

SERGEANT BLUFF, IOWA

Mayors Committee Minutes

City Hall Conference Room, 5:30 PM

September 4, 2019

1. Call the Meeting to Order:
2. Call to Order:

Attendee Name	Title	Status	Arrived
Brad Thelander	Committee Member	Present	
Kelly Adams	Committee Member	Present	
Chris Plendl	Committee Member	Present	
Brad McCauley	Committee Member	Present	
Corey Buss	Committee Member	Present	
Dianna Pelchat	Committee Member	Present	
Corinne Kober	Committee Member	Present	
Kelly Dawdy	Committee Member	Absent	

3. Approval of Minutes:

1. Approve the July 10, 2019 Regular Meeting

Motion by Brad McCauley second by Dianna Pelchat to Approve as Amended Mayors Committee - Regular Meeting - Jul 10, 2019 5:30 PM. Motion Carried. [Unanimous]

4. Discussion and Action items:

1. Discussion Regarding 102 Sergeant Square Drive and Rezoning Request

City Councilwoman Carol Clark was in attendance and spoke on behalf of the current zoning change application request. Question from the committee was if the new tenant is leasing or purchasing the property. Discussions ensued about positives and negatives of the new business. Tax revenue was discussed as well, the city currently sees less tax revenue with the building sitting empty. Once a new business relocates to this location tax revenue will increase.

2. Discussion Regarding Recent City Grant Applications Submitted

Recent MRHD grant application for the Community Center remodel was mentioned to the committee. Also, kudos was given once again given to the Wellmark Foundation for the \$25,000 grant toward the new splash pad.

3. Discussion Regarding New Ownership in Oak Hills

Discussion took place of the recent purchase of Oak Hills and the plan in store for that area. Major cleanup is currently happening, and the committee was encouraged to drive by and see the impact already being made.

5. Mayor's Update:

6. Board Members Share:

Chris Plendl asked about the garage/accessory building on First Street. The committee was updated that the building is being lowered to 15 foot, however; the work won't begin until the homeowner receives the new trusses. Brad McCauley asked if any new projects are still on the horizon for the Dogwood property. At this time nothing has come forward officially. A question was asked about the sidewalk on D Street and wondered when that would be repaired from the water main project. At this time no answer could be given. Pre-voting has taken place for the

school bond issue and voting day is September 10th. Brad McCauley addressed some of the concerns with regards to taxes and the Vote No information that was mailed to residents, some information not factual. The overall taxes will not increase by 27%, just the school tax portion which has decreased 30% over the last few years due to increased valuation in the District, mostly from CF Industries. The projected overall tax increase will be about 9%. Voters are encouraged to ask questions and get the facts. Get out and vote.

7. Set date for the next Mayor Committee Meeting:

It was the consensus that November 6th, 2019 at 5:30pm would be the date of the next regular meeting.

8. Adjourn:

Motion by Brad McCauley second by Diane Pelchat to adjourn meeting. Motion Carried. The meeting was adjourned at 6:20 pm.

Michelle Colvert, Secretary

Chairman or Co-Chairman

Mayors Committee Minutes

City Hall Conference Room, 5:30 PM

July 10, 2019

- 1. Call the Meeting to Order:
- 2. Call to Order:

Attendee Name	Title	Status	Arrived
Brad Thelander	Committee Member	Present	
Kelly Adams	Committee Member	Absent	
Chris Plendl	Committee Member	Absent	
Brad McCauley	Committee Member	Present	
Corey Buss	Committee Member	Present	
Dianna Pelchat	Committee Member	Present	
Corinne Kober	Committee Member	Present	
Kelly Dawdy	Committee Member	Absent	

3. Approval of Minutes:

- 1. Approve the April 10, 2019 Regular Meeting

Motion by Brad McCauley second by Dianna Pelchat to Approve Mayors Committee - Regular Meeting - Apr 10, 2019 5:30 PM. Motion Carried. [Unanimous]

