

March 30, 2021

The city council of the City of Sioux Center met on the above date in regular session at 3:30 p.m. in the city offices. Members present were Mayor David Krahlung and the following councilmen: Eric Moerman, Dale Vander Berg, Jamie Van Ravenswaay, Randy Vreugdenhil and, electronically, W. Dale Den Herder. Staff present: Scott Wynja, Murray Hulstein, Darryl Ten Pas, Dennis Dokter, Adam Fedders, Josh Dorhout, Dave Egdorf, Maggie Landegent.

The City Manager, Scott Wynja introduced the first group of department heads to give their annual report to the council. The first group included: Ezra Weikert, Electric Department, Zeke Ellis, Wastewater Department, Harlan Kruid, Water Department, Dave Svoboda, Gas Department and Brian Slothouber, Vehicle Maintenance. Others present were: Troy Kunnari, Lorn Wielenga, Landon Slechta, Alex Frankl, Sean Berkenpas, Marly Te Grotenhuis, Kevin Vander Ploeg, Zach Boneschans, Lewis Van Hofwegen. The council received the reports for information and thanked the employees for their work.

Opportunity was given for public input/communication. Mayor Krahlung performed the Oath of Office to Randy Vreugdenhil, Mayor Pro-Tem.

The Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of the minutes of March 8, 2021, bills, finance reports and a liquor license renewal for the Shell Sioux-Per Center, 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 City Manager reported that as part of the Leadership Sioux Center program this year, the class was divided into groups to research a local project and potentially apply for a grant through the State of Iowa Catalyst Grant program. Two groups attended the meeting to jointly present their project proposing renovations to the area north of 7th Street North and west of Highway 75. The council received the report for information.

The city manager and the Utilities Manager, Murray Hulstein, introduced Jon Jacobson with Confluence, who shared recommendations for Highway 75 streetscape, and Trent Bruce, of DGR, who gave an update on Highway 75 redesign, asking for feedback on the roadway design in downtown Sioux Center as it relates to eastside on-street parking and medians for safety. After discussion, it was moved by Councilman Moerman and supported by Councilman Vander Berg to pursue a downtown design that would include eastside on-street parking and 7-foot medians, depending on engineering feasibility. Upon roll call vote the vote was as follows: Ayes: Den Herder, Moerman, Vander Berg, Vreugdenhil. Nays: Van Ravenswaay. Whereupon Mayor Krahlung declared the first reading approved.

The Code Enforcement Officer, Josh Dorhout, reported that he has been working with Chris Shires from Confluence, on proposed changes to the Zoning Ordinance text having to do with sign regulation and accessory building size limitations. The Planning and Zoning Board recommended the changes to the city council for consideration and to hold a public hearing. Mayor Krahlung opened the public hearing calling for all written and/or oral comments in favor

or opposing the amendments. Hearing none, he closed the hearing. It was moved by Councilman Van Ravenswaay and supported by Councilman Vreugdenhil to approve the first reading of **ORDINANCE NO. SC-O-01-21, AN ORDINANCE TO AMEND THE CITY ZONING ORDINANCE TO CHANGE CERTAIN PROVISIONS RELATING TO ACCESSORY BUILDINGS AND SIGN REGULATIONS.** Upon roll call vote the vote was as follows: Ayes: Den Herder, Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Krahling declared the first reading approved.

The Assistant Utilities Manager, Adam Fedders, reported that a public hearing was scheduled for this meeting to receive comments regarding the proposed SEC Steel Natural Gas Line Project. Mayor Krahling announced: "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 SEC Steel Natural Gas Line Project," and called for all written and/or oral comments or objections. Hearing none, he closed the hearing. The assistant utilities manager submitted the bids received for the pipeline and regulator station. It was moved by Councilman Moerman and supported by Councilman Vander Berg to adopt plans, specifications, form of contract, and estimate of cost for the construction of the SEC Steel Natural Gas Line Project and award the low bid for the pipeline to NPL Construction, of Naperville, Ill., of \$3,250,225 and the low bid for the regulator station to USDI, of Unionville, Mo., of \$562,410, contingent on an IUB permit. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The assistant utilities manager submitted an easement agreement and construction maintenance agreement from Burlington Northern for sidewalk crossing improvements along the 7th Street NW railroad crossing. The estimated cost includes \$4,500 for the easement and \$30,000 for the sidewalk improvements. It was moved by Councilman Vreugdenhil and supported by Councilman Moerman to approve the Easement Agreement and Construction Maintenance Agreement for the 7th Street NW Sidewalk Improvement. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The assistant utilities manager submitted a contract for a Cost-Share Grant of \$100,000 from the Water Quality Initiative Program for the planned detention basin in the Meadow Creek Development area. The grant includes partnering with Sioux Center Land Development and with Dordt University, Sioux Center Community Schools and Sioux Center Christian School by making this basin part of an outdoor learning environment. It was moved by Councilman Vander Berg and supported by Councilman Van Ravenswaay to approve the Cost-Share Grant contract. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The city manager reported that, since the retirement of the All Seasons Center Director, position shifts have left a gap in the general facilities and ice maintenance positions. He submitted a job description for a full-time ASC Facilities Assistant, with 2/3 of the position currently covered under Joint Use and about 1/3 through the city. It was moved by Councilman Van Ravenswaay and supported by Councilman Vreugdenhil to approve a new full-time position and to hire an ASC Facilities Assistant. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared to motion approved.

