

**SERGEANT BLUFF, IOWA**  
**City Council Minutes**  
Sergeant Bluff Community Center, 5:30 PM  
August 27, 2019

**I. MAYOR/MAYOR PRO-TEM TO CALL THE MEETING TO ORDER:**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Ron Hanson	Mayor Pro Tem	Present	
Bill Gaukel	Assistant Mayor Pro Tem	Present	
Jim Linafelter	Council Member	Present	
Nicole Cleveland	Council Member	Present	
Carol Clark	Council Member	Present	
Jon Winkel	Mayor	Excused	

2. Pledge of Allegiance & a Moment of Silence

**II. APPROVAL OF THE AGENDA:**

Motion by Carol Clark second by Bill Gaukel to Approve the Agenda. Motion Carried.  
[Unanimous]

**III. APPROVAL OF THE MINUTES:**

1. Approve the August 13, 2019 Regular Meeting  
Motion by Jim Linafelter second by Carol Clark to Approve City Council - Regular Meeting - Aug 13, 2019 5:00 PM. Motion Carried. [Unanimous]
2. Approve the August 13, 2019 Special Meeting  
Motion by Jim Linafelter second by Carol Clark to Approve City Council - Special Meeting - Aug 13, 2019 6:00 PM. Motion Carried. [Unanimous]

**IV. CITIZEN'S INPUT:**

David Sandoz 208 Frontier - City needs a sidewalk on Sergeant Square Drive all the way north. A lot of runners and walkers are using the street.

Judi Belt 219 Frontier - Concern for the garbage and trash along the south fence of the former Convergys site.

Mayor Pro-Tem Hanson stated that, due to notification requirements, the Public Hearing for Rezoning 102 Sergeant Square Drive will be rescheduled for September 10th. The public was allowed to express comments if desired.

Richard Kober 203 Frontier - Concerned about what business(es) will go in the old Convergys building and parking lot. Concerned about traffic - apartment traffic is causing issues already, what type of traffic, and when trucks operate.

Kathy Sandoz 208 Frontier - Concerns with the traffic noise and the possible business operations. Concerned that rezoning of Light Industrial/Manufacturing now could allow

other business in the future to move in that is not compatible and may not require public input. Discussed how there is a primary school right across the street and the possible negative impact of this rezoning.

Thomas Beuzekom 218 Frontier - Believes some families want to move away if this zoning and business is allowed. Concerned about the great neighborhood breaking up.

Elmer Smith 205 Frontier - Concerned with what the property valuation would do with a rezoning.

David Sandoz 208 Frontier - Asked why we should rezone this area when we have the Dogwood area site ready for this type of occupancy. Concerned for the screening of the residential neighborhood. Asked about how many trucks would there be and how would the city control that amount? What is the remedy for a business failing to meet the conditions of the site?

Diane Lenz 215 Frontier - Mentioned that a local realtor said her home value will go down with this rezoning. Asked if the City had options to help offset their property value decreases.

Richard Kober 203 Frontier - Asked for clarification on what the board of adjustment does. He asked if there was still going to be a meeting with them Aug 28th.

John Hauswald 213 Frontier - Moved here in 1996 and was awakened each year with the clearing of the parking lot of snow behind him. Expressed concerns for trucks that get lost going to the facility and what will they do to get turned around.

## V. PUBLIC HEARING:

### 1. Open Public Hearing

Public Hearing rescheduled for September 10, 2019

Motion by Ron Hanson second by Bill Gaukel to Table Open Public Hearing. Motion Carried. [Unanimous]

### 2. Public Hearing for Rezoning of Commercial Lot at 102 Sergeant Square Drive from BG to ML

Motion by second by to Withdraw Public Hearing for Rezoning of Commercial Lot at 102 Sergeant Square Drive from BG to ML. Motion Carried.

### 3. Close Public Hearing

Motion by second by to Withdraw Close Public Hearing. Motion Carried.

### 4. Council Discussion and Potential Direction Regarding Zoning Ordinance

Council discussion to wait until after the public hearing is held to determine direction.

