



## NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA

City Council agendas are also available on the Internet at [www.siuix-city.org](http://www.siuix-city.org).

You are hereby notified a meeting of the City Council of the City of Sioux City, Iowa, will be held December 11, 2017, 4:00 p.m., local time, in the City Council Chambers, 5th Floor, City Hall, 405 6th Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Council.

This is a formal meeting during which the Council may take official action on various items of business. If you wish to speak on an item, please follow the seven participation guidelines adopted by the Council for speakers:

1. Anyone may address the Council on any agenda item.
2. Speakers should approach the microphone one at a time and be recognized by the Mayor.
3. Speakers should give their name, spell their name, give their address, and then their statement.
4. Everyone should have an opportunity to speak. Therefore, please limit your remarks to **three minutes on any one item**.
5. At the beginning of the discussion on any item, the Mayor may request statements in favor of an action be heard first followed by statements in opposition to the action.
6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda will also be heard under 'Citizen Concerns'.
7. For the benefit of all in attendance, please turn off all cellular phones and other communication devices while in the City Council Chambers.

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1. Call of the roll - Silent prayer and Pledge of Allegiance to the Flag - Proclamations
  2. Interviews for City Council appointed Boards, Commissions and Committees:
    - A. Parks and Recreation Advisory Board: Cindy Brewer
    - B. Building and Housing Code Board: Steve Bruening and Matthew Thompson

### **CONSENT AGENDA**

**Items 3 through 13F constitute a Consent Agenda. Items pass unanimously unless a separate roll call vote is requested by a Council Member.**

3. [Reading of the City Council minutes of December 4, 2017.](#)
4. [CAFR - Resolution accepting the Comprehensive Annual Financial Report \(CAFR\) for the year ended June 30, 2017.](#)
5. [PLAINS BOILER - Resolution awarding and approving a service provider agreement to Plains Boiler Service Inc. of Sioux City, Iowa in the amount of \\$41,728.12 to provide all parts and labor to remove and replace the boiler at the Sioux City Convention Center. \(Bid No. 248867\)](#)
6. [FINANCE - Resolution amending the Finance Department's authorized payroll complement by reclassifying the position of Administrative Secretary to Accounting Clerk.](#)

7. SUBSURFCO - Resolution accepting the work and authorizing final payment to SuBSurfco, LLC for the Tur-Pak Water Main Relocation Project. (Project No. 6909-519-261)

8. ANNUAL REPORTS

A. ART CENTER - Motion accepting and approving the Art Center Board of Trustees FY 2017 Annual Report.

B. BOARD OF ADJUSTMENT - Motion accepting and approving the Sioux City Board of Adjustment FY 2017 Annual Report.

C. PLANNING AND ZONING - Motion accepting and approving the Sioux City Planning and Zoning Commission FY 2017 Annual Report.

D. SENIORS - Motion accepting and approving the Sioux City Seniors Advisory Committee FY 2017 Annual Report.

9. APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES

A. CIVIL SERVICE COMMISSION - Motion appointing Brad Mellang to the Civil Service Commission to complete the balance of a four-year term expiring April 5, 2021, replacing Troy Nelson.

B. TRANSIT SYSTEM ADVISORY BOARD - Motion appointing Sue Errickson to the Transit System Advisory Board to complete the balance of a three-year term expiring June 30, 2019, replacing Mary Elder.

10. PURCHASING

A. OUTDOOR RECREATION - Resolution awarding a Purchase Order to Outdoor Recreation Products of Elkhorn, Nebraska in the amount of \$105,460 for the purchase of splash pad equipment for Cook Park. (RFQ No. 249303)

B. TITAN MACHINERY - Resolution awarding a Purchase Order to Titan Machinery of Sioux City, Iowa in the amount of \$79,344 for the purchase of six (6) 2018 Henke Snow Plow Blades for the Streets Division. (Bid No. 248936)

C. ARI PHOENIX - Resolution awarding a Purchase Order to ARI Phoenix Inc. of Lebanon, Ohio in the amount of \$54,667.66 for the purchase of six (6) mobile lift stations. (RFQ No. 249101)

11. TOTAL CHECKS - Approve total checks issued for the reporting period of November 2017, in the amount of \$12,683,320.06.

12. APPLICATIONS FOR BEER AND LIQUOR LICENSES

A. ON-PREMISE SALES

1. CLASS C LIQUOR LICENSE (liquor/wine/beer/wine coolers/carry-out)

A. R Navarrete's, 2421 Riverside Boulevard (Renewal)

## B. OFF PREMISE SALES

1. CLASS B WINE PERMIT (wine only)
  - A. Central Mart, 2501 Floyd Boulevard (Renewal)
2. CLASS B NATIVE WINE PERMIT (Iowa wine only)
  - A. Floyd Food n Fuel, 3241 Floyd Boulevard (Renewal)
3. CLASS C BEER PERMIT (beer/wine coolers)
  - A. Central Mart, 2501 Floyd Boulevard (Renewal)
  - B. Floyd Food n Fuel, 3241 Floyd Boulevard (Renewal)
  - C. Hong Kong Food Store, 511 West 7th Street (Renewal)
  - D. Leeds Food n Fuel, 4004 Floyd Boulevard (Renewal)
4. CLASS E LIQUOR LICENSE (liquor only)
  - A. Central Mart, 2501 Floyd Boulevard (Renewal)

## 13. BOARD, COMMISSION AND COMMITTEE MINUTES

- A. Board of Adjustment – November 14 and 28, 2017
- B. Civil Service Commission – September 28, 2017
- C. Cone Park Committee – October 5 and November 8, 2017
- D. Mayor’s Youth Commission – October 2 and 16, and November 6 and 20, 2017
- E. Museum Board of Trustees – November 10, 2017
- F. Planning and Zoning Commission – November 14 and 28, 2017

*- End of Consent Agenda -*

## **RECOMMENDATIONS OF PLANNING AND ZONING**

14. Hearing and Ordinance vacating those portions of West 24th Street, Everett Street and Jermyn Street adjacent to 3901 West 23rd Street. (Petitioner: Randy Kortum) The Planning and Zoning Commission recommends approval of this item with conditions. (File No. 2017-0111)
15. Ordinance dedicating for park purposes and naming a 12.92 acre tract of land located at 4201 Stone Avenue as “Spaulding Farm Park.” (Petitioner: City of Sioux City) The Planning and Zoning Commission recommends approval of this item. (File No. 2017-0110)

## **HEARINGS**

16. Hearing and Resolution approving proposal to grant a Temporary Easement. (That portion of vacated South Steele Street abutting 2614 South Steele Street) (Petitioner: Gary Ogden Construction, Inc.) (Purchase price: \$15 plus costs)
17. Hearing and Resolution approving proposal to sell certain real property and authorizing a city deed. (That part of the vacated east/west alley abutting 1314 West 3rd Street) (Petitioner: 1314 West 3rd LLC) (Purchase price: \$1,720.32 plus cost)

## **ORDINANCES**

18. Ordinance amending Chapter 19.20 entitled “Fireworks” of the Sioux City Municipal Code to revise time periods for discharge of fireworks.

## **DISCUSSION**

19. Hearing and Resolution approving proposal to sell certain real property and authorizing a city deed. (Various vacated portions of rights-of-way abutting 3100 Talbot Road) (Petitioner: The Nature Conservancy, a nonprofit corporation of the District of Columbia) (Purchase price: \$2,300.55 plus costs) (Deferred from December 4, 2017)
20. Resolution establishing fees for Ambulance Transport Services provided by Sioux City Fire Rescue.
21. Resolution approving a Food and Beverage Agreement between the City of Sioux City, Iowa and Ovations Food Services, LP, a limited partnership organized under the laws of the Commonwealth of Pennsylvania dba Spectra Food Services & Hospitality to provide food and beverage services to the Tyson Events Center, IBP Ice Center and Sioux Gateway Airport/Col. Bud Day Field.
22. **CITIZEN CONCERNS**
23. **COUNCIL CONCERNS**
24. **ADJOURNMENT**

City Council agendas are also available at [www.sioux-city.org](http://www.sioux-city.org).

*The City of Sioux City does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need auxiliary aids for effective communication in programs and services of the City of Sioux City are invited to make their needs and preferences known to the ADA Compliance Officer, City Hall, 405 6th Street, Room 204, (712) 279-6175. This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.*

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

## CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 2

**FROM:** Lisa L. McCardle, City Clerk  
Heidi Farrens, Deputy City Clerk

**SUBJECT:** Interviews for City Council appointed Boards, Commissions and Committees:  
**Building and Housing Code Board: Steve Bruening and Matthew Thompson**  
**Parks and Recreation Advisory Board: Cindy Brewer**

**Reviewed By:**     Department Director     Finance Department     City Attorney     City Manager

**RECOMMENDATION:**

Staff respectfully requests that Council interview the applicants listed for vacant positions on the applicable Board, Commission or Committee.

**DISCUSSION:**

**Building and Housing Code Board - there will be 3 positions vacant as of December 31, 2017.**

**Steve Bruening** is reapplying for a position and has served the following terms on the **Building and Housing Code Board:**

- Partial – 06/27/11 – 12/31/11
- 1st Term – 01/01/12 – 12/31/14
- 2nd Term – 01/01/15 – 12/31/17

**Matthew Thompson** is reapplying for a position and has served the following terms on the **Building and Housing Code Board:**

- 1st Term – 01/01/12 – 12/31/14
- 2nd Term – 01/01/15 – 12/31/17

Below is a portion of the Vacancy Report pertinent to the **Building and Housing Code Board:**

<b>Building and Housing Code Board</b>				
<b>**Check Membership Requirements**</b>				
3 Vacancies:	NAME	Vacancy Information		EXPIRES
	Steve Bruening (Struct Eng)	Expiring		12/31/17
	Matthew Thompson (Comm Gen)	Expiring		12/31/17

	Doug Rose (Citizen)	Expiring		12/31/17
<b>9 Members:</b>	<b>NAME</b>	<b>TERM (3 Year)</b>	<b>APPOINTMENT</b>	<b>EXPIRES</b>
	Steve Bruening (Struct Eng)	2nd	01/12/15	12/31/17
	Matthew Thompson (Comm Gen)	2nd	01/12/15	12/31/17
	Doug Rose (Citizen)	2nd	01/12/15	12/31/17
	Mark Corbin (Plumbing)	2nd	01/25/16	12/31/18
	Marvin (Barney) Pottebaum (Electric)	2nd	01/25/16	12/31/18
	Michael Willer (Landlord)	1st	01/25/16	12/31/18
	Dennis Dufault (HVAC)	3rd	01/09/17	12/31/19
	Willie Delfs (Homebuilder)	3rd	01/09/17	12/31/19
	Ron Speckmann (Architect)	3rd	01/09/17	12/31/19
<b>1 Applications:</b>	<b>NAME</b>	<b>Application Received</b>	<b>Interview date/Notes</b>	<b>App Expires</b>
	Matthew Thompson (Comm Gen)	11/16/2017	12/11/17	05/16/19
	Steve Bruening (Struct Eng)	11/29/2017	12/11/17	05/29/19

**Parks and Recreation Advisory Board - there will be 2 positions vacant as of December 31, 2017.**

**Cindy Brewer** has previously served the following term on the **Parks and Recreation Advisory Board:**

Partial - 08/03/15 - 12/31/17

Below is a portion of the Vacancy Report pertinent to the **Parks and Recreation Advisory Board:**

<b>Parks and Recreation Advisory Board</b>				
<b>2 Vacancies:</b>	<b>NAME</b>	<b>Vacancy Information</b>		<b>EXPIRES</b>
	Cindy Brewer	Expiring		12/31/17
	Scott Brouillette	Expiring		12/31/17
<b>9 Members:</b>	<b>NAME</b>	<b>TERM (3 Year)</b>	<b>APPOINTMENT</b>	<b>EXPIRES</b>
	Cindy Brewer	Partial	08/03/15	12/31/17
	Scott Brouillette	1st	02/12/15	12/31/17
	Brent Ruch	2nd	01/25/16	12/31/18
	Chris Boesch	2nd	01/25/16	12/31/18
	Brad Krommenhoek	1st	01/25/16	12/31/18
	Andrew Glisar	1st	01/25/16	12/31/18
	Joseph Riker	1st	01/25/16	12/31/18
	Fran Palmersheim	2nd1st	01/09/17	12/31/19
	Gretchen Baller	Partial/1st	09/19/16	12/31/19
<b>5 Applications:</b>	<b>NAME</b>	<b>Application Received</b>	<b>Interview date/Notes</b>	<b>App Expires</b>
	Daniel Burrows	02/13/17	Declined at this time	08/13/18
	Kathie Pfaffle	10/13/17	12/18/17	04/13/19

	Cindy Brewer	10/25/17	12/11/17	04/25/19
	Scott Brouillette	10/25/17	Out of town until 12/11	04/25/19
	Raymond Thomas	10/31/17	12/04/17	05/01/19

**FINANCIAL IMPACT:**

None.

**RELATIONSHIP TO STRATEGIC PLAN:**

Interviewing and appointing citizens to various Boards, Commissions, and Committees shows our effort to incorporate citizen input in Municipal Government.

Relates to **Progressive Leadership Vision** - We will use formal and informal methods to engage the Council, our employees, and our customers to promote enhanced organizational engagement and commitment to our shared vision; also relates to **Strategy** - Develop strong partnerships with our residents, visitor's and business community.

As stewards of the City of Sioux City we will strive to enhance connectivity with citizens and businesses – Encourage resident engagement within the community.

**ALTERNATIVES:**

Staff respectfully requests Council interview all Board, Commission and Committee applicants; Council may then choose to appoint or not to appoint each interviewee per their individual preference.

City Clerk's staff will collect preferences from Council after all applicants for each Board, Commission and Committee have interviewed and the expiration dates of the terms to be filled have passed.

**ATTACHMENTS:**

Applications



CITY OF SIOUX CITY, IOWA  
APPLICATION FOR APPOINTMENT TO A CITY COUNCIL  
APPOINTED BOARD, COMMISSION OR COMMITTEE

Date 10/25/17

**BOARD, COMMISSION or COMMITTEE:** PARKS AND RECREATION ADVISORY BOARD

**GENDER BALANCE** - Section 69.16A of the Iowa Code requires gender balance on those City Boards and Commissions required or governed by state law unless the City has made a good faith effort for a period of three months to appoint a qualified person. This affects and includes: Airport Board of Trustees; Civil Service Commission; Human Rights Commission; Library Board of Trustees; and Planning and Zoning Commission.

**GENERAL INFORMATION**

Home 712-271-7217  
\*cell 712-577-2571

Name Cindy Brewer Phone Residence 712-577-2571

Home Address 4723 Cambridge Ct Sioux City, Ia 51106  
Street City/State Zip

E-Mail Address Bojibabe82@aol.com

Employer Acosta Sales and Marketing Phone Business 712-577-2571

Business Address 4723 Cambridge Ct Sioux City, Ia  
Street City/State Zip Code 51106

**PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS:**

Are you a Sioux City resident? Yes  No  How many years have you been a resident? 27 years

Are you a registered voter? Yes  No

Have you reviewed the Ordinance or Resolution establishing the Board, Commission or Committee you are applying for? Yes  No  (If no, please contact the City Clerk's Office at 712.279.6313 to obtain a copy.)

**SERVING ON A BOARD** - Are you currently serving on any other City Council appointed Board, Commission or Committee? Yes  No  If yes list here: Park and Rec Advisory Board

It is the general policy of the City to allow a person to serve on only one City Council appointed Board, Commission or Committee at any given time. If you answered yes, please explain why Council should make an exception to the general policy and allow you to serve on multiple Boards, Commissions or Committees:

Have you previously served on any other City Council appointed Board, Commission or Committee? Yes  No  If yes list here: Park and Rec. Advisory Board

**COMMUNITY INVOLVEMENT** - Please describe your past and present community involvement including voluntary, social, city, church, school, business, and/or professional associations you have been involved in and are applicable to this application. (Include dates of involvement and any offices or leadership positions held.)

Junior League past President and current member,  
Leadership Siouxland, Susang Roman, Morningside  
Lutheran Church, 100 Women Care,  
\* Riverfront Committee member  
project

**STATE, COUNTY, or MUNICIPAL BOARDS or COMMISSIONS** - List any you are presently serving on:

**SPECIAL QUALIFICATIONS** - Please list any special qualifications for serving on a City Council appointed Board, Commission or Committee including skills, training, licenses and certificates that are applicable:

**INTEREST** - State why you would like to volunteer to serve and what contributions you believe you can make:

*I would like to continue on this board and the riverfront project committee.*

**CONFLICT OF INTEREST** - Chapters 362.5, 362.6, 403.16 and 403A.22 of the Code of Iowa describe potential conflicts of interest for City officials. A Disclosure of Interest Statement as well as the aforementioned Iowa Code has been attached to this application for your review. **If you have any questions regarding this issue please contact the City Attorney's Office at 712-279-6318.** Are you aware of any conflict of interest or potential conflict of interest that may prevent you from carrying out your responsibilities on this Board, Commission or Committee in the best interest of the City of Sioux City? If so, please describe:

**PERSONAL REFERENCES** - Please list 2 references, the City Council may contact your references:

Name: <u>Matt Salvadore</u>	Name: <u>Eric Shiffith</u>
Address: <u>Park &amp; Rec Director</u>	Address: <u>Park &amp; Rec Mgr.</u>
Phone: <u><del>279</del> 224-5126</u>	Phone: <u>279-6162</u>

I understand the role and responsibilities of membership on this City Council appointed Board, Commission or Committee and I am willing to serve. In applying for appointment I understand the City Council may make inquiries in the community pertinent to my appointment. I also understand that as a member of any Board, Commission or Committee I may be dismissed from the Board, Commission or Committee and or disqualified by the City Council as a candidate for the Board, Commission or Committee membership for making untrue or discriminatory statements about others, including members of protected classes.

If appointed, I am willing to attend the designated Board, Commission or Committee training. **Yes**  **No**

By typing my name in the box below I am offering my digital signature in lieu of my handwritten signature. I understand that my digital signature carries the same legal bindings as my handwritten signature.

/s/ *Cindy Brewer* Signature Date 10/25/17

Applications are kept on file and active for 18 months from the date you file. A separate application must be completed for each Board, Commission or Committee on which you would consider serving. File applications with the City Clerk's Office, 1st floor, City Hall, 405 6th Street, Sioux City, Iowa, 51101; or mail to City Clerk's Office, P.O. Box 447, Sioux City, Iowa, 51102-0447; or email [CityBoardsandCommissions@sioux-city.org](mailto:CityBoardsandCommissions@sioux-city.org). Thank you!



**City of Sioux City**  
**PARKS AND RECREATION ADVISORY BOARD**  
 (Advisory Board)

**MISSION STATEMENT**

The Parks and Recreation Advisory Board advises the City Council on the operations of the city parks and recreation system. Provides recommendations on policies and regulations for the delivery of services (parks, recreation, aquatics, and facilities). Works with department staff to implement programs and assist in enhancing the quality of life for citizens of Sioux City.

**MEMBER ROLE**

Members will participate in an advisory capacity regarding the mission of park and recreation facilities and services. Members will assist staff in the development and implementation of cost effective quality programs and services, facilities and landscapes, and information as an essential link in creating a dynamic and vital Siouxland.

**Nominee's Questionnaire**

1. Describe your use of City parks, recreational programs and the facilities operated by the Sioux City Parks and Recreation Division.

*I also use the parks, I participate in curling, bike trails, swimming pool.*

2. Describe your interest in the parks and recreation industry as it applies to Sioux City.

*Quality of life, city pride and usage, draw to our community*

3. Do you have specific ideas for future development, improvements or projects for parks and recreational facilities in Sioux City?

*currently on Riverfront Project Committee,*

4. The Parks and Recreation Board is advisory in nature, what do you see as your role if appointed?

*support, suggest, and do extra activities the department needs or asks me to do. Go to many events, parks etc thru the year.*

5. Are you able to commit time to the monthly board meeting held the 1st Wednesday of each month at 4:00 p.m.? (Please provide detail)

*yes - I have attended all meetings unless changed in the calendar.*

By typing my name in the box below I am offering my digital signature in lieu of my handwritten signature. I understand that my digital signature carries the same legal bindings as my handwritten signature.

ISI *Cia Blew*  
Signature

*10/25/17*  
Date



CITY OF SIOUX CITY, IOWA
APPLICATION FOR APPOINTMENT TO A CITY COUNCIL
APPOINTED BOARD, COMMISSION OR COMMITTEE

Date 2017-11-27

CITY OF SIOUX CITY

29 NOV '17 PM 1:18

BOARD, COMMISSION or COMMITTEE: BUILDING AND HOUSING CODE BOARD

CITY CLERK'S OFFICE

GENDER BALANCE - Section 69.16A of the Iowa Code requires gender balance on those City Boards and Commissions required or governed by state law unless the City has made a good faith effort for a period of three months to appoint a qualified person. This affects and includes: Airport Board of Trustees; Civil Service Commission; Human Rights Commission; Library Board of Trustees; and Planning and Zoning Commission.

GENERAL INFORMATION

Name Steven M Bruening Phone Residence 712-251-9446

Home Address 3710 N Westshore Dr; North Sioux City, SD 57049
Street City/State Zip

E-Mail Address steve@dracoeng.com

Employer Draco Engineering Phone Business 712-224-3344

Business Address 401 Douglas St; Sioux City, IA 51101
Street City/State Zip Code

PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS:

Are you a Sioux City resident? Yes No How many years have you been a resident?

Are you a registered voter? Yes No

Have you reviewed the Ordinance or Resolution establishing the Board, Commission or Committee you are applying for? Yes No (If no, please contact the City Clerk's Office at 712.279.6313 to obtain a copy.)

SERVING ON A BOARD - Are you currently serving on any other City Council appointed Board, Commission or Committee? Yes No If yes list here:

It is the general policy of the City to allow a person to serve on only one City Council appointed Board, Commission or Committee at any given time. If you answered yes, please explain why Council should make an exception to the general policy and allow you to serve on multiple Boards, Commissions or Committees:

Have you previously served on any other City Council appointed Board, Commission or Committee? Yes No If yes list here:

COMMUNITY INVOLVEMENT - Please describe your past and present community involvement including voluntary, social, city, church, school, business, and/or professional associations you have been involved in and are applicable to this application. (Include dates of involvement and any offices or leadership positions held.)

Northwest Little League Coach 7 - 8 years ending in 2010
Clark Elementary Field Day Coordinator 2007(?), 2008 & 2009

**STATE, COUNTY, or MUNICIPAL BOARDS or COMMISSIONS** - List any you are presently serving on:

None

**SPECIAL QUALIFICATIONS** - Please list any special qualifications for serving on a City Council appointed Board, Commission or Committee including skills, training, licenses and certificates that are applicable:

Registered Professional Engineer in the State of Iowa

**INTEREST** - State why you would like to volunteer to serve and what contributions you believe you can make:

Volunteering allows me an opportunity to give back to the Sioux City community, and my engineering perspective brings diversity to the Board.

**CONFLICT OF INTEREST** - Chapters 362.5, 362.6, 403.16 and 403A.22 of the Code of Iowa describe potential conflicts of interest for City officials. A Disclosure of Interest Statement as well as the aforementioned Iowa Code has been attached to this application for your review. **If you have any questions regarding this issue please contact the City Attorney's Office at 712-279-6318.** Are you aware of any conflict of interest or potential conflict of interest that may prevent you from carrying out your responsibilities on this Board, Commission or Committee in the best interest of the City of Sioux City? If so, please describe:

None

**PERSONAL REFERENCES** - Please list 2 references, the City Council may contact your references:

Name: Dick Salem

Name: Jim Brygger

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: 712-204-2727

Phone: 712-253-4587

I understand the role and responsibilities of membership on this City Council appointed Board, Commission or Committee and I am willing to serve. In applying for appointment I understand the City Council may make inquiries in the community pertinent to my appointment. I also understand that as a member of any Board, Commission or Committee I may be dismissed from the Board, Commission or Committee and or disqualified by the City Council as a candidate for the Board, Commission or Committee membership for making untrue or discriminatory statements about others, including members of protected classes.

If appointed, I am willing to attend the designated Board, Commission or Committee training. **Yes  No**

*By typing my name in the box below I am offering my digital signature in lieu of my handwritten signature. I understand that my digital signature carries the same legal bindings as my handwritten signature.*

/s/ \_\_\_\_\_  
Signature

Date \_\_\_\_\_

Applications are kept on file and active for 18 months from the date you file. A separate application must be completed for each Board, Commission or Committee on which you would consider serving. File applications with the City Clerk's Office, 1st floor, City Hall, 405 6th Street, Sioux City, Iowa, 51101; or mail to City Clerk's Office, P.O. Box 447, Sioux City, Iowa, 51102-0447; or email [CityBoardsandCommissions@sioux-city.org](mailto:CityBoardsandCommissions@sioux-city.org). Thank you!



**City of Sioux City**  
**BUILDING AND HOUSING CODE BOARD**  
(Quasi-Judicial)

**MISSION STATEMENT**

The purpose of the Board is to mediate and render decisions based on all facts and information provided whenever relief of a decision of the Building Official is sought by any applicant or resident affected by such decision. All decisions of the board shall be based on the current City adopted building, electrical, plumbing, mechanical, and housing codes.

**MEMBER ROLE**

The Building Code Board of Appeals is appointed to hear and decide appeals of any order, requirement, decision, or determination made by the Building Official or Inspector in the enforcement of the City codes in matters of building construction, safety and code compliance within the scope of the building, electrical, mechanical, plumbing, and housing codes. The Board determines the suitability of alternate materials and methods of construction, and provides remedial interpretations of the codes when determined by them. The Board further determines acceptability and reviews applications for hydronic engineer exams.

**Nominee's Questionnaire**

1. Please check the position you are applying for:

- A licensed architect, registered in the State of Iowa
- A licensed structural engineer, registered in Iowa
- A landlord of more than one rental dwelling in the city
- A homebuilder engaged primarily in new home construction
- A commercial general contractor
- A licensed electrical journeyman, master electrician or electrical contractor
- A citizen-at-large
- A licensed plumbing, journeyman, master plumber or plumbing contractor
- A licensed master HVAC technician or mechanical contractor

2. Have you previously been involved making decisions affecting public health, safety, and welfare issues?

No, unless what I do daily in the course of my profession is included.

3. What qualifications do you possess that will make you a good candidate for this Board?

I am a registered engineering in the State of Iowa

4. How familiar are you with the current City of Sioux City Building Code?

I am familiar with the building codes particularly the structural sections

5. Do you feel you can be objective and impartial making policy decisions based on information presented at a public hearing?

Yes

6. Are you available for quarterly meetings held the 1st Tuesday of January, April, July and October at 8:00 a.m. and additional meetings scheduled per appeals received? (Please provide detail)

Yes

*By typing my name in the box below I am offering my digital signature in lieu of my handwritten signature. I understand that my digital signature carries the same legal bindings as my handwritten signature.*

/s/  J.F.F.

Signature

201-11-29

Date



CITY OF SIOUX CITY, IOWA
APPLICATION FOR APPOINTMENT TO A CITY COUNCIL
APPOINTED BOARD, COMMISSION OR COMMITTEE

Date 11/16/17

BOARD, COMMISSION or COMMITTEE: BUILDING AND HOUSING CODE BOARD

GENDER BALANCE - Section 69.16A of the Iowa Code requires gender balance on those City Boards and Commissions required or governed by state law unless the City has made a good faith effort for a period of three months to appoint a qualified person. This affects and includes: Airport Board of Trustees; Civil Service Commission; Human Rights Commission; Library Board of Trustees; and Planning and Zoning Commission.

GENERAL INFORMATION

Name Matt Thompson Phone Residence 712-899-4237

Home Address 37 Deer Run Circle McCook Lake, SD 57049
Street City/State Zip

E-Mail Address mthompson@waklinger.com

Employer W.A. Klinger, L.L.C. Phone Business 712-233-3233

Business Address 2015 East Seventh Street Sioux City, IA 51101
Street City/State Zip Code

PLEASE ANSWER ALL OF THE FOLLOWING QUESTIONS:

Are you a Sioux City resident? Yes No How many years have you been a resident?

Are you a registered voter? Yes No

Have you reviewed the Ordinance or Resolution establishing the Board, Commission or Committee you are applying for? Yes No (If no, please contact the City Clerk's Office at 712.279.6313 to obtain a copy.)

SERVING ON A BOARD - Are you currently serving on any other City Council appointed Board, Commission or Committee? Yes No If yes list here: Building Housing and Code Board

It is the general policy of the City to allow a person to serve on only one City Council appointed Board, Commission or Committee at any given time. If you answered yes, please explain why Council should make an exception to the general policy and allow you to serve on multiple Boards, Commissions or Committees:

I am re-applying to continue to serve on the same board.

Have you previously served on any other City Council appointed Board, Commission or Committee?

Yes No If yes list here: Building Housing and Code Board

COMMUNITY INVOLVEMENT - Please describe your past and present community involvement including voluntary, social, city, church, school, business, and/or professional associations you have been involved in and are applicable to this application. (Include dates of involvement and any offices or leadership positions held.)

I am currently serving on the following board or committees: Building Housing and Code Board, UnityPoint Health Foundation Board, Girl's Inc. Board. I am also volunteer with Boy Scouts, Children's Miracle Network, I am a Miracle Rider, and in the past I have served on YouthBuild Board and some various Children's Miracle Network Committees.

**STATE, COUNTY, or MUNICIPAL BOARDS or COMMISSIONS** - List any you are presently serving on:

City of Sioux City Building Housing and Code Board

**SPECIAL QUALIFICATIONS** - Please list any special qualifications for serving on a City Council appointed Board, Commission or Committee including skills, training, licenses and certificates that are applicable:

**I have over 15 years of commercial construction experience in Siouxland, as well as a Construction Engineering Degree, a Master's in Business Administration, and I have 5+ years of experience on the Sioux City Building and Housing Code Board**

**INTEREST** - State why you would like to volunteer to serve and what contributions you believe you can make:

I would like to help the board and the permit and inspection dept. continue to keep the people of Sioux City safe.

**CONFLICT OF INTEREST** - Chapters 362.5, 362.6, 403.16 and 403A.22 of the Code of Iowa describe potential conflicts of interest for City officials. A Disclosure of Interest Statement as well as the aforementioned Iowa Code has been attached to this application for your review. **If you have any questions regarding this issue please contact the City Attorney's Office at 712-279-6318.** Are you aware of any conflict of interest or potential conflict of interest that may prevent you from carrying out your responsibilities on this Board, Commission or Committee in the best interest of the City of Sioux City? If so, please describe:

No, I am not aware of any conflict of interest.

**PERSONAL REFERENCES** - Please list 2 references, the City Council may contact your references:

Name: Brian Crichton  
Address: 302 Jones St. Suite #200  
Sioux City, IA 51101  
Phone: 712-274-2933

Name: Eric Hanson  
Address: 4300 S Lakeport St. Suite #205  
Sioux City, IA 51106  
Phone: 712-252-2100

I understand the role and responsibilities of membership on this City Council appointed Board, Commission or Committee and I am willing to serve. In applying for appointment I understand the City Council may make inquiries in the community pertinent to my appointment. I also understand that as a member of any Board, Commission or Committee I may be dismissed from the Board, Commission or Committee and or disqualified by the City Council as a candidate for the Board, Commission or Committee membership for making untrue or discriminatory statements about others, including members of protected classes.

