

June 6, 2022

The city council of the City of Sioux Center met on the above date in a regular session at 4:00 p.m. in the city offices. Members present were Mayor David Krahlung and the following 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, Josh Dorhout, Maggie Landegent.

Opportunity was given for public input/communication. Nancy Speer sent a letter with a concern about fireworks. Scott shared thanks and appreciation to the chamber and city staff for the summer celebration weekend.

The Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of the minutes of May 16, 2022, bills, finance reports, and a Beer Permit for Black Mule Mobile Bar (Sioux County Fair). 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. Whereupon Mayor Krahlung declared the motion approved.

The Assistant City Manager, Dennis Dokter reported that a public hearing was scheduled for this time to consider a request from Sioux Center Land Development to purchase a portion of Lot 4, South Ridge Estates Commercial Park. Mayor Krahlung opened the public hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilmember Vander Berg and supported by Councilmember Brantsen to approve **RESOLUTION NO. SC-R-27-22, A RESOLUTION TO DISPOSE OF CERTAIN CITY OWNED REAL ESTATE**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer. Abstained: Vreugdenhil. Whereupon Mayor Krahlung declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The City Manager, Scott Wynja, reported that a public hearing was scheduled for this meeting to consider the exchange agreement between the city and the Van Regenmorter Revocable Living Trust and dispose of the former Mouw property. Mayor Krahlung opened the public hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilmember Vermeer and supported by Councilmember Moerman to approve **RESOLUTION NO. SC-R-28-22, A RESOLUTION TO DISPOSE OF CERTAIN CITY OWNED REAL ESTATE**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahlung declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The Code Enforcement Officer, Josh Dorhout submitted proposed changes to the city's zoning ordinance. The proposed changes include definition updates, property use matrix changes, short term rental changes and an accessory building location change. He reported that the changes have been reviewed and recommended by the Planning and Zoning Commission. It was moved by Councilmember Vreugdenhil and supported by Councilmember Brantsen 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: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahlung declared the resolution approved.

It was then moved by Councilmember Brantsen and supported by Councilmember Vermeer to approve **ORDINANCE NO SC-O-04-22, AN ORDINANCE TO AMEND THE CITY ZONING ORDINANCE TO CHANGE PROVISIONS RELATING TO PROPERTY USE AND REGULATIONS**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahlung declared the resolution approved. (A copy of the ordinance is attached and does become a part of these minutes.)

The Utilities Manager, Murray Hulstein gave a report on recent developments having to do with natural gas pricing and electric grid operations. The council received the report for information.

The assistant city manager submitted a Development Agreement between the city and SCLD for the development of the Windsong Addition. Part of the terms for the agreement include: infrastructure will be built to handle increased traffic and storm water flow; city will reimburse for upgrade streets/storm sewer/utilities; a portion of the development costs will be paid by the city and reimbursed as lots are sold; and a minimum assessment will be established on the lots after the sale. It was moved by Councilmember Moerman and supported by Councilmember Brantsen to approve **RESOLUTION NO. SC-R-29-22, A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND SIOUX CENTER LAND DEVELOPMENT**. Upon roll call vote, the vote was as

follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer. Abstained: Vreugdenhil. Whereupon Mayor Krahling declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The assistant city manager submitted an Economic Development Incentive Agreement between the city and New Tec for the expansion/relocation of their operations to Sioux Center. The agreement would include an incentive to the developer based on high quality manufacturing job retention and new job creation. It was moved by Councilmember Vander Berg and supported by Councilmember Vermeer to approve **A RESOLUTION OF THE CITY COUNCIL OF THE INCORPORATED CITY OF SIOUX CENTER, IOWA, TO SET A PUBLIC HEARING ON A PROPOSAL FROM NTRA PROPERTIES, LLC TO RECEIVE PRIOR APPROVAL FOR ELIGIBILITY FOR A TAX EXEMPTION ON NEW CONSTRUCTION**, thereby setting a public hearing date for June 22, 2022. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahling declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The utilities manager submitted vehicle purchase recommendation to authorize the purchase of 3 pickups and a minivan. All vehicles will be purchased in accordance with the Vehicle Purchase Policy. It was moved by Councilmember Vander Berg and supported by Councilmember Vreugdenhil to authorize staff to purchase three pickups and a minivan. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The utility manager reported that Ofelia Gonzalez was hired to fill the vacancy created with the retirement of Linda Valentine. Ofelia will begin working as an office assistant on Monday, June 20. It was moved by Councilmember Vreugdenhil and supported by Councilmember Moerman to ratify hiring Ofelia Gonzalez to the position of Utilities Assistant. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The code enforcement officer submitted a proposed amendment to the City Code of Ordinances for an additional chapter entitled "Mobile Food & Beverage Vendors." The addition would protect residents and businesses of the city against fraud, unfair competition, and unsafe food. In addition, it would provide staff the ability to ensure proper consideration is given to traffic, pedestrian safety, waste cleanup and signage use. After review, it was moved by Councilmember Brantsen and supported by Councilmember Vermeer to approve the first reading of **ORDINANCE SC-O-05-22, AN ORDINANCE AMENDING THE SIOUX CENTER CITY CODE OF ORDINANCES BY AMENDING CHAPTER 22 AND BY ADOPTING A NEW CHAPTER 123 OF THE SIOUX CENTER CITY CODE REGULATING "MOBILE FOOD OR BEVERAGE VENDORS"**. Upon roll call vote the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: none. Whereupon Mayor Krahling declared the first reading of the ordinance approved.

The utilities manager recommended naming Murray Hulstein as Delegate and Adam Fedders as alternate to the upcoming and future Lewis & Clark meetings. The city may designate a delegate and alternate to represent Sioux Center. It was moved by Councilmember Vreugdenhil and supported by Councilmember Brantsen to appoint Murray Hulstein as delegate and Adam Fedders as alternate to the 2022 Annual Membership Meeting, and future membership meetings of the Lewis & Clark Regional Water System. Upon voice vote, all the Councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

In other business, the council heard a report on two projects:

- 2nd Ave SE Water Project
- Newell Lift Station Project

The city manager and utilities manager requested Executive Session to conduct employee reviews. It was moved by Councilmember Vreugdenhil and supported by Councilmember Moerman 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 5:42 p.m. After discussion, it was moved by Councilmember Vreugdenhil and supported by Councilmember Moerman to end 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 ended at 6:17 p.m.

There being no further business, the meeting adjourned at 6:17 p.m.

David Krahling, Mayor

ATTEST: _____
Scott Wynja, City Clerk