

CITY COUNCIL AGENDA CITY OF SERGEANT BLUFF

Regular Meeting

October 28, 2025

Tuesday 5:30 PM

**CITY
ADMINISTRATOR**
Aaron Lincoln



CITY CLERK
Danny Christoffers

Council Chambers
501 4th Street; Sergeant Bluff, IA

Digital/teleconference attendance available when possible by visiting:
<https://us02web.zoom.us/j/85403038789?pwd=IIWih33674CbErJAavxaNVgwTGbf4c.1>
Meeting ID: 854 0303 8789
Passcode: 401401
Via phone: 888 788 0099 US Toll-free

MAYOR:
Jon Winkel

CITY COUNCIL MEMBERS:
Ron Hanson, Mayor Pro Tem
Andrea Johnson, Assistant Mayor Pro Tem
Ryan Panowicz
Mark Reinders
Kirk Moriarty

Remember the Past, Embrace the Future

SERGEANT BLUFF, IOWA
City Council Agenda
Council Chambers, Tuesday 5:30 PM
October 28, 2025

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

Roll Call

2. APPROVAL OF THE AGENDA:

3. APPROVAL OF THE MINUTES:

- a. Approve the minutes of the October 14, 2025 Regular Meeting

4. CITIZEN'S INPUT:

Disclaimer: Council cannot take action on any item/topic brought forth by citizenry. Any such item/topic must be made an agenda item by request to the City Clerk so action can be taken at the following Council meeting. In the interest of time, you may be limited to 3 minutes.

5. APPROVAL OF THE CONSENT AGENDA ITEMS:

- a. Tax Abatement: 1340 Warrior Road
- b. Bills: Check numbers 92437 to 92502 in the amount of \$459,740.47 and ACH Transactions in the amount of \$23,263.93

6. DISCUSSION/ACTION ITEMS:

- a. Open Public Hearing - Amending Obstructions to Vision At Street Intersections and Fences of the Zoning Code
- b. Public Hearing
- c. Close Public Hearing
- d. ORD 769 Amending Obstructions to Vision at Street Intersections and Fences of the Zoning Code
- e. Approve Conflict Waiver Request from Ahlers & Cooney (Labor Attorney) for the purpose of drafting a 28E Agreement with the Sergeant Bluff-Luton Community School District
- f. Approval of Final Pay Estimate to Steve Harris Construction for the Loess Hills Scenic Trail Project (IDOT# TAP-U-6890(611)--8I-97)

7. RESOLUTION(S):

- a. RES 25-42 Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with S.C. Developers, L.L.C., Including Annual Appropriation Tax Increment Payments
- b. RES 25-43 Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with SGT Bluff Developer, LLC, Including Annual Appropriation

Tax Increment Payments

c. RES 25-44 Adopting Mailbox Installation and Damage Policy

8. ADMINISTRATOR'S REPORT:

9. COUNCIL MEMBER'S REPORTS & COMMENTS:

10. MAYOR'S REPORT:

11. ADJOURNMENT: