

January 21, 2026

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: Mayor Dale Vander Berg and Councilmembers Jennifer Vermeer, Cory Gotto, Eric Moerman, Randy Vreugdenhil, Mark Hulshof. Staff present: Scott Wynja, Murray Hulstein, Darryl Ten Pas, Dennis Dokter, Adam Fedders, Zeke Ellis, Kris Pieper, Maggie Landegent and Brian Van Engen.

Opportunity was given for public input/communication. Hearing none, Finance Director Darryl Ten Pas submitted the consent agenda consisting of minutes of December 23, 2025, bills, finance reports, approval of boards and commissions, and liquor license approval for Family Crisis Center Wine Gala & Auction and Late Harvest Brewery. It was moved by Councilmember Vreugdenhil and supported by Councilmember Moerman to approve the consent agenda. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

Utilities Manager Murray Hulstein introduced Wes Boyer, wastewater engineer with Bolton & Menk, to share proposed updates to the wastewater collection system including a new lift station, a force main along 13th Ave E, and expanding the trunk line into the treatment plant. It was moved by Councilmember Vermeer and supported by Councilmember Gotto to authorize staff to proceed with these updates. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

Assistant City Manager Dennis Dokter reported a public hearing was set to consider the proposal to sell about 21 acres in the Harvest Heights Addition in the form of various lots. Mayor Vander Berg opened the public hearing, calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilmember Gotto and supported by Councilmember Vreugdenhil to approve **RESOLUTION SC-R-01-26, A RESOLUTION TO DISPOSE OF CERTAIN CITY-OWNED REAL ESTATE FOR REDEVELOPMENT**. Upon roll call vote, the vote was: Aye: Gotto, Hulshof, Moerman, Vermeer, Vreugdenhil. Nays: none. Motion carried.

Dokter then reported another public hearing was set to consider disposal of those 21 acres in the Harvest Heights Addition in the form of various lots. Mayor Vander Berg 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 Gotto to approve **RESOLUTION SC-R-02-26, A RESOLUTION TO DISPOSE OF CERTAIN CITY OWNED REAL ESTATE**. Upon roll call vote, the vote was: Aye: Gotto, Hulshof, Moerman, Vermeer, Vreugdenhil. Nays: none. Motion carried.

Dokter reported that, for developer Newbury Living to apply for the Low-Income Housing Tax Credit Program for a development in Sioux Center, they need to have an option to purchase land for a potential development. It was moved by Councilmember Moerman and supported by Councilmember Vreugdenhil to enter an agreement giving Newbury Living the option to purchase about 3 acres in the Harvest Heights Addition contingent on final review by the City Attorney. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

Assistant Utilities Manager Adam Fedders reported the DOT needs to purchase land from the City of Sioux Center on 3 separate parcels for road right of way for the project planned from 12th St N in Sioux Center to Hwy 18 by Hull. It was moved by Councilmember Hulshof and supported by Councilmember Moerman to approve **RESOLUTION SC-R-03-26, A RESOLUTION SETTING A PUBLIC HEARING ON A PROPOSAL TO DISPOSE OF CERTAIN CITY-OWNED REAL PROPERTY**. Upon roll call vote, the vote was: Aye: Gotto, Hulshof, Vermeer, Vreugdenhil, Moerman. Nays: none. Motion carried.

The assistant utilities manager reported staff have been working with IAMU to update the Natural Gas Operator Qualifications and Operations and Maintenance Plan and review changes with the Iowa Utility Commission. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vermeer to adopt the updated Natural Gas Operator Qualification Plan and Operations & Maintenance Plan. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The assistant utilities manager reported Vander Pol Excavating has completed the Harrison/13th Ave SE Grading project. It was moved by Councilmember Moerman and supported by Councilmember Gotto to authorize final payment of \$15,228.05 to Vander Pol Excavating and authorize execution of the "Engineer's Statement of Final Completion and Owner's Acceptance of Contract Construction" on the project. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

City Manager Scott Wynja reported that staff have reviewed fees for various events, rentals and activities at the ASC, Siouxnami Waterpark, Shelter House and Multi-purpose building and proposed several updates. It was moved by Councilmember Vermeer and supported by Councilmember Hulshof to approve the 2026 Rental Rate & Fee Schedule. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The city manager reported that a developer would like to redevelop the former Hardee's site and proposed the City enter a development agreement to assist in demolition of the property and utility improvements for redevelopment. It was moved by Councilmember Moerman and supported by Councilmember Vermeer to authorize the city manager to enter a development agreement with MJDJ Properties. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The finance director reported staff has completed a capital project forecast as part of planning for the 2026-27 budget. The forecast was received for information.

The utilities manager reported that replacement of a 2003 water truck was planned for the coming fiscal year, and staff found a new 2024 water truck at favorable pricing, so staff recommends moving the purchase to the current fiscal year. It was moved by Councilmember Moerman and supported by Councilmember Hulshof to approve the purchase of a water truck from Custom Truck One Source. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

In other business, the council heard:

- Staff is working to set a date for council strategic planning.
- The Sioux County Regional Airport is preparing for an apron paving project.
- Cleanup of a city property along 20th St. NE is wrapping up.
- Staff is finishing a transition to new billing software.
- Future council meetings are set for:
 - February 12, 4:00 p.m.
 - March 2, 4:00 p.m.
 - March 30, 3:45 p.m. & 4:00 p.m.

There being no further business, the meeting was adjourned at 5:26 p.m.

Dale Vander Berg, Mayor

ATTEST: _____
Scott Wynja, City Clerk