

June 22, 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, Dale Vander Berg, Jenn Vermeer, Randy Vreugdenhil. Absent: Eric Moerman. 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. Having no one present, the Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of the minutes of June 6, 2022, bills, and cigarette permits. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg 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 proposal to offer a partial property tax exemption as part of an Economic Development Incentive Agreement between the city and New Tec for the expansion/relocation of their operations to Sioux Center. The proposed agreement also includes an incentive based on high quality manufacturing job retention and job creation. Mayor Krahlung opened the public hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. It was then moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg 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: Brantsen, Vander Berg, Vermeer, Vreugdenhil. It was moved by Councilmember Vermeer and supported by Councilmember Brantsen to approve **ORDINANCE NO. SC-R-07-22, AN ORDINANCE OF THE CITY OF SIOUX CENTER, IOWA PROVIDING FOR A PARTIAL EXEMPTION FROM PROPERTY TAXATION OF ACTUAL VALUE ADDED TO INDUSTRIAL REAL ESTATE.** Upon roll call vote, the vote was as follows: Ayes: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahlung declared the ordinance approved. (A copy of the ordinance is attached and does become a part of these minutes.) It was moved by Councilmember Vander Berg and supported by Councilmember Vermeer to approve **RESOLUTION NO. SC-R-31-22, A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF SIOUX CENTER AND NTRA PROPERTIES, LLC.** Upon roll call vote, the vote was as follows: Ayes: Brantsen, 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 City Manager, Scott Wynja, the Building Official, Josh Dorhout, and the assistant city manager brought a proposed amendment to the City Code of Ordinances, adding a “Mobile Food & Beverage Vendors” chapter, for its second reading. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg to approve the second reading of **ORDINANCE NO. SC-O-05-22, AN ORDINANCE AMENDING THE SIOUX CENTER CITY CODE OF ORDINANCE BY AMENDING CHAPTER 122 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, Vander Berg, Vermeer, Vreugdenhil. (A copy of the ordinance is attached and does become a part of these minutes.)

The building official presented an addition to the City’s Fee Schedule, adding a Food Truck Permit Fee with an annual permit set at \$150 and a one-time event fee, including up to 3 days for that event, set at \$75. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg to approve **RESOLUTION NO. SC-R-32-22, A RESOLUTION AMENDING THE CITY FEE SCHEDULE, ADDING A RATE SCHEDULE FOR FOOD TRUCK PERMITS.** Upon roll call vote, the vote was as follows: Ayes: Brantsen, 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 city manager reported that a public hearing was scheduled for this time to consider a new ordinance related to updated Floodplain Maps as part of requirements from the DNR and FEMA. Mayor Krahlung opened the public hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. It was then moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg 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: Brantsen, Vander Berg, Vermeer, Vreugdenhil. It was moved by Councilmember Vermeer and supported by Councilmember Brantsen to approve **ORDINANCE NO. SC-O-06-22, ORDINANCE OF THE CITY OF SIOUX CENTER ESTABLISHING FLOODPLAIN MANAGEMENT MEASURES FOR THE CITY OF SIOUX CENTER, IOWA**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahling declared the ordinance approved. (A copy of the ordinance is attached and does become a part of these minutes.)

The finance director reported that a Heritage Village development project is eligible for TIF funding, and it will be financed through the electric fund until TIF funding is available in the next fiscal year. The debt must be certified to be paid for with TIF revenue. It was moved by Councilmember Vander Berg and supported by Councilmember Brantsen to approve **RESOLUTION NO. SC-R-33-22, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIOUX CENTER, IA APPROVING INTERNAL FINANCING FOR VARIOUS CITY PROJECTS WHICH WILL BE REPAID WITH TIF FUNDS**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, 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 assistant city manager reported that city staff is working with local developers who wish to apply for the Workforce Housing Tax Incentive Program and to be eligible they must provide a resolution of local support that includes willingness to identify a local match for housing units constructed under the program. It was moved by Councilmember Vander Berg and supported by Councilmember Brantsen to approve **RESOLUTION NO. SC-R-34-22, 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 APPLICATIONS TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, 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 city manager reported that employee Jeremy Oolman in the city's Building Maintenance Department has completed his probationary employee period, recommending he be moved to permanent employment status. It was moved by Councilmember Vreugdenhil and supported by Councilmember Brantsen to approve Jeremy Oolman for permanent employment status with an appropriate commensurate pay increase. Upon a voice vote, all the councilmembers voted aye. Nays, none. Whereupon Mayor Krahling declared the motion approved.

The Utilities Manager, Murray Hulstein, and the city manager brought a request for the council to approve adjusted salary and wages for FY 22-23, with wage considerations based on cost of living, market comparisons, employee performance reviews and input from department heads. It was moved by Councilmember Vermeer and supported by Councilmember Vreugdenhil to approve **SC-R-35-33, 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 2022-2023**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, 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.)

In other business, the council heard an update on the water department including that supply is acceptable but aquifer levels for the east wellfield continue to drop due to dry conditions and work has begun on a replacement Well 14. The council also discussed future meeting dates: July 11, at 4 p.m., Aug. 3, at 12 noon, Aug. 22 at 4 p.m.

There being no further business, the meeting adjourned at 4:50 p.m.

David Krahling, Mayor

ATTEST: _____
Scott Wynja, City Clerk