

June 20, 2016

16.06.2.1. 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 Dennis Walstra and the following councilmen: Dale Den Herder, Eric Moerman, Verlyn Rozeboom, Jamie Van Ravenswaay, Randy Vreugdenhil. Others present were: Paul Clousing, Murray Hulstein, Dennis Dokter, Matt Van Schouwen, Darryl TenPas, Brian Van Engen, Josh Dorhout, Jana VanDer Vliet.

16.06.2.2. Opportunity was given for public input/communication. Having no one present, the Finance Director, Darryl TenPas, submitted the consent agenda consisting of the minutes of June 7, 2016, bills, finance reports and liquor license renewal for the Fruited Plain Café, for council consideration. It was moved by Councilman Den Herder and supported by Councilman Van Ravenswaay to approve the consent agenda as submitted. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.06.2.3. The City Manager, Paul Clousing submitted correspondence, a thank you note from Janet Vander Berg for the plant sent in memory of her father Dan De Ruyter. The council received the correspondence and ordered it filed.

16.06.2.4. The Assistant City Manager, Dennis Dokter, introduced Jim Harskamp, chairman of the Low Rent Housing Agency Board, to give a report on operations, activities and future plans for the New Homestead. He reported that all the units are full, which includes: 54 elderly, 17 family and 3 non-HUD houses. The board is advertising for a new executive director to replace Carol Van Voorst who will be retiring in March, 2017. He also reported briefly on their financial condition including a payment in lieu of taxes in the amount of \$26,467. The mayor thanked him and the board for keeping the New Homestead among one of the top low-rent housing agencies in the state.

16.06.2.5. The Utilities Engineer, Matt Van Schouwen, recommended acceptance and final payment of the Well #17 Pipeline project. It was moved by Councilman Moerman and supported by Councilman Rozeboom to accept the Well #17 Pipeline Project and authorize the final payment of \$37,994.00 to JR Construction. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.06.2.6. The assistant city manager, submitted a proposal from Hy-Vee to amend the property exchange agreement passed by the city council in May, 2016. The amendment includes additional property located south of 7th Street SW, and to release their option to purchase property located west of Franken Manor. Rob Wadle, with Hy-Vee was present to discuss the details of the proposal and to review their potential schedule and building design. After discussion, it was moved by Councilman Den Herder and supported by Councilman Van Ravenswaay to un-table the proposed agreement amendment which was tabled at a previous city council meeting. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Walstra declared the amendment un-tabled.

It was then moved by Councilman Vreugdenhil and supported by Councilman Moerman to approve **RESOLUTION NO. SC-R-09-16, A RESOLUTION TO DISPOSE OF CERTAIN CITY-OWNED REAL ESTATE PREVIOUSLY INCLUDED IN AN AGREEMENT TO EXCHANGE PROPERTY PURSUANT TO AN URBAN RENEWAL REDEVELOPMENT PROPOSAL.** Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Walstra declared the resolution adopted. (A copy of the resolution is attached and does become a part of these minutes.)

16.06.2.7. The finance director submitted two completed projects for TIF funding consideration.

1) Payment to MidAmerican for electric distribution extensions in the Highway Commercial Park addition – It was moved by Councilman Den Herder and supported by Councilman Van Ravenswaay to approve **RESOLUTION NO. SC-R-14-16, A RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19.** Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Walstra declared the resolution adopted. (A copy of the resolution is attached and does become a part of these minutes.)

2) Sanitary sewer line repairs inside the Centre Mall – It was moved by Councilman Van Ravenswaay and supported by Councilman Moerman to approve **RESOLUTION NO. SC-R-15-16, A RESOLUTION AUTHORIZING ADVANCEMENT OF COSTS FOR AN URBAN RENEWAL PROJECT AND CERTIFICATION OF EXPENSES INCURRED BY THE CITY FOR PAYMENT UNDER IOWA CODE SECTION 403.19.** Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Walstra declared the resolution adopted. (A copy of the resolution is attached and does become a part of these minutes.)

16.06.2.8. The finance director submitted two projects for authorization of an inter-fund loan. 1) Sewer Bio Tower project – It was moved by Councilman Vreugdenhil and supported by Councilman Rozeboom to approve **RESOLUTION SC-R-16-16 - RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN FROM THE ELECTRIC FUND OF THE CITY OF SIOUX CENTER TO THE *SEWER ENTERPRISE FUND* OF THE CITY OF SIOUX CENTER.** Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Walstra declared the resolution adopted. (A copy of the resolution is attached and does become a part of these minutes.)

2) Water projects including the East 1st Street water line upgrade, St Andrews Way extension, Well #17 and the low head dam construction – It was moved by Councilman Rozeboom and supported by Councilman Moerman to approve **RESOLUTION SC-R-17-16 - RESOLUTION APPROVING AND AUTHORIZING AN INTER-FUND LOAN FROM THE ELECTRIC FUND OF THE CITY OF SIOUX CENTER TO THE *WATER ENTERPRISE FUND* OF THE CITY OF SIOUX CENTER.** Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor

Walstra declared the resolution adopted. (A copy of the resolution is attached and does become a part of these minutes.)

16.06.2.9. The assistant city manager and Code Enforcement Officer, Josh Dorhout submitted the second reading of an ordinance to amend the zoning district classification of property located at 38 7th St NE from R-2 Medium Density Residential to Highway Commercial. It was moved by Councilman Den Herder and supported by Councilman Vreugdenhil to suspend the requirement 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 to be passed. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Rozeboom, Van Ravenswaay, Vreugdenhil. Abstained: Moerman. Nays: none. Whereupon Mayor Walstra declared the motion approved.

It was then moved by Councilman Van Ravenswaay and supported by Councilman Rozeboom to approve **ORDINANCE NO. SC-O-03-16, AN ORDINANCE TO AMEND ORDINANCE NO. SC-0-01-06, TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE IN THE CITY OF SIOUX CENTER, SIOUX COUNTY, IOWA.** Upon roll call vote, the vote was as follows: Ayes: Den Herder, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Abstained: Moerman. Whereupon Mayor Walstra declared the first reading approved. (A copy of the ordinance is attached and does become a part of these minutes.)

16.06.2.10. The Utilities Manager, Murray Hulstein, submitted a revision to the city's contract with Western Area Power Administration to reflect the discontinuation of a delivery discount since we now use Southwest Power Pool (SPP). It was moved by Councilman Vreugdenhil and supported by Councilman Moerman to approve Exhibit C, Revision 4 to contract No. 90-BAO-534, City of Sioux Center, Iowa, and authorize the mayor and city clerk to execute such exhibit. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.06.2.11. The city manager and utilities manager submitted the proposed 2016-2017 salary schedule for city employees. After review, it was moved by Councilman Den Herder and supported by Councilman Van Ravenswaay to approve an overall 2.7% salary increase for city employees and approve **RESOLUTION NO. SC-R-18-16, 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 2016-2017.** Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Pro-Tem Vreugdenhil declared the resolution approved. (A copy of the resolution is attached and does hereby become a part of these minutes.)

16.06.2.12. The city manager suggested executive session to consider potential properties for purchase or sale. It was moved by Councilman Van Ravenswaay and supported by Councilman Moerman to enter into executive session. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Walstra declared executive session at 4:58 p.m. After discussion, it was moved by Councilman Vreugdenhil and supported by Councilman Rozeboom to end the executive session. Upon roll

call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Whereupon Mayor Walstra declared executive session ended at 5:49 p.m.

The city manager suggested executive session to discuss a litigation issue. It was moved by Councilman Den Herder and supported by Councilman Rozeboom to enter into executive session. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Walstra declared executive session at 5:49 p.m. After discussion, it was moved by Councilman Van Ravenswaay and supported by Councilman Rozeboom to end the executive session. Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Whereupon Mayor Walstra declared executive session ended at 5:56 p.m.

16.06.2.13. There being no further business, the meeting adjourned at 6:00 p.m.

Mayor Dennis Walstra

ATTEST:

Paul Clousing, City Clerk