

From **PUBLIC/LEGAL NOTICES** P.15

**SERGEANT BLUFF, IOWA  
City Council Minutes  
Tuesday, July 8, 2025  
Council Chambers  
501 4th Street;  
Sergeant Bluff, IA**

1. MAYOR/MAYOR PRO-TEM TO CALL THE MEETING TO ORDER: 5:30 pm

1. Roll Call  
2. Pledge of Allegiance & a Moment of Silence

Attendee Name Title Status  
Ryan Panowicz Absent  
Mark Reinders Present  
Kirk Moriarty Remote  
Andrea Johnson Assistant Mayor Pro Tem Present  
Ron Hanson Mayor Pro Tem Present  
Jon Winkel Mayor Present

2. APPROVAL OF THE AGENDA:

Motion by Andrea Johnson, seconded by Mark Reinders to Approve the Agenda. Motion Carried. [Unanimous]

3. APPROVAL OF THE MINUTES:

3.a Approve the minutes of the June 24, 2025 Regular Meeting

3.b Approve the minutes of the June 27, 2025 Special Meeting

Motion by Ron Hanson, seconded by Mark Reinders to Approve the minutes of the June 24, 2025 Regular Meeting and the June 27, 2025 Special Meeting.

Motion Carried. [Unanimous]

4. CITIZEN'S INPUT:

James Loomis, Woodbury County Attorney, explained that he makes an effort to check-in with and make contact with towns and cities within Woodbury County so that his office can be responsive to the needs of those towns. He has a team of prosecutors that are assigned to Sergeant Bluff assist with any issues that may need to be addressed. He has had a discussion with the new Police Chief regarding any issues he may have. One issue the County Attorney's office has had is being understaffed, in the past they had been down 8 personnel but they are now only down 3, he hopes to fully staffed by September. He let the Council know he's happy to answer any questions they may have. Jerome Muller, Police Chief, said that they have not had any problems with the County's staff. The person assigned from the Woodbury County Attorney's Office works well with his department.

Jon Winkel asked if James Loomis is involved with the lawsuit against the builders of the new jail?

James explained that he is not, there are attorneys hired by the LEC Authority.

Ron Hanson thanked James for following through with his commitment to visit cities in the county. Andrea Johnson thanked James for coming and for being responsive to our Police Department.

Ann Petersen explained that other senior swimmers [some of whom also attended the meeting] and herself use the pool each morning for an hour beginning at 8am. There are 25 people on her roster and she expects it to grow. She has heard concerns about

the financial cost of maintain the pool. She wanted to express how meaningful the pool was for her and the other swimmers. She also wanted to state that Anna Coffee who is the current pool manager has been great.

Sherry Boettcher asked for an update about the Kiwanis Pond.

Jason Kvidera explained that last year we got some big rains that washed away our inlet. It is eating away the dirt, we're about 25 yards from that reaching a major sewer line. We've been trying to get it dried out so that a crew can come and fix it.

Sherry asked if it will have a liner and if it will be stocked with fish? Also, are there any safety permitter needs?

Jason said that we think it will hold water. It will be stocked with fish.

Jereme Muller said that the Fire Department and Police Department have worked on the safety question. There are safety measures in every squad car.

Jason said there will be signage.

5. APPROVAL OF THE CONSENT AGENDA ITEMS:

5.a Liquor License Renewal: Aggie's

5.b Bills: Check numbers 91750 to 91779 in the amount of \$53,503.73

5.c Bills: Check numbers 91780 to 91828 in the amount of \$319,243.61

Motion by Andrea Johnson, seconded by Ron Hanson to Approve Consent Agenda Items:

5.a) Liquor License Renewal: Aggie's

5.b) Bills: Check numbers 91750 to 91779 in the amount of \$53,503.73

5.c) Bills: Check numbers 91780 to 91828 in the amount of \$319,243.61  
Motion Carried. [Unanimous]

Name Description Amount  
ABT MAILCOM CUSTOMER NOTICES/JULY BILLING .....2,356.74

