

August 22, 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 Krahling and the following councilmembers: John Brantsen, Dale Vander Berg, Jenn Vermeer, Randy Vreugdenhil. Absent: Eric Moerman. Staff present: Scott Wynja, Murray Hulstein, Darryl Ten Pas, Dennis Dokter, Adam Fedders, Brian Van Engen, Maggie Landegent, Joel Gonzalez, Lee Van Meeteren.

Opportunity was given for public input/communication. Councilmembers shared appreciation for the new dog park. The Finance Director, Darryl Ten Pas, submitted the consent agenda consisting of the minutes of August 3, 2022, bills, finance reports, and a liquor license renewal for Vallarta Supermarket. It was moved by Councilmember Vander Berg and supported by Councilmember Vreugdenhil to approve the consent agenda as submitted. Upon voice vote, all the councilmembers voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

City Manager Scott Wynja introduced Heritage Board Chair Monty Prins to give an update on Heritage Village work as they prepare for a fall Harvest Festival. The council thanked Heritage Village volunteers for their ongoing work. Communications Coordinator Maggie Landegent reported that she and Prins are working on a Rural Enrichment Grant application to build the Town Centre gazebo, a multi-purpose space, at Heritage Village. The grant, through the Iowa Economic Development Authority, can offer up to \$20,000 and requires a 1:1/2 local match. It was moved by Councilmember Brantsen and supported by Councilmember Vermeer to approve **SC-R-39-22, A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SIOUX CENTER, IOWA, SUPPORTING THE SUBMISSION OF THE RURAL ENRICHMENT GRANT FOR THE HERITAGE VILLAGE TOWN CENTRE.** Upon roll call vote, the vote was as follows: Ayes: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Whereupon Mayor Krahling declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

Utilities Manager Murray Hulstein and the city manager introduced Trent Bruce and Justin Christiansen of DGR Engineering to provide an update on Highway 75 plans. The engineers noted that check plans for Phase 1, from 20th Street South to 13th Street South, have been submitted to the Iowa DOT and the project is scheduled to go to bid in December, with construction beginning in summer 2023. Phase 2, 13th Street South to 12th Street North, will likely take place in 2024 and 2025. The engineers also reviewed street lighting and streetscape elements with the council. The council received the report for information.

The Assistant City Manager, Dennis Dokter, reported that a public hearing had been set for the proposed plans, specifications, form of contract and estimate of cost for the reconstruction of the Bleeker Property Development. Mayor Krahling opened the public hearing, calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilmember Vreugdenhil and supported by Councilmember Brantsen to approve the plans, specifications, form of contract and estimate of cost for the Bleeker Property Development. Dokter then reviewed the bids received for the project with the lowest being from Vander Pol Excavating, of Orange City. It was moved by Councilmember Vander Berg and supported by Councilmember Vermeer to accept the low bid from Vander Pol Excavating of \$719,964.97 for the base bid and \$63,225.00 for Alternate 1 for subgrade stabilization. Upon voice vote, all the councilmembers voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

The assistant city manager reported that developers are planning a project on the former hospital lot on the 600 Block of South Main including professional offices, and proposed the City consider disposing of the property to sell to RMK Properties. Dokter reported that a public hearing had been set to consider proposals to sell the property. Mayor Krahlung opened the public hearing, calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilmember Vreugdenhil and supported by Councilmember Brantsen to approve **SC-R-40-22, A RESOLUTION TO DISPOSE OF CERTAIN CITY-OWNED REAL ESTATE FOR REDEVELOPMENT**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Whereupon Mayor Krahlung declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.) Dokter reported that a public hearing had been also set to consider the disposal of the property. Mayor Krahlung opened the public hearing, calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilmember Brantsen and supported by Councilmember Vermeer to approve **SC-R-41-22, A RESOLUTION TO DISPOSE OF CERTAIN CITY-OWNED REAL ESTATE**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Whereupon Mayor Krahlung declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The assistant city manager reported that developers are planning a project on Lot 1, Block 1 of the Biotech Park – First Addition and proposed the City consider the sale of the property to Iowa Bio Research Facility. Dokter reported that a public hearing had been set to consider proposals to sell the property. Mayor Krahlung opened the public hearing, calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilmember Vreugdenhil and supported by Councilmember Brantsen to approve **SC-R-42-22, A RESOLUTION TO DISPOSE OF CERTAIN CITY-OWNED REAL ESTATE FOR REDEVELOPMENT**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Whereupon Mayor Krahlung declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.) Dokter reported that a public hearing had been also set to consider the disposal of the property. Mayor Krahlung opened the public hearing, calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilmember Vander Berg and supported by Councilmember Brantsen to approve **SC-R-43-22, A RESOLUTION TO DISPOSE OF CERTAIN CITY-OWNED REAL ESTATE**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Whereupon Mayor Krahlung declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The assistant city manager reported that developers are planning a project on Lot 1, Block 2 of the Biotech Park – First Addition and proposed the City consider the sale of the property to Wooden Shoe Enterprises, LLC. Dokter reported that a public hearing had been set to consider proposals to sell the property. Mayor Krahlung opened the public hearing, calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilmember Brantsen and supported by Councilmember Vermeer to approve **SC-R-44-22, A RESOLUTION TO DISPOSE OF CERTAIN CITY-OWNED REAL ESTATE FOR REDEVELOPMENT**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Whereupon Mayor Krahlung declared the resolution