If appointed, I am willing to attend the designated Board, Commission or Committee training. **Yes  No**

*By typing my name in the box below I am offering my digital signature in lieu of my handwritten signature. I understand that my digital signature carries the same legal bindings as my handwritten signature.*

/s/ Matt Thompson  
Signature

11-16-17  
Date

Applications are kept on file and active for 18 months from the date you file. A separate application must be completed for each Board, Commission or Committee on which you would consider serving. File applications with the City Clerk's Office, 1st floor, City Hall, 405 6th Street, Sioux City, Iowa, 51101; or mail to City Clerk's Office, P.O. Box 447, Sioux City, Iowa, 51102-0447; or email [CityBoardsandCommissions@sioux-city.org](mailto:CityBoardsandCommissions@sioux-city.org). Thank you!



**City of Sioux City**  
**BUILDING AND HOUSING CODE BOARD**  
(Quasi-Judicial)

**MISSION STATEMENT**

The purpose of the Board is to mediate and render decisions based on all facts and information provided whenever relief of a decision of the Building Official is sought by any applicant or resident affected by such decision. All decisions of the board shall be based on the current City adopted building, electrical, plumbing, mechanical, and housing codes.

**MEMBER ROLE**

The Building Code Board of Appeals is appointed to hear and decide appeals of any order, requirement, decision, or determination made by the Building Official or Inspector in the enforcement of the City codes in matters of building construction, safety and code compliance within the scope of the building, electrical, mechanical, plumbing, and housing codes. The Board determines the suitability of alternate materials and methods of construction, and provides remedial interpretations of the codes when determined by them. The Board further determines acceptability and reviews applications for hydronic engineer exams.

**Nominee's Questionnaire**

1. Please check the position you are applying for:

- A licensed architect, registered in the State of Iowa
- A licensed structural engineer, registered in Iowa
- A landlord of more than one rental dwelling in the city
- A homebuilder engaged primarily in new home construction
- A commercial general contractor
- A licensed electrical journeyman, master electrician or electrical contractor
- A citizen-at-large
- A licensed plumbing, journeyman, master plumber or plumbing contractor
- A licensed master HVAC technician or mechanical contractor

2. Have you previously been involved making decisions affecting public health, safety, and welfare issues?

Yes, I have served on the Building and Housing Code Board for the last 5+ years.

3. What qualifications do you possess that will make you a good candidate for this Board?

I have over 15 years of commercial construction experience in Siouxland, as well as a Construction Engineering Degree, a Master's in Business Administration, and I have 5+ years of experience on the Sioux City Building and Housing Code Board

4. How familiar are you with the current City of Sioux City Building Code?

I am very familiar with the current City of Sioux City Building Code, I currently serve on the Building and Housing Code Board and have for the last 5+ years.

5. Do you feel you can be objective and impartial making policy decisions based on information presented at a public hearing?

I serve on many different boards and feel that I have been able to think objectively and impartially while doing so.

6. Are you available for quarterly meetings held the 1st Tuesday of January, April, July and October at 8:00 a.m. and additional meetings scheduled per appeals received? (Please provide detail)

I am available to do so. I have no other regularly scheduled meetings during that time.

*By typing my name in the box below I am offering my digital signature in lieu of my handwritten signature. I understand that my digital signature carries the same legal bindings as my handwritten signature.*

/s/ Matt Thompson  
\_\_\_\_\_  
Signature

11/16/17  
\_\_\_\_\_  
Date

1. The Regular Meeting of the City Council was held at 4:00 p.m. The following Council Members were present on call of the roll: Capron, Groetken, Moore, Scott, and Watters. Absent: None.

Staff members present included: Robert Padmore, City Manager; Nicole M. DuBois, City Attorney; and Lisa McCardle, City Clerk.

2. The Council interviewed the following applicants for positions on the City Council appointed Boards, Commissions, and Committees: Brad Mellang, Civil Service Commission; Marisa Cummings, Effective Fiscal and Public Policy Committee; Raymond Thomas, Parks and Recreation Advisory Board; and Sue Errickson, Transit System Advisory Board.

### **CONSENT AGENDA**

**Motion by Scott, seconded by Moore, to adopt the Consent Agenda; all voting aye. Items 3 through 14D are approved unanimously unless specifically noted after the item.**

3. Reading of the City Council minutes of November 27, 2017.

**Reading of the minutes of November 27, 2017, was waived and as part of the consent agenda the minutes were approved as presented.**

4. MYC - Resolution appointing new members to the Mayor's Youth Commission for terms expiring on December 31st of each student's senior year. **2017-1075**

Mary Koster, Siouxland CARES, provided information on the item.

5. NSD - Resolution authorizing the City Manager to execute releases of promissory notes, mortgages, and deed restrictions under the Neighborhood Stabilization Program. **2017-1076**
6. SHIP - Resolution authorizing the Sioux City Police Department to accept a Decategorization/CPPC FY-18 Grant in the amount of \$4,280 from SHIP (Siouxland Human Investment Partnership) for the purpose of purchasing children's books for the "SCPD Books for Kids" Program. **2017-1077**
7. ASSET RENEWAL - Resolution adopting plans, specifications, procurement contract, and estimated cost for the proposed purchase and final design of the Asset Renewal Phase 1 – Dewatering and Odor Control Procurement Project. (Project No. 6962-539-117) **2017-1078**

8. HEBERT - Resolution approving Change Order No. 1, accepting the work and authorizing final payment to Hebert Construction Company, Inc. of Sioux City, Iowa for the demolition and removal of structure and site work at 501 Market Street. (Cook Park Swimming Pool) **2017-1079**

Matt Salvatore, Parks and Recreation Director, provided information on the item.

9. ANNUAL REPORTS

- A. MUSEUM - Motion accepting and approving the Sioux City Public Museum FY 2017 Annual Report. **2017-1080**
- B. PARKS AND REC - Motion accepting and approving the Parks and Recreation Advisory Board FY 2017 Annual Report. **2017-1081**

10. ACTIONS RELATING TO AGREEMENTS AND CONTRACTS

- A. DUNCAN PARKING - Resolution awarding and approving a contract with Duncan Parking Technologies, Inc. (a CivicSmart Company) of Milwaukee, Wisconsin, to provide Parking Enforcement Software and Hardware. **2017-1082**

Dave Carney, Public Works Director, provided information on the item.

- B. CURLY'S FOODS - Resolution authorizing and approving A Contract Termination Agreement between the City of Sioux City, the Iowa Economic Development Authority and John Morrell & Co. DBA Curly's Foods. (1000 Cunningham Drive) **2017-1083**
- C. INFRATRACK - Resolution approving Change Order No. 2 to the contract with InfraTrack, Inc. in the amount of \$10,054 for sonar of the interceptor in the railroad right-of-way in connection with the Riverfront Sanitary Sewer Interceptor Cleaning and Televising Project. (Project No. 6900-539-189) **2017-1084**
- D. CIVIC PARTNERS - Resolution approving a First Amendment to Minimum Assessment Agreement with Civic Partners Sioux City, LLC. **2017-1085**

11. ACTIONS RELATING TO PERSONNEL

- A. CITY MANAGER - Resolution fixing the salary of the City Manager. **2017-1086**
- B. LEGAL - Resolution fixing the salary of the City Attorney. **2017-1087**

## 12. ACTIONS RELATING TO PROPERTY

- A. TETON - Resolution inviting proposals for the sale of land in the Teton Urban Renewal Area, announcing the intent to accept the proposal of the Sioux City Community School District in the Counties of Woodbury and Plymouth, State of Iowa, fixing the date for receipt of proposals, and for public hearing and providing for notice thereof. (4198 Cheyenne Boulevard) **2017-1088**

Jeff Hanson, Community Development Operations Manager, provided information on the item.

**Moore abstained on the item due to a conflict of interest.**

- B. JACOBE - Resolution proposing to sell certain real property. (The south one-half of vacated Lorraine Avenue abutting 2901 South Glass Street) (Petitioner: Helen Jacobs) (Purchase price: \$500 plus costs) **2017-1089**

**Moore abstained on the item due to a conflict of interest.**

- C. WIEGAND - Resolution proposing to sell certain real property. (The north one-half of vacated Lorraine Avenue abutting 2842 South Coral Street) (Petitioner: Joel D. Wiegand and Donna M. Wiegand) (Purchase price: \$500 plus costs) **2017-1090**

Joel Wiegand, 2842 S Coral St, spoke on the item.

- D. BURKE - Resolution proposing to sell certain real property. (The north one-half of vacated Lorraine Avenue abutting 2837 South Glass Street) (Petitioner: Christopher Burke) (Purchase price: \$500 plus costs) **2017-1091**
- E. WEAVER - Resolution proposing to sell certain real property. (The south one-half of vacated Lorraine Avenue abutting 2900 South Coral Street) (Petitioner: Chad Weaver) (Purchase price: \$500 plus costs) **2017-1092**

## 13. APPLICATIONS FOR BEER AND LIQUOR LICENSES

### A. ON-PREMISE SALES

1. CLASS C LIQUOR LICENSE (liquor/wine/beer/wine coolers/carry-out)
  - A. Miles Inn, 2622 Leech Avenue (Renewal)
  - B. Perera's Place, 2611 Correctionville Road (Renewal)
  - C. Townhouse Pizza and Lounge, 2701 Floyd Boulevard (Renewal)

#### 14. BOARD, COMMISSION AND COMMITTEE MINUTES

- A. Environmental Advisory Board – October 12 and November 9, 2017
- B. Library Board of Trustees – November 15, 2017
- C. Parks and Recreation Advisory Board – November 10, 2017
- D. Woodbury County Information and Communication Commission – November 15, 2017

*- End of Consent Agenda -*

#### HEARINGS

15. Hearing on Manager's report on demolition of and Resolution declaring a certain structure to be dangerous or dilapidated as defined by the Municipal Code and authorizing the City Manager to carry out such order to demolish said structure. (Address: 417 Main Street) (Property Owner: Dale Winter) **(Deferred from July 20, 2017) (Deferred from October 23, 2017)**

Darrel Bullock, Code Enforcement Manager, provided information on the item.

**Motion by Scott, seconded by Moore, to delete the item; all voting aye.**

16. Hearing on Manager's report on demolition of and Resolution declaring a certain structure to be dangerous or dilapidated as defined by the Municipal Code and authorizing the City Manager to carry out such order to demolish said structure. (Address: 722 Nebraska Street) (Property Owner: Residential Equity Partners LLC) **(Deferred from July 20, 2017)** **2017-1093**

Darrel Bullock, Code Enforcement Manager; and Jeff Hanson, Community Development Operations Manager; provided information on the item.

**Motion by Scott, seconded by Capron, to adopt the proposed resolution to demolish; all voting aye.**

17. Hearing on Manager's report on demolition of and Resolution declaring a certain structure to be dangerous or dilapidated as defined by the Municipal Code and authorizing the City Manager to carry out such order to demolish said structure. (Address: 1408 Main Street) (Property Owner: Rita Anne Schlotman) **(Deferred from July 20, 2017) (Deferred from October 23, 2017)**

Darrel Bullock, Code Enforcement Manager, provided information on the item. Rita and Josh Schlotman, 810 35th St, owners of 1408 Main St, spoke on the property.

**Motion by Scott, seconded by Moore, to delete the item; all voting aye.**

18. Hearing and Resolution approving proposal to sell certain real property and authorizing a city deed. (Various vacated rights-of-way abutting 1616 West 31st Street) (Petitioner: Joseph R. Audino and Stephanie J. Audino) (Purchase price: \$471.50 plus costs) **2017-1094**

**No protests were received. The hearing was closed and the proposed resolution adopted on motion by Scott, seconded by Capron; all voting aye.**

19. Hearing and Resolution approving proposal to sell certain real property and authorizing a city deed. (Various vacated portions of rights-of-way abutting 3100 Talbot Road) (Petitioner: The Nature Conservancy, a nonprofit corporation of the District of Columbia) (Purchase price: \$2,300.55 plus costs)

Jeff Hanson, Community Development Operations Manager, provided information on the item.

**Motion by Scott, seconded by Moore, to continue the hearing and defer action on the item until December 11, 2017; all voting aye.**

20. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the City Hall Carpet Remodel Project. (Project No. 6956-889-001) **2017-1095**

**No protests were received. The hearing was closed and the proposed resolution adopted on motion by Moore, seconded by Scott; all voting aye.**

21. Hearing and Resolution approving plans, specifications, form of contract, and estimated cost for construction of the Southgate Drive Manhole Rehabilitation Project. (Project No. 6946-539-201) **2017-1096**

**No protests were received. The hearing was closed and the proposed resolution adopted on motion by Scott, seconded by Watters; all voting aye.**

## **ORDINANCES**

22. Ordinance amending several sections of the Sioux City Municipal Code to update language, remove vagueness, and revise criminal penalties. **2017-1097**

**The ordinance was considered on motion by Scott, seconded by Capron, to pass first consideration; all voting aye.**

**On motion by Scott, seconded by Moore, all voting aye; the Statutory Rule requiring that an ordinance be considered at three separate meetings was suspended. On motion by Scott, seconded by Moore, the ordinance passed second and third considerations; all voting aye.**

## **DISCUSSION**

23. Resolution approving a Service Agreement with Life Line Billing Systems, LLC dba Lifequest Services of Wautoma, Wisconsin for emergency medical ambulance transport billing. **2017-1098**

Chief Tom Everett, Fire Department; and Jim Haden, Fire Department; provided information on the item.

**Motion by Scott, seconded by Watters, to adopt the proposed resolution; all voting aye.**

24. Resolution authorizing and directing the City Manager to sign a Funding Agreement by and between the City of Sioux City, Iowa and Aberdeen Apartments Limited Liability Company, an Iowa limited liability company, for the purposes of providing \$500,000 in HOME funds for the rehabilitation of Aberdeen Apartments located at 1120 Nebraska Street, Sioux City, Iowa. **(Deferred from November 20, 2017) (Deferred from November 27, 2017) (Motion requested to delete this item)**

Jill Wanderscheid, Neighborhood Services Manager, provided information on the item.

**Motion by Scott, seconded by Capron, to delete this item; Capron, Groetken, Scott, and Watters voting aye; Moore abstaining due to a conflict of interest.**

25. Resolution awarding a Purchase Order to Road Machinery & Supplies Co. of Sioux City, Iowa in the amount of \$1,280,981 for the purchase of seven (7) loaders (RFQ No. 248072, No. 248075, and No. 248076). **2017-1099**

Darrel Bullock, Code Enforcement Manager; Dave Carney, Public Works Director; provided information on the item.

**Motion by Scott, seconded by Capron, to adopt the proposed resolution; all voting aye.**

## **PRESENTATION**

26. Mayor's Youth Commission 2017 Accomplishments

Mary Koster, Siouxland CARES; Tayvin Schmoll, MYC Mayor, West High; Libby Markham, Mayor Pro Tem, Bishop Heelan; Carolyn Halbur, Bishop Heelan; Payton Beaumier, West High; Aleia Nelson, North High; Alexis Hundley, North High; Carley Gassaway West High; Grace Hoak, East High; and John Paul Keane, Bishop Heelan; presented information on the MYC Accomplishments.

## 27. CITIZEN CONCERNS

Duane Sturges, 3511 Park View Blvd; and Michael Shumansky, 1205 Martha St; spoke on the resolution approved on November 13th that temporarily closed portions of Lakeport Street from 14th Street to 7th Street; 7th Street from Lakeport Street to Cedar Street; and a 200 foot portion of Cedar Street south of 7th Street; Sturges and Shumansky stated many people still used the streets and would like them reopened; Council suggested they start a petition to reopen the streets and they may take it under consideration.

## 28. COUNCIL CONCERNS

Groetken congratulated the Police Department and Drug Task Force for being recognized for their outstanding work solving a “cold case” from 2011. Groetken also acknowledged the staff and volunteers that worked on the NAIA National Volleyball Tournament for doing a great job; he also acknowledged the Museum Annual Report that was approved on the Consent Agenda.

Capron stated the Cone Park Preview Party will be held Tuesday, December 5th at the Cone Park Lodge, 3800 Line Dr, Council will attend; Capron also stated the 82nd Annual Goodfellows Little *Yellow Dog* auction will be Saturday, December 9th at the *Ho-Chunk Centre at 12 noon*.

Watters thanked everyone who attended the Riverfront Development Public Input Meeting stating it was a positive meeting with great ideas and input. Watters also stated he echoes Capron’s statements about the NAIA Tournament. Watters and Moore attended the screening of a “Sequel to An Inconvenient Truth”, Watters stated he feels very strongly about the environment and the good things the City is doing to improve it.

Moore complimented the Mayor and the Council for attending the NAIA Tournament. Moore stated he and the Mayor attended the installation of the new pastor at the Mt Zion Baptist Church on Sunday where Mayor presented a commendation to the church and the pastor. Moore asked when the Massage Therapy License Ordinance would be coming back to Council for further consideration; City Attorney Dubois stated it may be January before it is ready.

## 29. ADJOURNMENT

**There being no further business, the meeting was adjourned at 5:49 p.m., on motion by Scott, seconded by Moore; all voting aye.**

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

\_\_\_\_\_  
Robert E. Scott, Mayor

*City Council minutes are available on the Internet at [www.sioux-city.org](http://www.sioux-city.org).*

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<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 4

**FROM:** Donna Forker, Finance Director

**SUBJECT:** **Resolution accepting the Comprehensive Annual Financial Report (CAFR) for the year ended June 30, 2017**

**Reviewed By:**     Department Director     Finance Department     City Attorney     City Manager

**RECOMMENDATION:**  
Staff respectfully requests Council approve the resolution placed on the December 11, 2017 agenda accepting the Comprehensive Annual Financial Report (CAFR) for the Fiscal Year 2017.

**DISCUSSION:**  
The City Finance Department is charged with completing the CAFR. This request for the City Council action presents the CAFR and respectfully requests that the City Council accept the report for the Fiscal Year 2017.

**FINANCIAL IMPACT:**  
N/A

**RELATIONSHIP TO STRATEGIC PLAN:**  
The CAFR shows the City's effort to maintain sound fiscal policy in dealing with the City's financial assets and relates to the trust and open communication values in the strategic plan.

**ALTERNATIVES:**  
If the City Council so desires, they may direct staff to modify the financial reports and resubmit the amended CAFR.

**ATTACHMENTS:**  
Resolution  
**Hard copies will be provided.**

**RESOLUTION NO. 2017 - \_\_\_\_\_**

RESOLUTION ACCEPTING THE COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR THE YEAR ENDED JUNE 30, 2017.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, that the Comprehensive Annual Financial Report (CAFR) for the year ended June 30, 2017, be and the same is hereby accepted.

PASSED AND APPROVED: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

## CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:** December 11, 2017 **ACTION ITEM #** 5

**FROM:** Erika Newton, EFD Director  
Stan LaFave, Building Operations Supervisor  
Spero Vlahoulis, Purchasing Manager  
Donna Forker, Finance Director

**SUBJECT:** **Resolution awarding and approving a service provider agreement to Plains Boiler Service Inc. of Sioux City, Iowa in the amount of \$41,728.12 to provide all parts and labor to remove and replace the boiler at the Sioux City Convention Center (Bid #248867).**

**Reviewed By:**     Department Director     Finance Department     City Attorney     City Manager

**RECOMMENDATION:**

Staff respectfully requests City Council award and approve a service provider agreement to Plains Boiler Service Inc. of Sioux City, Iowa in the amount of \$41,728.12 to provide all parts and labor to remove and replace the boiler at the Sioux City Convention Center (Bid #248867).

**DISCUSSION:**

City staff has determined that the boiler needs to be replaced at the Sioux City Convention Center. The boiler was installed in 1988 and has a useful life of twenty-five (25) years. The engineer's estimate to replace the boiler is \$48,250.00. Invitations to bid were sent to eleven (11) vendors known to replace water boilers. Two (2) bids were received and are as follows:

Vendor	<b>Plains Boiler Service Inc. of Sioux City, Iowa</b>	MTC Mechanical LLC of Sioux City, Iowa
Price	<b>\$41,728.12</b>	\$58,693.00
Price Difference from Low Bid	<b>Not Applicable</b>	\$16,964.88
Percentage Difference from Low Bid	<b>Not Applicable</b>	40.66%

**FINANCIAL IMPACT:**

CIP account #301-8799-433.22-11 Miscellaneous Improvements, EFAB, Capital Improvements, Culture and Recreation, Maintenance, Buildings and Grounds; Project #379-010 Annual EFAB Remodel & Repair has a FY18 available balance of \$559,602.95.

**RELATIONSHIP TO STRATEGIC PLAN:**

Relationship complies with City Operational Plans.

**ALTERNATIVES:**

City Council can reject the bids.

**ATTACHMENTS:**

Resolution

Service Provider Agreement, **Hard Copy Provided**

Bid Bond, **Hard Copy Provided**

Performance Bond, **Hard Copy Provided**

Engineer's Recommendation, **Hard Copy Provided**

**RESOLUTION NO. 2017 - \_\_\_\_\_**  
with attachments

RESOLUTION AWARDING AND APPROVING A SERVICE PROVIDER AGREEMENT TO PLAINS BOILER SERVICE INC. OF SIOUX CITY, IOWA IN THE AMOUNT OF \$41,728.12 TO PROVIDE ALL PARTS AND LABOR TO REMOVE AND REPLACE THE BOILER AT THE SIOUX CITY CONVENTION CENTER (BID #248867).

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that a Service Provider Agreement, a copy of which is attached hereto and by this reference made a part hereof, be awarded to Plains Boiler Service Inc. of Sioux City, Iowa in the amount of \$41,728.12 to provide all parts and labor to remove and replace the boiler at the Sioux City Convention Center (Bid #248867).

BE IT FURTHER RESOLVED that the City Manager and the City Clerk be and they are hereby authorized and directed to execute said Service Provider Agreement for and on behalf of the City of Sioux City.

PASSED AND APPROVED: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017 **ACTION ITEM #** 6

**FROM:** Janelle M. Bertrand, Human Resources Director  
Donna Forker, Finance Director

**SUBJECT:** Resolution amending the Finance Department's authorized payroll complement by reclassifying the position of Administrative Secretary to Accounting Clerk.

**Reviewed By:**     Department Director     Finance Department     City Attorney     City Manager

**RECOMMENDATION:**

Staff respectfully requests Council approve the addition of an Accounting Clerk position to the Finance department.

**DISCUSSION:**

The Administrative Secretary position will become vacant in December due to a promotion. The Finance Department has realigned duties and wishes to change this Administrative Secretary position to an Accounting Clerk which is more reflective of the duties that will be performed. We expect this position will be filled with an internal candidate who will be exercising a bumping option under Civil Service rules due to the upcoming reduction in force at the Events Facilities Department.

**FINANCIAL IMPACT:**

The Accounting Clerk position is a pay grade A 12 with the range being \$31,458.70 - \$35,012.90. The Administrative Secretary is a pay grade S 10 with the range being \$35,939.42 - \$50,315.19. This change will reduce the overall salary budget for the Department.

**RELATIONSHIP TO STRATEGIC PLAN:**

Progressive Leadership Vision

We will use formal and informal methods to engage the Council, our employees, and our customers to promote enhanced organizational engagement and commitment to our shared vision.

**ALTERNATIVES:**

Leave the budget complement as it currently is and hire an Administrative Secretary.

**ATTACHMENTS:**

- Resolution
- Administrative Secretary Job Description
- Accounting Clerk Job Description

**RESOLUTION NO. 2017 - \_\_\_\_\_**

RESOLUTION AMENDING THE FINANCE DEPARTMENT'S AUTHORIZED PAYROLL COMPLEMENT BY RECLASSIFYING THE POSITION OF ADMINISTRATIVE SECRETARY TO ACCOUNTING CLERK.

WHEREAS, the City Council approved the Finance Department's authorized payroll complement by providing for an Administrative Secretary position; and

WHEREAS, the City Council is advised and does believe that due to the re-evaluation of said Administrative Secretary position that said position be reclassified to Accounting Clerk.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, that the Finance Department's authorized payroll complement for the fiscal year ending June 30, 2018 be amended by reclassifying the position of Administrative Secretary to Accounting Clerk.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon passage.

PASSED AND APPROVED: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk



## City of Sioux City, Iowa

### Position: Administrative Secretary

Class Code  
IV-1059

Pay Range  
D 10

(Non) Bargaining Group  
PATS-UNION

FLSA Category  
Non-Exempt

Reports to Position  
Varies

Department/Division  
Varies

Date Revised  
May 2006

Date Adopted  
May 31, 2006

Approved Resolution No  
2006-0382/May 31, 2006

#### PURPOSE OF POSITION:

Performs clerical, operational, and administrative functions and support for an office, division, section or Department.

#### ESSENTIAL DUTIES OF POSITION (with or without accommodation):

*The following duties are normal for this position. These are not to be construed as exclusive or all inclusive. Other duties may be assigned.*

- Schedules meetings and activities and prepares and distributes minutes and agendas.
- Composes, prepares, and distributes various correspondences.
- Assists internal and external customers via telephone and in person.
- Orders and maintains inventory of office supplies.
- Performs general office duties, such as copying, filing, faxing, data entry, and mail processing.
- Initiates, enters, and verifies departmental payroll.
- Completes light accounting duties that may include cash handling, such as entering AP/AR, monitoring budget, billing, reconciling purchase orders, and processing expense reports.
- Compile data and prepare both routine and special reports for review and action.
- Initiate, review and process payroll documents and forms.
- Assist in the preparation, presentation and monitoring of the department/division budget.
- Serve as Secretary and support staff for boards/commissions, prepare agendas, take and transcribe meeting minutes and compose a variety of correspondence.
- Revise, implement and maintain office procedures and filing systems.
- Secure and coordinate travel arrangements for staff members.
- Receive and distribute mail.
- Assist with the training of new employees and may assign work to other clerical staffers.

- Issue and record permits, receive and record cash receipts.
- Prepare response and complete survey forms and questionnaires.
- Maintain confidentiality of information.
- Establish and maintain effective working relationships with Officials, other agencies, fellow employees and the general public.
- Responsible for numerous department-specific duties.
- Regularly lifts up to 10 pounds and occasionally lifts up to 30 pounds.
- Expected to temporarily perform duties outside of normal classification in the event of a declared emergency. In the event that an employee is excused from work other than being sick, they will be required to report to work in a state of declared emergency.

**MINIMUM PHYSICAL AND MENTAL ABILITIES REQUIRED TO PERFORM ESSENTIAL JOB FUNCTIONS:**

**Cognitive Demands, Skills and Abilities:** Ability to speak clearly so others can understand you, ability to see details at close range (within a few feet of the observer), ability to see details at a distance, ability to identify and understand the speech of another person, ability to listen to and understand information and ideas presented through spoken words and sentences.

**Job Knowledge:** Requires a thorough and complete knowledge of office equipment and procedures; a comprehensive knowledge of the principals of bookkeeping and filing systems and computers and related software; ability to apply current office technology, resources and services to assist customers (external and internal). Thorough knowledge of City Ordinances and municipal government; and business math, interpersonal relations and the ability to use the English language effectively. Ability to exercise independent judgment in making decisions in accordance with established policies and regulations, and to assist with the administration and coordination of general office activities.

**Language Ability and Interpersonal Communication:** Requires effective communication skills and the ability to provide assistance to employees, and the general public. Requires the ability to speak clearly, distinctly and effectively with fellow employees; read in English and compare similarities and differences between words and series of numbers; apply common sense understanding to the work process, procedures, programs and services; and to provide and follow verbal and written instructions.

**Physical requirements:** Regularly lifts up to 10 pounds and occasionally lifts up to 30 pounds.

**Work Environment:** Ninety percent of work is normally performed in a normal inside office environment with appropriate heating and cooling and is not subject to significant occupational or environmental hazards other than those normally associated with general public contact, dust or odors. Travel in all types of weather extremes to attend

training and/or organizes meetings conferences, and workshops; must be mobile and able to visit complainants and businesses within the metro area.

**Special Requirements:** None

**REQUIRED QUALIFICATIONS AND ACCEPTABLE EXPERIENCE/TRAINING:**

High School Diploma or GED and two to five years of office or accounting experience. Any equivalent combination of experience and training that provides the required knowledge, skill and abilities.

**PRE-EMPLOYMENT SCREENINGS:**

Pre-employment screenings may include but are not limited to: criminal background search and drug and alcohol screen.

**The City of Sioux City is an Equal Opportunity Employer.  
In compliance with the Americans with Disabilities Act, the City will provide reasonable accommodations to qualified individuals with disabilities and encourages employees and prospective employees to discuss needed accommodations with the appropriate City representatives.**



## City of Sioux City, Iowa

### Position: Accounting Clerk

Class Code  
IV-1205

Pay Range  
A13

(Non) Bargaining Group  
AFSCME

FLSA Category  
Non-Exempt

Reports to Position  
Varies

Department/Division  
Varies

Date Revised  
February 1998

Date Adopted  
March 3, 1998

Approved Resolution No  
98/U-6403/March 3, 1998

#### PURPOSE OF POSITION:

Under supervision to perform complex and specialized clerical and paraprofessional record and accounting work.

#### ESSENTIAL DUTIES OF POSITION (with or without accommodation):

*The following duties are normal for this position. These are not to be construed as exclusive or all inclusive. Other duties may be assigned.*

- Record and maintain accounting data in ledgers regarding a variety of expenditures, charges and wages.
- Perform routine audits on reports and financial documents.
- Record periodic adjustments to budgets including encumbrances, expenditures and balances.
- Reconcile statements and accounts, including cash receipts.
- Process and reconcile payroll documents.
- Prepare routine correspondence with vendors and customers.
- Organize and prepare various reports concerning projects, bids, activities, etc.
- Organize and prepare financial data for various reports and grants.
- Process and maintain records regarding employee insurance enrollment and claims.
- Process and review invoices and related records for accounts payable/receivable.
- Assist in the training of new employees.
- Establish and maintain effective working relationships with Officials, fellow employees and the general public.
- Maintain regular and punctual working hours.
- Responds to citizens' questions and concerns in a courteous and timely manner.
- Performs other directly related duties consistent with the role and function of the

position as assigned by management.

- Regularly lifts up to 10 pounds and occasionally lifts up to 30 pounds.
- Expected to temporarily perform duties outside of normal classification in the event of a declared emergency. In the event that an employee is excused from work other than being sick, they will be required to report to work in a state of declared emergency.

**MINIMUM PHYSICAL AND MENTAL ABILITIES REQUIRED TO PERFORM ESSENTIAL JOB FUNCTIONS:**

**Cognitive Demands, Skills and Abilities:** Ability to apply current office technology, resources and services to assist employees, Officials and the general public. Thorough knowledge of business math, interpersonal relations and the ability to use the English language effectively. Ability to exercise independent judgement in making decisions in accordance with established policies and regulations, and to assist with the training of new employees.

**Job Knowledge:** Requires a thorough and complete knowledge of office equipment and procedures; a comprehensive knowledge of the basic principles of bookkeeping, accounting and filing systems, computers and related software; thorough knowledge of City Ordinances and municipal government.

**Language Ability and Interpersonal Communication:** Requires effective communication skills and the ability to provide assistance to customers (external and internal). Requires the ability to speak clearly, distinctly and effectively with fellow employees; read in English and compare similarities and differences between words and series of numbers; apply common sense understanding to the work process, procedures, programs and services; and to provide and follow verbal and written instructions.

**Physical Requirements:** Regular standing, walking, reaching, feeling, pushing, pulling and lifting up to 20 lbs. and precise use of fingers, arms to enter data into a P.C. accurately and quickly; and the ability to see at a distance of 20" or less and hear within normal limits with or without corrective assistance.

**Work Environment:** Work is normally performed in a general inside office environment with appropriate heating and cooling and is not subject to significant occupational or environmental hazards other than those normally associated with general public contact.

**Special Requirements:** None

**REQUIRED QUALIFICATIONS AND ACCEPTABLE EXPERIENCE/ TRAINING:**

Graduation from standard high school preferably supplemented with college or business school level training in accounting and / or bookkeeping and two years of work experience in accounting or bookkeeping or any equivalent combination of experience and training which provides the required knowledge, skills and abilities.

**PRE-EMPLOYMENT SCREENINGS:**

Pre-employment screenings may include but are not limited to: criminal background search and drug and alcohol screen.

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## City of Sioux City, Iowa

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Class Code

IV-1205

Pay Range

A13

(Non) Bargaining Group

AFSCME

FLSA Category

Non-Exempt

Reports to Position

Varies

Department/Division

Varies

Date Revised

February 1998

Date Adopted

March 3, 1998

Approved Resolution No

98/U-6403/March 3, 1998

**PURPOSE OF POSITION:**

Under supervision to perform complex and specialized clerical and paraprofessional record and accounting work.

**ESSENTIAL DUTIES OF POSITION (with or without accommodation):**

*The following duties are normal for this position. These are not to be construed as exclusive or all inclusive. Other duties may be assigned.*

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- Perform routine audits on reports and financial documents.
- Record periodic adjustments to budgets including encumbrances, expenditures and balances.
- Reconcile statements and accounts, including cash receipts.
- Process and reconcile payroll documents.
- Prepare routine correspondence with vendors and customers.
- Organize and prepare various reports concerning projects, bids, activities, etc.
- Organize and prepare financial data for various reports and grants.
- Process and maintain records regarding employee insurance enrollment and claims.
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- Assist in the training of new employees.
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**Cognitive Demands, Skills and Abilities:** Ability to apply current office technology, resources and services to assist employees, Officials and the general public. Thorough knowledge of business math, interpersonal relations and the ability to use the English language effectively. Ability to exercise independent judgement in making decisions in accordance with established policies and regulations, and to assist with the training of new employees.

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**Work Environment:** Work is normally performed in a general inside office environment with appropriate heating and cooling and is not subject to significant occupational or environmental hazards other than those normally associated with general public contact.

**Special Requirements:** None

**REQUIRED QUALIFICATIONS AND ACCEPTABLE EXPERIENCE/ TRAINING:**

Graduation from standard high school preferably supplemented with college or business school level training in accounting and / or bookkeeping and two years of work experience in accounting or bookkeeping or any equivalent combination of experience and training which provides the required knowledge, skills and abilities.

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<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 7

**FROM:** Ricky J. Mach, Special Assistant to the City Manager

**SUBJECT:** **Resolution accepting the work and authorizing final payment to SuBSurfco, LLC for the Tur-Pak Water Main Relocation Project (Project No. 6909-519-261).**

**Reviewed By:**     Department Director     Finance Department     City Attorney     City Manager

**RECOMMENDATION:**

Staff respectfully requests Council approve the resolution accepting the work and authorizing final payment in the amount of \$76,580.85 now and \$10,125.90 in 30 days to SuBSurfco, LLC for the Tur-Pak Water Main Relocation Project (Project No.6909-519-261).

**DISCUSSION:**

A contract was awarded to SuBSurfco, LLC of South Sioux City, Nebraska on August 14, 2017 under Resolution No. 2017-0756 for a contract amount of \$195,219.25. The work has been completed and approved by City staff.

This project involved the construction of new ductile iron water main to provide water to Tur-Pak Foods, Inc. This water main was required to accommodate the Iowa Air National Guard 185<sup>th</sup> Air Refueling Wing construction of a new facility. That facility is being constructed over the current water main that feeds the Tur-Pak Foods, Inc. facility. This project replaced the current cement asbestos pipe with ductile iron piping.

Below is a summary of the project:

**Original Contract Amount: \$195,219.25**

**Change Order No. 1 Summary: \$8,761.74**

There were issues with the main line water feed as it came off the Air Guard Property on the west side of the building. That required repairs before the tie in of the new piping could be accomplished. Additionally, the soils were very wet in some locations and needed to be modified to support the pipe bedding.

**Change Order No. 2 Summary: (\$1,463.07)**

Final Unit Quantity Adjustments

**Final Construction Cost: \$202,517.92**

The final construction cost for this project is \$202,517.92 which is 3.7% above the original contract amount.

**FINANCIAL IMPACT:**

This project is funded using water funds under CIP No. 519-261 "Tur-Pak Water Line Relocation".

**RELATIONSHIP TO STRATEGIC PLAN:**

Municipal Responsibility – Infrastructure  
Focus Area – Grow Sioux City

**ALTERNATIVES:**

Council can choose not to accept the work and staff will go back to the contractor to discuss any issues.

**ATTACHMENTS:**

Resolution  
Engineer's Statement of Final Acceptance  
Final Payment Application

**RESOLUTION NO. 2017 - \_\_\_\_\_**  
with attachments

RESOLUTION ACCEPTING THE WORK AND AUTHORIZING FINAL  
PAYMENT TO SUBSURFCO, LLC FOR THE TUR-PAK WATER MAIN  
RELOCATION PROJECT (PROJECT NO. 6909-519-261).

WHEREAS, on August 14, 2017, Sioux City, Iowa entered into a contract with SuBSurfco, LLC of South Sioux City, Nebraska for the Tur-Pak Water Main Relocation Project within the City as therein described; and

WHEREAS, said contractor has satisfactorily completed the construction of the project in accordance with the terms and conditions of said contract and the plans and specifications as shown by the engineer's report filed with the City Clerk on December 11, 2017, and attached hereto and made a part hereof; and

WHEREAS, in accordance with the terms of the contract, the contractor is entitled to final payment, providing no liens have been filed against the work.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA:

- A. The said report of the engineer, be, and the same is hereby approved and adopted and the project is hereby approved and accepted as having been fully completed in accordance with the said plans and specifications and contract and the total project cost of the project under said contract is hereby determined to be \$202,517.92 as shown in said report of the engineer.
  
- B. The Director of Finance be, and she is hereby authorized and directed to issue a check in the amount of \$76,580.85 now and in the amount of \$10,125.90 in thirty days provided there are no liens or claims against retainage on file, payable from the appropriate fund in favor of SuBSurfco, LLC for the construction of the project.

PASSED AND APPROVED: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk



**VEENSTRA & KIMM, INC.**  
203 Sergeant Square Dr., Suite B • PO Box 220  
Sergeant Bluff, Iowa 51054-0220  
712-943-5055 • 712-943-5088(FAX) • 877-241-8009(WATS)

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November 28, 2017

Rick Mach  
Special Projects Manager  
City of Sioux City  
405 6<sup>th</sup> Street  
Sioux City, Iowa 51102-0447

SIOUX CITY, IOWA  
TUR-PAK WATER MAIN RELOCATION PROJECT  
PROJECT # 6909-519-261  
CERTIFICATE OF COMPLETION

Enclosed are two copies of the Certificate of Completion. This certificate should be executed by the Mayor after the City Council has approved acceptance of the project.

This project was seeded after the seeding deadline of September 30, therefore in the spring, the City reserves the right to verify that seeding has been established.

Please sign both copies in the spaces provided and return one signed copy to our office.

Should you have any questions or comments, please contact us at 712-943-5055.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read 'Craig Beedle', is written over a light blue horizontal line.

Craig Beedle

Enclosures

CERTIFICATE OF COMPLETION

PROJECT # 6909-519-261

TUR-PAK WATER MAIN RELOCATION PROJECT  
SIOUX CITY, IOWA

We hereby certify that we have made an on-site review of the completed construction of the Tur-PAK Water Main Relocation Project, as performed by SuBSurfco, LLC.

As Project Manager for the project, it is our opinion the work performed is in conformance with the plans and specifications, and that the final amount of the Contract is Two-Hundred-Two Thousand Five-Hundred-Seventeen Dollars and 92/100 Dollars (\$202,517.92).

VEENSTRA & KIMM, INC.

Accepted: CITY OF SIOUX CITY, IOWA

By  CRAIG BEEDLE  
Title Project Manager  
Date 12/4/17

By \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

By  TROY JONES  
Title Project Inspector  
Date 12-4-17



424 1/2 West 17th St., 5th Floor, Sioux City, IA 51102

Project: Ten-Pac Water Main Relocation Project

Contractor:  
SubSurface, LLC  
402 Golf Road  
South Sioux City, NE 68776

CERTIFICATE OF PAYMENT NO. 2 Final

Date of Issuance: 11/17/2017

Project No: 0885-715-267  
IDOT No: N/A  
Contract Date: August 14, 2017

Payment Period:  
October 14, 2014 to November 10, 2017

DETAILED ESTIMATE			
Description	Quantity	Unit Price	Total Cost
See Attached			

Value of Work Completed this Estimate: \$93,219.42

Original Contract Price	\$195,219.26
Approved Change Orders:	
No. 1 Date: 1/17/17	\$8,781.74
No. 2 Date: 1/17/17	-\$1,483.07
No. 3 Date:	\$0.00
No. 4 Date:	\$0.00
No. 5 Date:	\$0.00
Total Contract Price	\$202,517.92

Total Value of Completed Work	\$202,517.92
Total Retainage (5%)	\$10,125.90
Total Net Amount	\$192,392.02

Less: Estimates previously approved:

No.	Estimate	Balance
No. 1	\$115,811.17	\$6,000.33
No. 2	\$5.00	\$0.00
No. 3	\$3.00	\$0.00
No. 4	\$3.00	\$0.00
No. 5	\$0.00	\$0.00
Total	\$115,811.17	\$6,000.33

Value of Work Completed this Estimate: \$86,611.42  
Retainage held this Estimate: \$4,510.67  
NET AMOUNT DUE THIS ESTIMATE: \$76,680.65

The undersigned hereby certifies that the work done and materials delivered have been checked as to quantity and conformity with the plans and specifications, and the Contractor, in accordance with the contract, is entitled to payment as indicated above.

The Contractor hereby declares that during this payment period, that they have not performed any work, furnished any materials, sustained any cost, damage or delay for any reason, including soil conditions encountered or created, or otherwise cause anything for which they shall seek, demand, sue for, or claim compensation, except as is hereby declared for additional compensation and/or extension of time, as set forth on the attached itemized statement.

BRAD SMITH Contractor (Print) [Signature] Signature 11/17/17 Date

TROY JONES Inspector (Print) [Signature] Signature 11-21-17 Date

CRAIG BEEDLE Project Engineer (Print) [Signature] Signature 11/21/17 Date

Ricky J. Meach City Project Manager [Signature] Signature 11/27/17 Date

cc: Contractor  
Engineering  
Finance  
Clerk's Office

Project Name: Tur-Pac Water Main Relocation Project  
 Sioux City Project Number: 9009-619-261  
 8001 Project Number: N/A  
 Contractor: SubSurfco, LLC

Pay Request No. 2 - Final

ITEM NUMBER	ITEM CODE	DESCRIPTION	UNITS	CONTRACT QUANTITY	UNIT PRICE	CONTRACT PRICE	PREVIOUS QUANTITY	AMOUNT PREVIOUS	QUANTITY THIS PERIOD	TOTAL QUANTITY	TOTAL AMOUNT COMPLETED	TOTAL DUE THIS PERIOD
		<b>Base Bid</b>										
		<b>Division 2 - Earthwork</b>										
1	Est. Ref. Notes	Remove & Replace Unsuitable Soil	C.Y.	29.00	\$ 30.00	\$ 870.00	0.00	\$	70.00	70.00	\$ 2,100.00	\$ 2,100.00
		<b>Division 5 - Water Main &amp; Appurtenances</b>										
2	5010-108-A-1	Water Main, Trenched, PVC, 12"	L.F.	575.00	\$ 40.25	\$ 23,143.75	330.00	\$ 13,282.50	3.50	378.50	\$ 15,221.25	\$ 15,221.25
3	5010-108-A-1	Water Main, Trenched, PVC, 8"	L.F.	415.00	\$ 31.00	\$ 12,865.00	490.00	\$ 15,330.00	-8.00	402.00	\$ 12,602.00	\$ 12,602.00
4	5010-108-A-1	Water Main, Trenched, DI, 8"	L.F.	25.00	\$ 70.75	\$ 1,768.75	35.00	\$ 2,476.25	10.00	35.00	\$ 2,476.25	\$ 2,476.25
5	5010-108-C-1	Fittings, Bend, 90 Degree, 12"	Ea.	1.00	\$ 500.00	\$ 500.00	1.00	\$ 500.00			\$	\$
6	5010-108-C-1	Fittings, Bend, 90 Degree, 8"	Ea.	2.00	\$ 410.00	\$ 820.00	2.00	\$ 820.00			\$	\$
7	5010-108-C-1	Fittings, Bend, 45 Degree, 8"	Ea.	3.00	\$ 410.00	\$ 1,230.00	3.00	\$ 1,230.00	-2.00	1.00	\$ 410.00	\$ (820.00)
8	5010-108-C-1	Fittings, Tee, 12" x 12"	Ea.	1.00	\$ 590.00	\$ 590.00	1.00	\$ 590.00	-1.00	2.00	\$ 1,180.00	\$ 590.00
9	5010-108-C-1	Fittings, Tee, 12" x 8"	Ea.	1.00	\$ 335.00	\$ 335.00	1.00	\$ 335.00	-1.00	0.00	\$	\$ (335.00)
10	5010-108-C-1	Fittings, Tee, 12" x 6"	Ea.	2.00	\$ 500.00	\$ 1,000.00	3.00	\$ 1,500.00		2.00	\$ 1,000.00	\$
11	5010-108-C-1	Fittings, Tee, 8" x 8"	Ea.	2.00	\$ 415.00	\$ 830.00	2.00	\$ 830.00		2.00	\$ 830.00	\$
12	5010-108-C-1	Fittings, Reducer, 12" x 8"	Ea.	1.00	\$ 330.00	\$ 330.00	1.00	\$ 330.00		1.00	\$ 330.00	\$
13	5020-108-A-0	Valve, Gate, 12"	Ea.	1.00	\$ 2,375.00	\$ 2,375.00	2.00	\$ 4,750.00		2.00	\$ 4,750.00	\$
14	5020-108-A-0	Valve, Gate, 8"	Ea.	1.00	\$ 1,415.00	\$ 1,415.00	1.00	\$ 1,415.00	1.00	2.00	\$ 2,830.00	\$ 1,415.00
15	5020-108-C-0	Fire Hydrant Assembly	Ea.	3.00	\$ 3,925.00	\$ 11,775.00	3.00	\$ 11,775.00		3.00	\$ 11,775.00	\$
16	Est. Ref. Notes	Fire Service Connection	Ea.	1.00	\$ 5,075.00	\$ 5,075.00	1.00	\$ 5,075.00		1.00	\$ 5,075.00	\$
17	Est. Ref. Notes	Connect to Existing Water Main	Ea.	4.00	\$ 3,900.00	\$ 15,600.00	4.00	\$ 15,600.00		4.00	\$ 15,600.00	\$
18	Est. Ref. Notes	Plug, Fill & Abandon Existing Water Main, 12"	L.F.	210.00	\$ 7.25	\$ 1,522.50	270.00	\$ 1,927.50		270.00	\$ 1,927.50	\$
19	Est. Ref. Notes	Remove Fire Hydrant Assembly	Ea.	2.00	\$ 350.00	\$ 700.00	2.00	\$ 700.00		2.00	\$ 700.00	\$
		<b>Division 7 - Streets &amp; Related Work</b>										
20	7030-108-A-1	Driveway Paved, PCC, 9"	S.Y.	142.00	\$ 60.75	\$ 8,626.50	50.00	\$ 3,037.50	92.00	142.00	\$ 8,626.50	\$ 8,626.50
21	7030-108-A-0	Removal of Driveway	S.Y.	145.00	\$ 0.75	\$ 1,087.50	145.00	\$ 1,087.50	-3.00	142.00	\$ 1,042.50	\$ (45.00)
22	Est. Ref. Notes	Full Depth Saw Cut	L.F.	370.00	\$ 0.90	\$ 3,330.00	370.00	\$ 3,330.00		370.00	\$ 3,330.00	\$
		<b>Division 8 - Traffic Control</b>										
23	Est. Ref. Notes	Traffic Control	L.S.	1.00	\$ 2,375.00	\$ 2,375.00	1.00	\$ 2,375.00		1.00	\$ 2,375.00	\$
		<b>Division 9 - Site Work &amp; Landscaping</b>										
24	9010-108-B-0	Hydraulic Sealing, Fertilizing & Mulching	AC	1.50	\$ 4,650.00	\$ 6,975.00	0.00	\$	0.75	0.75	\$ 2,212.50	\$ 6,975.00
25	9010-108-D-1	Filter Socks, 3"	L.F.	290.00	\$ 4.90	\$ 1,421.00	0.00	\$		0.00	\$	\$
26	9010-108-D-2	Flap Socks, Removal	L.F.	250.00	\$ 1.20	\$ 300.00	2.00	\$		2.00	\$	\$
		<b>Division 11 - Miscellaneous</b>										
27	11020-108-A-0	Mobilization	L.S.	1.00	\$ 24,500.00	\$ 24,500.00	1.75	\$ 42,875.00	0.25	1.00	\$ 24,500.00	\$ 42,875.00
		<b>Bid Alternate</b>										
		<b>Division 2 - Earthwork</b>										
1	Est. Ref. Notes	Remove & Replace Unsuitable Soil	C.Y.	59.00	\$ 30.00	\$ 1,770.00	0.00	\$		0.00	\$	\$
		<b>Division 5 - Water Main &amp; Appurtenances</b>										
2	5010-108-A-1	Water Main, Trenched, PVC, 8"	L.F.	452.00	\$ 24.25	\$ 10,961.00	200.00	\$ 8,100.00	252.00	452.00	\$ 10,961.00	\$ 10,961.00
3	5010-108-A-1	Water Main, Trenched, PVC, 6"	L.F.	3.00	\$ 65.00	\$ 195.00	3.00	\$ 195.00	-0.00	3.00	\$ 195.00	\$ 195.00
4	5010-108-C-1	Fittings, Bend, 90 Degree, 6"	Ea.	1.00	\$ 370.00	\$ 370.00	0.00	\$	-1.00	1.00	\$ 370.00	\$ 370.00
5	5010-108-C-1	Fittings, Tee, 8" x 4"	Ea.	1.00	\$ 350.00	\$ 350.00	0.00	\$	-1.00	1.00	\$ 350.00	\$ 350.00
6	5010-108-C-1	Fittings, Reducer, 8" x 6"	Ea.	1.00	\$ 290.00	\$ 290.00	1.00	\$ 290.00		2.00	\$ 580.00	\$ 290.00
7	5010-108-C-1	Fire Hydrant Assembly	Ea.	1.00	\$ 4,125.00	\$ 4,125.00	0.00	\$	1.00	1.00	\$ 4,125.00	\$ 4,125.00
8	Est. Ref. Notes	Water Service Connection	Ea.	1.00	\$ 5,450.00	\$ 5,450.00	0.00	\$	1.00	1.00	\$ 5,450.00	\$ 5,450.00
9	Est. Ref. Notes	Connect to Existing Water Main, Deduct	Ea.	1.00	\$ (3,050.00)	\$ (3,050.00)	1.00	\$ (3,050.00)		1.00	\$ (3,050.00)	\$
10	Est. Ref. Notes	Plug, Fill & Abandon Existing Water Main, 8"	L.F.	360.00	\$ 4.45	\$ 1,602.00	0.00	\$	360.00	360.00	\$ 1,602.00	\$ 1,602.00
11	Est. Ref. Notes	Remove Fire Hydrant Assembly	Ea.	1.00	\$ 355.00	\$ 355.00	0.00	\$	1.00	1.00	\$ 355.00	\$ 355.00



<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 8A

**FROM:** Al Harris-Fernandez, Art Center Director

**SUBJECT:** **Motion accepting and approving the Art Center Board of Trustees FY 2017 Annual Report.**

**Reviewed By:**     Department Director                      Finance Department                       City Attorney                       City Manager

**RECOMMENDATION:**

Staff respectfully requests Council approve the motion accepting and approving the Art Center Board of Trustees' FY 2017 Annual Report.

**DISCUSSION:**

As required by City Code, Section 2.66.070 Annual Reports, the Art Center Board of Trustees has completed its FY2017 Annual Report of activities over the last year and is requesting Council approval.

**FINANCIAL IMPACT:**

None

**RELATIONSHIP TO STRATEGIC PLAN:**

Through exhibitions, programming and public art, the Art Center adds to the City of Sioux City's quality of life. This contribution helps to position Sioux City as a preferred community through marketing initiatives and growing local pride in our City.

**ALTERNATIVES:**

Accept or reject the Annual Report.

**ATTACHMENTS:**

**Hard copy:** 2017 annual report included in the Winter 2017/2018 Quarterly Calendar

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 8B

**FROM:** Jeff Hanson, Community Development Operations Manager (CRM)

**SUBJECT:** **Motion accepting and approving the Sioux City Board of Adjustment FY 2017 Annual Report.**

**Reviewed By:**     Department Director                      Finance Department                       City Attorney                       City Manager

**RECOMMENDATION:**

Staff respectfully requests Council approve a motion accepting and approving the Board of Adjustment FY 2017 Annual Report.

**DISCUSSION:**

As required by City Code, Section 2.66.070 Annual Reports, the Board of Adjustment has completed their FY 2017 Annual Report of the Board's activities over the last year and is requesting Council approval. The Board reviewed and approved the Report at the November 28, 2017 meeting.

**FINANCIAL IMPACT:**

None

**RELATIONSHIP TO STRATEGIC PLAN:**

Progressive Leadership Vision

**ALTERNATIVES:**

None recommended

**ATTACHMENTS:**

Board of Adjustment FY 2017 Annual Report.

# FY 2017 Annual Report

## Board of Adjustment

### Background

Established in 1928, the Board of Adjustment hears and decides appeals to any order, requirement, decision, or determination made by an administrative officer in the enforcement of the City's zoning ordinance; hears and reviews variances from the terms of the zoning ordinance; decides applications for conditional and temporary use permits; and hears appeals.



Conditional Use Permit for bed and breakfast



### Executive Summary



Front Page of the online portal to the Municipal Code

The Board of Adjustment convened 9 times between July 1, 2016 and June 30, 2017. The Board made decisions on a total of 6 applications in FY 2017.

The Planning staff administratively approved a total of 11 minor modification applications in FY 2017.

## Board of Adjustment Member Terms and Meeting Dates

**Type of Committee:** Quasi-Judicial  
**Number of Members:** 7  
**Term Length:** 5 Years  
**Meetings:** 2nd and 4th Tuesday of each month, 4:30 p.m. or shortly after the Planning & Zoning Commission meeting  
**Location:** Council Chambers, 5th floor in City Hall, 405 6th Street  
**Membership:** Must be resident electors of Sioux City; cannot be an officer or employee of the City; the majority of the members have to be public-at-large and not in real estate; members also serve on the Planning and Zoning Commission.

### Board of Adjustment Members

	Years of Service
Suzan Stewart (Chair)	7
Michelle Bostinelos (Vice-Chair)	1
Jason Geary	4
Jean Calligan	13
Lee Beukelman	3
Joe Krage	13
Ryan Ross	10
David Silverberg *term began 7/1/17	0



Variance and CUP for off-premise alcohol sales

### Supporting City Staff

Jeff Hanson, Community Development Operations Manager  
 Justin Vondrak, Assistant City Attorney II  
 Brent Nelson, Senior Planner  
 Chris Madsen, Senior Planner  
 Erin Berzina, Planner  
 Ron Kueny, Zoning Enforcement Officer  
 Kelly Leigh, Administrative Secretary



CUP for asphalt batch plant

## FY 2017 Hearings

### Summary of Approved Applications:

- CUP for concrete and asphalt recycling at 3150 Rustin Street.
- Variance for on premise alcohol sales at 2326 Transit Ave. (Transit Plaza)
- CUP for on premise alcohol sales at 2326 Transit Ave. (Transit Plaza)
- CUP for on premise alcohol sales at 1411 Pierce Street (Grocery Store)
- CUP to allow a bed and breakfast located at 2822 Jackson Street.
- CUP for on premise alcohol sales at 4727 Southern Hills Rd. (Casey's Convenience Store)
  
- 11 Minor Modifications were approved by City Staff.

## FY 2016-2017: Reviewed Applications

Application Type	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Temporary Use Permits	0	0	0	0	0
Minor Modifications (Staff)	14	16	6	8	11
Variances	1	0	1	5	1
Conditional Use Permits	7	12	7	8	5
Appeals	1	0	0	0	0

## FY 2018 Goals

- Monitor and address any portions of the 2015 Zoning and Sign Code that need to be amended based on current policies and practices in Sioux City.
- Continue to conduct public meetings and hearings for the purpose of reviewing and developing recommendations to the City Council on a wide range of matters pertaining to the physical development of the City.

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 8C

**FROM:** Jeff Hanson, Community Development Operations Manager (CRM)

**SUBJECT:** **Motion accepting and approving the Sioux City Planning and Zoning Commission FY 2017 Annual Report.**

**Reviewed By:**     Department Director                      Finance Department                       City Attorney                       City Manager

**RECOMMENDATION:**

Staff respectfully requests Council approve a motion accepting and approving the Planning and Zoning Commission FY 2017 Annual Report.

**DISCUSSION:**

As required by City Code, Section 2.66.070 Annual Reports, the Planning and Zoning Commission has completed their FY 2017 Annual Report of the Commission's activities over the last year and is requesting Council approval. The Commission reviewed and approved submission of the Report at the November 28, 2017 meeting.

**FINANCIAL IMPACT:**

None

**RELATIONSHIP TO STRATEGIC PLAN:**

Progressive Leadership Vision

**ALTERNATIVES:**

None recommended

**ATTACHMENTS:**

Planning and Zoning Commission FY 2017 Annual Report

# FY 2017 Annual Report

## Planning and Zoning Commission

### Background

Established in 1918, the Planning and Zoning Commission conducts public meetings and hearings for the purpose of reviewing and developing recommendations to the City Council on a wide range of matters pertaining to the physical development of the City. The Commission develops a comprehensive general plan for the community which, after adoption by the City Council, is a guide for the orderly development of the City by both public and private sectors.

Members review all applications for zoning and subdivision ordinance text amendments, zoning changes, proposed vacations and dedications of public lands, easements, plats or replats of subdivisions, and review all proposed urban renewal plans and other items that are directed to them by the City Council.



### Executive Summary



The Planning and Zoning Commission convened 20 times between July 1, 2016 and June 30, 2017. The Commission reviewed and made recommendations to the City Council on a total of 80 items in FY17, an increase of 15% from FY16.

Planning staff administratively approved a total of 11 minor modification applications in FY 2017, in addition to 72 Development Review Committee submittals, an increase of 28% from FY16.

## Planning and Zoning Commission Member Terms and Meeting Dates

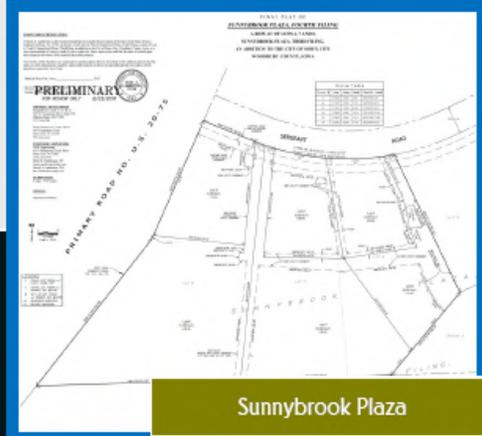
Type of Committee: Advisory  
 Number of Members: 7  
 Term Length: 5 Years  
 Meetings: 2nd and 4th Tuesday of each month, 4 p.m.  
 Location: Council Chambers, 5th floor in City Hall, 405 6th Street  
 Membership: Must be resident electors of Sioux City; the majority of the members have to be public-at-large and not in real estate; members also serve on the Board of Adjustment.

### Planning and Zoning Commission Members

	Years of Service
Suzan Stewart (Chair)	7
Michelle Bostinelos (Vice-Chair)	1
Jason Geary	4
Jean Calligan	13
Lee Beukelman	3
Joe Krage	13
Ryan Ross	10
David Silverberg *term began 7/1/17	0



Mercy Child Advocacy



Sunnybrook Plaza

### Supporting City Staff

Jeff Hanson, Community Development Operations Manager  
 Justin Vondrak, Assistant City Attorney II  
 Brent Nelson, Senior Planner  
 Chris Madsen, Senior Planner  
 Erin Berzina, Planner  
 Ron Kueny, Zoning Enforcement Officer  
 Kelly Leigh Administrative Secretary

## FY 2017 Notable Applications

- Whittier School Rezoning, adaptive reuse of former school for 30 apartment units.
- Rezoning and site plan for new Primebank at 28th Street and Hamilton Blvd.
- Final Plat for Overlook Development, a 52 unit residential subdivision on Christy Road.
- Rezoning and site plan for old Bekins Warehouse building for 72 apartment units.
- Twelve site plan reviews for mini-cell tower sites throughout the City.
- Rezoning and preliminary plat approval for Chestnut Hill, a 80 unit residential development.
- Rezoning former Central Annex building, adaptive reuse of former school building for 46 apartment units.
- Final Plat of Sunnybrook Village to allow for commercial development.
- Approved finish materials for Mercy Child Advocacy Center.

In addition to the applications heard, the Commission reviewed and approved several changes in the Zoning and Sign Code .

## FY 2013-2017: Applications Recommended for Approval

Application Type	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Annexations	2	0	0	0	2
Final Plats	7	7	5	13	8
Preliminary Plats	3	2	4	2	2
Rezoning	6	13	13	13	15
Site Plans	6	10	11	6	20
Street Namings/Dedications	6	4	4	3	3
Text Amendments	2	2	3	7	3
ROW Vacations	24	14	14	17	24
Façade Materials	-	-	1	6	1

## FY 2018 Goals

- Continue to enforce the zoning and sign code for new standards such as landscaping and design materials.
- Monitor and address any portions of the Code that need to be amended based on current policies and practices in Sioux City.
- Continue encouragement of in-fill development and Downtown redevelopment.
- Continue Implementation of the Historic Pearl District and Pierce Corridor Plans.
- Implement action items identified in the Strategic Plan.
- Continue process to adopt a new Comprehensive Plan.
- Continue review process and adopt new Subdivision ordinance.

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 8D

**FROM:** Michelle Brady, Neighborhood Services Project & Financial Coordinator

**SUBJECT:** **Motion accepting and approving the Sioux City Seniors Advisory Committee FY 2017 Annual Report**

**Reviewed By:**     Department Director                      Finance Department                       City Attorney                       City Manager

**RECOMMENDATION:**  
Staff respectfully requests Council approve the motion accepting and approving the Sioux City Seniors Advisory Committee FY 2017 Annual Report.

**DISCUSSION:**  
As required by City Code, Section 2.66.070 Annual Reports, the Sioux City Seniors Advisory Committee has completed their FY 2017 Annual Report of their activities over the last year and is requesting Council approval.

**FINANCIAL IMPACT:**  
None

**RELATIONSHIP TO STRATEGIC PLAN:**  
Strategic Focus Area – Enhance Connectivity with Citizens and Businesses

**ALTERNATIVES:**  
Accept or reject the Annual Report

**ATTACHMENTS:**  
City of Sioux City Seniors Advisory Committee Annual Report FY 2016-17



## **CITY OF SIOUX CITY SENIORS ADVISORY COMMITTEE**

**SIOUX CITY, IOWA**

**ANNUAL REPORT FY2016-17  
JULY 1, 2016 – JUNE 30, 2017**

### **I. MISSION STATEMENT**

The mission of the Seniors Advisory Committee is to advise City Council on related issues, to enrich and enhance the quality of life for seniors.

### **II. INTRODUCTION**

The City of Sioux City established City of Sioux City Seniors Advisory Committee on February 27, 2017, per resolution number 2017-0150. The Seniors Advisory Committee is to serve as an advocate for senior citizens to the City Council to represent the interests of and enhance the quality of life for seniors in the city. The Committee serves to identify and recommend solutions to issues which face senior citizens in the community.

### **III. ACTIVITIES AND ACCOMPLISHMENTS**

The Committee convened once between July 1, 2016 and June 30, 2017. The Committee elected a chair and vice chair and established a permanent meeting time.

### **IV. BOARD MEMBERS**

The Sioux City Seniors Advisory Committee is a seven-member committee with staggered three-year terms.

#### **Seniors Advisory Committee Members serving July 1, 2016 – June 30, 2017**

- Ann Brodersen, Chair – appointed 4/17/2017
- Daniel Burrows – appointed 4/17/2017
- Jean Carlson – appointed 4/17/2017
- James Chartier – appointed 4/17/2017
- Madeline Fowler – appointed 5/22/2017
- Neil Peck, Vice Chair – appointed 4/17/2017
- Cheryl Prather – appointed 5/22/2017

### **V. GOALS**

The Sioux City Seniors Advisory Committee seeks to serve as an advocate for senior citizens and provide the City Council with recommendations to enhance the quality of life for seniors in the city. To assist in achieving their mission the Committee has the following goals for FY 2017-18.

- Provide input on senior programs and provide feedback on the City's Strategic Plan to meet the needs of the community.
- Encourage coordination and collaboration with other senior related agencies.
- Advocate for senior issues within the community.
- Promote involvement on senior community related issues.
- Accomplish beneficial change for seniors in the community.
- Increase awareness of senior issues through the media.

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 9

**FROM:** Lisa L. McCardle, City Clerk  
Heidi Farrens, Deputy City Clerk

**Motion appointing Brad Mellang to the Civil Service Commission to complete the balance of a four-year term expiring April 5, 2021, replacing Troy Nelson.**

**SUBJECT:**

**Motion appointing Sue Errickson to the Transit System Advisory Board to complete the balance of a three-year term expiring June 30, 2019, replacing Mary Elder.**

**Reviewed By:**     Department Director                      Finance Department                       City Attorney                       City Manager

**RECOMMENDATION:**

Staff respectfully requests that Council appoint the above applicants to their respective board, commission or committee.

**DISCUSSION:**

The above-mentioned applicants have completed applications and appeared before the Council to interview for positions on City Council appointed Boards, Commissions or Committees; the City Council has indicated their preferences to appoint the individuals.

**FINANCIAL IMPACT:**

None.

**RELATIONSHIP TO STRATEGIC PLAN:**

Interviewing and appointing citizens to various Boards, Commissions, and Committees shows our effort to incorporate citizen input in municipal government.

Relates to **Progressive Leadership Vision** - We will use formal and informal methods to engage the Council, our employees, and our customers to promote enhanced organizational engagement and commitment to our shared vision; and the **Strategy** - Develop strong partnerships with our residents, visitor's and business community.

**ALTERNATIVES:**

Council may approve the appointments as listed or withdraw their preferences for the above selected interviewees and wait for additional applications to be submitted for the various Boards, Commissions, and Committees involved.

**ATTACHMENTS:**

None

<input checked="" type="checkbox"/>	<b>Regular Session</b>
<input type="checkbox"/>	<b>Study Session</b>
<input type="checkbox"/>	<b>Closed Session</b>

## CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:** December 11, 2017 **ACTION ITEM #** 10A

Matthew Salvatore, Parks and Recreation Director

**FROM:** Spero Vlahoulis, Purchasing Manager

Donna Forker, Finance Director

**SUBJECT:** **Resolution awarding a purchase order to Outdoor Recreation Products of Elkhorn, Nebraska in the amount of \$105,460.00 for the purchase of splash pad equipment for Cook Park (RFQ #249303).**

**Reviewed By:**     Department Director     Finance Department     City Attorney     City Manager

**RECOMMENDATION:**

Staff respectfully requests the City approve a purchase order to Outdoor Recreation Products of Elkhorn, Nebraska in the amount of \$105,460.00 for the purchase of splash pad equipment for Cook Park (RFQ #249303).

**DISCUSSION:**

As part of the Cook Park improvement plan, the Parks and Recreation Department is installing a spider themed splash pad. The splash pad will be open for the 2018 season. The City is purchasing the splash pad equipment for installation by the contractor. The engineer's estimate to purchase the equipment was \$110,000.00. Invitations to bid were sent to three (3) vendors able to provide splash pad equipment. Two (2) bids were received. The qualifying bids are as follows:

Vendor	<b>Outdoor Recreation Products of Elkhorn, Nebraska</b>	Fountain People of San Marcos, Texas
Price	<b>\$105,460.00</b>	\$126,706.52
Price Difference from Low Bid	<b>Not Applicable</b>	\$21,246.52
Percentage Difference from Low Bid	<b>Not Applicable</b>	20.15%

**FINANCIAL IMPACT:**

CIP account 250-7901-443.22-38 Community Development, Capital Improvements, Leisure Time Opportunities, Construction Contract Services; project #459-214 Aquatic Comprehensive Plan has an available balance of \$215,674.00.

**RELATIONSHIP TO STRATEGIC PLAN:**

Relationship complies with City Operational Plans.

**ALTERNATIVES:**

Reject the bids.

**ATTACHMENTS:**

Resolution

Letter of Recommendation from Engineer

**RESOLUTION NO. 2017 - \_\_\_\_\_**

RESOLUTION AWARDING A PURCHASE ORDER TO OUTDOOR RECREATION PRODUCTS OF ELKHORN, NEBRASKA IN THE AMOUNT OF \$105,460.00 FOR THE PURCHASE OF SPLASH PAD EQUIPMENT FOR COOK PARK (RFQ #249303).

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that a purchase order be issued to Outdoor Recreation Products of Elkhorn, Nebraska in the amount of \$105,460.00 for the purchase of splash pad equipment for Cook Park (RFQ #249303).

PASSED AND APPROVED: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk



November 29, 2017

Mr. Matt Salvatore  
City of Sioux City  
Parks & Recreation Department  
P.O. Box 447  
Sioux City, IA 51102-0447

**Re: Sioux City, Cook Park Splash Pad - Equipment  
DGR File 267079**

Dear Matt:

Bids were opened for the project referenced above at 1:00 p.m. on Tuesday, November 28, 2017.

Two bids were received and read as follows:

Water Odyssey	\$126,706.52
Outdoor Recreation Products	\$105,460.00

The low bid of \$105,460.00 by Outdoor Recreation Products was \$4,540.00, or 4.13 percent, less than the engineer's estimate of approximately \$110,000.00. Based on our review of the bids, we recommend award to Outdoor Recreation Products in the amount of \$105,460.00.

The original bids are enclosed for your files.

Sincerely,

DGR Engineering

A handwritten signature in blue ink that reads 'Bryan Wells'.

Bryan Wells, P.E.

BNW:tmh

Enclosures

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

## CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:** December 11, 2017 **ACTION ITEM #** 10B  
 Dave Carney, Public Works Director  
**FROM:** Darrel Bullock, Fleet Supervisor  
 Spero Vlahoulis, Purchasing Manager  
 Donna Forker, Finance Director  
**SUBJECT:** **Resolution awarding a purchase order to Titan Machinery of Sioux City, Iowa in the amount of \$79,344.00 for the purchase of six (6) 2018 Henke Snow Plow Blades for the Streets Division (Bid #248936).**

**Reviewed By:**     Department Director                      Finance Department                       City Attorney                       City Manager

**RECOMMENDATION:**

Staff respectfully requests City Council award a purchase order to Titan Machinery of Sioux City, Iowa in the amount of \$79,344.00 for the purchase of six (6) 2018 Henke Snow Plow Blades for the Streets Division (Bid #248936).

**DISCUSSION:**

Snow plow wheel blades units #964, #965, #966, #967, and #968 were purchased in 2000 and the anticipated life was 10 years. Maintenance costs are increasing due to age of the equipment and City staff believes these items should be replaced.

Invitations to bid were sent to twenty-five (25) companies thought to provide snow plow blades. Six (6) bids were received. Five (5) of the bids met specifications. The qualifying bids are as follows:

	<b>Titan Machinery Sioux City, Iowa</b>	Hi Way Truck Equipment Fort Dodge, Iowa	Ziegler, Inc. Sioux City, Iowa	Sanitation Products Inc. Fargo, North Dakota	Murphy Tractor & Equipment Co. Sioux City, Iowa
Snow Plow Wheel Loader	<b>\$14,224.00 ea</b> <b>\$85,344.00 T</b>	\$14,968.80 ea \$89,812.80 T	\$15,175.00 ea \$91,050.00 T	\$14,868.00 ea \$89,208.00 T	\$16,367.00 ea \$98,202.00 T
Trade-in City unit #964	<b>(\$1,000.00)</b>	(\$1,000.00)	(\$500.00)	(\$100.00)	\$0
Trade-in City unit #965	<b>(\$1,000.00)</b>	(\$1,000.00)	(\$500.00)	(\$100.00)	\$0
Trade in City unit #966	<b>(\$1,000.00)</b>	(\$1,000.00)	(\$500.00)	(\$100.00)	\$0
Trade in City unit	<b>(\$1,000.00)</b>	(\$1,000.00)	(\$500.00)	(\$100.00)	\$0

#967					
Trade in City unit #968	<b>(\$1,000.00)</b>	(\$1,000.00)	(\$500.00)	(\$100.00)	\$0
Trade in City unit #969	<b>(\$1,000.00)</b>	(\$1,000.00)	(\$500.00)	(\$100.00)	\$0
Grand total	<b>\$79,344.00</b>	\$83,812.80	\$88,050.00	\$88,608.00	\$98,202.00
Model	2018 Henke	2018 Henke	2018 Henke	2018 Henke	2018 Henke
Total Price Difference from Low Bid	Not Applicable	\$4,468.80	\$8,706.00	\$9,864.00	\$18,858.00
Percentage Difference from Low Bid	Not Applicable	5.63%	10.97%	12.43%	23.77%

**FINANCIAL IMPACT:**

Finance account #609-6759-488.43-02 CMG Equipment Replacement, Capital Outlay, Rolling Equipment, Licensed Vehicles Equipment, has an FY17 available balance of \$91,604.83.

**RELATIONSHIP TO STRATEGIC PLAN:**

This is part of the annual equipment replacement schedule listed in the core operations element of the City's strategic plan for the Central Maintenance Garage Division.

**ALTERNATIVES:**

Reject all bids.

**ATTACHMENTS:**

Resolution

**RESOLUTION NO. 2017 - \_\_\_\_\_**

RESOLUTION AWARDING A PURCHASE ORDER TO TITAN MACHINERY OF SIOUX CITY, IOWA IN THE AMOUNT OF \$79,344.00 FOR THE PURCHASE OF SIX (6) 2018 HENKE SNOW PLOW BLADES FOR THE STREETS DIVISION (BID #248936).

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that a purchase order be issued to Titan Machinery of Sioux City, Iowa in the amount of \$79,344.00 for the purchase of six (6) 2018 Henke Snow Plow Blades for the Streets Division (Bid #248936).

PASSED AND APPROVED: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

<input checked="" type="checkbox"/>	<b>Regular Session</b>
<input type="checkbox"/>	<b>Study Session</b>
<input type="checkbox"/>	<b>Closed Session</b>

## CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 10C  
    Mike Collett, Assistant City Manager  
**FROM:** Spero Vlahoulis, Purchasing Manager  
    Donna Forker, Finance Director

**SUBJECT:**        **Resolution awarding a purchase order to ARI Phoenix Inc. of Lebanon, Ohio in the amount of \$54,667.66 for the purchase of six (6) mobile lift stations (RFQ #249101).**

**Reviewed By:**     Department Director     Finance Department     City Attorney     City Manager

**RECOMMENDATION:**

Staff respectfully requests the City approve a purchase order to ARI Phoenix Inc. of Lebanon, Ohio in the amount of \$54,667.66 for the purchase of six (6) mobile lift stations (RFQ #249101).

**DISCUSSION:**

The Sioux City Transit staff currently uses a mobile lift station system that is comprised of six (6) fully mobile lifts used for bus and van repairs. The current lift system units were purchased in 2002 with 80% grant funding. Their estimated useful life is 15 years and are due to be replaced. Transit plans to sell the current unit on the City auction website. Invitations to bid were sent to twelve (12) vendors able to provide mobile lift stations. Three (3) bids were received and two (2) bids met specifications. The one quote did not meet specification because the unit was battery operated and did not meet or exceed the voltage requirement. The qualifying bids are as follows:

Vendor	<b>ARI Phoenix Lebanon, Ohio</b>	Devries Equipment Ankeny, Iowa
Brand	<b>HDML -8-6-AE</b>	Mohawk
Price	<b>\$54,667.66</b>	\$62,589.60
Price Difference from Low Bid	<b>Not Applicable</b>	\$7,921.94
Percentage Difference from Low Bid	<b>Not Applicable</b>	14.49%

**FINANCIAL IMPACT:**

CIP account 301-8599-472.31-02 Miscellaneous Improvements, Transit, Capital Improvements, Public Works, Capital Supplies; project #739-076

The Federal Agreement for funding is:

Acquire Shop Equipment

<u>Agreement Number</u>	<u>Source / Ratio</u>	<u>Federal Ceiling</u>	<u>Local Share</u>	<u>Total Amount</u>
IA-2017-020-00	5307 80%	\$108,697.00	\$27,174.00	\$135,871.00

Local funds are available in 301-8599-472-31-02 Operating Equipment.

**RELATIONSHIP TO STRATEGIC PLAN:**

Relationship complies with City Operational Plans.

**ALTERNATIVES:**

Reject the bids.

**ATTACHMENTS:**

Resolution

**RESOLUTION NO. 2017 - \_\_\_\_\_**

RESOLUTION AWARDING A PURCHASE ORDER TO ARI PHOENIX INC. OF LEBANON, OHIO IN THE AMOUNT OF \$54,667.66 FOR THE PURCHASE OF SIX (6) MOBILE LIFT STATIONS (RFQ #249101).

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that a purchase order be issued to ARI Phoenix Inc. of Lebanon, Ohio in the amount of \$54,667.66 for the purchase of six (6) mobile lift stations (RFQ #249101).

PASSED AND APPROVED: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017 **ACTION ITEM #** 11

**FROM:** Donna Forker, Finance Director

**SUBJECT:** Approve total checks issued for the reporting period of November 2017, in the amount of \$12,683,320.06

**Reviewed By:**     Department Director     Finance Department     City Attorney     City Manager

**RECOMMENDATION:**

Staff respectfully requests the Council to approve the total checks issued for November 2017 on Monday's Agenda.

**DISCUSSION:**

The Finance Department has on file a list of gross cumulative payments paid to each separate accounts payable vendor on a monthly basis. This listing is available for Council Members' perusal. On your agenda for Monday is a total amount of these payments for City Council approval. The day after the Council meeting, the Finance Department files the list with The Sioux City Journal for publication.

Detailed information on these listed payments can be found in the Finance Department. This department keeps a weekly claim register, which lists vendor name, vendor number, and account code. Any question from Council members or citizens concerning vendor payments are easily answered using a cross-reference system on the mainframe computer, which searches information on vendor payments.

**FINANCIAL IMPACT:**

None

**RELATIONSHIP TO STRATEGIC PLAN:**

This action shows the City's effort to maintain sound fiscal policy in dealing with the City's budget and financial assets and relates to the Trust and Open Communication values in the strategic plan.

**ALTERNATIVES:**

Under the Code of Iowa, all checks issued must be approved by the City Council.

**ATTACHMENTS:**

None

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017 **ACTION ITEM #** 12

**FROM:** Lisa McCardle, City Clerk  
Heidi Farrens, Deputy City Clerk

**A. ON-PREMISE SALES**

- 1. **CLASS C LIQUOR LICENSE** (liquor/wine/beer/wine coolers/carry-out)
  - A. R Navarrete's, 2421 Riverside Boulevard (Renewal)

**B. OFF PREMISE SALES**

- SUBJECT:**
- 1. **CLASS B WINE PERMIT** (wine only)
    - A. Central Mart, 2501 Floyd Boulevard (Renewal)
  - 2. **CLASS B NATIVE WINE PERMIT** (Iowa wine only)
    - A. Floyd Food n Fuel, 3241 Floyd Boulevard (Renewal)
  - 3. **CLASS C BEER PERMIT** (beer/wine coolers)
    - A. Central Mart, 2501 Floyd Boulevard (Renewal)
    - B. Floyd Food n Fuel, 3241 Floyd Boulevard (Renewal)
    - C. Hong Kong Food Store, 511 West 7th Street (Renewal)
    - D. Leeds Food n Fuel, 4004 Floyd Boulevard (Renewal)
  - 4. **CLASS E LIQUOR LICENSE** (liquor only)
    - A. Central Mart, 2501 Floyd Boulevard (Renewal)

**Reviewed By:**     Department Director     Finance Department     City Attorney     City Manager

**RECOMMENDATION:**  
Staff respectfully requests and recommends approval of the above Beer and Liquor Licenses.

**DISCUSSION:**  
Fire Code Inspections were completed; Building, Electrical, Mechanical and Plumbing Inspections were performed; and Zoning Code has been verified for the above applicants, no violations were found unless otherwise noted.

All Outdoor Events are approved pending final inspections once the event is set up.

Property tax records were verified and taxes are paid to date; the business utility accounts are also current for all applicants unless otherwise noted.

Police Records for the establishments were reviewed and the Police Department recommends approval for all applicants unless otherwise noted.

**FINANCIAL IMPACT:**

The % of the local authority share of liquor license fees gathered by the State of Iowa Alcoholic Beverages Division varies from license to license; the City collected \$111,316.90 in FY2016.

**RELATIONSHIP TO STRATEGIC PLAN:**

Health and Safety Vision - We will enhance public health and safety by maximizing the utilization of technology, improved community engagement, and improved communications and facilities.

**ALTERNATIVES:**

Council may, at their discretion, vote for approval or deny in opposition of the City departments' recommendations.

**ATTACHMENTS:**

None

**BOARD OF ADJUSTMENT  
ABBREVIATED MEETING MINUTES  
NOVEMBER 14, 2017**

A regular meeting of the Board of Adjustment was held this date in the City Council Chambers located on 5<sup>th</sup> Floor, City Hall, 405 - 6<sup>th</sup> Street, Sioux City, Iowa, at which time the following items were considered.

**MEMBERS PRESENT**

Suzan Stewart, Chair  
Michelle Bostinelos, Vice Chair  
Lee Beukelman  
Jean Calligan  
Jason Geary  
David Silverberg

**MEMBERS ABSENT**

Joe Krage

**STAFF PRESENT**

Chris Madsen, Senior Planner  
Erin Berzina, Planner  
Nicole DuBois, City Attorney  
Kelly Leigh, Admin. Secretary

*Stewart called the meeting to order at 5:41 p.m., and read the opening statement explaining the procedure. She then introduced the Board members and City staff to the audience. The Board was asked if any had contact with the owner, petitioner, agent, or anyone listed on the notification list regarding the agenda items.*

**Agenda Item 2017-0101:** Requested conditional use permit pursuant for property located at 1523 Pierce Street. (Petitioner:Tewodros Worku)

Chris Madsen presented information on the item stating the petitioner is asking for a conditional use permit for the property in order to sell alcohol on-premise. He stated previous owners have had a liquor license, however it expired back in 2010.

Hope Nordstrom (1602 Douglas Street) spoke in favor of the item stating she and her husband are happy to see something go into the building and wish it success.

The petitioner, Tewodros Worku (121 Gilman Terrace) spoke on the item stating he is intending to open an Ethiopian restaurant and wants to sell on-premise alcohol.

Jason Geary asked when the previous owners had a liquor license if it was just for beer and wine, or hard liquor as well. Chris Madsen responded saying it was just beer and wine, however in today's code it does not distinguish between beer and wine and hard liquor, they just issue a liquor license.

Calligan (Bostinelos) moved to approve the item. Motion Carried. 6-0-0 (Yes: Calligan, Stewart, Silverberg, Bostinelos, Geary, Beukelman/ No:0/ Abstain:0). Roll Call Vote

**Other Business**

- a. Other items brought forward by the Board and / or staff.
- b. Approval of October 10, 2017 minutes.

Beukelman (Geary) moved to approve the minutes. Motion Carried. 5-0-1(Yes: Geary, Bostinelos, Silverberg, Stewart, Beukelman / No: 0/ Abstain: Calligan). Roll Call Vote

**There being no further business, the meeting was adjourned at 5:53 pm.**

*Submitted by  
Kelly Leigh*

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*CHAIR*

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*PLANNING DIRECTOR*

**BOARD OF ADJUSTMENT  
ABBREVIATED MEETING MINUTES  
NOVEMBER 28, 2017**

A regular meeting of the Board of Adjustment was held this date in the City Council Chambers located on 5<sup>th</sup> Floor, City Hall, 405 - 6<sup>th</sup> Street, Sioux City, Iowa, at which time the following items were considered.

**MEMBERS PRESENT**

Suzan Stewart, Chair  
Michelle Bostinelos, Vice Chair  
Lee Beukelman  
Jean Calligan  
Jason Geary  
Joe Krage

**MEMBERS ABSENT**

David Silverberg

**STAFF PRESENT**

Chris Madsen, Senior Planner  
Erin Berzina, Planner  
Ron Kueny, Zoning Enf Officer  
Kelly Leigh, Admin. Secretary  
Jeff Hanson, CD Oper Manager

*Stewart called the meeting to order at 5:16 p.m., and read the opening statement explaining the procedure. She then introduced the Board members and City staff to the audience. The Board was asked if any had contact with the owner, petitioner, agent, or anyone listed on the notification list regarding the agenda items.*

Other Business

- c. Approve 2017 Annual Report  
Chris Madsen presented the report to the Commission

Geary (Beukelman) moved to approve the 2017 Annual Report. Motion Carried. 6-0-0. (Yes: Calligan, Krage, Beukelman, Stewart, Geary, Bostinelos/ No:0/ Abstain:0) Roll Call Vote.

- d. Other items brought forward by the Board and / or staff.
- e. Approval of November 14, 2017 minutes.

Bostinelos (Beukelman) moved to approve the minutes. Motion Carried. 5-0-1(Yes: Geary, Bostinelos, Calligan, Stewart, Beukelman / No: 0/ Abstain: Krage). Roll Call Vote

**There being no further business, the meeting was adjourned at 5:20 pm.**

*Submitted by  
Kelly Leigh*

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CHAIR

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PLANNING DIRECTOR

**CIVIL SERVICE COMMISSION  
SPECIAL MEETING  
September 28, 2017**

On this date was held a regular meeting of the Civil Service Commission at 1:30 p.m. in Council Chambers, City Hall, 405 Sixth Street, Sioux City, Iowa.

<b>RESENT</b>	<b>SENT</b>	<b>AB</b>	<b>OTHERS</b>
Dr. Cyndi Hanson, Member	Troy Nelson, Member Excused		Theo McElhose, MS, Clerk to the Commission
Frank Baron, Chair	Lisa Peterson, Member Excused		Janelle Bertrand, Human Resources Director
Sandra Pearson, Member	Karen Mackey, Human Rights Director Excused		Justin Vondrak, Assistant City Attorney II
	Pete Groetken, Council Excused		Amber Hegarty, Assistant City Attorney II
			Doug Young, Retired Police Chief

**CALL OF THE ROLL**

*Baron moved to call the Civil Service Commission meeting to order at 1:30 P.M.*

Hanson – aye; Pearson aye; Baron – aye.

**HEARING FOR MR. PATRICK C. BREYFOGLE**

Baron asked if Mr. Patrick Breyfogle was present. Vondrak asked Hegarty if she had had any contact with the opposing counsel. Hergarty explained that her understanding was that they were going to be present. She was not sure why they were not present. Baron asked if the opposing counsel gave any indication that they were willing on the record to waive any time periods. Hegarty explained that her understanding was that time periods will not be an issue due to the recess today.

Baron called the hearing, call of the roll.

Hanson – aye; Pearson aye; Baron – aye.

Baron asked if counsel for the City was present. Hegarty was counsel for the City and with her was Bertrand, HR Director and former Police Chief Doug Young. Baron asked if anyone was present for the appellant or if the appellant was present. No one was present.

*Baron motioned to recess the hearing for a later date.*

*Hanson moved to move the hearing to a later date. Pearson second.*

Baron asked for any discussions.

Hanson – aye; Pearson aye; Baron – aye.

Vondrak asked if the Commission wants to have the Clerk find a suitable date. Baron agreed.

**REVIEW OF MINUTES OF THE MEETING OF SEPTEMBER 18, 2017**

Baron asked for additions or corrections to the minutes were reviewed with no changes.

**OTHER BUSINESS**

Baron asked if there was any other business. None.

Baron motioned to adjourn.

Meeting adjourned at 1:38PM

\_\_\_\_\_  
Clerk of Commission

\_\_\_\_\_  
Chairperson

**CONE PARK ADVISORY COMMITTEE  
REGULAR MEETING  
OCTOBER 5, 2017**

A meeting of the CONE PARK ADVISORY COMMITTEE was held at 12 p.m., City Hall, 4th Floor Clocktower Conference Room, 405 6th Street, Sioux City, IA 51101.

<b><u>BOARD PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>	<b><u>OTHERS</u></b>
Fran Palmersheim	Matt Salvatore	
Joe Krage	Todd Lien	
Virginia Anderson	Eric Griffith	
Ron Colling	Brittany Scott	
Paul Stensland	John Byrnes	
Karen VanDeSteege	Robert Padmore	
Tim Seaman		
<b><u>BOARD ABSENT</u></b>		
Craig Berenstein		
Rhonda Capron		

1. CALL OF THE ROLL

Meeting was called to order by Anderson at 12:15 pm.

2. APPROVAL OF MINUTES

**Motion by VanDeSteege, seconded by Palmersheim, to waive reading of the minutes and approve the minutes of September 6, 2017; all voting aye.**

3. LODGE TOUR

The Committee toured the lodge and continued over to the ibp Ice Center for the remainder of the meeting.

Seaman asked if on-street parking is allowed near the lodge. Padmore said it is on one side of the street. Stensland noted signage is needed.

4. FUNDRAISING EVENT

VanDeSteege said she still needs invitee addresses from Berenstein and Capron. She asked staff for a list of all previous Committee members to invite them to the event. Mike Langley has confirmed to play music.

Invitations will be sent to all those who previously donated \$1,000 - \$25,000. They will get a ticket to put into the hat to be the first to go down the hill. Salvatore suggested having three or four groups going down the hill.

Seaman stated Clyde's suggested sliders of some kind and a soup to sip such as tomato or chicken and rice. Capron has arranged for the beverages. Staff is working with Antidote 71 on the invitations. VanDeSteege suggested Save the Date cards also; as, this time of year is busy with holiday parties. Invites should be sent out the first part of November. To get 100

people in attendance, 300 invites should be sent. The event will be invite only; as, it is a private fundraiser to recognize donors. The cost of a ticket is a minimum of a \$50 donation. There will be a check-in list at the door.

Seaman questioned how donations should be handled. Salvatore suggested donations can be made on the Cone Park fundraising webpage. Anderson suggested removing the \$10 and \$25 donation options. The electronic invites can include a link directly to this fundraising page; and, the paper invites will include a return envelope to send payment. Checks should be made payable to the Sioux City Parks and Recreation Foundation. VanDeSteege noted the invites should mention it will be casual attire, the cut-off date for RSVP's is Dec. 1, seeing the laser lights during the event, and where parking is available.

Salvatore stated Plastic Recycling has donated a bench for promotion and will be on display at the event to raise awareness of the bench campaign. Each bench is \$2,500 and is a heavy-duty engravable bench. The donated bench will be engraved with "In Memory of Ruth Cone". VanDeSteege commented lowering the cost to sell more if there is little interest.

Salvatore said the wicket has a blank area available for a coupon/ sponsorship opportunity, which is also good for one year. Other opportunities discussed for sponsorship opportunities are the lift shack, maintenance building, groomer, and Zamboni.

The next meeting will be held mid-November.

## 5. ADJOURNMENT

There being no further business, the meeting was adjourned at 12:50 pm, on motion by VanDeSteege, seconded by Krage; all voting aye.

**CONE PARK ADVISORY COMMITTEE  
REGULAR MEETING  
NOVEMBER 8, 2017**

A meeting of the CONE PARK ADVISORY COMMITTEE was held at 12 p.m., Cone Park Lodge, 3800 Line Drive, Sioux City, IA 51106.

<b><u>BOARD PRESENT</u></b>	<b><u>STAFF PRESENT</u></b>	<b><u>OTHERS</u></b>
Fran Palmersheim	Matt Salvatore	
Joe Krage	Todd Lien	
Virginia Anderson	Eric Griffith	
Ron Colling	Brittany Scott	
Karen VanDeSteege	John Byrnes	
Rhonda Capron		
<b><u>BOARD ABSENT</u></b>		
Paul Stensland		
Tim Seaman		
Craig Berenstein		

6. CALL OF THE ROLL

Meeting was called to order by Anderson at 12:05 pm.

7. APPROVAL OF MINUTES

**Motion by Palmersheim, seconded by VanDeSteege, to waive reading of the minutes and approve the minutes of October 5, 2017; all voting aye.**

8. SKATE POLICY FOR LODGE

Salvatore asked the Committee for their input on allowing customers to wear ice skates in the lodge. The lodge will have a polished floor and will not be conducive to ice skate traffic. The consensus was to not allow ice skates in the lodge. It was also noted customers will need to take their skates off if they need to come into the lodge to use the restroom. Anderson commented staff will need to tell customers to keep the skates with them at all times. Anderson said cubbies will be needed outside near the ice rink for skaters to store their shoes. Griffith suggested Parks Maintenance staff may be able to assist in making them. Salvatore noted benches are needed all around the ice rink.

9. PRIVATE USAGE/RESERVATION POLICY

Salvatore said there has been interest in renting the park for exclusive company outings, especially on the weekends. He suggested closing one night a week for exclusive use. Anderson noted to allow this on weekdays before 5 pm. Salvatore said this policy is in place and has been approved by City Council.

VanDeSteege suggested not offering private parties the first year; but if Sunday or Monday are slow, offer it on these days. Salvatore commented there is no private party rooms for rent. Anderson suggested partnering with Clyde's for private rentals to use their party room.

Salvatore noted laser tubing will be scheduled on Friday and Saturday nights from 9 pm – 11 pm. Tickets will be pre-sale, on-line only. There are 300 tickets available. Someone could buy all 300 on line which would make it a private rental. Krage suggested considering security on the weekend during beer sales. Anderson said if a company buys drinks for their party, give them drink tickets.

Griffith stated people are calling to inquire about passes for stocking stuffers. These will be available and good for anytime, excluding laser tubing.

The Committee discussed selling tickets on-line only for tubing sessions or allowing walk-ups. Consensus was to do reservations the first week of opening with further discussion on the rest of the season; and, all sales are final. Anderson stated a sign is needed to inform the public if the next tubing session is sold out. Krage noted a list of rules should be posted as well.

#### 10. MINIMUMS FOR DEBIT/CREDIT

Salvatore asked for input on only allowing credit/debit purchases of \$10 and above. VanDeSteege suggested raising the prices to cover the finance charges.

#### 11. SOFT OPENINGS

Salvatore said he plans to hold a soft opening or two and invite City employees, the Cone Park Advisory Committee, and the Parks & Recreation Advisory Board.

#### 12. BENCH CAMPAIGN

Salvatore stated a press release will be sent to notify the public on the campaign to sell benches. Citizens can go online to [coneparksiouxcity.com](http://coneparksiouxcity.com) and purchase a bench. The proceeds go toward the Sioux City Parks & Recreation Foundation.

#### 13. FUNDRAISING APPRECIATION EVENT UPDATE

Salvatore stated the food and beverage donors include Clyde's, L&L Distributing, and Glazer's Beer and Beverage. RSVPs for the December 5 Preview Party will be received by November 27. An easel should be displayed at the party stating the park rules.

The next meeting will be held on Wednesday, November 29 at 12 pm.

#### 14. ADJOURNMENT

There being no further business, the meeting was adjourned at 1:09 pm, on motion by VanDeSteege, seconded by Palmersheim; all voting aye.

**Sioux City Mayor's Youth Commission Minutes**  
**Executive Council**  
**Monday, October 2, 2017, 7:00 p.m.**  
**Chamber of Commerce Building**

MYC MEMBERS PRESENT: Payton Beaumier, Mikayla Boeshart, Carli Gasaway, Ciara Hess, Grace Hoak, Alexis Hundley, Calvin Keller, Libby Markham, Shelby Murray, Katey Namanny, Aleia Nelson, Tayvin Schmoll

MYC MEMBERS ABSENT: Jordan Abrams, Thomas Burkhart, Carolyn Halbur, John Paul Keane, Myerra Parker, Emily Volz

ADULT SPONSORS PRESENT: Linda Phillips, Linda O'Rear, Mary Koster, Rachel Prodanovich, Holly Keegan

GUEST PRESENT: Carolyn Goodwin, League of Women Voters Sioux City

Mayor Tayvin Schmoll called the meeting to order at 7:13 p.m.

Ciara Hess, Administrative Services Director, reviewed the minutes of the previous Executive Council meeting of May 1, August 28, 2017 which were accepted as submitted.

Finance director Grace Hoak reported \$196.27 has been spent to date, leaving a balance of \$3430.73. The total budget is \$3627.00; fiscal year is from July 1 through June 30.

A collection for Hurricane Harvey relief was taken at the Siouxland CARES Wiffle Ball Tournament, and \$166.89 was collected. This money will be donated to United Way to help their hurricane relief efforts.

Mary Koster reported on upcoming volunteer opportunities which include: ArtSplash, Tri-State Gamers/Kids Corner, Greeters and Timers for the School Board Forum, Alzheimer's Walk, and Trees for Siouxland.

Red Ribbon Week ideas for next full meeting include introduction of Officer Terry Ivener as a new liaison between MYC and the SDPD, taking the place of Lt. Brad Bollinger, composing PSAs on drug prevention for iHeart Radio, tying red ribbons around poles and signs surrounding City Hall and Police Department buildings.

Discussion was held on t-shirts for MYC members. It was decided the new MYC t-shirts will be burgundy with white lettering. New MYC Executive Council sweatshirts will be navy with white lettering – no hoods. The lettering will be in a circle similar to the navy sweatshirt example Linda has, with the exception that the words "Sioux City" will be shown.

KISS public service announcements will be sent to schools so they can be printed in their newsletters.

The next Full Meeting will be October 16, 2017 from 7:00 – 8:00 p.m. at city Hall

The next Executive Council meeting will be Monday, November 6, 2017 at 7:00 p.m. at the Chamber of Commerce building.

On a motion by Shelby Murray, and a second by Calvin Keller, the meeting was adjourned at 8:00 p.m.

Respectfully submitted,  
Ciara Hess, Administrative Service Director

**Sioux City Mayor's Youth Commission**  
**Full MYC Minutes**  
**Monday, October 16, 2017**  
**Sioux City City Hall**  
**Sioux City, Iowa**

Present: 82 MYC and YA Members, 8 adult advisors including Linda Phillips, Linda O'Rear, Officer Terry Ivener, and Mary Koster.

The MYC meeting was called to order at 7:00 p.m. by Mayor Tayvin Schmoll.

The Finance report was given by Finance Director Grace Hoak showing \$196.27 has been spent to date, leaving a balance of \$3430.73. Total budget is \$3627.00; fiscal year is from July 1 through June 30.

The minutes of the September 10, 2017 meeting was reviewed by Administrative Service Director Ciara Hess and accepted as presented.

Adult Advisor Mary Koster gave an update on the activities for MYC. She also reviewed the point system for volunteering and attending meetings. MYC members must earn 10 points from January through December of each year.

Linda Phillips welcomed Officer Terry Ivener as our newest Adult Advisor from the SDPD taking the place of Lt. Brad Bollinger. Officer Ivener expressed his appreciation to be associated with Mayor's Youth Commission.

MYC groups participated in Red Ribbon Activities including composing PSAs on drug prevention for iHeart Radio. Students who composed the PSAs will actually record them at the radio station to be aired in the future. A student group also tied red ribbons around poles and signs surrounding City Hall and Police Department buildings.

The next meeting will be Monday, November 20, 2017, at 7:00 p.m. at Sioux City City Hall.

On a motion by Shelby Murray and a second by Libby Markham, the meeting was adjourned at 7:54 p.m.

Respectfully submitted,  
Ciara Hess, Administrative Services Director

**Sioux City Mayor's Youth Commission Minutes**  
**Executive Council**  
**Monday, November 6, 2017, 7:00 p.m.**  
**Chamber of Commerce Building**

MYC MEMBERS PRESENT: Mikayla Boeshart, Carli Gasaway, Grace Hoak, Alexis Hundley, John Paul Keane, Shelby Murray, Katey Namanny, Aleia Nelson, Myerra Parker, Tayvin Schmoll

MYC MEMBERS ABSENT: Jordan Abrams, Payton Beaumier, Thomas Burkhart, Carolyn Halbur, Ciara Hess, Calvin Keller, Libby Markham, Emily Volz

ADULT SPONSORS PRESENT: Linda Phillips, Britney Book, Linda O'Rear, Mary Koster, Rachel Prodanovich

GUESTS PRESENT: Matt Salvatore and Dr. Nick Chicoine

Mayor Tayvin Schmoll called the meeting to order at 7:00 p.m.

Carli Gasaway, Acting Administrative Services Director, reviewed the minutes of the previous Executive Council meeting of October 2, 2017 which were accepted as submitted.

Finance director Grace Hoak reported \$258.27 has been spent to date, leaving a balance of \$3368.73. The total budget is \$3627.00; fiscal year is from July 1 through June 30.

A collection for Hurricane Harvey relief was taken at the Siouxlant CARES Wiffle Ball Tournament, and \$166.89 was collected. The money was donated to United Way to help their hurricane relief efforts.

Matt Salvatore, Sioux City Parks & Rec Director, and Dr. Nick Chicoine presented information on a proposed Disc Golf Course at Lief Erickson Park. This will be an intermediate course. A motion was made by John Paul Keane, seconded by Aleia Nelson, to conduct fundraising for this. If a sponsor is secured for Naming Rights, that charge will be \$5000. If a naming rights sponsor is not found, then sponsors for individual holes will be \$250. Motion carried.

Mary Koster reported on upcoming volunteer opportunities which include participating in the Downtown for the Holidays Parade on November 20 and Breakfast with Santa on November 25.

Plans were made for participating in the Downtown for the Holidays Lighted Parade on November 20. MYC members will wear "snap" lighted necklaces and will hand out candy canes to children along the parade route. The Parade begins at 6:15 p.m. and we will gather at the Parade route at 6:00 p.m.

The next Full Meeting will be Monday, November 20, 2017, which will be the Downtown Holiday Parade.

The next Executive Council meeting will be Monday, December 4, 2017, 2017 at 7:00 p.m. at the Chamber of Commerce building.

On a motion by John Paul Keane, and a second by Aleia Nelson, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,  
Carli Gasaway, Acting Administrative Service Director

**Sioux City Mayor's Youth Commission**  
**Full MYC Minutes**  
**Monday, November 20, 2017**  
**Downtown for the Holidays Lighted Parade**  
**Sioux City, Iowa**

Present: 45 MYC and YA Members, 6 parents and 3 adult advisors including Britney Book, Rachel Prodanovich and Mary Koster.

Members of the Mayor's Youth Commission and Young Ambassador students participated in the Sioux City Downtown for the Holidays Lighted Parade.

Students gathered at 6:00 p.m. at a designated place near the parade route. Students carried two MYC Banners in front of our group, and all participants wore "snap" lighted necklaces and handed out candy canes to children along the parade route.

The next meeting will be Monday, December 11, 2017, 7:00 p.m. at Cone Park Lodge. This will be the seniors' last meeting and will be Senior Recognition.

Respectfully submitted,  
Ciara Hess, Administrative Services Director

**SIOUX CITY PUBLIC MUSEUM BOARD OF TRUSTEES  
REGULAR MEETING  
November 10, 2017**

A meeting of the Sioux City Public Museum Board of Trustees was held Friday, November 10, 2017 at 12:00 p.m. at the Sioux City Public Museum.

**MEMBERS PRESENT**

Michele Boykin  
Katie Colling  
Janet Flanagan  
Priscilla Forsyth  
Wendy Lego  
Ben Nesselhuf

**MEMBERS ABSENT**

Greg Giles

**OTHERS PRESENT**

Steve Hansen  
Deanna Mayo

**CALLED TO ORDER:** Chairperson Flanagan called the meeting to order at 12:04 p.m.

**Minutes:** *Boykin made a motion to approve the minutes of October 13, 2017 as submitted. The motion was seconded by Colling and passed unanimously.*

**Financial Report:** Hansen presented an overview of the budget report and noted all is tracking fine. Hansen stated he had a budget review meeting with City Finance at which time he pointed out his concern with the utility line item. He also discussed concerns with various other potential increases to the Museum's budget for the remaining of this year and the upcoming year once the school district takes over the building. The lease with the school district is still in flux but they would like to have this finalized by January. *Nesselhuf made a motion to approve the financial report as presented. The motion was seconded by Colling and passed unanimously.*

**OLD BUSINESS:**

**Museum Facilities:** Hansen reported the Museum experienced a heating issue yesterday which is not uncommon during seasonal changes. Staff is still working on a couple of technical issues with the Museum's permanent exhibit displays.

**Exhibits and Events:** Hansen reported the Museum has been very busy with community events with several more planned in the coming weeks. A school group from Maple Valley was here today touring the Museum, eating lunch and was also able to meet some of the veterans here for the ROTC program. Hansen noted the ROTC group held a very nice Veteran's Day program that was for the most part cadet driven and organized. Hansen stated the community events create good partnerships and often draws in people who have not visited the Museum before. Hansen suggested the board take a sneak-peak of the the Coney Island exhibit that is currently being installed and will be a very enjoyable exhibit.

**Museum's Volunteer Appreciation Dinner:** Hansen reported the volunteer dinner was very nice and the volunteers enjoyed both the food and games. Flanagan asked Hansen to express thanks to the staff for a great event.

**Museum Staffing:** Hansen reported he has completed interviews for the Museum's weekend custodian position and will be extending an offer soon. The Welcome Center position has been advertised but no applicants have been received yet. One of the Welcome Center's employees has recently retired and one is on medical leave. Hansen noted the Museum also has a staff member that is dealing with health issues.

**Strategic Plan:** Hansen held a brief discussion on points relating to the strategic plan. Flanagan noted the current plan is very thorough and questioned what needs to be done to improve on it. Hansen suggested time be set aside at the next meeting to discuss any new goals and update or remove goals that have already been accomplished or are no longer relevant.

**NEW BUSINESS:**

**Downtown Holiday Parade:** Hansen reported the Downtown Holiday Parade will take place on November 20. The March to Honor Lost Children town hall meeting sponsored by the Human Rights department will also be held at the Museum beginning at 4:00 p.m. The Museum will be open to the public from 4 p.m. to 8 p.m. for these events.

**Joint City Council Meeting:** Hansen reported the joint board meeting with the City Council is scheduled for Wednesday, August 1, 2018.

**Association Holiday Open House:** Hansen stated the Museum Association will be holding their annual Holiday Open House on Sunday, December 3 from 1-4 p.m. The Association also handed out candy to over 700 people on Halloween.

**AJOURNMENT:** *There being no further business, Nesselhuf made a motion to adjourn the meeting at 12:45 p.m. The motion was seconded by Forsyth and passed unanimously.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Steve Hansen".

Steve Hansen, Museum Director

**CITY PLANNING AND ZONING COMMISSION  
ABBREVIATED MEETING MINUTES  
NOVEMBER 14, 2017**

A regular meeting of the City Planning and Zoning Commission was held this date at 4:00 p.m. in the City Council Chambers, 5th Floor, City Hall, 405 - 6th Street, Sioux City, Iowa, at which time the following items were considered.

**MEMBERS PRESENT**

Suzan Stewart, Chair  
Michelle Bostinelos, Vice Chair  
Jean Calligan  
David Silverberg  
Jason Geary  
Lee Beukelman

**MEMBERS ABSENT**

Joe Krage

**STAFF PRESENT**

Chris Madsen, Senior Planner  
Erin Berzina, Planner  
Kelly Leigh, Administrative Secretary  
Nicole DuBois, City Attorney  
Ron Kueny, Zoning Enforcement Officer  
Jeff Hanson, CD Operations Manager  
Brent Nelson, Senior Planner  
Brett Langley, Civil Engineer  
Dave Carney, Public Works Director

*Stewart called the meeting to order at 4:00 p.m., and read the opening statement explaining the procedures. She then introduced the Commission Members and City staff to the audience. The Commission was asked if any member would be abstaining on any agenda item.*

**Agenda Item 2017-0095:** Requested vacation of the north-south and east-west alley adjacent to 200 and 222 Floyd Boulevard. (Petitioner: City of Sioux City)

Chris Madsen reported information on the item stating this is an Economic Development prospect, and the potential buyer would like to add this property to their parcel. He stated staff recommends approval of the item.

Suzan Stewart asked if the railroad was interested in purchasing this vacated property. Chris Madsen responded stating Economic Development has reached out to them and they did not express an interest in purchasing it.

Suzan Stewart asked if Mid-American Energy still has a lease on the property to store equipment. Jeff Hanson responded stating Mid-American Energy was using the North portion of the property for storage and had a lease, however within the last 12-18 months the lease has been terminated and Mid-American has moved their equipment off the site.

Calligan (Beukelman) moved to approve the item. Motion Carried. 6-0-0 (Yes: Calligan, Beukelman, Geary, Stewart, Bostinelos, Silverberg/ No:0/ Abstain: 0). Roll Call Vote

**Agenda Item 2017-0100:** Requested final plat of Blue Stem Addition located at 33375 East Loop Road. (Petitioner: Ryan Ross)

Chris Madsen presented information on the item stating this property is within the City's two-mile jurisdiction, therefore prompting Planning and Zoning Commission and City Council approval. He stated staff recommends approval of the item.

The petitioner, Ryan Ross (615 Pierce Street), spoke on the item.

Suzan Stewart asked if this is contiguous to the City limits. Chris Madsen responded stating it is about one-mile outside of the City limits but could be considered for annexation to the City and receipt of City services if abutting property was annexed allowing the property to be contiguous.

Beukelman (Geary) moved to approve the item. Motion Carried. 6-0-0 (Yes: Beukelman, Geary, Calligan, Bostinelos, Stewart, Silverberg/ No:0/ Abstain:0). Roll Call Vote

**Agenda Item 2017-0102:** Requested vacation of the east-west alleyway adjacent to 325 West Clifton Avenue. (Petitioner: Marlin Nelson)

Erin Berzina presented information on the item. She stated staff recommends approval.

Steve Hammer (3301 Stone Park Boulevard) spoke in opposition to the vacation stating he uses the alleyway to access the back of his property. He stated there is no other way to access the back of his yard when doing maintenance, as the houses sit so close together.

Suzan Stewart stated that City policy is to offer half of the alleyway to each abutting property owner. She asked the petitioner if he would be interested in purchasing his half, and if this policy would change his mind on the opposition to the vacation. Steve Hammer responded saying he would be interested in purchasing his half, however he is still opposed to the vacation and thinks this alley should remain public.

The Commission went into Executive Session and there was some discussion about how Steve Hammer would not be able to access his back property, even if he purchased his half of the alley, were the alley to be vacated. He would be landlocked and would require an easement from the neighbors to access his property.

Geary (Calligan) moved to approve the item. Motion Failed. 0-6-0 (Yes: 0/ No: Calligan, Silverberg, Bostinelos, Stewart, Geary, Beukelman/Abstain:0). Roll Call Vote

**Agenda Item 2017-0105:** Requested site plan approval for the property located at 2301 Boulevard of Champions. (Petitioner: Connelly Development)

Chris Madsen presented information on the item stating the petitioner was not able to meet all code requirements when the site plan was received at the Design Review Committee on November 2, 2017. Since then the petitioner has changed the site plan which now meets all code requirements, and therefore staff is requesting to delete the item from the agenda.

Geary (Beukelman) moved to delete the item from the agenda. Motion Carried. 6-0-0 (Yes: Beukelman, Geary, Calligan, Bostinelos, Stewart, Silverberg/ No:0/ Abstain:0). Roll Call Vote

**Agenda Item 2017-0106:** Requested final plat of Sunnybrook Village 3<sup>rd</sup> Filing on property located at 5800 Sunnybrook Drive. (Petitioner: AP Sioux City LLC)

Chris Madsen presented information on the item. He stated the preliminary plat for this development was approved by City Council on March 23, 2015 and the final plat was approved on October 26, 2015. The proposed final plat subdivides the north half of the original Lot 1 into four lots, requiring a new final plat to be submitted.

Jason Geary asked if the Mills Fleet Farm final plat has already been approved. Chris Madsen stated saying yes it was approved in 2016.

The petitioner, Tim Brown (4949 Country Club Boulevard), spoke on the item stating he is available for any questions.

Geary (Bostinelos) moved to approve the item. Motion Carried. 6-0-0 (Yes: Calligan, Beukelman, Bostinelos, Stewart, Geary, Silverberg/No:0/ Abstain:0). Roll Call Vote

**Agenda Item 2017-0107:** Requested rezoning of land located west of Glen Ellen Road and about 2400 feet north of Whispering Creek Drive from NC.1 to GR. (Petitioner: CAB Estates)

Brent Nelson presented information on agenda item 2017-0107 and 2017-0108. Suzan Stewart stated we will be incorporating the presentation and any discussion to both agenda items 2017-0107 and 2017-0108.

Brent Nelson stated the subdivision includes 49 lots, 19 of them being 1/3 acre lots, 18 being 1/2 acre lots, and 12 being multi-use lots with 2 unit condos on them. He stated staff is recommending rezoning the property to GR (General Residential). He stated in the staff report it states there is a sewer issue, however meetings have taken place since and that seems to be resolved. He stated there is one outstanding issue still which is roundabouts. He stated the petitioner is proposing a roundabout inside the development, and City Engineering feels the roundabout should be on Glen Ellen Road.

Jason Geary asked why staff feels GR (General Residential) would be the correct zoning, when all around the development is zoned NC (Neighborhood Conservation). Brent Nelson responded saying there is no neighborhood to conserve, since this is a new development and stated staff feels GR (General Residential) is more appropriate and allows the petitioner to develop the property as he is proposing.

Suzan Stewart asked if the developer changes his mind and decides to develop more duplexes or townhomes than is proposed today, would they have to come back with a new preliminary plat. Brent Nelson responded saying no, they would not have to come back as General Residential (GR) zoning would allow that, as long as the final plat is consistent with the preliminary plat proposed.

Jason Geary asked what the minimum lot size would be allowed under GR(General Residential) zoning. Brent Nelson stated it would allow 5,000 square foot lots.

Jason Geary asked what the Fire Department's concern was with the cul-de-sac. Brent Nelson stated they are concerned with the length of the cul-de-sac and the one entrance in and out of the development. Brent also stated there is a long term plan to extend Glen Ellen Road to the north alleviating that issue.

Michelle Bostinelos asked how long until Glen Ellen Road will be extended North. Brent stated they don't know any exact time frame, hopefully within the next few years depending on future development.

Suzan Stewart asked if there will be any conditions on this development that would force the developer to extend Glen Ellen Road to the north. Jeff Hanson responded stating there will not be any conditions made with this development regarding the extension of Glen Ellen Road unless the developer requests more City funding to complete the project.

Jason Geary asked if the Commission needs to specify the roundabout location in their motion. Brent Nelson stated yes they need to include in the motion.

The petitioner, Jon Sulzbach (500 South Lewis Boulevard) spoke on the item stating there will be a strict covenant in place that will be limited to what buyers can build on the property. He stated they are not interested in creating a roundabout unless if it is in the location CAB Estates is proposing. He doesn't feel it is feasible to do a roundabout on Glen Ellen Road. The main

purpose of the proposed roundabout is it is an amenity to the subdivision, and they intend to landscape it nicely and have residents mailboxes located within the roundabout.

Jean Calligan asked the petitioner if the roundabout would be large enough for fire trucks to maneuver through. Jon Sulzbach stated it will be large enough for large trucks to move through.

Michelle Bostinelos asked who would be responsible for maintaining the roundabout. Jon Sulzbach stated the City would be responsible for maintenance. The landscaping area would be taken care of through the HOA (home owner's association).

Jean Calligan asked if snow removal was an issue with roundabouts. Dave Carney responded saying it does create a maintenance issue. He also stated the purpose of a roundabout is to calm traffic, which this roundabout is not doing due to the location. He stated City Engineering would be okay with a roundabout on Glen Ellen Road, even though it is a maintenance issue, because it will calm traffic, therefore serving a purpose.

Jean Calligan asked if there will be smaller lots around the roundabout. Jon Sulzbach stated the lots are smaller around the roundabout.

Dave Ferris (2606 Glen Ellen Road) spoke on the item asking if the houses that are currently on sewer grinder pumps, would they then be converted to City sewer due to the development. Brent Nelson stated that they would be able to connect to the gravity sewer to be installed in Glenn Ellen as part of the project.

Silverberg (Bostinelos) moved to approve the item. Motion Carried. 6-0-0 (Yes: Bostinelos, Silverberg, Stewart, Beukelman, Geary, Calligan/ No:0/ Abstain:0). Roll Call Vote

**Agenda Item 2017-0108:** Requested preliminary plat of the CAB Estates subdivision located west of Glen Ellen Road and about 2400 feet north of Whispering Creek Drive. (Petitioner: CAB Estates)

Suzan Stewart asked to incorporate the presentation and discussion from agenda item 2017-0107 to this item as well.

Bostinelos (Silverberg) moved to approve the item with the cul-de-sac to be in the location proposed by the petitioner (inside the subdivision). 6-0-0 (Yes: Bostinelos, Silverberg, Stewart, Beukelman, Geary, Calligan/ No:0/ Abstain:0). Roll Call Vote

**Agenda Item 2017-0109:** Requested zoning ordinance text amendment to various subchapters, sections, tables and subsections to Title 25 of the Municipal Code. (Petitioner: City of Sioux City)

Chris Madsen went through the proposed changes including: portable storage units/shipping containers, murals, projecting signs, political signs and sandwich board signs.

There was significant discussion among the Commission regarding shipping containers placement, the time frame they are allowed and what is classified as a shipping container/portable storage unit.

Geary (Beukelman) moved to approve the text amendment removing the piece about the portable storage units/shipping containers. Motion Carried. 6-0-0 (Yes: Bostinelos, Silverberg, Stewart, Beukelman, Geary, Calligan/ No:0/ Abstain:0). Roll Call Vote

- a. *Report by the Chair of the Planning and Zoning items at the City Council meeting.*
- b. *Other items brought forward by the Commission and / or staff.*
- c. *Approval of the minutes of the October 10, 2017 Planning and Zoning Commission minutes.*

Beukelman (Geary) moved to recommend to the City Council approval of the October 10, 2017 minutes. Motion Carried. 5-0-1 (Yes: Bostinelos, Silverberg, Stewart, Geary, Beukelman/ No:0/ Abstain: Calligan).

There being no further business, the meeting was adjourned at 5:41 p.m.

*Submitted by  
Kelly Leigh*

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*CHAIR*

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*PLANNING DIRECTOR*

**CITY PLANNING AND ZONING COMMISSION  
ABBREVIATED MEETING MINUTES  
NOVEMBER 28, 2017**

A regular meeting of the City Planning and Zoning Commission was held this date at 4:00 p.m. in the City Council Chambers, 5th Floor, City Hall, 405 - 6th Street, Sioux City, Iowa, at which time the following items were considered.

**MEMBERS PRESENT**

Suzan Stewart, Chair  
Michelle Bostinelos, Vice Chair  
Jean Calligan  
Joe Krage  
Jason Geary  
Lee Beukelman

**MEMBERS ABSENT**

David Silverberg

**STAFF PRESENT**

Chris Madsen, Senior Planner  
Erin Berzina, Planner  
Kelly Leigh, Administrative Secretary  
Justin Vondrak, Assistant City Attorney  
Ron Kueny, Zoning Enforcement Officer  
Jeff Hanson, CD Operations Manager  
Angel Wallace, Parks and Rec Manager

*Stewart called the meeting to order at 4:00 p.m., and read the opening statement explaining the procedures. She then introduced the Commission Members and City staff to the audience. The Commission was asked if any member would be abstaining on any agenda item.*

**Agenda Item 2017-0110:** Requested dedication of property located at 4201 Stone Avenue as Spalding Farm Park (Petitioner: City of Sioux City)

Erin Berzina presented information on the item. She stated currently this parcel is City owned and the Parks and Recreation Department is already making improvements. She stated there will be a perpetual easement between the City of Sioux City and the Sioux City Community School District for drainage from Spalding Elementary School. She stated she received one response in favor of the petition, and the gentleman stated he would like to see anchored trash cans, a sign indicating hours of operation posted on it to deter late night activity, and "No Littering" signs.

Suzan Stewart asked if parking will be shared by the school and the park. Angel Wallace, Parks and Recreation Manager, stated it is the City who owns the parking and will not be shared. She also stated some of the improvements being done are finishing a .25-mile trail loop around the park, converting tennis courts to basketball courts and paving.

Lee Beukelman asked if this park dedication will affect any businesses that have liquor licenses in the area due to setback requirements. Chris Madsen responded saying any off-premise liquor license have to be located 200 feet from a school/park, however businesses that already have off-premise liquor licenses will be grandfathered in. This will not affect new on-premise liquor licenses as the only requirement for those are that the door cannot face right-of-way.

Krage (Calligan) moved to approve the item. Motion Carried. 6-0-0 (Yes: Calligan, Beukelman, Geary, Stewart, Bostinelos, Krage/ No:0/ Abstain: 0). Electronic Vote

**Agenda Item 2017-0111:** Requested vacation of those portions of Everett Street, West 24<sup>th</sup> Street, and Jermyn Street adjacent to the property located at 3901 West 23<sup>rd</sup> Street. (Petitioner: Randy Kortum)

Erin Berzina presented information on the item. She stated the current requested vacation equals roughly 71,600 square feet or 1.5 acres. She stated at the time of writing the staff report, she received one written response in favor of the petition, however after the staff report was

written she received a phone call from that property owner stating they are now in opposition to the requested vacation. She stated she also received two phone calls from neighbors in opposition to the request at the time the staff report was written. After staff report was finished, she also received an additional three phone calls opposing the petition due to access issues, increased traffic, and the potential for new residential development on the petitioner's site. She stated originally staff was recommending approval at the time of writing the staff report, but now due to increased opposition from neighbors over access issues, staff is recommending denial of the vacation.

Randy Kortum (3901 West 23<sup>rd</sup> Street), the petitioner, spoke on the item stating Everett and West 24<sup>th</sup> street are impassible due to overgrowth and typography. He also stated he wants to purchase the vacated property to cut down fallen trees that are located in the right-of-way that have fallen onto his property, in order to the fence.

Jason Geary asked if the petitioner understood that if the property was vacated, each abutting property owner would be offered half the alleyway to purchase. He then asked the petitioner that if this happens, would the petitioner still be interested in purchasing his half of the alleyway. Randy Kortum responded saying that he would still be interested in purchasing his half of the alleyway.

Jean Calligan asked if the petitioner is planning on developing the property into new residential properties. Randy Kortum responded he was originally thinking of doing that, but not anymore.

Jeff Potratz (North Sioux City resident) spoke in favor of the item stating Everett and West 24<sup>th</sup> Streets are impossible to drive through. He also stated there are fallen trees on Randy Kortum's property from city right-of-way that the petitioner wants to clean up.

Rich Plendl (1901 South Maple Street) spoke on behalf of his stepmother, who lives at 4015 West 23<sup>rd</sup> Street. He stated if the proposed alleyway on Everett Street is vacated, his stepmother would have to move a trailer shown in materials and located on a portion of Everett Street proposed to be vacated. Jason Geary asked Rich if his stepmother would be interested in purchasing her half of the alleyway. Rich responded that she would be interested.

Daniel Roberts (3805 West 23<sup>rd</sup> Street) spoke on the item stating he wants clarification of what portion of Jermyn Street which abuts his property he would be able to purchase. He also stated his concern is how far of the 30 feet he would be able to purchase would be into the street, as they use Jermyn Street for access to maintain his septic tank. He stated he has no problem with the petitioner cleaning up the trees and fixing his fence, but is just concerned that he would not have enough space with only half of his offered 30 feet to be able to service the septic tank without encroaching on the petitioner's property.

Rhonda Roberts (3805 West 23<sup>rd</sup> Street) also spoke on the septic tank issue and stated they measured 30 feet of the alleyway before attending the meeting and stated they would lose too much of the alleyway to be able to access the back of their property. Jason Geary asked if the petitioner were to grant them an easement to access their septic tank, would she and her husband be okay with that agreement. She responded saying she didn't know if they would feel comfortable with the agreement at this time. She also mentioned they would have a problem accessing their side driveway off of Jermyn Street if it were vacated.

Jason Geary asked Justin Vondrak if the Commission can include an access easement from the petitioner to the Roberts family at 3805 West 23<sup>rd</sup> street in their motion. Justin Vondrak stated the City does not typically get involved in civil issues between neighbors such as this, but the Commission can include that in their recommendation to City Council.

Dave Treft (2333 Kellogg Street) spoke in opposition to the item stating he also maintains the two lots to the West of Everett street for wildlife, and he wants to keep the trees. He also stated he would be interested in purchasing his half of the alleyway.

Jean Calligan asked Dave Treft if any access would be taken away from him with today's proposed vacation. Dave Treft responded no access would be taken away as he accesses the lots from West 24<sup>th</sup> Street and Kellogg Street as Everett Street is impassible.

Randy Kortum responded to the opposition's stating Mr. Treft's trees have fallen over onto his property and smashed his fence.

Jason Geary asked Randy Kortum what options would the Roberts at 3805 West 23<sup>rd</sup> Street have to access their back driveway. Randy Kortum responded stating the neighbors can use their current driveway for access or pay for a surveyor to measure property pins.

Suzan Stewart asked Justin Vondrak if the Commission can vacate a portion of the proposed vacation. Justin Vondrak responded stating yes, the Commission can shrink the vacation area, but cannot make it larger than proposed.