AHLERS & COONEY PC LABOR RELATIONS .....31.50

APPEARA CLEAN MATS .....38.59

AXON ENTERPRISE INC TASER CARTRIDGES .....434.70

CIRCLE S BLUFF STOP PD FUEL .....77.19

EAKES OFFICE SOLUTIONS JANITORIAL SUPPLIES .....181.08

GLEN GERY LEASE PAYMENT .....9,932.58

HAWKINS WATER TREATMENT CHEMICALS/CHLORINE CYLINDERS.....1,624.24

HENJES CONNER & WILLIAMS PC ACCOUNTING SERVICES 22,600.00

JACKS UNIFORMS AND EQUIP BADGE/CLOTHING ALLOWANCE .....486.50

LITTLE RED EMBROIDERY CO CLOTHING ALLOWANCE.....17.12

LONG LINES LLC TELECOMMUNICATION EXPENSE .....1,721.30

MARCO TECHNOLOGIES COPIER CONTRACT .....657.95

MIDWEST LUBRICANTS INC BULK OIL .....599.25

REAMS SPRINKLER SUPPLY SPLASH PAD REPAIRS .....80.92

ROBINSON, JOHN CLOTHING ALLOWANCE .....286.91

SERGEANT BLUFF ADVOCATE BACK PAGE/LEGALS .....3,181.88

SERGEANT BLUFF-LUTON CSD BUS TRIP/SAC.....1,986.00

SIOUX SALES COMPANY CLOTHING ALLOWANCE .....156.80

**PUBLIC/LEGAL NOTICES**

SIOUXLAND DIST HEALTH DEPT SWIMMING POOL INSPECTION FEES .....513.00

SKARSHAUG TESTING LAB CLEAN & TESTING.....1,201.35

SPORTSENGINE INC SITEBUILDER .....79.00

UTILITY EQUIPMENT COMPANY STORM ROAD CROSSING..1,742.40

VAN METER INDUSTRIAL INC 1ST STREET LIGHTING .....167.59

VISA CARD - FINANCE PAINT SUPPLIES/TESTING FEES .....98.01

VISA CARD - PARKS & REC OFFICE CHAIRS/POOL/SAC/SUPPLIES/TRIPOD.....1,531.02

VISA CARD - PUBLIC WORKS CLEANING SUPP/DIESEL CAN/DOT/FLOWERS/OFFICE SUPP .....693.80

VISA CARD - TRAVEL CARD 1 CAT MEAL/ROUTER/SAC/ZOOM/ZOHO FORMS/MEAL.....482.05

VISA CARD - TRAVEL CARD 2 LAUNCHPAD-SAC/SWIM OUTLET/RECORDER.....444.26

WADERICH, KATHY DEPOSIT REFUND.....100.00

TOTAL: .....53,503.73

Name Description Amount  
APPEARA CLEAN MATS .....37.01

AT&T MOBILITY EMERGENCY LINE PHONES .....545.13

CARRICO AQUATIC RESOURCES SUMMER WASTEWATER MANAGEMENT 4 OF 4 .....2,862.50

CARRIER CONTAINER COMPANY SOLID WASTE .....23,999.00

CHESTERMAN COMPANY COMMUNITY CENTER POP SUP ..323.10

CHESTERMAN COMPANY INSPECTIONS WATER .....10.00

CITY OF SIOUX CITY TRANSPORTATION SUBSIDY/FY 26....12,475.00

CULLIGAN..RENTAL FEE AND SALT DELIVERY.....103.50

DAKOTA SUPPLY GROUP FIRE STATION REPAIRS.....290.10

FELD FIRE FIRE DEPT. SUPPLIES .....81.88

GILL HAULING INC SOLID WASTE .....10,100.35

GRANICUS SOFTWARE .....6,847.90

HANSEN, KAYLA ROOM DEPOSIT REFUND.....100.00

HIGH, ROB 070125 BLOCK 5 OAK HILLS ADDITION PAYMENT 5,300.00

HUOT, MARK CLOTHING ALLOWANCE REIMBURSEMENT .....197.68

IOWA LEAGUE OF CITIES2025/2026 MEMBERSHIP DUES .....3,231.00

JACKS UNIFORMS AND EQUIP CLOTHING ALLOWANCE.....2,287.40

JOHNSTON AUTOSTORE - 92548 BULBS/FILTERS/NOZZLE .....74.06

K & L PROPERTIES LLC URA REBATE #4 .....16,449.00

LEXIPOL LLC ANNUAL POLICY MANUAL AND TRAINING ....6,649.65

LONG LINES LLC TELECOMMUNICATION EXPENSE .....36.65

LOWE'S BUILDING REPAIR/KIWANIS/PLYWOOD/SHED REPAIR. 552.37

MIDAMERICAN ENERGY JUN 2025 GAS UTILITY .....866.07

MIDSTEP SERVICES JANITORIAL EXPENSE MAY 25 .....830.00

MIDWEST LUBRICANTS INC BULK OIL.....646.25

OAK HILL LAND & REALTY LLC URA REBATE #6 .....133,676.95

ONE OFFICE SOLUTION - B97 POSTAGE MACHINE INK .....229.99

PETERBILT OF SIOUX CITYTOWER 64 REPAIRS .....1,665.17

PYE-BARKER FIRE & SAFETY EXTINGUISHER INSPECTION .....1,785.00

QUALITY TELECOMMUNICATIONS. PROGRAMMING.....113.00

