

June 5, 2023

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 Councilmembers John Brantsen, Eric Moerman, Dale Vander Berg, Jenn Vermeer, Randy Vreugdenhil. Staff present: Scott Wynja, Murray Hulstein, Darryl Ten Pas, Dennis Dokter, Adam Fedders, Brian Van Engen, Maggie Landegent.

Opportunity was given for public input/communication. City Manager Scott Wynja shared that Bethel Christian Reformed Church was requesting a possible one-block street closure of 3rd St. SW as part of their church campus. Mayor Kraehling thanked all involved in Summer Celebration and shared that he had received many good comments about the events.

Finance Director Darryl Ten Pas submitted the consent agenda consisting of minutes of May 15, 2023, bills, finance reports, and liquor license renewals for Hy-Vee Fast & Fresh Express and Casey's General Store. It was moved by Councilmember Vreugdenhil and supported by Councilmember Moerman to approve the consent agenda as submitted. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The city manager and Utilities Manager Murray Hulstein introduced the fourth group of department heads to give their annual report to the council: Doug Vanden Top, Maintenance Department; and Maggie Landegent, Communications. The council received the reports for information and thanked the employees for their work.

Library Director Becky Bilby presented proposed improvements to the Sioux Center Public Library, which will involve interior renovations to add a children's STEM room, several study rooms and a larger conference room, and programming rooms for larger groups. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg to move forward with the recommended improvements presented by the library. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

Assistant City Manager Dennis Dokter shared that a public hearing had been set for the meeting to consider vacating a utility easement in South Ridge Estates. Mayor Kraehling opened the public hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilmember Moerman and supported by Councilmember Brantsen to approve **RESOLUTION NO. SC-R-27-23, 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: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

The assistant city manager and city manager reported that Sioux Center Land Development (SCLD) was planning a new residential area, Country View North 2nd Addition, including a cul-de-sac and potentially extending 11th Ave. NE to 20th Street NE to create housing opportunities. SCLD proposed covering the costs of developing the cul-de-sac and asked the City to consider covering the project to extend 11th Ave. NE, potentially being reimbursed in part by land sales. It was moved by Councilmember Vander Berg and supported by Councilmember Brantsen to enter into a development agreement with SCLD to pay for installation of 11th Ave. NE to promote additional housing opportunities. Upon a voice vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer. Nays: None. Abstain: Vreugdenhil. Motion carried.

The assistant city manager and city manager then shared that two developers would like to apply for the state Workforce Housing Tax Incentive Program, which is designed to promote the development of affordable housing across Iowa. The developers are considering constructing a number of single-family homes in the area north of Country View. To be eligible for the tax program, developers need a resolution of local support as well as a local match. It was moved by Councilmember Vander Berg and supported by Councilmember Vermeer to approve **RESOLUTION SC-R-28-23, A RESOLUTION OF THE CITY COUNCIL OF THE INCORPORATED CITY OF SIOUX CENTER, IOWA, APPROVING AND ENDORSING THE SUBMISSION OF WORKFORCE HOUSING TAX INCENTIVE PROGRAM APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY** for 2011 North Development LLC. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

It was then moved by Councilmember Vermeer and supported by Councilmember Brantsen to approve **RESOLUTION SC-R-29-23, A RESOLUTION OF THE CITY COUNCIL OF THE INCORPORATED CITY OF SIOUX CENTER, IOWA, APPROVING AND ENDORSING THE SUBMISSION OF WORKFORCE HOUSING TAX INCENTIVE PROGRAM APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY** for Vision Builders. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

The utilities manager reported that the City has been conducting interviews for a new locator position. Following interviews, staff have offered the position to Mark Dykstra. It was moved by Councilmember Moerman and supported by Councilmember Brantsen to ratify the appointing of Mark Dykstra as a locator for the utility department. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The city manager reported that the City has been conducting interviews for open police positions. Following interviews, staff has offered positions to Steve Topete and Ryan Laroco. It was moved by Councilmember Brantsen and supported by Councilmember Vander Berg to ratify the appointing of Steve Topete and Ryan Laroco as police officers. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

Councilmember Moerman left the meeting.

The assistant city manager reported that the Vander Schaaf family is considering voluntary annexation of about 54 acres of land on the west side of Sioux Center adjacent to the current city boundaries for future development, and to complete the annexation, a public hearing is needed. It was moved by Councilmember Vreugdenhil and supported by Councilmember Brantsen to set a public hearing for the annexation of this property for the June 26 6 p.m. council meeting. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

The utilities manager reported that Western Area Power Administration (WAPA) offers Renewable Energy Certificates (RECs) for their hydro power and Missouri River Energy Services (MRES) is offering to administer these RECs for members. It was moved by councilmember Brantsen and supported by Councilmember Vreugdenhil to approve **RESOLUTION NO. SC-R-33-23, A RESOLUTION APPROVING THE CONTRACT FOR MISSOURI BASIN MUNICIPAL POWER AGENCY D.B.A. MISSOURI RIVER ENERGY SERVICES TO ADMINISTER RENEWABLE ENERGY CERTIFICATES FOR THE CITY OF SIOUX CENTER, IOWA (Designated Entity)**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

In other business the council heard future meetings are set for June 26 at 6 p.m., July 10 at 4 p.m., and Aug. 1 at 4 p.m., at the City Office.

The city manager and utilities manager requested Executive Session for their employee reviews pursuant to Iowa Code 21.5. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg to enter executive session. Upon roll call vote, the vote was as follows: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: none. Whereupon Mayor Krahling declared executive session beginning at 5:16 p.m. After discussion, it was moved by Councilmember Vreugdenhil and supported by Councilmember Brantsen to end executive session. Upon roll call vote, the vote was as follows: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Nays: none. Whereupon Mayor Krahling declared executive session ended at 6:15 p.m. No additional action was taken.

There being no further business, the meeting adjourned at 6:15 p.m.

David Krahling, Mayor

ATTEST: _____
Scott Wynja, City Clerk