

April 3, 2023

The city council of the City of Sioux Center met on the above date in regular session at 3:30 p.m. in the city offices. Members present were Mayor Pro Tem Eric Moerman and Councilmembers John Brantsen, Dale Vander Berg, Randy Vreugdenhil, Jenn Vermeer. Absent: Mayor David Krahling. Staff present: Scott Wynja, Murray Hulstein, Darryl Ten Pas, Dennis Dokter, Adam Fedders, Brian Van Engen, Maggie Landegent, Joel Gonzalez.

The City Manager, Scott Wynja introduced the first group of department heads to give their annual report to the council. The first group included: Dave Egdorf, All Seasons Center, and Rec Department; Lee Van Meeteren, Parks Department, Dean Gabhart, Center Mall, and Mike Halma, Police Department. Also present: Doug Mosher, Jill Miller and Emma Rathbun from the All Seasons Center, and Cathy Feenstra from Centre Mall. The council received the reports for information and thanked the employees for their work.

Opportunity was given for public input/communication. Having no one present, the Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of minutes of March 13, 2023, bills, finance report, and liquor license renewals for Hy-Vee Food Stores and Huyser Incorporated (Sioux-Per Center). It was moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg to approve the consent agenda as submitted. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The city manager reported that the City has been conducting interviews for open positions within the police department with the intent to hire new police officers and have one officer be the School Resource Officer. Following interviews, staff has offered the police officer position to Landon Slechta and the SRO position to Officer Josh Koedam, who has served with the police department 14 years. It was moved by Councilmember Vander Berg and supported by Councilmember Brantsen to ratify the appointing of Landon Slechta as a new police officer and Josh Koedam as the new School Resource Officer. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The Utilities Manager, Murray Hulstein, reported that staff would like to replace the 10-year-old street sweeper with one that includes gutter brooms on both sides. Estimated cost is \$390,000. It was moved by Councilmember Vander Berg and supported by Councilmember Vreugdenhil to authorize staff to proceed with replacing the City streetsweeper. Upon voice vote, all the councilmembers voted Aye. Nays: none. Motion carried.

The utilities manager and finance director reported that, following a water rate study, staff is recommending a two-part rate increase for 2023 and 2024 of between 6-8% to help cover costs of ongoing community growth with new lines to developing areas, maintaining aging sections of pipe in older neighborhoods, system improvements including preparing for a third water tower, and adding quantity and quality of water. It was moved by Councilmember Vermeer and supported by Councilmember Brantsen to approve the first reading of **ORDINANCE NO. SC-O-01-23, AN ORDINANCE REPEALING ORDINANCE NO. SC-O-02-18, IN ESTABLISHING RATES FOR DETERMINING CHARGES TO BE MADE TO CONSUMERS FOR WATER AND OTHER SERVICES FURNISHED BY THE CITY OF SIOUX CENTER, IOWA.** Upon roll call vote, the vote was: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. First reading passed.

The city manager recommended that the council consider several actions as part of the \$2.475 million bond financing for the development of Brookview Addition and 13th Street/2nd Ave. SE. It was moved by Councilmember Vander Berg and supported by Councilmember Brantsen to approve **RESOLUTION NO. SC-R-15-23, A RESOLUTION APPOINTING AMERICAN STATE BANK TRUST OF SIOUX CENTER, IOWA, TO SERVE AS PAYING AGENT, NOTE REGISTRAR, AND TRANSFER AGENT.** Upon roll call vote, the vote was: Ayes: Brantsen, Moerman, Vander Berg, Vermeer. Nays: None. Abstain: Vreugdenhil. Motion carried.

It was then moved by Councilmember Vander Berg and supported by Councilmember Vermeer to approve **RESOLUTION NO. SC-R-16-23 APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$2,475,000 GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2023.** Upon roll call vote, the vote was: Ayes: Brantsen, Moerman, Vander Berg, Vermeer. Nays: None. Abstain: Vreugdenhil. Motion carried.