ROBERTSON IMPLEMENT CO OIL FILTER .....25.62

ROSENDahl, BRENT .... CLOTHING ALLOWANCE REIMBURSEMENT .....206.99

SERGEANT BLUFF FOOD PANTRY AUGUST 2025 FOOD PANTRY EXPENSE.....800.00

SIOUX CITY WINNELSON SUPPLIES .....502.62

SIOUXLAND HYDRAULIC AUTOMOTIVE REPAIR .....194.64

STAPLES BUSINESS ACCOUNT OFFICE SUPPLIES.....127.16

STATE CHEMICAL SOLUTIONS WASTEWATER PROGRAM....506.60

STEFFEN VEHICLE REPAIR..378.41

STIVERS FORD LINCOLN 2025 FORD INTERCEPTOR.....44,319.00

STRYKER SALES CORPORATION AED PADS.....72.00

THOMAS, PAYTON PEDDLER'S PERMIT REFUND.....300.00

THORSLAND, TORI ROOM DEPOSIT REFUND .....100.00

VAN METER INDUSTRIAL INC DOGWOOD LIGHTING/SUPPLIES .....152.15

VEENSTRA & KIMM INC 1ST STREET BEAUTIFICATION EAST/S LEWIS .....7,666.50

VISA CARD - FIRE DEPT BUILDING/ TRAINING/HANDBOOK/ CODE ENFORCEMENT/EMT REVIEW/PROPANE .....1,163.97

WESTERN AREA POWER ADMIN JUNE 2025 POWER PURCHASED .....19,421.80

WILLIAMS & COMPANY ACCOUNTING SERVICES.....7,825.00

WOODBURY COUNTY STARCOMM STARCOMM SERVICES.....2,843.54

ZIMCO SUPPLY CO MOSQUITO SPRAYING SUPPLIES.....271.90

TOTAL: .....319,243.61

6. DISCUSSION/ACTION ITEMS:

6.a Open Public Hearing on the Sale of Public Property Located North of 704 D Street

Motion by Andrea Johnson, seconded by Mark Reinders Open the Public Hearing at 5:53pm.

Motion Carried. [Unanimous]

6.b Public Hearing

Jason Kvidera said that we had one bid from Mike & Lori Selig for \$12,750.00. They would build a duplex for affordable income housing, the project would be completed within 6 months of starting. The monthly rent would be approximately \$1k per unit. They're aware that there would be a nearby community sign. The staff recommendation is to accept this bid.

Mark Reinders asked what his timeline is?

Jason said that they are looking to start sometime this year and complete in six months.

Andrea Johnson asked how many square feet per unit there would be? Jason believed it would be approximately 2k square feet per side.

Mark asked how much it cost to demolish the prior homes and purchase the land.

Jason said it cost approximately \$24k to take the buildings out and we're recouping it through TIF funds.

6.c Close the Public Hearing

Motion by Andrea Johnson, seconded by Ron Hanson Close the Public Hearing at 5:55pm. Motion Carried. [Unanimous]

6.d RES 25-26 Approving Sale of Real Property Located North of 704 D Street

Motion by Kirk Moriarty, seconded by Mark Reinders to select Mike & Lori Selig's bid of \$12,750.00 and Approve RES 25-26 Approving Sale of Real Property Located North of 704 D Street.

Motion Carried. [Unanimous]

6.e Set Public Hearing Date to Vacate Cemetery Road from the S Lewis Blvd right-of-way to the Woodbury Township Cemetery for July 22nd Motion by Andrea Johnson, seconded by Mark Reinders to Set the Public Hearing Date to Vacate Cemetery Road from the S Lewis Blvd right-of-way to the Woodbury Township Cemetery for July 22nd. Motion Carried. [Unanimous]

6.f Discussion on the next CommCon (Community Conversation) Date in August

Jon Winkel said that this will be CommCon 18, staff is recommending August 26th to make it worth with everyone's schedules.

Andrea Johnson expressed that in the future she would prefer that CommCon not occur on a regular meeting date.