## VI. CONSENT ITEMS:

### A. Approval of the Bills:

#### 1. Bills: Check numbers 78705 to 78773 in the amount of \$614,073.59

3E ELECTRICAL ENGINEERING	SPLASH PAD PROJECT	690.05
ACE ENGINE AND PARTS	MOWER PART	60.70
ALLEN, CHRISTY	REMAINING WATER DEPOSIT REFUND	24.39
APPEARA	CLEAN LINENS/MATS	172.37
BEKINS FIRE & SAFETY SERVICES	EXTINGUISHER SERVICE	450.36
BENTSON PEST MANAGEMENT	PEST CONTROL	299.88
BERNIE'S LAWN & GARDEN CENTER	SUPPLIES	53.93
BOMGAARS	CLOTHING ALLOW/EQUIP	780.66
CARRICO AQUATIC RESOURCES	SPLASH PAD PROJECT	1,793.30
CENTINELA MEXICAN RESTAURANT	UTILITY REFUND	175.66
CINTAS	SUPPLIES	19.18
CIRCLE A CONSTRUCTION INC	SPLASH PAD PROJECT	5,053.84
CITY OF SIOUX CITY	WOODBURY CTY COMM SERVICES	115,987.00
CITY OF SIOUX CITY UTILITIES	JUL 2019 SEWER USAGE	25,320.45
COMBINED POOL & SPA	SPLASH PAD PROJECT	19.99
DANA SAFETY SUPPLY INC	CARGO BOX	967.95
DIAMOND VOGEL PAINT CENTER	STREET PAINT	451.55
DICKENS JR, ANTHONY	UTILITY REFUND	64.49
DP SALES	SHIRTS/LOGOS	591.15
ECHO ELECTRIC SUPPLY	ELECTRICAL SUPPLIES	216.56
ECHO ELECTRIC SUPPLY	EQUIPMENT	77.37
ECHO ELECTRIC SUPPLY	SPLASH PAD PROJECT	193.42
EMERGENCY SERVICES MARKETING	IAMRESPONDING SUBSCRIPTION	810.00
FAREWAY	POOL CONCESSIONS	317.05
FAREWAY	SUPPLIES	103.49
FASTENAL	SPLASH PAD PROJECT	94.47
FETSCH, TERYN	REMAINING WATER DEPOSIT REFUND	50.37
GELITA USA INC	UTILITY REFUND	2.99
HEIMAN FIRE EQUIPMENT	EQUIPMENT	159.70
J & R SOD	SOD/SPLASH PAD	4,252.50
JACKS UNIFORMS AND EQUIPMENT	CLOTHING ALLOWANCE/FIRE DEPT	39.95
LITTLE RED EMBROIDERY CO	POLOS/FIRE DEPT	140.00
MARCO INC	COPIER CONTRACT	104.51
MATHESON TRI-GAS INC	ACETYLENE	51.59
MENARDS-SIOUX CITY	ELECTRICAL SUPPL/EQUIP	46.89
METERING & TECHNOLOGY SOLUTIONS	METERS/EQUIPMENT	1,229.83
MID COUNTRY MACHINERY INC	SPLASH PAD PROJECT/DOZER RENTAL	2,314.00
MIDAMERICAN ENERGY	JUL 2019 GAS UTIL	539.39
MONCADA, RAFAEL ESTRADA	REMAINING ELECTRIC DEPOSIT	45.79

