

May 16, 2022

The city council of the City of Sioux Center met on the above date in a regular session at 4:00 p.m. in the city offices. Members present were Mayor David Kraehling and the following councilmembers: Randy Vreugdenhil, Eric Moerman, Dale Vander Berg, Jenn Vermeer, and John Brantsen. Staff present: Scott Wynja, Murray Hulstein, Darryl Ten Pas, Dennis Dokter, Adam Fedders, Brian Van Engen, Josh Dorhout, Maggie Landegent, Lee Van Meeteren.

Opportunity was given for public input/communication. Councilmember Vreugdenhil noted that the work on the dog park at Country View Park is going well. Mayor Kraehling noted many people are using the parks and thanked the Parks Department for their work

The Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of the minutes of April 25, 2022, bills, finance reports, and liquor license renewals for Pizza Hut, Casey's General Store, and the Sioux Center Chamber of Commerce (Summer Celebration). 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. Whereupon Mayor Kraehling declared the motion approved.

The Utilities Manager, Murray Hulstein, invited Trent Bruce, of DGR Engineering, and Jon Jacobson, of Confluence to share an update on Highway 75 planning. Bruce shared that the design process and ROW process are ongoing, and he discussed proposed construction staging anticipated for 2023-25. Jacobson shared preliminary streetscape concepts for the 2.5-mile project. The council received the reports for information.

The City Manager, Scott Wynja, introduced Shari Kastein, of Family Crisis Centers, and Cara Elbert, of Northwest Iowa Planning and Development, and shared that Family Crisis Centers is applying for a Community Development Block Grant toward the planned Family Visitation Center. Family Crisis Centers requested that the City to serve as conduit for grant funds and consider a housing needs assessment and resolution of support. Wynja reported that a public hearing was scheduled to receive comments on the CDBG application. Mayor Kraehling opened the public hearing, calling for all written and/or oral comments. Elbert read the Citizen Participation Plan in accordance with Section 507 of the Housing and Community Development Act of 1987. Hearing no further comments, the mayor closed the hearing. It was moved by Councilmember Vander Berg and supported by Councilmember Vermeer to approve a Community Development and Housing Needs Assessment. Upon voice vote, all the councilmembers voted Aye. Nays: none. Whereupon Mayor Kraehling declared the motion approved. It was then moved by Councilmember Brantsen and supported by Councilmember Moerman to approve a Subrecipient Agreement for Federally Funded Project. Upon voice vote, all the councilmembers voted Aye. Nays: none. Whereupon Mayor Kraehling declared the motion approved. It was then moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg to approve **RESOLUTION NO. SC-R-26-22, A RESOLUTION OF SIOUX CENTER, IOWA, AUTHORIZING APPLICATION TO THE IOWA CDBG PROGRAM, DESIGNATING OFFICIAL SIGNATORS, AND AUTHORIZING NWIPDC TO PREPARE AND ADMINISTER THE GRANT FOR SIOUX CENTER.** Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Kraehling declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The finance director noted that the budget for the current fiscal year is being amended to reflect actual beginning fund balances and to adjust expenditures and associated revenues and that a public hearing had been set for this time and place to amend the FY 2021-22 Budget before the fiscal year ends on June 30. Mayor Kraehling opened the public hearing, calling for all written and/or oral comments. Hearing none, the mayor closed the hearing. It was moved by Councilmember Vermeer and supported by Councilmember Vander Berg to approve **RESOLUTION NO. SC-R-21-22, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIOUX CENTER, IA APPROVING THE CITY'S PROPOSED AMENDMENT #1 TO THE FISCAL YEAR 2021-2022 BUDGET.** Upon roll call vote, the vote was as follows: Ayes:

Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahling declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The city manager reported that Sioux County is proposing to purchase the former Sioux Center Airport property for \$1,000,000, to be paid to the City over a period of four years. The plan is to develop the site as a county fairgrounds and equestrian location. Wynja also suggested that the City of Sioux Center agree to purchase a number of buildings on the existing fairgrounds for \$250,000, to assist and contribute to the project. The agreement includes a stipulation that, if the land is sold again in the next 10 years over the value of \$13,000 per acre, that the City and County will split proceeds above that rate. Wynja noted that a public hearing had been set for this time and place on the proposed sale. Mayor Krahling opened the public hearing, calling for all written and/or oral comments. The Parks Director, Lee Van Meeteren, asked about the future use of buildings at the existing fairgrounds. Hearing no further comments, the mayor closed the hearing. It was moved by Councilmember Brantsen and supported by Councilmember Vreugdenhil to approve **RESOLUTION NO. SC-R-22-22, A RESOLUTION TO DISPOSE OF CERTAIN CITY OWNED REAL ESTATE**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahling declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The city manager reported that, as part of the Ridge Creek Development along 13th Ave. SE, a 40-foot portion of property along the ROW remains. To clear records, staff proposed disposing of this property to the Ridge Creek development with the assurance that it would be placed in an easement for future utilities and/or recreation trails. Wynja noted that a public hearing had been set for this time and place on the proposed disposal of property. Mayor Krahling opened the public hearing, calling for all written and/or oral comments. Hearing none, the mayor closed the hearing. It was moved by Councilmember Vander Berg and supported by Councilmember Brantsen to approve **RESOLUTION NO. SC-R-23-22, A RESOLUTION TO DISPOSE OF CERTAIN CITY OWNED REAL ESTATE**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahling declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The city manager shared that Governor Kim Reynolds recently released information on the new Destination Iowa grant program, to distribute \$100 million in COVID relief funding and support attractions in Iowa. Wynja reported that the City has been in conversations with the City of Orange City, Sioux County Trails, and Sioux County Supervisors and would like to participate in a joint application for grant dollars to create a regional recreation trail connection, linking and expanding Sioux Center trails through Sandy Hollow to Orange City and toward Alton. Wynja said the full project is anticipated to be about \$5,000,000, and the group plans to request a 40% grant with the remaining 60% split among the participating entities, with the City's match estimated at \$1,250,000 to \$1,500,000. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vermeer to approve a letter of support and **RESOLUTION NO. SC-R-24-22, A RESOLUTION OF SUPPORT ENDORSING THE PLAN OF A JOINT TRAILS PROJECT IN SIOUX COUNTY, TO PROVIDE FOR MATCHING FUNDS, AND THE PROJECT'S MAINTENANCE AND OPERATION**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahling declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The Assistant City Manager, Dennis Dokter, reported that staff is working with local developers who would like to apply to the Workforce Housing Tax Incentive Program, which can assist developers in producing or increasing housing units in the community. The developers anticipate constructing new multi-family units in Sioux Center, which is considered an eligible area for developers to make application to the state for sales and investment tax credits, Dokter shared. To be eligible, developers must provide a resolution of local support for the project, including a local match for housing units constructed under the program. It was moved by Councilmember Moerman and supported by Councilmember Brantsen to approve **RESOLUTION NO. SC-R-25-22, A RESOLUTION OF THE CITY COUNCIL OF THE INCORPORATED CITY OF SIOUX CENTER, IOWA, APPROVING AND ENDORSING THE SUBMISSION OF WORKFORCE HOUSING TAX INCENTIVE PROGRAM APPLICATIONS TO THE IOWA ECONOMIC DEVELOPMENT AUTHORITY**. Upon roll call vote, the vote was as follows: Ayes:

Brantsen, Moerman, Vander Berg, Vermeer, Vreugdenhil. Whereupon Mayor Krahling declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The utility manager presented an Agency Authorization between Clayton Energy and the City of Sioux Center, explaining that Clayton Energy uses different suppliers, and this document will allow them to present proof that Sioux Center has approved Clayton Energy to perform natural gas functions on Sioux Center's behalf. It was moved by Councilmember Moerman and supported by Councilmember Vander Berg to authorize the execution of an Agency Agreement between Clayton Energy Corporation and the City of Sioux Center. Upon voice vote, all the councilmembers voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The city manager reported that, as part of an exchange agreement, the City needs to set a public hearing to dispose of a property, which is approximately 40 acres northwest of Sioux Center near Carmel. This is in exchange for property the City is purchasing from VDS Inc. SW of Sioux Center of approximately 63 acres. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vermeer to set the date and time of June 6, 2022, at 4:00 p.m., at the City Office for a public hearing to consider the disposal of public property. Upon voice vote, all the councilmembers voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

In other business, the council considered future meeting dates, including June 6, June 22, and July 11, all at 4 p.m.

The city manager requested Executive Session to discuss information related to employee conditions (Iowa Code 21.9) It was moved by Councilmember Vreugdenhil and supported by Councilmember Vermeer 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 Vander Berg and supported by Councilmember Brantsen 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 5:57 p.m.

There being no further business, the meeting adjourned at 5:57 p.m.

David Krahling, Mayor

ATTEST: _____
Scott Wynja, City Clerk