Jon said that will be noted for future CommCons.

It was the consensus that August 26th will be the date of the next CommCon. A Resolution will be brought to the next City Council Meeting to move the regular meeting location.

7. ORDINANCE(S):

7.a ORD 764 Amending Chapters 165B and 165D of the Zoning Code (Third Reading) Motion by Mark Reinders, seconded by Ron Hanson to Approve ORD 764 Amending Chapters 165B and 165D of the Zoning Code (Third Reading).

Motion Carried. [Unanimous]

7.b ORD 765 Amending Chapter 136 Sidewalk Regulations (Third Reading)

Motion by Andrea Johnson, seconded by Ron Hanson to Approve ORD 765 Amending Chapter 136 Sidewalk Regulations (Third Reading).

Motion Carried. [Unanimous]  
7.c ORD 766 Amending Chapters 158 and 159 to add 2021 Property Maintenance Code References (Third Reading)

Motion by Ron Hanson, seconded by Kirk Moriarty to Approve ORD 766 Amending Chapters 158 and 159 to add 2021 Property Maintenance Code References (Third Reading). Motion Carried. [Unanimous]

7.d ORD 767 Amending Chapter 156 Building Code (Third Reading) Motion by Andrea Johnson, seconded by Mark Reinders to Approve ORD 767 Amending Chapter 156 Building Code (Third Reading)

Motion Carried. [Unanimous]

8. COUNCIL MEMBER'S REPORTS & COMMENTS:

Kirk Moriarty said that he hopes everything went smoothly with the recent change to the fireworks times. The Golf Cart Permits are up and running offering a new way to travel around town.

Mark Reinders said that he thinks the fireworks seemed go well this year.

Jereme Muller said they didn't receive many calls, they talked to some people about getting them off the street.

Mark said that the opening of The Market seemed to go well.

Andrea Johnson said it was nice to see everyone at The Market, she is excited for the next event. Also, she congratulated a Sergeant Bluff group "Exit 141" who played at Saturday in the Park in Sioux City. Their act had the largest turnout of any opening act, so they will be asked to return next year.

Ron Hanson said The Market is a great thing that brings enjoyment to the community. He also expressed condolences to the Rocky De Witt family. Ron expressed appreciation for the Community Leader Award he received at the 60th Anniversary SIMPCO event, he credited the City Council, staff, and citizens for contributing to his ability to receive it.

The City Council congratulated Ron on his award.

9. MAYOR'S REPORT:

Jon Winkel expressed his condolences to the De Witt family, he had the opportunity meet Rocky's son. Many attended the event including law enforcement officers, the Governor, and legislators. He also noted that he will be reaching out to each member of the City Council to discuss items pertaining to CommCon 18. He has seen the Tunnel going up at the Rec Complex, the Sergeant Bluff Community Foundation raised all the money to install it. There will be a computer system for the lights, he believes that will be a huge photo location for people.

Andrea Johnson said that without Dan Lee with Port Neal Welding and Cathy Bishop it would not have happened. Jon encouraged people to be safe driving with kids out and about.

10. FYI ITEMS:

10.a Annual Acknowledgement of Fiscal Year Salary/Wages Claims per Iowa Code 388.4

Total	
Gross	
Name	
Amount	
AMAN, HANNAH.....	2,992.19
AMAN, MADELINE.....	3,468.20
ANDERSEN, ASHLYNN.....	265
ANDERSON, MIA.....	322.5
BACH, JEREMY J.....	92,955.42
BAINBRIDGE, PEYTON.....	41,545.15
BARNES, BERKLEY.....	2,018.26
BARNES, MADISON.....	165
BARONDEAU, RALEIGH.....	417.5
BARRETT, NATALIE.....	367.5
BENNETT, MICHAEL.....	88,366.49
BENSON, KELLAN.....	1,556.01
BLANCHARD, LEE.....	4,400.00
BLIVEN, COLLIN.....	435
BOETTCHER, SCOTT.....	819
BOGGS, ELI.....	1,518.00
BOS, AVA.....	2,351.88
BOS, TYNDALL.....	432.5
BOSSELE, GEDEON.....	1,959.75
BRADLEY, LAYLA.....	1,739.75
BRESTER, PEYTON.....	1,707.19
BRICKER, DANIKA.....	162
BROWN, ANDREW.....	1,150.00
BROWN, DAVID.....	250
BUCHHEIT, PARKER.....	1,696.69
BURNS, MYA.....	197.5
BUTTERS, JACKSON.....	787.01

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