	REFUND	
MUNICIPAL ENERGY AGENCY OF NE	JUL 2019 POWER PURCHASED	220,644.83
	MONTHLY RITA	
MUNICIPAL ENERGY AGENCY OF NE	INSTALLMENT/(MISSED)	1,427.62
PER MAR SECURITY SERVICES	SECURITY MONITORING	102.14
PINNEY PLUMBING	EQUIPMENT	881.44
PINNEY PLUMBING	SPLASH PAD PROJECT	31,652.90
PIONEER AUTO	VEHICLE MAINT/REPAIR	1,440.95
PIONEER AUTO	VEHICLE MAINTENANCE	70.04
PORT NEAL WELDING CO	SPLASH PAD PROJECT	219.84
PRESTIGE COLLISION REPAIR CENTERS	VEHICLE REPAIR	2,524.05
RIVERSIDE TECHNOLOGIES INC	COMPUTER/WATER PLANT	939.00
ROBERTSON IMPLEMENT CO	VEHICLE REPAIR	345.11
SAM'S CLUB	CONCESSION SUPPLIES	363.74
SAM'S CLUB	SUPPLIES/VACUUM	353.56
SBL SCHOOL FOUNDATION	BIG BASH 10 TABLE	350.00
SCHMITT, ROSALYN	UTILITY REFUND	53.02
SERGEANT BLUFF-LUTON CSD	ENGINEERING SVCS	3,876.81
	REMAINING ELECTRIC DEPOSIT	
SHERIDAN, RICHARD	REFUND	119.30
SIouxLAND LOCK & KEY	DUPLICATE KEYS	37.50
SIouxLAND REGIONAL TRANSIT SYS	SENIOR CENTER TRANSPORTATION	711.00
SOOLAND BOBCAT	VEHICLE REPAIR	414.10
SUBSURFCO LLC	D ST WTR MAIN PROJ PE#2	157,726.27
TRENSCO LANDSCAPING	MOWING-ABATEMENT/405 G ST	225.00
TRENSCO LANDSCAPING	MOWING-ABATEMENT/504 KINGSTON	175.00
USPCA	PD1/TRACKING CERTIFICATION	100.00
UTILITY EQUIPMENT COMPANY	EQUIPMENT	493.50
UTILITY EQUIPMENT COMPANY	SPLASH PAD PROJECT	25.50
VAN METER INDUSTRIAL INC	SPLASH PAD PROJECT	89.28
VERMEER SALES AND SERVICE	EQUIPMENT	265.75
VISA CARD	AUTOCAD RENEWAL	424.00
VISA CARD	SPLASH PAD PROJECT	103.35
VISA CARD	TRAINING EXP/MEALS-LODING-FUEL	669.87
VISA CARD	EDUCATIONAL COURSES	516.00
VISA CARD	EXERCISE EQUIP/OFFICE SUPP	44.84
VISA CARD	SHIRTS/SUPPLIES	118.84
VISA CARD	TRAVEL EXPENSE/BAGGAGE	90.00
VISA CARD	TRAVEL EXPENSE/MEAL	159.50
VISA CARD	VIDEOS/CITY LIBRARY	34.58
VISA CARD	SOCCER NETS	1,030.00
VISA CARD	CLOTHING ALLOWANCE/FAY	142.94
VISA CARD	EQUIP/JANITORIAL SUPP	459.66
VISA CARD	RIFLESCOPE/VEHICLE SUPP	855.64
WESCO RECEIVABLES CORP	ELECTRICAL SUPPLIES	2,190.90
WESTERN AREA POWER ADMIN	JUL 2019 POWER PURCHASED	17,107.23
WOODBURY COUNTY STARCOMM	STARCOMM SERVICES	732.22

Motion by Jim Linafelter second by Bill Gaukel to Approve Bills: Check numbers 78705 to 78773 in the amount of \$614,073.59. Motion Carried. [Unanimous]

**B. Approval of Tax Abatement(s):**

1. Tax Abatement: 306 Prairie Bluff Drive & 511 Jace Rd

Motion by Ron Hanson second by Carol Clark to Approve Tax Abatement: 306 Prairie Bluff Drive & 511 Jace Rd. Motion Carried. [Unanimous]

**VII. DISCUSSION/ACTION ITEMS:**

1. Discussion Regarding Governor Kim Reynolds Hometown Pride Water Tower Contest Program requires submittal of video highlighting use of water in the community. Winning community receives a designed artistic wrap around the cities water tower valued at \$2,500. Carol advised to maybe do something other than splash pad as most will be making the video about them. Ron likes showcasing the community and would love a video; maybe we could go after the gold star community with a new video. Jason will reach out to the school district to see if they have any classes that could take this on.
2. Council Discussion and Review of Project Costs for 106 Port Neal Road and Potential Terms of Cancellation for Purchase and Development Agreements.  
Discussion of project costs to date were reported and Council requested additional detail for expenses incurred to get the site ready. Council to consider action at a later meeting.
3. Council to Set Special Meeting Date  
City Council will hold a special joint meeting with the Park and Recreation Board on September 18th at 5:30pm in the Community Center.  
Motion by Ron Hanson second by Carol Clark to Approve Council to Set Special Meeting Date. Motion Carried. [Unanimous]
4. Approve Vendor Agreement - FY 2020 Low-Income Home Energy Assistance Program  
Motion by Bill Gaukel second by Nicole Cleveland to Approve Approve Vendor Agreement - FY 2020 Low-Income Home Energy Assistance Program. Motion Carried. [Unanimous]

**VIII. RESOLUTION(S):**

1. RES 19-44 Authorize Hiring Full Time Maintenance Worker and Approve Compensation  
Mark mentioned that the employee has worked with his staff in the past through the school district and will fit in well right away.