4. Discussion and Action items:

- 1. Update on City Projects

Mayor Winkel was in attendance and updated the committee on a number of current and potential projects. The Industrial Park could see its first tenant soon, there are two companies communicating about the property. Sioux City Brick has signed a 10 year lease for space in the old Long Lines Building for their corporate offices. There have been some talks about moving the cemetery for a couple of reasons. One reason the cemetery would be safety, not only for the drop off points but also sharing the road leading to the sight with the Sioux City Brick large trucks. Another reason would be the clay in that area could sustain Sioux City Brick for another 50 years. Sioux City Brick would pay for the moving of the cemetery as well as provide land for a new safer space. Mayor discussed the recent request from the City of Sioux City to increase sewer rates by 70%. Mayor has requested a 3% residential increase and a 10% commercial increase for a 1 year temporary basis until there is more time to investigate options. The splash pad was commented on stating there has been multiple delays but hopeful to have operational in about 10-14 days. The pool has had issues with a leak that could not be found. The leak was found today and is beginning the process of repair. There will need to be concrete removed to get to the multiple leaks but should be ready to open again in 2 weeks. Mayor commented that the Quiet Zone has finally been accepted and the train whistles have almost stopped completely. Mayor encourages residents to update City Hall of times when they hear the whistle, so it can be reported to the Railroad. Also noting the whistles to the airport side of town will still continue to blow, that is Sioux City and not a quiet zone. Mayor also commented on the accessory building/garage on first street. The lawsuit has been settled and the height of the building will be brought down to 15 feet.

5. Mayor's Update:

6. Board Members Share:

Councilwoman Carol Clark was in attendance and encourages all committee members to reach out to Council or City Hall if they see things that may be happening that don't adhere to the city ordinances. Carol also asked the members what is the best way to communicate with residents to

Minutes Acceptance: Minutes of Jul 10, 2019 5:30 PM (Approval of Minutes)

make them more aware of goings on. Members like the Newsletter, back page of the Advocate, Facebook and the City Website. Dianna Pelchat asked about the Convergys Building. Mayor noted FEMA is currently set up there working flooding issues across Iowa and Nebraska. Carol asked the committee how they feel about the ATV usage in town, no complaints where heard. Brad McCauley spoke on behalf of the School Board. The next school bond vote will be September 10th for \$33 million. This bond would be to build a new Primary building where the current Baseball and Softball fields are. The fields would be relocated to the acreage east of Lakeport along with concession stand, bathrooms and 2 tennis courts. Courts are being added due to SBL sharing with East currently yet only SBL students are on the varsity team. The plan calls for demolition of the Primary building; however, those costs will not be associated with the \$33 million dollar bond.

7. Set date for the next Mayor Committee Meeting:

1. Next Regular Meeting will be September 4th, 2019 at 5:30 pm

It was the consensus that September 4th, 2019 at 5:30pm would be the date of the next regular meeting.

8. FYI:

1. CommCon 11 August 27th, 2019

CommCon 11 will actually be August 13th from 6-7:30pm outdoors at the park with the Splash Pad and outdoor Basketball Courts.

9. Adjourn:

Motion by Brad McCauley second by Dianna Pelchat to adjourn meeting. Motion Carried. The meeting was adjourned at 6:47 pm.

Michelle Colvert, Secretary

Chairman or Co-Chairman

**CITY OF SERGEANT BLUFF, Iowa****Request For City Council Action**

MEETING DATE: September 4, 2019
DEPARTMENT: City Clerk
FROM: Michelle Colvert
SUBJECT: Discussion Regarding 102 Sergeant Square Drive and Rezoning Request

ATTACHMENTS:

- 2019-09-10 REZONE TO ML NAIUnited - City Council (DOC)

Review:

Aaron Lincoln Skipped 09/05/2019 10:10 AM
Jon Winkel Skipped 09/05/2019 10:10 AM
Mayors Committee Completed 09/04/2019 5:30 PM

