

February 15, 2021

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 David Krahlung and the following councilmen: Eric Moerman, Dale Vander Berg, Jamie Van Ravenswaay. Electronically present: Randy Vreugdenhil. Dale Den Herder joined electronically during the meeting. Others present were Scott Wynja, Murray Hulstein, Darryl Ten Pas, Dennis Dokter, Adam Fedders, Lee Van Meeteren, Josh Dorhout, Maggie Landegent. Renee Wielenga, Mark Buss.

Opportunity was given for public input/communication. Eric Hoekstra, in the audience, shared his thanks to the electric department for quickly restoring an overnight power outage. The Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of the minutes of January 27, 2021, bills, finance reports, a liquor license renewal for The Ridge Golf Club, liquor license transfers for Terrace View and Fruited Plain and funding requests for Mid-Sioux Opportunity, \$5,000; Atlas, \$1,000; Center for Financial Education, \$1,000; Habitat for Humanity, \$500; Promise Community Health, \$1,500; and Family Crisis Centers, \$5,000, with all contributions coming from the Electric and Gas Utilities, for council consideration. It was moved by Councilman Vreugdenhil and supported by Councilman Moerman to approve the consent agenda as submitted. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The Assistant City Manager, Dennis Dokter submitted an Economic Development incentive for Link Manufacturing. Don Van Den Top, of Link Mfg., reported that they will be expanding their current campus with a 50,000 sq ft addition which will allow for additional manufacturing, warehousing, and training space. Dokter proposed an agreement that includes a partial property tax abatement on a sliding scale over five years along with an incentive for job creation, forgivable with the creation of 54 jobs. It was moved by Councilman Van Ravenswaay and supported by Councilman Vander Berg to approve **RESOLUTION NO. SC-R-01-21 A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF SIOUX CENTER AND LINK MFG., LTD.** Upon roll call vote, the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Krahlung declared the resolution adopted. (A copy of the resolution is attached and does hereby become a part of these minutes.)

It was then moved by Councilman Van Ravenswaay and supported by Councilman Moerman to approve **RESOLUTION NO. SC-R-02-21 A RESOLUTION SETTING A PUBLIC HEARING ON A PROPOSAL TO PROVIDE FOR A PARTIAL EXEMPTION FROM PROPERTY TAXATION**, thereby setting a public hearing on March 8, 2021. Upon roll call vote, the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: None. Whereupon Mayor Krahlung declared the resolution approved. (A copy of the resolution is attached and does hereby become a part of these minutes.)

The Assistant Utilities Manager, Adam Fedders, reported two bids were received for the 2021 HMA Resurfacing Project, with Knife River, Sioux City, submitting the low bid. Mayor Krahlung opened the public hearing by announcing “this is the time and place as set by the city council to hold a public hearing on the adoption of plans, specifications, form of contract, and estimate of cost for the construction of the 2021 HMA Resurfacing project.” He called for all written and/or oral comments or objections. Hearing none, he closed the hearing. It was moved

by Councilman Moerman and supported by Councilman Van Ravenswaay to accept the bid from Knife River in the amount of \$329,443.73 for the 2021 HMA Resurfacing Project. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The finance director reported that due to state legislation, additional steps have been added to the budget approval process. A public hearing was scheduled for this meeting to consider approval of establishing a Maximum Property Tax Dollars resolution. Mayor Krahling opened the public hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilman Vander Berg and supported by Councilman Moerman to approve **RESOLUTION NO. SC-R-03-21, A RESOLUTION TO ESTABLISH MAXIMUM PROPERTY TAX DOLLARS**. Upon roll call vote, the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Krahling declared the resolution adopted. (A copy of the resolution is attached and does hereby become a part of these minutes.)

Council member Dale Den Herder joined the meeting electronically.

Mayor Krahling led a discussion on community feedback and council reflection on Open Space Park master planning. Council members shared thoughts from their review of public feedback and the recent open house, listened to comments from members of the audience, and indicated a plan to make a decision at the March 8 meeting.

The finance director, Utilities Manager Murray Hulstein, and assistant utilities manager submitted the enterprise fund budget for Fiscal Year 2021-2022 for city council discussion and review. The enterprise funds include electric, natural gas, water, sewer and Centre Mall. After review, it was moved by Councilman Vander Berg and supported by Councilman Moerman to set a public hearing date for March 8, 2021 to adopt the FY 2021-2022 budget. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The assistant utilities manager submitted completed utility and street projects for acceptance and dedication to the city. The projects include: Woodbridge Development, Country View North First Addition Streets & Utilities, LED Apartment Complex, and Meadow Creek 3rd Addition. It was moved by Councilman Moerman and supported by Councilman Van Ravenswaay to approve the **ENGINEER'S STATEMENT OF COMPLETION, OWNER'S ACCEPTANCE AND CITY'S ACCEPTANCE OF PROJECT IMPROVEMENTS**. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The utilities manager submitted an amendment to the city's agreement with Northern Natural Gas for throughput service. The current agreement expires on 10/31/21 and he recommends extending the agreement through 10/31/26. It was moved by Councilman Vander Berg and supported by Councilman Vreugdenhil to approve Amendment No. 4 to TFX Throughput Service Agreement for Contract No. 108051 between the City of Sioux Center and Northern Natural Gas Company. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The utilities manager submitted an amendment to the city's Water Purchase and Supply Agreement with Rural Water System No. 1. The amendment extends the agreement to allow the city to provide water to the new Highland Hills subdivision and purchase an equivalent amount of water from Rural Water System No. 1. It was moved by Councilman Van Ravenswaay and supported by Councilman Vander Berg to authorize the mayor and city clerk to execute the 2021 Amendment to Water Purchase and Supply Agreement between the City of Sioux Center and Rural Water System No. 1. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Kraehling declared the motion approved.

There being no further business, the meeting adjourned at 5:50 p.m.

David Kraehling, Mayor

ATTEST: _____
Scott Wynja, City Clerk