

May 27, 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 Kraehling 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, Brian Van Engen, Maggie Landegent.

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 May 10 & 14, 2021, bills, finance reports, approval of Dave Ruter to serve on the Rec & Arts Council in an advisory capacity and liquor license renewals for: Fareway, Chamber of Commerce Beer Permit & Outdoor Service, Casey's General Store, Sioux County Youth Fair, for council consideration. It was moved by Councilman Vreugdenhil and supported by Councilman Van Ravenswaay to approve the consent agenda as submitted. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Kraehling declared the motion approved.

The Code Enforcement Officer, Josh Dorhout, submitted the update to the city zoning ordinance regarding signs for the final reading with an amendment by the Planning & Zoning Board to allow pole-type signs to be erected in the Highway Commercial, General Industrial, and Industrial Park zoning districts. It was moved by Councilman Vreugdenhil and supported by Councilman Moerman to approve **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 Kraehling declared the ordinance approved. (A copy of the ordinance is attached and does hereby become a part of these minutes.)

The Assistant City Manager, Dennis Dokter, submitted proceedings related to Amendment No. 2 to the Sioux Center Multi-Residential Urban Revitalization Plan. Mayor Kraehling announced "this is the time and place set to hold a public hearing on the proposed Amendment No. 2 to the Multi-Residential Urban Revitalization Plan in the City of Sioux Center." He called for all written and/or oral comments or objections. Written comments were received from Chris Goedhart, at 602 3rd Ave. NE, expressing some concerns regarding storm water drainage and that the property should be inspected. The City Manager, Scott Wynja, noted that as part of the rental inspection program, this property will be checked. Hearing no additional comments, he closed the hearing. It was moved by Councilman Vander Berg and supported by Councilman Van Ravenswaay to approve **RESOLUTION NO. SC-R-21-21, A RESOLUTION ADOPTING THE AMENDMENT NO. 2 TO THE MULTI-RESIDENTIAL URBAN REVITALIZATION PLAN IN THE CITY OF SIOUX CENTER**. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Kraehling declared the resolution approved. (A copy of the resolution is attached and does hereby become a part of these minutes.)

It was then moved by Councilman Den Herder and supported by Councilman Vreugdenhil to approve the first reading of **ORDINANCE NO. SC-O-03-21, AN ORDINANCE AMENDING ORDINANCE NOS. SC-O-06-19 AND SC-O-09-19 AND DESIGNATING THE SIOUX CENTER MULTI-RESIDENTIAL URBAN REVITALIZATION AREA FOR THE SIOUX CENTER MULTI-RESIDENTIAL URBAN REVITALIZATION PLAN FOR THE CITY OF SIOUX CENTER, IOWA (AMENDMENT NO. 2)**. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Kraehling declared the first reading approved.

The Assistant Utilities Manager, Adam Fedders, submitted a request from Eastview Development, LLC to accept the Ridgeview Creek Development for project acceptance. The completed project includes water and wastewater mains along 13th Ave. SE. It was moved by Councilman Vander Berg and supported by Councilman Moerman 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 Kraehling declared the motion approved.

The City Manager, Scott Wynja submitted resolutions related to financing for the Indoor Turf Facility. It was moved by Councilman Van Ravenswaay and supported by Councilman Vander Berg to approve **RESOLUTION NO. SC-R-22-21, A RESOLUTION APPOINTING AMERICAN STATE BANK TRUST OF SIOUX CENTER, IOWA, TO SERVE AS PAYING AGENT, NOTE REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND NOTE REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT**. Upon roll call vote, the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay. Nays: none. Abstain: Den Herder, Vreugdenhil. Whereupon Mayor Kraehling declared the resolution approved. (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-23-21, A RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SECURING THE PAYMENT OF \$2,000,000 TAXABLE URBAN RENEWAL TAX INCREMENT REVENUE CAPITAL LOAN NOTES, SERIES 2021, OF THE CITY OF SIOUX CENTER, STATE OF IOWA, UNDER THE PROVISIONS OF THE CITY CODE OF IOWA, AND PROVIDING FOR A METHOD OF PAYMENT OF THE NOTES**. Upon roll call vote, the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay. Nays: none. Abstain: Den Herder, Vreugdenhil. Whereupon Mayor Kraehling declared the resolution approved. (A copy of the resolution is attached and does hereby become a part of these minutes.)

The city manager then submitted proceedings related to financing the SEC Gas Line project. It was moved by Councilman Moerman and supported by Councilman Vander Berg to approve **RESOLUTION NO. SC-R-24-21, A RESOLUTION APPOINTING AMERICAN STATE BANK TRUST OF SIOUX CENTER, IOWA, TO**

SERVE AS PAYING AGENT, NOTE REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND NOTE REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT. Upon roll call vote, the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay. Nays: none. Abstain: Den Herder, Vreugdenhil. Whereupon Mayor Krahling declared the resolution approved. (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-25-21, A RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SECURING THE PAYMENT OF \$4,900,000 TAXABLE GAS REVENUE CAPITAL LOAN NOTES, SERIES 2021, OF THE CITY OF SIOUX CENTER, STATE OF IOWA, UNDER THE PROVISIONS OF THE CITY CODE OF IOWA, AND PROVIDING FOR A METHOD OF PAYMENT OF THE NOTES.** Upon roll call vote, the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay. Nays: none. Abstain: Den Herder, Vreugdenhil. Whereupon Mayor Krahling declared the resolution approved. (A copy of the resolution is attached and does hereby become a part of these minutes.)

Other Business:

- heard a report about budgeted purchase of a 2015 grader to replace a 1982 grader.
- Summer Celebration is June 3-6 and will involve a variety of activities, including some street closures for the street dance on 3rd St NW on Friday, June 4 and for Show & Shine car show on 1st Avenue NE on Saturday, June 5, until 2 p.m., and the parade along 1st Avenue at 5 p.m. June 5.
- heard that repair work was taking place on the older outdoor zero-depth entry pool.
- heard report on an infrastructure project near Farmers Coop.
- heard that a project is being discussed to connect 7th Avenue SE to 20th Street SE along with future residential development there.

The city council went into executive session to discuss a potential property purchase. It was moved by Councilman Vreugdenhil and supported by Councilman Van Ravenswaay 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 4:30 p.m. After discussion, it was moved by Councilman Van Ravenswaay and supported by Councilman Vreugdenhil 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 4:46 p.m.

There being no further business, the meeting adjourned at 4:47 p.m.

David Krahling, Mayor

ATTEST: _____
Scott Wynja, City Clerk