RESULT: DISCUSSED

NOTICE OF PUBLIC HEARING ON REZONING PARCELS
SERGEANT BLUFF, IOWA

You are hereby notified that the City Council will hold a public hearing at 5:30 p.m., on Tuesday, September 10, 2019 in the City Hall Council Chambers, 401 4th Street, Sergeant Bluff, Iowa, to hear public comments consider a rezoning application submitted by Chris Bogenrief on behalf of NAIUnited for the east side of the parking lot, building and associated property of the following described property from BG (General Business) to ML(Light Manufacturing):

The area more generally described as 102 Sergeant Square Drive, the parcels of land described as:

Parcel 5:

The South 220 feet of the North 883 feet of the East 300 feet of the Northeast ¼ of the Northwest ¼ of Section 31, Township 88 North, Range 47, West of the 5th Principal Meridian, Woodbury County, Iowa.

Parcel 6:

Lot 16 of Sergeant Square Section Addition to Sergeant Bluff, Woodbury County, Iowa.

Parcel 7:

Lot 17 of Sergeant Square Section Addition to Sergeant Bluff, Woodbury County, Iowa.

Parcel 8:

The North 434.00 feet of the following described parcel:

That part of the Northwest ¼ of Section 31, Township 88, North, Range 47 West of the 5th Principal Meridian, in the city of Sergeant Bluff, Woodbury County, Iowa, described as follows:

Commencing at the North ¼ corner of Section 31; thence Southerly along the East line of the Northwest ¼ for a distance of 883.00 feet to the point of beginning thence continuing Southerly along said East line of the Northwest ¼ for a distance of 868.00 feet; thence with a deflection angle to the right of 88°50'41" for a distance of 333.00 feet to the Southeast corner of Lot 15 of Sergeant Square Addition for a distance of 868.00 feet to the Northeast corner of Lot 17; thence with a deflection angle to the right of 88°50'41" for distance of 333.00 feet to the point of beginning.

Parcel 9

That portion of the NW ¼ of Section 31, Township 88 North, Range 47 West of the 5th Principal Meridian, City of Sergeant Bluff, Woodbury County, Iowa, described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of said section 31; Thence S1°13'43" W along the East line of said Northwest Quarter, 1351.60 feet; thence N89°05'29" W, 33.01 feet to the West line of South "D" Street and the Northeast Corner of Lot 30, Pioneer Park Fourth Addition to the City of Sergeant Bluff, Woodbury County, Iowa and the Point of Beginning; thence N89°05'29" W along the North line of said Pioneer Park Fourth Addition, 751.98 feet to the Northwest Corner of Lot 21 of said Fourth Addition and the East line of Sergeant Square Drive, thence N0°38'32"E, along said East line, 24.91 feet; thence S 89°52'03"E, 452.82 feet, thence N1°17'01" E, 5.74 feet; thence S88°57'19" E, 299.48 feet to the West line of South "D" Street; thence S1°13'43" W, 36.07 feet to the point of beginning.

All pertinent information is available for review at the City Clerk's office during regular office hours. All interested persons are urged to comment, either in person, by agent or attorney, or in writing.

Michelle Colvert
City Clerk



CITY OF SERGEANT BLUFF, Iowa

Request For City Council Action

MEETING DATE: September 4, 2019
DEPARTMENT: City Clerk
FROM: Michelle Colvert
SUBJECT: Discussion Regarding Recent City Grant Applications Submitted

Review:
Aaron Lincoln Skipped 09/05/2019 10:10 AM
Jon Winkel Skipped 09/05/2019 10:10 AM
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RESULT: DISCUSSED

**CITY OF SERGEANT BLUFF, Iowa****Request For City Council Action**

MEETING DATE: September 4, 2019
DEPARTMENT: City Clerk
FROM: Michelle Colvert
SUBJECT: Discussion Regarding New Ownership in Oak Hills

Review:

Aaron Lincoln Skipped 09/05/2019 10:10 AM
Jon Winkel Skipped 09/05/2019 10:10 AM
Mayors Committee Completed 09/04/2019 5:30 PM

RESULT: DISCUSSED