The finance director noted that, as part of the Meadow Creek Water Quality Restoration Project that will use the City's current SRF sewer plant loan notes, the council needs to approve an amendment to the original resolution for the revenue notes. It was moved by Councilmember Brantsen and supported by Councilmember Vermeer to approve **RESOLUTION NO. SC-R-17-23, A RESOLUTION AMENDING THE ORIGINAL RESOLUTION, APPROVED ON DECEMBER 14, 2017, SAID RESOLUTION APPROVING AND AUTHORIZING A LOAN AND DISBURSEMENT AGREEMENT WITH THE IOWA FINANCE AUTHORITY AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF SEWER REVENUE CAPITAL LOAN NOTES, SERIES 2018, IN ORDER TO PROVIDE FOR THE FUNDING OF SPONSORED PROJECTS UNDER THE TERMS OF A NEW SERIES 2018 NOTE TO BE ISSUED IN THE PRINCIPAL AMOUNT OF \$7,161,315.65, WHICH INCLUDES APPROVAL OF A SUPPLEMENTAL TAX EXEMPTION CERTIFICATE.** Upon roll call vote, the vote was: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

The finance director then shared that as part of that project, the council also needs to approve an amendment to the original resolution for the taxable revenue notes. It was moved by Councilmember Vander Berg and supported by Councilmember Vreugdenhil to approve **RESOLUTION SC-R-18-23, A RESOLUTION AMENDING THE ORIGINAL RESOLUTION, APPROVED ON DECEMBER 14, 2017, SAID RESOLUTION APPROVING AND AUTHORIZING A LOAN AND DISBURSEMENT AGREEMENT WITH THE IOWA FINANCE AUTHORITY AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF TAXABLE SEWER REVENUE CAPITAL LOAN NOTE, SERIES 2018, IN ORDER TO PROVIDE FOR THE FUNDING OF A SPONSORED PROJECT UNDER THE TERMS OF A NEW NOTE TO BE ISSUED IN THE PRINCIPAL AMOUNT OF \$8,317,449.99.** Upon roll call vote, the vote was: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

The finance director shared that, as part of the same project, council also needs to approve an amendment to the original resolution for G.O. capital loan notes. It was moved by Councilmember Vermeer and supported by Councilmember Brantsen to approve **RESOLUTION SC-R-19-23, A RESOLUTION AMENDING THE ORIGINAL RESOLUTION, APPROVED ON DECEMBER 14, 2017, SAID RESOLUTION APPROVING AND AUTHORIZING A LOAN AND DISBURSEMENT AGREEMENT WITH THE IOWA FINANCE AUTHORITY AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION CAPITAL LOAN NOTES, SERIES 2018, IN ORDER TO PROVIDE FOR THE FUNDING OF SPONSORED PROJECTS UNDER THE TERMS OF A NEW SERIES 2018 NOTE TO BE ISSUED IN THE PRINCIPAL AMOUNT OF \$9,972,000, WHICH INCLUDES APPROVAL OF A SUPPLEMENTAL TAX EXEMPTION CERTIFICATE.** Upon roll call vote, the vote was: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

The finance director shared a request to use an inter-fund loan from the electric fund to help complete sewer improvements including the Newel Lift Station Replacement and Country View North Sanitary Sewer project to be paid back with an 1.5% interest rate by June 2031. He also reported a request to use an inter-fund loan from the electric fund to assist with Heritage Village costs, which will be repaid with TIF revenue. In order to be repaid with TIF revenue, this debt needs to be certified with the County Auditor's Office. It was moved by Councilmember Brantsen and supported by Councilmember Vander Berg to approve **RESOLUTION SC-R-20-23, A 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: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

It was then moved by Councilmember Vreugdenhil and supported by Councilmember Brantsen to approve **RESOLUTION SC-R-21-23, A RESOLUTION APPROVING INTERNALLY FINANCING CITY PROJECT WHICH WILL BE REPAID WITH TIF FUNDS.** Upon roll call vote, the vote was: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Motion carried.

In other business the council:

- heard that Highway 75 reconstruction work is set to begin in the next week from 20th to 13th Street South, and the first project coordination meeting, open to the public, is planned for April 12 at 10:30 a.m. at the Sioux Center Library. Future monthly meetings are planned for 10 a.m. on the second Wednesday of the month.

The city manager requested Executive Session regarding the possible purchase or sale of property, pursuant to Iowa Code 21.5. It was moved by Councilmember Vreugdenhil and supported by Councilmember Brantsen to enter executive session. Upon roll call vote, the vote was as follows: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: none. Whereupon Mayor Krahling declared executive session beginning at 5:18 p.m. After discussion, it was moved by Councilmember Brantsen and supported by Councilmember Vermeer to end executive session. Upon roll call vote, the vote was as follows: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Nays: none. Whereupon Mayor Krahling declared executive session ended at 5:49 p.m. No additional action was taken.

The meeting adjourned at 5:49 p.m.

David Krahling, Mayor

ATTEST: _____
Scott Wynja, City Clerk