The Assistant City Manager, Dennis Dokter reported that a public hearing was scheduled for this meeting to consider vacating a utility easement between Lots 5 & 6 of Industrial Park C, for the Link Mfg expansion. 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 Moerman and supported by Councilman Vreugdenhil to approve **RESOLUTION NO. SC-R-09-21, A RESOLUTION OF THE CITY COUNCIL OF THE INCORPORATED CITY OF SIOUX CENTER, IOWA, FOR DISPOSAL OF CERTAIN EASEMENT RIGHTS BY QUIT CLAIM DEED.** Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Krahling declared the resolution approved. (A copy of the resolution is attached and does hereby become a part of these minutes.)

The assistant city manager submitted the Highway Commercial Park 3rd Addition for project acceptance and final payment. It was moved by Councilman Vreugdenhil and supported by Councilman Van Ravenswaay to approve the Highway Commercial Park 3rd Addition and the final payment to DeLoss Construction in the amount of \$32,623. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The assistant city manager submitted a request from the developers of Highland Hills Development for voluntary annexation and public hearing proceedings for this meeting. Mayor Krahling opened the public hearing calling for all written and/or oral comments regarding the proposed annexation. Hearing none, he closed the hearing. It was moved by Councilman Van Ravenswaay and supported by Councilman Moerman to approve **RESOLUTION NO. SC-R-10-21, A RESOLUTION ASSENTING TO THE ANNEXATION OF CERTAIN REAL ESTATE TO THE CITY OF SIOUX CENTER, IOWA.** Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Vander Berg, Van Ravenswaay. Nays: none. Abstain: Vreugdenhil. Whereupon Mayor Krahling declared the resolution adopted. (A copy of the resolution is attached and does hereby become a part of these minutes.)

The assistant city manager submitted the Highland Hills Development final plat for approval and hold a public hearing to establish zoning for the development. He reported that the Planning and Zoning Board had reviewed the final plat. It was moved by Councilman Vander Berg and supported by Councilman Moerman to approve **RESOLUTION SC-R-11-21, A RESOLUTION OF THE CITY COUNCIL APPROVING THE PLAT OF HIGHLAND HILLS ADDITION TO THE CITY OF SIOUX CENTER, SIOUX COUNTY, IOWA, ACCEPTING THE DEDICATION TO ANY PUBLIC STREETS THEREIN CONTAINED, AND DIRECTING THE MAYOR AND CITY CLERK TO CERTIFY A COPY OF THIS RESOLUTION AS OF APPROVAL AND ATTACH SAME TO PLAT.** Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Vander Berg, Van Ravenswaay. Nays: none. Abstain: Vreugdenhil. Whereupon Mayor Krahling declared the resolution approved. (A copy of the resolution is attached and does hereby become a part of these minutes.)

The assistant city manager reported that a public hearing was scheduled for this meeting to establish zoning for the development. Mayor Krahling then opened the public hearing calling for

all written and/or oral comments in favor or opposed to the zoning amendment. Hearing none, he closed the hearing. The assistant city manager then submitted the R-1 zoning recommendation for the Highland Hills development for council consideration. It was moved by Councilman Vander Berg 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 roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Vander Berg, Van Ravenswaay. Nays: none. Abstain: Vreugdenhil. Whereupon Mayor Krahling declared the resolution approved.

It was then moved by Councilman Moerman and supported by Councilman Van Ravenswaay to adopt **SC-O-02-21, AN ORDINANCE TO AMEND ORDINANCE NO. SC-O-01-06, FOR THE ZONING OF HIGHLAND HILLS ADDITION, CITY OF SIOUX CENTER, SIOUX COUNTY, IOWA.** Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Vander Berg, Van Ravenswaay. Nays: none. Abstain: Vreugdenhil. Whereupon Mayor Krahling declared the ordinance adopted. (A copy of the ordinance is attached and does hereby become a part of these minutes.)

The finance director submitted a Reimbursement Resolution for five projects that may require bonding or internal financing. They are: Highland Hills water infrastructure, 7th Ave SE water infrastructure, Farmers Coop water line and force main replacement, utilities and road cost for the New Tec Industrial Park infrastructure, and the north warehouse upgrades. It was moved by Councilman Vreugdenhil and supported by Councilman Vander Berg to approve **RESOLUTION SC-R-12-21, A RESOLUTION DECLARING AN OFFICIAL INTENT UNDER TREASURY 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: Moerman, Den Herder, 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.)

There being no further business, the meeting adjourned at 6:29 p.m.

David Krahling, Mayor

ATTEST: _____
Scott Wynja, City Clerk