

Council Meeting
April 7, 2025

The City Council met in semi-monthly session pursuant to adjournment at 4:30 o'clock P.M. on April 7, 2025. A quorum was declared by Mayor Deb De Haan. The meeting was held in the Council Chambers, City Hall, 125 Central Ave SE, Orange City, Iowa.

Members Present: Council members Daryl Beltman, Olivia Chapman, Rod De Boer, Daron De Jong, and Bret Walinga

Members Absent: None

Staff: Janet Brown, Earl Woudstra, Kent Anderson, Kurt Frederes, Brad De Jong, Matt Van Schouwen, and Ryan McEwen

Guests: JR Siebersma, Sarah Weber, Doug Calsbeek, Jennie Droog, Dan Roghair, Lyle & Julia Huisman, Matt Barthman, Steve & Cindy Connell, Luke Livingston, Marlin Vollink, Don Schreur, Kenton Vore, Mike Hofman, Todd Hoffman, Paul Winchell, Tony Vande Brake, Ellie Vitamvas, Jill Jacobsma, Ray & Marie Turano, Marilyn Mayberry, Larry Vande Brake, Pat Brennehan, Josh Van Es, Jenon Scallon, Kay Joiner, Mark Nyhoff, and Mike & Laura Vander Stelt

Agenda: A motion was made by Council member Daron De Jong and duly seconded by Council member Rod De Boer approving the tentative agenda as the official agenda. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Rod De Boer, Daryl Beltman, Olivia Chapman, Bret Walinga; NAYS: None.

Citizen Comments: Luke Livingston with Sekisui thanked the Council for their investment and decisions in the community over the last few years. Due to his team's performance, they will be hosting their division's leadership meeting. He is excited to share Orange City with them.

Approval of Minutes: The minutes of the March 17, 2025 council meeting were presented. A motion was made by Council member Daryl Beltman and duly seconded by Council member Bret Walinga approving said minutes as published. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Bret Walinga, Olivia Chapman, Daron De Jong, Rod De Boer; NAYS: None.

Public Hearing on the Matter of Adoption of Plans, Specifications, Form of Contract and Estimate of Costs for the Construction of the St. Paul Avenue Sidewalk Extension Project: This being the time and place a public hearing was held to consider the plans, specifications, form of contract and estimate of costs for the construction of the St. Paul Avenue Sidewalk Extension Project. The Mayor called for comments from members of the audience and no one was heard speaking for or against the proposed project. Mark Nyhoff reviewed the project. No written objections were filed. The Mayor then closed the public hearing.

A motion was made by Council member Bret Walinga and duly seconded by Council member Daron De Jong approving the plans, specifications, form of contract and estimate of costs. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Daryl Beltman, Olivia Chapman, Rod De Boer; NAYS: None.

The Council then considered the bids that were opened on April 2, 2025.

A motion was made by Council member Daryl Beltman and duly seconded by Council member Olivia Chapman awarding the construction contract to Vander Pol Excavating for \$330,988.25. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Olivia Chapman, Rod De Boer, Daron De Jong, Bret Walinga; NAYS: None.

Puddle Jumper Trail Eleventh Addition Development Opportunity: Vision Builders is considering an affordable housing development using their Workforce Housing Tax Credits in Puddle Jumper Eleventh Addition instead of on the old elementary school property. Vision Builders will pay the City \$10,000 per door for single-family homes or units as they are built. The City will construct the necessary streets, cul-de-sacs, storm and sanitary sewer, along with the engineering costs. Bret questioned if there would be a buyback provision. Ryan responded yes, this is the beginning of discussions. A motion was made by Council member Rod De Boer and duly seconded by Council member Daryl Beltman approving the Development Agreement with Vision Builders. The agreement is hereto attached and therefore made a part of these minutes. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daryl

Beltman, Olivia Chapman, Daron De Jong, Bret Walinga; NAYS: None.

Old Elementary Development: Earl reviewed the proposals received from Friends of Oud West, 712 Construction, and Axis for the old elementary school property. Bret thanked everyone for their interest. Olivia stated she heard many comments from citizens with the desire to incorporate Dutch inspired homes. Daryl questioned the cost for Oud West to put in a private drive. Lyle Huisman responded that their developer, Schelling Construction, has some cost estimates for the private drive to have the garages in the back of the homes, and to move the storm sewer to get 14 usable lots. Schelling Construction will allow other builders and will build a spec home. Lyle also said they have 2 or 3 parties ready to build a home. Marie Turano and Matt Barthman would be willing to collaborate. Rod shared that he is having a hard time subsidizing lot costs for higher end homes, the City would need approximately \$50,000/lot to recoup costs. Lyle responded that their group is putting in the private drive and moving the storm sewer. Julia Huisman stated in the long run the assessed value will create a higher return of tax dollars. Bret shared he likes there is a developer, an HOA in place, along with Dutch architecture. Lee Waldo asked the Council to consider it like subsidizing Dutch fronts downtown but on houses. Daron expressed he does feel this could be a type of tourist attraction. Steve Roesner shared that the market price is what people are willing to pay but will not necessarily recoup costs. Josh Van Es stated there is a sense of urgency due to less traffic downtown since the elementary school has moved. A motion was made by Council member Bret Walinga and duly seconded by Council member Olivia Chapman to move forward with the Friends of Oud West for \$300,000, further details and other steps to sell the property will take place later. Rod De Boer and Daryl Beltman prefer to negotiate the property price. On call of the roll motion carried. AYES: Bret Walinga, Olivia Chapman, Daron De Jong; NAYS: Daryl Beltman and Rod De Boer.

\$2,990,000 (Dollar Amount Subject to Change) General Obligation Capital Loan Notes: A motion was made by Council member Daryl Beltman and duly seconded by Council member Daron De Jong adopting a resolution approving the Distribution of the Preliminary Official Statement. On call of the roll motion carried. The vote was as follows: AYES: Daryl Beltman, Daron De Jong, Olivia Chapman, Rod De Boer, Bret Walinga; NAYS: None. The resolution was assigned number 4-7-25-2133 and appears in the official resolution book. Records kept in Appendix 22.

Set Public Hearing for Approval of Fiscal Year 2025-2026 Budget: A motion was made by Council member Rod De Boer and duly seconded by Council member Bret Walinga setting 4:30 P.M. on April 21, 2025 as the time for a public hearing to consider approval of the fiscal year 2025-2026 budget. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Bret Walinga, Daryl Beltman, Olivia Chapman, Daron De Jong; NAYS: None.

Dutch Front Proposal: At the last meeting, Council approved maximum funds up to \$75,000 for the proposed Dutch front on the new Family Vet Clinic, which included one front on Albany Avenue and one front on 2nd Street. The Dutch Front Committee asked Council to consider approving additional funds due to this project facing those two main streets downtown if the owners were to go with the original design of 4 separate fronts with two facing Albany Avenue and two facing 2nd Street. After some discussion, it was decided to consider an ordinance change to address a property that faces two main streets downtown before acting on this request. No official action was taken.

Resolution Proposing to Dispose of City Owned Real Estate: A motion was made by Council member Daryl Beltman and duly seconded by Council member Rod De Boer adopting a resolution proposing to dispose of City owned real estate to R Perry Construction Inc. for the Salem Avenue Development and setting 4:30 P.M. on April 21, 2025 as the time for a public hearing to consider the disposal. On call of the roll motion carried. The vote was as follows; AYES: Daryl Beltman, Rod De Boer, Olivia Chapman, Daron De Jong, Bret Walinga; NAYS: None. The resolution was assigned number 4-7-25-2134 and appears in the official resolution book.

Informal Resolution for the Iowa Public Information Board: Brad De Jong stated the Iowa Public Information Board created the Informal Resolution from negotiations with the parties involved, Sarah Weber, Complainant and the City of Orange City, Respondent. The City maintains that neither the 2x2 meetings nor the email conversations provided in the complaint constitute violations. Brad shared this document and the Open Meeting Guidelines were provided to the parties 6 weeks ago, right before the meeting Sarah wanted to make an addition to the Open Meeting Guidelines that any new members of the council would be required to take training on open meeting laws. After some discussion, a motion was made by Council member Daron De Jong and duly seconded by Council member Olivia Chapman approving the Informal Resolution provided by the Iowa Public Information Board. The Informal Resolution is hereto

attached and therefore made a part of these minutes. On call of the roll motion carried. The vote was as follows: AYES: Daron De Jong, Olivia Chapman, Daryl Beltman, Rod De Boer, Bret Walinga; NAYS: None.

Retail Alcohol License Application: A motion was made by Council member Rod De Boer and duly seconded by Council member Daron De Jong approving the application for a Special Class C Retail Alcohol License as submitted by Brad's Bakery Bistro with an outdoor service area extension onto City property. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Daron De Jong, Daryl Beltman, Olivia Chapman, Bret Walinga; NAYS: None.

Special Event Permit: A motion was made by Council member Olivia Chapman and duly seconded by Council member Daron De Jong approving the Special Event Permit Application from the Chamber for King's Day on Saturday, April 26 from 10 AM to 7 PM on Central Avenue between 1st Street and 2nd Street North. On call of the roll motion carried. The vote was as follows: AYES: Olivia Chapman, Daron De Jong, Daryl Beltman, Rod De Boer, Bret Walinga; NAYS: None.

GrowOC Board Recommendations: A motion was made by Council member Rod De Boer and duly seconded by Council member Bret Walinga approving the funding for the following applications: OC Arts Council for \$25,000, OC RAGBRAI for \$20,000, MOC-FV Middle School Band for \$20,000, OC Tulip Festival for \$25,000, and Crittenton Center for \$25,000. Funding comes from Hotel/Motel tax monies and GrowOC donations. On call of the roll motion carried. The vote was as follows: AYES: Rod De Boer, Bret Walinga, Daryl Beltman, Olivia Chapman, Daron De Jong; NAYS: None.

Administrative Reports:

Scheduled Meetings/Important Dates:

April 21	Council Meeting, 4:30 P.M
May 5	Council Meeting, 4:30 P.M
May 15-17	Tulip Festival
May 19	Council Meeting, 4:30 P.M
June 2	Council Meeting, 4:30 P.M.
June 16	Council Meeting, 4:30 P.M.

Oral reports: Earl shared youth soccer has started; tree replacements happening downtown; handicap parking and pedestrian crosswalk work started by County properties downtown; Isaiah DeRegt will be painting and repairing signs; working on repairs to phone booth; DOT Commissioners in Sioux Center tomorrow; most of the street lights around town have been changed to LED lights; new furniture has been installed in the front office. Janet reported that the cemetery software will be retired and has started looking for a replacement. Mike Hofman talked about a RAGBRAI kick off meeting next Wednesday at 7 PM in the City Hall Gym.

Council Comments: The Mayor called for comments from members of the Council and the following were heard. Bret shared that Ruth Roghair is looking for volunteers to work in the cemetery.

Adjournment: No further business appearing it was therefore moved by Council member Bret Walinga and duly seconded by Council member Daron De Jong to adjourn. On call of the roll motion carried. The vote was as follows: AYES: Bret Walinga, Daron De Jong, Daryl Beltman, Olivia Chapman, Rod De Boer; NAYS: None. Adjournment time was 5:50 o'clock P.M.

Deb De Haan, Mayor

ATTEST: _____
Janet Brown, City Clerk