

## September 12, 2016

16.09.01.1. 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 (arrived at 4:25 p.m.), Verlyn Rozeboom, Jamie Van Ravenswaay, Randy Vreugdenhil. Others present were: Paul Clousing, Murray Hulstein, Dennis Dokter, Matt Van Schouwen, Magdalene Landegent, Jana VanDer Vliet. Members of Western Christian High Government Class were: Janae Klarenbeek, Megan Hengeveld, Abby Vander Werf (more names I cannot read. waiting for confirmation from Abby VW).

16.09.01.2. 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 August 23, 2016, bills, finance reports and a Class E Liquor, Class B Wine, Class C Beer and Sunday Sales renewal for Wal-Mart Stores, 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.

16.09.01.3. The City Manager, Paul Clousing, stated there was no correspondence to submit at this time.

16.09.01.4. The Assistant City Manager, Dennis Dokter, stated that a hearing was scheduled for this meeting to consider a request from Al Bloemendaal to voluntarily annex a parcel of his property adjacent to current boundaries of the City of Sioux Center. 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 Den Herder and supported by Councilman Van Ravenswaay to table further proceedings on this annexation until further notification to proceed from the property owner. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.09.01.5. The assistant city manager stated that a hearing was scheduled for this meeting to consider the zoning of the Bloemendaal property to RS – Residential Suburban. 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 Van Ravenswaay and supported by Councilman Rozeboom to table further proceedings on the parcel plat and zoning of this property until further notification to proceed from the property owner. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

Councilman Moerman arrived

16.09.01.6. The assistant city manager stated that a hearing has been scheduled for this meeting to consider selling approximately 10 acres of city-owned property for the development of residential lots, Meadow Creek – Second Addition. Mayor Walstra opened the hearing calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilman Van Ravenswaay and supported by Councilman Rozeboom to approve

**RESOLUTION NO. SC-R-26-16, A RESOLUTION TO DISPOSE OF CERTAIN CITY-OWNED REAL ESTATE.** Upon roll call vote, the vote was as follows: Ayes: Moerman, Rozeboom, Van Ravenswaay. Abstained: Den Herder, Vreugdenhil. Nays: none. Whereupon Mayor Walstra declared the resolution approved. (A copy of the resolution is attached and does hereby become a part of these minutes.)

16.09.01.7. The assistant city manager submitted a final plat from the developers of Meadow Creek – Second Addition which was approved by the Planning and Zoning Commission. After review of the plat, it was moved by Councilman Rozeboom and supported by Councilman Moerman to approve **RESOLUTION NO. SC-R-27-16, A RESOLUTION OF THE CITY COUNCIL APPROVING THE PLAT OF MEADOW CREEK – SECOND ADDITION 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: 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 hereby become a part of these minutes.)

16.09.01.8. The assistant city manager submitted a request from the developers of the Meadow Creek – Second Addition to establish and rezone the development from AG – Agriculture to R1 – Single Family Residential, and stated a hearing has been scheduled for this meeting to consider the request. Mayor Walstra opened the public hearing calling for all written and/or oral comments. Brett Lipetri attended the meeting in support of the zoning request. Mayor Walstra closed the hearing. It was moved by Councilman Van Ravenswaay and supported by Councilman Rozeboom 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 voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

It was then moved by Councilman Moerman and supported by Councilman Rozeboom to approve **ORDINANCE NO. SC-O-05-16, AN ORDINANCE TO AMEND ORDINANCE NO. SC-O-01-06, FOR THE ZONING OF MEADOW CREEK – SECOND ADDITION, CITY OF SIOUX CENTER, SIOUX COUNTY, IOWA.** Upon roll call vote, the vote was as follows: Ayes: Den Herder, Moerman, Rozeboom, Van Ravenswaay, Vreugdenhil. Nays: none. Whereupon Mayor Walstra declared the ordinance adopted. (A copy of the ordinance is attached and does hereby become a part of these minutes.)

16.09.01.9. The Utilities Manager, Murray Hulstein, submitted a request from the Board of Directors of Lewis & Clark Regional Water System to execute an Amendment to their Commitment Agreement authorizing the L & C Board of Directors flexibility to utilize funds in their Capital Improvement fund. It was moved by Councilman Den Herder and supported by Councilman Moerman to authorize the utility manager to execute the Agreement to Amend Section 2.3.2(a) of ARCA. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.09.01.10. The utilities manager and finance director submitted information regarding the upcoming wastewater treatment plant upgrade/construction, for council discussion and direction. The information presented included the costs and consideration of moving the wastewater treatment plant further outside the city, and the possible rate impact of servicing debt on construction at the wastewater treatment plant. After discussion, the council agreed by consensus and directed staff to move forward with construction plans at the current location and to purchase property adjacent to the current wastewater treatment plant.

16.09.01.11. The finance director reported that at the last council meeting, the council set this meeting as the time to hold a public hearing regarding the issuance of Sewer Revenue Capital Loan Notes.

- Mayor Walstra announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority, and the issuance to the Iowa Finance Authority of not to exceed \$5,500,000 Sewer Revenue Capital Loan Notes to evidence the obligations of the City under said Loan and Disbursement Agreement, in order to provide funds to pay costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System, and that notice of the proposed action by the city council to institute proceedings for the authorization of the Loan and Disbursement Agreement and the issuance of the Notes had been published pursuant to the provisions of Sections 384.24A, 284.82 and 384.83 of the Code of Iowa, as amended.
- The mayor then called for all written and/or oral objections. Hearing none, he closed the hearing.

It was moved by Councilman Vreugdenhil and supported by Councilman Rozeboom to approve **RESOLUTION NO. SC-R-28-16, RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$5,500,000 SEWER REVENUE CAPITAL LOAN NOTES.** 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 hereby become a part of these minutes.)

16.09.01.12. The finance director and city manager submitted proceedings and scheduled a public hearing for this meeting to amend the city's existing Urban Renewal Area, by adding the current wastewater plant property and 13<sup>th</sup> Avenue SE. 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 Van Ravenswaay and supported by Councilman Rozeboom to approve **RESOLUTION NO. SC-R-29-16, RESOLUTION SETTING DATES OF A CONSULTATION & PUBLIC HEARING ON PROPOSED AMENDMENT NO. 4 TO THE SIOUX CENTER UNIFIED URBAN RENEWAL PLAN.** 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 hereby become a part of these minutes.)

16.09.01.13. The utilities manager submitted a request from Sioux Pharm to amend the PH limits on their Wastewater Treatment Agreement with the city. It was moved by Councilman

Moerman and supported by Councilman Den Herder to authorize the utility manager execute a new Treatment Agreement which raises the PH maximum from 9 to 11 for Sioux Pharm, Inc. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.09.01.14. The utilities manager recommended trading in the 1985 grader for a 2005 Caterpillar from Ziegler Cat at a net amount of \$50,710. It was moved by Councilman Vreugdenhil and supported by Councilman Rozeboom to authorize the purchase of a Caterpillar grader from Ziegler Cat at a price of \$74,710. Upon voice vote, all the councilmen voted Aye. Nays: none. Whereupon Mayor Walstra declared the motion approved.

16.09.01.15. The utilities manager reported that the American Public Power Association and the American Public Gas Association have declared October 3-8 as Public Power and Natural Gas Week. It was moved by Councilman Van Ravenswaay and supported by Councilman Rozeboom to approve **RESOLUTION NO. SC-R-30-16, A RESOLUTION OF THE CITY COUNCIL OF THE INCORPORATED CITY OF SIOUX CENTER, IOWA, JOINING WITH OTHER LOCAL PUBLICLY OWNED UTILITY COMMUNITIES IN ESTABLISHING OCTOBER 3-8 AS PUBLIC POWER AND NATURAL GAS WEEK.** 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 hereby become a part of these minutes.)

16.09.01.16. The city manager suggested executive session to give an update on a litigation issue. It was moved by Councilman Vreugdenhil 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 4:56 p.m. After discussion, it was moved by Councilman Van Ravenswaay and supported by Councilman Rozeboom to end 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 ended at 5:10 p.m.

16.09.01.17. Other Business:

- A new 28E agreement between the city and the new regional airport will be presented at the next city council meeting
- The hospital is considering conducting an extensive housing needs assessment and is requesting city participation

16.09.01.18. There being no further business, the meeting adjourned at 5:10 p.m.

---

Dennis Walstra, Mayor

ATTEST: \_\_\_\_\_  
Paul Clousing, City Clerk