

August 23, 2016

16.08.2.1. 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: W. Dale Den Herder, Eric Moerman, Verlyn Rozeboom, Jamie Van Ravenswaay, Randy Vreugdenhil. Others present were: Paul Clousing, Murray Hulstein, Dennis Dokter, Matt Van Schouwen, Magdalene Landegent, Jana VanDer Vliet.

16.08.2.2. Opportunity was given for public input/communication. Having no one present, Murray Hulstein, Utilities Manager gave a report on repairing city's natural gas line that was hit on August 3.

16.08.2.3. The Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of the minutes of August 2, 2016, bills and finance reports for council consideration. It was moved by Councilman Van Ravenswaay and supported by Councilman Rozeboom to approve the consent agenda as submitted. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.08.2.4. City Manager, Paul Clousing, submitted correspondence: a thank you note from the Mary VanDe Berg and family for sending flowers to Ralph's funeral. The correspondence was received and ordered filed.

16.08.2.5. The city manager and utilities manager introduced Trent Bruce and Justin Christiansen, with DGR to continue the discussion on the Highway 75 Enhancement Project. Some of the concepts that were discussed included: safety, efficiency, medians, potential extension to the 20th Street intersection and who will administer the project. After discussion, it was moved by Councilman Den Herder and supported by Councilman Rozeboom to proceed with the Highway 75 Enhancement Project by requesting the project be included in the Iowa Department of Transportation State Wide Transportation Improvement Program. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.08.2.6. The Assistant City Manager, Dennis Dokter, submitted a request from the developers of Meadow Creek – Second Addition to purchase approximately 12 acres of land from the city for further development. It was moved by Councilman Vreugdenhil and supported by Councilman Den Herder to approve the sale of 12 acres to the developers of Meadow Creek, and to set a public hearing date for September 12, 2016. Upon voice vote, all the councilmen voted: Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.08.2.7. The assistant city manager and Code Enforcement Director, Josh Dorhout, submitted a request from Al Bloemendaal for voluntary annexation of property adjacent to the boundaries of the city. After discussion, it was moved by Councilman Van Ravenswaay and supported by Councilman Vreugdenhil to set a public hearing for the annexation and zoning of this property on September 12. Upon voice vote, all the councilmen voted: Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.08.2.8. The assistant city manager reported that a public hearing was scheduled for this meeting to consider the disposal of city-owned property for the purpose of constructing a professional office south of the Veterans Memorial on Highway 75. Mayor Walstra opened the public hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilman Vreugdenhil and supported by Councilman Van Ravenswaay to approve **RESOLUTION NO. SC-R-20-16, A RESOLUTION TO DISPOSE OF CERTAIN CITY-OWNED REAL ESTATE, TO ACCEPT A PROPOSAL TO REDEVELOP PROPERTY LOCATED IN AN URBAN RENEWAL AREA, AND TO AUTHORIZE THE EXECUTION OF AN AGREEMENT 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 approved. (A copy of the resolution is attached and does become a part of these minutes.)

16.08.2.9. The utilities manager, introduced Kris Swanson of Bolten & Menk to report on the plans for the necessary construction to the wastewater plant to meet the new discharge permit limits required by the DNR. A proposed plan must be completed and submitted by February, 2017. The city council received the report for information.

16.08.2.10. The finance director submitted proceedings having to do with financing the planning and design of the wastewater plant upgrades. He reported the city has been approved for a 0% interest loan for up to \$5,500,000. It was moved by Councilman Van Ravenswaay and supported by Councilman Rozeboom to approve **RESOLUTION NO. SC-R-21-16, A RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$5,500,000 SEWER REVENUE CAPITAL LOAN NOTES OF THE CITY OF SIOUX CENTER, IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF,** thereby setting a public hearing date for September 12, 2016. 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 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 Vreugdenhil to authorize staff to execute the Engagement Agreement with Ahlers & Cooney, P.C. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.08.2.11. The finance director submitted year-end cash transfers for council approval. After review, it was moved by Councilman Vreugdenhil and supported by Councilman Moerman to approve **RESOLUTION NO. SC-R-22-16, CITY OF SIOUX CENTER CASH TRANSFERS.** 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 approved. (A copy of the resolution is attached and does become a part of these minutes.)

16.08.2.12. The finance director submitted the Iowa DOT Street Finance Report for council approval. After review, it was moved by Councilman Rozeboom and supported by Councilman

Van Ravenswaay to approve **RESOLUTION NO. SC-R-23-16, CITY STREET FINANCIAL REPORT**. 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 approved. (A copy of the resolution is attached and does become a part of these minutes.)

16.08.2.13. The utilities manager submitted an amendment to an agreement for firm throughput service with Northern Natural Gas, lowering the charge of \$1.1070/Dt/day to \$1.0715/Dt/day. It was moved by Councilman Vreugdenhil and supported by Councilman Van Ravenswaay to authorize the utilities manager to execute Amendment No. 2 to the Firm Throughput Service Agreement No. 128839 between Northern Natural Gas Company and the City of Sioux Center. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.08.2.14. The Utilities Engineer, Matt Van Schouwen, submitted an agreement amending the utility connections for BC Developers after the sale of their facility located at 143 South Main Avenue to be divided between multiple owners. It was moved by Councilman Vreugdenhil and supported by Councilman Den Herder to authorize the mayor and city clerk to execute the Agreement Amending Utility Connection Agreement. Upon voice vote all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.08.2.15. There being no further business, the meeting adjourned at 6:20 p.m.

Dennis Walstra, Mayor

ATTEST: _____
Paul Clousing, City Clerk