Suzan Stewart asked Randy Kortum if he would still be interested in purchasing his half of Everett and West 24<sup>th</sup> Street if the Commission only vacated those two roads, and not Jermyn Street. Randy Kortum responded that he would still be interested in purchasing his half of Everett and West 24<sup>th</sup> Street.

Jason Geary asked staff if they would feel comfortable vacating Everett street, West 24<sup>th</sup> street, and the north half of Jermyn street. Erin Berzina responded stating she would feel comfortable taking forward that recommendation to City Council.

Dave Treft (2333 Kellogg Street) spoke on the item again stating if 30 feet is purchased by each property owner, they want to know where their new boundary lines are. Erin Berzina stated property owners can locate their current property pins and measure 30 feet from that, or hire a surveyor to stake out the property lines.

Rhonda Roberts (3805 West 23<sup>rd</sup> Street) spoke on the item again stating the fence line on Jermyn Street is not the property line, and actually the fence encroaches into the right-of-way currently.

Geary (Bostinelos) moved the item with the proposed changes to City Council: to vacate Everett Street, West 24<sup>th</sup> Street, and only the North half of Jermyn Street. Motion Carried. 6-0-0 (Yes: Beukelman, Geary, Calligan, Bostinelos, Stewart, Krage/ No:0/ Abstain:0). Electronic Vote

**Agenda Item 2017-0113:** Requested Sign Design Program for the property located at 5800, 5858, 5884, and 6023 Sunnybrook Drive. (Petitioner: Tim Brown/Brown Wegher Construction)

Chris Madsen presented the item stating the petitioner has asked the item to be deleted as they would like to revisit the signage requirements with staff.

Geary (Calligan) moved to delete the item. Motion Carried. 6-0-0 (Yes: Calligan, Stewart, Bostinelos, Geary, Beukelman, Krage/ No:0/ Abstain:0). Roll Call Vote

*d. Report by the Chair of the Planning and Zoning items at the City Council meeting.*

e. *Approve the 2017 Annual Report*

Chris Madsen presented the Annual Report to the Commission.

Krage (Calligan) moved to approve the 2017 Annual Report. Motion Carried. 6-0-0 (Yes: Calligan, Stewart, Bostinelos, Geary, Beukelman, Krage/ No:0/ Abstain:0). Roll Call Vote

f. *Comprehensive Plan Update*

Jeff Hanson stated Houseal Lavigne will have the existing conditions report to City staff by December 15, 2017. It will then be reviewed internally for 10 days and then sent out to the Commission along with the Steering Committee for review. He stated Houseal Lavigne will be here for their next visit January 22-23, 2018. They will be holding another Steering Committee meeting, hosting another public workshop and will speak at the January 23, 2017 Planning and Zoning Commission meeting. He also stated he is working with Perla Alarcon-Flory to translate the survey located on the City website to Spanish to gain more outreach from the Hispanic community.

g. *Other items brought forward by the Commission and / or staff.*

h. *Approval of the minutes of the November 14, 2017 Planning and Zoning Commission minutes.*

Beukelman (Bostinelos) moved to recommend to the City Council approval of the November 14, 2017 minutes. Motion Carried. 5-0-1 (Yes: Bostinelos, Calligan, Stewart, Geary, Beukelman/ No:0/ Abstain: Krage).

There being no further business, the meeting was adjourned at 5:16 p.m.

*Submitted by  
Kelly Leigh*

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CHAIR

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PLANNING DIRECTOR

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR COUNCIL ACTION**

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 14

**FROM:** Jeff Hanson, Community Development Operations Manager (EJB)

**SUBJECT:** **Hearing and Ordinance vacating those portions of West 24<sup>th</sup> Street, Everett Street and Jermyn Street adjacent to 3901 West 23<sup>rd</sup> Street. (Petitioner: Randy Kortum). The Planning and Zoning Commission recommends approval of this item with conditions. (File No. 2017-0111).**

**Reviewed By:**     Department Director                      Finance Department                       City Attorney                       City Manager

**RECOMMENDATION:**

Staff respectfully requests the City Council approve the vacation with conditions as recommended by the Planning and Zoning Commission, subject to the following findings.

Planning and Zoning Commission:

**Agenda Item 2017-0111:** Requested vacation of those portions of Everett Street, West 24<sup>th</sup> Street, and Jermyn Street adjacent to the property located at 3901 West 23<sup>rd</sup> Street. (Petitioner: Randy Kortum)

Erin Berzina presented information on the item. She stated the current requested vacation equals roughly 71,600 square feet or 1.5 acres. She stated at the time of writing the staff report, she received one written response in favor of the petition, however after the staff report was written she received a phone call from that property owner stating they are now in opposition to the requested vacation. She stated she also received two phone calls from neighbors in opposition to the request at the time the staff report was written. After staff report was finished, she also received an additional three phone calls opposing the petition due to access issues, increased traffic, and the potential for new residential development on the petitioner's site. She stated originally staff was recommending approval at the time of writing the staff report, but now due to increased opposition from neighbors over access issues, staff is recommending denial of the vacation.

Randy Kortum (3901 West 23<sup>rd</sup> Street), the petitioner, spoke on the item stating Everett Street and West 24<sup>th</sup> Street are both impassible due to overgrowth and typography. He also stated he wants to purchase the vacated property to cut down fallen trees located in the right-of-way that have fallen onto his property in order to fix the fencing.

Jason Geary asked the petitioner if the property was vacated, each abutting property owner would be offered half the alleyway to purchase. He then asked the petitioner that if this happens, would the petitioner still be interested in purchasing his half of the alleyway. Randy Kortum responded saying that he would still be interested in purchasing his half of the alleyway.

Jean Calligan asked if the petitioner is planning on developing the property into new residen-

tial properties. Randy Kortum responded he was originally thinking of doing that, but not anymore.

Jeff Potratz (North Sioux City resident) spoke in favor of the item stating Everett Street and West 24<sup>th</sup> Street are both impossible to drive through. He also stated there are fallen trees on Randy Kortum's property from city right-of-way that the petitioner wants to clean up.

Rich Plendl (1901 South Maple Street) spoke on behalf of his stepmother, who lives at 4015 West 23<sup>rd</sup> Street. He stated if the proposed alleyway on Everett Street is vacated, his stepmother would have to move a trailer that is located there. Jason Geary asked Rich if his stepmother would be interested in purchasing her half of the alleyway. Rich responded that she would be interested.

Daniel Roberts (3805 West 23<sup>rd</sup> Street) spoke on the item stating he wants clarification of what he would be able to purchase. He also stated his concern is how much of the 30 feet he would be able to purchase would be into the street, as they use Jermyn Street for access to maintain his septic tank. He stated he has no problem with the petitioner cleaning up the trees and fixing his fence, but is just concerned that he would not have enough space of his offered 30 feet to purchase to be able to service the septic tank without encroaching on the petitioner's property.

Rhonda Roberts (3805 West 23<sup>rd</sup> Street) also spoke on the septic tank issue and stated they measured 30 feet of the alleyway before attending the meeting and stated they would lose too much of the alleyway to be able to access the back of their property. Jason Geary asked if the petitioner were to grant them an easement to access their septic tank, would she and her husband be okay with that agreement. She responded saying she didn't know if they would feel comfortable with the agreement at this time. She also mentioned they would have a problem accessing their side driveway off of Jermyn Street if it were vacated.

Jason Geary asked Justin Vondrak if the Commission can include an access easement from the petitioner to the Roberts family at 3805 West 23<sup>rd</sup> Street in their motion. Justin Vondrak stated the City does not typically get involved in civil issues between neighbors such as this, but the Commission can include that in their recommendation to City Council.

Dave Treft (2333 Kellogg Street) spoke in opposition to the item stating he also maintains the two lots to the West of Everett Street for wildlife, and he wants to keep the trees. He also stated he would be interested in purchasing his half of the alleyway.

Jean Calligan asked Dave Treft if any access would be taken away from him with today's proposed vacation. Dave Treft responded no access would be taken away as he accesses the lots from West 24<sup>th</sup> Street and Kellogg Street as Everett Street is impassible.

Randy Kortum responded to the oppositions stating Mr. Treft's trees have fallen over onto his property and smashed his fence.

Jason Geary asked Randy Kortum what options would the Roberts at 3805 West 23<sup>rd</sup> Street have to access their back driveway. Randy Kortum responded stating the neighbors can use their current driveway for access or pay for a surveyor to measure property pins.

Suzan Stewart asked Justin Vondrak if the Commission can vacate a portion of the proposed vacation of Jermyn Street. Justin Vondrak responded stating yes, the Commission can shrink the vacation area, but cannot make it larger than proposed.

Suzan Stewart asked Randy Kortum if he would still be interested in purchasing his half of Everett and West 24<sup>th</sup> Streets if the Commission only vacated those two roads, and not Jermyn Street. Randy Kortum responded that he would still be interested in purchasing his half of Everett and West 24<sup>th</sup> Streets.

Jason Geary asked staff if they would feel comfortable vacating Everett Street, West 24<sup>th</sup> Street, and the north half of Jermyn Street. Erin Berzina responded stating she would feel comfortable taking forward that recommendation to City Council.

Dave Treft (2333 Kellogg Street) spoke on the item again stating if 30 feet is purchased by each property owner, they want to know where their new boundary lines are. Erin Berzina stated property owners can locate their current property pins and measure 30 feet from that, or hire a surveyor to stake out the property lines.

Rhonda Roberts (3805 West 23<sup>rd</sup> Street) spoke on the item again stating the fence line on Jermyn Street is not the property line, and actually the fence encroaches into the right-of-way currently.

Geary (Bostinelos) moved the item with the proposed changes to City Council: to vacate Everett Street, West 24<sup>th</sup> Street, and only the North half of Jermyn Street. Motion Carried.6-0-0 (Yes: Beukelman, Geary, Calligan, Bostinelos, Stewart, Krage/ No:0/ Abstain:0). Electronic Vote

**Findings of Fact:**

- 1) It is the City's policy to vacate and dispose of unneeded rights-of-way.
- 2) By vacating and disposing of the subject right of way adjacent to the subject property, access would not be denied to surrounding property owners.
- 3) Five (5) opposing responses were received by abutting property owners from the notification.
- 4) The applicant's proposal conforms to the minimum Municipal Code requirements.

**Recommended Conditions of Approval:**

- 1) The Planning and Zoning Commission recommends approval of this item with the condition that the south approximately one-half of Jermyn Street adjacent to 3901 West 23<sup>rd</sup> Street be excluded from the vacation.

**DISCUSSION:**

See analysis.

**FINANCIAL IMPACT:**

N/A

**RELATIONSHIP TO STRATEGIC PLAN:**

Municipal Responsibility: Quality of Life.  
Focus Area: Enhance Public/Private Partnerships.

**ALTERNATIVES:**

None.

**ATTACHMENTS:**

- Attachment A: Ordinance
- Attachment B: General Area Map
- Attachment C: Notification Map
- Attachment D: Site Photos
- Attachment E: Application

**BACKGROUND REPORT:**

The City received a request from Randy Kortum, petitioner, to vacate those portions of Everett Street, West 24<sup>th</sup> Street, and Jermyn Street that are adjacent to 3901 West 23<sup>rd</sup> Street. The total area proposed to be vacated is approximately 71,520 square feet. The proposal will allow for the petitioner to develop the property located 3901 West 23<sup>rd</sup> Street.

**ANALYSIS:**

As stated, the petitioner requests the vacation of portions of Everett Street, West 24<sup>th</sup> Street, and Jermyn Street that are adjacent to 3901 West 23<sup>rd</sup> Street. These sections of street are currently unimproved and not regularly used in the transportation system. The petitioner previously proposed to planning staff his intention to build residential property/properties in the future and is requesting to vacate the subject right-of-way to allow adequate lot size for future development plans. Each landowner abutting the subject right-of-way has the option to purchase one-half of the right-of-way that abuts their property. Five (5) responses from abutting landowners opposing the vacation were received. At the November 28, 2017 Planning and Zoning Commission meeting several concerns such as access to a septic tank and driveway, concerns about property lines, and the ability of each property owner having the right to purchase their half of the vacated street were shared by abutting landowners. Details are included in the Planning and Zoning Commission meeting minutes. Abutting landowners that were present indicated they would like to purchase their half of the vacated street and the petitioner would like to go forward with the vacation in order to purchase his half of the streets and/or the portions abutting his property that remain unpurchased. The property owners at 3805 West 23<sup>rd</sup> Street indicate they use the south portion of Jermyn Street in inclement weather to access their garage due to the steeper slope of their driveway and that the septic tank is located near, and accessed via, Jermyn Street. The Planning and Zoning Commission recommends excluding the south portion of Jermyn Street from this request to vacate to accommodate the use of that portion of right of way.

The following criteria are used to determine whether to vacate rights-of-way:

- *Cities may vacate streets and alleys but must consider the interests of the public.*  
Public notice was mailed to properties within two hundred (200) feet, excluding rights-of-way. Five (5) opposing responses were received from abutting property owners.
- *Streets and alleys should not be vacated for the benefit of private persons if it will probably seriously inconvenience the public.*  
The vacation request, as amended by the Planning and Zoning Commission recommendation, will not currently deny access to any abutting or non-abutting property owners.
- *The vacation of a street or alley should not deprive the complaining property owner of convenient and reasonable access to or from his property to a substantial degree.*  
Five (5) opposing responses were received from abutting property owners report and are noted in the minutes from the November 28, 2017 Planning and Zoning Commission meeting.

- *The City Council must determine whether the street or alley is necessary for public use and convenience and whether they are sufficiently traveled to justify maintenance at public expense.*

The streets are unimproved and the vacation will not impact the transportation system.

- *The right to reasonable ingress and egress to abutting properties may not be totally destroyed; however, as long as one reasonable means of ingress and egress to a lot remains it is not so adversely affected.*

The subject vacation does not eliminate access to any abutting properties. The single-family residence to the west has access on Everett Street, however the petitioner will not have the option to purchase any of that portion of Everett Street because it is not directly abutting his property.

- *Non-abutting owners have far less standing to challenge a vacation.*

No responses have been received from non-abutting property owners at the time of this report.

**EXISTING ZONING AND LAND USE:**

NC.2 ; Single-family home

**EXISTING ZONING REQUIREMENTS:**

The NC.2 district is meant for low density, single-family detached neighborhoods on moderate sized lots.

**PROPOSED ZONING REQUIREMENTS:**

N/A

**SURROUNDING ZONING AND LAND USE:**

North: NC.1 ; Single-family home

South: NC.2 ; Single-family home

East: NC.2 ; Single-family home

West: NC.2 ; Single-family home

**DEPARTMENT COMMENTS**

No comments were received at the time of this report.

**COMPREHENSIVE PLAN:**

The 2005 Comprehensive Plan indicates this area as "Suburban Residential". "Suburban Residential" is defined as development consistent with contemporary design practices that are sensitive to existing environmental characteristics of the location.

**URBAN RENEWAL / URBAN REVITALIZATION / TIF:**

The subject property is not located in an urban renewal or TIF district.

**SUBAREA / CORRIDOR PLAN:**

The subject property is not located in a subarea or corridor.

**FLOOD PLAIN:**

The subject property is not located in a flood plain.

**CITIZEN RESPONSE:**

Ten (10) notices were sent within the required timeframe. Five (5) responses were received and are noted in the Analysis section.

ATTACHMENT A

ORDINANCE

---

**Prepared by:** Nicole M. DuBois, P.O. Box 447, Sioux City, Iowa 51102 Telephone No. (712) 279-6318  
**After recording return to:** City of Sioux City, Iowa, P.O. Box 447, Sioux City, Iowa 51102

**ORDINANCE NO. 2017 - \_\_\_\_\_**

ORDINANCE VACATING THOSE PORTIONS OF WEST 24TH STREET, EVERETT STREET AND JERMYN STREET ADJACENT TO 3901 WEST 23RD STREET.

WHEREAS, the City of Sioux City, Iowa, owns and has heretofore dedicated the following described public right-of-way within the City of Sioux City, Woodbury County, Iowa, legally described as follows:

All that part of Everett Street abutting Block 7, and all that part of West 24th Street (originally platted as Claire Street) abutting Block 7, and all that part of Jermyn Street (originally platted as Euclid Street) abutting Block 7, including the two (2) intersections thereof of said Jermyn Street, West 24th Street and Everett Street, of Emerson Heights Addition to Sioux City, Iowa, in County of Woodbury and State of Iowa. Contains approximately 71,520 square feet more or less; and

WHEREAS, the Sioux City Planning and Zoning Commission has conducted a hearing on the proposed vacation and submitted a recommendation to the City Council relative thereto; and

WHEREAS, the City Council has conducted a public hearing on the proposed vacation of the above described property; and

WHEREAS, the City Council finds that said property is no longer necessary for public use and of no benefit to the public and there is no reason to believe that the same will be necessary for use by the public in the future and that vacation thereof will be for the public good.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA:

Section 1: That the above described public right-of-way located within the City of Sioux City, Woodbury County, Iowa, be, and the same is hereby vacated.

Section 2: That any and all other ordinances of the City of Sioux City, Woodbury County, Iowa, in conflict herewith, be, and the same are to the extent of such conflict hereby repealed.

Section 3: That this Ordinance shall be in full force and effect from and after its passage and publication as by law provided.

PASSED BY THE CITY COUNCIL ON, AND APPROVED ON: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

Office of the City Clerk, City of Sioux City, Iowa: State of Iowa, Woodbury County, ss:

The undersigned does hereby certify the foregoing is a correct copy of Ordinance No. 2017-\_\_\_\_\_ adopted by the City Council of Sioux City on \_\_\_\_\_, 2017. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Lisa L. McCardle, City Clerk

I hereby certify that a summary of the foregoing was published in the Sioux City Journal on December 16, 2017

\_\_\_\_\_  
Lisa L. McCardle, City Clerk

ORDINANCE VACATING THOSE PORTIONS OF WEST 24TH STREET,  
EVERETT STREET AND JERMYN STREET ADJACENT TO 3901 WEST 23RD  
STREET.

This is a summary of Ordinance Number 2017-\_\_\_\_\_ passed by the Sioux City City Council on \_\_\_\_\_, 2017 and is effective today. A complete copy of the ordinance is available at the office of the City Clerk in City Hall, 405 6<sup>th</sup> Street, Sioux City, Iowa, Monday through Friday, 8:00 a.m. to 4:30 p.m. This ordinance vacates the following described public right of way within the City of Sioux City, Woodbury County, Iowa:

All that part of Everett Street abutting Block 7, and all that part of West 24th Street (originally platted as Claire Street) abutting Block 7, and all that part of Jermyn Street (originally platted as Euclid Street) abutting Block 7, including the two (2) intersections thereof of said Jermyn Street, West 24th Street and Everett Street, of Emerson Heights Addition to Sioux City, Iowa, in County of Woodbury and State of Iowa. Contains approximately 71,520 square feet more or less.

/s/ Lisa L. McCardle, City Clerk

Publish in the Sioux City Journal \_\_\_\_\_, 2017.

NOTICE OF HEARING ON PROPOSAL TO VACATE PUBLIC

RIGHT-OF-WAY OWNED BY CITY OF SIOUX CITY

NOTICE is hereby given that there is now on file in the office of the City Clerk located at the Customer Service Center on First Floor of City Hall, 405 6th Street, Sioux City, Iowa, an Ordinance under and by virtue of which it is proposed to vacate the following described real estate in Sioux City, Iowa:

All that part of Everett Street abutting Block 7, and all that part of West 24th Street (originally platted as Claire Street) abutting Block 7, and all that part of Jermyn Street (originally platted as Euclid Street) abutting Block 7, including the two (2) intersections thereof of said Jermyn Street, West 24th Street and Everett Street, of Emerson Heights Addition to Sioux City, Iowa, in County of Woodbury and State of Iowa. Contains approximately 71,520 square feet more or less.

(Those portions of West 24th Street, Everett Street and Jermyn Street adjacent to 3901 West 23rd Street) (2017-0111)

That said Ordinance and proposal to vacate said real estate will come on for final hearing and action before the City Council in the Council Chambers, Room 504, City Hall, 405 6th Street, Sioux City, Iowa, on December 11, 2017, at the council meeting commencing at 4:00 P.M., Local Time, or as soon thereafter as the matter may be considered. At said hearing interested persons may appear and be heard for or against said proposed vacation.

CITY OF SIOUX CITY, IOWA

/s/ Lisa L. McCardle, City Clerk

Publish in the Sioux City Journal December 4, 2017

ATTACHMENT B  
GENERAL AREA MAP



City of Sioux City Planning Division

Disclaimer of Liability: (Sioux City and Woodbury Co. GIS System)  
The Customer understands and acknowledges that the Products and information contained therein are subject to constant change and that its accuracy cannot be guaranteed. Sioux City & Woodbury Co. make no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such Products, or accept any liability arising from any incorrect, incomplete or misleading information contained therein.



ATTACHMENT C

NOTIFICATION MAP



**SIoux CITY**

**City of Sioux City Planning Division**

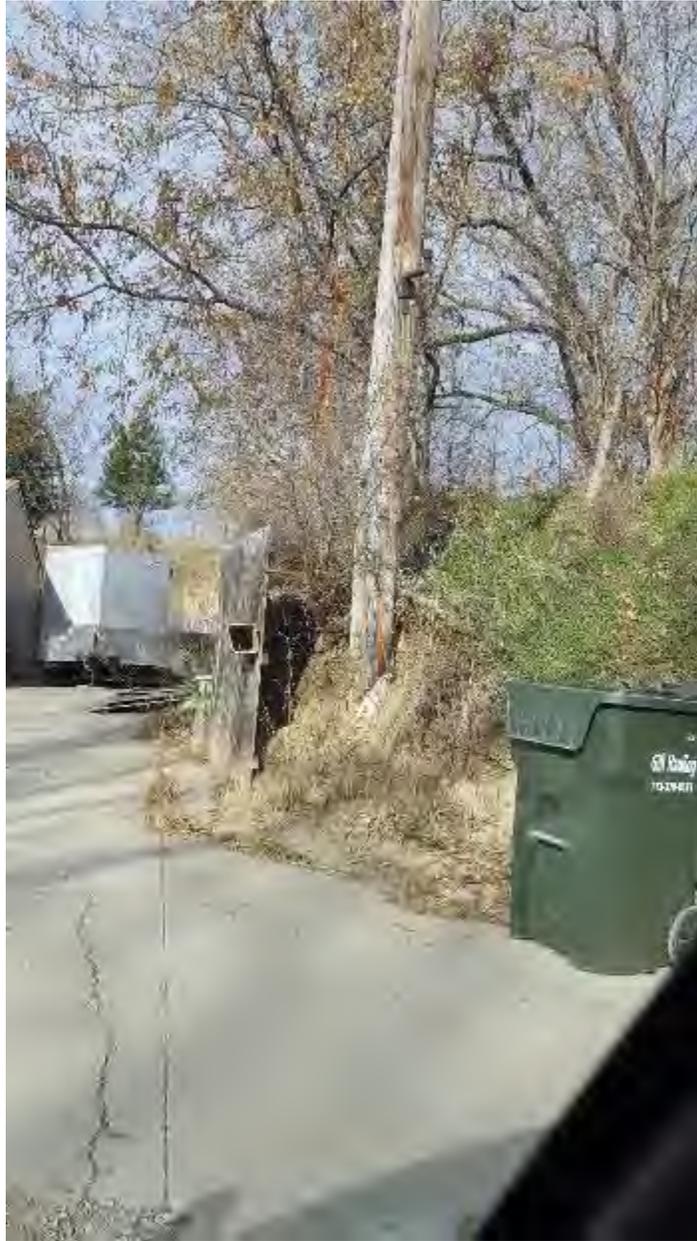
Disclaimer of Liability: (Sioux City and Woodbury Co. GIS System)  
The Customer understands and acknowledges that the Products and information contained therein are subject to constant change and that its accuracy cannot be guaranteed. Sioux City & Woodbury Co. make no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such Products, or accept any liability arising from any incorrect, incomplete or misleading information contained therein.



ATTACHMENT D

PHOTOS

Everett Street, facing north



Jermyn Street, facing north



ATTACHMENT E

APPLICATION

*COMPLAN*

**CITY OF SIOUX CITY**

**Applicant Profile Form**

*(Complete along with the appropriate application form)*

Planning Division  
Room 308  
405 6<sup>th</sup> Street  
P.O. Box 447  
Sioux City, IA 51102-0447



Before completing, read the entire Applicant Profile Form and related application. A pre-application conference is **required** for all applications for cluster, mixed housing, and planned neighborhoods; traditional neighborhood development, as well as applications for development in the Airport Protection (AP), Casino Entertainment (CE), Historic Area (HA), and Public Institutional (PI) zoning districts. However, pre-application conferences may be requested for any development type.

PETITIONER/APPLICANT INFORMATION			
Name <i>X</i>	<i>Randy &amp; Kristina (Kortum)</i>		
Street Address	<i>3901 W 23rd</i>		
City	<i>Sioux city</i>	State	<i>Iowa</i> ZIP <i>51103</i>
Phone	<i>712-255-5404</i>	E-mail Address	
Petitioner's interest in the property	Owner <input checked="" type="checkbox"/>	Contract Buyer <input type="checkbox"/>	Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Other:
PROPERTY OWNER (IF DIFFERENT)			
Name	<i>↑ Same as Above ↑</i>		
Street Address			
City		State	
Phone		E-mail Address	
LEGAL DESCRIPTION (IF LEGAL IS TOO LONG, NOTE BELOW AND ATTACH TO THE APPLICATION)			
<i>want to buy vacation <del>at</del> Alley along side of Property clean up &amp; have not been used in many years!</i>			
PLANNING AND ZONING DIVISION REQUESTS			
<p>Approvals are issued by the City after compliance with the requirements of the Zoning and Sign Code is determined. A determination is made by the Planning and Zoning Commission, Board of Adjustment, Administrator, or City Council upon recommendation of City staff, Boards, or Commissions. A full list of permits and approval procedures are listed in <i>Subchapter 25.06-B Permits and Procedures of the Code.</i></p>			
<input checked="" type="checkbox"/> Vacation	<input type="checkbox"/> Site Plan / Development Concept Plan	<input type="checkbox"/> Conditional/Limited Use Permit	<input type="checkbox"/> Certificate of Appropriateness
<input type="checkbox"/> Zone Change	<input type="checkbox"/> Major changes to a Site/Concept Plan	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Designation of Historic Site/Landmark
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Minor Changes to a Site/Concept Plan	<input type="checkbox"/> Appeal	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Zoning Compliance Certificate	<input type="checkbox"/> Variance	<input type="checkbox"/> Avigation Permit
<input type="checkbox"/> Right-of-Way Encroachment	<input type="checkbox"/> Sign Design Program		<input type="checkbox"/> Interchange Development
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Interpretation		<input type="checkbox"/> Preliminary/Final Plat
SIGNATURE			
Owner/Petitioner's Signature:	<i>Randy Kortum</i>	Application Date:	<i>11-5-2017</i>
<p>*For additional assistance please contact the City Planning and Zoning Division either before or after submission of the application. A copy of the entire Sioux City Zoning and Sign Code is available in the Planning Division office or under Title 25 online at: <a href="http://online.encodeplus.com/regs/siouxcity-ia/index.aspx">http://online.encodeplus.com/regs/siouxcity-ia/index.aspx</a>. See <i>Subsection 25.06.070</i> for the complete review procedures.</p>			

For Office Use Only

File Number:

Staff Reviewer:

**CITY OF SIOUX CITY**

Application for a Vacation or Easement of Public Ground  
 (Complete along with the Applicant Profile Form)

Planning Division  
 Room 308  
 405 6<sup>th</sup> Street  
 P.O. Box 447  
 Sioux City, IA 51102-0447



SUBJECT PROPERTY INFORMATION		
Owner	Randy & Kathleen	
Street Address	3901 W 23 <sup>rd</sup> ST	
Zoning District	Res	Lot Area
Existing Use	Home living	Woodbury county
REQUEST		
Requested Approval	<input checked="" type="checkbox"/> Vacation of public ground (\$275 filing fee)	<input type="checkbox"/> Easement of public ground (\$275 filing fee)
		<input type="checkbox"/> Easement clearing title (\$300 filing fee)
Existing Use	<input checked="" type="checkbox"/> Public street	<input checked="" type="checkbox"/> Public alley
		<input type="checkbox"/> Other public ground
WRITTEN STATEMENT OF REQUEST		
Describe the reason for requesting a vacation or easement, including why the subject property is not needed for the public:		
it's not maintained & want to clean it up & keep it cleaned up & has not been used in years		
INFORMATION CHECKLIST		
<input type="checkbox"/>	<input type="checkbox"/> N/A	A survey by a Certified Land Surveyor licensed in the State of Iowa if necessary to describe the property.
<input type="checkbox"/>		A completed offer to purchase the entire legally described vacation unless an abutting property owner requests to purchase the half abutting their property. Please include the contact information of purchaser if requesting vacation.
<input type="checkbox"/>		A general area map showing the subject area and request.
<input type="checkbox"/>		Completed Applicant Profile Form
<input checked="" type="checkbox"/>		Filing fee of \$275 for vacations and easements, \$300 for an easement clearing title.
SIGNATURE		
Owner/Petitioner's Signature:	Randy & Kathleen	Application Date: 11-5-2017
*For additional assistance please contact the City Planning and Zoning Division either before or after submission of the application. A copy of the entire Sioux City Zoning and Sign Code is available in the Planning Division office or under Title 25 online at: <a href="http://online.encodeplus.com/regs/sioux-city-ia/index.aspx">http://online.encodeplus.com/regs/sioux-city-ia/index.aspx</a>		

For Office Use Only

File Number:

Staff Reviewer:

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

## CITY OF SIOUX CITY REQUEST FOR COUNCIL ACTION

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 15

**FROM:** Jeff Hanson, Community Development Operations Manager (EJB)

**SUBJECT:** **Ordinance dedicating for park purposes and naming a 12.92 acre tract of land located at 4201 Stone Avenue as “Spaulding Farm Park”. (Petitioner: City of Sioux City). The Planning and Zoning Commission recommends approval of this item. (File No. 2017-0110).**

**Reviewed By:**      Department Director                      Finance Department                       City Attorney                       City Manager

**RECOMMENDATION:**

Staff respectfully requests the City Council approve the requested dedication and naming, subject to the following findings.

Planning and Zoning Commission:

**Agenda Item 2017-0110:** Requested dedication of property located at 4201 Stone Avenue as Spaulding Farm Park. (Petitioner: City of Sioux City)

Erin Berzina presented information on the item. She stated currently this parcel is City-owned and the Parks and Recreation Department is already making improvements. She stated there will be a perpetual easement between the City of Sioux City and the Sioux City Community School District for drainage from Spaulding Elementary School. She stated she received one response in favor of the petition and the gentleman stated he would like to see anchored trash cans, a sign indicating hours of operation posted on it to deter late night activity, and “No Littering” signs.

Suzan Stewart asked if parking will be shared by the school and the park. Angel Wallace, Parks and Recreation Manager, stated it is the City who owns the parking and it will not be shared. She also stated some of the improvements being done are finishing a .25-mile trail loop around the park, converting tennis courts to basketball courts and paving.

Lee Beukelman asked if this park dedication will affect any businesses that have liquor licenses in the area due to setback requirements. Chris Madsen responded saying any off-premise liquor license must be located 200 feet from a school/park; however, businesses that already have off-premise liquor licenses will be grandfathered in. This will not affect new on-premise liquor licenses as the only requirement for those are that the door cannot face right-of-way.

