

May 10, 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: W. Dale Den Herder, Dale Vander Berg, Eric Moerman, Randy Vreugdenhil, Jamie Van Ravenswaay. Staff present: Scott Wynja, Murray Hulstein, Darryl Ten Pas, Dennis Dokter, Adam Fedders, Josh Dorhout, Ezra Weikert, Brian Van Engen, Maggie Landegent.

The City Manager, Scott Wynja introduced the third group of department heads to give their annual report to the council. This group included: Darryl Ten Pas, Finance Director, Doug Vanden Top, Building Maintenance, Josh Dorhout, Building Department and Mike Halma, Police. The council received the reports for information and thanked the employees for their work.

Opportunity was given for public input/communication. Tim Oswald, of Piper Sandler, shared information on proposed bonding for two projects, a natural gas line and the indoor turf facility, sharing that the proposals for each came in with favorable interest rates, with the low proposal for the natural gas line at an average rate of 1.65% and the low for the turf facility at 1.23%. The council received the information and will take action at a future council meeting. Following this report, Mayor David Krahlung recognized John Slegers, of KDCR radio, for more than four decades of reporting on city news and informing citizens.

The Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of the minutes of April 19, 2021, bills and finance reports for council consideration. It was moved by Councilman Vreugdenhil and supported by Councilman Vander Berg 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 a request to amend the Cooperation Agreement between the city and the New Homestead Low Rent Housing Agency, to accurately reflect the intended use and policy of the payment in lieu of taxes (PILOT). It was moved by Councilman Van Ravenswaay and supported by Councilman Vreugdenhil to remove the PILOT terms as outlined in the Cooperation Agreement between the city and the New Homestead effective March 31, 2021 and going forward. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The assistant city manager then submitted a Contract for Services between the city and the New Homestead for council consideration. The agreement identifies certain services that the city will provide for the New Homestead and an annual fee of \$15,000 to the city for services provided. It was moved by Councilman Vander Berg and supported by Councilman Den Herder to authorize the execution of a Contract for Services between the City of Sioux Center and the New Homestead. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The Utilities Manager, Murray Hulstein, Assistant Utilities Manager, Adam Fedders and the Electric Department Manager, Ezra Weikert submitted bids that were received regarding the construction of a proposed 69kV Transmission Line. Mayor Krahlung announced, "This is the time and place as set by the city council to hold a public hearing for the adoption of plans, specifications, form of contract and estimate of cost for the construction of the North Substation

Modifications and 69kV Transmission Line Construction project.” He called for all written and/or oral comments or objections. Hearing none, he closed the hearing. Three bids were received for the project with Primoris T&D Services, LLC, submitting the low bid. It was moved by Councilman Vreugdenhil and supported by Councilman Moerman to authorize the Award of Contract for the North Substation Modifications and 69kV Transmission Line Construction project to Primoris T&D Services, LLC of Fort Worth, TX in the amount of \$388,520.52 and authorize the mayor and city clerk to execute the contract documents. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The city manager and Police Chief, Mike Halma submitted a request to enter into a 28E agreement with the Sioux County Treasurers Office in an effort to collect delinquent parking tickets. Iowa Code Section 331.553(8) provides that a county may enter into an agreement with a city pursuant to the provisions of Iowa Code Chapter 28E whereby the county treasurer agrees to collect or enforce delinquent parking tickets on behalf of a city in conjunction with renewal of vehicle registrations pursuant to Iowa Code Sections 321.40(7) and 321.236. It was moved by Councilman Van Ravenswaay and supported by Councilman Van Ravenswaay to approve the 28E Agreement with the Sioux County Treasurers office to assist in the collection of fees for delinquent parking tickets. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The city manager, utilities manager and Communications Coordinator, Maggie Landegent gave a report on feedback shared at the Highway 75 Public Information Open House and noted that staff will continue to follow up on specific questions with individuals. They shared that an online option is available to review the preliminary design concepts and share feedback at www.siouxcenter.org/highway75. The council received the report for information.

The finance director submitted a FY2020-21 Budget Amendment resolution for council consideration. The budget is being amended to reflect actual beginning fund balances and to adjust expenditures and associated revenues. 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 Van Ravenswaay to adopt **RESOLUTION NO. SC-R-15-21, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIOUX CENTER, IA, APPROVING THE CITY’S PROPOSED AMENDMENT #2 TO THE FISCAL YEAR 2020-2021 BUDGET**. 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 a resolution to set a public hearing to amend the Sioux Center Multi-Residential Urban Revitalization Plan. The amendment will add a multi-residential area to the plan along with development incentives. It was moved by Councilman Vreugdenhil and supported by Councilman Moerman to approve **RESOLUTION NO. SC-R-16-21, A RESOLUTION DETERMINING THE NECESSITY AND FIXING A DATE FOR A PUBLIC HEARING ON THE MATTER OF A PROPOSED AMENDMENT NO. 2 TO THE SIOUX CENTER MULTI-RESIDENTIAL URBAN REVITALIZATION PLAN**, thereby setting a public hearing for May 27, 2021 at 4:00 p.m. 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 city manager requested council consideration of utilizing the Ahlers and Cooney Law Firm to assist in the financing and bonding for the Urban Renewal TIF Capital Loan Notes. It was moved by Councilman Van Ravenswaay and supported by Councilman Vreugdenhil to approve the agreement to use Ahlers and Cooney Law Firm as bond counsel for this financing. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The city manager reported that a public hearing was scheduled for this time to consider financing for the proposed Indoor Turf Facility. Mayor Krahling opened the public hearing calling for all written and/or oral comments in favor or against the proposed bonds. Hearing none he closed the hearing. It was moved by Councilman Moerman and supported by Councilman Den Herder to approve **RESOLUTION NO. SC-R-17-21, A RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$3,000,000 URBAN RENEWAL TAX INCREMENT REVENUE CAPITAL LOAN NOTES.** 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 city manager reported that as part of a COVID relief funding package \$5M has been allocated to the state recreational trails program. He submitted a resolution authorizing the submission of an application for possible funding for a new section of trail along 20th Street and 13th Avenue SE. It was moved by Councilman Vander Berg and supported by Councilman Van Ravenswaay to approve **RESOLUTION NO. SC-R-18-21, A RESOLUTION TO OFFICIALLY ENDORSE THE APPLICATION FOR TRAIL FUNDING THROUGH THE IOWA DOT COVID-19 RELIEF RECREATIONAL TRAILS PROGRAM.** 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 city council went into executive session to conduct performance evaluations at the request of the city manager and utilities manager (Iowa Code 21.5). It was moved by Councilman Van Ravenswaay and supported by Councilman Vreugdenhil to enter executive session. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Krahling declared executive session at 5:01 p.m. After discussion, it was moved by Councilman Vreugdenhil and supported by Councilman Van Ravenswaay to end executive session. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Krahling declared executive session ended at 5:53 p.m.

Other Business: There being no further business, the meeting adjourned at 5:54 p.m.

David Krahlung, Mayor

ATTEST: _____
Scott Wynja, City Clerk