

June 14, 2021

The city council of the City of Sioux Center met on the above date in regular session at 12:00 p.m. in the city offices. Members present were Mayor David Krahlung and the following councilmen: Dale Vander Berg, Eric Moerman, Randy Vreugdenhil, Jamie Van Ravenswaay. Absent: W. Dale Den Herder. 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 27, 2021, bills, finance reports, and annual cigarette permits, 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 Utilities Manager, Murray Hulstein and finance director introduced Tim Miller, a professional rate analyst from Missouri River Energy Services, who shared a cost-of-service study for the water utility. Miller reviewed the utility's costs and discussed how to best allocate them among different sizes of customers and prepare for ongoing system improvements, replacements and growth, recommending about 5 percent increases in each year from 2021 to 2024. Ten Pas submitted an ordinance proposing about 5 percent increases for 2021 and 2022. It was moved by Councilman Van Ravenswaay and supported by Councilman Vreugdenhil to approve the first reading of **ORDINANCE NO. SC-O-04-21, AN ORDINANCE REPEALING ORDINANCE NO. SC-O-05-19 AND ESTABLISHING RATES FOR DETERMINING CHARGES TO BE MADE TO CONSUMERS FOR WATER AND OTHER SERVICES FURNISHED BY THE CITY OF SIOUX CENTER, IOWA**. Upon roll call vote the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The Assistant City Manager, Dennis Dokter submitted for the second reading ordinance no. SC-O-03-21, an amendment to the community's Multi-Residential Revitalization Plan, which designates an area for incentives for developing three or more multi-residential housing units to include a lot and facility located on 4th Ave. NE. It was then moved by Councilman Vreugdenhil and supported by Councilman Van Ravenswaay to suspend the requirements 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 passed. Upon roll call vote, the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

It was then moved by Councilman Vreugdenhil and supported by Councilman Vander Berg to approve **ORDINANCE NO. SC-O-3-21, AN ORDINANCE AMENDING ORDINANCE NOS. SC-O-06-19 AND SC-O-09-19 AND DESIGNATING THE SIOUX CENTER MULTIRESIDENTIAL URBAN REVITALIZATION AREA FOR THE SIOUX CENTER MULTIRESIDENTIAL URBAN REVITALIZATION PLAN FOR THE CITY OF SIOUX CENTER, IOWA (AMENDMENT NO. 2)**. Upon roll call vote the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Krahlung declared the ordinance approved. (A copy of the ordinance is attached and does hereby become a part of these minutes.)

The City Manager, Scott Wynja submitted a resolution to set a consultation meeting with the Sioux Center School District and Sioux County Supervisors and a public hearing on a proposed amendment to the Sioux Center Urban Renewal Plan. It was moved by Councilman Vreugdenhil and supported by Councilman Van Ravenswaay to approve **RESOLUTION NO. SC-R-26-21, A RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED**

AMENDMENT NO. 8 TO THE SIOUX CENTER UNIFIED URBAN RENEWAL PLAN IN THE CITY OF SIOUX CENTER, STATE OF IOWA. Upon roll call vote the vote was as follows: Ayes: 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 of local support for a project by local developers planning to construct a 12-unit apartment complex in Sioux Center for their application to the Workforce Housing Tax Incentive Program through the Iowa Economic Development Authority, also indicating a local match for the project using Sioux Center's Multi-Residential Urban Revitalization Plan's tax incentives. It was moved by Councilman Vander Berg and supported by Councilman Vreugdenhil to approve **RESOLUTION NO. SC-R-27-21, A RESOLUTION OF THE CITY COUNCIL OF THE INCORPORATED CITY OF SIOUX CENTER, IOWA, APPROVING AND ENDORSING THE SUBMISSION OF A WORKFORCE HOUSING TAX INCENTIVE PROGRAM APPLICATION TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY.** Upon roll call vote the vote was as follows: Ayes: 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 and utilities manager submitted proposed adjustments to salary and wages for fiscal year 2021-22, based on cost of living, market comparisons, employee performance reviews and input from department heads. It was moved by Councilman Van Ravenswaay and supported by Councilman Moerman to approve **RESOLUTION NO. SC-R-28-21, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIOUX CENTER, IOWA, SETTING THE SALARIES FOR APPOINTED OFFICERS AND EMPLOYEES OF THE CITY OF SIOUX CENTER FOR FISCAL YEAR 2021-2022.** Upon roll call vote the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Krahling declared the resolution approved.

In other business, the council:

- Heard that the Heritage Board is working with a consultant to plan the layout for Heritage Village at Tower Fields. Concepts for that plan will be shared with the City Council at a future meeting for approval.
- Heard that planning is continuing for the indoor turf facility, including a head-end building that will serve as the entrance to the facility. The City Council will be reviewing plans for that facility at a future meeting.
- Heard a report on progress on installation of a natural gas line from Sioux Center to Siouxland Energy Cooperative.
- Heard that Sioux County has placed paving a portion of 13th Avenue SE, south of 20th Street, in the county's five-year plan.

There being no further business, the meeting adjourned at 1:02 p.m.

David Krahling, Mayor

ATTEST: _____
Scott Wynja, City Clerk