Krage (Calligan) moved to approve the item. Motion Carried. 6-0-0 (Yes: Calligan, Beukelman, Geary, Stewart, Bostinelos, Krage/ No:0/ Abstain: 0). Electronic Vote

Findings of Fact:

- 1) The subject property is being developed as a city park.
- 2) The dedication will formally designate the property as a city park.
- 3) The applicant's proposal conforms to the minimum Municipal Code requirements.

Recommended Conditions of Approval:

- 1) None.

**DISCUSSION:**

See Analysis

**FINANCIAL IMPACT:**

N/A

**RELATIONSHIP TO STRATEGIC PLAN:**

Municipal Responsibility: Infrastructure

Focus Area: Expand Development Opportunities and Grow Sioux City.

#4 Further develop the resources to support economic growth.

**ALTERNATIVES:**

None.

**ATTACHMENTS:**

Attachment A: Ordinance

Attachment B: General Area Map

Attachment C: Notification Map

Attachment D: Photos

Attachment E: Survey

Attachment F: Application

**BACKGROUND REPORT:**

The petitioner, the City of Sioux City, requests the dedication of a portion of 4201 Stone Avenue as Spaulding Farm Park. The proposal will designate the property as a city park. A general area map is attached for your review.

**ANALYSIS:**

As stated, the City of Sioux City is requesting the dedication of a portion of 4201 Stone Avenue as Spaulding Farm Park. The City of Sioux City owns the subject property and is currently developing the property as a city park. The former use of the property was open space and park. A portion of the original park property was developed as Spaulding Park Elementary, which opened in 2012. The subject request to dedicate the property as Spaulding Farm Park is consistent with the strategic plan to further develop resources to support the economic growth of the city.

The Spaulding Farm Park property includes a perpetual drainage easement granted to Sioux City School District to manage drainage from Spaulding Park Elementary as indicated on the survey provide. A small portion of city-owned land on the west side and south side of the Spaulding Park Elementary site, legally described as Tract 2 on the accompanying survey, will not be part of Spaulding Farm Park and will be addressed at a later date.

One (1) supporting response from an adjacent property owner was received in person prior to the November 28 Planning and Zoning Commission meeting. The adjacent property owner is supportive of the park dedication, and requests that signage be placed at the entrance of the park indicating hours of operation, as well as well-anchored trash cans and “No Littering” signs placed throughout the park.

**EXISTING ZONING AND LAND USE:**

PI; Public and Institutional

**EXISTING ZONING REQUIREMENTS:**

The PI district is meant for public, semi-public, and institutional land uses that are unique in nature and scale and thus, most appropriate in their own district and subject to their own standards.

**PROPOSED ZONING REQUIREMENTS:**

N/A

**SURROUNDING ZONING AND LAND USE:**

North: GC / Right-of-Way ; Business Highway 20/Gordon Drive, Strip Center Commercial

South: NC.4 ; Single-Family Homes

East: GC ; Strip Center Commercial

West: NC.4 / PI ; Single-Family Homes, Spaulding Park Elementary

**DEPARTMENT COMMENTS**

No comments.

**COMPREHENSIVE PLAN:**

The 2005 Comprehensive Plan indicates this area as “Urban Residential” and “Mixed Use Commercial.” “Urban Residential” is defined as older areas of higher density where infill and redevelopment are in forms and densities similar to existing urban development types and densities within these areas. This category may include a mixture of housing styles and types including single family, townhomes, duplexes, and apartment houses. “Mixed-Use Commercial” is defined as areas that provide a general merchandising and convenience destination for residents of the City. It can include a wide range of commercial services such as big box and strip retail centers, restaurants, fast food and dine-in, and office uses, as well as higher density housing and institutional uses.

**URBAN RENEWAL / URBAN REVITALIZATION / TIF:**

The subject property is not located in an urban renewal or TIF area.

**SUBAREA / CORRIDOR PLAN:**

The subject property is not located in a subarea or corridor plan.

**FLOOD PLAIN:**

The subject property is not located in a flood plain.

**CITIZEN RESPONSE:**

Fifty-six (56) notices were sent within the required timeframe. One (1) supporting response from an adjacent property owner was received in person prior to the November 28 Planning and Zoning Commission meeting.

ATTACHMENT A

ORDINANCE

---

**Prepared by:** Nicole M. DuBois, P.O. Box 447, Sioux City, Iowa 51102 Telephone No. (712) 279-6318  
**After recording return to:** City of Sioux City, Iowa, P.O. Box 447, Sioux City, Iowa 51102

**ORDINANCE NO. 2017 - \_\_\_\_\_**  
with attachment

ORDINANCE DEDICATING FOR PARK PURPOSES AND NAMING A  
12.92 ACRE TRACT OF LAND LOCATED AT 4201 STONE AVENUE AS  
"SPAULDING FARM PARK".

WHEREAS, the Sioux City Planning and Zoning Commission, at its regular meeting on November 28, 2017 recommended that the tract of land described as:

TRACT 1

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 4, SCHULEIN AND PETERS MORNINGSIDE ADDITION TO THE CITY OF SIOUX CITY; THENCE S87°28'16"E (ASSUMED BEARING) ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 168.00 FEET TO THE EAST LINE OF SAID PETERS AND MORNING SIDE ADDITION AND WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE CONTINUING S87°28'16"E ON THE NORTH RIGHT OF WAY LINE OF STONE AVENUE, A DISTANCE OF 625.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S87°28'16"E ON SAID NORTH RIGHT OF WAY LINE OF STONE AVENUE, A DISTANCE OF 434.45 FEET TO THE WEST RIGHT OF WAY LINE OF GORDON DRIVE; THENCE NORTHWESTERLY ALONG SAID WEST RIGHT OF WAY LINE THE NEXT FIVE COURSES: N02°39'20"E, A DISTANCE OF 145.51 FEET; N25°59'40"W, A DISTANCE OF 599.00 FEET; N30°18'40"W, A DISTANCE OF 664.70 FEET; N23°49'59"W, A DISTANCE OF 321.91 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ON A 1372.50 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 405.10 FEET TO THE EAST LINE OF SAID PETERS AND MORNING SIDE ADDITION AND WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THE CHORD OF SAID CURVE BEARS N47°20'06"W, A DISTANCE OF 403.63 FEET; THENCE S01°16'56"W ON SAID EAST LINE OF SAID PETERS AND MORNING SIDE ADDITION AND WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 676.21 FEET; THENCE S88°43'57"E, A DISTANCE OF 8.00 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN ROLL 710, IMAGE 11663-11668, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WOODBURY COUNTY, IOWA; THENCE ALONG THE NORTH AND EAST LINES OF SAID TRACT THE NEXT ELEVEN COURSES: S88°43'57"E, A DISTANCE OF 225.36 FEET; S47°58'28"E, A DISTANCE OF 96.64 FEET; S28°48'19"E, A DISTANCE OF 31.85 FEET; S14°13'31"E, A DISTANCE OF 139.65 FEET; S62°04'53"E, A DISTANCE OF

132.10 FEET; S20°30'19"E, A DISTANCE OF 183.59 FEET; THENCE S05°30'17"E, A DISTANCE OF 373.08 FEET; SOUTHEASTERLY ON A 50.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 57.59 FEET, THE CHORD OF SAID CURVE BEARS S22°03'15"E, A DISTANCE OF 56.80 FEET; S38°31'54"E, A DISTANCE OF 66.39 FEET; S51°27'05"W, A DISTANCE OF 35.37 FEET; S02°32'47"W, A DISTANCE OF 148.88 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE CONTINUING S02°32'47"W, A DISTANCE OF 16.74 FEET TO THE POINT OF BEGINNING, CONTAINING 12.92 ACRES, MORE OR LESS,

be dedicated for park purposes and named Spaulding Farm Park; and

WHEREAS, the City Council believes that the above mentioned tract of land should be dedicated for park purposes and named Spaulding Farm Park.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA:

Section 1: That the tract of land described in the preamble hereof, be, and it is hereby dedicated for park purposes and hereafter known as Spaulding Farm Park.

Section 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of said conflict.

Section 3: That this Ordinance shall become effective from and after its passage, approval and publication as by law provided.

Section 4: That the City Clerk shall file certified copies of this ordinance with the Woodbury County Recorder/Auditor.

PASSED BY THE CITY COUNCIL ON, AND APPROVED ON: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

Office of the City Clerk, City of Sioux City, Iowa: State of Iowa, Woodbury County, ss:

The undersigned does hereby certify the foregoing is a correct copy of Ordinance No. 2017-\_\_\_\_\_ adopted by the City Council of Sioux City on \_\_\_\_\_, 2017. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Lisa L. McCardle, City Clerk

I hereby certify that a summary of the foregoing was published in the Sioux City Journal on December 16, 2017

\_\_\_\_\_  
Lisa L. McCardle, City Clerk

ATTACHMENT B  
GENERAL AREA MAP



**SIoux CITY**

**City of Sioux City Planning Division**

Disclaimer of Liability: (Sioux City and Woodbury Co. GIS System)  
The Customer understands and acknowledges that the Products and information contained therein are subject to constant change and that its accuracy cannot be guaranteed. Sioux City & Woodbury Co. make no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such Products, or accept any liability arising from any incorrect, incomplete or misleading information contained therein.

ATTACHMENT C

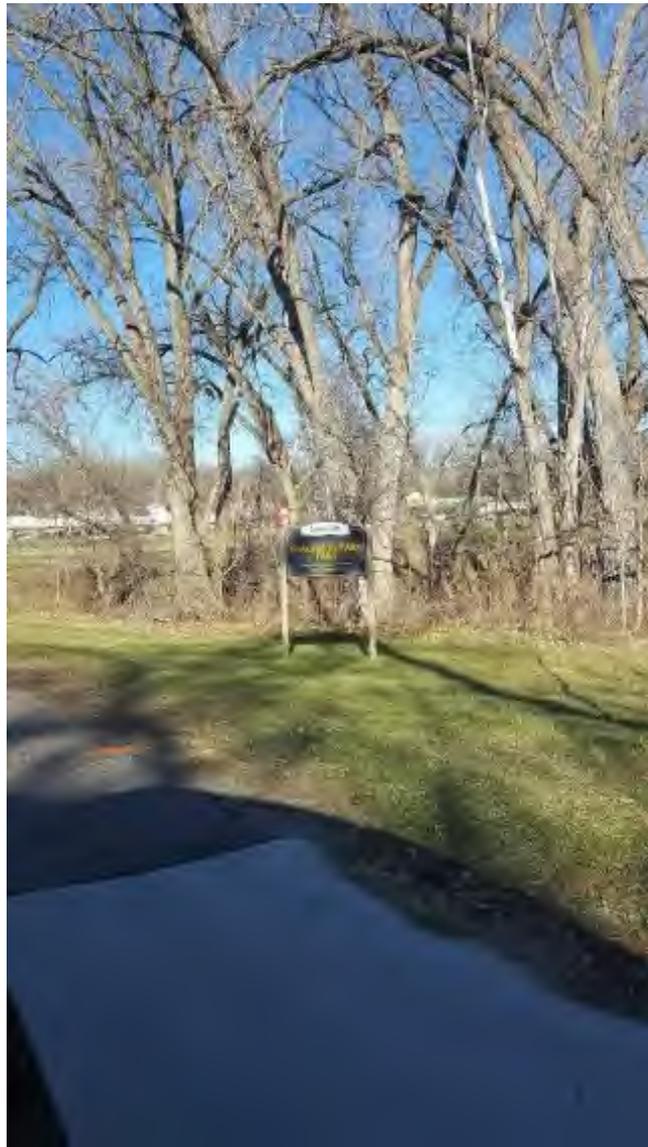
NOTIFICATION MAP



ATTACHMENT D

PHOTOS

Entrance



Basketball Courts, looking east



Perpetual Easement Area  
and Trail/Soccer Field, looking north





# ATTACHMENT F

## APPLICATION

### CITY OF SIOUX CITY

#### Applicant Profile Form

*(Complete along with the appropriate application form. Not required with the Design Review Committee Request Form)*

Planning Division  
Room 308  
405 6<sup>th</sup> Street  
P.O. Box 447  
Sioux City, IA 51102-0447



Before completing, read the entire Applicant Profile Form and related application. A pre-application conference is **required** for all applications for cluster, mixed housing, and planned neighborhoods; traditional neighborhood development, as well as applications for development in the Airport Protection (AP), Casino Entertainment (CE), Historic Area (HA), and Public Institutional (PI) zoning districts. However, pre-application conferences may be requested for any development type.

#### PETITIONER/APPLICANT INFORMATION

Name City of Sioux City – Matt Salvatore  
Street Address 405 6th Street  
City Sioux City State IA ZIP 51101  
Phone 712-224-5126 E-mail Address msalvatore@sioux-city.org  
Petitioner's interest in the property Owner  Contract Buyer  Architect  Engineer  Other:

#### PROPERTY OWNER (IF DIFFERENT)

Name N/A  
Street Address  
City State ZIP  
Phone E-mail Address

#### LEGAL DESCRIPTION (IF LEGAL IS TOO LONG, NOTE BELOW AND ATTACH TO THE APPLICATION)

Legal description is attached as Exhibit "A"

#### PLANNING AND ZONING DIVISION REQUESTS

Approvals are issued by the City after compliance with the requirements of the Zoning and Sign Code is determined. A determination is made by the Planning and Zoning Commission, Board of Adjustment, Administrator, or City Council upon recommendation of City staff, Boards, or Commissions. A full list of permits and approval procedures are listed in *Subchapter 25.06-B Permits and Procedures of the Code*.

- |  |   |   |  |
|--|---|---|--|
| <input type="checkbox"/> Vacation                  | <input type="checkbox"/> Site Plan / Development Concept Plan | <input type="checkbox"/> Conditional/Limited Use Permit | <input type="checkbox"/> Certificate of Appropriateness        |
| <input type="checkbox"/> Zone Change               | <input type="checkbox"/> Major changes to a Site/Concept Plan | <input type="checkbox"/> Temporary Use Permit           | <input type="checkbox"/> Designation of Historic Site/Landmark |
| <input type="checkbox"/> Sign Permit               | <input type="checkbox"/> Minor Changes to a Site/Concept Plan | <input type="checkbox"/> Appeal                         | <input type="checkbox"/> Accessory Dwelling Unit               |
| <input type="checkbox"/> Minor Modification        | <input type="checkbox"/> Zoning Compliance Certificate        | <input type="checkbox"/> Variance                       | <input type="checkbox"/> Avigation Permit                      |
| <input type="checkbox"/> Right-of-Way Encroachment | <input type="checkbox"/> Sign Design Program                  | <input checked="" type="checkbox"/> Dedication          | <input type="checkbox"/> Interchange Development               |
| <input type="checkbox"/> Text Amendment            | <input type="checkbox"/> Interpretation                       |   | <input type="checkbox"/> Preliminary/Final Plat                |

#### SIGNATURE

Property Owner's Signature:

Application Date:

11-6-17

**\*For additional assistance please contact the City Planning and Zoning Division either before or after submission of the application. A copy of the entire Sioux City Zoning and Sign Code is available in the Planning Division office or under Title 25 online at: <http://online.encodeplus.com/regs/siouxcity-ia/index.aspx>. See *Subsection 25.06.070* for the complete review procedures.**

For Office Use Only

File Number:

Staff Reviewer:

**CITY OF SIOUX CITY**

Application for a Street Naming/Renaming/Dedication  
(Complete along with the Applicant Profile Form)

Planning Division  
Room 308  
405 6th Street  
P.O. Box 447  
Sioux City, IA 51102-0447



**SUBJECT PROPERTY INFORMATION**

Owner City of Sioux City  
Street Address 4201 Stone Avenue  
Zoning District Commercial (will be dedicated as park) Lot Area  
Existing Use

**REQUEST**

Requested Approval  Street Naming **PARK DEDICATION**  Street Renaming

**STANDARDS FOR DEDICATIONS**

1. Street name shall not be a duplication of existing street names used in the City of Sioux City unless the street is a logical extension of an existing street alignment.
2. New street names or changes in street names shall not be similar in spelling or sound to existing street names in use.
3. New streets, which are logical extensions of existing street alignments, shall be given the same name as the existing street.
4. When an existing street is renamed, the entire contiguous alignment shall be changed. Exceptions may be considered in cases where the logical continuous alignments will be impractical, due to major changes in topographic features or physical improvements.

**WRITTEN STATEMENT OF REQUEST**

*Note that all changes in street names shall include a recommended effective date by the Planning and Zoning Commission for the ordinance approved by City Council. The purpose for deferring the effective date is to allow a reasonable amount of time to incorporate the occupant's new street name changes in the next regular publication the Sioux City telephone directory.*

Describe the reason for the request to dedicate property for public use:

**INFORMATION CHECKLIST**

- N/A A survey by a Certified Land Surveyor licensed in the State of Iowa if necessary to describe the property.
- A mailing list, certified by an abstractor, giving all names of the contract purchasers or the last deed of record of all properties adjacent to the new/changed road name that may be issued house numbers or addresses on the new road.
- A general area map showing the location of the street to be renamed and the surrounding and intersecting public streets and roads.
- N/A If requesting a street renaming, a petition signed by a minimum of 25% of all adjacent property owners or tenants of the land or buildings that may have their address changed. The required number of signatures will be determined from the mailing lists certified by an abstractor.
- Completed Applicant Profile Form.
- Filing fee of \$225.

**SIGNATURE**

Owner/Petitioner's Signature:

Application Date: 11-6-17

**\*For additional assistance please contact the City Planning and Zoning Division either before or after submission of the application. A copy of the entire Sioux City Zoning and Sign Code is available in the Planning Division office or under Title 25 online at: <http://online.encodeplus.com/regs/siouxcity-ia/index.aspx>**

For Office Use Only

File Number:

Staff Reviewer:

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 16

**FROM:** Jeff Hanson, Community Development Operations Manager (SW)

**Subject:**                      **Hearing and Resolution approving proposal to grant a Temporary Easement.  
(That portion of vacated S. Steele Street abutting 2614 S. Steele Street)  
(Petitioner: Gary Ogden Construction, Inc.) (Purchase price: \$15.00 plus costs).**

**Reviewed By:**      Department Director      Finance Department      City Attorney      City Manager

**RECOMMENDATION:**  
Staff respectfully requests Council approve the proposed resolution.

**DISCUSSION:**  
On the agenda for Monday the City Council will be asked to conduct a public hearing and approve the proposal to grant an easement for the life of the structure for a portion of vacated S. Steele Street adjacent to 2614 S. Steele Street. This portion of right of way was vacated by Ordinance 86/T-4549 dated May 12, 1986. Portions of the existing structure slightly encroach into the right of way and the owner of the property is requesting the easement for the life of the structure.

The resolution on Monday’s agenda authorizes the granting of an easement to Gary Ogden Construction, Inc.

**FINANCIAL IMPACT:**  
The amount of \$15.00 plus costs will be received at time of closing.

**RELATIONSHIP TO STRATEGIC PLAN:**  
Municipal Responsibility - Infrastructure  
Focus Area – Expand Development Opportunities and Grow Sioux City

**ALTERNATIVES:**  
Do not approve the resolution

**ATTACHMENTS:**  
Proposed Resolution  
Aerial

**RESOLUTION NO. 2017 - \_\_\_\_\_**  
with attachments

RESOLUTION APPROVING PROPOSAL TO GRANT A TEMPORARY EASEMENT. (THAT PORTION OF VACATED S. STEELE STREET ABUTTING 2614 S. STEELE STREET) (PETITIONER: GARY OGDEN CONSTRUCTION, INC.) (PURCHASE PRICE: \$15.00 PLUS COSTS).

WHEREAS, the City Council of the City of Sioux City, Iowa, set forth its proposal to grant a temporary easement in the following described real property in Resolution No. 2017-1061, passed and approved November 27, 2017:

The vacated east 0.5 feet of South Steele Street adjacent to the south 14 feet of Lot 21, Block 5, St. Aubin Place, 4th Filing, Sioux City, Woodbury County, Iowa; and

WHEREAS, a public hearing was held on said proposal on December 11, 2017, pursuant to published notice given as provided by law; and

WHEREAS, the City Council has heard all the objections to said proposal, but believes the easement should be granted; and

WHEREAS, the City Council has heretofore adopted an ordinance vacating the above described real property; and

WHEREAS, a "Grant of Temporary Easement" has been prepared and is attached hereto and by this reference made a part hereof.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that all objections to the proposed "Grant of Temporary Easement" for the real estate described in the preamble hereof be, and the same are hereby overruled.

BE IT FURTHER RESOLVED that the "Grant of Temporary Easement" in the above described real property be granted in accordance with the terms and conditions set forth therein.

BE IT FURTHER RESOLVED that the "Grant of Temporary Easement" attached hereto be and the same is hereby approved as to form and content and the Mayor and City Clerk are authorized and directed to execute the same for and on behalf of the City of Sioux City, Iowa.

BE IT FURTHER RESOLVED that upon receipt of the consideration fixed in said grant and the costs incurred that the grant be delivered to the purchasers.

PASSED AND APPROVED: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

## GRANT OF TEMPORARY EASEMENT

### KNOW ALL MEN BY THESE PRESENTS:

That the City of Sioux City, Iowa, a municipal corporation, in Woodbury County, Iowa, by its Mayor duly authorized as hereinafter set forth, does hereby grant unto Gary Ogden Construction, Inc. their assigns and successors in interest, in consideration of one dollar and other valuable consideration, the right to use, enjoy and occupy the following described real estate situated in Sioux City, Woodbury County, Iowa, to-wit:

The vacated east 0.5 feet of South Steele Street adjacent to the south 14 feet of Lot 21, Block 5, St. Aubin Place, 4th Filing, Sioux City, Woodbury County, Iowa.

(That portion of vacated S. Steele Street abutting 2614 S. Steele Street)

subject to the following conditions limiting this Grant of Easement:

1. The City of Sioux City, Iowa, shall have the right of placing any and all improvements and/or utilities for public purpose over, under and upon the property hereinbefore described without the consent of grantee(s) or their assigns or successors, and without obligation to said grantee(s).
2. This temporary easement is given and granted for encroachment purposes for that portion of a garage which currently encroaches onto City-owned property as further described in the above legal description (herein structure). This temporary easement is granted only for the period of time as the structure placed on the property described above shall be and remain in its present form. In the event of the removal, destruction or reconstruction of said structure not attributable general maintenance of said structure, this easement shall terminate and be of no further force and effect.
3. The temporary easement is granted only for such period of time as the above described real property is not needed by the City of Sioux City, Iowa, for public right-of-way. As a further condition of the grant of this easement, the grantee(s) agree that in the event the above described real property is ever needed by the City of Sioux City, Iowa, for public right-of-way, the structure placed on the above described real property will be removed, upon the request of the City of Sioux City, Iowa at the expense of the grantee(s), their assigns and successors in interest.
4. This temporary easement is granted upon the condition that the grantee shall file in a timely manner on behalf of the City, as grantor, the verified claim required under Section 614.24 of the Code of Iowa so as to preserve the reversionary interests of the City. Such verified claim is to be submitted sixty days prior to the expiration of each twenty-one year term (as described in said Section 614.24) to the City for approval as to form and content. The failure of the grantee to file said verified claim in a timely manner before the expiration of each twenty-one (21) year term shall serve as an automatic termination of this temporary easement.

5. Grantee(s) further agree that as a condition and consideration of granting the easement herein, grantee(s) will indemnify and save harmless the City of Sioux City, Iowa, its officers, employees, elected officials and agents from and against all loss or expense, including court costs and attorney's fees by reason of liability imposed by law upon the City of Sioux City, Iowa, its officers, employees, elected officials or agents for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons, or on account of damage to property, both real and chattel, including the loss of use thereof, arising out of or in consequence of the use of the property for which the temporary easement is granted. This provision shall apply to any claim against the City of Sioux City, Iowa, for damages of whatever kind or description arising out of or in consequence of the granting of this temporary easement by the said City to the grantee(s), their heirs, successors and assigns.
6. That title to said above described real estate shall at all times remain in the City of Sioux City, Iowa.

This grant of easement is executed under and by virtue of the authority vested in the Mayor of Sioux City, Iowa, under the provision of Resolution No. 2017-1061, duly passed and approved on the 11th day of December, 2017, and subject to the terms and conditions thereof.

IN WITNESS WHEREOF, the City of Sioux City, Iowa, has caused this instrument to be executed by the Mayor and the City of Sioux City, Iowa, with the seal of said City duly affixed and attested by the City Clerk and whose signatures are hereto affixed on the 11th day of December, 2017.

CITY OF SIOUX CITY, IOWA

By: \_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

STATE OF IOWA        )  
                              : ss  
WOODBURY COUNTY)

On this 11th day of December, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Robert E. Scott and Lisa L. McCardle, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Sioux City, Iowa; that the seal affixed to the foregoing instrument is the official seal of the City, and that the instrument was signed and sealed on behalf of the City, by authority of its City Council, as contained in Resolution No. 2017-\_\_\_\_\_ passed on the 11th day of December, 2017, and that Robert E. Scott and Lisa L. McCardle acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City.

BY: \_\_\_\_\_  
Notary Public in and for Iowa



<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017                      **ACTION ITEM #** 17

**FROM:** Jeff Hanson, Community Development Operations Manager (SW)

**SUBJECT:**            **Hearing and resolution approving proposal to sell certain real property and authorizing a city deed (That part of the vacated east/west alley abutting 1314 W. 3rd Street) (Petitioner: 1314 W 3rd LLC) (Purchase price: \$1,720.32 plus cost).**

**Reviewed By:**     Department Director             Finance Department             City Attorney             City Manager

**RECOMMENDATION:**  
Staff respectfully requests Council approve the proposed resolution.

**DISCUSSION:**  
On the agenda for Monday the City Council will be asked to conduct a public hearing to sell that part of the vacated east/west alley abutting 1314 W. 3<sup>rd</sup> Street to 1314 W 3<sup>rd</sup> LLC. That portion of alley was vacated by Ordinance 2017-0913 dated October 2, 2017. 1314 W 3<sup>rd</sup> LLC owns the abutting property and would like to add that portion of vacated alley to their property.

The resolution on Monday’s agenda authorizes the issuance of a city deed to 1314 W 3<sup>rd</sup> LLC.

**FINANCIAL IMPACT:**  
The amount of \$1,720.32 plus costs will be received at time of closing.

**RELATIONSHIP TO STRATEGIC PLAN:**  
Municipal Responsibility - Infrastructure  
Focus Area – Expand Development Opportunities and Grow Sioux City

**ALTERNATIVES:**  
Do not approve the resolution

**ATTACHMENTS:**  
Proposed Resolution  
Offer to Purchase  
Aerial

**RESOLUTION NO. 2017 - \_\_\_\_\_**  
with attachments

RESOLUTION APPROVING PROPOSAL TO SELL CERTAIN REAL PROPERTY AND AUTHORIZING A CITY DEED (THAT PART OF THE VACATED EAST/WEST ALLEY ABUTTING 1314 W. 3RD STREET) (PETITIONER: 1314 W 3RD LLC) (PURCHASE PRICE: \$1,720.32 PLUS COST).

WHEREAS, the City Council of the City of Sioux City, Iowa, set forth its proposal to sell the following described real property in Resolution No. 2017-\_\_\_\_\_, passed and approved November 27, 2017:

All that part of the vacated east/west alley in Block 13, Sioux City Davis Addition, Sioux City, Woodbury County, State of Iowa, except the vacated east/west alley lying west of a point 16' east of the west line of Lots 5 and 10 as described in Deed Book 232, Page 127, all in Block 13, Sioux City Davis Addition, Sioux City, Woodbury County State of Iowa; and

WHEREAS, a public hearing was held on said proposal on December 11, 2017, pursuant to published notice given as provided by law; and

WHEREAS, the City Council has heard all the objections to said proposal, but believes selling of the real property is in the public interest; and

WHEREAS, a city deed prepared in accordance with the previously received "Offer To Purchase" is attached hereto and by this reference made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that all objections to the proposed sale of the real estate described in the preamble hereof, be and the same are hereby overruled.

BE IT FURTHER RESOLVED, that the above described real property be sold to 1314 W 3rd LLC in accordance with the terms and conditions set forth in Resolution No. 2017-\_\_\_\_\_, passed and approved November 27, 2017.

BE IT FURTHER RESOLVED that the city deed attached hereto conveying said property to 1314 W 3rd LLC, be and the same is hereby approved as to form and content and the Mayor and City Clerk authorized and directed to execute same for and on behalf of the City of Sioux City, Iowa.

BE IT FURTHER RESOLVED that upon receipt of the consideration fixed in said city deed and the costs incurred in this sale that the city deed be delivered to the purchasers.

PASSED AND APPROVED: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk



On this 11th day of December, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Robert E. Scott and Lisa L. McCardle, to me personally known, and, who, being by me duly sworn, did state that they are the Mayor and City Clerk, respectively, of the City of Sioux City, Iowa; that the seal affixed to the foregoing instrument is the official seal of the City, and that the instrument was signed and sealed on behalf of the City, by authority of its City Council, as contained in Resolution No. 2017-\_\_\_\_\_ passed on the 11th day of December, 2017, and that Robert E. Scott and Lisa L. McCardle acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City.

BY: \_\_\_\_\_  
Notary Public in and for Iowa

Exempt from Transfer Tax pursuant to Chapter 428A.2(6).

**OFFER TO PURCHASE VACATED PUBLIC RIGHT(S)-OF-WAY**

The undersigned do hereby offer to purchase the following vacated street, alley, or other public right-of-way (common description): That part of the vacated east/west alley abutting 1314 W. 3<sup>rd</sup> Street

And legally described as follows: All that part of the east/west alley in Block 13, Sioux City Davis Addition, Sioux City, Woodbury County, State of Iowa, except the vacated east/west alley lying west of a point 16' east of the west line of Lots 5 and 10 as described in Deed Book 232, Page 127, all in Block 13, Sioux City Davis Addition, Sioux City, Woodbury County State of Iowa.

according to the following procedure as established by the City Council, Sioux City, Iowa, a Municipal Corporation.

1. Purchase price of vacated streets and alleys is to be determined in accordance with Council Resolution 98/U-6796, as follows:
  - a) For vacated street rights-of-way which are sold as developable lots (meaning the vacated land meets the definition of a zoning lot as per the Sioux City Zoning Ordinance) in residentially zoned areas: the value of the vacated land will be determined by a weighted average of the assessed valuation per square foot of abutting properties, with a zero to 25 percent deduction available for "faults." These faults could include drainage, vegetation or topography.
  - b) For all other vacations of streets or alleys in residentially zoned areas, the value of the vacated land will be determined as 50% of the weighted average of the assessed valuation per square foot, of abutting properties.
  - c) For those vacations involving commercial and industrial zoned land where vacated streets are being sold as developable lots (meaning the vacated land meets the definition of a zoning lot as per the Sioux City Zoning Ordinance), the property will be appraised, the cost of the appraisal to be paid by the applicant.
  - d) For all other vacations of streets and alleys in commercial and industrial zoned land, the price of the land will be as 100% of the weighted average of the assessed value per square foot of the adjoining properties.
  - e) The minimum sale price for all land will, in no case, be less than 25 cents per square foot.
2. The sale of other public lands may require that the purchase price be established by a professional appraiser or appraisers to be selected by the City. In such cases, the petitioner shall pay the cost of the appraisal.
3. All land sold is subject to the right of the City of Sioux City and franchised utility companies to use said land in connection with the operation and maintenance of any presently existing and installed public utilities, above or below the ground, unless specifically agreed otherwise by the City Council.

