

**July 1, 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 Krahlung and the following councilmen: Dale Vander Berg, Eric Moerman, Randy Vreugdenhil, Jamie Van Ravenswaay, W. Dale Den Herder. Staff present: Scott Wynja, Murray Hulstein, Darryl Ten Pas, Dennis Dokter, Adam Fedders, Harlan Kruid, Brian Van Engen, Maggie Landegent.

Opportunity was given for public input/communication. Council members noted that Sioux Center was named the Safest City in Iowa by a web research organization. The Utilities Manager, Murray Hulstein, reported that the city remains in a Water Watch. He reported that the water system is doing well but the well levels are down significantly and if dry conditions persist, he anticipates further restrictions on irrigation by early August. The Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of the minutes of June 14, 2021, bills, finance reports, a liquor license renewal for Pizza Hut and a new liquor license for Late Harvest Brewery, and a library board appointment of Bob Pollema 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 and finance director submitted for second reading an ordinance proposing about 5 percent water rate increases for both 2021 and 2022 to better allocate the utility's costs among customers and provide for system improvements, replacements, and growth. It was moved by Councilman Vreugdenhil and supported by Councilman Van Ravenswaay to approve the second 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: Den Herder, Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The Assistant Utilities Manager, Adam Fedders, reported that a public hearing was scheduled for this meeting to consider the adoption of plans, specifications, form of contract and estimate of cost for the construction of the 3<sup>rd</sup> Street NW Utility Improvements project. Mayor Krahlung opened the public hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. The assistant utilities manager then shared the bids for the project with the low bid coming from Vander Pol Excavating in the amount of \$375,029.55 It was moved by Councilman Den Herder and supported by Councilman Vander Berg to approve the plans, specifications, form of contract and estimate of cost and to award the bid to Vander Pol Excavating. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

Councilman Van Ravenswaay left the meeting.

The Assistant City Manager, Dennis Dokter, reported that the Planning & Zoning Commission is recommending approval of the final plat of a new residential addition in southeast Sioux Center. It was moved by Councilman Vreugdenhil and supported by Councilman Den Herder to approve **RESOLUTION NO. SC-R-29-21, A RESOLUTION OF THE CITY COUNCIL APPROVING THE PLAT OF WINDSONG ADDITION TO THE CITY OF SIOUX CENTER, SIOUX COUNTY, IOWA.** Upon roll call vote the vote was as follows: Ayes: Vander Berg, Vreugdenhil, Den Herder. Abstain: Moerman Nays: none. Whereupon Mayor Krahlung declared the resolution approved. (A copy of the resolution is attached and does hereby become a part of these minutes.)

The City Manager, Scott Wynja, submitted a resolution of local support for a project by local developers planning to relocate and preserve two buildings with a total of 13 apartment units in Sioux Center for their application to the Workforce Housing Tax Incentive Program through the Iowa Economic Development Authority, also indicating a local match of \$1,000 per unit for the project. It was moved by Councilman Moerman and supported by Councilman Vreugdenhil to approve **RESOLUTION NO. SC-R-30-21, 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: Den Herder, Moerman, Vander Berg, 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.)

Councilman Van Ravenswaay returned to the meeting.

The city manager and assistant city manager submitted a resolution of local support for a project by local developers planning to construct a 19-unit apartment complex plus five twin homes in Sioux Center for their application to the Workforce Housing Tax Incentive Program through the Iowa Economic Development Authority, also indicating a local match of \$1,000 per unit for the project. It was moved by Councilman Moerman and supported by Councilman Den Herder to approve **RESOLUTION NO. SC-R-31-21, 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: Den Herder, 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 assistant city manager reported that city staff have verbally agreed to purchase three different pieces of property to facilitate current and long-term projects for the city. It was moved by Councilman Van Ravenswaay and supported by Councilman Moerman to enter a purchase agreement for 539 1<sup>st</sup> Ave. NE in Sioux Center. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

Councilman Van Ravenswaay left the meeting.

It was then moved by Councilman Vander Berg and supported by Councilman Moerman to enter a purchase agreement for 177 9<sup>th</sup> St. SW in Sioux Center. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

It was then moved by Councilman Vreugdenhil and supported by Councilman Vander Berg to enter a purchase agreement for a vacant lot located on 9<sup>th</sup> St. SW in Sioux Center. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

Councilman Van Ravenswaay returned to the meeting.

The utilities manager reported that some additional transportation capacity had become available on Northern Natural Gas' pipeline, and he recommended about 200 MMBTU additional capacity. It was then moved by Councilman Moerman and supported by Councilman Vreugdenhil to authorize the utilities manager to negotiate and execute all documents with the Northern Natural Gas Company for additional

transportation for the Sioux Center Municipal Natural Gas Utility. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

In other business, the council:

- Discussed the difficulty for trucks turning at the intersection of 9<sup>th</sup> Street and 13<sup>th</sup> Ave SE.
- Reviewed future council meeting dates: July 19 at 4 p.m., Aug. 12 at 4 p.m., and Aug. 23 at 4 p.m.

There being no further business, the meeting adjourned at 4:56 p.m.

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David Krahling, Mayor

ATTEST: \_\_\_\_\_  
Scott Wynja, City Clerk