein, Darryl Ten Pas, Dennis Dokter, Matt Van Schouwen, Brian Van Engen, Josh Dorhout, Adam Fedders, Lee Van Meeteren, Maggie Landegent, Jana VanDer Vliet.

Opportunity was given for public input/communication. Having no one present, the Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of the minutes of December 10, 2018, bills, financial reports and recommendation to establish the *Sioux Center News* and the *Northwest Iowa Review* as the official newspapers for publications in 2019. It was moved by Councilman Van Ravenswaay and supported by Councilman Moerman to approve the consent agenda as submitted. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Pro Tem Vreugdenhil declared the motion approved.

Mayor Pro Tem Vreugdenhil presented the following elected and administrative officers: City Attorney, Brian Van Engen; City Manager/City Clerk, Scott Wynja; Utilities Manager, Murray Hulstein; Treasurer, Darryl Ten Pas; Police Chief, Mike Halma; and, Fire Chief, David Van Holland. It was moved by Councilman Moerman and supported by Councilman Rozeboom to approve the appointment of the administrative officers for the City of Sioux Center as listed. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Pro Tem Vreugdenhil declared the motion approved, and the Oath of Office was administered to each officer.

The City Manager, Scott Wynja, and Assistant City Manager, Dennis Dokter, introduced Mr. Cory Nelson, CEO, Sioux Center Community Health, and board members Mr. Tim Byl, Mr. Dale Vander Berg and Mr. Doug Van Meeteren to share thoughts in regard to the organization's future development, plans for expanding senior care services and medical clinic space, and potential interest in acquiring property.

The assistant city manager reported that a public hearing has been scheduled for this meeting to consider the sale of city-owned property located on 7th Street SW, (old medical clinic parking lot) for the construction of a professional office building for a chiropractor. Mayor Pro Tem Vreugdenhil opened the public hearing calling for all written and/or oral comment in favor or against the proposed sale and proposal to develop the property. Hearing none, he closed the hearing. It was moved by Councilman Den Herder and supported by Councilman Van Ravenswaay to approve **RESOLUTION NO. SC-R-01-19, A RESOLUTION TO DISPOSE OF CERTAIN CITY-OWNED REAL ESTATE FOR REDEVELOPMENT**. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Pro Tem Vreugdenhil declared the resolution adopted. (A copy of the resolution is attached and does hereby become a part of these minutes.)

The assistant city manager and the Code Enforcement Officer, Josh Dorhout, reported the need to update the city's zoning ordinance. They submitted a proposal from Confluence, of Des Moines, to assist in the update to the Zoning Ordinance. It was moved by Councilman Vreugdenhil and supported by Councilman Moerman to enter a contract with Confluence to prepare an update to the Zoning Ordinance. Upon voice vote, all councilmen voted Aye. Nays: none. Whereupon Mayor Pro Tem Vreugdenhil declared the motion approved.

The assistant city manager presented a list of reappointed members for several city boards/commissions for council consideration. Members reappointed were: Glen Mouw and Jerry Rus on Planning & Zoning; Jim Harskamp and Kristi Hoogendoorn on the Low Rent Housing Board; Tara Berkenpas and Bob Pollema on the Library Board; Amanda Bahena, Rebecca DeVries and Josh Bowar on Rec & Arts; and Scott Wynja, Harold Schiebout, Paul Clousing as Airport Representatives. It was moved by Councilman Rozeboom and supported by Councilman Den Herder to approve the reappointment of the above-named individuals. Upon voice vote, all councilmen voted Aye. Nays: none. Whereupon Mayor Pro Tem Vreugdenhil declared the motion approved.

The code enforcement officer reported that the City of Sioux Center's building codes should be updated to stay current and match the state's current electrical code. After hearing the recommendation to set a public hearing to review the proposed building code amendments, it was moved by Councilman Moerman and supported by Councilman Den Herder to hold a public hearing at the January 24, 2019 city council meeting. Upon voice vote, all the Councilmen voted Aye. Nays: none. Whereupon Mayor Pro Tem Vreugdenhil declared the motion approved.

