

**July 11, 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. Having no one present, the Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of the minutes of June 22, 2022, bills, finance reports, and liquor license renewals/approvals for Late Harvest Brewery, The Fruited Plain Café and Sioux Center Health. 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.

City Manager Scott Wynja introduced Josh Bowar, Head of School, Sioux Center Christian School, and Greg Van Dyk, President of the Board to give a presentation on the school's proposed expansion and capital project and the economic impact of the school and this expansion. The council received the report for information

The Assistant City Manager, Dennis Dokter reported that a public hearing was scheduled for this time to consider the sale of a small parcel of land adjacent to 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 Councilmember Vander Berg and supported by Councilmember Vermeer to approve **RESOLUTION NO. SC-R-36-22, A RESOLUTION TO DISPOSE OF CERTAIN CITY-OWNED REAL ESTATE FOR REDEVELOPMENT**, thereby authorizing the sale of certain property to Sioux Center Land Development. 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 City Manager, Scott Wynja, reported that a public hearing was scheduled for this time to consider proposed plans and specification, form of contract, and estimate of cost for the 16<sup>th</sup> Street/1<sup>st</sup> Avenue reconstruction project. 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 Moerman and supported by Councilmember Brantsen to approve the plans, specifications, form of contract and estimate of cost for the project. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahlung declared the motion approved. After reviewing the bid information, it was moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg to table action on the bid for the proposed project. Upon voice vote, all the councilmembers voted Aye. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The Building Official, Josh Dorhout, submitted a proposed amendment to the City Code of Ordinances, adding a "Mobile Food & Beverage Vendors" chapter, for its final reading. It was moved by Councilmember Vander Berg and supported by Councilmember Brantsen to approve the final 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, Moerman, 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.)

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, a three-day permit fee of \$50 and a one-day permit fee of \$25. It was moved by

Councilmember Vermeer and supported by Councilmember Vreugdenhil to approve **RESOLUTION NO. SC-R-37-22, A RESOLUTION OF THE CITY OF SIOUX CENTER, IOWA ESTABLISHING FEES FOR THE ISSUANCE OF MOBILE FOOD AND BEVERAGE VENDOR LICENSES.** 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 assistant city manager submitted a final plat for an about 10-acre property on northern Highway 75, of which the City is a developer, and reported it was reviewed by the Planning and Zoning Commission on July 6. It was then moved by Councilmember Brantsen and supported by Councilmember Vreugdenhil to approve **RESOLUTION NO. SC-R-38-22, A RESOLUTION OF THE CITY COUNCIL APPROVING THE PLAT OF BLEEKER PROPERTY DEVELOPMENT TO THE CITY OF SIOUX CENTER, SIOUX COUNTY, IOWA, ACCEPTING THE DEDICATION TO THE PUBLIC STREETS THEREIN CONTAINED, AND DIRECTING THE MAYOR AND CITY CLERK TO CERTIFY A COPY OF THIS RESOLUTION AS OF APPROVAL AND ATTACH SAME TO PLAT.** 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 assistant city manager then reported a public hearing was scheduled for this time to consider an amendment to the city's zoning map regarding that development. Mayor Krahling 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 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, Moerman, Vander Berg, Vermeer, Vreugdenhil. It was moved by Councilmember Vermeer and supported by Councilmember Moerman to approve **ORDINANCE SC-O-08-22, AN ORDINANCE TO AMEND ORDINANCE NO. SC-O-01-06, FOR THE ZONING OF BLEEKER PROPERTY DEVELOPMENT, CITY OF SIOUX CENTER, SIOUX COUNTY, IOWA.** Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, 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 assistant city manager reported that a public hearing must be scheduled to consider the plans specifications, form of contract for the 11<sup>th</sup> Street and 1<sup>st</sup> Avenue NW Project (former Bleeker property). It was moved by Councilmember Moerman and supported by Councilmember Vreugdenhil to set a public hearing date for August 22 to consider the Plans, Specifications, and Form of Contract for the 11<sup>th</sup> St and 1<sup>st</sup> Ave NW project; and to consider bids received for the project and take appropriate action at that time. Upon voice vote, all the council members voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The assistant city manager submitted a request from the Planning and Zoning Commission to amend the zoning of 419 1st Avenue and the Central Park property from General Commercial to Residential – 3 (R-3). The intent of this amendment is to allow for a daycare to be operated out of the 419 1<sup>st</sup> Avenue property and to have the park be in a residential district. Mayor Krahling 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 Vander Berg to approve the first reading of **ORDINANCE NO. SC-O-09-22, AN ORDINANCE TO AMEND ORDINANCE NO. SC-O-01-06, FOR THE ZONING OF PROPERTY AT 419 1ST AVENUE NE AND CENTRAL PARK, CITY OF SIOUX CENTER, SIOUX COUNTY, IOWA.** Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahling declared the resolution approved.

The Assistant Utilities Manager, Adam Fedders, reported that NPL Construction and USDI have completed the 2021 Steel Natural Gas Main Project. The project involved removing pressure regulation at NNG Interconnect, improving the city's Town Border Station, installing 4.9 miles of 800MOAP transmission gas line and installing two regulator stations to serve Siouxland Energy and improve the city's natural gas distribution system. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vermeer to approve the **ENGINEER'S STATEMENT OF COMPLETION, OWNER'S ACCEPTANCE OF CONTRACT CONSTRUCTION**. Upon voice vote, all the council members voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

In other business:

- Kurt Franje, Sioux County Director for Habitat for Humanity, informed the council that the organization would like to construct a home in Sioux Center in 2023 to serve a low-income family. Franje requested council support, including the donation of a lot the home. The council received the report for information.
- The Utilities Manager, Murray Hulstein, reported that the community has responded well to the Water Warning and that work on a new Well 14 is ongoing.

There being no further business, the meeting adjourned at 5:36 p.m.

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David Krahling, Mayor

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