Motion by Jim Linafelter second by Bill Gaukel to Adopt RES 19-44 Authorize Hiring Full Time Maintenance Worker and Approve Compensation. Motion Carried.  
[Unanimous]

## IX. ORDINANCE(S):

1. ORD 685 Amending Chapter 47 Provisions Pertaining to Park Regulations (Final Reading)  
  
Motion by Carol Clark second by Ron Hanson to Adopt ORD 685 Amending Chapter 47 Provisions Pertaining to Park Regulations (Final Reading). Motion Carried. [Unanimous]
2. ORD 686 Amending Chapter 6 of the Code of Ordinances Pertaining to City Elections (Second reading)  
  
Motion by Bill Gaukel second by Nicole Cleveland to Adopt ORD 686 Amending Chapter 6 of the Code of Ordinances Pertaining to City Elections (Second reading). Motion Carried. [Unanimous]
3. ORD 687 Adopting the Sergeant Bluff Commercial Urban Revitalization Area Plan (First Reading)  
  
Motion by Carol Clark second by Ron Hanson to Adopt ORD 687 Adopting the Sergeant Bluff Commercial Urban Revitalization Area Plan (First Reading). Motion Carried. [Unanimous]
4. ORD 688 Providing for the Division of Taxes Levied on Taxable Property in the Oak Hills Residential Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (Second reading)  
  
Motion by Jim Linafelter second by Nicole Cleveland to Adopt ORD 688 Providing for the Division of Taxes Levied on Taxable Property in the Oak Hills Residential Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa (Second reading). Motion Carried. [Unanimous]
5. ORD 689 Amending Provisions Pertaining to Water Rates, Chapter 92 (First Reading)  
  
Motion by Ron Hanson second by Carol Clark to Adopt ORD 689 Amending Provisions Pertaining to Water Rates, Chapter 92 (First Reading). Motion Carried. [Unanimous]

## X. ADMINISTRATOR'S REPORT:

Aaron Lincoln sat down with staff to list out and highlight the projects that need attention and will be working to move these along. Was contacted by the DNR about a forgivable loan plan that will be coming out at the beginning of next year, which my help in reducing the burden of costs for the Water Plant rehabilitation project. Discussed timing of closing splash pad as we have never done it before and we need to seal the pavement joints and winterize the facility. Potential date is September 15-18 to close. Ongoing discussions and language review for the wastewater treatment agreement with Sioux City.

## XI. COUNCIL MEMBER'S REPORTS & COMMENTS:

Jim Linafelter wanted to congratulate Cathy Bishop for her nice write-up in the Siouxland Woman Magazine. Also wished luck to all fall sports and continued academic success. Ron Hanson wanted to thank City staff and volunteers for an enjoyable Pioneer Valley Days and was

even more proud of how the community cleaned up when the activities were complete. Ron would like to consider removing on street parking across from the credit union on Sergeant Square Drive due to traffic safety. He commented on how proud he is of the police department for being safe and doing a great job. He also met the Oak Hills neighborhood watch committee and likes what he sees with growing numbers. Nicole Cleveland met with the neighborhood watch committee as well and said numbers were up to 10 participants. She reminded everyone that school has started and to be careful driving. Also there will be a boy scout tavern dinner on Friday night Aug 30th before the home football game. Carol Clark attended the recent planning and zoning meeting and plans to attend the board of adjustments as each group considers the rezoning and conditional use for 102 Sergeant Square Drive. Carol mentioned that the library has started a book club and would love to see people join. She also congratulated Cathy Bishop and mentioned that she would love to see how proud people are of our school district by showing support for things going on. Bill Gaukel echoed most of the comments; asked people to get informed about the school bond issue and then vote. He also mentioned the extra traffic around the football games to watch out for children during this time.

**XII. MAYOR'S REPORT:**

No Report

**XIII. FYI ITEMS:**

The Big Bash will be on September 21st and the Siouxland Chamber dinner is September 17th.

**XIV. ADJOURNMENT:**

Motion by Ron second by Jim - Motion Carried. [Unanimous]

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Mayor/Mayor Pro-Tem

Attest:

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Jason Kvidera, Deputy City Clerk