

October 11, 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 Den Herder, Eric Moerman, Dale Vander Berg, Jamie Van Ravenswaay, Randy Vreugdenhil. Staff present: Scott Wynja, Dennis Dokter, Adam Fedders, Maggie Landegent, Brian Van Engen, Lee Van Meeteren, Josh Dorhout.

Opportunity was given for public input/communication. The City Manager, Scott Wynja, noted that staff continues meeting with property owners regarding the planned Highway 75 project and plans to bring additional information on project plans to the council at a future date. Councilman Van Ravenswaay reported he has also been visiting with citizens to share information about the planned changes.

The city manager submitted the consent agenda consisting of the minutes of September 20, 2021, bills, and liquor license renewals for Wal-Mart and Hy-Vee for council consideration. It was moved by Councilman Moerman and supported by Councilman Vreugdenhil 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 city manager invited Willis Alberda to share a proposal for a sculpture honoring the work and service of former Mayor Maurice Te Paske to be placed in Open Space Park. Alberda indicated Missouri River Energy Services and the local joint use committee have already pledged support for the project. It was moved by Councilman Vreugdenhil and supported by Councilman Van Ravenswaay to approve the construction and placement of the sculpture and to pledge \$2,500 in support for the project from utilities. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The city manager invited Shari Kastein, of the Family Crisis Center, to share plans for renovating part of a building to create a new Family Visitation Center to provide a space for supervised visits with children. It was moved by Councilman Van Ravenswaay and supported by Councilman Vreugdenhil for the City to serve as a conduit for the Family Crisis Center in their application for a Community Development Block Grant for this project and to approve \$100,000 in support for the project. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The city manager requested on behalf of Police Chief Mike Halma that Sioux Center participate in the Iowa Pledge Program in conjunction with the Iowa Department of Commerce Alcoholic Beverage Division, to keep tobacco products out of the hand of Iowa's youth. This will be the 21st year Sioux Center has participated, and the Police Department feels the program has been beneficial. It was moved by Councilman Den Herder and supported by Councilman Van Ravenswaay that the city enter the 28E Agreement with the Iowa Department of Commerce that allows the department to check businesses that sell tobacco products. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The city manager reported that the Lewis & Clark Regional Water System will request funding through the state of Iowa from the American Rescue Plan to help with the expansion of the water system from 45 to 60 million gallons per day, and he recommended the council pass a resolution of support for this request as it would help increase Sioux Center's capacity for water from the system from 600,000 to 949,000 gallons per day. It was moved by Councilman Vander Berg and supported by Councilman Van Ravenswaay to approve **RESOLUTION NO. SC-R-44-21, A RESOLUTION IN SUPPORT OF THE AMERICAN RESCUE PLAN FUNDING REQUEST MADE BY THE LEWIS & CLARK REGIONAL WATER SYSTEM FOR ITS EXPANSION TO 60 MILLION GALLONS PER DAY.** Upon roll call vote, the vote was as follows: Den Herder, Moerman, Vander Berg, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Krahlung declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The Assistant City Manager, Dennis Dokter reported that developers have requested the rezoning of two lots on 7th Ave. NW from R-1 (single family) to R-3 (multi-family) for the purpose of relocating two existing apartment complexes to these lots. Dokter noted that the Planning & Zoning Commission heard the request and recommended council allow the rezoning. He reported that a public hearing was scheduled for this time to consider the change in zoning. Mayor Krahlung opened the public hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. The assistant city manager noted this project will next go before the Board of Adjustment after council approval of the zoning change. It was moved by Councilman Van Ravenswaay and supported by Councilman 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: Moerman, Vander Berg, Van Ravenswaay. Nays: none. Abstain: Den Herder, Vreugdenhil, who abstained due to their relationship with American State Bank. Whereupon Mayor Krahlung declared the motion approved. It was then moved by Councilman Van Ravenswaay and supported by Councilman Moerman to approve **ORDINANCE NO. SC-O-05-21, AN ORDINANCE TO AMEND THE CITY ZONING ORDINANCE AND CITY ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE.** Upon roll call vote, the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay. Nays: none. Abstain: Den Herder, Vreugdenhil, who abstained due to their relationship with American State Bank. Whereupon Mayor Krahlung 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 the New Tec business has purchased a property in the Highway Commercial Park 2nd Addition and are requesting that the city consider vacating a utility easement between Lot 1 and the adjacent lot to the west, allowing New Tec to add onto the existing facility. It was moved by Councilman Vreugdenhil and supported by Councilman Moerman to set a public hearing on vacating the easement for the October 27, 2021 city council meeting. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The Assistant Utilities Manager, Adam Fedders, reported that staff has been working with a utility customer planning to install a 10kW rooftop solar array, guided by the Distribution Generation Workbook adopted by Sioux Center Municipal Utilities in 2015 and created by Missouri River Energy Services. It was moved by Councilman Vander Berg and supported by Councilman Vreugdenhil to approve an Interconnection and Power Purchase Agreement and authorize staff to issue the agreement with the customer. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The city manager reported that the city would like to request American Rescue Plan funding through Sioux County for the planned construction of a new water tower in southern Sioux Center to enable Sioux Center to serve the community, meet DNR standards, and to receive the city's full allocation of water from the Lewis & Clark Regional Water System. It was moved by Councilman Van Ravenswaay and supported by Councilman Den Herder to approve submission of an application to Sioux County for \$3,585,000 in American Rescue Plan funds for the south water tower project. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The city manager reported that, as part of the \$2 million bond financing for the Highway 75 Enhancement project, the City Council needs to consider two additional resolutions. It was moved by Councilman Van Ravenswaay and supported by Councilman Vander Berg to approve **RESOLUTION NO. SC-R-42-21, A RESOLUTION APPOINTING AMERICAN STATE BANK OF SIOUX CENTER, IOWA, TO SERVE AS PAYING AGENT, NOTE REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND NOTE REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT.** Upon roll call vote, the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay. Nays: none. Abstain: Den Herder, Vreugdenhil, who abstained due to their relationship with American State Bank. Whereupon Mayor Krahling declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

It was then moved by Councilman Moerman and supported by Councilman Vander Berg to approve **RESOLUTION NO. SC-R-43-21, A RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$2,000,000 GENERAL OBLIGATION URBAN RENEWAL CAPITAL LOAN NOTES, SERIES 2021, AND LEVYING A TAX TO PAY SAID NOTES; APPROVAL OF THE TAX EXEMPTION CERTIFICATE.** Upon roll call vote, the vote was as follows: Ayes: Moerman, Vander Berg, Van Ravenswaay. Nays: none. Abstain: Den Herder, Vreugdenhil, who abstained due to their relationship with American State Bank. 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 that Tower Fields is seeing progress toward becoming the new home of Heritage Village and heard that many people are volunteering to assist in moving Heritage Village.
- Considered future council meetings for October 27 at 4:00 p.m., November 22 at 4:00 p.m., and December 15 at 4:00 p.m.

There being no further business, the meeting adjourned at 12:59 p.m.

David Krahling, Mayor

ATTEST: _____
Scott Wynja, City Clerk