The Utilities Manager, Murray Hulstein, submitted a proposed agreement with Dude Solutions for a facilities Asset Management Program. It was moved by Councilman Moerman and supported by Councilman Vreugdenhil for the utilities manager to execute an agreement with Dude Solutions, in the amount of \$20,226. Upon voice vote, all the Councilmen voted Aye. Nays: none. Whereupon Mayor Pro Tem Vreugdenhil declared the motion approved.

The Finance Director, Darryl Ten Pas, shared a five-year capital requirement forecast completed by staff to help plan the upcoming 2019-2020 budget year and forecast future financial needs for the council's review.

The Utilities Engineer, Matt Van Schouwen, reported that a sanitary sewer extension is planned to serve an area along Highway 75 from 9th St. NW to 7th St. NW. After his recommendation, the council approved awarding the project to Cleveringa Excavating for \$59,236 and approved **RESOLUTION SC-R-02-19, RESOLUTION DECLARING AN OFFICIAL INTENT UNDERTREASURY REGULATION 1.150-2 TO ISSUE DEBT TO REIMBURSE THE CITY FOR CERTAIN ORIGINAL EXPENDITURES PAID IN CONNECTION WITH SPECIFIED PROJECTS**. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Pro Tem Vreugdenhil declared the resolution adopted. (A copy of the resolution is attached and does hereby become a part of these minutes.)

The city manager and finance director reported that staff has been working with the city attorney to prepare needed documents to begin division of taxes on the old Bomgaars area and some of the surrounding areas, which are in an Urban Renewal Area. They recommended passing an ordinance allowing the city to collect the tax revenue from the

increase in value after January 1, 2018 assessed value. It was moved by Councilman Van Ravenswaay and supported by Councilman Moerman to suspend the requirement of Iowa Statute 380.3 that a proposed ordinance or amendment must be considered and voted on for passage at two council meetings prior to the meeting at which it is to be passed. Upon voice vote, all the Councilmen voted Aye. Nays: none. Whereupon Mayor Pro Tem Vreugdenhil declared the motion approved.

It was then moved by Councilman Moerman and supported by Councilman Rozeboom to approve **Ordinance SC-O-01-19**, an ordinance for the division of revenues which will allow these revenues to flow into the Urban Renewal area. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Vreugdenhil, Van Ravenswaay. Nays: none. Whereupon Mayor Pro Tem Vreugdenhil declared the ordinance approved. (A copy of the ordinance is attached and does hereby become a part of these minutes.)

The utility manager and city manager shared funding requests from six community entities. It was moved by Councilman Vreugdenhil and supported by Councilman Rozeboom to approve contributions as follows: \$5,000 to Mid-Sioux Opportunity, \$1,500 to the Sioux Center Health Foundation, \$1,000 to Atlas, \$1,000 to the Center for Financial Education, \$500 to Habitat for Humanity, and \$1,500 to Promise Community Health. Upon voice vote, all the Councilmen voted Aye. Nays: none. Whereupon Mayor Pro Tem Vreugdenhil declared the motion approved.

Other Business:

- The utilities manager shared an article in the IAMU magazine regarding a recent joint training with the Natural Gas Department and the Fire Department
- The city manager shared an update about the proposed high school and nearby green space

The city manager suggested executive session to consider potential properties for purchase. It was moved by Councilman Rozeboom and supported by Councilman Van Ravenswaay to enter executive session. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Pro Tem Vreugdenhil declared executive session at 5:00 p.m. After discussion, it was moved by Councilman Van Ravenswaay and supported by Councilman Rozeboom to end executive session. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Whereupon Mayor Pro Tem Vreugdenhil declared executive session ended at 5:23 p.m.

There being no further business, the meeting adjourned at 5:23 p.m.

Randy Vreugdenhil, Mayor Pro Tem

ATTEST: _____
Scott Wynja, City Clerk