approved. (A copy of the resolution is attached and does become a part of these minutes.) Dokter reported that a public hearing had been also set to consider the disposal of the property. Mayor Krahlung opened the public hearing, calling for all written and/or oral comments. Hearing none, he closed the hearing. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg to approve **SC-R-45-22, A RESOLUTION TO DISPOSE OF CERTAIN CITY-OWNED REAL ESTATE**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Nays: None. Whereupon Mayor Krahlung declared the resolution approved. (A copy of the resolution is attached and does become a part of these minutes.)

The utilities manager and finance director shared a wastewater rate study and recommended a 3% rate increase this year and a 3% increase next year for the wastewater utility to assist with increasing costs to improve and maintain an aging collection system and to prepare for future wastewater permit requirements. It was moved by Councilmember Brantsen and supported by Councilmember Vermeer to approve the first reading of **ORDINANCE NO. SC-O-10-22, AN ORDINANCE AMENDING ORDINANCE NO. SC-O-02-17 AND ESTABLISHING REVISED USER CHARGE RATES IN THE CITY OF SIOUX CENTER, SIOUX COUNTY, STATE OF IOWA, TO PROVIDE FUNDS NEEDED TO PAY FOR ALL OPERATIONAL COSTS OF THE CITY'S WASTEWATER TREATMENT WORKS**. Upon roll call vote, the vote was as follows: Ayes: Brantsen, Vander Berg, Vermeer, Vreugdenhil. Nays: None.

The city manager and assistant city manager reported that the City had an opening for Building Code Official, after interviews, the City has offered the position to Joel Gonzalez-Sandoval. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vermeer to ratify the recommendation of hiring Joel Gonzalez-Sandoval as the new Building Code Official. Upon voice vote, all the councilmembers voted Aye. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The utilities manager reported that City staff and the City Attorney, Brian Van Engen, have been working with Siouxland Energy Cooperative to update their natural gas contract to accommodate payment for the 6-inch steel gas line project serving SEC. It was moved by Councilmember Vander Berg and supported by Councilmember Brantsen to authorize the execution of the Natural Gas Service Agreement between Siouxland Energy Cooperative and the City of Sioux Center, allowing non-substantive changes at the discretion of the utilities manager and city attorney. Upon voice vote, all the councilmembers voted Aye. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The Assistant Utilities Manager, Adam Fedders, reported that, to create an alternate route during Highway 75 construction and open a new commercial development area, the City is considering extending 1st Ave. SW from 16th St. SW to 13th St. SW, and 13th Street from 1st Ave. SW to Highway 75. The project would include the addition of the street, storm sewer, and a sidewalk along the roadway. He recommended that the council set a public hearing to consider public comments related to the plans, specifications, form of contract, and cost estimate for the project. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vander Berg to set a public hearing date for Sept. 15, 2022, at 4:00 p.m. Upon voice vote, all the councilmembers voted Aye. Nays: none. Whereupon Mayor Krahlung declared the motion approved.

The assistant utilities manager proposed that, to facilitate future development, the city consider the reconstruction and grading of an area near 4th Avenue NE and 22nd Street NE, including the extension of water main, stormwater and street infrastructure. He recommended setting a public hearing to consider public comments related to the plans, specifications, form of contract and estimate of cost for the proposed project. It was moved by Councilmember Vreugdenhil and supported by Councilmember Vermeer to set a public hearing date for Sept. 15, 2022, at 4:00 p.m. Upon voice vote, all the councilmembers voted Aye. Nays: none. Whereupon Mayor Krahling declared the motion approved.

In other business the council:

- heard an update on street work in the Windsong Addition,
- reviewed the planned change in City water disinfection to chloramination beginning Sept. 20,
- reviewed upcoming council meetings, including Sept. 15 and Oct. 3 at 4 p.m.

There being no further business, the meeting adjourned at 5:59 p.m.

David Krahling, Mayor

ATTEST: _____
Scott Wynja, City Clerk