**Formula Price \$1,720.32 plus costs. DO NOT SUBMIT PAYMENT AT THIS TIME.**

Please print the exact name and mailing address you would like the title to the property place in, in the event the City Council approves your offer to purchase the vacated public right-of-way.

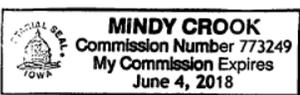
1314 W 3<sup>rd</sup> LLC, 509 Walker Street, Woodbine, IA 51579

This offer respectfully submitted with a full understanding of the above provisions on this 8<sup>th</sup> day of November, 2017.

By: [Signature]  
Darin Smith, Owner  
Phone: 712-647-3355

Subscribed and sworn before me this 8<sup>th</sup> day of November 2017

[Signature]  
Notary Public in and for the State of Iowa







**ORDINANCE NO. 2017 - \_\_\_\_\_**

**ORDINANCE AMENDING CHAPTER 19.20 ENTITLED "FIREWORKS" OF THE SIOUX CITY MUNICIPAL CODE TO REVISE TIME PERIODS FOR DISCHARGE OF FIREWORKS**

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA<sup>1</sup>:

Section 1: Subsection 19.20.030(5) of the Sioux City Municipal Code is amended to read as follows:

5. No person shall discharge a consumer fireworks device outside the following dates and hours:

a. ~~June 25~~ July 3 through July 4 from the hours of 1:00 P.M. until ~~4:00~~ 11:00 P.M. (~~Exception: discharge hours are extended to 11:00 P.M. on July 4<sup>th</sup> and the Saturdays and Sundays immediately preceding July 4<sup>th</sup> if within the use time period~~)

b. ~~December 30~~ December 31 through ~~January 1~~ from the hours of 1:00 P.M. until ~~4:00~~ 12:30 A.M. on January 1. (~~Exception: discharge hours are extended to 12:30 A.M. on January 1 and the Saturdays and Sundays immediately preceding January 1st if within the use time period~~)

Section 2: Penalty Clause. Anyone violating the provisions of this ordinance is guilty of a simple misdemeanor and shall upon conviction be punished as provided in Section 19.20.070 of the Sioux City Municipal Code.

Section 3: Severability Clause. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

Section 4: Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. These are: Subsection 19.20.030(5) of the Sioux City Municipal Code.

Section 5: Effective Date. This ordinance shall be in full force and effect from and after its final passage and publication as by law provided.

PASSED BY THE CITY COUNCIL ON, AND APPROVED ON: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

I hereby certify that the foregoing was published in the Sioux City Journal on December 16, 2017

\_\_\_\_\_  
Lisa L. McCardle, City Clerk

<sup>1</sup> Proposed additions to text of Municipal Code are indicated by underline; proposed deletions from text of Municipal Code are indicated by ~~strikethrough~~

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

**CITY OF SIOUX CITY  
REQUEST FOR CITY COUNCIL ACTION**

**MEETING DATE:** December 11, 2017 **ACTION ITEM #** 19

**FROM:** Jeff Hanson, Community Development Operations Manager (SW)

**SUBJECT:** **Hearing and resolution approving proposal to sell certain real property and authorizing a city deed (Various vacated portions of rights-of-way abutting 3100 Talbot Road) (Petitioner: The Nature Conservancy, a nonprofit corporation of the District of Columbia) (Purchase price: \$2,300.55 plus costs). (Deferred from December 4, 2017)**

**Reviewed By:**     Department Director     Finance Department     City Attorney     City Manager

**RECOMMENDATION:**

Staff respectfully requests Council approve the proposed resolution.

**DISCUSSION:**

On the agenda for Monday the City Council will be asked to conduct a public hearing to sell various vacated rights of way abutting the Sioux City Prairie Preserve located at 3100 Talbot Road to The Nature Conservancy, a non-profit corporation of the District of Columbia. This item was deferred from December 4, 2017. These portions of right of way were vacated by Ordinance 2016-0101 dated February 8, 2016. The Nature Conservancy owns the Sioux City Prairie Preserve and would like to create a contiguous area of prairie with other property they have recently acquired.

The resolution on Monday's agenda authorizes the issuance of a city deed to The Nature Conservancy, a non-profit corporation of the District of Columbia.

**FINANCIAL IMPACT:**

The amount of \$2,300.55 plus costs will be received at time of closing.

**RELATIONSHIP TO STRATEGIC PLAN:**

Municipal Responsibility - Infrastructure  
Focus Area – Expand Development Opportunities and Grow Sioux City

**ALTERNATIVES:**

Do not approve the resolution

**ATTACHMENTS:**

Proposed Resolution  
Aerial

**RESOLUTION NO. 2017 - \_\_\_\_\_**  
with attachments

RESOLUTION APPROVING PROPOSAL TO SELL CERTAIN REAL PROPERTY AND AUTHORIZING A CITY DEED (VARIOUS VACATED PORTIONS OF RIGHTS-OF-WAY ABUTTING 3100 TALBOT ROAD) (PETITIONER: THE NATURE CONSERVANCY, A NONPROFIT CORPORATION OF THE DISTRICT OF COLUMBIA) (PURCHASE PRICE: \$2,300.55 PLUS COSTS).

WHEREAS, the City Council of the City of Sioux City, Iowa, set forth its proposal to sell the following described real property in Resolution No. 2017-1041, passed and approved November 20, 2017:

Part of that part of vacated West Street as described In Book 980, Page 626 and filed in the Recorders/Auditors office of the Woodbury County Court House in Sioux City, Iowa, more particularly described as "The East 30 feet of all that part of the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 18, Township 89, North, Range 47 West of the Fifth Principal Meridian, lying South of a line 30 feet North of and parallel to the North line of Pleasant View Addition to Sioux City, Iowa, extended West"; and also the North 627.0 feet of "the East 30 feet of the SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 18, Township 89, North, Range 47 West of the Fifth Principal Meridian" being all that part of said vacated West Street; Containing an area of 19,710 square feet more or less.

All that part of the vacated streets and alleys lying in Pleasant View an addition to Sioux City, Iowa, more practically described as; That part of vacated W. 31st Street being all that abuts Lots 26 and 27 (originally platted as 33<sup>rd</sup> Street); Along with that part of the vacated East-West alley being all that abuts Lots 25, 26, 27, 28, 29, and 30; Along with that part of vacated W. Lunah Ave being all that abuts Lots 28, 29, 74 and 75 (originally platted as 32<sup>nd</sup> Street); Along with that part of the vacated East-West alley being all that abuts Lots 75 and 76; Along with that part of the vacated West Street (originally platted as West Boulevard) being all lying north of W. 30th Street (originally platted as 31<sup>st</sup> Street), said of vacated West Street abutting Lots 76, 75, 28, 27 including the intersections of said alleys and including the intersections of said vacated W. Lunah Ave and said vacated W. 31<sup>st</sup> Street, all in said Pleasant View an addition to Sioux City, Iowa. Containing an area of 31,608.8 square feet more or less.

The vacated West 135 feet of W 31<sup>st</sup> Street lying in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 17, Township 89 North, Range 47 West of the Fifth Principal Meridian, Woodbury county, Iowa, said W 31<sup>st</sup> Street lying north of and abutting on the north line of Pleasant View an addition to Sioux City, Iowa. Containing an area of 4,050 square feet more or less.

Except the south one-half of vacated W. 31<sup>st</sup> Street abutting Lots 26 and 27; And the east one-half of vacated West Street abutting Lot 27; And the north one-half of the vacated east/west alley abutting Lots 25 – 27, including the intersections of said vacated streets and alleys, all in Pleasant View Addition, Sioux City, Woodbury County, Iowa. Containing an area of 9,430 square feet more or less; and

WHEREAS, a public hearing was held on said proposal on December 4, 2017, pursuant to published notice given as provided by law, and action was continued and deferred to December 11, 2017; and

WHEREAS, the City Council has heard all the objections to said proposal, but believes selling of the real property is in the public interest; and

WHEREAS, a city deed prepared in accordance with the previously received "Offer To Purchase" is attached hereto and by this reference made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, that all objections to the proposed sale of the real estate described in the preamble hereof, be and the same are hereby overruled.

BE IT FURTHER RESOLVED, that the above described real property be sold to The Nature Conservancy, a nonprofit corporation of the District of Columbia, in accordance with the terms and conditions set forth in Resolution No. 2017-1041, passed and approved November 20, 2017.

BE IT FURTHER RESOLVED that the city deed attached hereto conveying said property to The Nature Conservancy, a nonprofit corporation of the District of Columbia, be and the same is hereby approved as to form and content and the Mayor and City Clerk authorized and directed to execute same for and on behalf of the City of Sioux City, Iowa.

BE IT FURTHER RESOLVED that upon receipt of the consideration fixed in said city deed and the costs incurred in this sale that the city deed be delivered to the purchasers.

PASSED AND APPROVED: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

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**Prepared by:** Nicole M. DuBois, P.O. Box 447, Sioux City, Iowa 51102 Telephone No. (712) 279-6318  
**After recording return to:** City of Sioux City, Iowa, P.O. Box 447, Sioux City, Iowa 51102

ADDRESS TAX STATEMENT: The Nature Conservancy, a nonprofit corporation of the District of Columbia  
303 Locust Street, Suite 402 Des Moines, Iowa 50309

CITY DEED

KNOW ALL MEN BY THESE PRESENTS:

That the City of Sioux City, Iowa, a municipal corporation, of the County of Woodbury, and State of Iowa, by its Mayor thereunto duly authorized, as hereinafter set forth, in consideration of the sum of TWO THOUSAND THREE HUNDRED DOLLARS AND FIFTY-FIVE CENTS (\$2,300.55) in hand paid by The Nature Conservancy, a nonprofit corporation of the District of Columbia, of the County of Woodbury and State of Iowa, does hereby release, remise, convey and quit claim unto the said The Nature Conservancy, a nonprofit corporation of the District of Columbia, all its right, title and interest in and to the following described premises situated in the County of Woodbury and State of Iowa, to-wit:

Part of that part of vacated West Street as described In Book 980, Page 626 and filed in the Recorders/Auditors office of the Woodbury County Court House in Sioux City, Iowa, more particularly described as "The East 30 feet of all that part of the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 18, Township 89, North, Range 47 West of the Fifth Principal Meridian, lying South of a line 30 feet North of and parallel to the North line of Pleasant View Addition to Sioux City, Iowa, extended West"; and also the North 627.0 feet of "the East 30 feet of the SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  Section 18, Township 89, North, Range 47 West of the Fifth Principal Meridian" being all that part of said vacated West Street; Containing an area of 19,710 square feet more or less.

All that part of the vacated streets and alleys lying in Pleasant View an addition to Sioux City, Iowa, more practically described as; That part of vacated W. 31st Street being all that abuts Lots 26 and 27 (originally platted as 33<sup>rd</sup> Street); Along with that part of the vacated East-West alley being all that abuts Lots 25, 26, 27, 28, 29, and 30; Along with that part of vacated W. Lunah Ave being all that abuts Lots 28, 29, 74 and 75 (originally platted as 32<sup>nd</sup> Street); Along with that part of the vacated East-West alley being all that abuts Lots 75 and 76; Along with that part of the vacated West Street (originally platted as West Boulevard) being all lying north of W. 30th Street (originally platted as 31<sup>st</sup> Street), said of vacated West Street abutting Lots 76, 75, 28, 27 including the intersections of said alleys and including the intersections of said vacated W. Lunah Ave and said vacated W. 31<sup>st</sup> Street, all in said Pleasant View an addition to Sioux City, Iowa. Containing an area of 31,608.8 square feet more or less.

The vacated West 135 feet of W 31<sup>st</sup> Street lying in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 17, Township 89 North, Range 47 West of the Fifth Principal Meridian, Woodbury county, Iowa, said W 31<sup>st</sup> Street lying north of and abutting on the north line of Pleasant View an addition to Sioux City, Iowa. Containing an area of 4,050 square feet more or less.

Except the south one-half of vacated W. 31<sup>st</sup> Street abutting Lots 26 and 27; And the east one-half of vacated West Street abutting Lot 27; And the north one-half of the vacated east/west alley abutting Lots 25 – 27, including the intersections of said vacated streets and alleys, all in Pleasant View Addition, Sioux City, Woodbury County, Iowa. Containing an area of 9,430 square feet more or less.

This deed is subject to the right of the City of Sioux City, Iowa, to use said real estate in connection with the operation and maintenance of any presently existing and installed public utility, above or below the ground, and subject to the same right on the part of public utility companies operating under franchise or special permit in the City of Sioux City, Iowa.

This deed is executed under and by virtue of the authority vested in the Mayor of Sioux City, Iowa, under the provisions of which and in accordance herewith, this deed is executed and delivered.

IN WITNESS WHEREOF, the City of Sioux City, Iowa, has caused these Presents to be signed by its Mayor and the seal of said City duly attested by the City Clerk hereunto affixed this 11th day of December, 2017.

CITY OF SIOUX CITY, IOWA

BY: \_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

STATE OF IOWA        )  
                              : ss  
WOODBURY COUNTY)

On this 11th day of December, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Robert E. Scott and Lisa L. McCardle, to me personally known, and, who, being by me duly sworn, did state that they are the Mayor and City Clerk, respectively, of the City of Sioux City, Iowa; that the seal affixed to the foregoing instrument is the official seal of the City, and that the instrument was signed and sealed on behalf of the City, by authority of its City Council, as contained in Resolution No. 2017-\_\_\_\_\_ passed on the 11th day of December, 2017, and that Robert E. Scott and Lisa L. McCardle acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City.

BY: \_\_\_\_\_  
Notary Public in and for Iowa

Exempt from Transfer Tax pursuant to Chapter 428A.2(6).

**OFFER TO PURCHASE VACATED PUBLIC RIGHT(S)-OF-WAY**

The undersigned do hereby offer to purchase the following vacated street, alley, or other public right-of-way (common description): Various vacated streets and alleys abutting 3100 Talbot Road, Sioux City, Iowa

And legally described as follows: See attached

according to the following procedure as established by the City Council, Sioux City, Iowa, a Municipal Corporation.

1. Purchase price of vacated streets and alleys is to be determined in accordance with Council Resolution 98/U-6796, as follows:
  - a) For vacated street rights-of-way which are sold as developable lots (meaning the vacated land meets the definition of a zoning lot as per the Sioux City Zoning Ordinance) in residentially zoned areas: the value of the vacated land will be determined by a weighted average of the assessed valuation per square foot of abutting properties, with a zero to 25 percent deduction available for "faults." These faults could include drainage, vegetation or topography.
  - b) For all other vacations of streets or alleys in residentially zoned areas, the value of the vacated land will be determined as 50% of the weighted average of the assessed valuation per square foot, of abutting properties.
  - c) For those vacations involving commercial and industrial zoned land where vacated streets are being sold as developable lots (meaning the vacated land meets the definition of a zoning lot as per the Sioux City Zoning Ordinance), the property will be appraised, the cost of the appraisal to be paid by the applicant.
  - d) For all other vacations of streets and alleys in commercial and industrial zoned land, the price of the land will be as 100% of the weighted average of the assessed value per square foot of the adjoining properties.
  - e) The minimum sale price for all land will, in no case, be less than 25 cents per square foot.
2. The sale of other public lands may require that the purchase price be established by a professional appraiser or appraisers to be selected by the City. In such cases, the petitioner shall pay the cost of the appraisal.
3. All land sold is subject to the right of the City of Sioux City and franchised utility companies to use said land in connection with the operation and maintenance of any presently existing and installed public utilities, above or below the ground, unless specifically agreed otherwise by the City Council.

**Formula Price \$2,300.55 plus costs**

**Please print the exact name and mailing address you would like the title to the property place in, in the event the City Council approves your offer to purchase the vacated public right-of-way.**

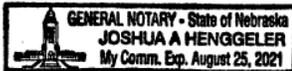
The Nature Conservancy, a nonprofit corporation of the District of Columbia

This offer respectfully submitted with a full understanding of the above provisions on this 26<sup>th</sup> day of October, 2017.

By: Susanne Hickey *The Nature Conservancy*  
Susanne Hickey  
Phone: 515-244-5044  
(515) 244-5044

Subscribed and sworn before me this 26<sup>th</sup> day of October 2017

[Signature]  
Notary Public in and for the State of Iowa- Nebraska





<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

## CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:** December 11, 2017 **ACTION ITEM #** 20

**FROM:** Tom Everett, Fire Chief  
Mark Aesoph, Fire Marshal

**SUBJECT:** Resolution establishing fees for Ambulance Transport Services provided by Sioux City Fire Rescue.

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**Reviewed By:**     Department Director     Finance Department     City Attorney     City Manager

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**RECOMMENDATION:**

Staff respectfully requests the City Council pass the proposed resolution establishing fees for Ambulance Transport Services provided by Sioux City Fire Rescue.

**DISCUSSION:**

Sioux City Fire Rescue will begin performing ambulance transport services for the City of Sioux City January 1, 2018. The fees associated with performing this service must be approved by Council in order for SCFR to bill for these services.

Cost comparisons were received from several communities in Iowa and Nebraska and charge rates that SPI currently utilizes. Medicare and Medicaid define different levels of care, based on numerous factors. These levels include BLS, ALS1, and ALS2.

Based on the review of patient care reports prepared for each patient when service is provided, each patient will be classified as BLS, ALS1, or ALS2. The definitions for these classifications are set forth below. Emergency classifications are also noted, but will not be billed separately and are only used for differentiating reports by the billing company when submitting claims to Medicare, Medicaid or private insurers.

The following information is from the Centers for Medicare and Medicaid Services (CMS) Manual:

**Basic Life Support (BLS)**

**Definition:** Basic life support (BLS) is transportation by ground ambulance vehicle and the provision of medically necessary supplies and services, including BLS ambulance services as defined by the State. The ambulance must be staffed by an individual who is qualified in accordance with State and local laws as an emergency medical technician-basic (EMT-Basic). These laws may vary from State to State or within a State. For example, only in some jurisdictions is an EMT-Basic permitted to operate limited equipment onboard the vehicle, assist more qualified personnel in performing assessments and interventions, and establish a peripheral intravenous (IV) line.

### **Basic Life Support (BLS) - Emergency**

**Definition:** When medically necessary, the provision of BLS services, as specified above, in the context of an emergency response. An emergency response is one that, at the time the ambulance provider or supplier is called, it responds immediately. An immediate response is one in which the ambulance provider/supplier begins as quickly as possible to take the steps necessary to respond to the call.

### **Advanced Life Support, Level 1 (ALS1)**

**Definition:** Advanced life support, level 1 (ALS1) is the transportation by ground ambulance vehicle and the provision of medically necessary supplies and services including the provision of an ALS assessment or at least one ALS intervention.

### **Advanced Life Support Assessment**

**Definition:** An advanced life support (ALS) assessment is an assessment performed by an ALS crew as part of an emergency response that was necessary because the patient's reported condition at the time of dispatch was such that only an ALS crew was qualified to perform the assessment. An ALS assessment does not necessarily result in a determination that the patient requires an ALS level of service.

### **Advanced Life Support Intervention**

**Definition:** An advanced life support (ALS) intervention is a procedure that is in accordance with State and local laws, required to be done by an emergency medical technician-intermediate (EMT-Intermediate) or EMT-Paramedic.

**Application:** An ALS intervention must be medically necessary to qualify as an intervention for payment for an ALS level of service. An ALS intervention applies only to ground transports.

### **Advanced Life Support, Level 1 (ALS1) - Emergency**

**Definition:** When medically necessary, the provision of ALS1 services, as specified above, in the context of an emergency response. An emergency response is one that, at the time the ambulance provider or supplier is called, it responds immediately. An immediate response is one in which the ambulance provider/supplier begins as quickly as possible to take the steps necessary to respond to the call.

### **Advanced Life Support, Level 2 (ALS2)**

**Definition:** Advanced life support, level 2 (ALS2) is the transportation by ground ambulance vehicle and the provision of medically necessary supplies and services including (1) at least three separate administrations of one or more medications by intravenous push/bolus or by continuous infusion (excluding crystalloid fluids) or (2) ground ambulance transport, medically necessary supplies and services, and the provision of at least one of the ALS2 procedures listed below:

- a. Manual defibrillation/cardioversion;
- b. Endotracheal intubation;
- c. Central venous line;
- d. Cardiac pacing;
- e. Chest decompression;
- f. Surgical airway; or
- g. Intraosseous line.

### Advanced Life Support (ALS) Personnel

**Definition:** ALS personnel are individuals trained to the level of the emergency medical technician-intermediate (EMT-Intermediate) or paramedic.

The table below details the communities that were used for comparison and what our proposed rates will be. SPI does not currently charge for care provided on scene, if the patient is not then transported by ambulance. SCFR proposes to charge for this type of service. Medicare and Medicaid do not currently pay for such services, but some private insurers do.

Description Charge	Omaha, NE	Dubuque, IA	Dallas County, IA	Panora, IA	SPI	Average	SCFR Proposed
BLS	\$700.00	\$537.00	\$635.00	\$865.00	\$830.00	\$713.40	<b>\$830.00</b>
ALS1	\$875.00	\$639.00	\$735.00	\$970.00	\$940.00	\$831.80	<b>\$940.00</b>
ALS2	\$1,000.00	\$868.00	\$1,015.00	\$990.00	\$1,000.00	\$974.60	<b>\$1,000.00</b>
Cost/mile	\$16.00	\$14.25	\$13.00	\$18.00	\$13.00	\$14.85	<b>\$13.00</b>
Oxygen		\$52.00		\$40.00	\$45.00	\$45.67	<b>\$50.00</b>
BLS On Scene Care		\$78.00	\$305.00	\$175.00		\$186.00	<b>\$186.00</b>
ALS On Scene Care	\$400.00	\$205.00	\$405.00	\$300.00		\$327.50	<b>\$327.50</b>

#### FINANCIAL IMPACT:

This fee schedule is estimated to generate approximately \$1.75 million annually.

#### RELATIONSHIP TO STRATEGIC PLAN:

Relates to Core Operation

II. Health and Safety Cluster: We will be known as a safe and healthy city.

#### ALTERNATIVES:

Any of the proposed rates can be adjusted at council direction.

#### ATTACHMENTS:

Proposed Resolution

**RESOLUTION NO. 2017 - \_\_\_\_\_**

**RESOLUTION ESTABLISHING FEES FOR AMBULANCE TRANSPORT SERVICES PROVIDED BY SIOUX CITY FIRE RESCUE.**

WHEREAS, Sioux City Fire Rescue will begin performing ambulance transport services for the City of Sioux City January 1, 2018; and

WHEREAS, fees associated with performing this service must be established in order for Sioux City Fire Rescue to bill for these services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, that effective January 1, 2018, the following fees for Ambulance Transport Services provided by Sioux City Fire Rescue shall be as follows:

BLS Transport	\$830.00
ALS1 Transport	\$940.00
ALS2 Transport	\$1,000.00
Mileage (Loaded)	\$13.00 per mile
Oxygen	\$50.00
BLS On Scene Care	\$186.00
ALS On Scene Care	\$327.50

Based on the review of patient care reports prepared for each patient when service is provided, each patient will be classified as BLS, ALS1, or ALS2. The definitions for these classifications are set forth below. Emergency classifications are also noted, but will not be billed separately and are only used for differentiating reports by the billing company when submitting claims to Medicare, Medicaid or private insurers.

The following information is from the Centers for Medicare and Medicaid Services (CMS) Manual:

**Basic Life Support (BLS)**

**Definition:** Basic life support (BLS) is transportation by ground ambulance vehicle and the provision of medically necessary supplies and services, including BLS ambulance services as defined by the State. The ambulance must be staffed by an individual who is qualified in accordance with State and local laws as an emergency medical technician-basic (EMT-Basic). These laws may vary from State to State or within a State. For example, only in some jurisdictions is an EMT-Basic permitted to operate limited equipment onboard the vehicle, assist more qualified personnel in performing assessments and interventions, and establish a peripheral intravenous (IV) line.

**Basic Life Support (BLS) - Emergency**

**Definition:** When medically necessary, the provision of BLS services, as specified above, in the context of an emergency response. An emergency response is one that, at the time the ambulance provider or supplier is called, it responds immediately. An immediate response is one in which the ambulance provider/supplier begins as quickly as possible to take the steps necessary to respond to the call.

**Advanced Life Support, Level 1 (ALS1)**

**Definition:** Advanced life support, level 1 (ALS1) is the transportation by ground ambulance vehicle and the provision of medically necessary supplies and services including the provision of an ALS assessment or at least one ALS intervention.

#### **Advanced Life Support Assessment**

**Definition:** An advanced life support (ALS) assessment is an assessment performed by an ALS crew as part of an emergency response that was necessary because the patient's reported condition at the time of dispatch was such that only an ALS crew was qualified to perform the assessment. An ALS assessment does not necessarily result in a determination that the patient requires an ALS level of service.

#### **Advanced Life Support Intervention**

**Definition:** An advanced life support (ALS) intervention is a procedure that is in accordance with State and local laws, required to be done by an emergency medical technician-intermediate (EMT-Intermediate) or EMT-Paramedic.

**Application:** An ALS intervention must be medically necessary to qualify as an intervention for payment for an ALS level of service. An ALS intervention applies only to ground transports.

#### **Advanced Life Support, Level 1 (ALS1) - Emergency**

**Definition:** When medically necessary, the provision of ALS1 services, as specified above, in the context of an emergency response. An emergency response is one that, at the time the ambulance provider or supplier is called, it responds immediately. An immediate response is one in which the ambulance provider/supplier begins as quickly as possible to take the steps necessary to respond to the call.

#### **Advanced Life Support, Level 2 (ALS2)**

**Definition:** Advanced life support, level 2 (ALS2) is the transportation by ground ambulance vehicle and the provision of medically necessary supplies and services including (1) at least three separate administrations of one or more medications by intravenous push/bolus or by continuous infusion (excluding crystalloid fluids) or (2) ground ambulance transport, medically necessary supplies and services, and the provision of at least one of the ALS2 procedures listed below:

- a. Manual defibrillation/cardioversion;
- b. Endotracheal intubation;
- c. Central venous line;
- d. Cardiac pacing;
- e. Chest decompression;
- f. Surgical airway; or
- g. Intraosseous line.

**Advanced Life Support (ALS) Personnel**

**Definition:** ALS personnel are individuals trained to the level of the emergency medical technician-intermediate (EMT-Intermediate) or paramedic.

PASSED AND APPROVED: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk

<input checked="" type="checkbox"/>	Regular Session
<input type="checkbox"/>	Study Session
<input type="checkbox"/>	Closed Session

## CITY OF SIOUX CITY REQUEST FOR CITY COUNCIL ACTION

**MEETING DATE:** December 11, 2017 **ACTION ITEM #** 21  
 Robert K. Padmore, City Manager  
**FROM:** Mike Collett, Assistant City Manager  
 Amber Hegarty, Assistant City Attorney

**SUBJECT:** Resolution approving a Food and Beverage Agreement between the City of Sioux City, Iowa and Ovations Food Services, L.P., a limited partnership organized under the laws of the Commonwealth of Pennsylvania d/b/a Spectra Food Services & Hospitality to provide food and beverage services to the Tyson Events Center, IBP Ice Center and Sioux Gateway Airport/Col. Bud Day Field.

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**Reviewed By:**     Department Director            Finance Department             City Attorney             City Manager

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**RECOMMENDATION:**

Staff respectfully requests the City Council approve the resolution.

**DISCUSSION:**

On October 16, 2017, the City Council voted to direct staff to negotiate with Spectra Venue Management for the provision of management services for the Tyson Events Center. Included in this directive was the need to negotiate a food service contract with Spectra for the Tyson Event Center, the Sioux Gateway Airport/Col. Bud Day Field and the IBP Ice Center.

City staff, including representatives from the City Manager's Office, Legal Department, and Finance Department have negotiated the attached contract. Under the terms of the Agreement, the City will receive a percentage of gross revenue for catering, food and beverage sales at the Tyson Events Center; food, beverage and merchandise sales at the Sioux Gateway Airport/Col. Bud Day Field and food and beverage sales at the IBP Ice Center. Specifically they are as follows:

	Gross Receipts Per Year	Commission to City
Concession Food Sales	\$0 to \$750,000	40%
	In excess of \$750,000	45.5%
Concession Alcohol Sales	\$0 to \$500,000	30%
	In excess of \$500,000	35%
Catering Sales	\$0 to \$150,000	30%
	In excess of \$150,000	35%
Off-Premise Catering Sales	All	10%

As a part of the Agreement, Spectra will provide \$300,000 for design services, leasehold improvements and/or capital equipment dedicated to the food and beverage services in the Tyson Events Center. The initial term of the contract is to begin upon January 1, 2018 and terminate on June 30, 2023 with an option to renew for an additional five (5) year period.

**FINANCIAL IMPACT:**

This contract will result in a revenue stream to the City to assist in reducing the operating subsidy of the Tyson Events Center and other catering operations.

**RELATIONSHIP TO STRATEGIC PLAN:**

Promote Sioux City – Create a destination for visitors

**ALTERNATIVES:**

Do not approve the resolution

**ATTACHMENTS:**

Resolution

**Hard copy of the Agreement will be provided at a later date.**

**RESOLUTION NO. 2017 - \_\_\_\_\_**  
with attachments

RESOLUTION APPROVING A FOOD AND BEVERAGE AGREEMENT BETWEEN THE CITY OF SIOUX CITY, IOWA AND OVATIONS FOOD SERVICES, L.P., A LIMITED PARTNERSHIP ORGANIZED UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA D/B/A SPECTRA FOOD SERVICES & HOSPITALITY TO PROVIDE FOOD AND BEVERAGE SERVICES TO THE TYSON EVENTS CENTER, IBP ICE CENTER AND SIOUX GATEWAY AIRPORT/COL. BUD DAY FIELD

WHEREAS, the City owns a multi-purpose sports and entertainment arena known as the Tyson Events Center; operates an ice skate rink known as the IBP Ice Center and operates an airport known as the Sioux Gateway Airport/Col. Bud Day Field; and

WHEREAS, the City desires to enter into a Food and Beverage Agreement with Ovations Food Services, L.P., a Limited Partnership organized under the laws of the Commonwealth of Pennsylvania d/b/a Spectra Food Services & Hospitality to provide food and beverage services to said Tyson Events Center, IBP Ice Center and Sioux Gateway Airport/Col. Bud Day Field; and

WHEREAS, the City Council is advised and does believe that such Food and Beverage Agreement is in the best interest of the City of Sioux City, Iowa; and

WHEREAS, a Food and Beverage Agreement by and between the City of Sioux City, Iowa and Ovations Food Services, L.P., a Limited Partnership organized under the laws of the Commonwealth of Pennsylvania d/b/a Spectra Food Services & Hospitality setting forth the responsibilities of each party is attached hereto and by this reference incorporated herein and should be approved as to form and content.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, that the Food and Beverage Agreement by and between the City of Sioux City, Iowa and Ovations Food Services, L.P., a Limited Partnership organized under the laws of the Commonwealth of Pennsylvania d/b/a Spectra Food Services & Hospitality to provide food and beverage services to the Tyson Events Center, IBP Ice Center and Sioux Gateway Airport/Col. Bud Day Field, as referred to in the preamble hereof, be and the same is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk be and they are hereby authorized and directed to execute said Food and Beverage Agreement for and on behalf of the City.

PASSED AND APPROVED: December 11, 2017

\_\_\_\_\_  
Robert E. Scott, Mayor

ATTEST: \_\_\_\_\_  
Lisa L. McCardle, City Clerk