

CITY COUNCIL AGENDA CITY OF SERGEANT BLUFF

Regular Meeting

November 11, 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/85327482235?pwd=mXLP3a5p14etEXbB7I1ovTP4bEnO6i.1>
Meeting ID: 853 2748 2235
Passcode: 355355
Via phone: 833 548 0282 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
November 11, 2025

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

1. *Roll Call*
2. *Pledge of Allegiance & a Moment of Silence (Veterans Day)*

2. APPROVAL OF THE AGENDA:

3. APPROVAL OF THE MINUTES:

- a. Approve the minutes of the October 28, 2025 Special Meeting
- b. Approve the minutes of the October 28, 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. Bills: Check numbers 92516 to 92592 in the amount of \$260,023.94

6. DISCUSSION/ACTION ITEMS:

- a. Open Public Hearing on Proposed Development Agreement with S.C. Developers, L.L.C.
- b. Public Hearing
- c. Close Public Hearing
- d. RES 25-45 Approving Development Agreement with S.C. Developers, L.L.C., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- e. Open Public Hearing on Proposed Development Agreement with SGT Bluff Developer, LLC
- f. Public Hearing
- g. Close Public Hearing
- h. RES 25-46 Approving Development Agreement with SGT Bluff Developer, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- i. Discussion and Potential Action on Pool Slide Repairs
- j. Approval of Pay Estimate #1 in the Amount of \$97,674.03 to SubSurfCo for the 220th Street/Old Hwy 75 Watermain Project

- k. Approval of the Consent and Agreement for Alter Domus with Sandhills Energy for the Solar Field Project

7. ORDINANCE(S):

- a. ORD 769 Amending Obstructions to Vision at Street Intersections and Fences of the Zoning Code (Second Reading)

8. ADMINISTRATOR'S REPORT:

9. COUNCIL MEMBER'S REPORTS & COMMENTS:

10. MAYOR'S REPORT:

11. ADJOURNMENT: